



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

April 2, 2026

****PLEASE MUTE YOUR MICROPHONE****

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: April 2, 2026

CONDITIONAL USES

- Townhomes in a 2F District - Fulton Development

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. XXX-2026 - Superior Arts Improvement District

FAR WEST DESIGN REVIEW

- PRJ26-007605 - Seven Seas Seafood Signage
- B25037033 - 4686 West 130 St Demolition
- PRJ26-007365 - W 130th Mixed Use Development
- PRJ26-002961 - Cleveland Business Park

DOWNTOWN/FLATS DESIGN REVIEW

- DF2026-007 - Meet Me Here Plaza

PUBLIC ART DESIGN REVIEW

- Public Art Program - Lake Pool Park, Glendale Park, & Sterling Recreation Center

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 403-2026 - Sapirstein Garage & House Landmarks Designation
- Ord. No. 368-2026 - Fire Station No. 23

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

DIRECTOR'S REPORT & ADJOURNMENT





Cleveland City Planning Commission

P R E A M B L E

In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

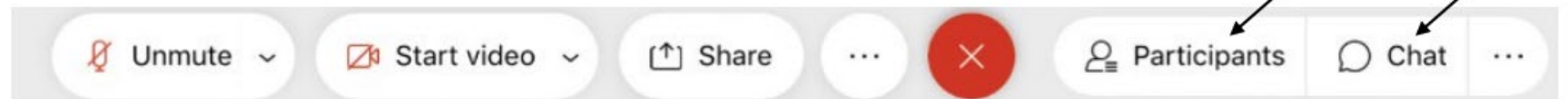
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the Chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.



CALL-IN USERS CAN UNMUTE BY USING *6



April 2, 2026



Cleveland City Planning Commission

P R E A M B L E

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration.

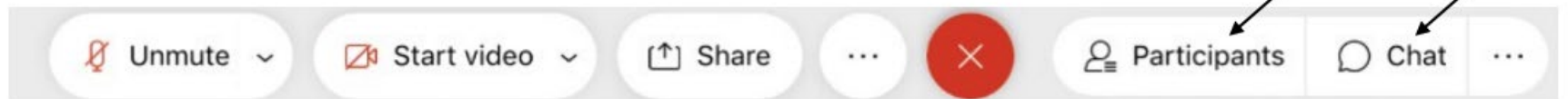
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



CALL-IN USERS CAN UNMUTE BY USING *6



April 2, 2026



Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Erika Anthony, Chair

April 2, 2026

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting




CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Meeting Summary: March 20, 2026


CONDITIONAL USES

-  Kids Can Be Kids Learning Center



NORTHEAST DESIGN REVIEW

-  NE2026-008 - E72nd Street Pole Banner Installation


SOUTHEAST DESIGN REVIEW

-  PRJ26-XXXXXXX - Ironwood Flats

PUBLIC ART DESIGN REVIEW

-  EC2026-006 - Penn Square Pocket Park & Temporary Murals
-  Ubuntu Park Obelisk






ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

-  Ord. No. 309-2026 (Roadway Improvements) & Ord. No. 328-2026 (MC2695)

DIRECTOR'S REPORT & ADJOURNMENT

April 2, 2026

CPC Ruling:

-  Approved as Presented
-  Approved with Conditions
-  Postponed
-  Failed to Pass
-  For Information Only

*To view the full meeting minutes, please contact
the Planning Commission Administrator at
erueda@clevelandohio.gov

Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Townhomes in a 2F District – Fulton Development

April 2, 2026

Project Address: 1768 Fulton Ave

Presenter: Xavier Bay, City Planner

Project Representative: Evin Peavy, Kismet Investments

Designs approved by Landmarks Commission on 12/12/2024 (Case 24-081).

Approvals Needed Per Section Per §337.031(h)(5):

CPC may grant conditional approval based on criteria from Section §337.031(e)

Fulton Townhome Development

City Planning Commission Hearing

April 02, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

1768 Fulton Rd



Current Lot Configuration



00332108

00332022

00332023

00332024

00332025

00332026

00332027

00332045

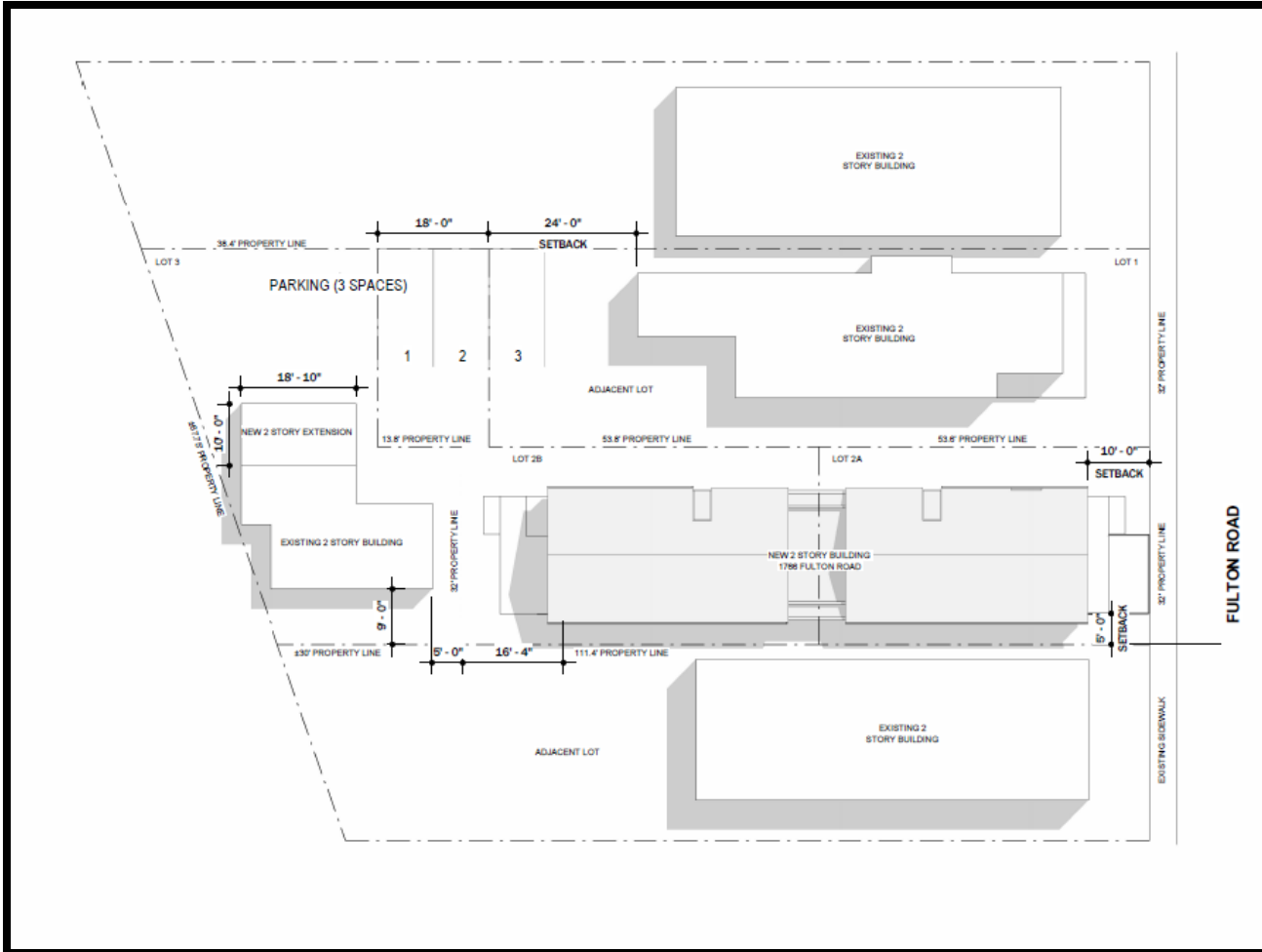
00332087

FULTON ROAD

W 30TH ST

Conditional Use Townhouse in 2F

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.



1768 Fulton Rd

Conditional Use Townhouse in 2F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features?



CONTEXTURE DESIGN STUDIO

Roof Ridge 36' - 0"

Roof 30' - 0"

Attic 19' - 0"

First Floor 9' - 0"

Ground Floor 0' - 0"

Grade -1' - 6"

VERTICAL V-GROOVE HARDIE SIDING

SPLIT FACED RECLAIMED BRICK (CHICAGO USE)

SPLIT FACED RECLAIMED BRICK (CHICAGO USE)

RHEINZINK FLAT LOCK TILE ROOF

General Contractor to provide pricing for the following items .
GC to follow the descriptions and detail on this page and the following elevation pages for depicted details

Drawing Title MAIN ELEVATION

Project FULTON RD

Client Name KISMET INVESTMENTS

Project Address 1768 FULTON ROAD, CLEVELAND, OHIO 44113

7

Conditional Use Townhouse in 2F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features?



CONTEXTURE DESIGN STUDIO



1 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

Drawing Title SIDE ELEVATION

Project FULTON RD



Client Name KISMET INVESTMENTS

Project Address 1768 FULTON ROAD, CLEVELAND, OHIO 44113

Conditional Use Townhouse in 2F

(e)(2-3) Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space?



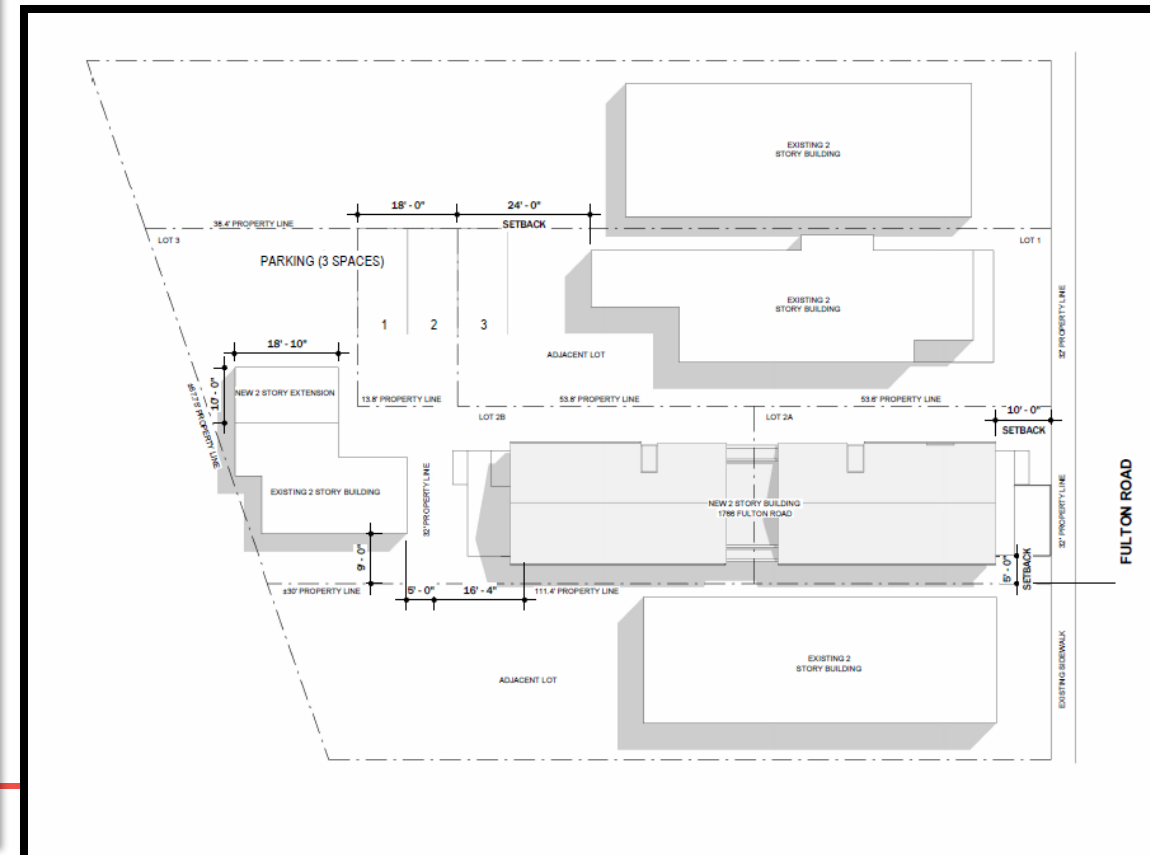
Drawing Title 3D SHOT

Project FULTON RD

Client Name KISMET INVESTMENTS

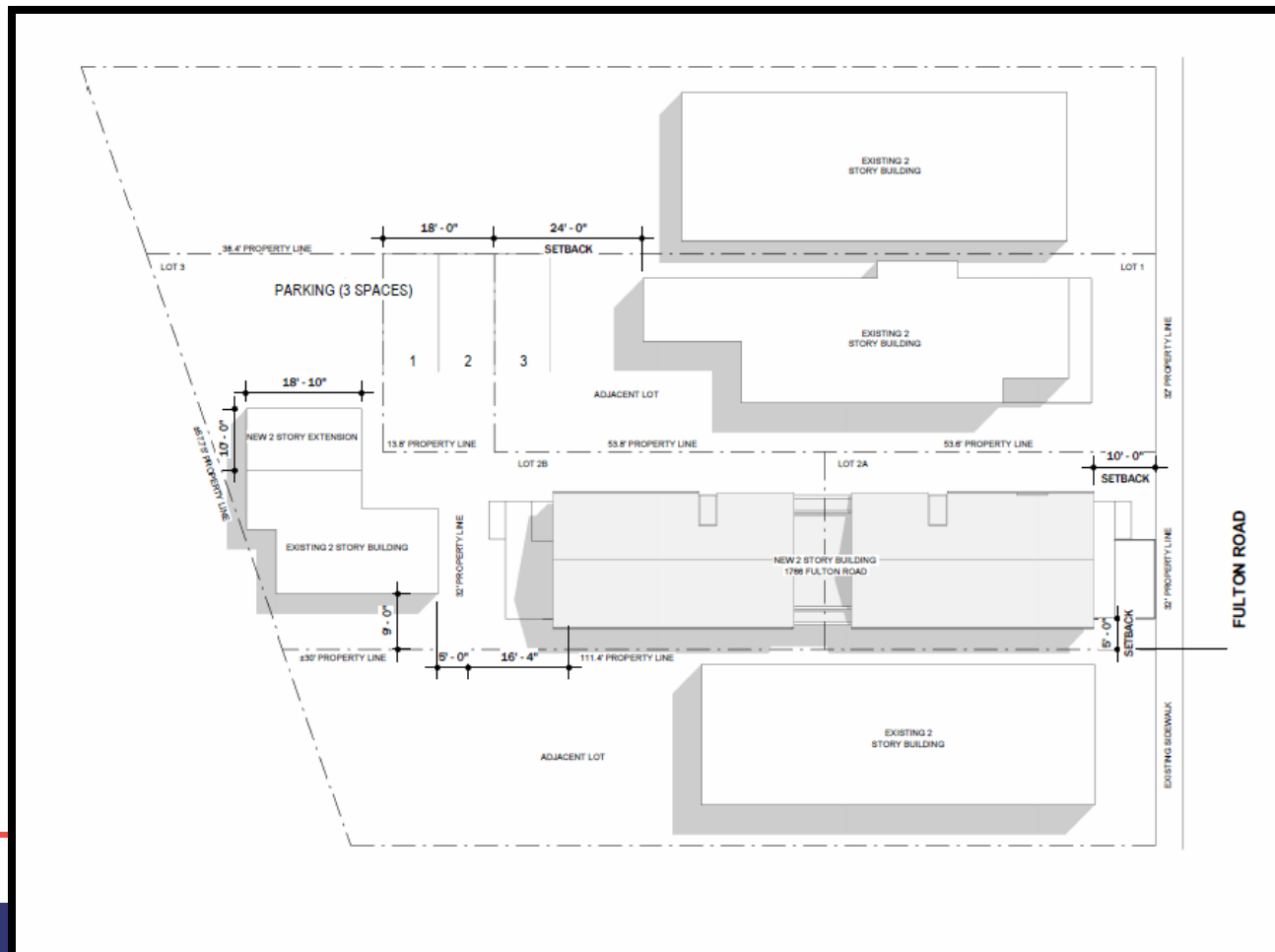
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Project Address 1768 FULTON ROAD, CLEVELAND, OHIO 44113



Conditional Use Townhouse in 2F

(e)(4) Is the development circulation and parking designed to achieve proper access for service and safety vehicles, are conflicts minimized between pedestrians and vehicles, are opportunities for limiting front loaded garages and unenclosed parking in front yards maximized?





FULTON TOWNHOME DEVELOPMENT

1768 FULTON DR, Cleveland, Ohio

ASSESSING SCHEMATIC DRAWINGS FOR ROM: CONTRACTOR'S GUIDE

OVERVIEW:

When preparing a Rough Order of Magnitude (ROM) budget, contractors use schematic drawings to generate a preliminary cost estimate. Schematic drawings, which are early-stage design representations, provide a visual outline of the project, including the general layout, scale, and relationship of spaces. This guide details how a contractor can assess these drawings to create an accurate ROM budget.

Steps to Assess Schematic Drawings for ROM:

1. Review the Schematic Drawings:

- Understand the Project Scope: Examine the overall project scope, including the size, layout, and intended use of the spaces.
- Identify Key Components: Highlight major elements such as structural systems, exterior walls, interior partitions, roofing, and foundational elements.

2. Quantify the Major Elements:

- Measure Dimensions: Calculate approximate dimensions for key areas and elements depicted in the drawings.
- Estimate Quantities: Determine the quantities of materials needed, such as square footage of flooring, wall surfaces, and roof areas.

3. Evaluate Design Intent:

- Analyze Architectural Features: Note the presence of special architectural features, unique design elements, and any bespoke requirements that could impact costs.
- Consider Functional Requirements: Assess functional aspects like room layouts, accessibility, and flow of spaces.

4. Preliminary Material and Labor Assessment:

- Select Typical Materials: Identify typical materials for construction based on the project's requirements and the contractor's experience with similar projects.
- Estimate Labor Needs: Approximate the labor required for each major component, considering the complexity and scale of the work.

5. Cost Estimation:

- Use Historical Data: Utilize historical cost data from similar projects to inform material and labor cost estimates.
- Consult Suppliers and Subcontractors: Seek preliminary quotes or estimates from suppliers and subcontractors for major materials and specialized work.

6. Consider Site Conditions:

- Site Preparation: Account for site preparation needs such as excavation, grading, and utilities installation.
- Access and Logistics: Evaluate site access and logistics, which may affect labor efficiency and material delivery costs.

7. Incorporate Contingencies:

- Risk Allowances: Include allowances for potential risks and uncertainties, such as design changes, site conditions, and market fluctuations.
- Contingency Budget: Set aside a contingency budget to cover unforeseen expenses.

8. Compile the ROM Budget:

- Summarize Costs: Aggregate the estimated costs for materials, labor, equipment, and contingencies.
- Present High-Level Estimates: Provide a high-level breakdown of costs, categorized by major project components.

9. Client Review and Feedback:

- Present to Client: Share the ROM budget with the client for review, explaining the basis of estimates and any assumptions made.
- Incorporate Feedback: Adjust the ROM budget based on client feedback and any additional information provided.

SUMMARY:

Assessing schematic drawings for a ROM budget involves a combination of careful analysis, historical data, and professional judgment. By methodically reviewing the drawings, quantifying elements, and estimating costs, contractors can provide a preliminary budget that helps clients make informed decisions and plan for the next stages of their project. This early estimate is essential for aligning expectations, managing risks, and laying a solid foundation for detailed design and planning.

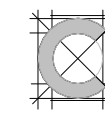
Drawing Title COVER

Project FULTON RD

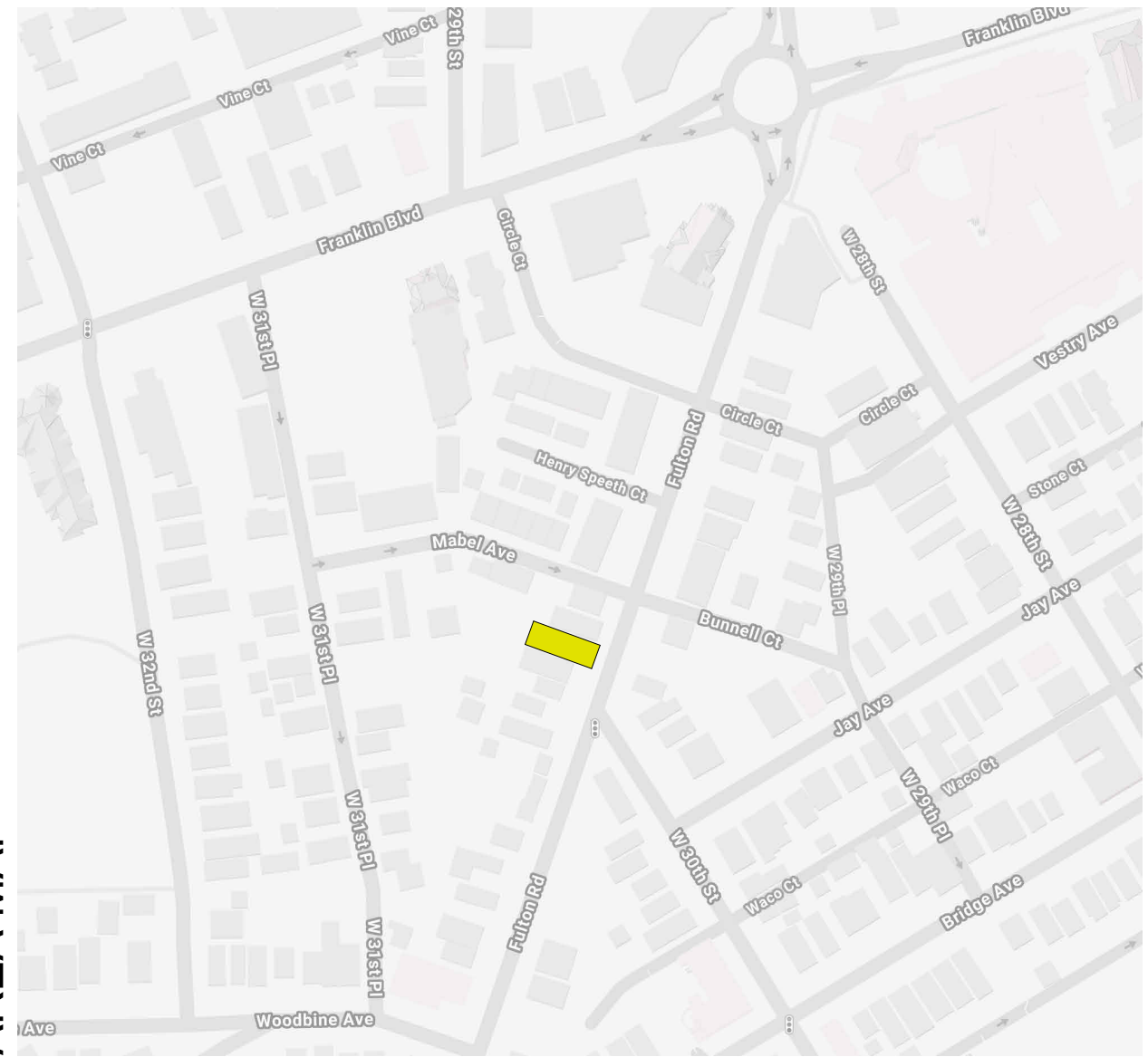
Client Name KISMET INVESTMENTS

Project Address 1768 FULTON ROAD, CLEVELAND, OHIO 44113

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KEY PLAN



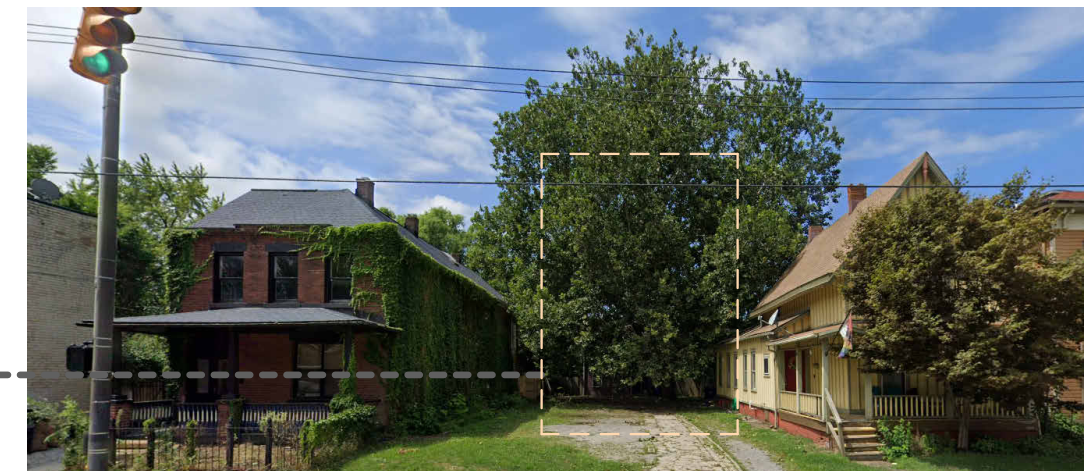
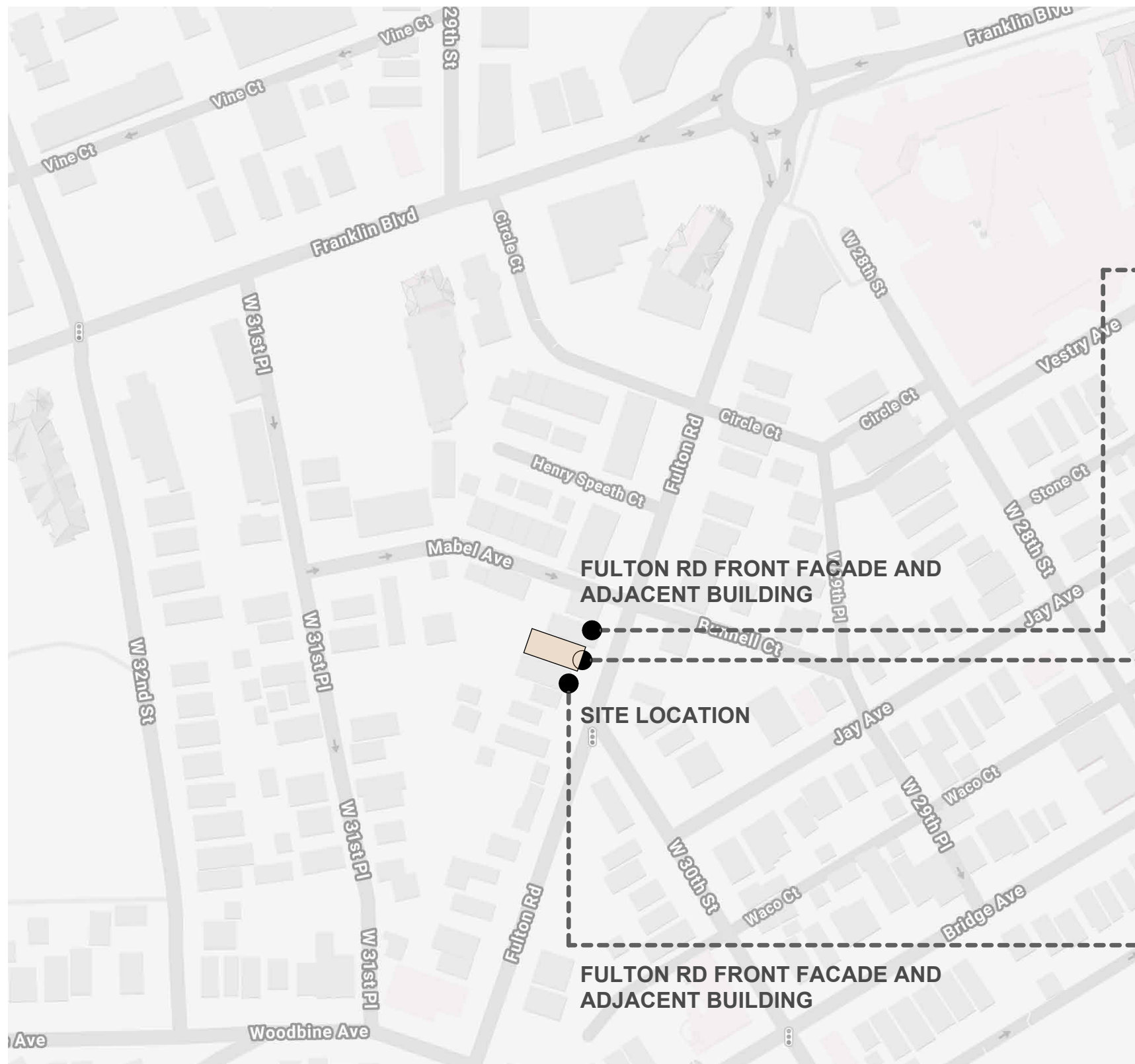
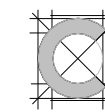
AREA MAP

Drawing Title SITE ANALYSIS

Project FULTON RD

Client Name KISMET INVESTMENTS

Project Address 1768 FULTON ROAD, CLEVELAND, OHIO 44113

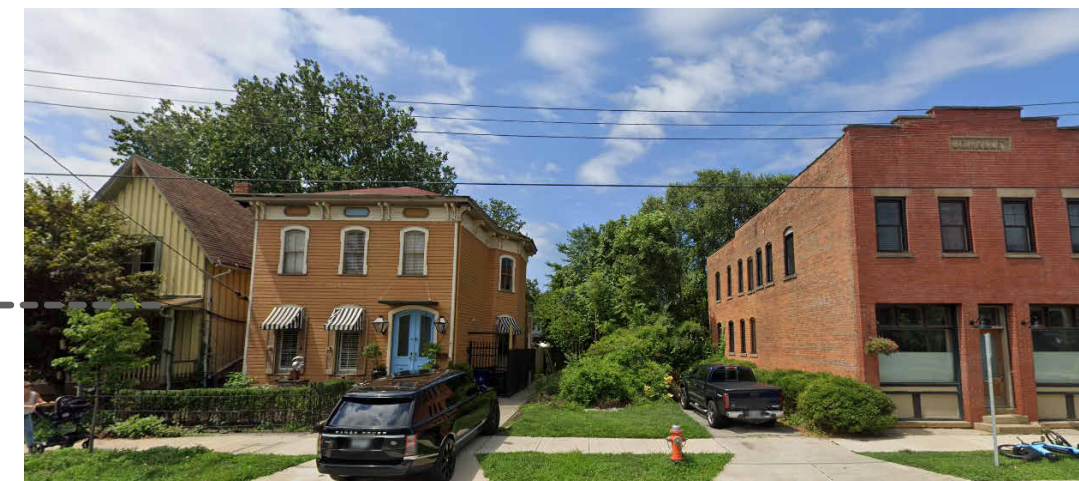
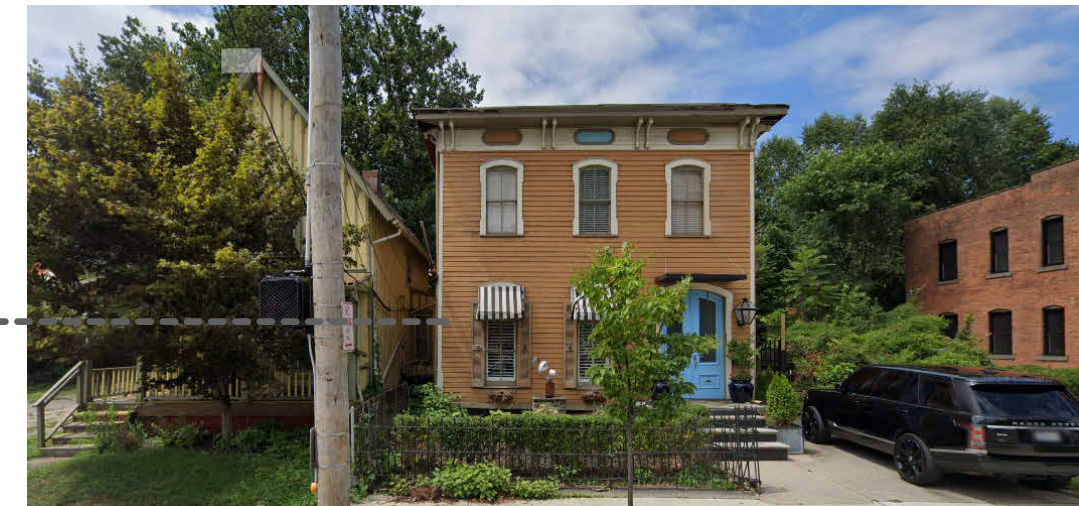
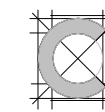


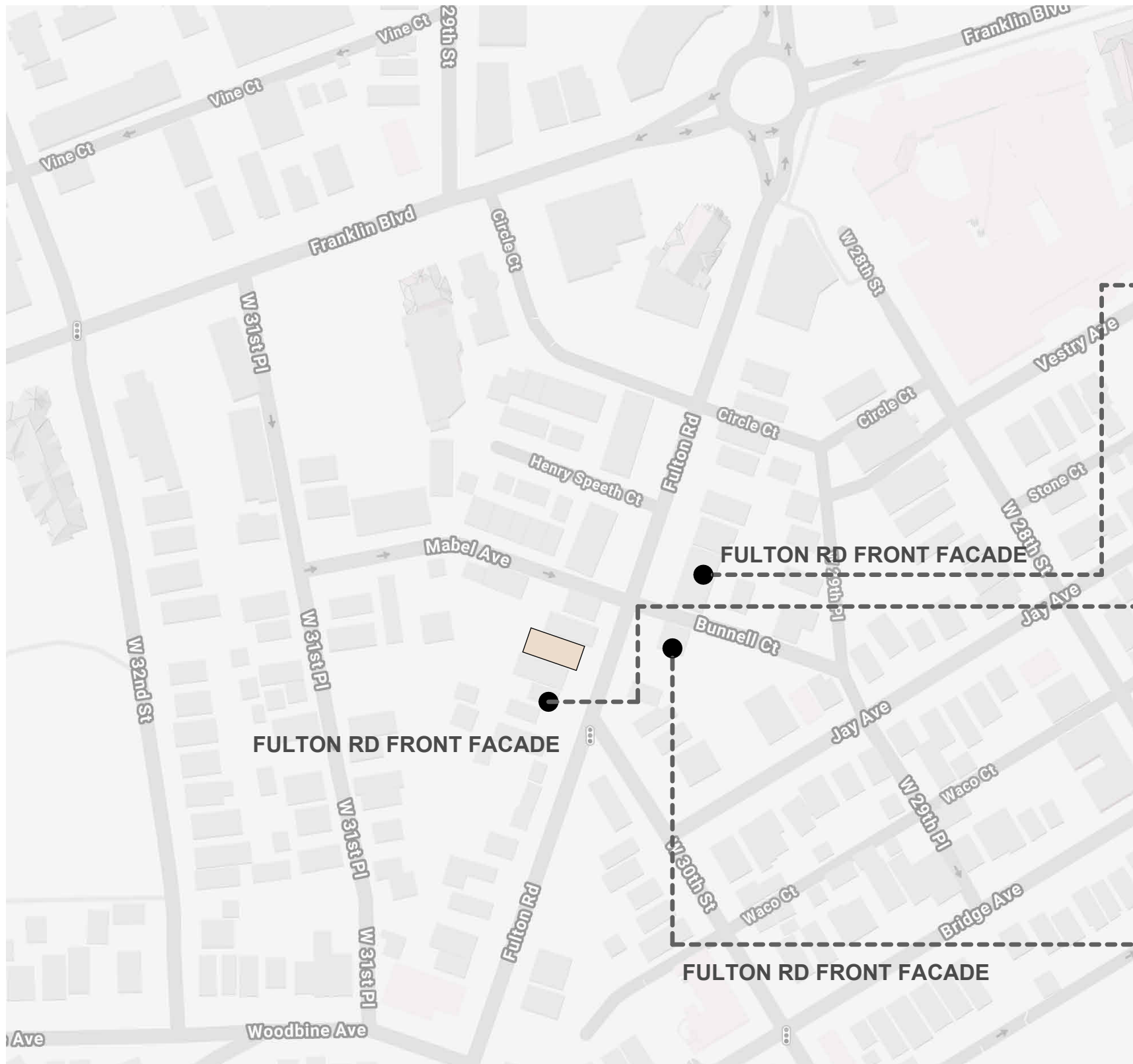
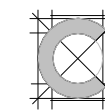
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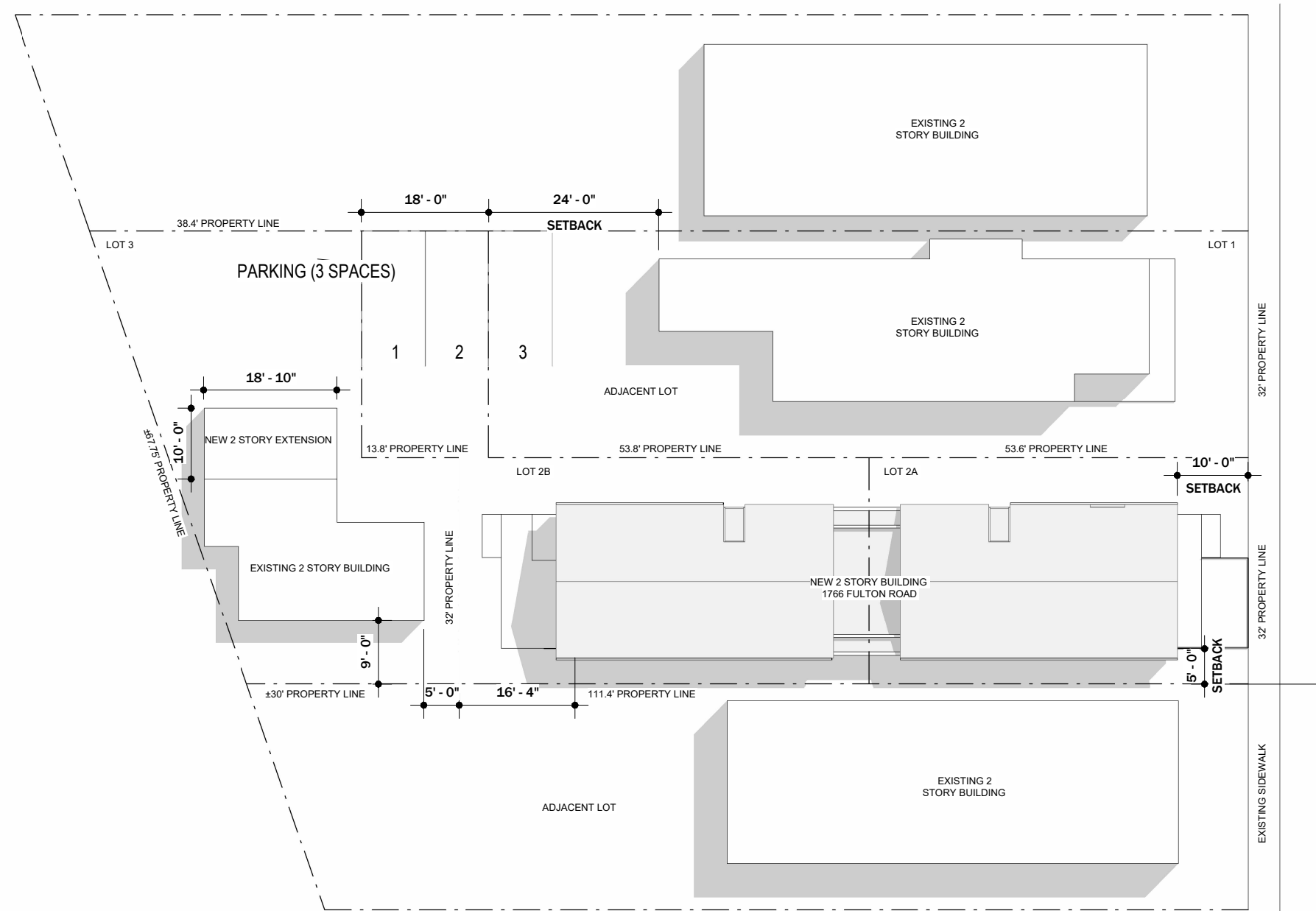
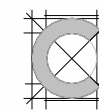


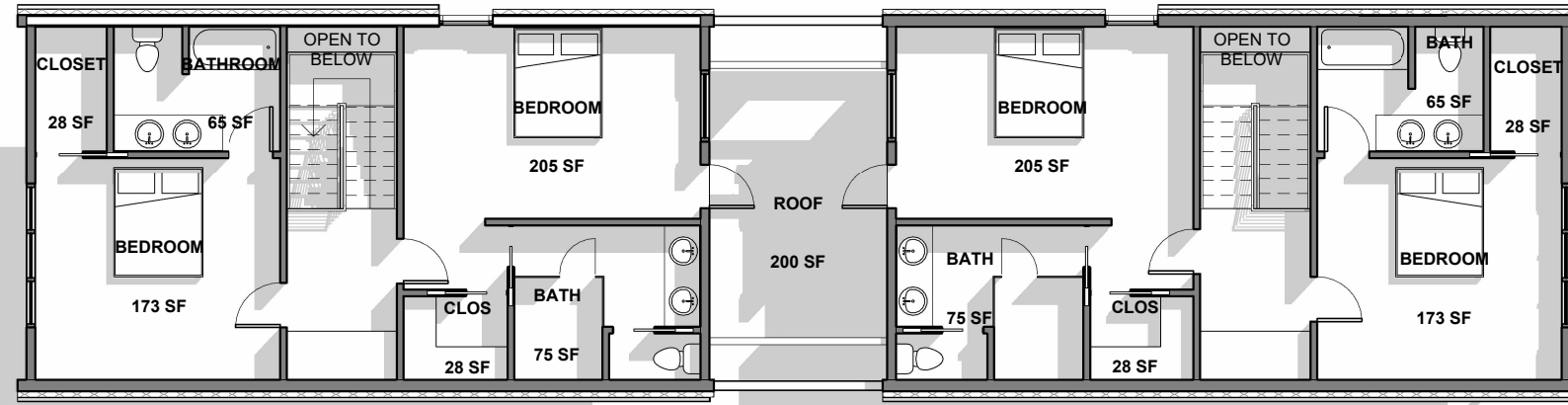
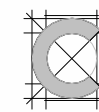
Drawing Title SITE ANALYSIS

Project FULTON RD

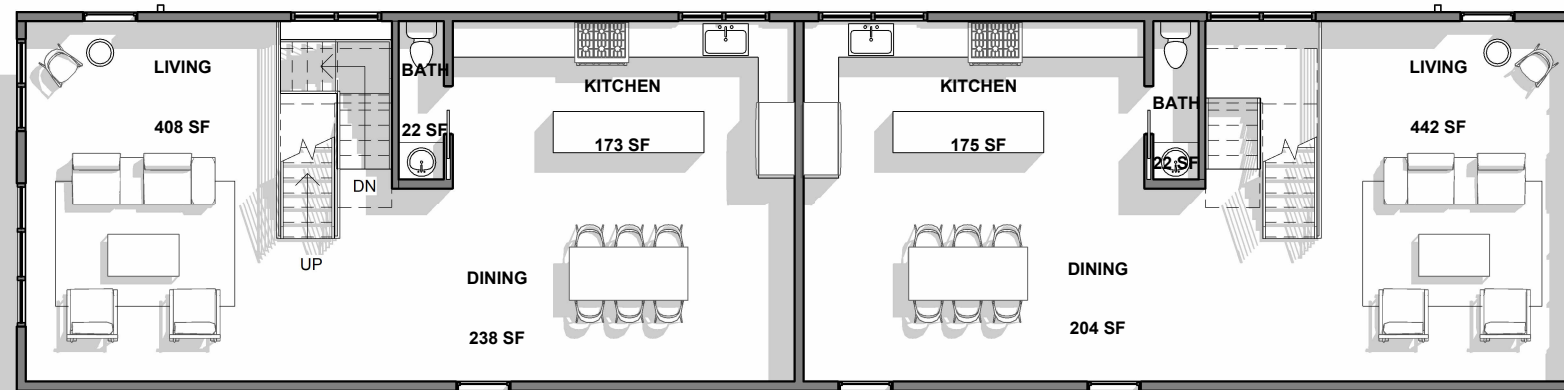
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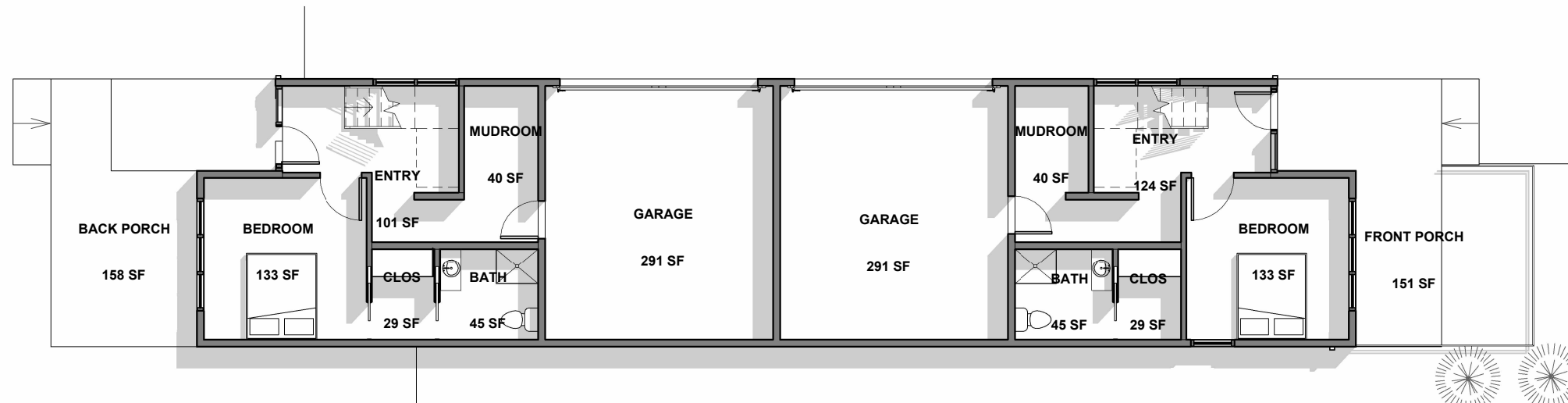
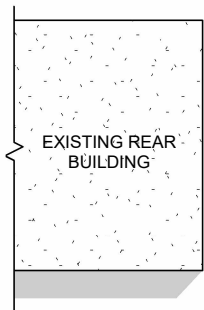




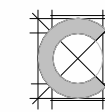
1 Attic Plan
3/32" = 1'-0"



2 First Floor Plan
3/32" = 1'-0"



3 Ground Floor Plan
3/32" = 1'-0"



General Contractor to provide pricing for the following items .
 GC to follow the descriptions and detail on this page and the
 following elevation pages for depicted details

Drawing Title MAIN ELEVATION

Project FULTON RD



VERTICAL V-GROOVE
 HARDIE SIDING

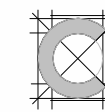
CHICAGO USED



RHEINZINK FLAT LOCK
 TILE ROOF

Client Name KISMET INVESTMENTS

Project Address 1768 FULTON ROAD, CLEVELAND,
 OHIO 44113



1 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

Drawing Title SIDE ELEVATION

Project FULTON RD



VERTICAL V-GROOVE
HARDIE SIDING

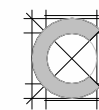
CHICAGO USED



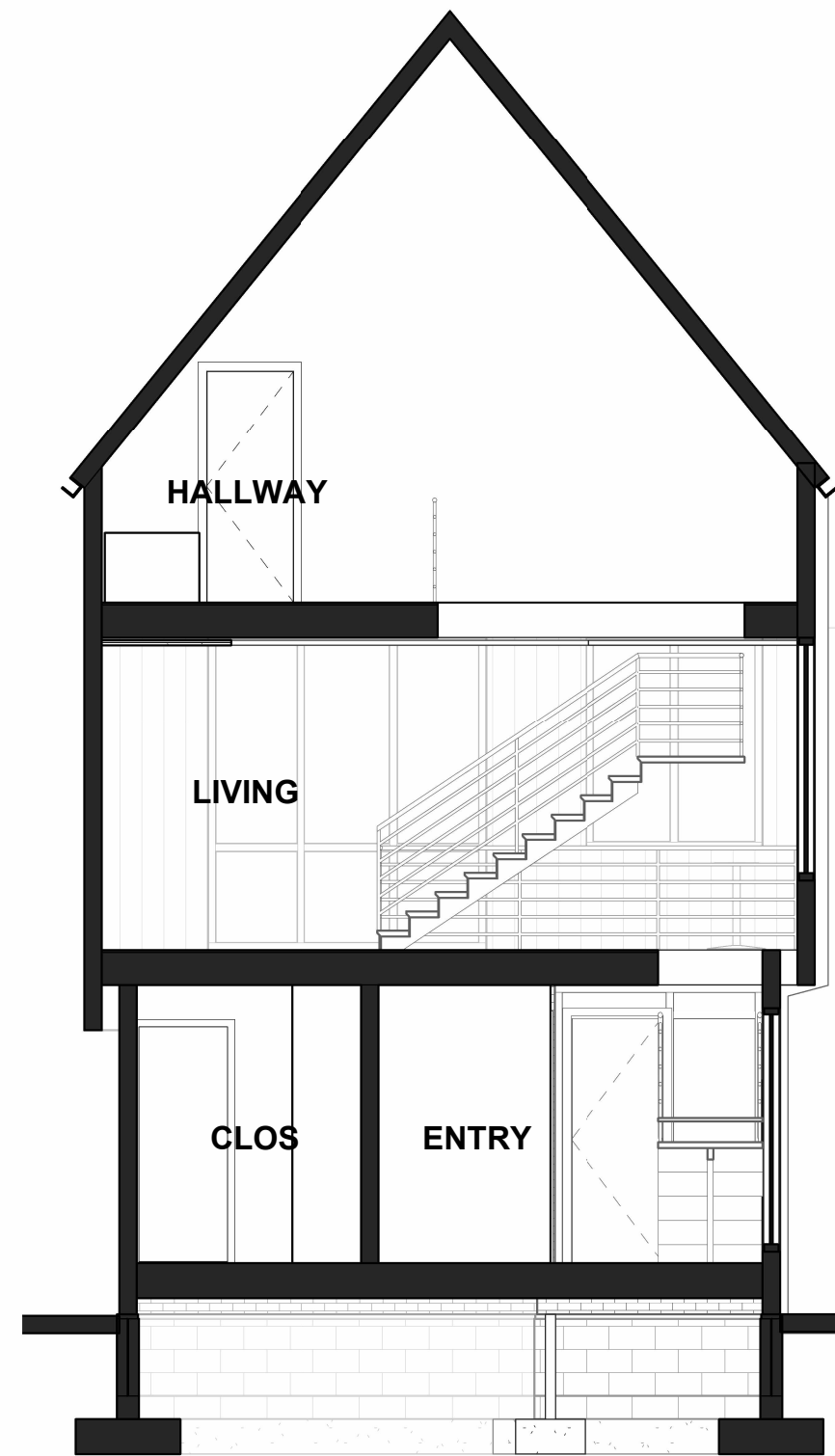
RHEINZINK FLAT LOCK
TILE ROOF

Client Name KISMET INVESTMENTS

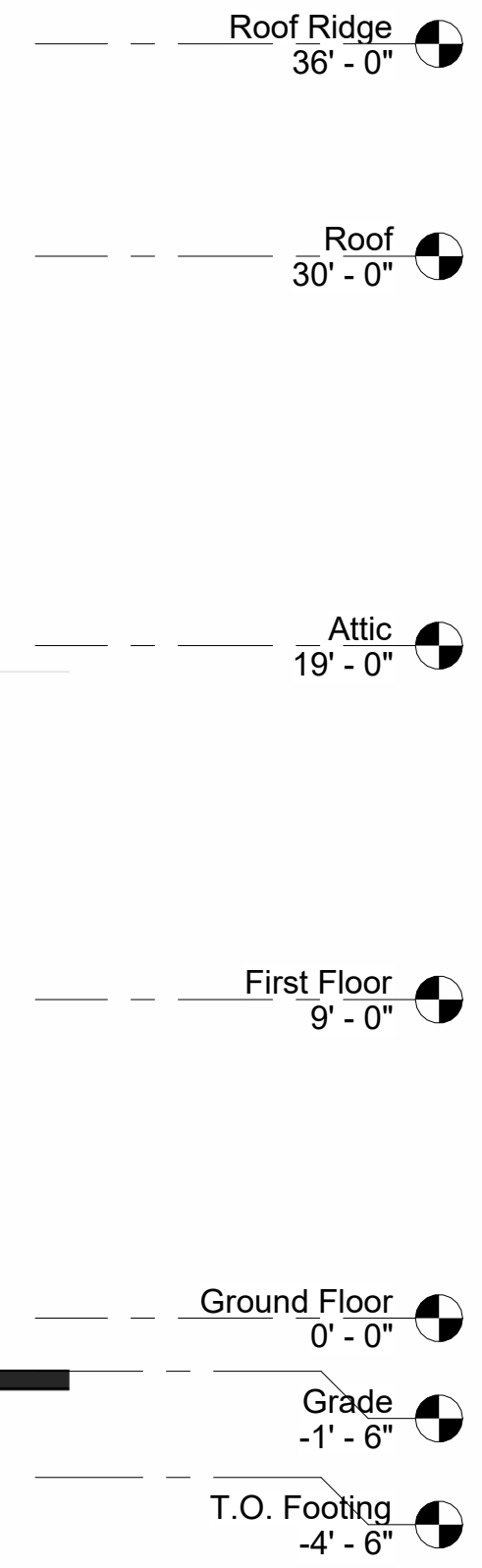
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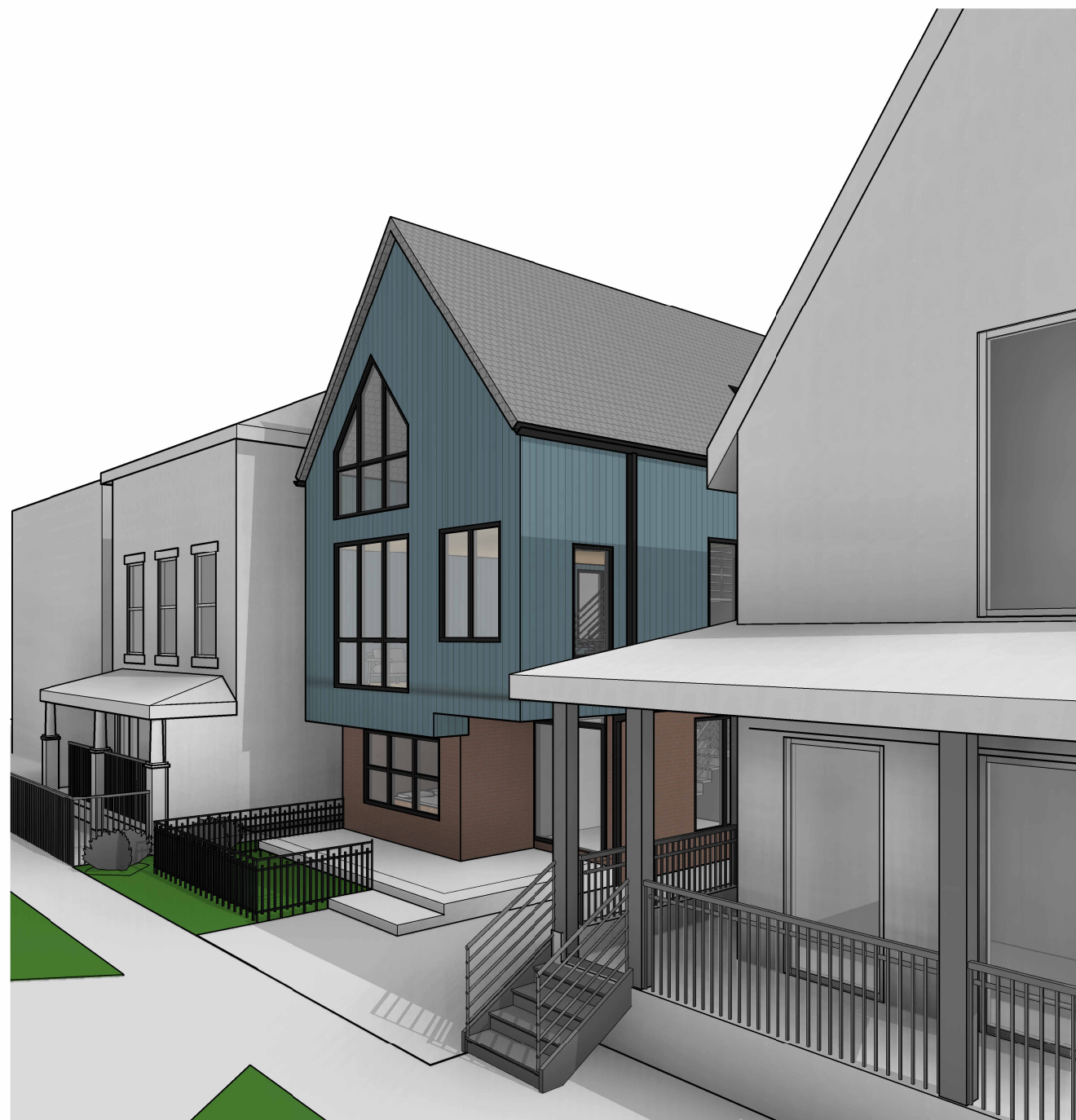
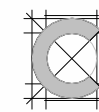


1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"





Drawing Title 3D SHOT

Project FULTON RD

Client Name KISMET INVESTMENTS

Project Address 1768 FULTON ROAD, CLEVELAND,
OHIO 44113

Townhomes in a 2F District – Fulton Development

April 2, 2026

Zoning Code Section §337.031(h)(5):

In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine if a townhouse use shall be permitted based on design standards from Section §337.031 (e): *(1) Compatibility, (2) Site Layout, (3) Building Features, and (4) Circulation & Parking*

City Planning Staff Recommendations:

Site plan & townhome designs were approved by Landmarks Commission with conditions on 12/12/2024 (Case 24-081).

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Mandatory Legislative Referrals – Presentations

Ord. No. XXX-2026 (to be introduced) This resolution approves the creation of the Downtown Cleveland Improvement District as a Special Improvement District in the City; accepts petitions from owners of property in the District; approves the amended Articles of Incorporation of the Downtown Cleveland Improvement Corporation; approves a new plan for public services; declares it necessary to provide maintenance, security, marketing, and other services for the District; provides for the assessment of the cost of such work upon benefited properties in the District; declares an emergency; and authorizes the Director of City Planning to enter into a contract with Downtown Cleveland Improvement Corporation.

April 2, 2026

Cleveland Superior Arts Improvement District

Cleveland City Planning Commission

April 2, 2026

Superior Arts Improvement District (SAID) History

- Formed in 2017 to provide clean and safe services for 3-year term
- Renewed in 2021 for 5 years
- This term will be 7 years (2026-2032)

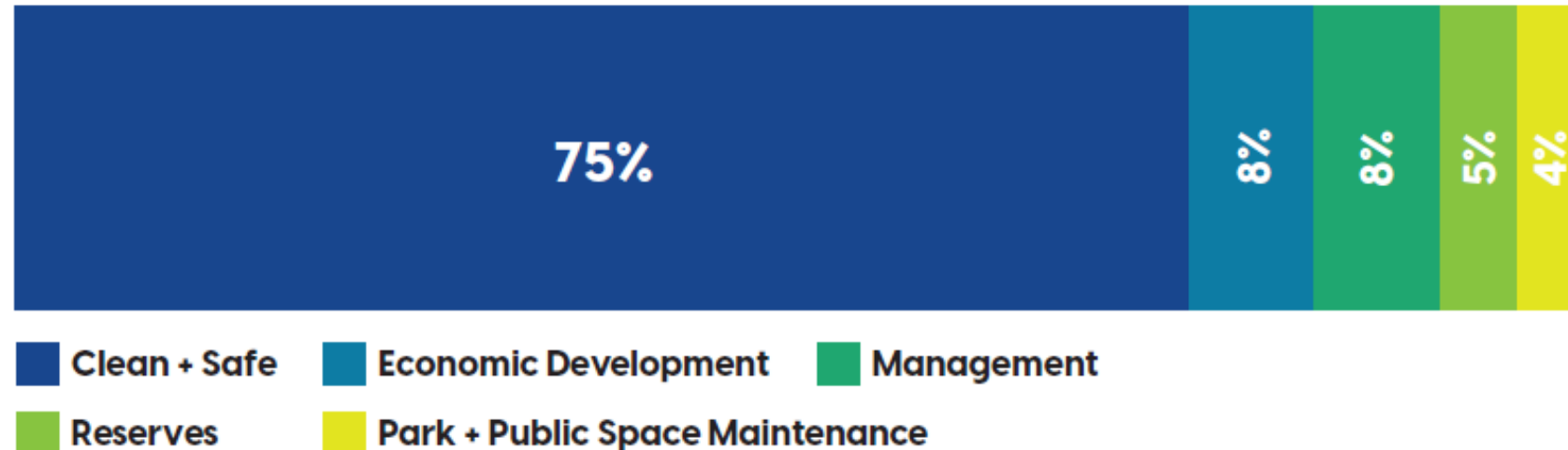


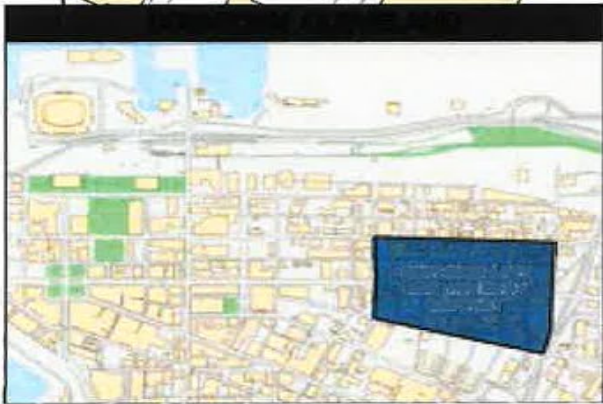
SAID Background: 2026-2032 Term

- First year assessment revenue: \$235,068
 - 3 percent annual increase for remaining years of term
 - Assessment revenue total over term: \$1.8m
- Total district front footage: 22,762 ft.
- Total parcels: 138
- Formula for assessments: combination of linear front footage serviced and total certified value

Use and Leveraging of SAID Assessments

SAID assessments are incorporated as part of the Cuyahoga County property tax bill. During the upcoming term of the SAID (2026-2032), the assessment will generate \$235,068. An example of how the 2026 budget may be allocated is below.





SAID Services

1. Clean & Safe

- Litter disposal
- Graffiti removal
- Safety escorts
- Motor vehicle assistance
- Biohazard removal
- Unsheltered outreach

2. Public Space Maintenance & Operations

3. Economic Development Marketing



Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

PRJ26-007605 – Seven Seas Seafood Signage

April 2, 2026

Project Address: 15723 Lorain Ave

Type: Signage

Project Representative: Steven Foster, The Sign and Graphics Firm

Approval: Final (Variance Required)

Seven Seas Seafood

15723 Lorain Ave

City Planning Commission Hearing

April 02, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Applicant is proposing a 76.5 sq. ft. business identification wall sign and a 24 sq.ft. business identification projecting blade sign .

Proposed Signage

70'-0" Storefront

10'-0" Clearance

11'-0" to ROW

SEVEN SEAS SEAFOOD Inc.
Call (216) 941-1359

Take Out Fresh Fish
Dinners and Seafood

Hot Chowder Clam Bakes
Fridays Seasonal

172.00"

32.00"

32.00"

Face-Lit (LED) Translucent Printed Faces on White Lexan
Mounted in Aluminum Frame and Double-Sided Cabinet
24 Sq. Ft.

Vinyl on White ACM Wall Signs
(above windows)
76.5 Sq. Ft.

S&G SIGN & GRAPHICS FIRM
216-390-0198
sgfooster@gmail.com

1
3-23-26

NOTE: Renderings are approximate representations of final production. The drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

ADDRESS: 15724 Lorain Ave.
Cleveland, OH 44111

BUSINESS NAME: Seven Seas Seafood

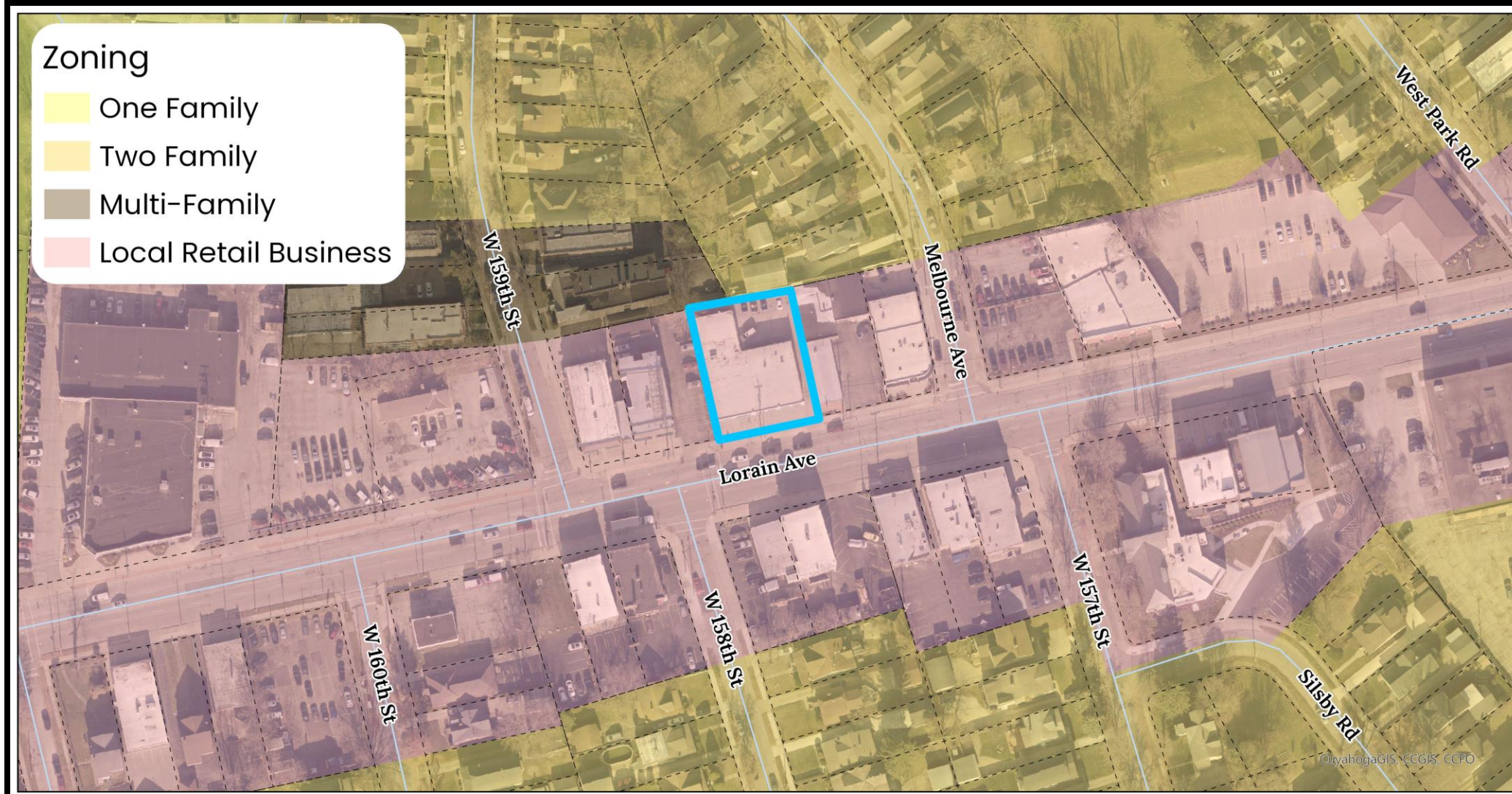
Steven Foster
216.390.0198
sgfooster@gmail.com

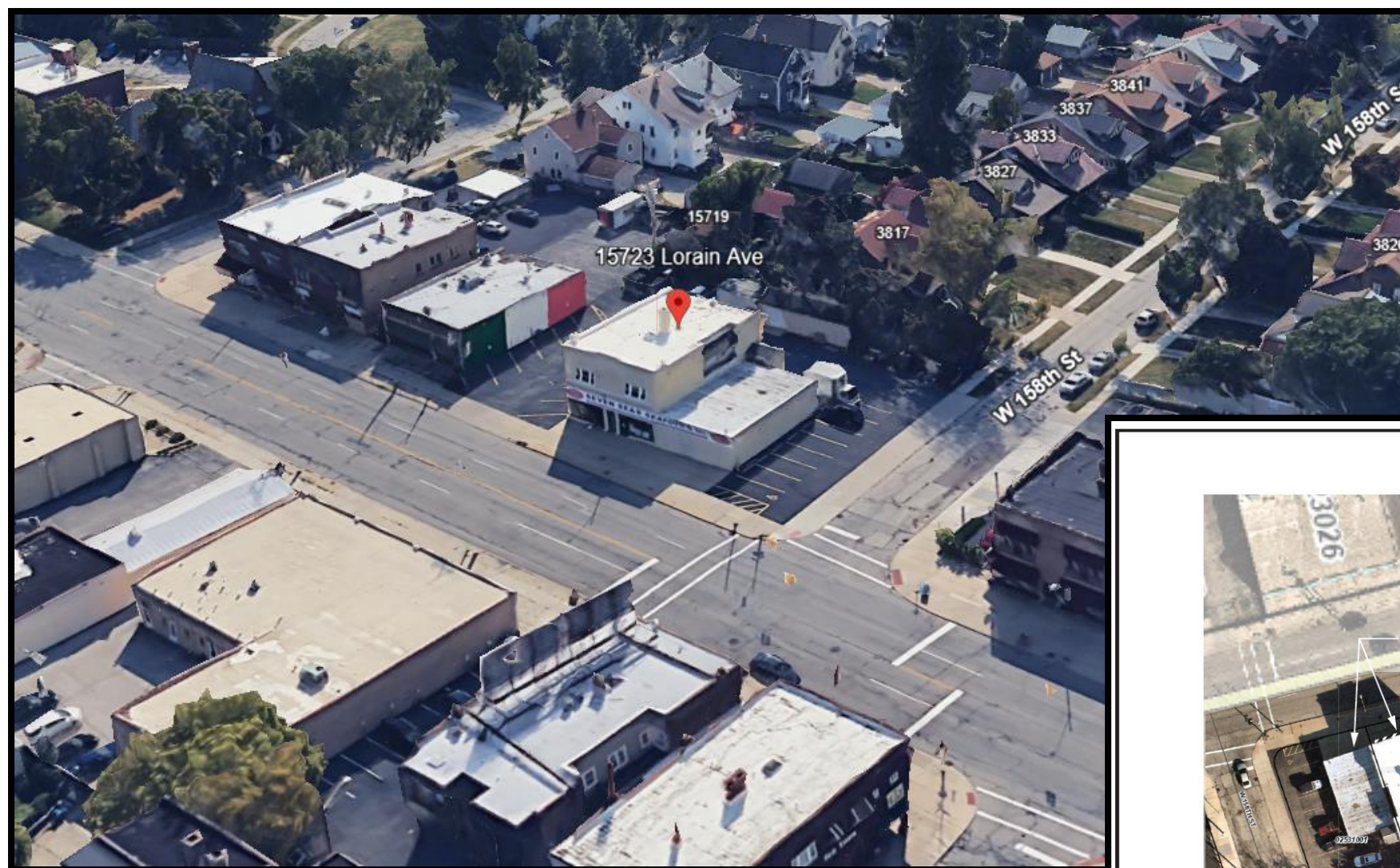
Existing Zoning

Local Retail Business-C1

Zoning

- One Family
- Two Family
- Multi-Family
- Local Retail Business





Site Plan

NOTE: Renderings are approximate representations of the sign production.
This drawing is copyrighted and proprietary. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

Steven Foster 2160 Lorain Ave signcorp@gmail.com	BUSINESS NAME Seven Seas Seafood	ADDRESS 15723 Lorain Ave Cleveland, OH 44111	4 3-23-26
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Northeastern View Lorain Ave.



Southeastern View Lorain Ave.



Southwestern View Lorain Ave. & W 158th St.

Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
 - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
 - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
 - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

Business identification Sign

- **Business Sign:** An identification sign which may also display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special “sale” information, forms of payment accepted, hours of operation, telephone number and so forth
 - **Identification Sign:** A sign identifying or naming of business, building, use, etc.
 - **Projecting Sign:** A sign erected on the outside wall of a building and projecting out at an angle therefrom.
-

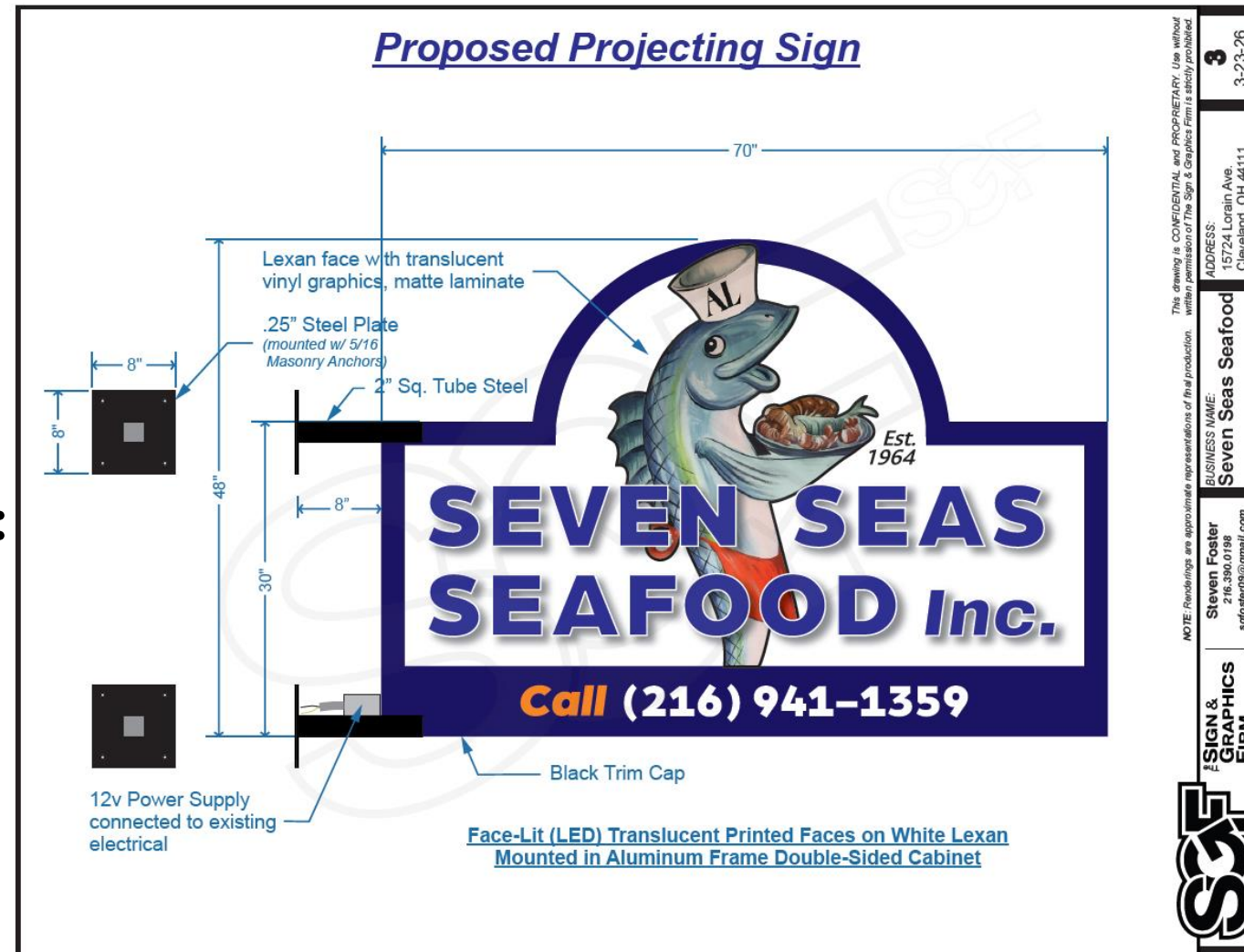
Variances Required

Projecting Business Identification Sign:

- **12 sq.ft. max permitted for projecting blade signs.**
- **Proposing 24 sq.ft.**
- **12 sq.ft. variance required**

Projecting Business Identification Sign:

- **4 ft max projection from wall for projecting blade signs.**
- **Proposing 5.8 ft. projection**
- **1.8 ft variance required**



Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**

Proposed Signage

70'-0" Storefront

10'-0" Clearance

11'-0" to ROW

SEVEN SEAS SEAFOOD Inc.
Call (216) 941-1359

Take Out Fresh Fish
Dinners and Seafood

Hot Chowder Clam Bakes
Fridays Seasonal

172.00"
32.00"
32.00"

Face-Lit (LED) Translucent Printed Faces on White Lexan Mounted in Aluminum Frame and Double-Sided Cabinet
24 Sq. Ft.

Vinyl on White ACM Wall Signs (above windows)
76.5 Sq. Ft.

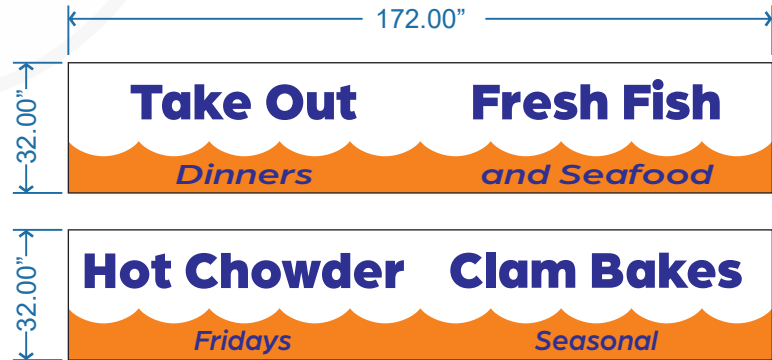
SS&G SIGN & GRAPHICS FIRM
216-390-0198
sgf@ssandg.com

NOTE: Drawings are approximate representations of the production. This drawing is CONFIDENTIAL and PROPRIETARY. Use without permission of The Sign & Graphics Firm is strictly prohibited.

Steven Foster
BUSINESS DEVELOPER
Seven Seas Seafood
14000 Lorain Ave.
Cleveland, OH 44111
3-23-26



Proposed Signage



Face-Lit (LED) Translucent Printed Faces on White Lexan
Mounted in Aluminum Frame and Double-Sided Cabinet

24 Sq. Ft.

Vinyl on White ACM Wall Signs
(above windows)

76.5 Sq. Ft.

NOTE: Renderings are approximate representations of final production.

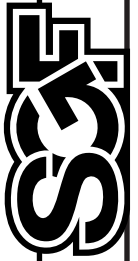
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The SIGN & GRAPHICS FIRM
Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
15724 Lorain Ave.
Cleveland, OH 44111

1
3-23-26

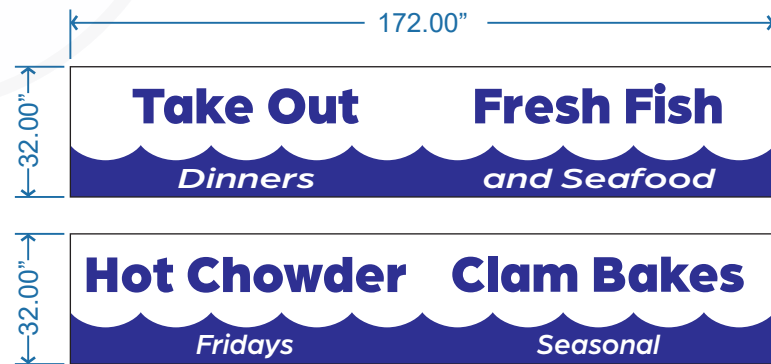


Proposed Signage



Face-Lit (LED) Translucent Printed Faces on White Lexan
Mounted in Aluminum Frame and Double-Sided Cabinet

24 Sq. Ft.



Vinyl on White ACM Wall Signs
(above windows)

76.5 Sq. Ft.

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THE SIGN & GRAPHICS FIRM
Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
15724 Lorain Ave.
Cleveland, OH 44111

1
4-1-26





Existing Sign
 (showing damage due to high wind)

NOTE: Renderings are approximate representations of final production.

Steven Foster
 216.390.0798
 sgfoster09@gmail.com

SGF SIGN & GRAPHICS FIRM

BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
 15724 Lorain Ave.
 Cleveland, OH 44111

2
 3-23-26

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Proposed Projecting Sign



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THE SIGN & GRAPHICS FIRM

Steven Foster
216.390.0198
sgfoster09@gmail.com

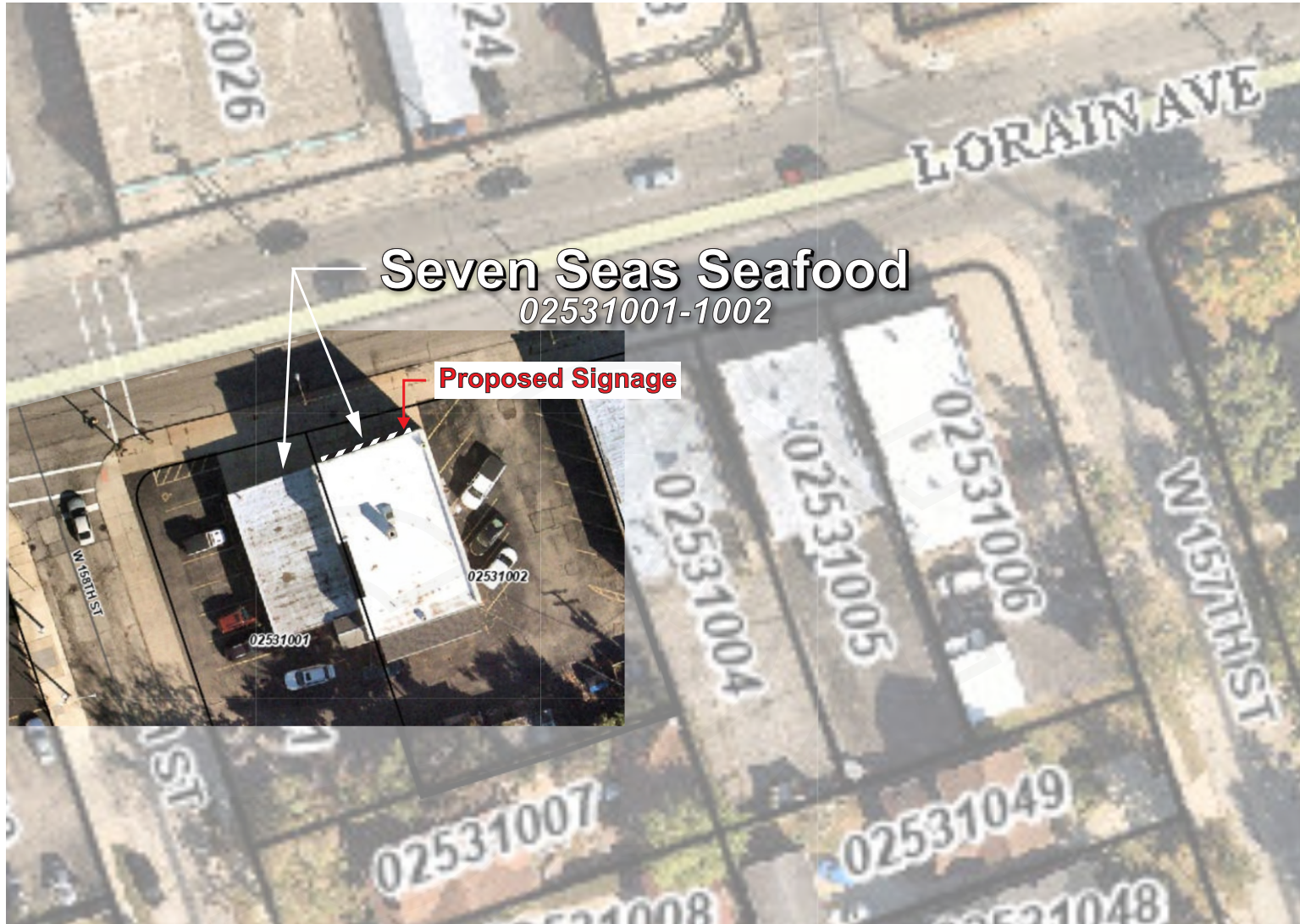
BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
15724 Lorain Ave.
Cleveland, OH 44111

3

3-23-26





Seven Seas Seafood
02531001-1002

Proposed Signage

Site Plan

NOTE: Renderings are approximate representations of final production.

Steven Foster
216.390.0198
sgfoster09@gmail.com

SGF & GRAPHICS FIRM

BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
15724 Lorain Ave.
Cleveland, OH 44111

4
3-23-26

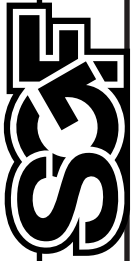
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Floor Plan

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Steven Foster
216.390.0198
sgfoster09@gmail.com

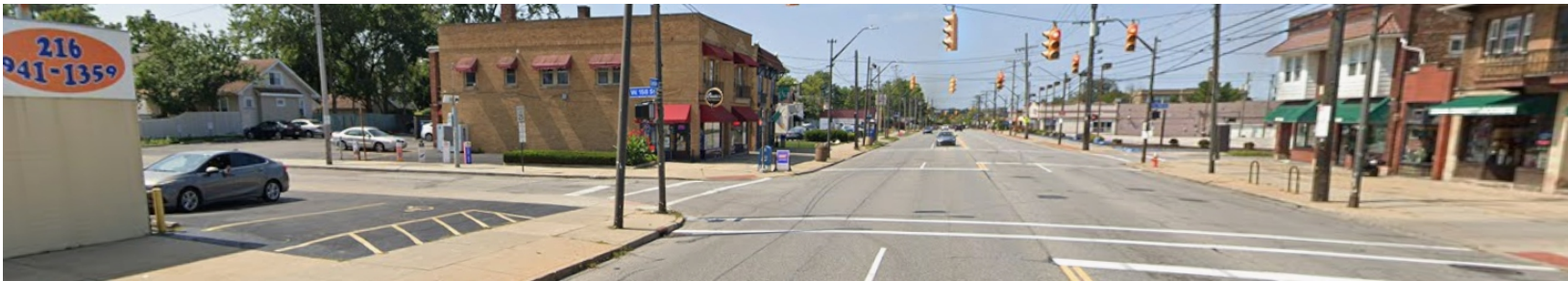
BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
15724 Lorain Ave.
Cleveland, OH 44111

5
3-23-26



15724 Lorain Facing East



15724 Lorain Facing West



W157 & Lorain Facing West

NOTE: Renderings are approximate representations of final production.

Steven Foster
216.390.0198
sgfoster09@gmail.com

SGF SIGN & GRAPHICS FIRM

BUSINESS NAME:
Seven Seas Seafood

ADDRESS:
15724 Lorain Ave.
Cleveland, OH 44111

6
3-23-26

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PRJ26-007605 – Seven Seas Seafood Signage

April 2, 2026

FWDRAC Recommendations:

FWDRAC recommended final approval on 4/1/26 with the following conditions:

- Change the orange waves to a blue color (applicant stated support for this)
- Move the projecting sign to center on the storefront and above the transom/wall signs
- Provide revised drawings to staff to circulate to committee members

City Planning Staff Recommendations:

Planning staff is supportive of approving this sign variance due to past sign being oversized, the new proposed sign is scaled down.

Variances Requested for Projecting Sign:

Maximum permitted sign face area: 12 sq.ft.

- Proposing 24 sq.ft.
- **12 sq.ft. additional sign face area variance required**

Maximum permitted projection from wall: 4 ft

- Proposing 5.8 ft. projection
- **1.8 ft additional sign projection variance required**

B25037033 – 4686 West 130 St Demolition &

April 2, 2026

PRJ26-007365 – W 130th Mixed Use Development

Project Address: 4686 West 130 St

Type: Demolition & New Construction – Mixed Use

Project Representative: Khalil Ewais, Pioneer Engineering

Approval: Final (Demolition) & Schematic (New Development)

Note: These items will
be presented together;
Two separate motions
will be required

Zoning Code Section § 341.08: Demolition and Moving

(a) *Criteria for Action.* In considering a request to demolish or move a building or other structure located within a Design Review District, the City Planning Commission and its Local Design Review Advisory Committee shall consider the following factors in making its decision to approve or disapprove the request:

April 2, 2026

- (1)** The architectural and historic significance of the subject building or structure;
 - (2)** The significance of the building or structure in contributing to the architectural or historic character of its environs;
 - (3)** In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;
 - (4)** The present and potential economic viability of the subject building or structure, given its physical condition and marketability;
 - (5)** The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
 - (6)** The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and
 - (7)** The design quality and significance and the appropriateness of the proposed re-use of the property.
-

Zoning Code Section § 341.08: Demolition and Moving

(b) *Nature of Action.* The City Planning Commission may delay action, for a period of not more than six (6) months, on the demolition or moving of a building in order to allow economic viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of such period, the Commission shall either approve or disapprove the request to demolish or move, or may choose to delay action for a second and final period of not more than six (6) months if the Commission determines that this additional time period may be useful in securing an alternative to the proposed demolition or moving. At the end of such second and final period, the Commission shall either approve or disapprove the request.

April 2, 2026

Prepared by: Khalil M. Ewais, P.E.
Pioneer Engineering, Inc.

Project Summary
4686 West 130th Street, Cleveland, Ohio 44135
DEMOLITION - B25037033

Project Information

- Project is located on the southwest corner of West 130th Street & Bennington Avenue in Ward 13.
- Parcel (02-004-170) size is approximately 0.71 acres consisting of 140' frontage on West 130th Street and 220' frontage on Bennington Avenue.
- An existing 2-story framed building built in the early 1900's (~3,200 square feet per story) currently sits on the corner of this parcel.
- Existing parking lot is asphalt, concrete, and grass.

Architectural /Historical Significance

- Built in Early 1900's
- 2-Story Frame Construction with hip style roof & dormers.
- Not included in National Register for Historic Places.
- Historical value in past use (Hardware Store/Walk up Apartments).

Economic Viability

- Building cannot be reasonably repaired. Major repairs required;
 - Foundation
 - Cracked foundation/weathered beam seats
 - Structural Framing
 - Termite/Water damage
 - Waterproofing
 - Exterior:
 - Façade/Windows/doors
 - Electrical/Mechanical/Plumbing
- Marketability

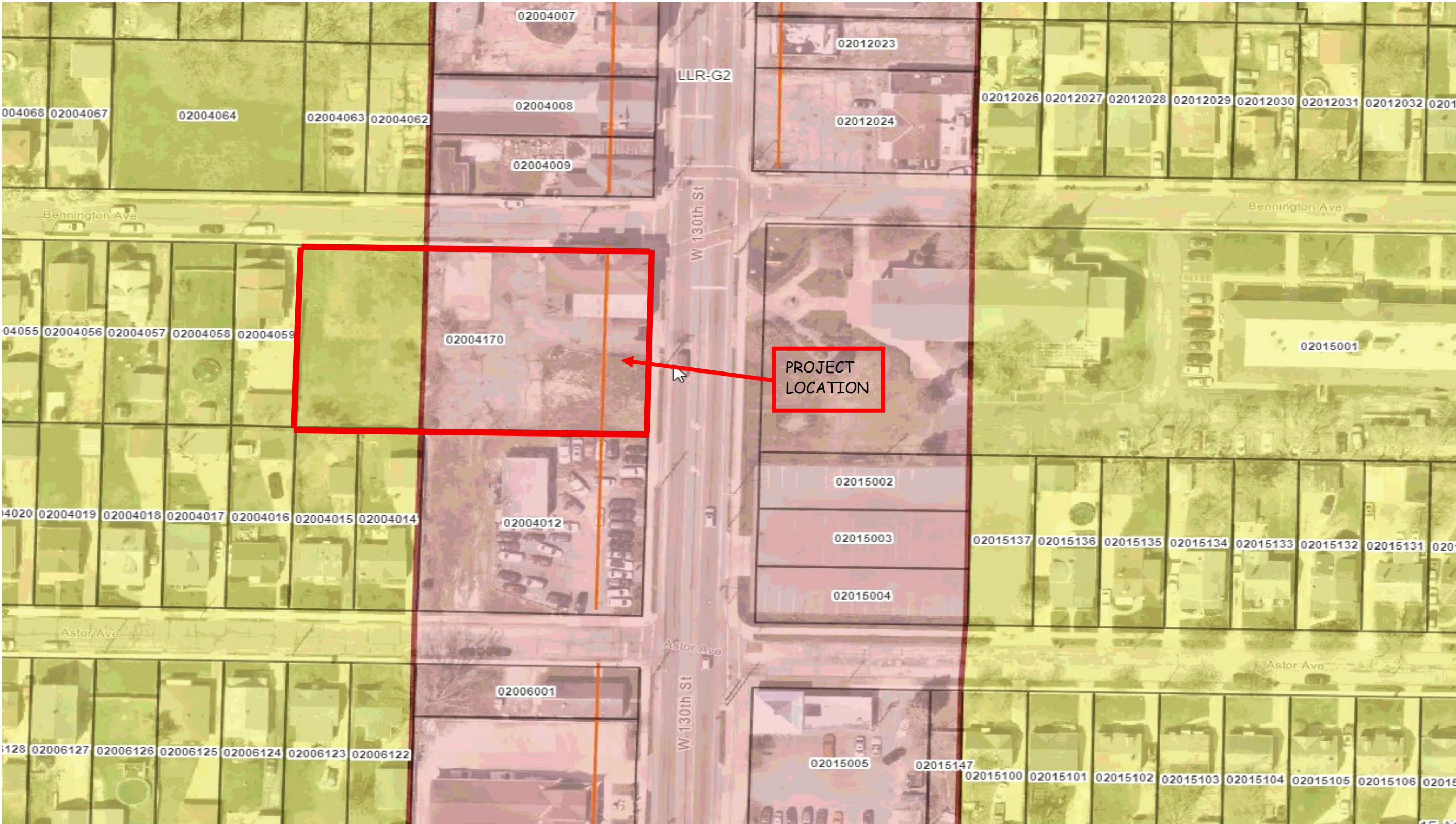
Safety Hazards



- Condemned by The City of Cleveland
- Continued deterioration of building.
- Squatters/Vandals.
- Illegal dumping.
- Propose Building Demolition under Permit Application #B25037033.
 - Timeline – 45 to 60 days from permit approval.

Proposed Re-use – Application #PRJ26-007365

- New 2-Story Mixed-Use Development
 - First floor; three (3) Retail Stores & Daycare (~ 10,200 sq. ft.)
 - Second floor, four (4) spacious Apartments (~ 10,200 sq. ft.)
- 2-Story Frame Construction with hip style roof & dormers.
- Development preserves the historical value in past use.
- Development Timeline
 - Design – 9 months.
 - Construction – 18 months.



Location Map



East Elevation (Frontage W. 130th Street)



West Elevation (Rear)



North Elevation (Frontage Bennington)



South Elevation



Parking lot west view



Parking lot south view



Parking lot east view

Existing Building/Parking lot



Existing Building – Interior Photos

Prepared by: Khalil M. Ewais, P.E.
Pioneer Engineering, Inc.

Project Summary
Bennington Mixed Use Development - New Construction
4686 West 130th Street, Cleveland, Ohio 44135

Project Information

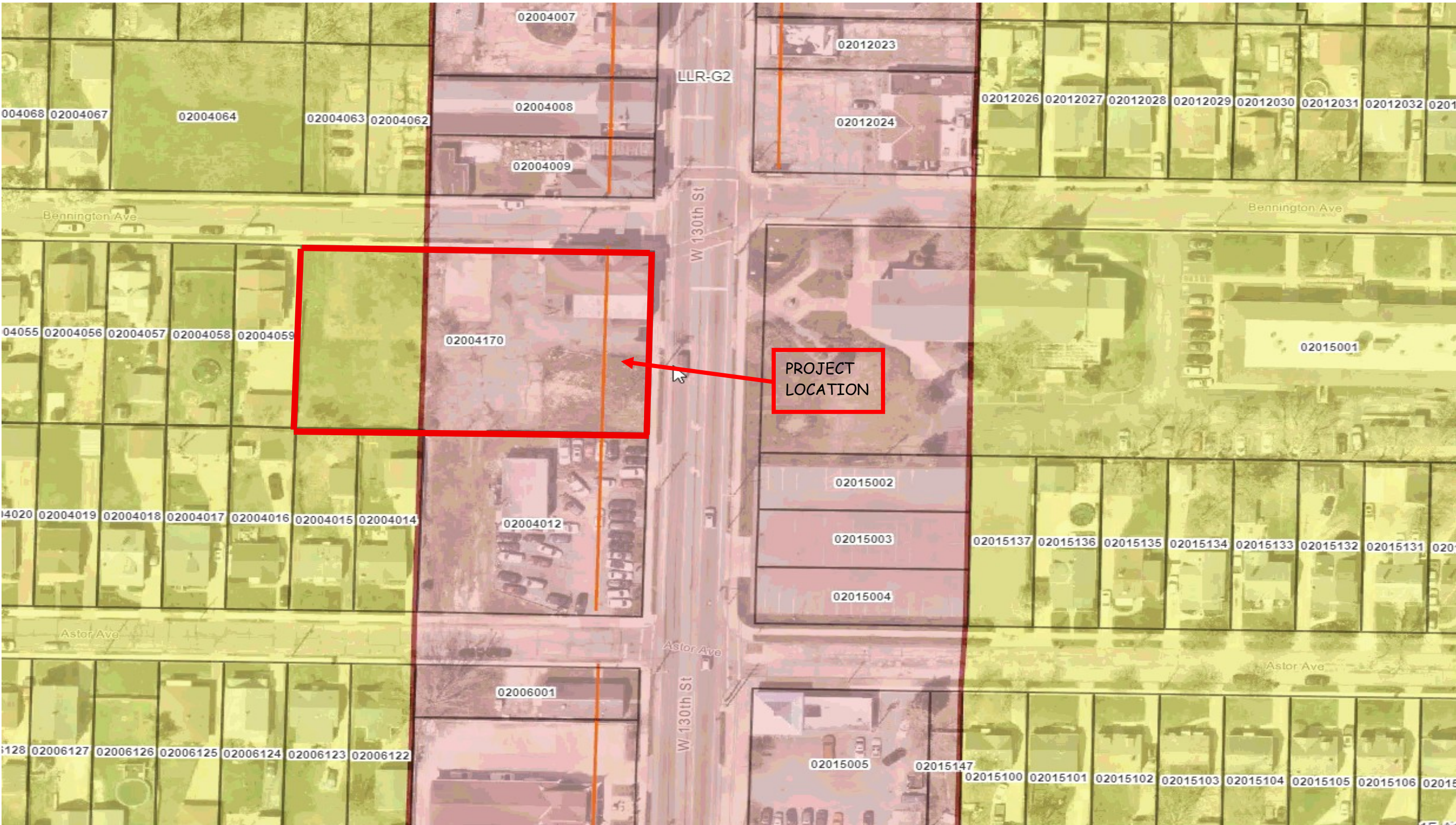
- Project is located on the southwest corner of West 130th Street & Bennington Avenue in Ward 16.
- Parcel (02-004-170) size is approximately 0.71 acres consisting of 140' frontage on West 130th Street and 220' frontage on Bennington Avenue.
- An existing 2-story framed building (~3,200 square feet per story) currently sits on the corner of this parcel has been condemned by the City of Cleveland. Existing use was retail with walk-up apartments.
- Existing parking lot is asphalt, concrete, and grass.

Demolition

- Demolish existing 2-story frame building under Permit Application #B25037033.
- Existing Drive aprons on West 130th and on Bennington will be relocated.
- Fire hydrant on W. 130th Street will need to be relocated.

Proposed Development

- New 2-story frame and brick construction (~10,200 sq. ft per floor) to accommodate a mixed-use development consisting of the following:
 - First Floor:
 - Retail Storefront - three (3) ~ 1,675 sq. ft., 1,515 sq. ft., & 1,515 sq. ft.
 - Retail types TBD.
 - Daycare facility – 5,450 sq. ft. with a 2,000 sq. ft. outdoor play area.
 - Daycare will have ~5 employees and can accommodate up to 40 children.
 - Second Floor:
 - Four residential apartment units ~ 2,500 sq. ft., 2,421 sq. ft., 2,415 sq. ft., & 2, 415 sq. ft.
 - Parking lot:
 - New asphalt lot to accommodate 41 parking spaces.
 - Landscaping.
 - Bicycle racks.



Location Map



East Elevation (Frontage W. 130th Street)



West Elevation (Rear)



North Elevation (Frontage Bennington)



South Elevation



Parking lot west view



Parking lot south view



Parking lot east view

Existing Building/Parking lot



Residential - #13019 Bennington Avenue (Abuts west end of project)



Mechanic/Car Dealership - #4700 West 130th Street (Abuts south end)



Storefront w/Walk-Up Apartments - #4682 W. 130th Street (NW corner of W. 130th & Bennington)



Westpark Bilingual Academy - #4697 W. 130th Street (SE corner of W. 130th & Bennington)



Convenience Store (NE corner of W. 130th & Bennington)

Adjacent Buildings



HOOP RACK HEAVY DUTY



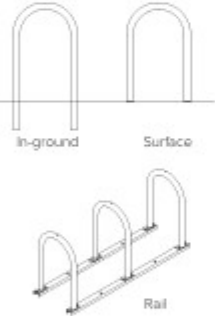
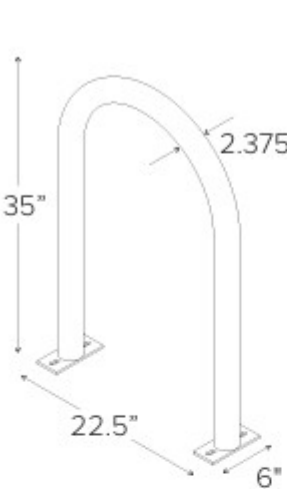
Beefed Up Security

For added security and peace of mind, the Heavy Duty Hoop Rack uses a larger, thicker pipe than our standard Hoop Rack. The Heavy Duty Hoop meets APBP guidelines for u-lock compatibility and two points of support for the bike.



© 2016 Dero

HOOP RACK HEAVY DUTY
Submittal Sheet



- CAPACITY** 2 Bikes
- MATERIALS** 2" schedule 40 pipe (2.375" OD)
- FINISHES**
 - Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - Thermoplastic**
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
 - PVC Dip (plastisol)**
Other colors available by special order (minimum orders apply)
 - Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS**
 - In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
 - Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
 - Rail**
Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.



www.dero.com | 1-888-337-6729

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Proposed Bicycle Racks

DRAWING INDEX

T1.01	TITLE SHEET/DEMOLITION PLAN
C1.01	PROPOSED SITE PLAN
C2.01	LANDSCAPE PLAN/FENCE DETAILS
A1.01	FLOOR PLAN - FIRST FLOOR
A1.02	FLOOR PLAN - SECOND FLOOR
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS

**P.P.N. 02-004-170
4686 WEST 130TH STREET
CLEVELAND, OHIO 44135**

BENNINGTON MIXED USE DEVELOPMENT

O.B.C. REVIEW CODE

1- EXISTING USE GROUP:

LLR - LIMITED RETAIL (STOREFRONT W/ WALK UP APARTMENTS)

2- PROPOSED USE GROUP: (NO CHANGE OF USE)

LLR - LIMITED RETAIL (STOREFRONT W/ WALK UP APTS.)

3- CONSTRUCTION CLASSIFICATION:

IIB

4- BUILDING AREA

FIRST FLOOR: 10,200 SQ. FT. (Gross)

RETAIL STOREFRONTS:

1,515 SQ. FT.

1,515 SQ. FT.

1,675 SQ. FT.

DAYCARE:

5,450 SQ. FT.

SECOND FLOOR: 10,200 SQ. FT. (Gross)

RESIDENTIAL APARTMENTS:

2,415 SQ. FT. UNIT #1

2,415 SQ. FT. UNIT #2

2,500 SQ. FT. UNIT #3

2,421 SQ. FT. UNIT #4

5- OCCUPANT LOAD:

79 PERSONS = 4,705 sf / 60 - (RETAIL STOREFRONTS)

47 PERSONS = (5,450sf x 0.65)/75 - (DAYCARE)

51 PERSONS = (10,200 / 200 - (WALK UP APARTMENTS)

6- PARKING REQUIREMENTS:

1 SPACES PER 200 SQ. FT FOR RETAIL = 4,705/200 = 24 SPACES

1 SPACE PER EMPLOYEE (DAYCARE) = 5 EMPLOYEES = 5 SPACES

1 SPACE PER 10 CHILDREN (DAYCARE) = 40/10 = 4 SPACES

1 SPACES PER APARTMENT = 4 x 1 = 4 SPACES

TOTAL NEEDED = 37 SPACES (41 PROVIDED)

APPLICABLE CODES:

BUILDING CODE: 2024 O.B.C.

PLUMBING CODE: 2024 O.P.C.

MECHANICAL CODE: 2024 O.M.C.

ELECTRICAL CODE: 2023 NEC

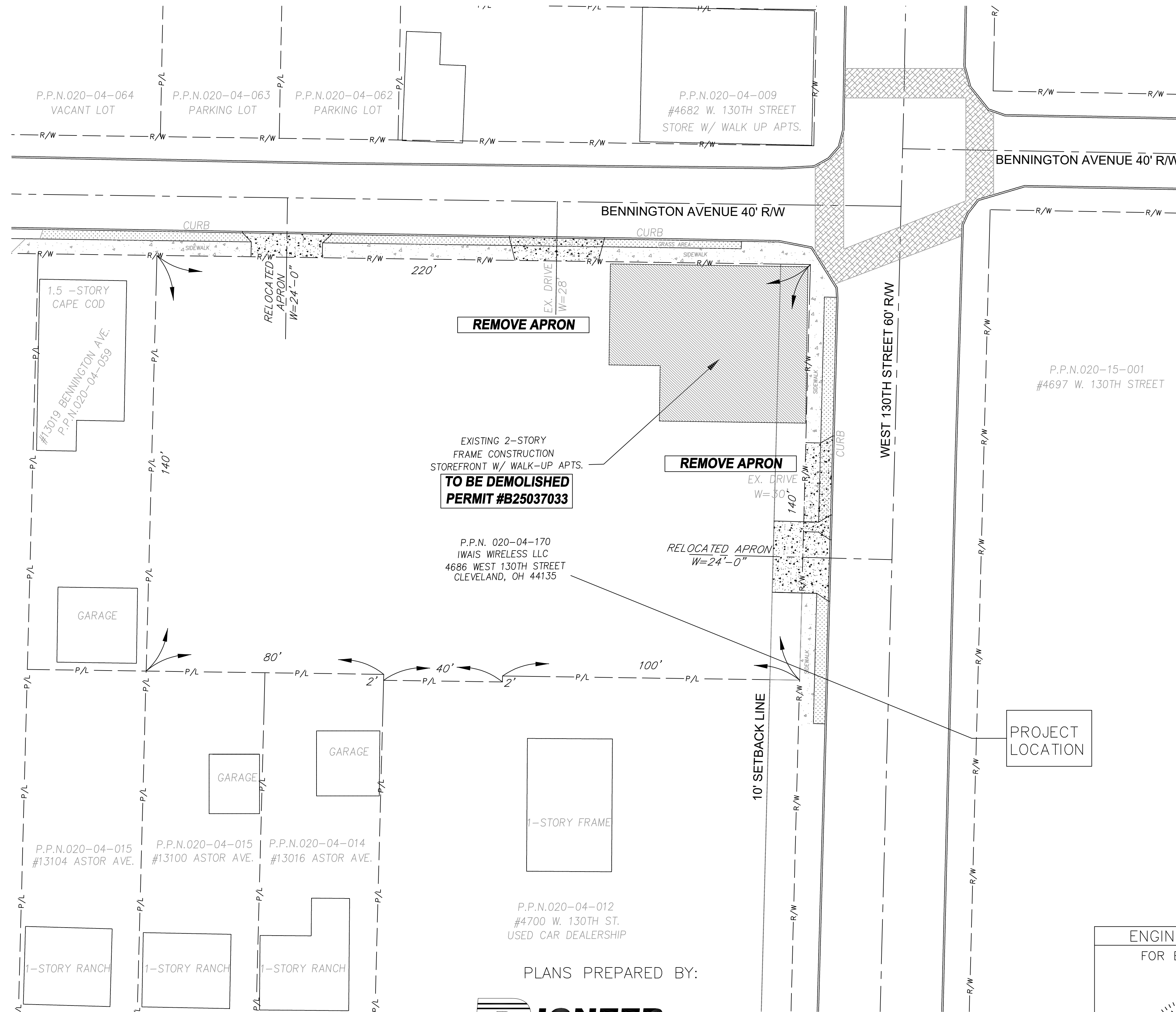
ACCESSIBILITY: 2017 ICC ANSI 117.1

ZONING CODE: CITY OF CLEVELAND

ENERGY CODE: ASHRAE 90.1 - 2019

SCOPE OF WORK

DEMOLITION OF A 2-STORY FRAME CONSTRUCTION BUILDING WITH STOREFRONT & W/ WALK UP APARTMENTS. BUILD A NEW MASONARY AND FRAME CONSTRUCTION BUILDING TO ACCOMMODATE THREE RETAIL STOREFRONTS & A DAYCARE ON THE FIRST FLOOR & FOUR WALK UP APARTMENTS ON THE SECOND FLOOR. NEW ASPHALT PARKING LOT.



DEMOLITION PLAN

SCALE: 1" = 20'

PIONEER ENGINEERING

3490 West 46th Street
Cleveland, Ohio 44102
Phone: (216) 760-4074
Email: pioneerengineering.kme@gmail.com

UNDERGROUND UTILITIES

TWO WORKING DAYS
BEFORE YOU DIG

CALL 1-800-362-2764 OR 811
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

ENGINEERS SEAL:
FOR ENTIRE PLAN

STATE OF OHIO
KHALIL EWAIS
E-72636
REGISTERED PROFESSIONAL ENGINEER
EXP. 12/31/2027

Signed: _____
Date: 3-4-2026

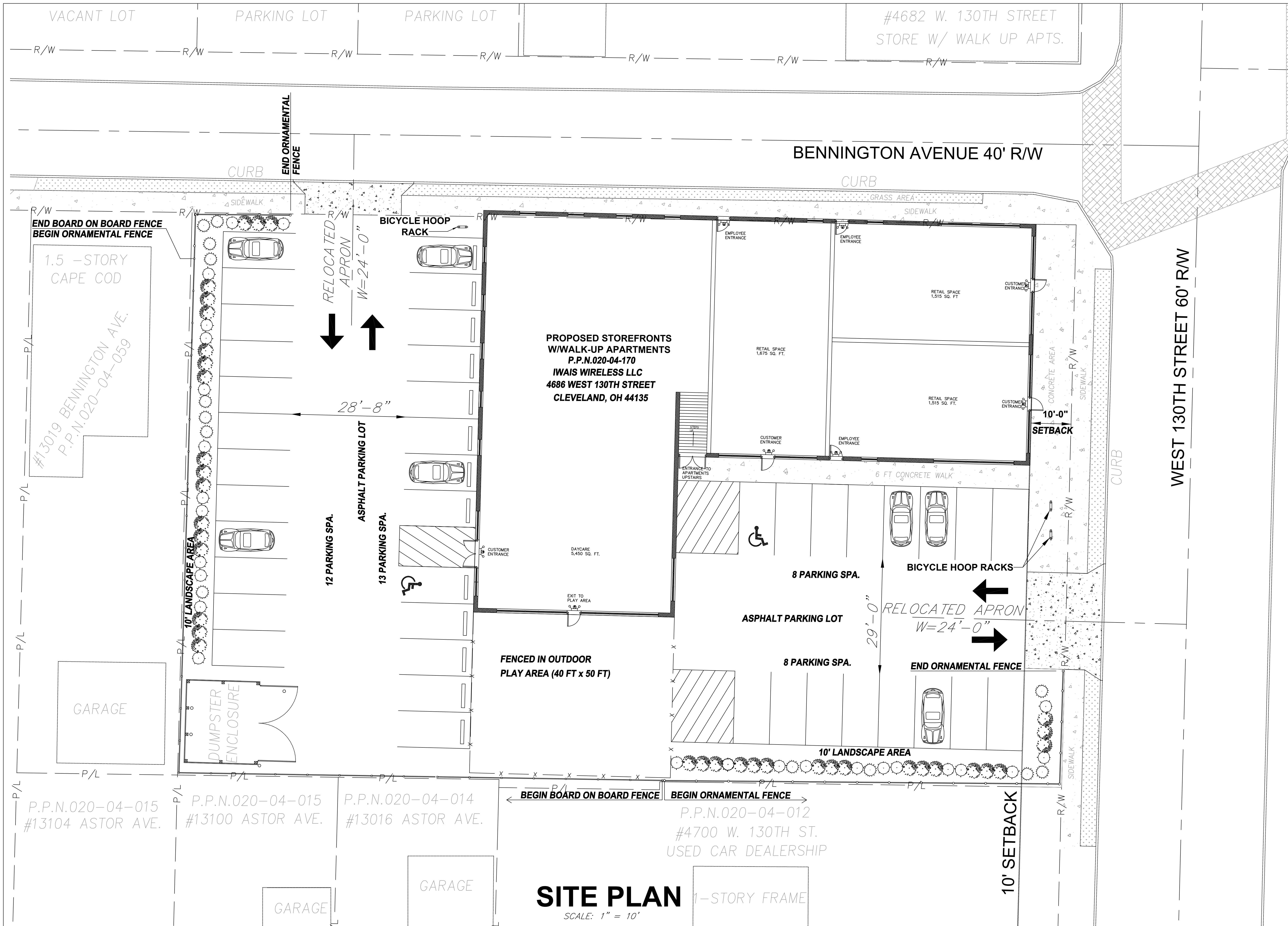
NOT FOR CONSTRUCTION

TITLE SHEET/
DEMOLITION PLAN

REV	DATE	BY	DESCRIPTION

T1.01

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 03/02/26

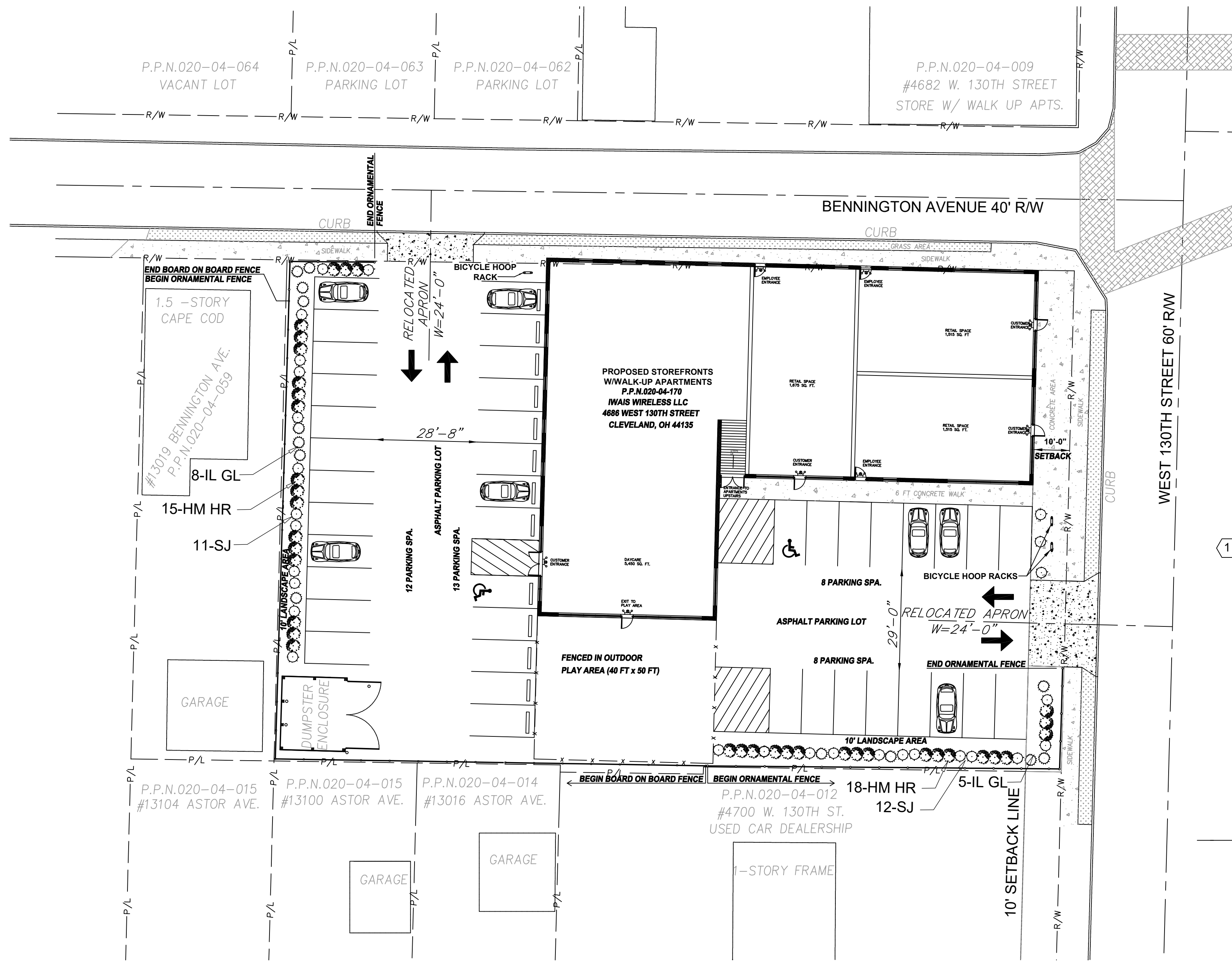


DESIGNED BY:	KME
CHECKED BY:	KME
SUBMITTED BY:	KME
DATE:	03/02/25

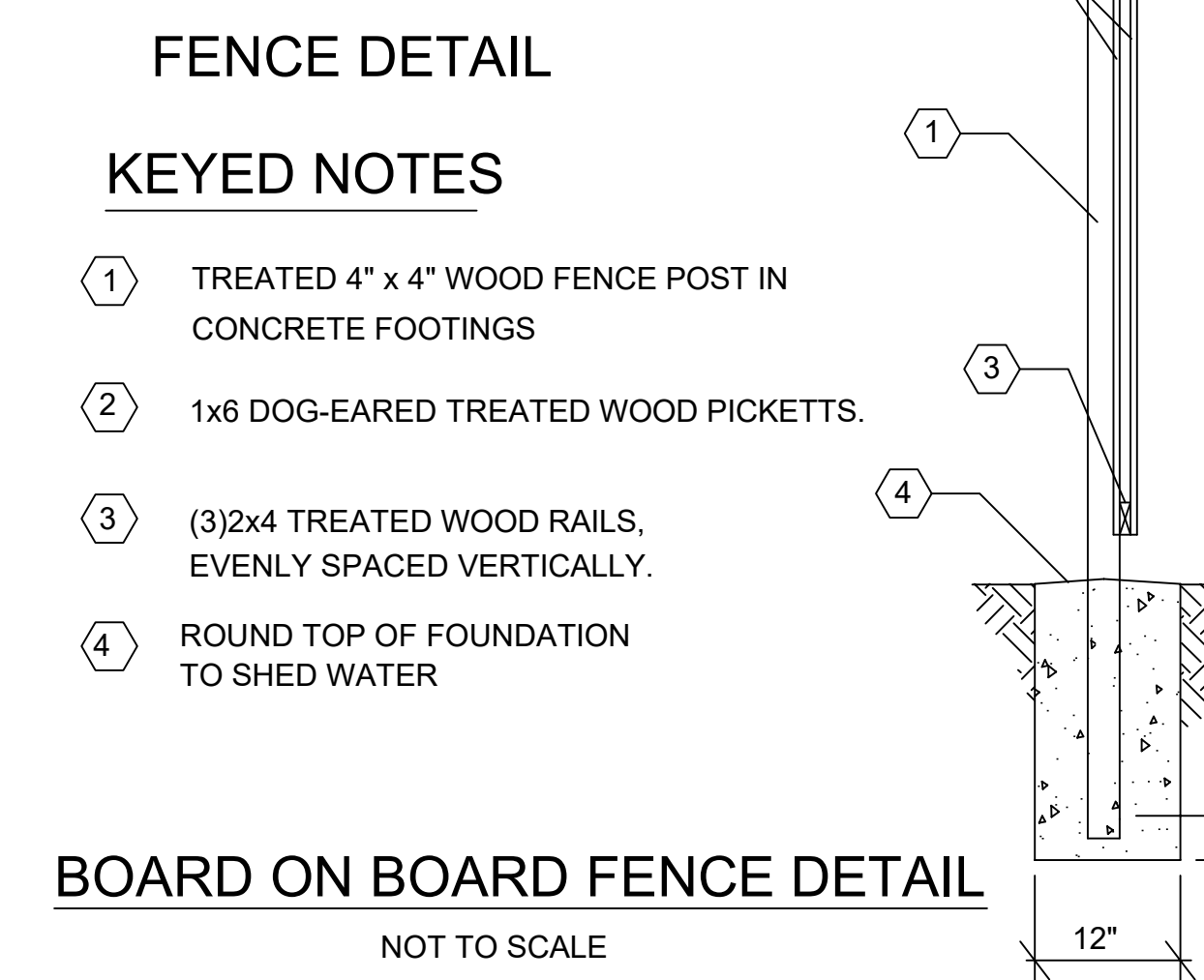
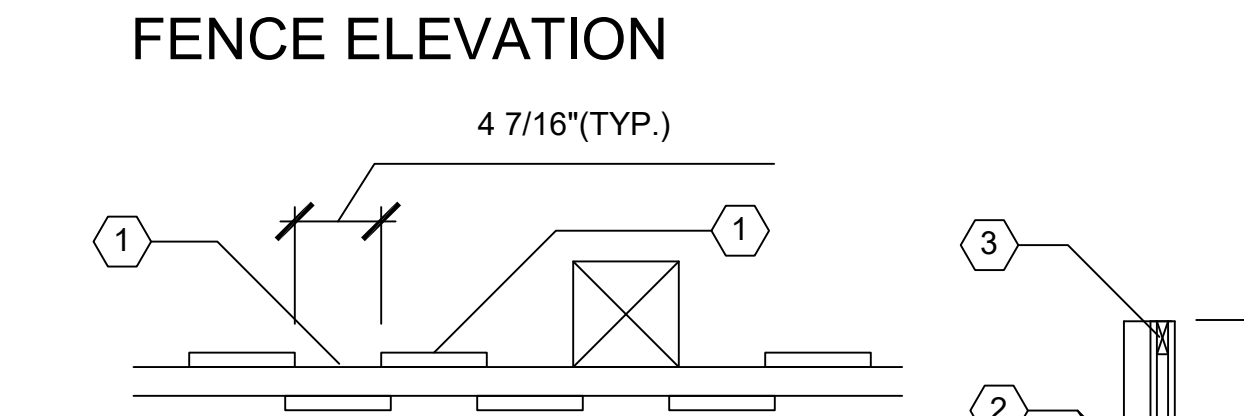
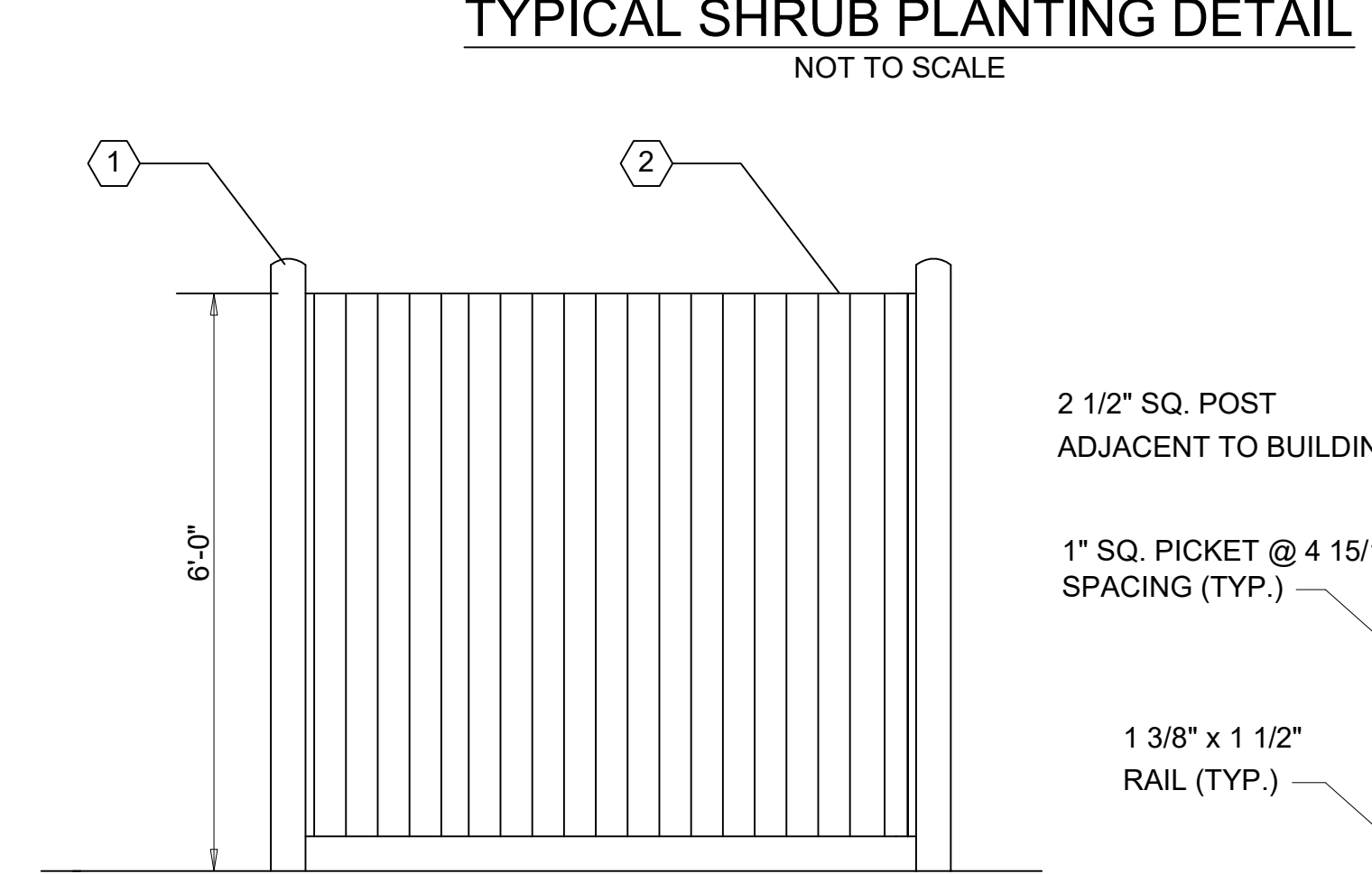
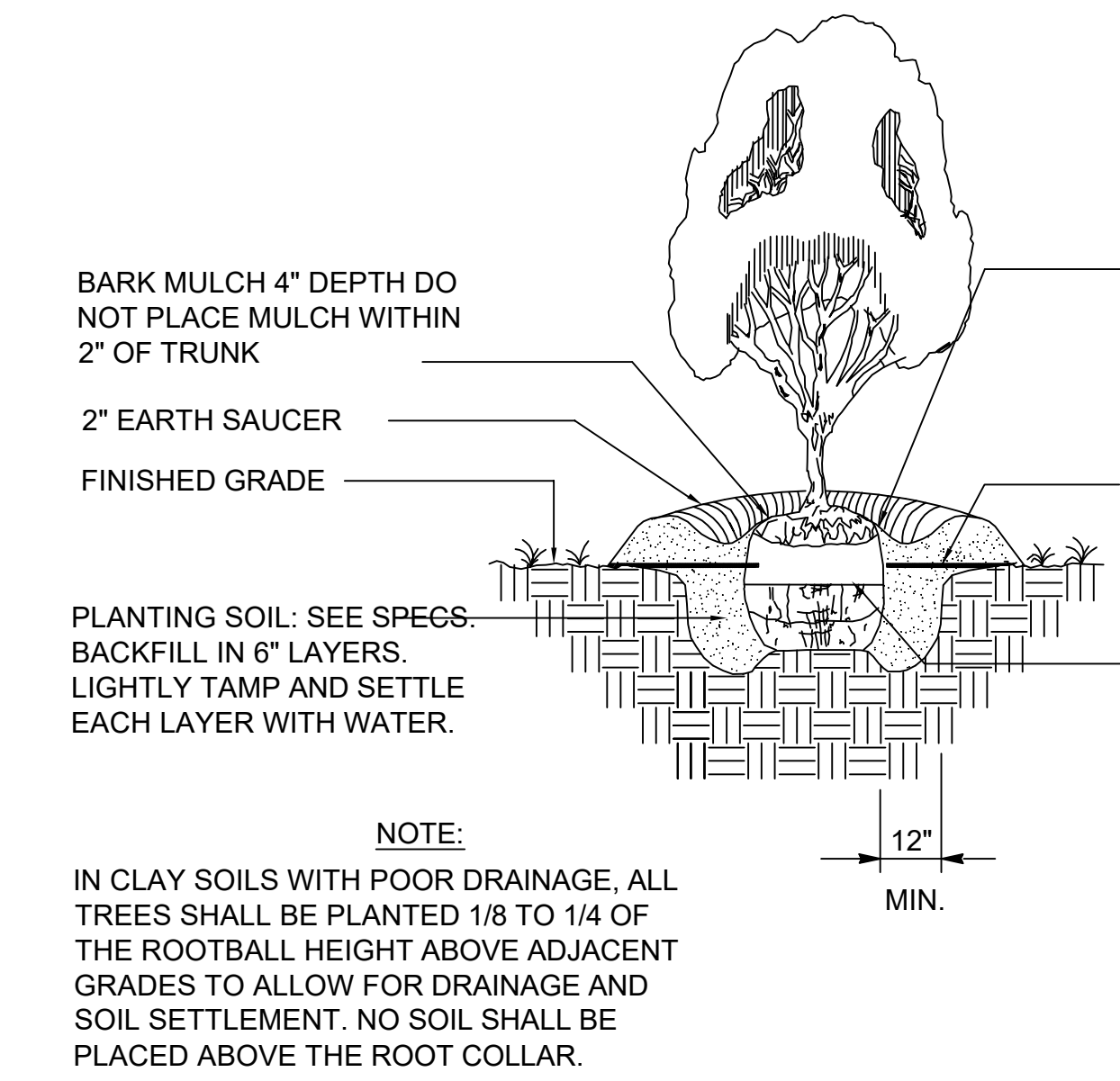
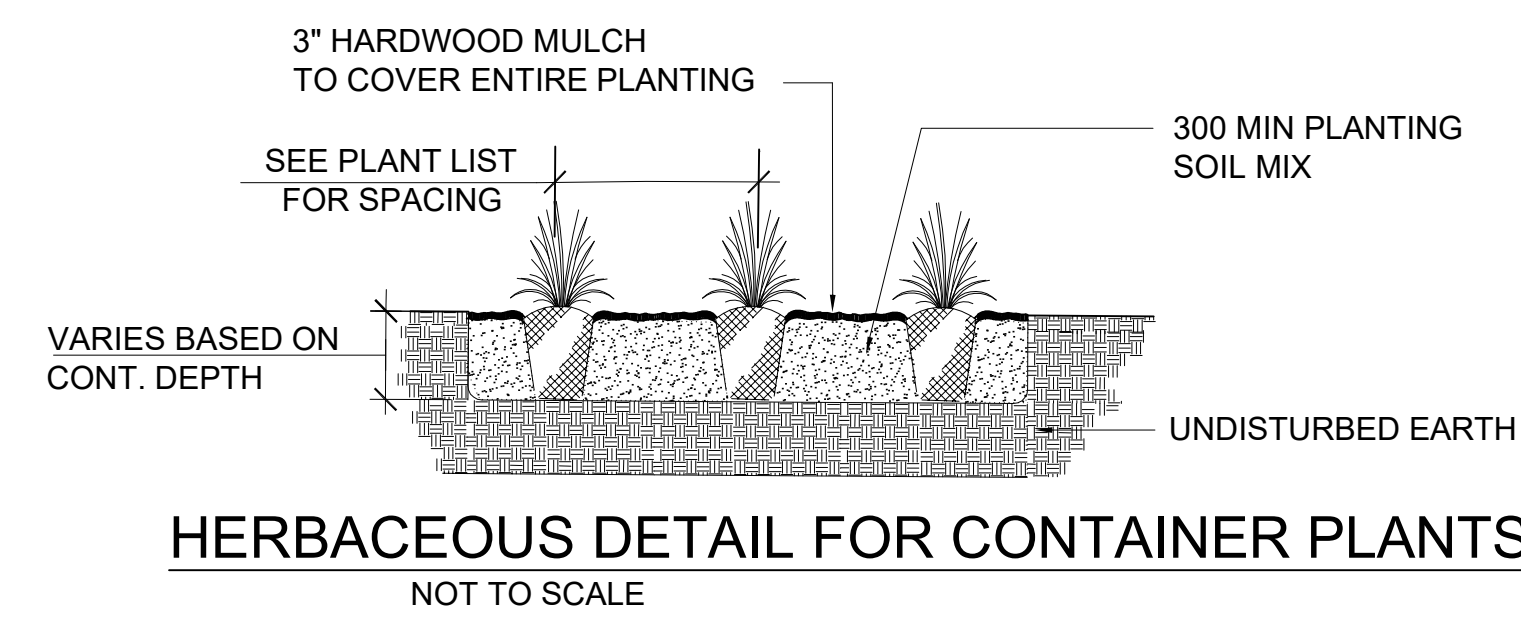
REV	DATE	BY	DESCRIPTION

SITE PLAN

SITE PLAN
SCALE: 1" = 10'
1-STORY FRAME

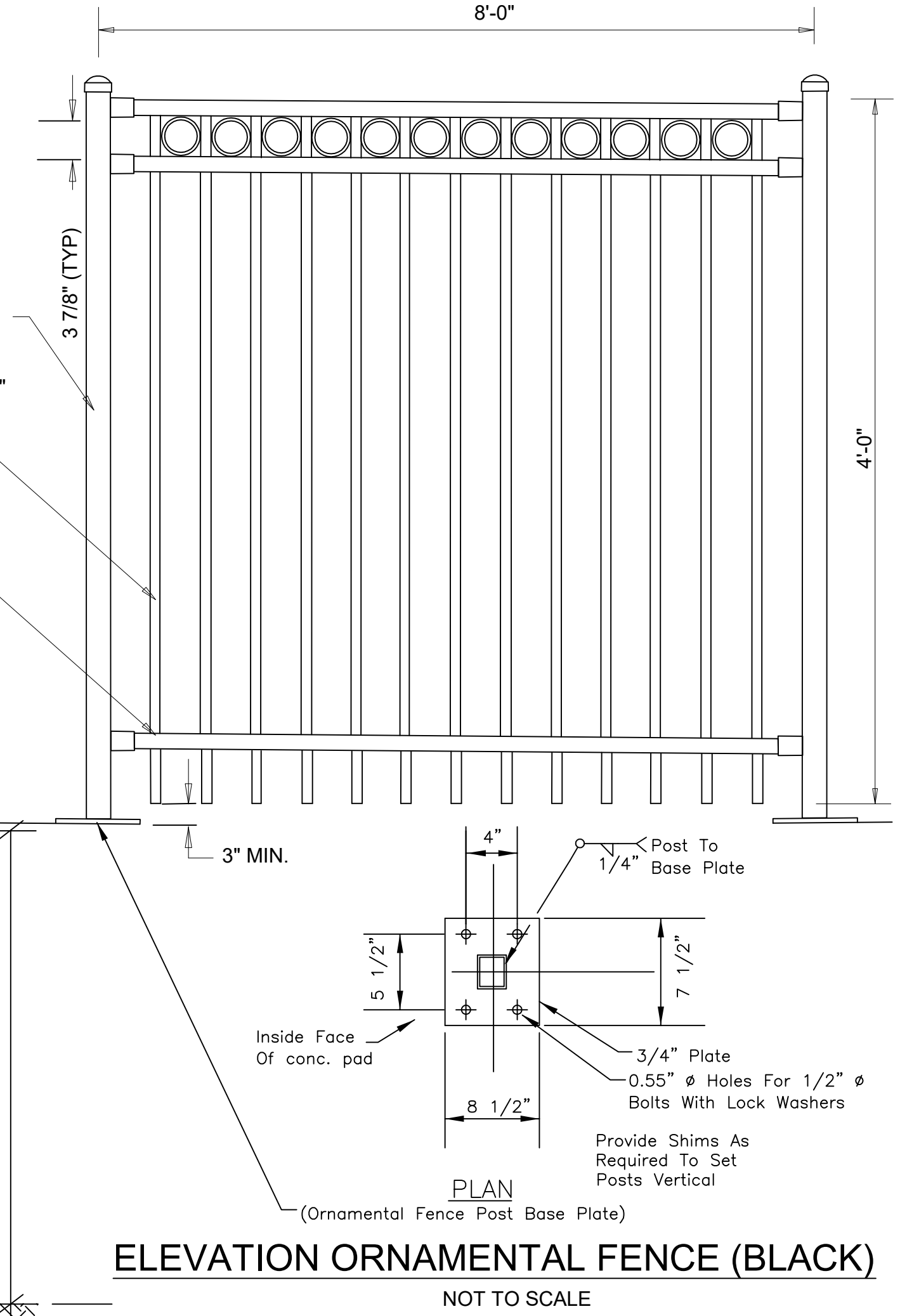


PLANT MATERIALS LIST							
ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
SJ	26	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	24" HT.	NO. 5 CONT.	4' O.C.	
HM HR	33	HEMEROCALLIS	HAPPY RETURN DAYLILY	24" HT.	NO. 2 CONT.	2' O.C.	
IL GL	13	COMPACT INKBERRY	ILEX GLABRA "DENSA"	24" - 36" HT.	NO. 3 CONT.	3' O.C.	SHRUB



- GENERAL LANDSCAPE NOTES:**
- CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING AND PROPOSED UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO UTILITIES THAT ARE DIRECTLY RELATED TO HIS CONSTRUCTION ACTIVITIES.
 - ANY CONFLICTS WITH PROPOSED TREES AND UNDERGROUND UTILITIES SHALL BE REPORTED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS. ALL PROPOSED TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY.
 - NO CHANGES TO THE PLANTING PLAN ARE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANTING MATERIALS IN BOTH QUALITY AND QUANTITY AS SHOWN ON THE PLANTING PLAN AND PLANTING DETAILS, AND INDICATED ON THE PLANT MATERIALS LIST.
 - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
 - ALL PLANT LOCATIONS SHALL BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ACTUAL PLANTING OPERATIONS.
 - ALL DISTURBED AREAS NOT BEING SURFACED WITH OTHER DESIGNATED MATERIALS SHALL BE SEEDDED WITH SEED MIX NO. 1. SEE SPECIFICATIONS.

- PLANTING LEGEND**
- HAPPY RETURNS DAYLILY, HM-HR
 - LITTLE PRINCESS, SJ
 - COMPACT INKBERRY SHRUB, IL-GL



KEYED NOTES

- TREATED 4" x 4" WOOD FENCE POST IN CONCRETE FOOTINGS
- 1x6 DOG-EARED TREATED WOOD PICKETS.
- (3)2x4 TREATED WOOD RAILS, EVENLY SPACED VERTICALLY.
- ROUND TOP OF FOUNDATION TO SHED WATER

ELEVATION ORNAMENTAL FENCE (BLACK)
NOT TO SCALE

STATE OF OHIO
KHALIL EWAISS
E-72636
REGISTERED PROFESSIONAL ENGINEER
EXP. 12/31/2025

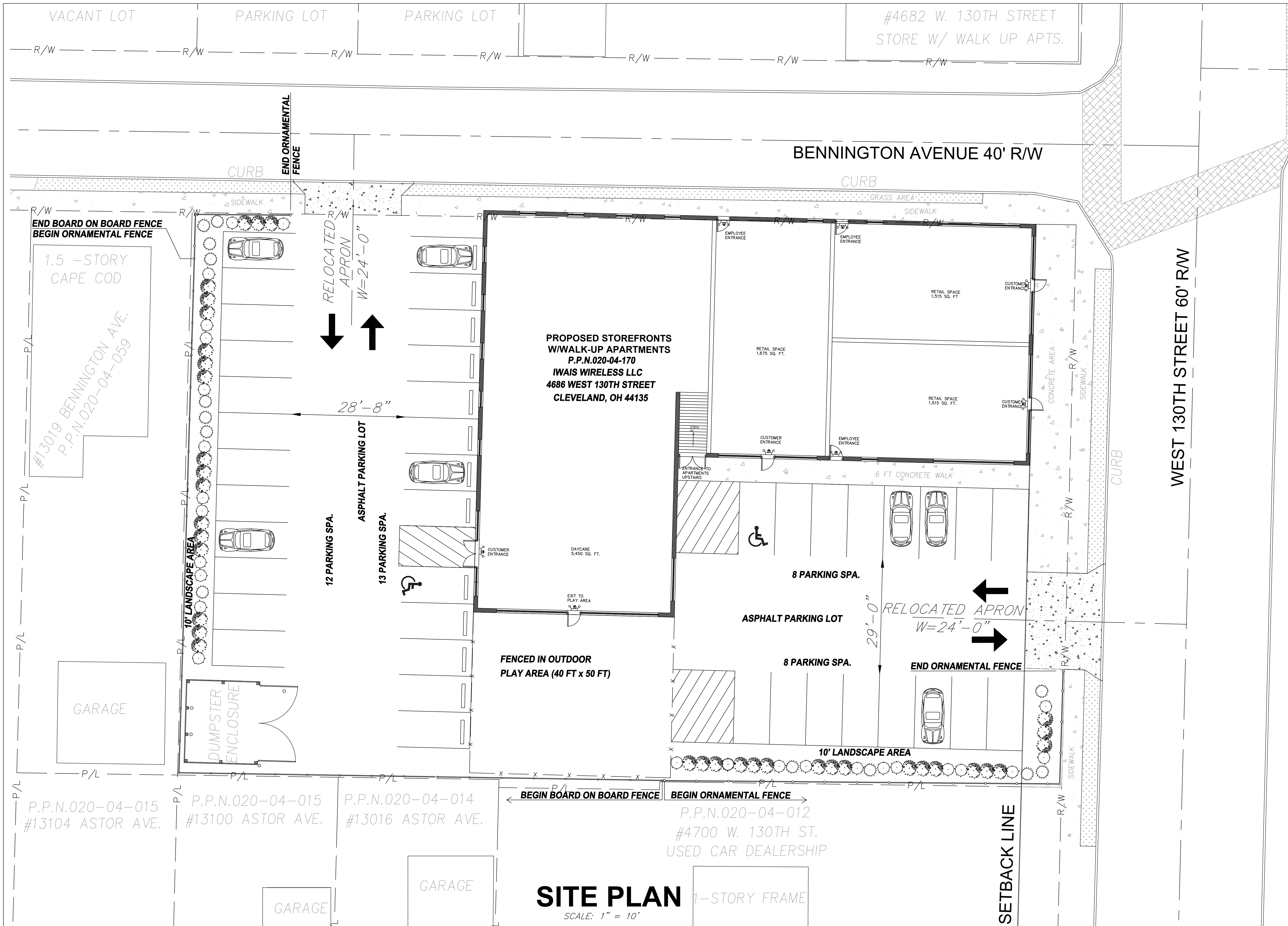
GRAPHIC SCALE
1 inch = 20 ft.

LANDSCAPING PLAN FENCE DETAILS

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 3/2/25

REV	DATE	DESCRIPTION

G2.01

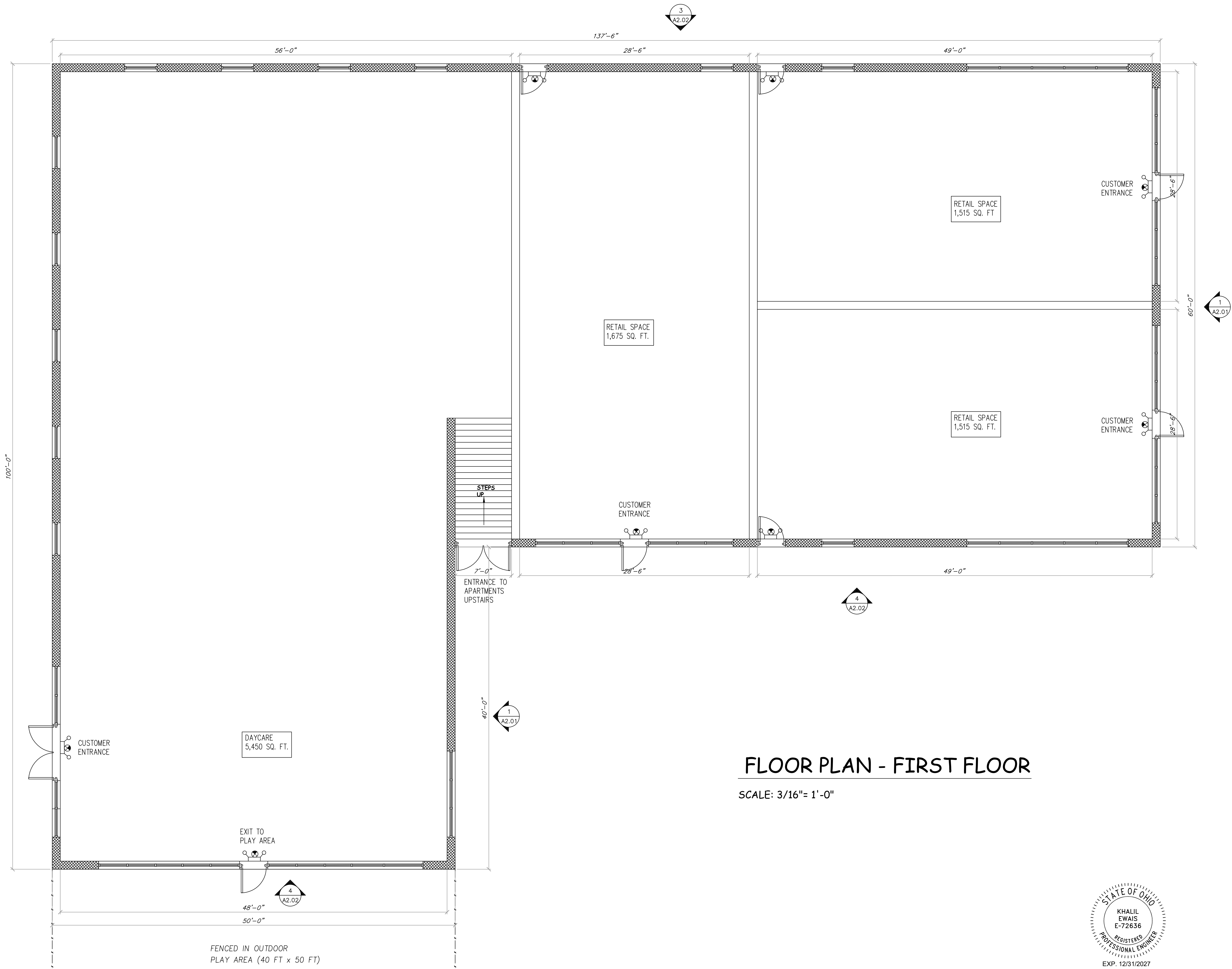


DESIGNED BY:	KME
CHECKED BY:	KME
SUBMITTED BY:	KME
DATE:	03/02/25

REV	DATE	BY	DESCRIPTION

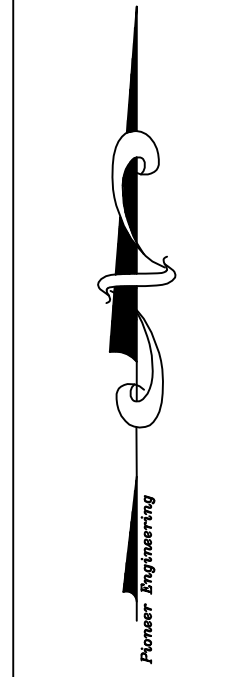
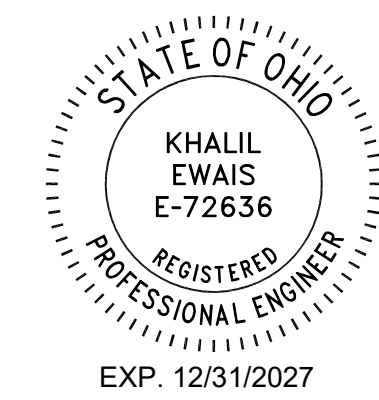
SITE PLAN

SITE PLAN 1-STORY FRAME
SCALE: 1" = 10'



FLOOR PLAN - FIRST FLOOR

SCALE: 3/16" = 1'-0"



DESIGNED BY: KME
 CHECKED BY: KME
 SUBMITTED BY: KME
 DATE: 3/2/26

FLOOR PLAN - FIRST FLOOR/ RETAIL STOREFRONTS/DAY CARE

REV	DATE	BY	DESCRIPTION

A1.01



FLOOR PLAN - SECOND FLOOR

SCALE: 3/16" = 1'-0"

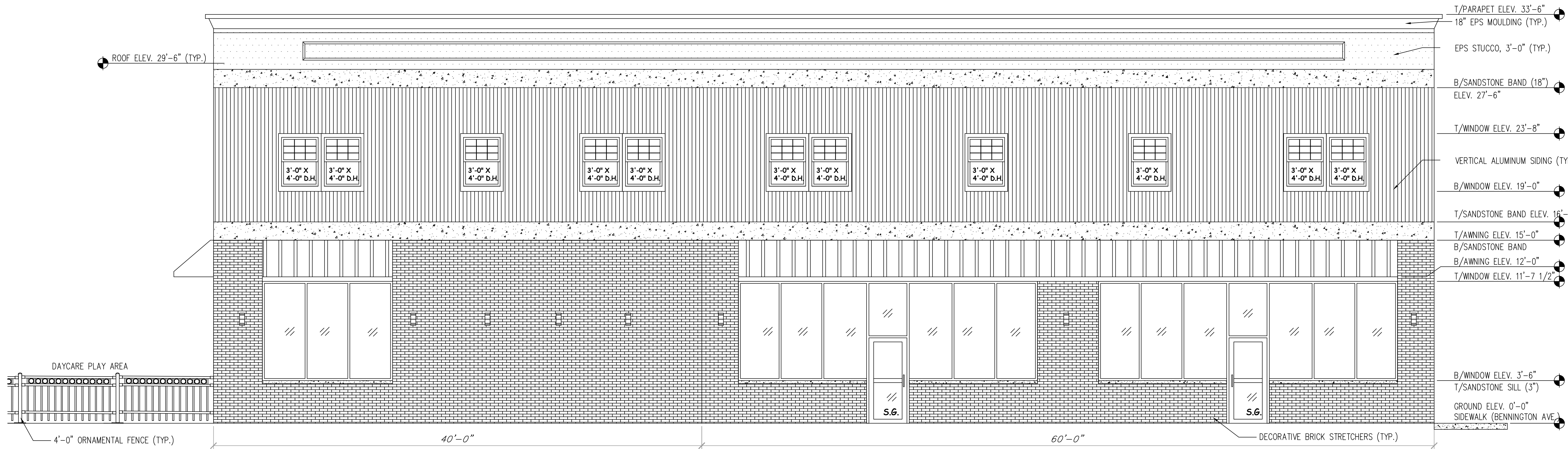


FLOOR PLAN - SECOND FLOOR/ WALK - UP APARTMENTS

DESIGNED BY: KME
 CHECKED BY: KME
 SUBMITTED BY: KME
 DATE: 3/2/26

REV	DATE	BY	DESCRIPTION

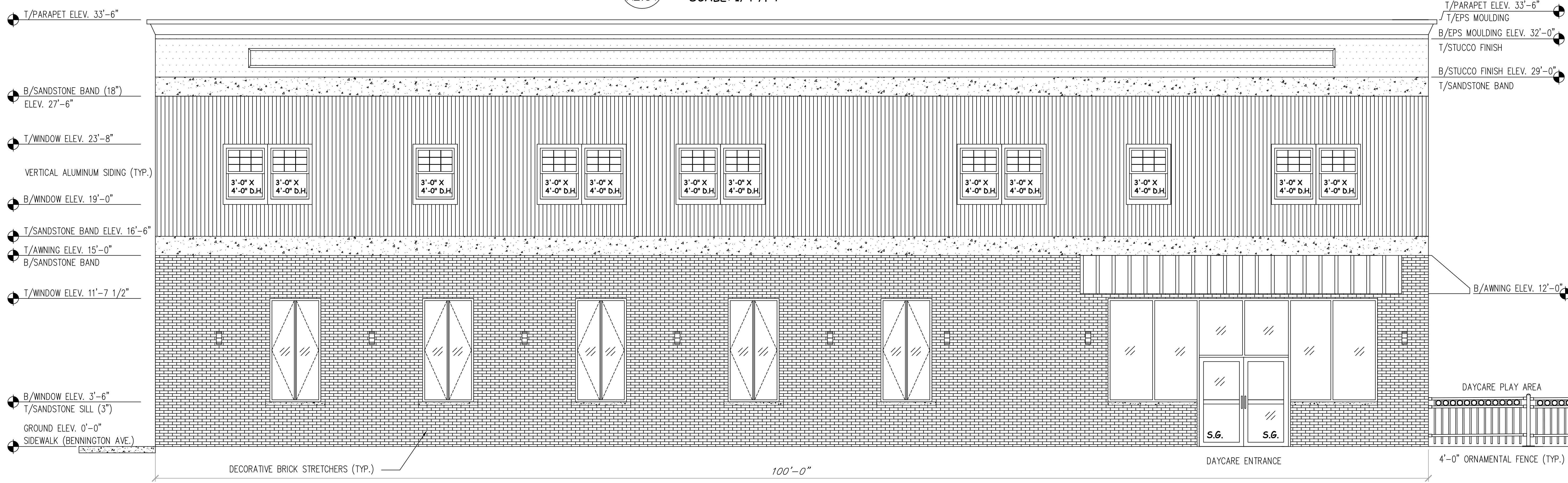
A1.02



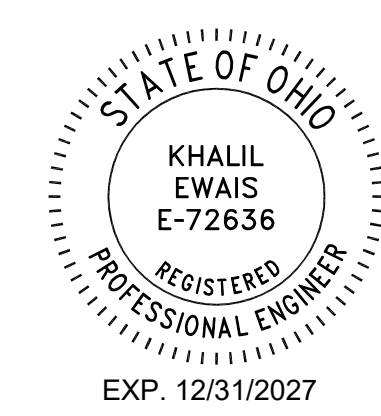
1
A2.01
EAST ELEVATION
SCALE: 1/4"/FT

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 03/2/26

BUILDING ELEVATIONS

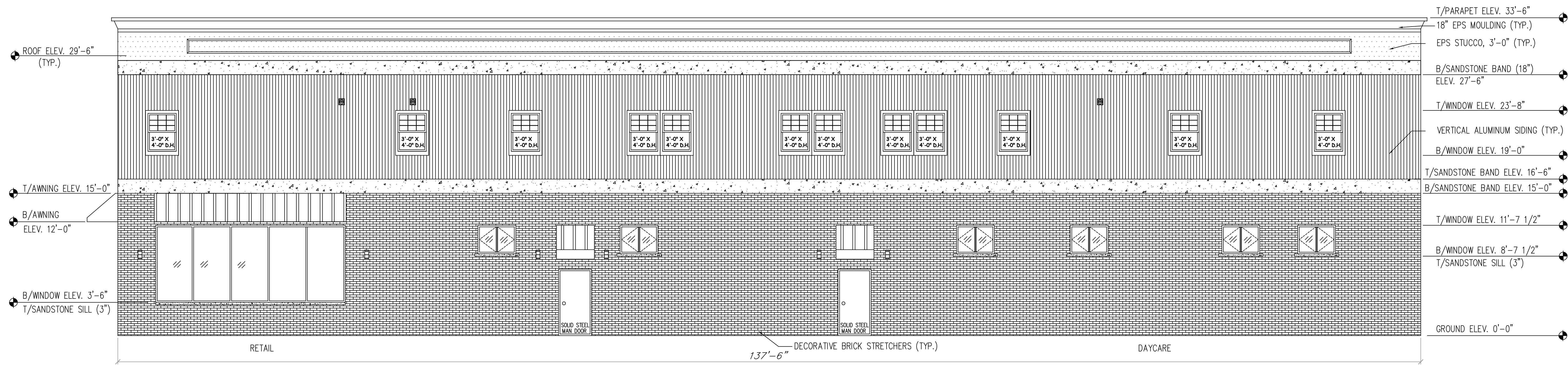


2
A2.01
WEST ELEVATION
SCALE: 1/4" = 1'-0"



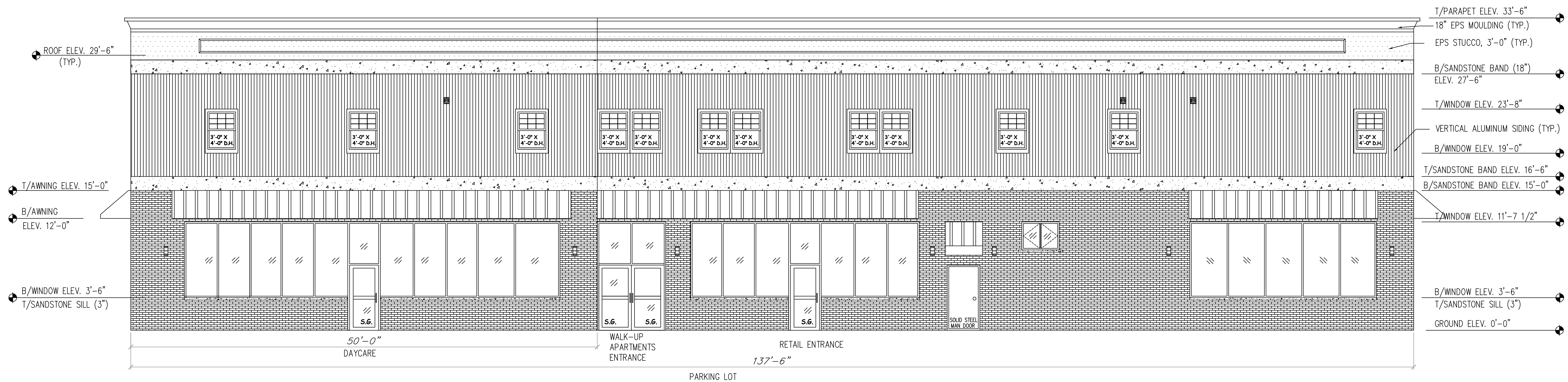
REV	DATE	BY	DESCRIPTION

A2.01



3
A2.02

NORTH ELEVATION
SCALE: 3/16"=1'-0"



4
A2.02

SOUTH ELEVATION
SCALE: 3/16"=1'-0"

DESIGNED BY: AME
CHECKED BY: AME
SUBMITTED BY: AME
DATE: 03/02/26

BUILDING ELEVATIONS

REV	DATE	BY	DESCRIPTION



A2.02

B25037033 – 4686 West 130 St Demolition

April 2, 2026

FWDRAC Recommendations:

FWDRAC recommended postponement from CPC on 3/18/26 based on 341.08 section B:

CPC may delay action, for a period of not more than six (6) months, on the demolition or moving of a building in order to allow economic viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of such period, the Commission shall either approve or disapprove the request to demolish or move, or may choose to delay action for a second and final period of not more than six (6) months if the Commission determines that this additional time period may be useful in securing an alternative to the proposed demolition or moving. At the end of such second and final period, the Commission shall either approve or disapprove the request.

City Planning Staff Recommendations:

Planning staff is in support of the Design Review recommendation to postpone for six months (Criteria 4&7 – Demolition and Moving) to allow applicant to provide economic feasibility studies for the proposed development.

PRJ26-007365 – W 130th Mixed Use Development

April 2, 2026

FWDRAC Recommendations:

FWDRAC recommended conceptual approval on 3/18/26 with the following conditions:

- Review site plan and parking layout, preference to move full daycare space to face West 130th St
- Add sidewalk between building and parking on rear to give space to daycare
- Investigate proportionality and material selection of the front facade, including window sizes, storefront sill, and siding material.

City Planning Staff Recommendations:

Planning staff supports this project conceptually, and recommends conditions for the applicant to further explore site plan adjustments to combine parking areas, and to study feasibility of four large apartments as opposed to smaller additional units.

PRJ26-002961 – Cleveland Business Park

April 2, 2026

Project Address: 0 Rocky River Dr

Type: New Construction – Industrial

Project Representative: Jack Kelly, Scannell Properties

Approval: Schematic

PRJ26-002961 – Cleveland Business Park

April 2, 2026

CPC granted conceptual approval on March 6, 2026 with the following conditions:

- Add pedestrian access to the site from Rocky River Drive
 - Return with detailed landscaping plan, with specific emphasis on neighboring residential uses
 - Further study need for Curb Cut directly on Rocky River Dr; and what type of traffic that will have
 - Preference to narrow down site plan for future reviews
 - 24 bike parking spaces will be needed per code. Encourage bike lockers on site for workers
 - Authorize the planning director to grant administrative approval for the future proposed street vacations and lot consolidations necessary for this development
-



SCANNELL
PROPERTIES



CHELM PROPERTIES, INC.
Real Estate Management and Development

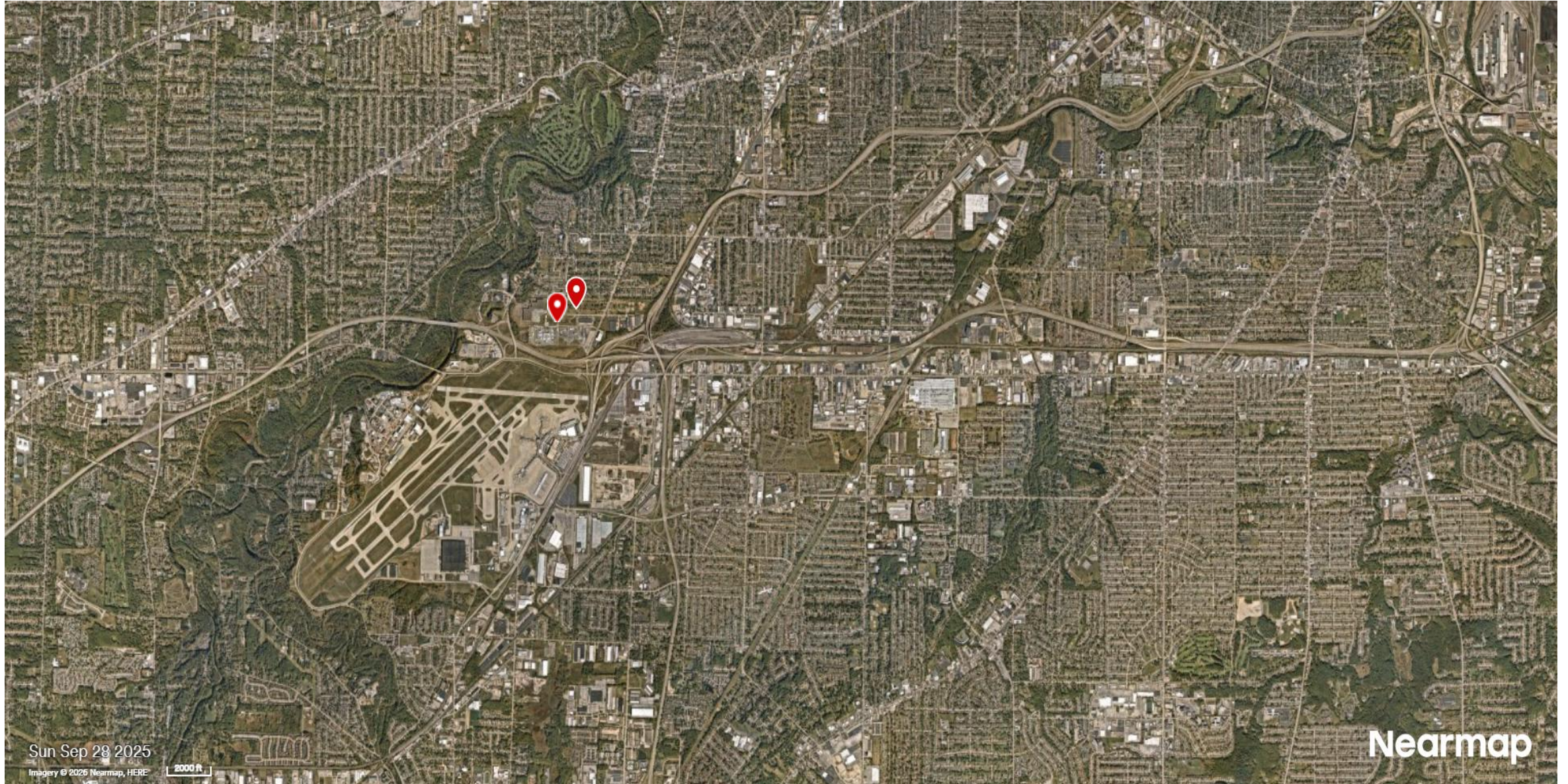
CLEVELAND BUSINESS PARK EXPANSION

Presented to:

City of Cleveland



SITE LOCATION MAP



SITE CONTEXT MAP



EXISTING CONDITIONS PLAN



Context - From the Rocky River Dr. & Cleveland Parkway Intersection looking NW at northern parcels

EXISTING CONDITIONS PLAN



Context - From the Sysco site access drive looking NE at northern parcels

EXISTING CONDITIONS PLAN



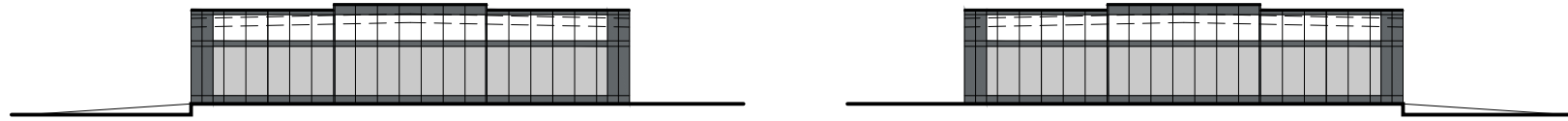
Context - From Cleveland Pkwy looking SW at the southern parcels

EXISTING CONDITIONS PLAN



Context - From Cleveland Pkwy looking SW at the adjacent building

SECTION / ELEVATION DRAWINGS

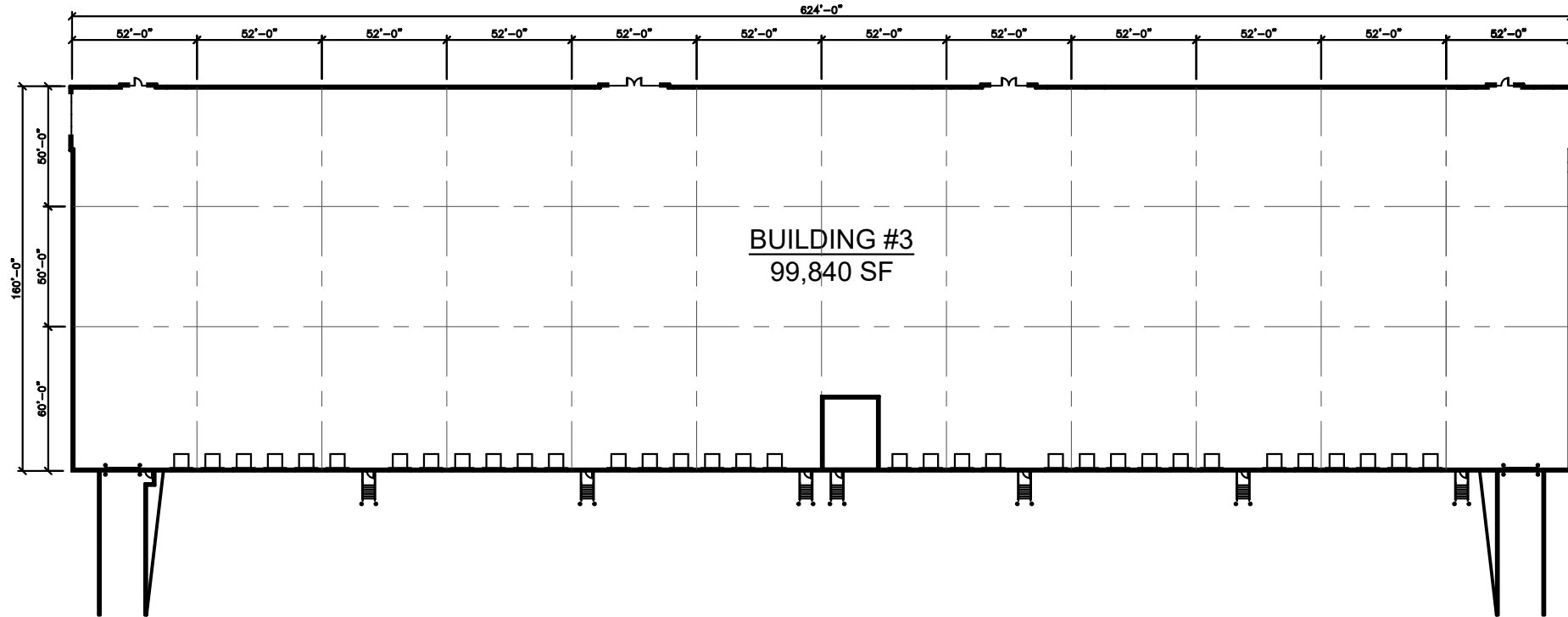


PROPOSED:
PROJECT SITE
February 25, 2026

Proposed Elevations
CLEVELAND, OH
Building #3

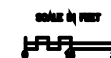


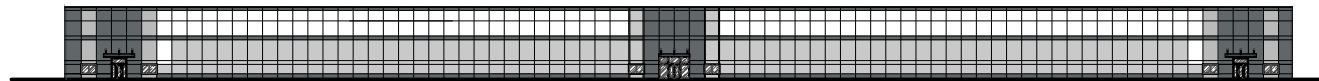
FLOOR PLANS



PROPOSED:
PROJECT SITE
February 25, 2026

Proposed Floor Plan
CLEVELAND, OH
Building #3





↕ +38'-6" T.O.P.
↕ +32'-0" CLR. HT
↕ 0'-0" FFE

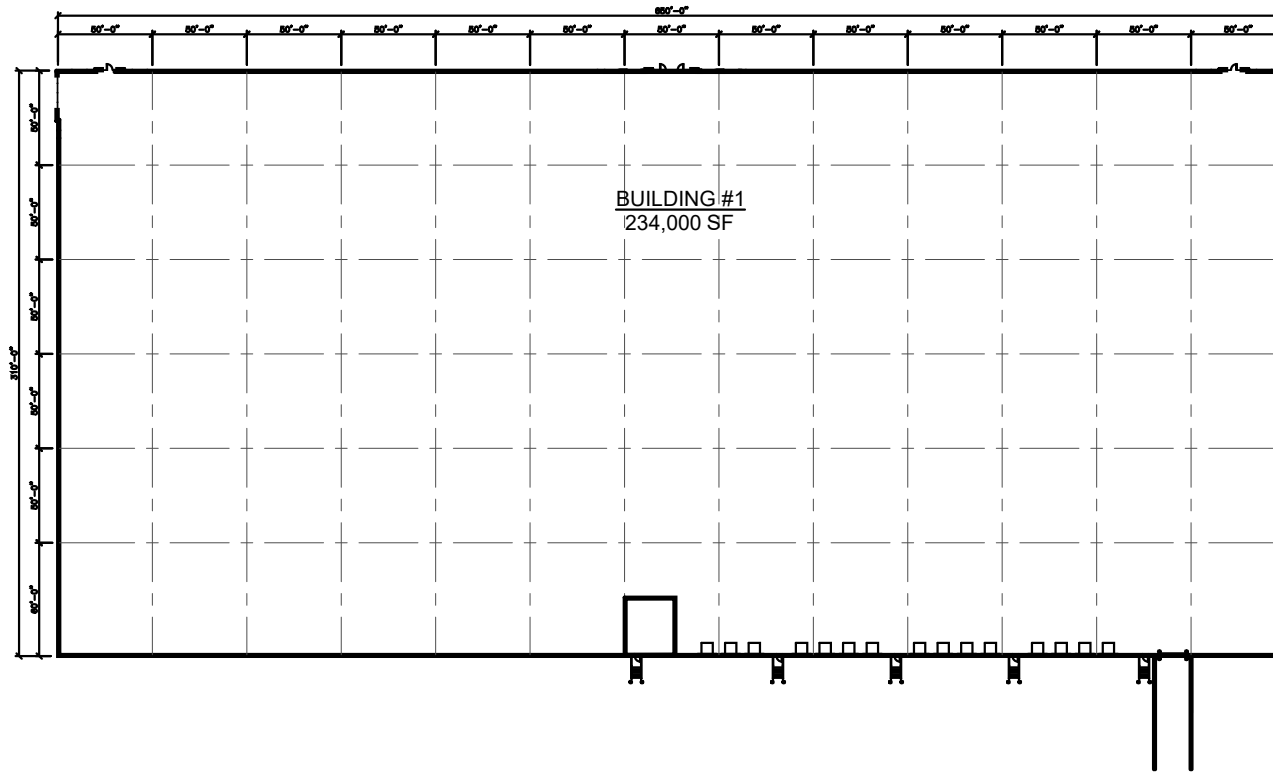


PROPOSED:
PROJECT SITE
February 25, 2026

Proposed Elevations

CLEVELAND, OH
Building #1



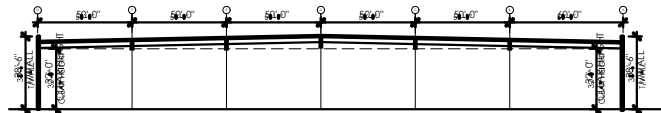


PROPOSED:
PROJECT SITE
February 25, 2026

Proposed Floor Plan

CLEVELAND, OH
Building #1



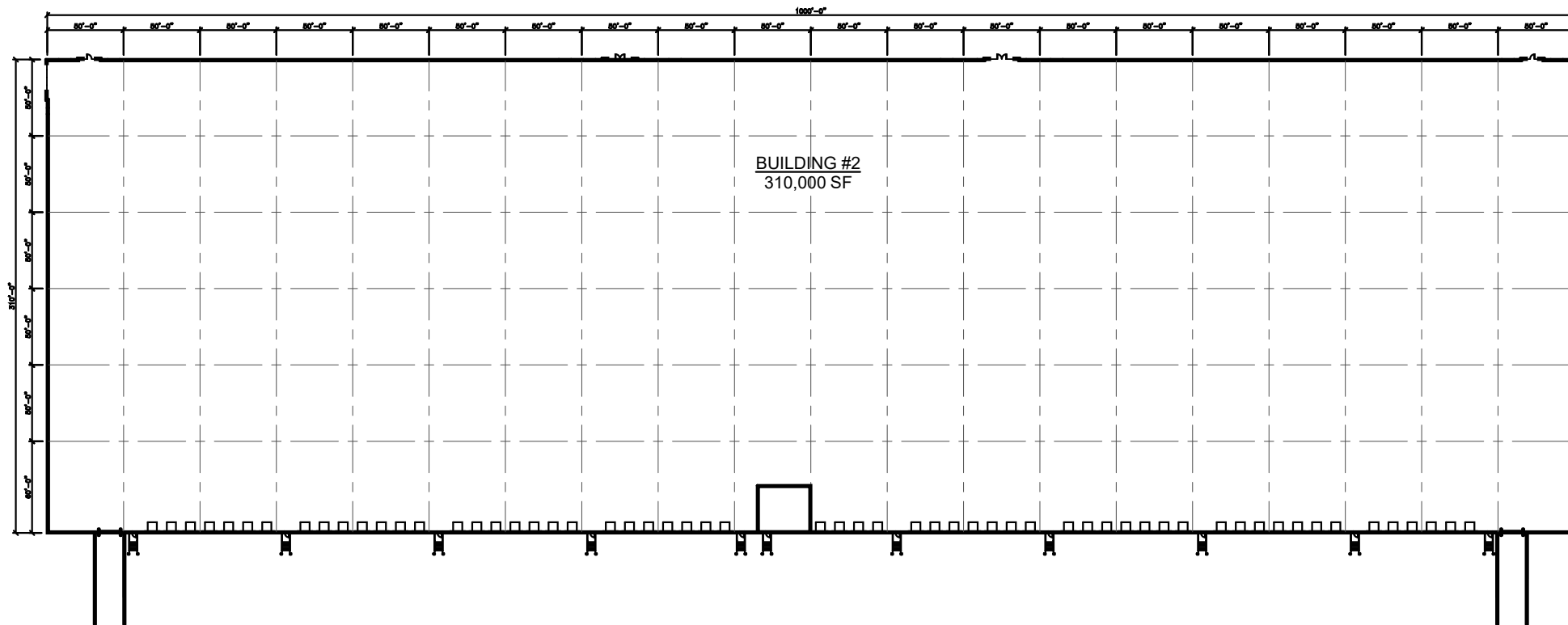


PROPOSED:
PROJECT SITE
February 25, 2026

Proposed Elevations and Section

CLEVELAND, OH
Building #2





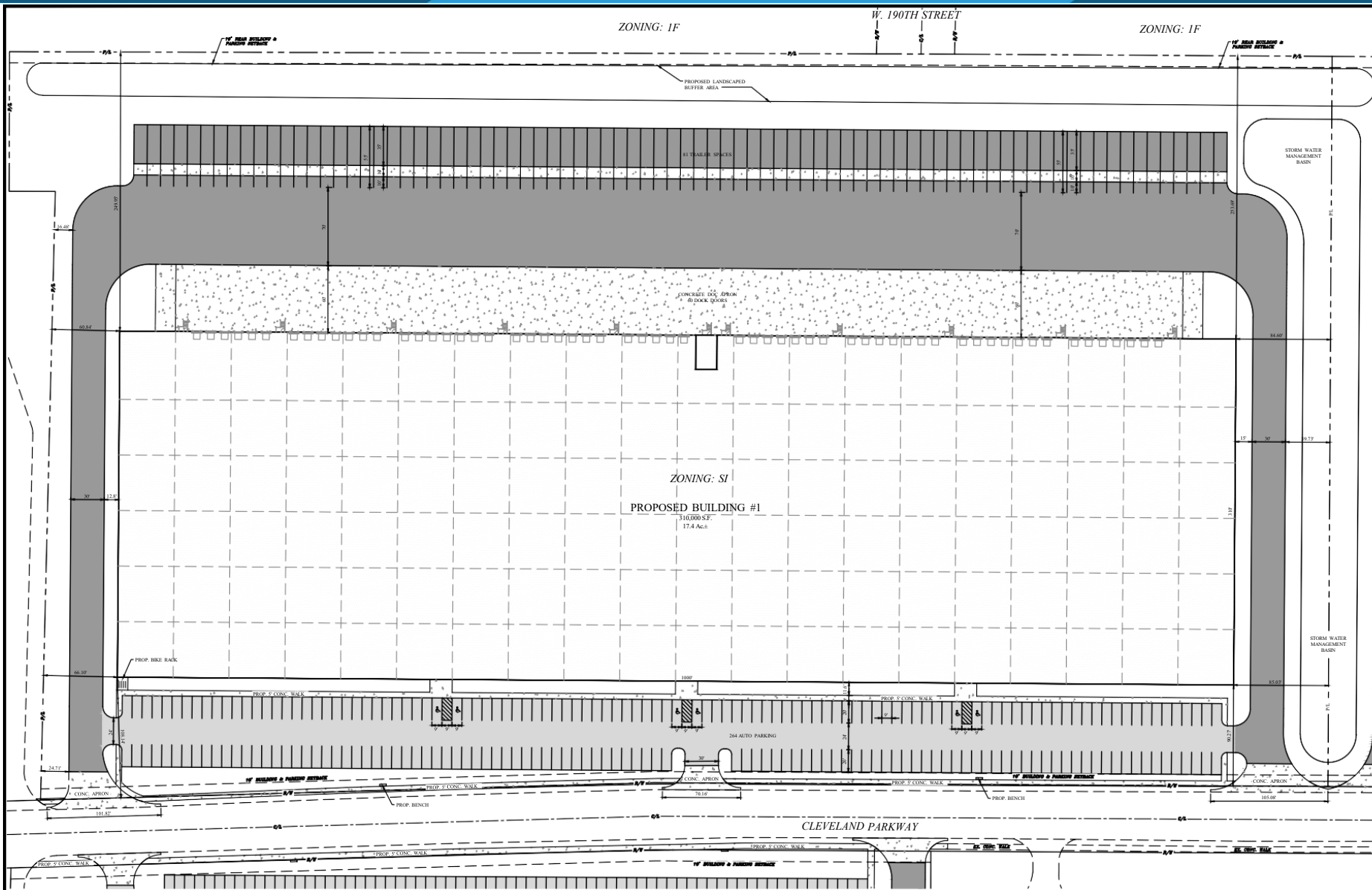
PROPOSED:
PROJECT SITE
February 25, 2026

Proposed Floor Plan




CLEVELAND, OH
Building #2



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 C:\Users\mwh\OneDrive\Work\Projects\2025\1-1-Proposed\2025\1-1-Proposed\2025-24-415\Cleveland Business Park



LEGEND

	REGULAR DUTY ASPHALT
	HEAVY DUTY ASPHALT
	CONCRETE PAVING

ALL ARE THIS DRAWING'S EXISTING CONDITIONS UNLESS INDICATED OTHERWISE
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITIONS

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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Rootstown, OH 44372
www.weber-engineering-services.com
330.329.3037
info@webercivil.com

Reg. No.: 61709

CLIENT:

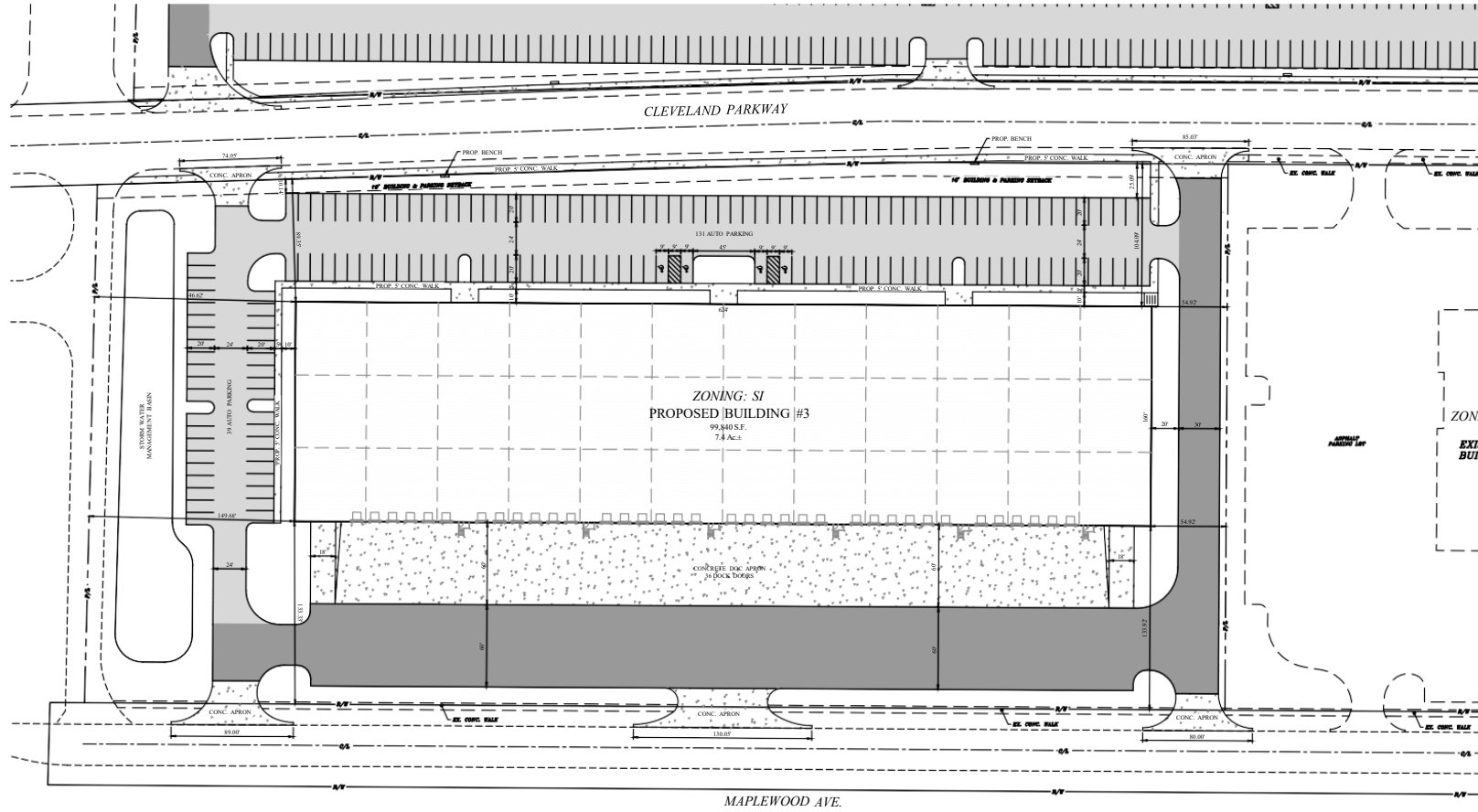
OWNER:

Issue Date
02-24-2026
03-24-2026

CLEVELAND BUSINESS PARK
PRELIMINARY SITE PLAN
ROCKY RIVER DR., CLEVELAND, OH

PRELIMINARY
SITE PLAN




OPT-2A
Project No. 2025-415



ZONING: SI
 PROPOSED BUILDING #3
 99,840 S.F.
 7.4 Ac.±

ZONING: SI
 EXISTING BUILDING

LEGEND

-  REGULAR DUTY ASPHALT
-  HEAVY DUTY ASPHALT
-  CONCRETE PAVING

SOLID LINE REPRESENTS EXISTING CONDITION
 DASHED/LINE TEXT REPRESENTS PROPOSED CONDITION



GRAPHIC SCALE



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OWNER:

Issue Date
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 03-24-2026

CLEVELAND BUSINESS PARK
 PRELIMINARY SITE PLAN
 ROCKY RIVER DR., CLEVELAND, OH

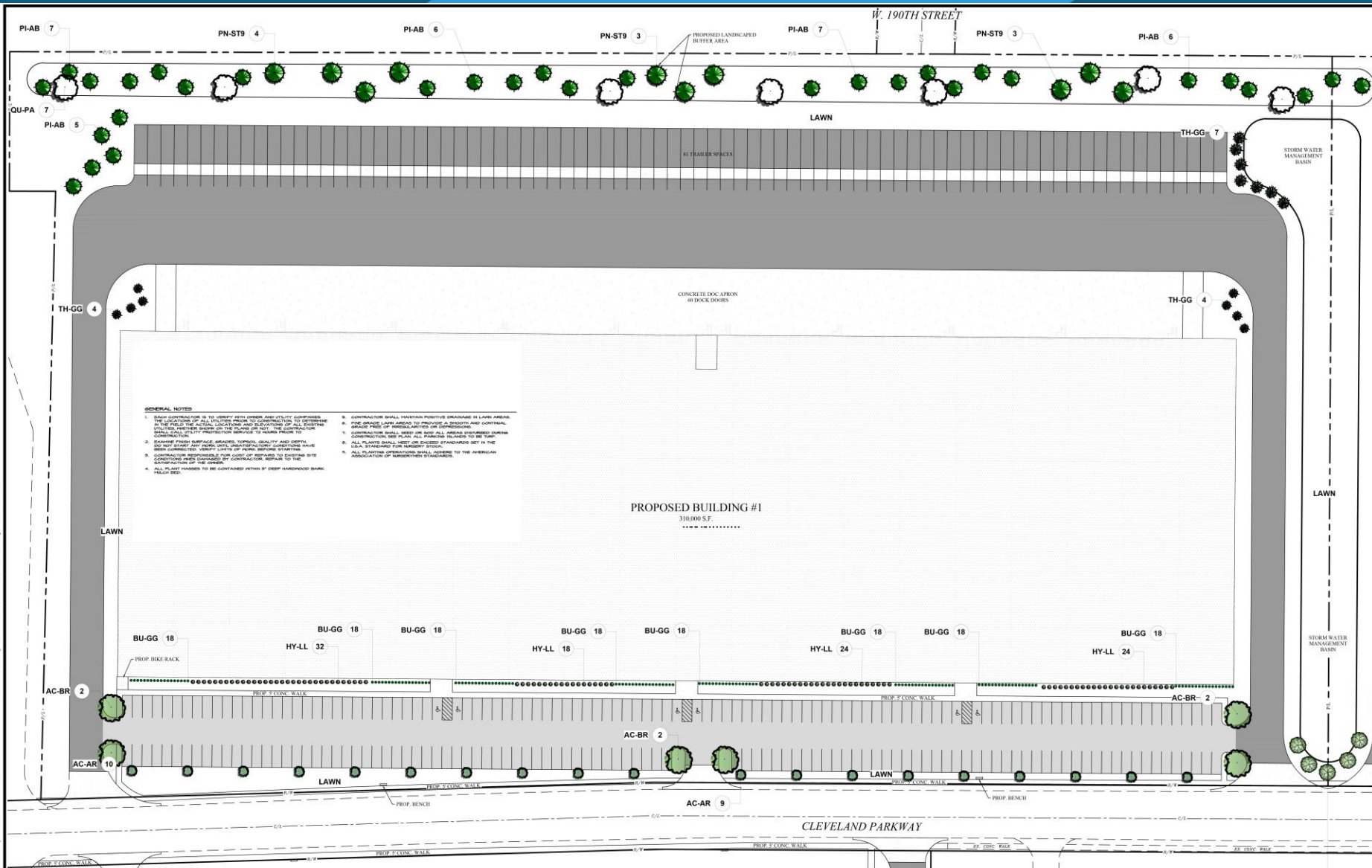
PRELIMINARY
 SITE PLAN

OPT-2C
 Project No. 2025-415

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- GENERAL NOTES:**
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PREVENT DAMAGE TO THE EXISTING UTILITIES AND TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR OBSTRUCTIONS.
 2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 3. PINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR OBSTRUCTIONS.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
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 11. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 12. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 13. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 14. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 15. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.

ID	Qty	Botanical Name	Common Name	Size
AC-AR	19	Acer r. 'Armstrong'	Armstrong Maple	2.5"
AC-BR	6	Acer r. 'Brandywine'	Red Point Maple	2.5"
BU-GG	144	Buxus s. 'Green Giant'	Green Gem Boxwood	24"
HY-LL	98	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#3
MA-RR	5	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	2"
PI-AB	31	Picea abies	Norway Spruce	6'
PN-ST9	10	Pinus strobus	Eastern White Pine	6-7'
QU-PA	7	Quercus palustris	Pin Oak	2.5"
TH-GG	15	Thuja p. 'Green Giant'	Green Giant Arborvitae	6'



LEGEND
 ITALIC TEXT REPRESENTS EXISTING CONDITION
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



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 www.WeberEngineeringServices.com
 330.329.2427
 matt@webercivil.com

STATE OF OHIO
 MATTHEW WEBER
 LICENSED PROFESSIONAL ENGINEER
 Reg. No.: 61709

CLIENT:

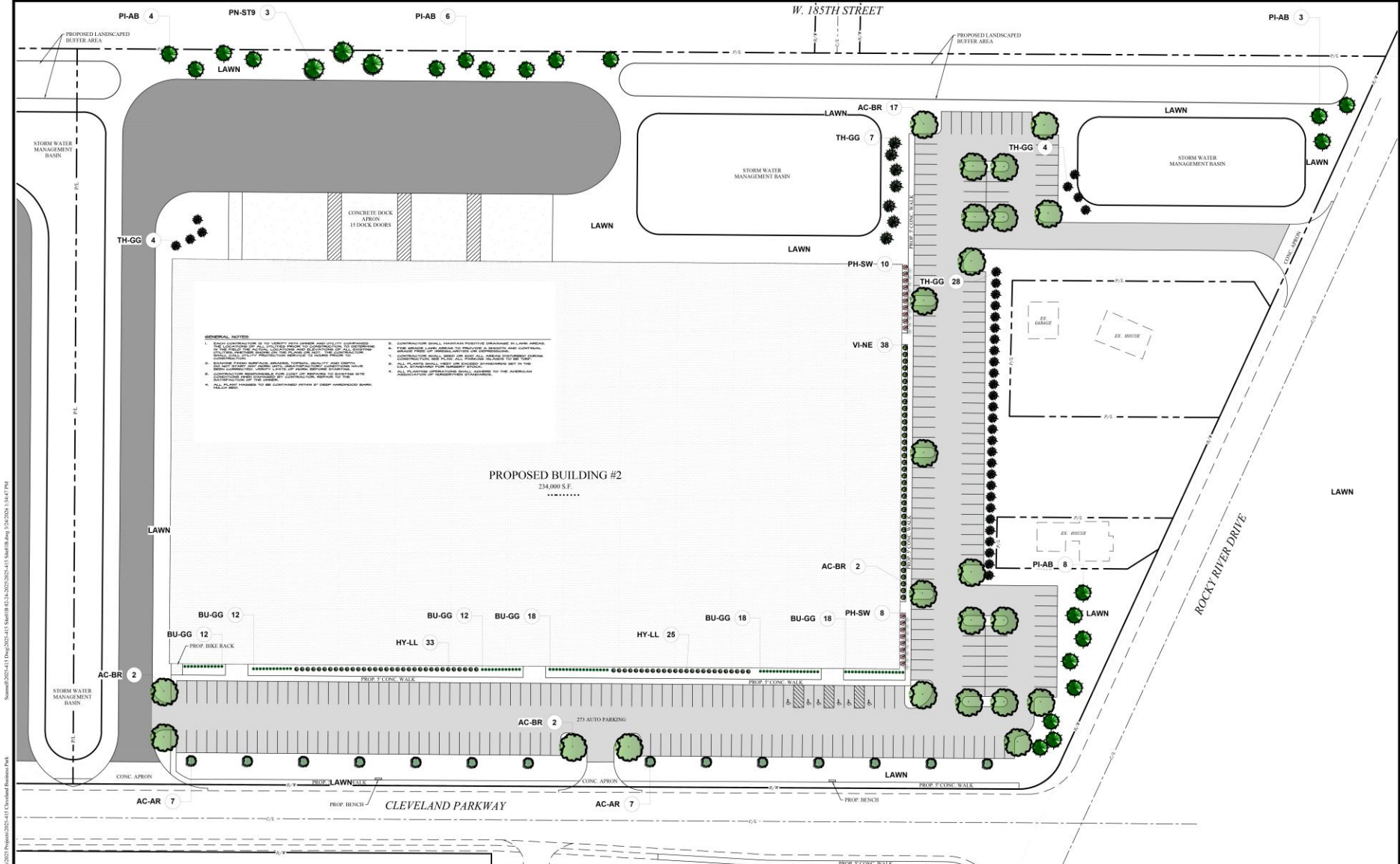
OWNER:

Issue Date
 02-24-2026
 03-24-2026

CLEVELAND BUSINESS PARK
 PRELIMINARY SITE PLAN
 ROCKY RIVER DR., CLEVELAND, OH

PRELIMINARY
 LANDSCAPE
 PLAN

L-1
 Project No. 2025-415



GENERAL NOTES:

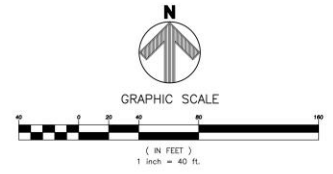
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND UTILITIES SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.
3. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL PROVIDE ADEQUATE PROTECTION FOR ALL UTILITIES TO REMAIN.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.
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9. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.
10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS AND SHALL PROVIDE ADEQUATE DRAINAGE TO THE STORM WATER MANAGEMENT BASINS.

ID	Qty	Botanical Name	Common Name	Size
AC-AR	14	Acer r. 'Armstrong'	Armstrong Maple	2.5"
AC-BR	23	Acer r. 'Brandywine'	Red Point Maple	2.5"
BU-GG	90	Buxus s 'Green Gem'	Green Gem Boxwood	24"
HY-LL	58	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#3
PH-SW	18	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	#6
PI-AB	21	Picea abies	Norway Spruce	6"
PN-ST9	3	Pinus strobus	Eastern White Pine	6-7"
TH-GG	43	Thuja p. 'Green Giant'	Green Giant Arborvitae	6"
VI-NE	38	Viburnum p. 'Newport'	Newport Viburnum	#5



LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



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 www.WeberEngineeringServices.com
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STATE OF OHIO
 MATTHEW WEBER
 LICENSED PROFESSIONAL ENGINEER
 Reg. No.: 61709

CLIENT:

OWNER:

Issue Date
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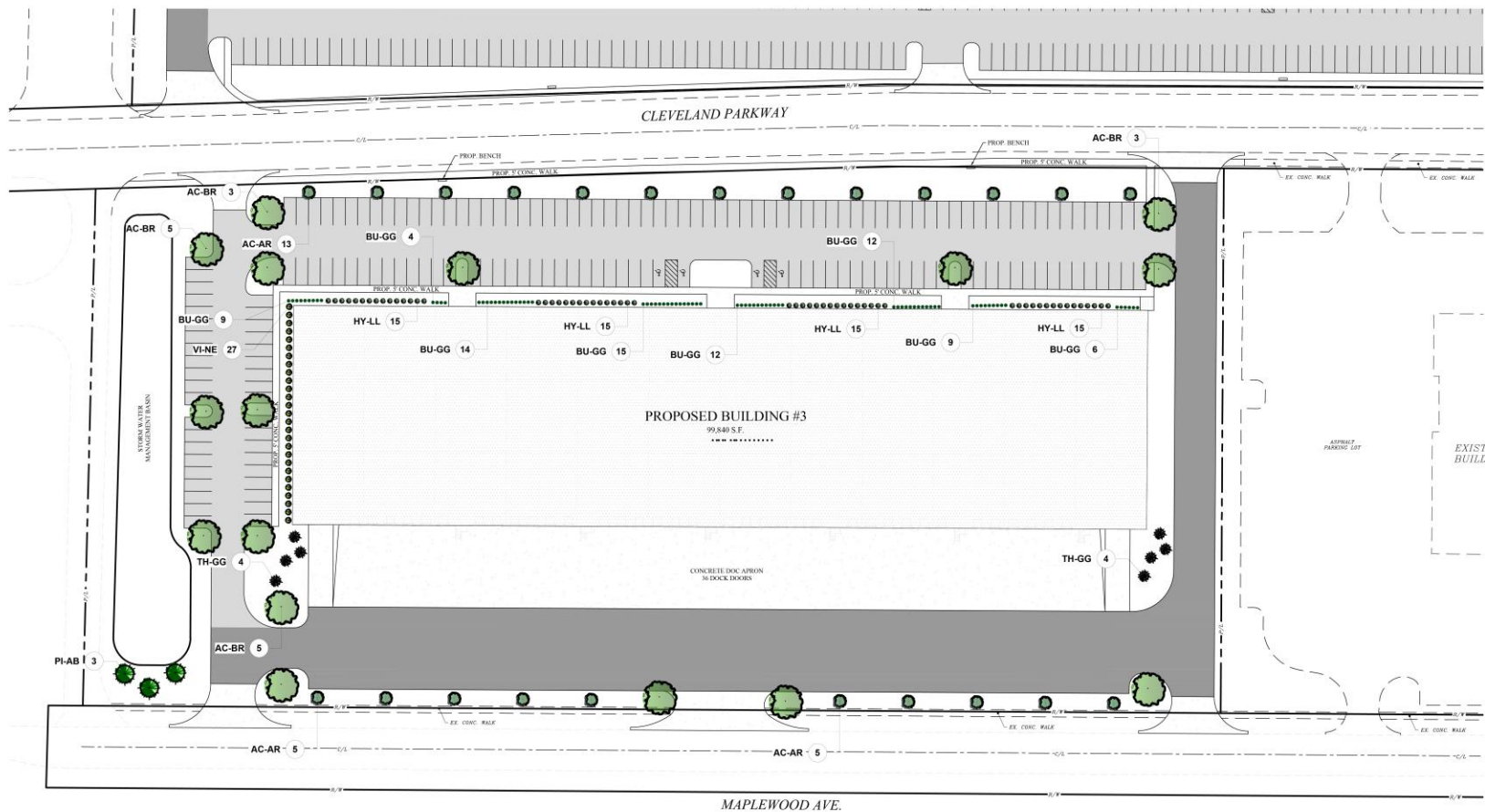
CLEVELAND BUSINESS PARK
 PRELIMINARY SITE PLAN
 ROCKY RIVER DR., CLEVELAND, OH

PRELIMINARY
 LANDSCAPE
 PLAN

L-2
 Project No. 2025-415

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 Summer\2025\415\Drawings\2025\415\SitePlan\2025\415\SitePlan.dwg 12/24/2025 1:14:47 PM





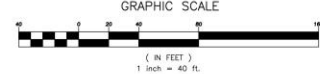
ID	Qty	Botanical Name	Common Name	Size
AC-AR	23	Acer r. 'Armstrong'	Armstrong Maple	2.5"
AC-BR	16	Acer r. 'Brandywine'	Red Point Maple	2.5"
BU-GG	81	Buxus s. 'Green Giant'	Green Giant Boxwood	24"
HY-LL	60	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#3
PI-AB	3	Picea abies	Norway Spruce	6'
TH-GG	8	Thuja p. 'Green Giant'	Green Giant Arborvitae	6'
VI-NE	27	Viburnum p. 'Newport'	Newport Viburnum	#5



- GENERAL NOTES**
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. ALL UTILITIES UTILIZED, WHETHER SHOWN ON THE PLAN OR NOT, THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES PROTECTED BY THE CITY OF CLEVELAND.
 2. EXCAVATE FIRST, REPAIR, REGRADE, TOPSOIL, QUALITY AND DEPTH. DO NOT START ANY OTHER WORK UNTIL REPAIR/REGRADING CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 3. CONTRACTOR RESPONSIBLE FOR CARE OF THE WORK TO BE PERFORMED SITE SATISFACTION OF THE OWNER.
 4. ALL PLANTING SHALL BE TO BE COMPLETED WITHIN 90 DAYS OF THE COMMENCEMENT OF THE WORK.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 6. FINE GRADES LAWN AREAS TO INCLUDE 20 BOUNDS AND CENTRAL AREAS FREE OF OBSTRUCTIONS OR OBSTRUCTIONS.
 7. CONTRACTOR SHALL VERIFY ALL SOIL ALL AREAS DISTURBED DURING CONSTRUCTION ARE REPAIRED TO ORIGINAL CONDITION.
 8. ALL PLANTS SHALL BE SET ON EDGED STANDARDS SET IN THE SOIL AT SPACING FOR WINDY WIND.
 9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS.

LEGEND

(PLANT) TEXT REPRESENTS EXISTING CONDITION
 (NON-PLANT) TEXT REPRESENTS PROPOSED CONDITION



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CLIENT:

OWNER:

Issue Date
 02-24-2026
 03-24-2026

CLEVELAND BUSINESS PARK
 PRELIMINARY SITE PLAN
 ROCKY RIVER DR., CLEVELAND, OH

PRELIMINARY
 LANDSCAPE
 PLAN

L-3
 Project No. 2025-415

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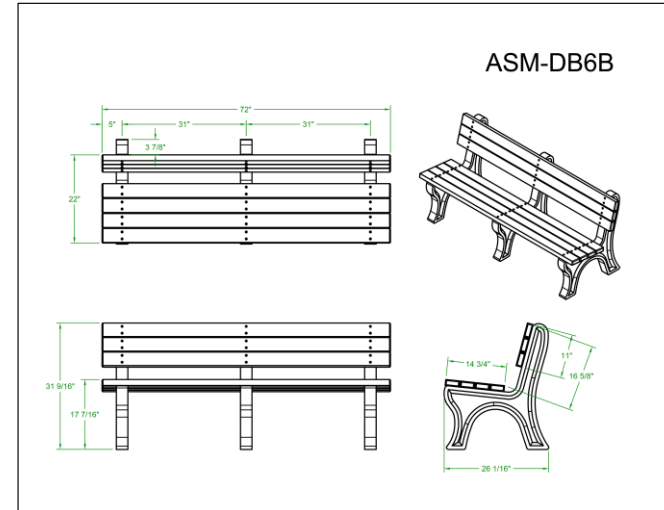
BIKE RACK DETAIL



SURFACE MOUNTED, POWDER COATED
CARBON-STEEL BIKE RACKS # 12770 BY
OCEANIC OR APPROVED EQUIV.



BIKE RACK DETAIL
REFERENCE ONLY NOT TO SCALE



PARK BENCH DETAIL
REFERENCE ONLY NOT TO SCALE

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mail@webercivil.com



Reg. No.: 61709

CLIENT:

OWNER:

CLEVELAND BUSINESS PARK PRELIMINARY SITE PLAN ROCKY RIVER DR., CLEVELAND, OH	Issue Date
	02-24-2026 03-24-2026

PRELIMINARY
SITE PLAN

OPT-2D
Project No. 2025-415

NEORSD

3900 Euclid Avenue , Cleveland, Ohio

Review Cycle Results

PROJECT/CASE #: CDP-03-16-2026-0002859

PROJECT/CASE NAME: Cleveland Business Park

REVIEW CYCLE: 1

PROCESS: Preliminary / Determination

ADDRESS:

REVIEW TYPE: Preliminary / Determination Review

REVIEW #: REV-26-03-002284

REVIEW RESULT: Completed

REVIEWED BY: Robert Stoerkel

REVIEWED ON: 3/18/2026

COMMENTS & RESPONSES:

comments delivered at PetBOT meeting on 3/17.

- No stormwater management required at this development in the separate sewer area.
- Connections are to WPC.

No comments have been provided.















Jack Kelly
Senior Development Associate
+1 612 801 9311
Jackk@scannellproperties.com

David Perlberg
President
+1 440 424 0112
dperlberg@chelmproperties.com

Matt Weber
Owner
+1 330 329 2037
matt@webercivil.com

BUILDING SOLUTIONS THAT MATTER

PRJ26-002961 – Cleveland Business Park

April 2, 2026

FWDRAC Recommendations:

FWDRAC recommended approval on 4/1/26 with the following conditions:

- Ensure continuous dense landscaping along northern border; include more trees and shrubs to harden screening
- Provide sidewalk access at second entry off of Rocky River Dr & work with city on if access point from West 185th St could be added
- Maintain large existing trees throughout the site where possible
- Change or spread out bike parking locations to be closer to Rocky River Dr

City Planning Staff Recommendations:

Planning staff is supportive of approval with the recommendation to allow further details to return to Local Design Review and staff for final approval.

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

DF2026-007 – Meet Me Here Plaza

April 2, 2026

Project Address: Corner of Ontario St & Huron Rd. E

Type: New Construction

Project Representative: Cullen Meves, MKSK, on behalf of Rock Entertainment Group

Approval: Final

DF2026-007 – Meet Me Here Plaza

April 2, 2026

CPC granted schematic approval on March 6, 2026 with the following conditions:

- Trees to be in-ground, not planters
 - Fencing to be taller & expanded to thoughtfully contain balls and protect park users from vehicular traffic, while maintaining a porous and welcoming design. Eliminate Cavs colors from chain link fencing, and/or provide ornamented fencing instead
 - Meet Me Here sculpture thoughtfully integrated within the design, and weed-wacking issue addressed around it
 - Activate the space with amenities & programming for additional uses both active & passive. Include additional hoops (referencing at least 6) and provide kids play amenities
 - Develop Ontario Street as a gateway to Downtown & the Gateway District. Include welcoming pedestrian access & additional usable space there
 - Shift the court as much as possible to the northeast to preserve additional programming opportunities for future Phase II, and develop a Masterplan for phased development that includes:
 - A full array of play elements
 - Compelling & interactive public art
 - Future commemorative statue(s) / court(s)
 - Site amenities & landscaping
 - Consider wind-breaking options to help screen the basketball court
-

Meet Me Here Park CAVS Sign

2151 Ontario St

City Planning Commission Hearing

April 02, 2026

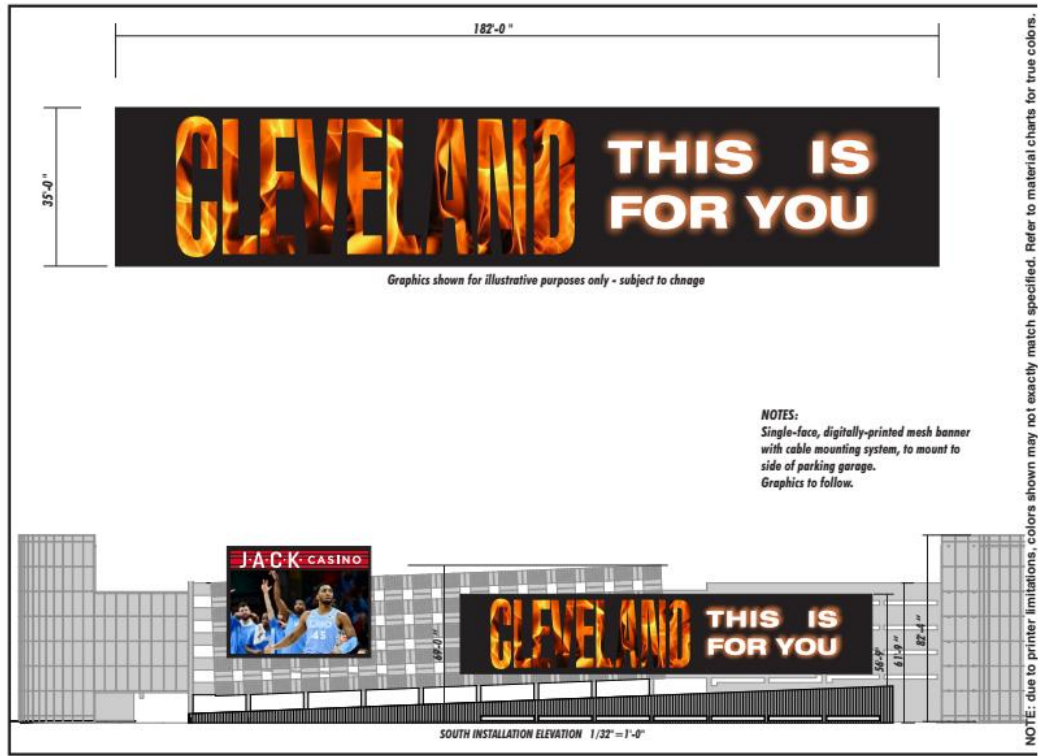


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Applicant is proposing a 76.5 sq. ft. temporary identification wall sign.



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

DESIGN NO. 826-452
COPYRIGHT © 2026
see me here garage banner

Brilliant Electric Sign Co., Ltd.



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DESIGN. ANY REPRODUCTION OR USE IN CONNECTION WITH A PROJECT BEING PLANNED, COPIED OR EXHIBITED IN ANY FASHION, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER, IS STRICTLY PROHIBITED.

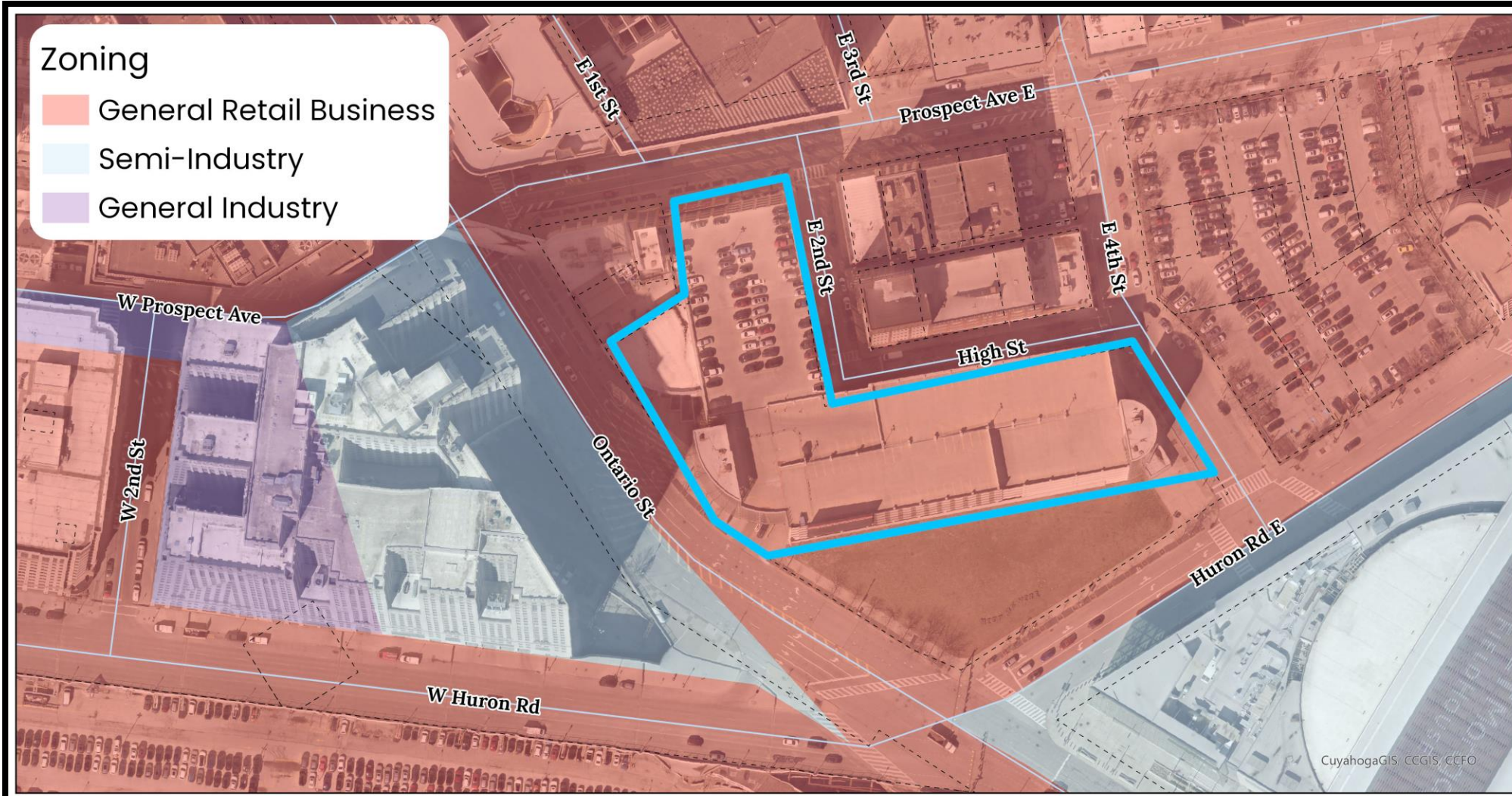
Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME
LOCATION

SALESMAN	H	DATE	3-20-26	DESIGN NO.	826-455
DESIGNER	DM	SCALE	NTS	REVISION	3-23-26
PROJECT NAME	Rocket Arena North Parking Garage		COPYRIGHT ©	2026	
FILE NAME	W:\clients\meet me here garage banner				

Existing Zoning

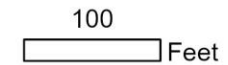
General Retail Business-C1



Zoning

- General Retail Business
- Semi-Industry
- General Industry

Sign Variance
2151 Ontario St





E 1st St

2151 Ontario St

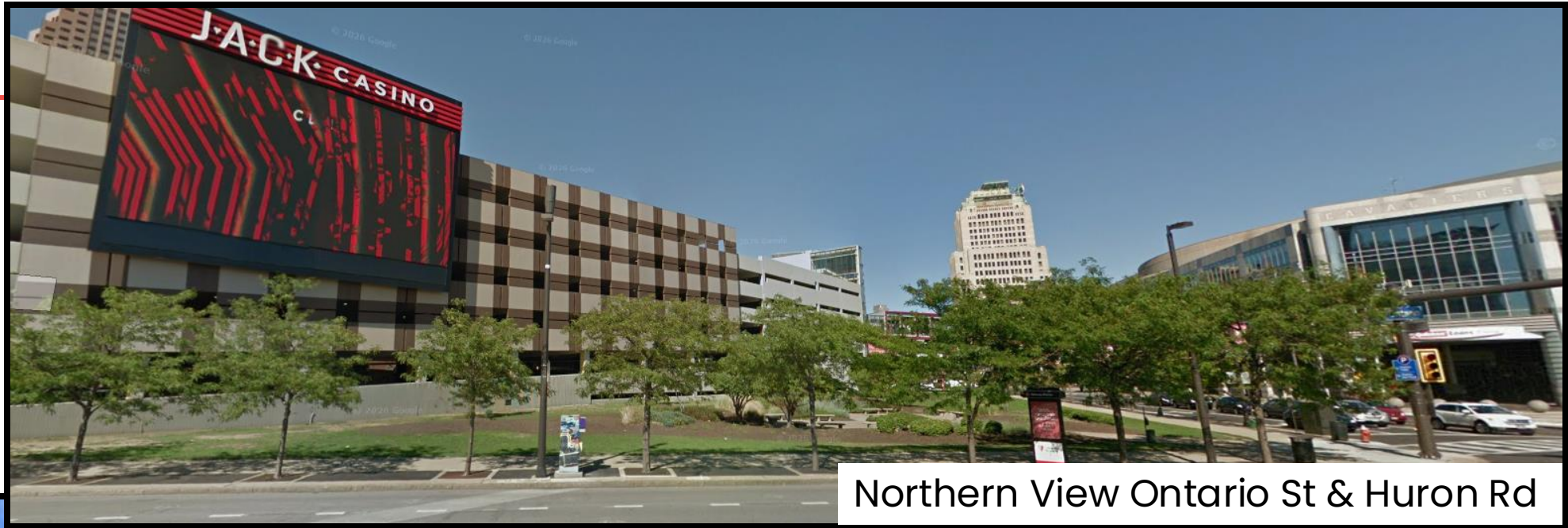
W Huron Rd

ROCKET Mortgage FIELDHOUSE

Canal Rd

Canal Rd

Canal Rd



Northern View Ontario St & Huron Rd



Eastern View Ontario St



Northeastern View Huron Rd

Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
 - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
 - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
 - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

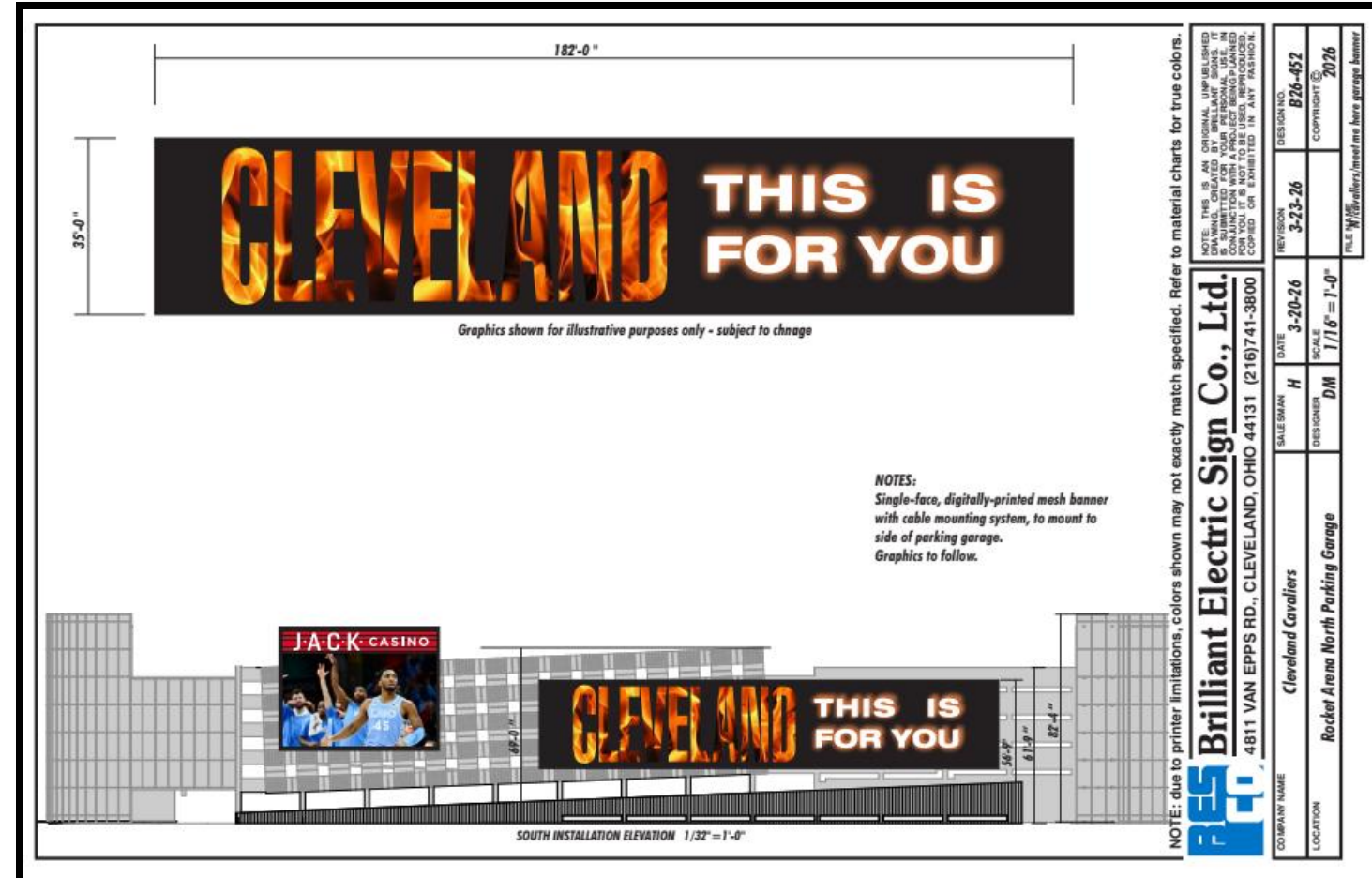
Banner Signs

- **Banners:** The area of all banners displayed for a business or other non-residential use shall be limited to twenty-five percent (25%) of the permitted permanent sign area. Each business or use shall display banners for no more than four (4) months during any calendar year. Banners shall be displayed only as wall, window, canopy or projecting signs in accordance with the applicable regulations pertaining to each sign type.
-

Variances Required

Temporary Banner Sign:

- **25% of 595 sq.ft. (148.75sq.ft.) max permitted for temporary wall signs.**
 - **Proposing 6,370 sq.ft.**
 - **6,221.25 sq.ft. variance required**
- **4 months max for temporary signs.**
 - **Proposing 1 year**
 - **8 month variance required**



Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**

182'-0"

35'-0"

CLEVELAND THIS IS FOR YOU

Graphics shown for illustrative purposes only - subject to change

NOTES:
Single-face, digitally-printed mesh banner with cable mounting system, to mount to side of parking garage.
Graphics to follow.

SALESMAN H DATE 3-20-26 SCALE 1/16" = 1'-0"

DESIGNER DM

DESIGN NO. B26-452

REVISION 3-23-26

COPYRIGHT © 2026

FILE # W:\billers\meet on here garage banner

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

RES Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

CLEVELAND Cavaliers

Rocket Arena North Parking Garage

COUNTY NAME CLEVELAND

LOCATION Rocket Arena North Parking Garage

SOUTH INSTALLATION ELEVATION 1/32" = 1'-0"

ARTIST'S RENDERING SHOWING INSTALLATION

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

RES Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

CLEVELAND Cavaliers

Rocket Arena North Parking Garage

SALESMAN H DATE 3-20-26 SCALE NTS

DESIGNER DM

DESIGN NO. B26-452

REVISION 3-23-26

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FILE # W:\billers\meet on here garage banner

MEET ME HERE PLAZA

DESIGN REVIEW + CITY PLANNING COMMISSION

MARCH 2026

PROJECT SUMMARY

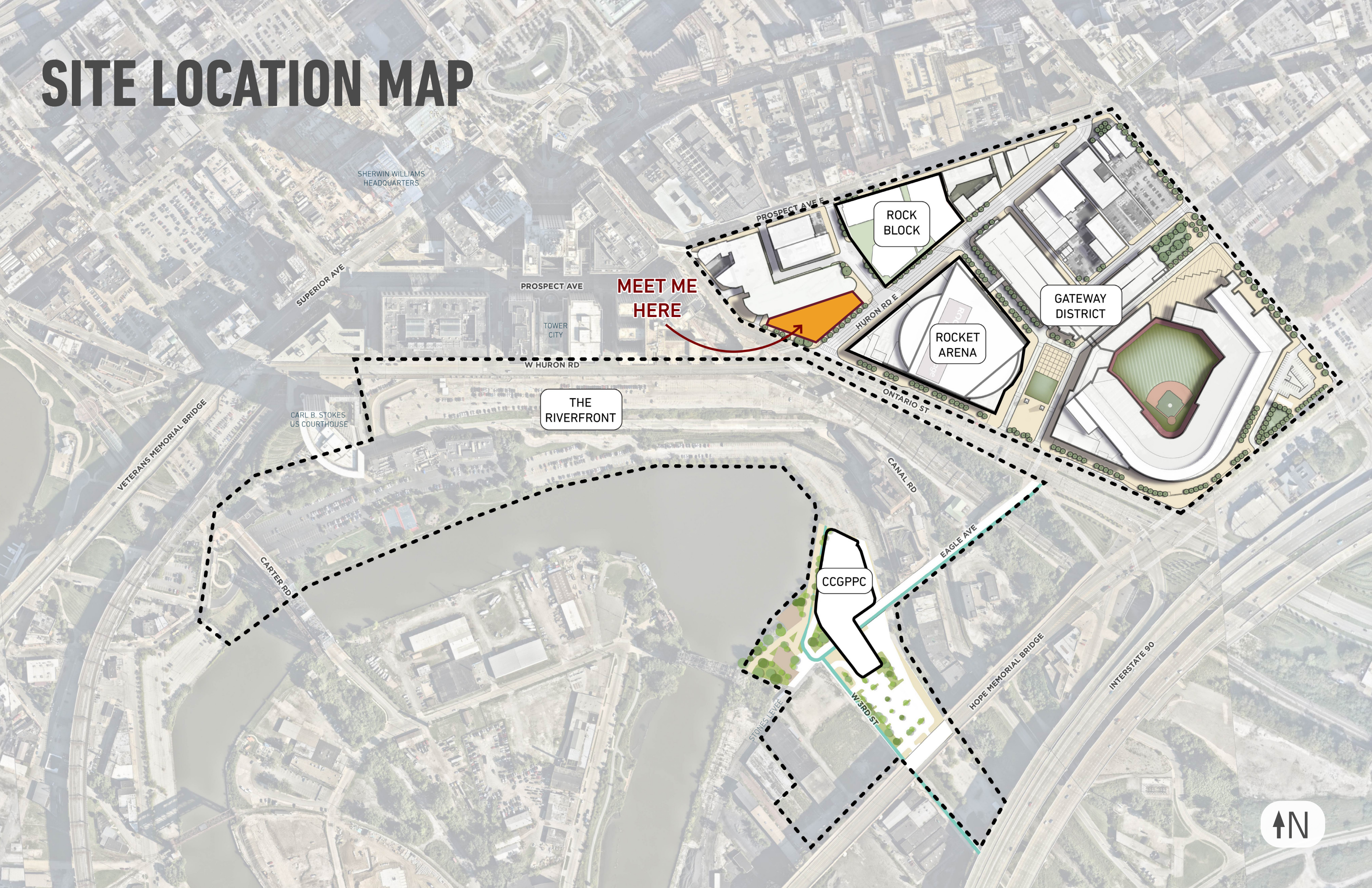
THE MEET ME HERE PROJECT, IN PARTNERSHIP WITH THE CITY OF CLEVELAND, PROPOSES A DYNAMIC, TEMPORARY ACTIVATION IN DOWNTOWN CLEVELAND TO COMMEMORATE THE 10-YEAR ANNIVERSARY OF THE CLEVELAND CAVALIERS' 2016 CHAMPIONSHIP SEASON.

THE PROJECT WILL BE LOCATED AT THE CORNER OF EAST 4TH STREET AND HURON ROAD IN THE SPACE LOCALLY KNOWN AS MEET ME HERE PLAZA, NAMED FOR THE SCULPTURE THAT ANCHORS THE SITE. THE LOCATION SITS WITHIN AN AREA OF DOWNTOWN EXPERIENCING SIGNIFICANT REINVESTMENT, INCLUDING NEW DEVELOPMENT ACTIVITY ON THE ADJACENT ROCK BLOCK PARCEL. THE PROPOSED ACTIVATION IS INTENDED TO COMPLEMENT THIS MOMENTUM WHILE REINFORCING THE PLAZA'S ROLE AS A PUBLIC GATHERING SPACE.

THE TEMPORARY INSTALLATION WILL FEATURE A PROFESSIONAL-SIZE BASKETBALL COURT WITH THEMED GRAPHICS HONORING THE 2016 SEASON. THE PROJECT ALSO INCLUDES ENHANCEMENTS TO THE EXISTING PLAZA THROUGH THE ADDITION OF INFORMAL, PLAYFUL SEATING WITH VIEWS OF THE COURT, A COMMEMORATIVE BANNER, DECORATIVE PLANTERS, AND MODEST SITE IMPROVEMENTS TO SUPPORT PUBLIC USE. THE DESIGN INTENTIONALLY INCORPORATES THE TWO EXISTING PUBLIC ART PIECES CURRENTLY LOCATED ON THE SITE, MAINTAINING THEIR PRESENCE AND VISIBILITY WITHIN THE OVERALL COMPOSITION.

THE ACTIVATION IS PROPOSED TO REMAIN IN PLACE AS A TEMPORARY, COMMEMORATIVE INSTALLATION. THROUGHOUT THIS PERIOD, THE SPACE WILL SERVE AS AN ACCESSIBLE, COMMUNITY-ORIENTED DESTINATION THAT CELEBRATES A SIGNIFICANT MOMENT IN CLEVELAND'S HISTORY WHILE CONTRIBUTING TO THE ONGOING VITALITY OF DOWNTOWN.

SITE LOCATION MAP



SHERWIN WILLIAMS HEADQUARTERS

SUPERIOR AVE

PROSPECT AVE

MEET ME HERE

ROCK BLOCK

GATEWAY DISTRICT

ROCKET ARENA

THE RIVERFRONT

W HURON RD

HURON RD E

ONTARIO ST

VETERANS MEMORIAL BRIDGE

CARL B. STOKES US COURTHOUSE

CANAL RD

EAGLE AVE

CARTER RD

CCGPPC

HOPE MEMORIAL BRIDGE

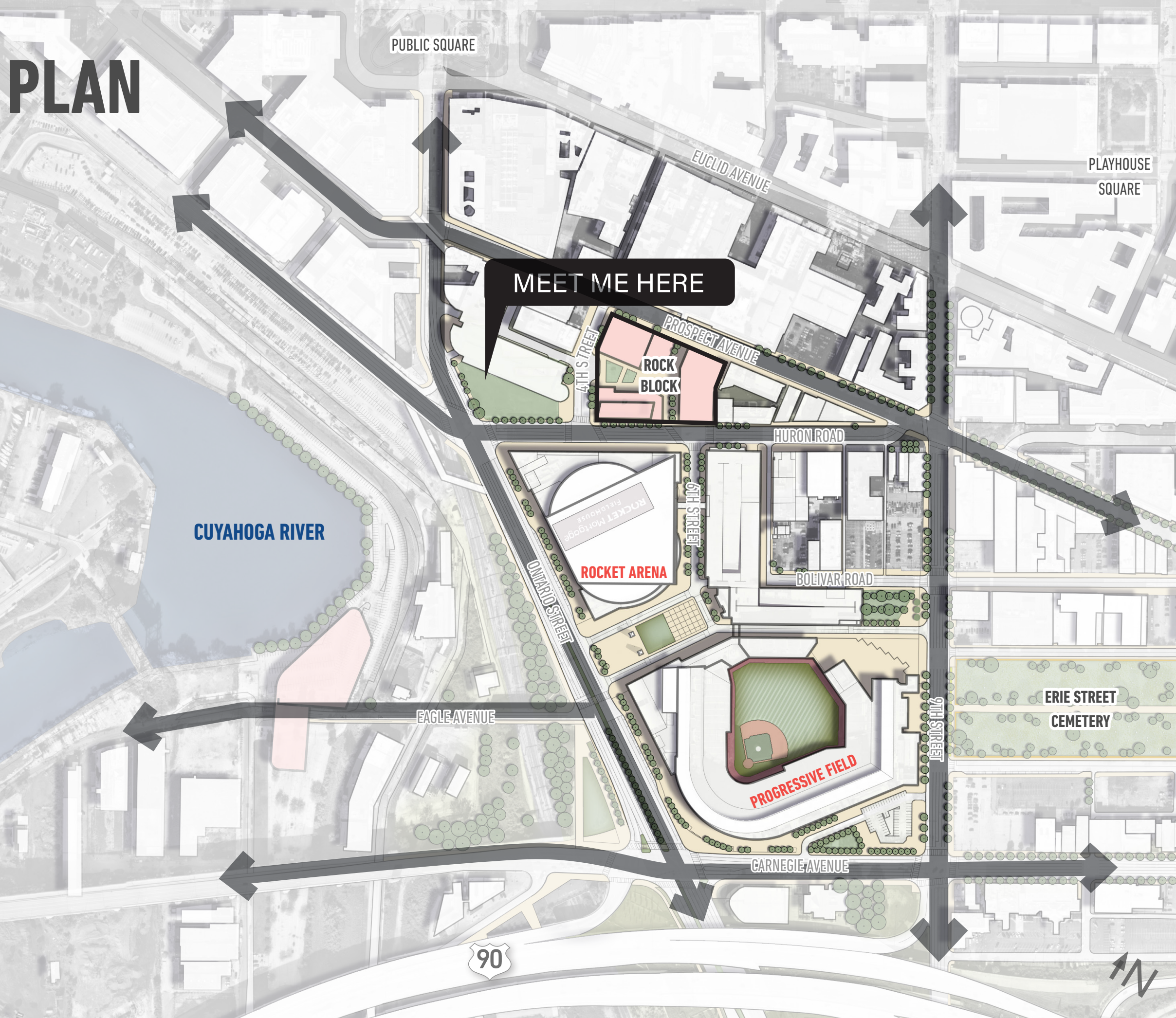
INTERSTATE 90

STONES LEVEE

W 3RD ST



SITE CONTEXT PLAN



EXISTING CONDITIONS | PLAN



MEET ME HERE
PLAZA

4

3

1

2



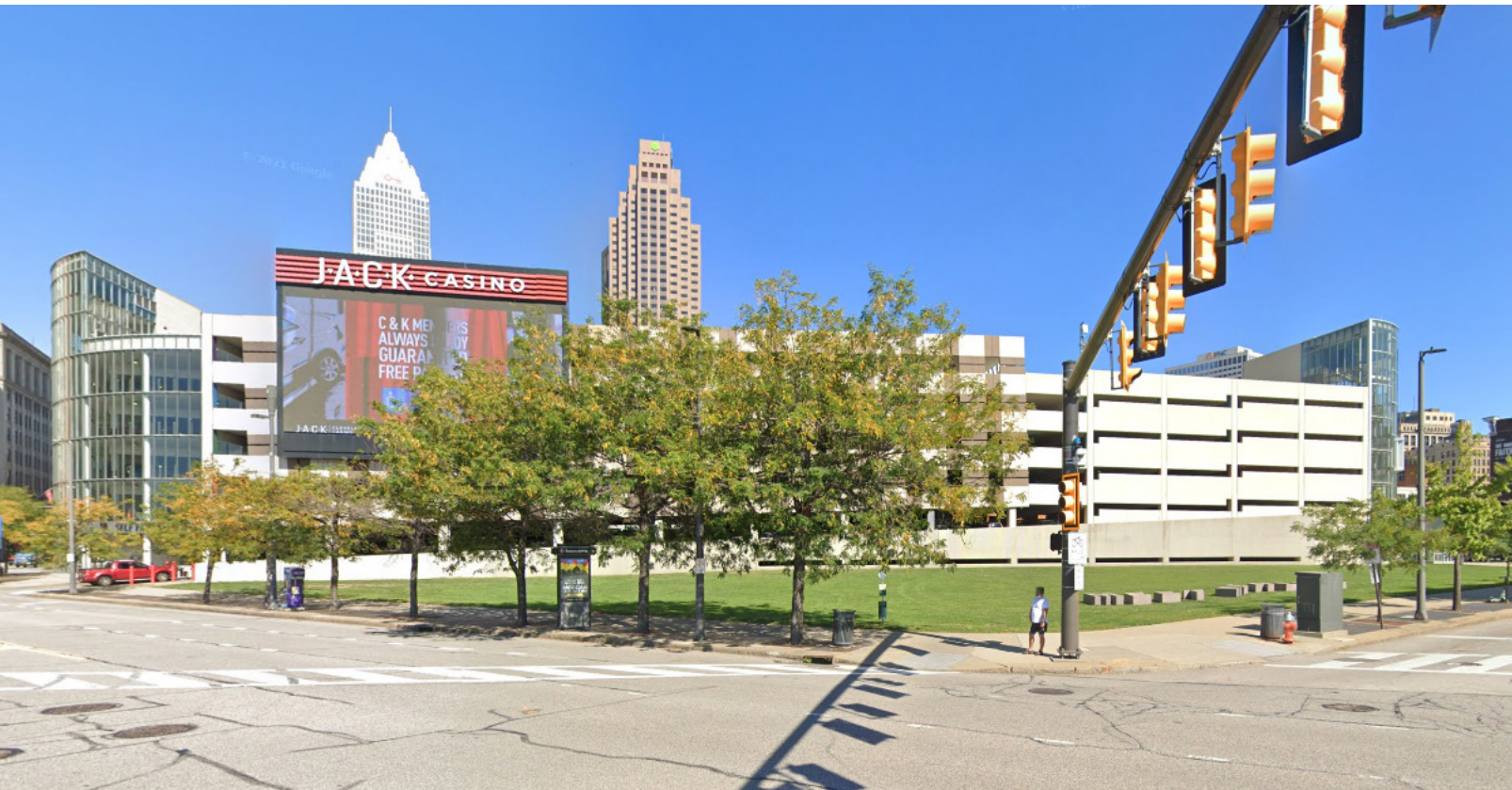
EXISTING CONDITIONS | PHOTOGRAPHS



① FROM E 4TH STREET



② FROM HURON ROAD E

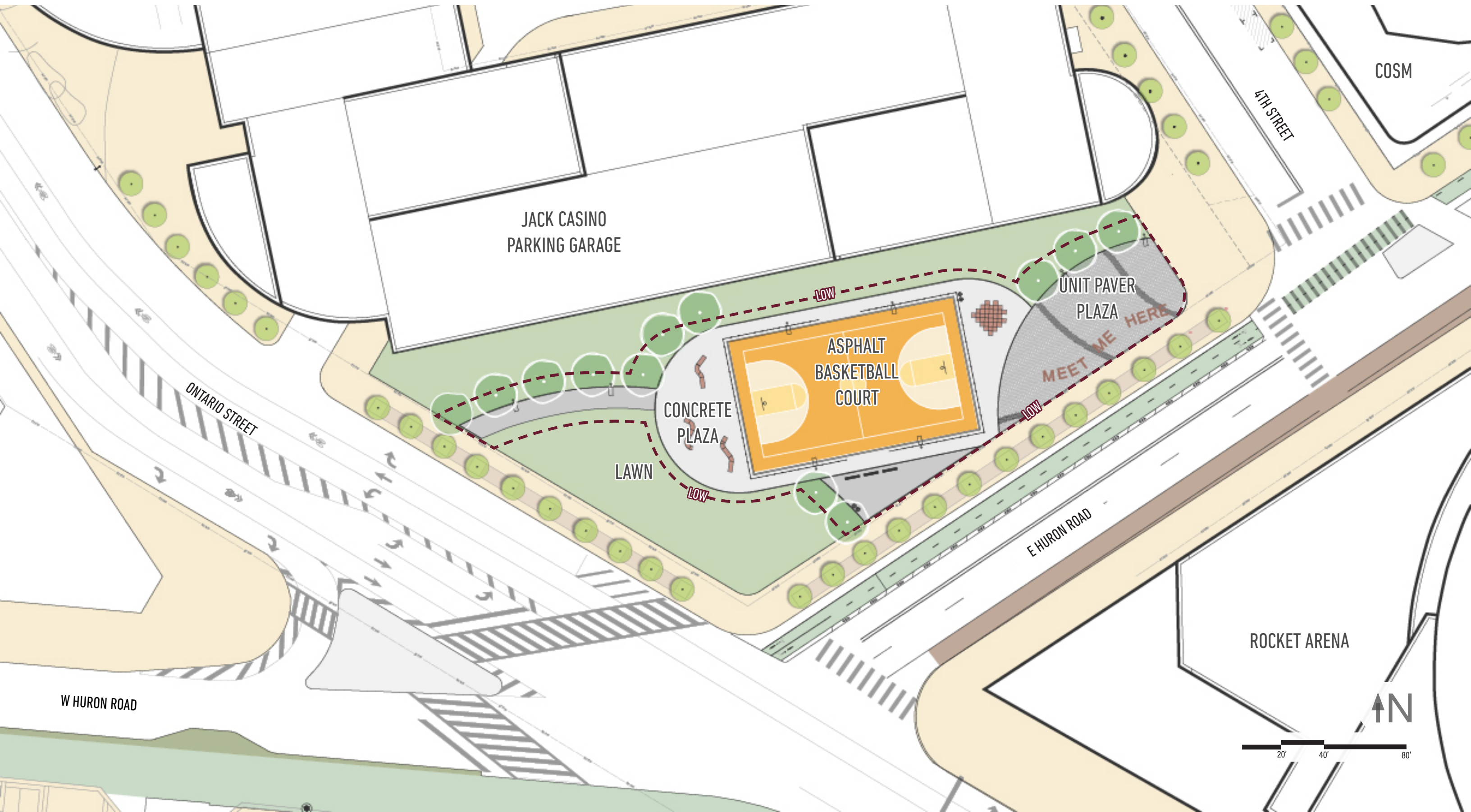


③ FROM ONTARIO/HURON INTERSECTION



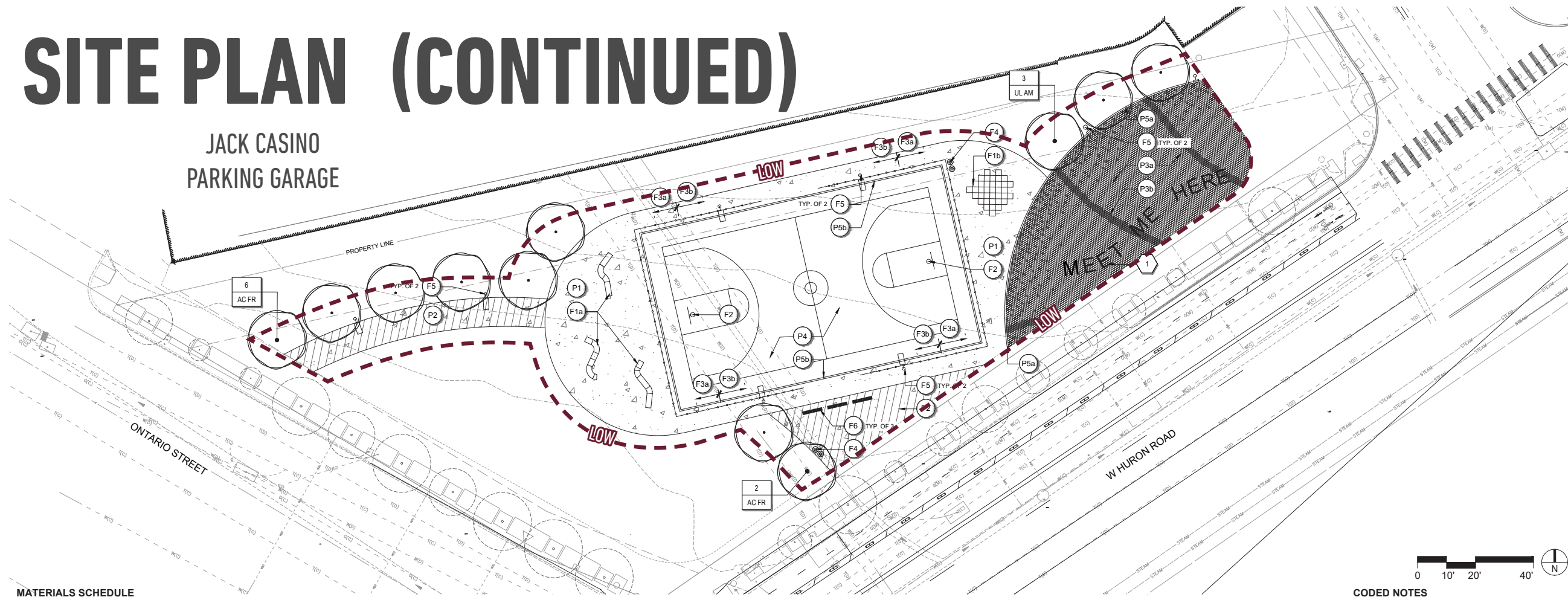
④ FROM ONTARIO STREET

SITE PLAN



SITE PLAN (CONTINUED)

JACK CASINO
PARKING GARAGE



MATERIALS SCHEDULE

ITEM	KEY	DETAIL	SPECIFICATION	SIZE	MANUFACTURER	MODEL	COLOR	FINISH	COMMENTS
PAVING AND CURBS									
CONCRETE PAVING TYPE 1	P1	1/L200	-	-	-	-	-	MICRO ACID ETCHED	PEDESTRIAN GRADE
CONCRETE PAVING TYPE 2	P2	1/L200	-	-	-	-	-	BROOM	PEDESTRIAN GRADE
UNIT PAVER TYE 1	P3a	5/L200	-	8" x 2 3/4"	WAUSAU TILE	FRONTIER	HFT-10 SRI 52	-	LIGHT VEHICULAR GRADE
UNIT PAVER TYPE 2	P3b	5/L200	-	8" x 2 3/4"	WAUSAU TILE	FRONTIER	HFT-65 SRI 06	-	LIGHT VEHICULAR GRADE
BASKETBALL COURT	P4	REFER TO CIVIL	REFER TO CIVIL	-	-	-	-	-	ASPHALT BASKETBALL COURT
CONCRETE CURB TYPE ONE	P5a	7/L200	-	6" WIDTH 9 3/4" DEPTH	-	-	-	BROOM	FLUSH CONCRETE EDGING
CONCRETE CURB TYPE TWO	P5b	REFER TO CIVIL	REFER TO CIVIL	REFER TO CIVIL	-	-	-	-	CONTAINMENT CURB FOR BASKETBALL COURT
SITE FURNISHING AND LIGHTING									
SEATING TYPE ONE	F1a	-	-	CUSTOM	SITE PIECES	SWOOP	MY FAVORITE WINE WITH THERMALLY MODIFIED ASH SLATS	POWDER COAT	SURFACE MOUNTED
SEATING TYPE TWO	F1b	-	-	CUSTOM	MAGLIN	PIXEL	-	POWDER COAT	SURFACE MOUNTED
BASKETBALL HOOP	F2	REFER TO CIVIL	REFER TO CIVIL	-	-	-	-	-	-
FENCE TYPE ONE	F3a	REFER TO CIVIL	REFER TO CIVIL	-	-	-	-	-	CHAIN LINK VINYL COATED FENCE
FENCE TYPE TWO	F3b	REFER TO CIVIL	REFER TO CIVIL	-	-	-	-	-	CHAIN LINK VINYL COATED FENCE
WASTE AND RECYCLING RECEPTACLE	F4	-	-	35 GAL.	LANDSCAPE FORMS	LAKESIDE LITTER	BLACK	POWDER COAT	SURFACE MOUNTED
LIGHT	F5	REFER TO CIVIL	REFER TO CIVIL	-	-	-	-	-	-
STANDING LEDGE	F6	-	-	82" x 12" x 42" H	SITE PIECES	MONOLINE LEDGE WITH PERFORATED TOP	CANYON	POWDER COAT	SURFACE MOUNTED

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING	NOTES	SPECIFICATION
DECIDUOUS TREES							
AC FR	<i>Acer freemanii</i> Autumn Blaze	AUTUMN BLAZE MAPLE	3" CAL.	B&B	PER PLANS	-	-
UL AM	<i>Ulmus americana</i>	PRINCETON ELM	4" CAL.	B&B	PER PLANS	-	-

CODED NOTES

- 1 EXISTING LETTERS TO BE REMOVED AND STORED FOR RELOCATION.

MKSK

Landscape Architecture
Urban Design
Planning

462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796 MKSKSTUDIOS.COM

client / owner
Rock Entertainment Group

project name
MEET ME HERE

project address
0 Huron Street
Cleveland, OH
44115

Civil / Electrical Engineering

Osborn Engineering
1111 Superior Ave
Suite 2100
Cleveland, OH, 44114
p 216.861.2020

Surveyor

KS

600 Superior Avenue
Suite 1300
Cleveland, OH, 44114
p 216.479.6807



**ISSUED FOR
PERMIT**

Not For Construction

revision	date	issued
△		
△		
△		
△		
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△		
△	02.20.2026	FOR PERMIT

seal



issue date
project number
c26304

sheet name
MATERIALS PLAN

sheet number

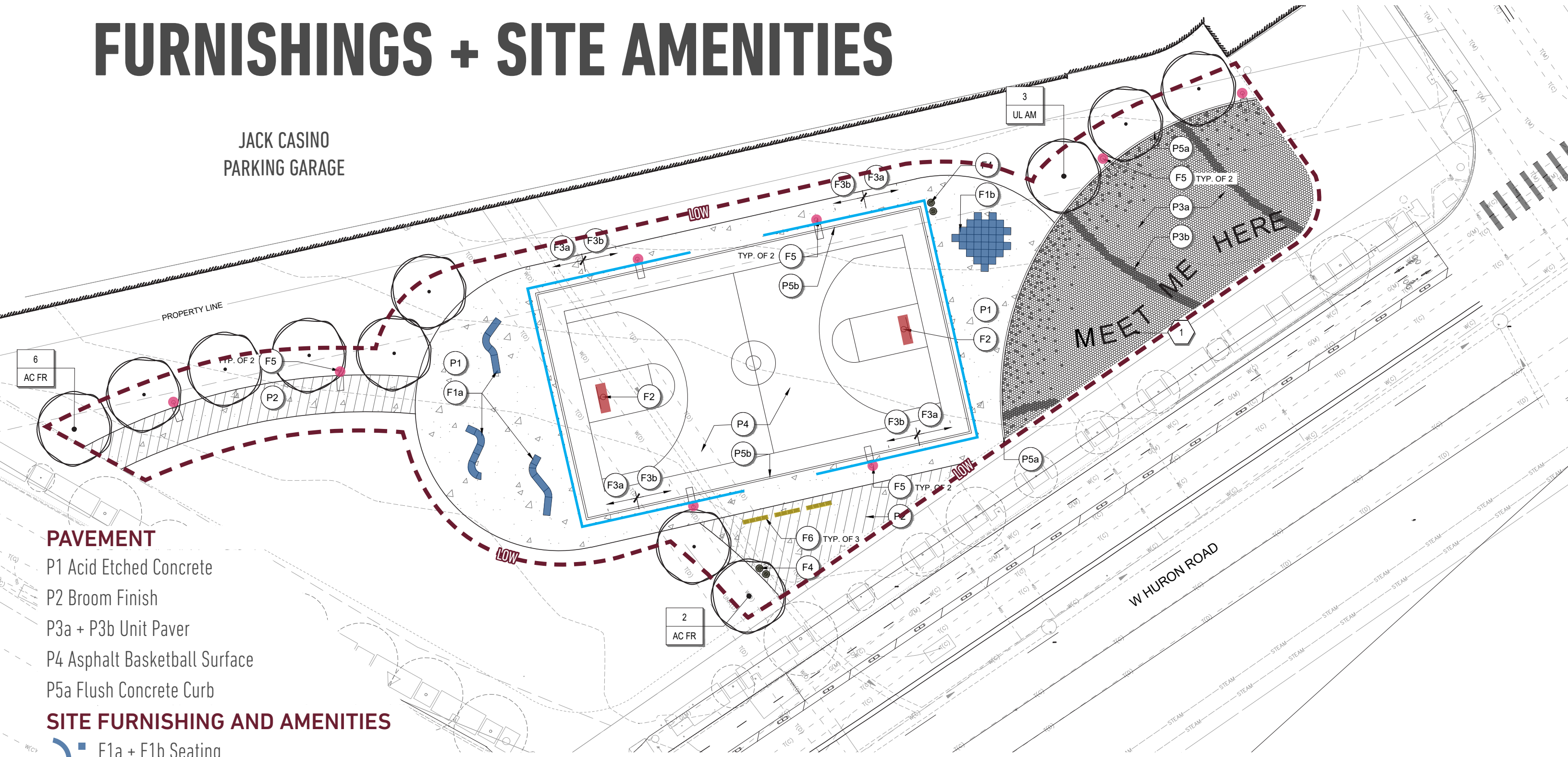
L100

ILLUSTRATIVE CONCEPT



FURNISHINGS + SITE AMENITIES







JACK CASINO
PARKING GARAGE



PAVEMENT

- P1 Acid Etched Concrete
- P2 Broom Finish
- P3a + P3b Unit Paver
- P4 Asphalt Basketball Surface
- P5a Flush Concrete Curb

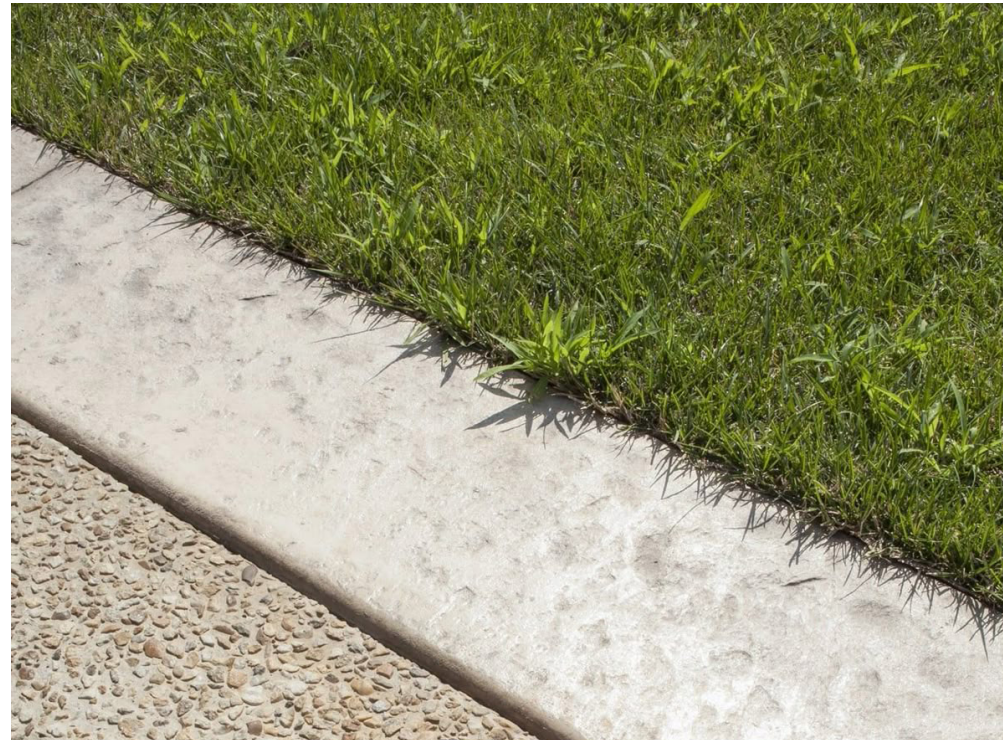
SITE FURNISHING AND AMENITIES

-  F1a + F1b Seating
-  F2 Basketball Hoop
-  F3 Basketball Fencing
-  F4 Waste and Recycling Receptacle
-  F5 Lighting
-  F6 Standing Ledge

FURNISHINGS + SITE AMENITIES



CONCRETE Acid Etched



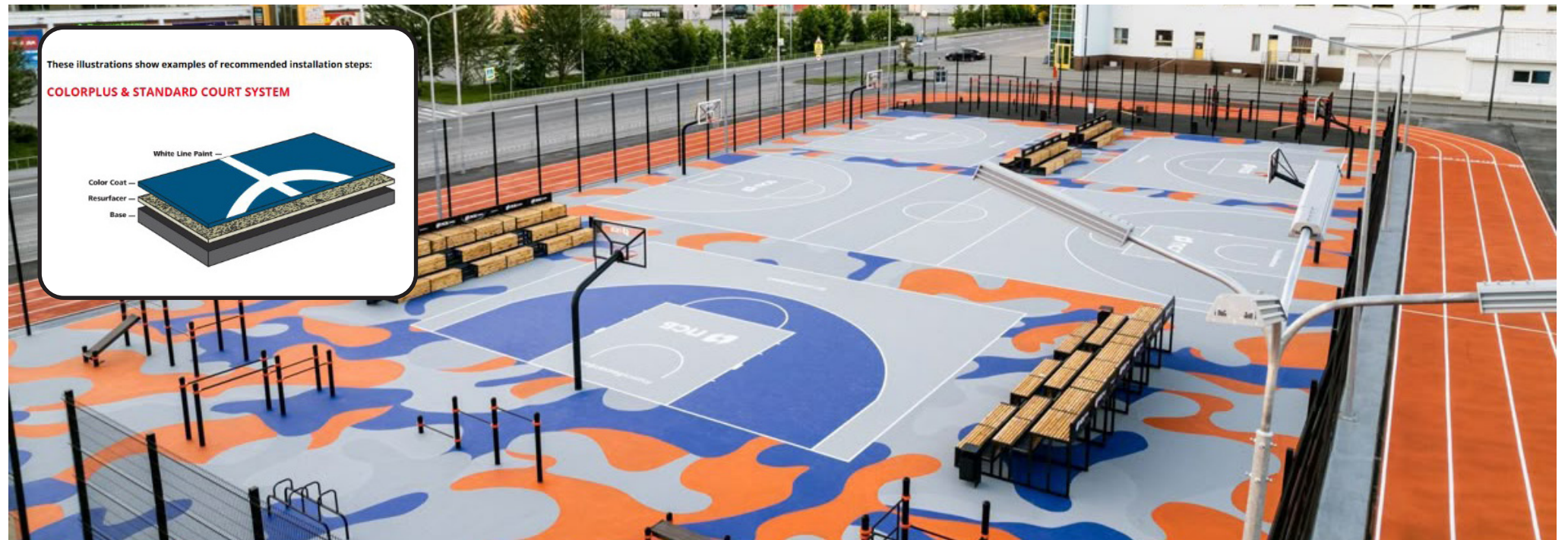
CONCRETE Flush Curb



UNIT PAVER Wausau Tile Frontier

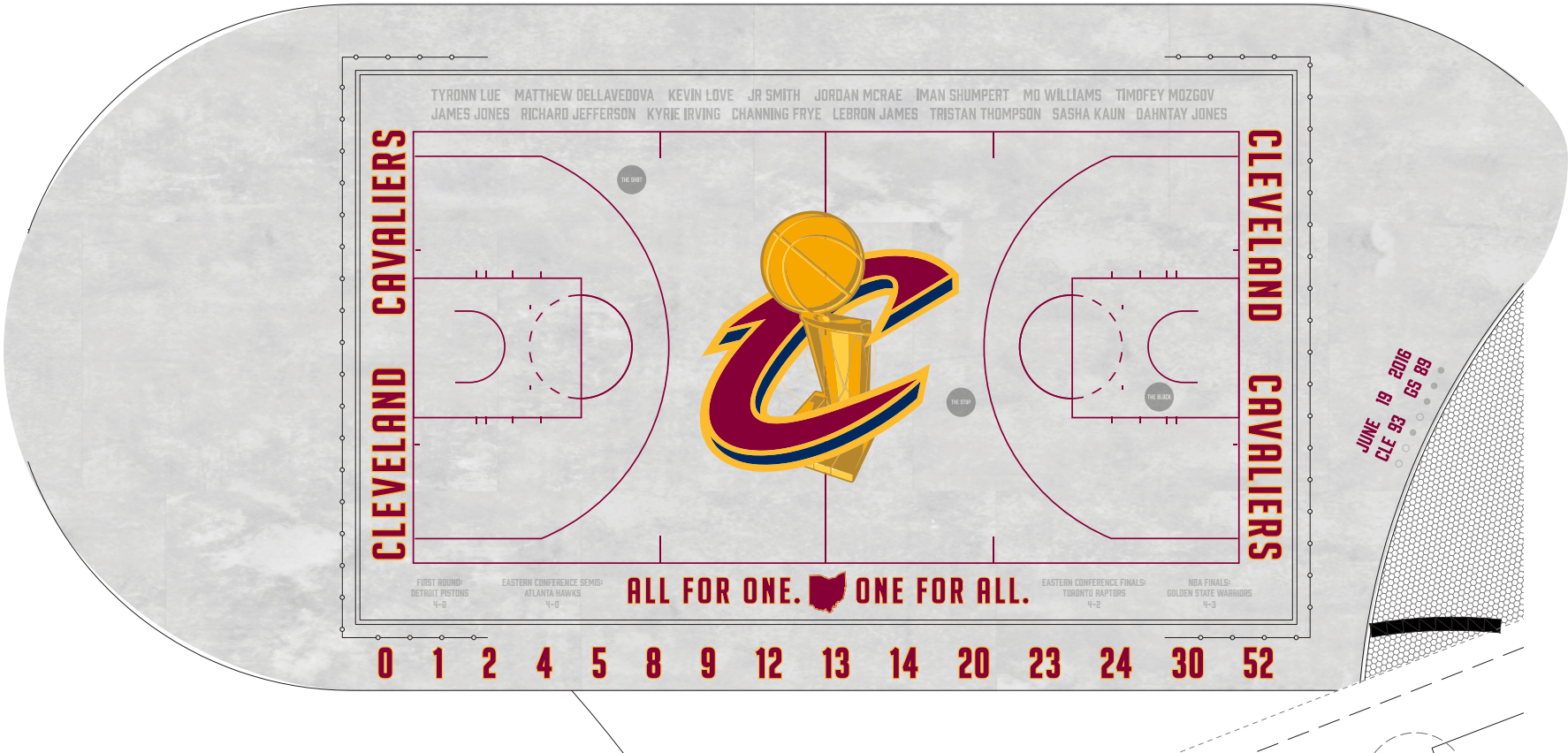


CONCRETE Broom Finish



BASKETBALL COURT SYSTEM

FURNISHINGS + SITE AMENITIES

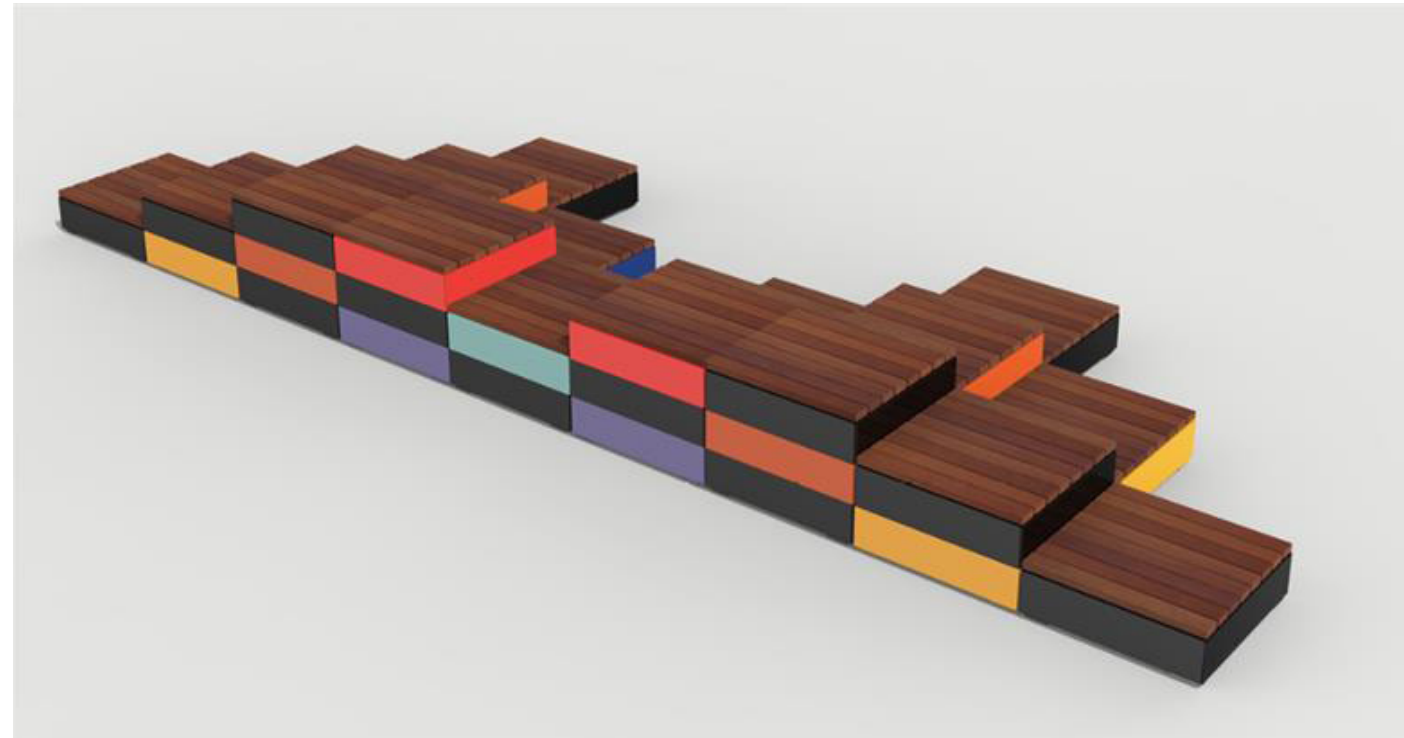


BASKETBALL COURT DESIGN

FURNISHINGS + SITE AMENITIES



SEATING Site Pieces Custom Swoop



SEATING Maglin Pixel



STANDING ROOM Site Pieces Monoline Ledge



LIGHTING Cooper, Ephesus LumaSport, Court



LIGHTING Selux, Olivio Medio, Pedestrian



FENCE Chain Link, Black



LITTER RECEPTACLE Landscape Forms Lakeside



BASKETBALL HOOP Dominator Hoop

PLANTING



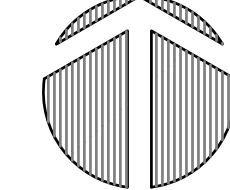
Acer freemani 'Autumn Blaze' - Autumn Blaze Maple



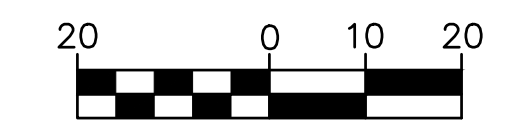
Ulmus americana - Princeton Elm

MEET ME HERE

NORTH



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

LEGEND

- EX ITEM TO BE REMOVED/RELOCATED X
- EXISTING GRASS TO BE REMOVED
- FILTER SOCK
- TEMPORARY CONSTRUCTION FENCE
- INLET PROTECTION
- LIMITS OF CONSTRUCTION

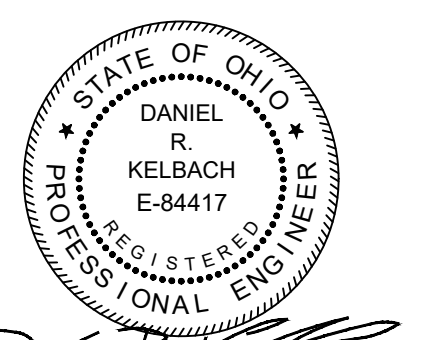
DEMOLITION NOTES:

1. UNDERGROUND UTILITIES EXISTING IN THE CONSTRUCTION AREA. CONTRACTOR TO CONTACT OUPS AT 811 PRIOR TO ANY CONSTRUCTION ACTIVITIES AND PERFORM A PRIVATE UTILITY LOCATION AT THEIR OWN EXPENSE TO PHYSICALLY MARK OUT ALL UTILITY LINES.
2. CONTRACTOR TO ENSURE PROTECTION OF ALL EXISTING SITE ITEMS LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AND REPLACE IN KIND IF REMOVED OR DAMAGED DURING CONSTRUCTION ACCESS OR ACTIVITIES.
3. PRIOR TO CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL COORDINATE WITH OWNER TO DOCUMENT EXISTING CONDITIONS AS A BASIS OF ANY RESTORATION EFFORTS.
4. CONTOURS SHOWN ON PLANS ARE FROM AVAILABLE COUNTY GIS SYSTEM.
5. FULL TOPOGRAPHIC AND LOCATION SURVEY IS BEING PERFORMED BY KS ASSOCIATES TO VERIFY EXISTING CONDITIONS.

ISSUED FOR PERMIT

Not For Construction

revision	date	issued
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△	02.20.2026	FOR PERMIT

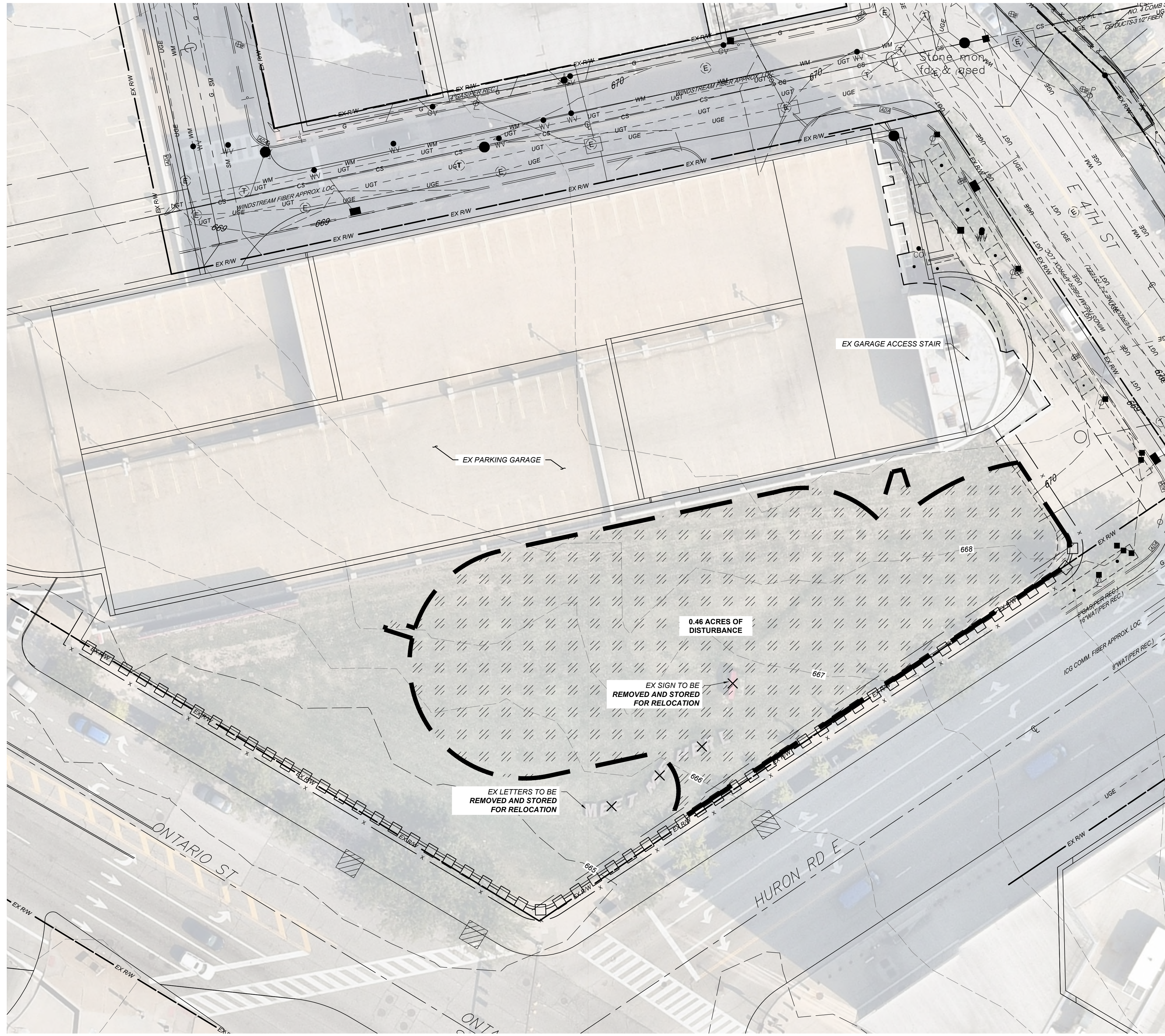


02.20.2026

issue date 02.20.2026 project number c26304

sheet name
DEMO PLAN

sheet number
CD-101



February 23, 2026

Andrew Hutchman, P.E.
Osborn Engineering
1111 Superior Avenue, Suite 2100
Cleveland, OH 44114

**Re: Meet Me Here Park (northeast corner of Ontario & Huron) – Cleveland, Ohio
Title IV Review Applicability Determination**

Dear Mr. Hutchman,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORS) Code of Regulations provides the NEORS with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORS or a member community. Therefore, the NEORS has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

- Will be subject to review by the NEORS under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORS Title IV Combined Sewer Code requirements, detailed in the attached guidance document, ***Submittal Requirements for Connections to the Combined Sewer System – Guidelines for Review and Approval.***
- Will not be subject to review by the NEORS under Title IV – Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6466.

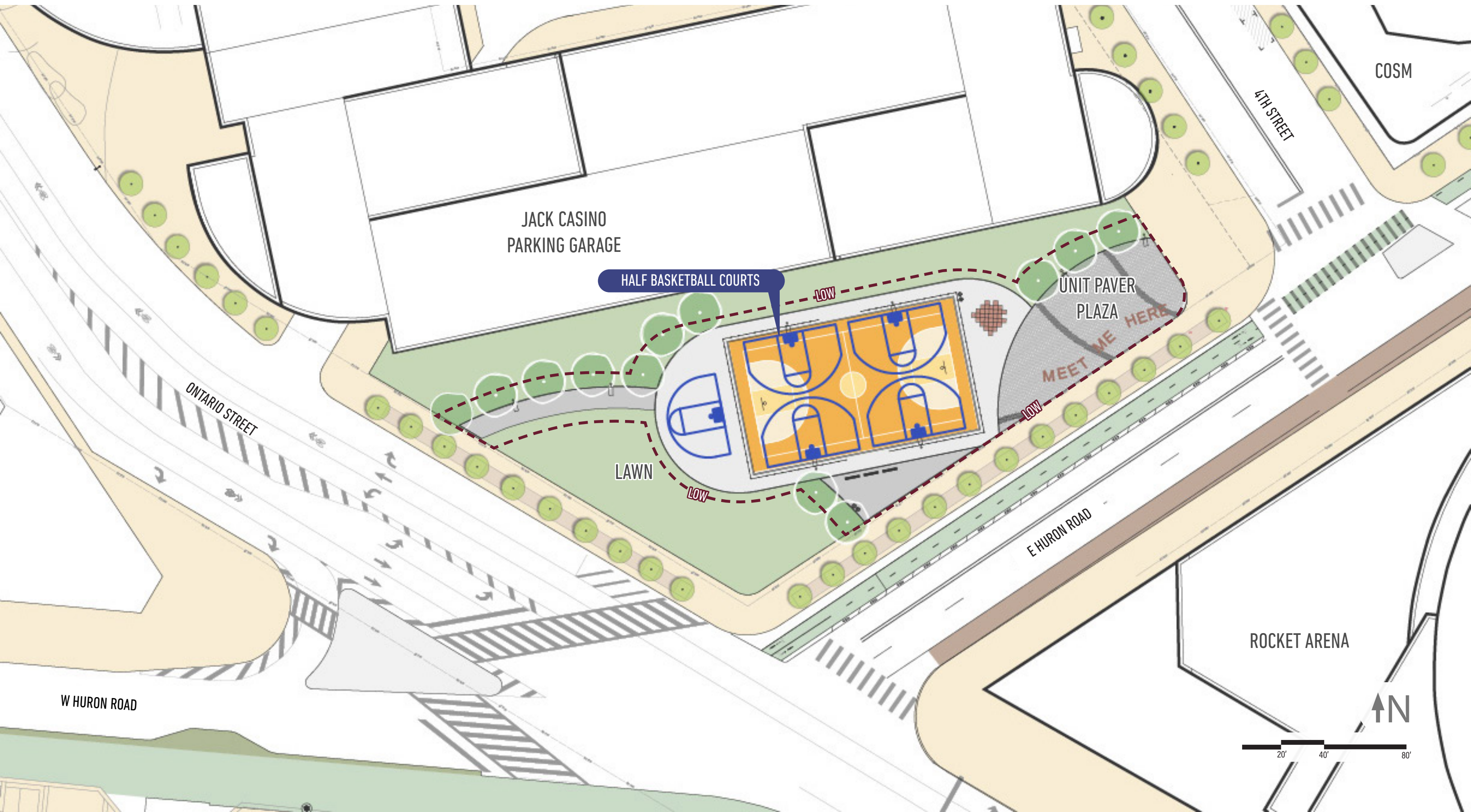
Kind Regards,



Jeff Jowett
Community Discharge Permit Program Manager

cc:
Elie Ramy, Cleveland Water Pollution Control
Adam Davenport, Cleveland Planning

PROGRAMMING



COSM

4TH STREET

JACK CASINO
PARKING GARAGE

HALF BASKETBALL COURTS

UNIT PAVER
PLAZA

MEET ME HERE

ONTARIO STREET

LAWN

E HURON ROAD

ROCKET ARENA

W HURON ROAD



35'-0"

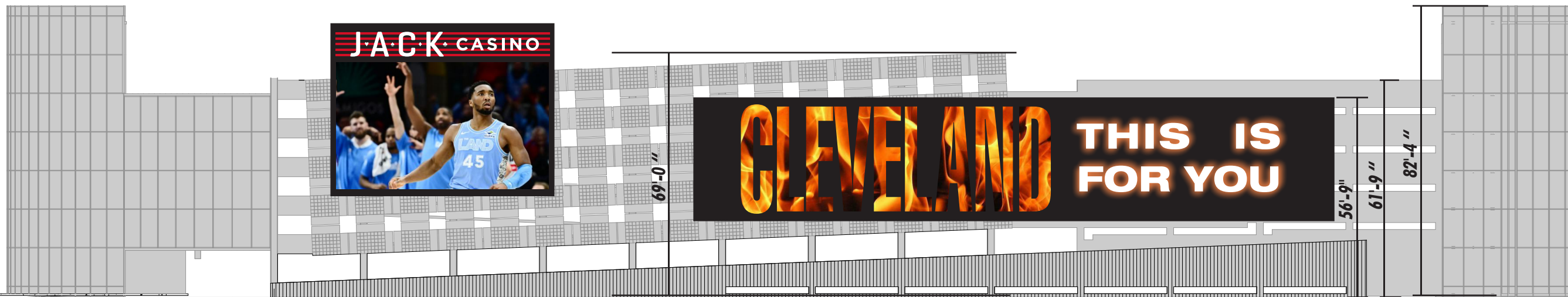
182'-0"



Graphics shown for illustrative purposes only - subject to change

NOTES:

Single-face, digitally-printed mesh banner with cable mounting system, to mount to side of parking garage.
Graphics to follow.



SOUTH INSTALLATION ELEVATION 1/32" = 1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



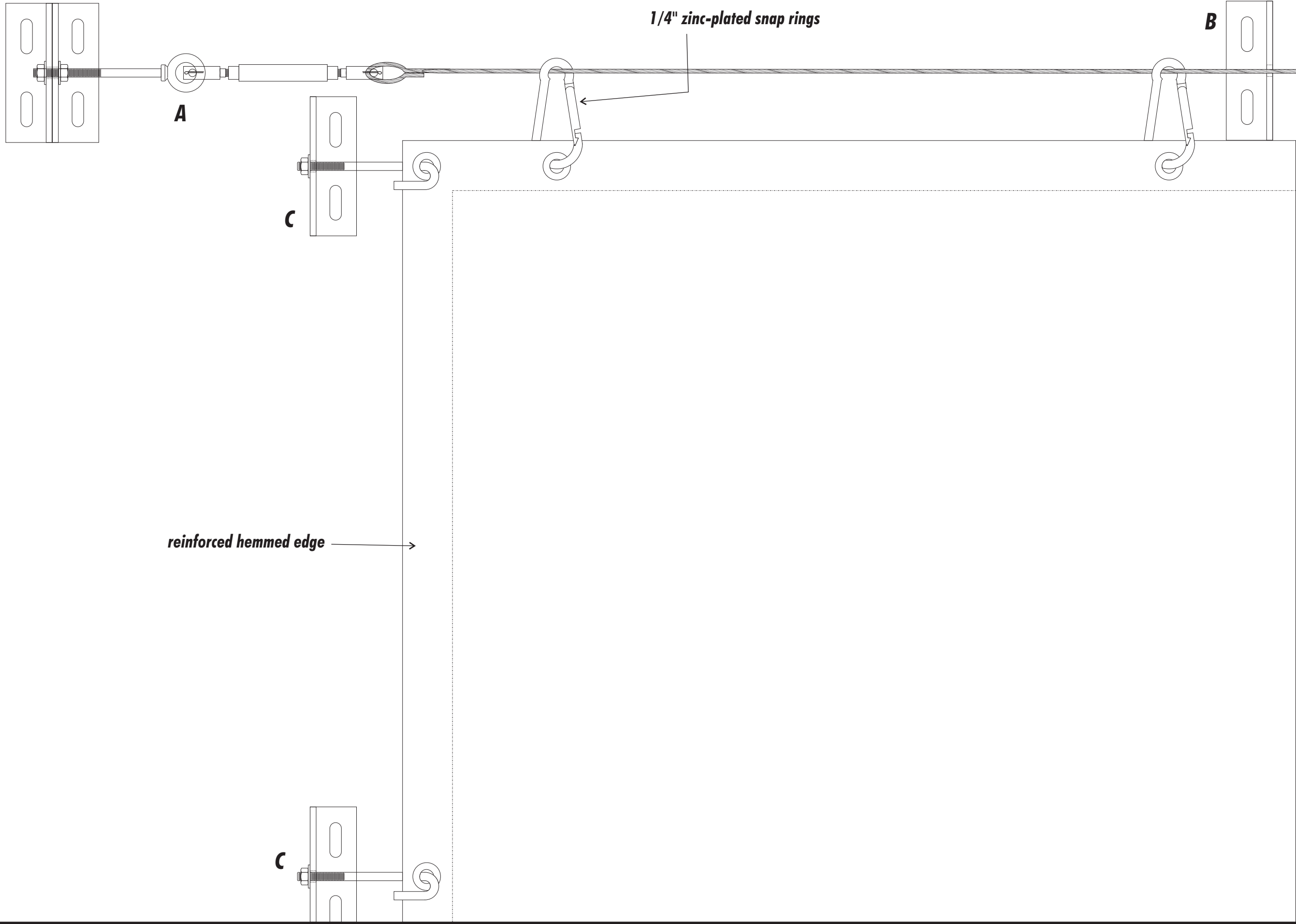
Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	Cleveland Cavaliers	SALESMAN	H	DATE	3-20-26	REVISION	3-23-26	DESIGN NO.	B26-452
LOCATION	Rocket Arena North Parking Garage	DESIGNER	DM	SCALE	1/16" = 1'-0"			COPYRIGHT ©	2026
FILE NAME W/cavaliers/meet me here garage banner									

reinforced hemmed edge →



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	Cleveland Cavaliers	SALESMAN	H	DATE	3-20-26	REVISION	DESIGN NO.
LOCATION	Rocket Arena North Parking Garage	DESIGNER	DM	SCALE	3" = 1'-0"		B26-454
							COPYRIGHT ©
							2026

FILE NAME *W/cavaliers/meet me here garage banner*



ARTIST'S RENDERING SHOWING INSTALLATION

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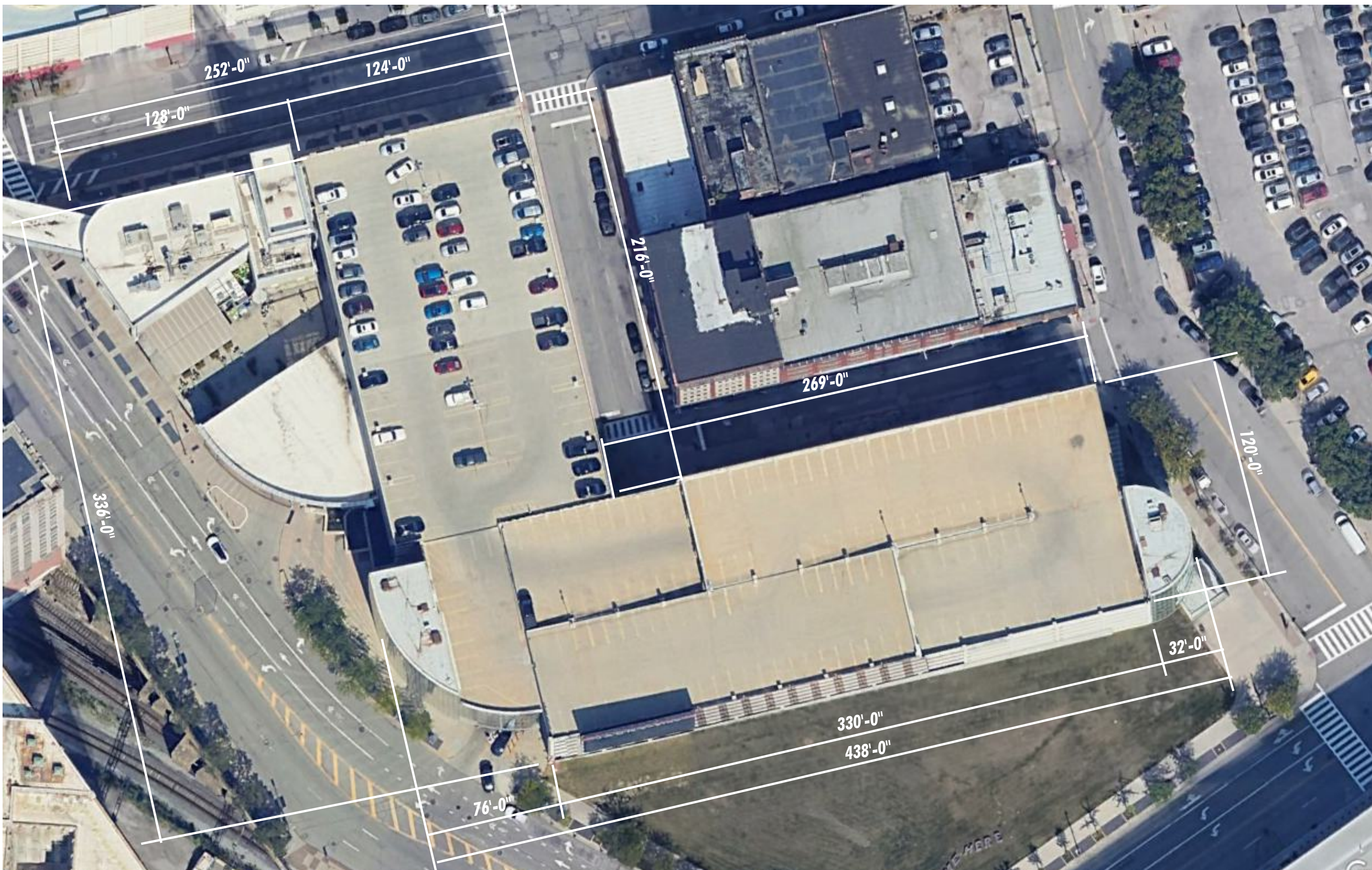


Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	Cleveland Cavaliers		SALESMAN	H	DATE	3-20-26	REVISION	3-23-26	DESIGN NO.	B26-455
LOCATION	Rocket Arena North Parking Garage		DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2026
FILE NAME W/cavaliers/meet me here garage banner										



252'-0"

124'-0"

128'-0"

216'-0"

269'-0"

120'-0"

336'-0"

32'-0"

330'-0"

438'-0"

76'-0"

DF2026-007 – Meet Me Here Plaza

April 2, 2026

DFDRAC Recommendations:

DFDRAC recommended final approval on 3/26/26 with the condition to consider creating temporary path from Ontario/Huron corner to west end of basketball court.

City Planning Staff Recommendations:

Planning staff has high expectations for a collaborative & world-class Phase II.

Variations requested for Temporary Banner Sign:

Maximum permitted sign face area: 25% of 595 sq.ft. (148.75 sq.ft.)

- Proposing 6,370 sq.ft.
- **6,221.25 sq.ft. additional area variance required**

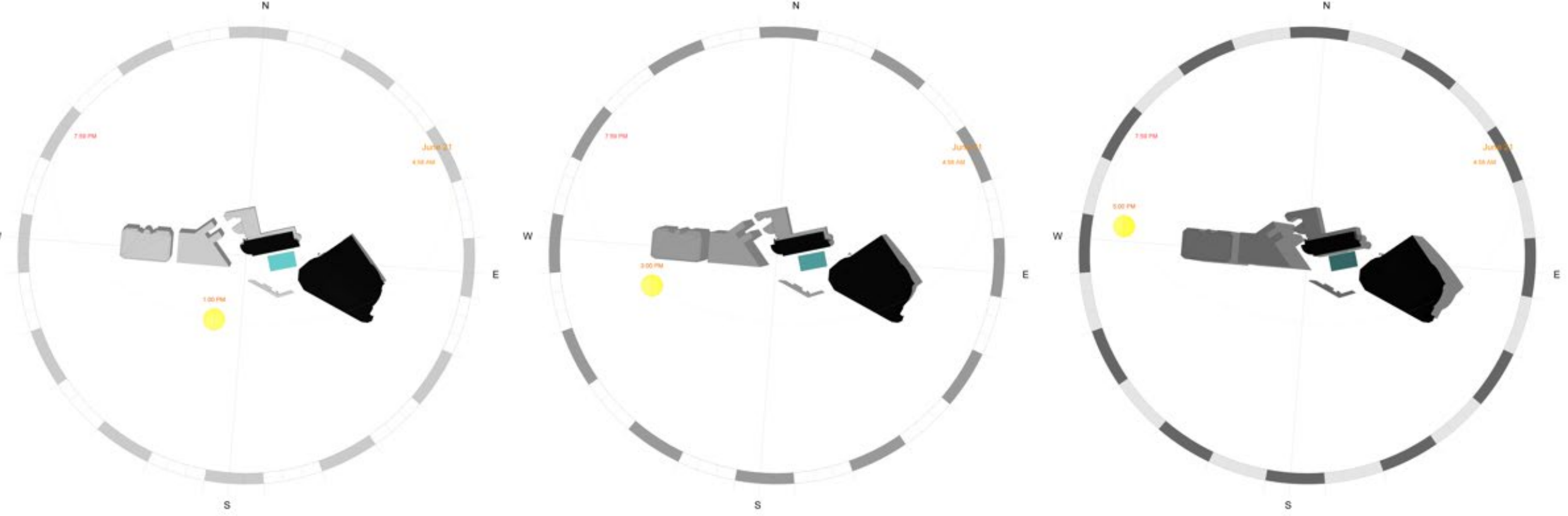
Maximum permitted installation time: 4 months

- Proposing 1 year (12 months)
- **8 month additional variance required**

Sun/Shade & Court Orientation Study

Sun/Shade Study: June 21st (summer solstice) @ 1pm, 3pm, & 5pm:

April 2, 2026



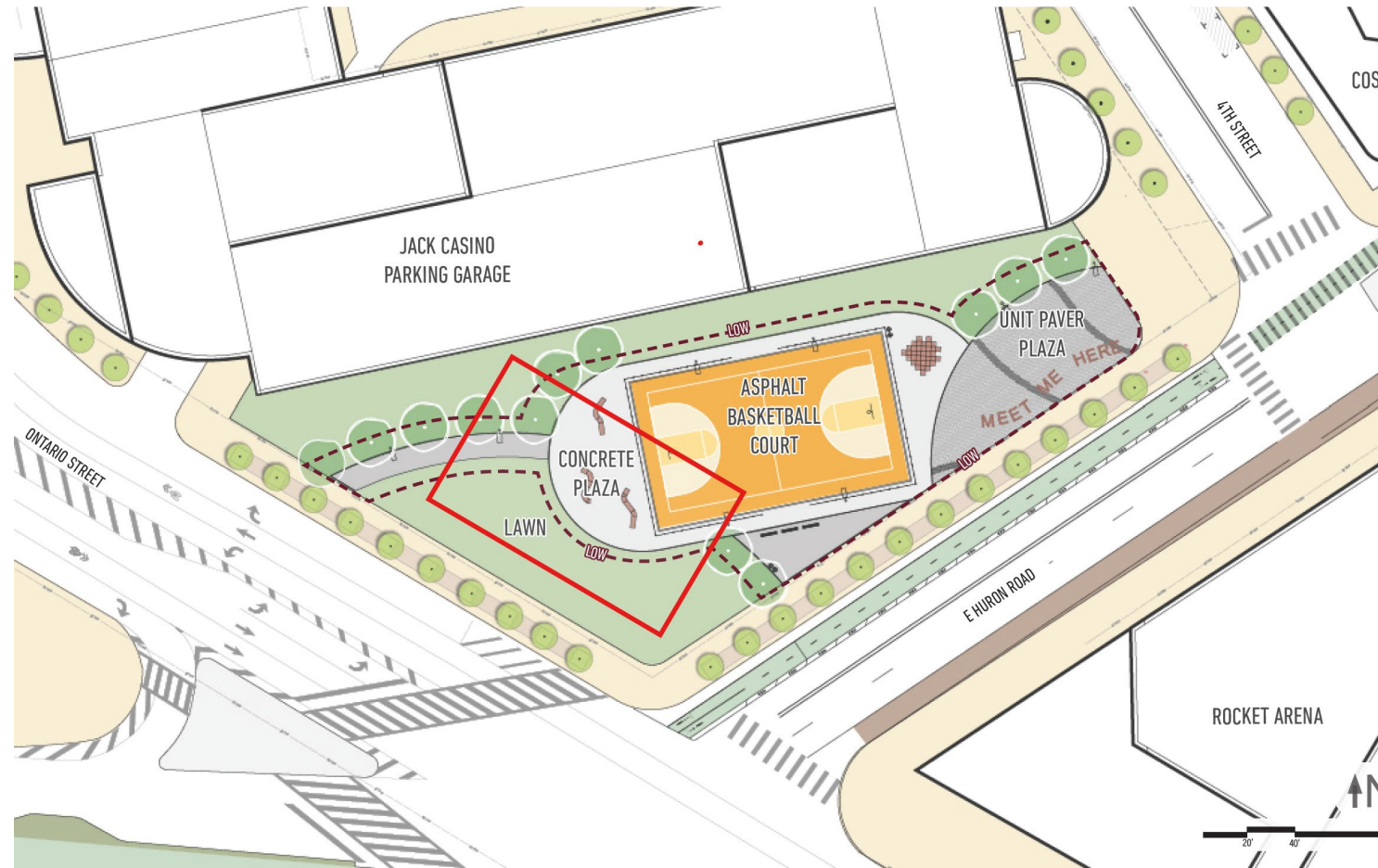
Sun/Shade & Court Orientation Study

Proposed Court

Orientation:

(Best Practice is
North to South)

: PLAN



April 2, 2026

Cleveland City Planning Commission

Public Art Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Public Art Program – Lake Pool Park, Glendale Park, & Sterling Recreation Center April 2, 2026

Project Address: 1341 W. 85th St., 3813 E. 149th St., and 1380 E. 32nd St.

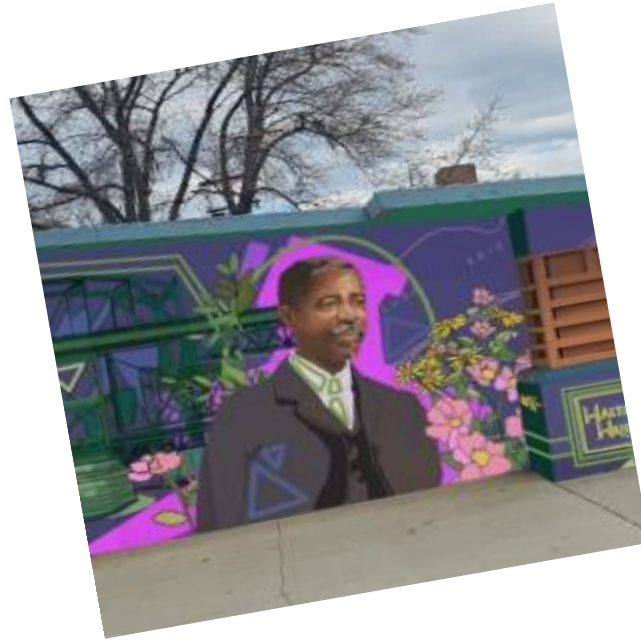
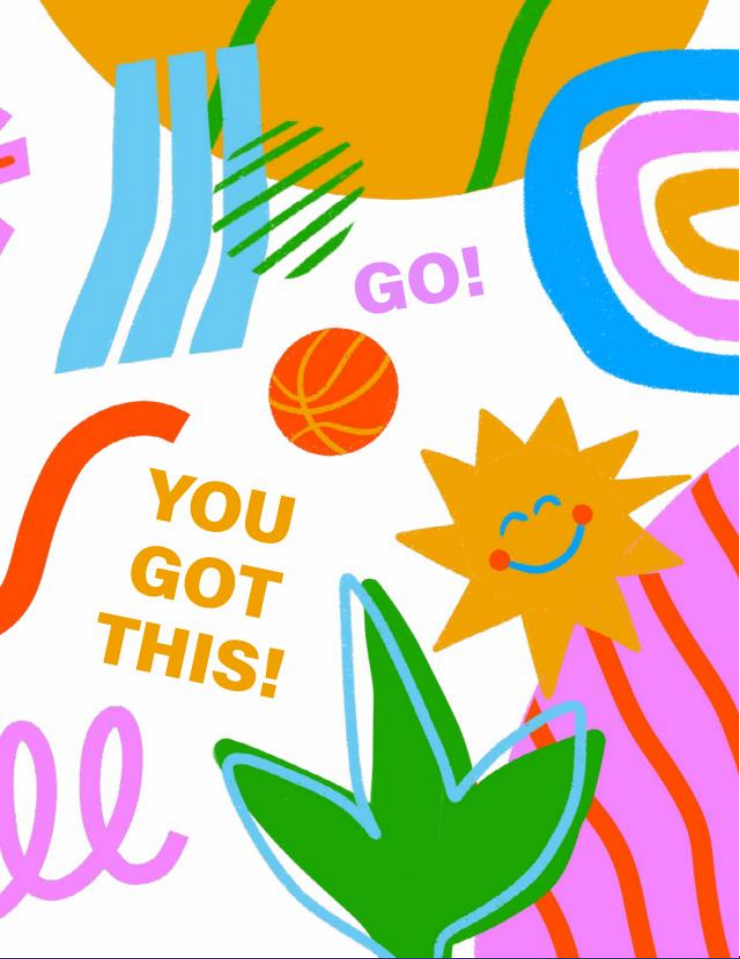
Type: Public Art

Project Representative: Tarra Petras, Public Art Project Coordinator

Approval: Final

**Wards 11, 1, & 8: Council Members
Hudson, Jones, & Howse-Jones**

**SPAs: Detroit Shoreway, Mount Pleasant,
and Goodrich-Kirtland Pk**



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING

City of Cleveland Public Art Program

Artwork Approvals Presentation to CPC April 2, 2026

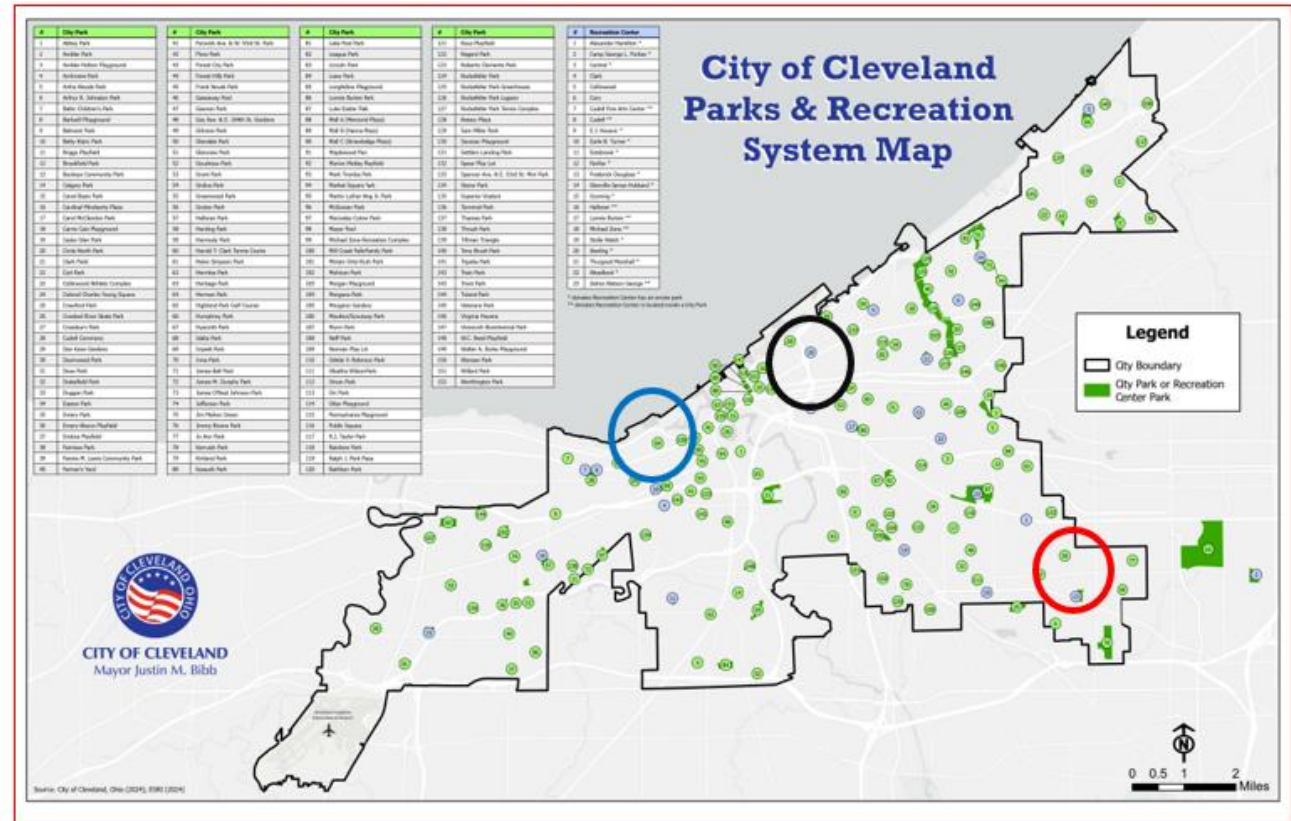
Lake Pool Park, Glendale Park, and Sterling Recreation Center

Tarra Petras, Public Art Project Coordinator

1. **Artwork Approval – Lake Pool Park (Artist Lizzi Aronhalt)**

2. **Artwork Approval – Glendale Park (Artists Snack Break Studio)**

3. **Artwork Approval – Sterling Recreation Center (Artist Lauren Herzak-Baumann)**



Public Art Program

Lake Pool Park

1341 W. 85th St.



CITY OF CLEVELAND

Mayor Justin M. Bibb

April 2, 2026

LAKE POOL PARK PROJECT BASICS

Address: 1341 W. 85th St.

Ward: 11 (Nikki Hudson) – Formerly 15 (Jenny Spencer)

SPA Neighborhood: Detroit Shoreway

Project Scope: Full Renovation (exc. pool)

Renovation Budget: \$653,597

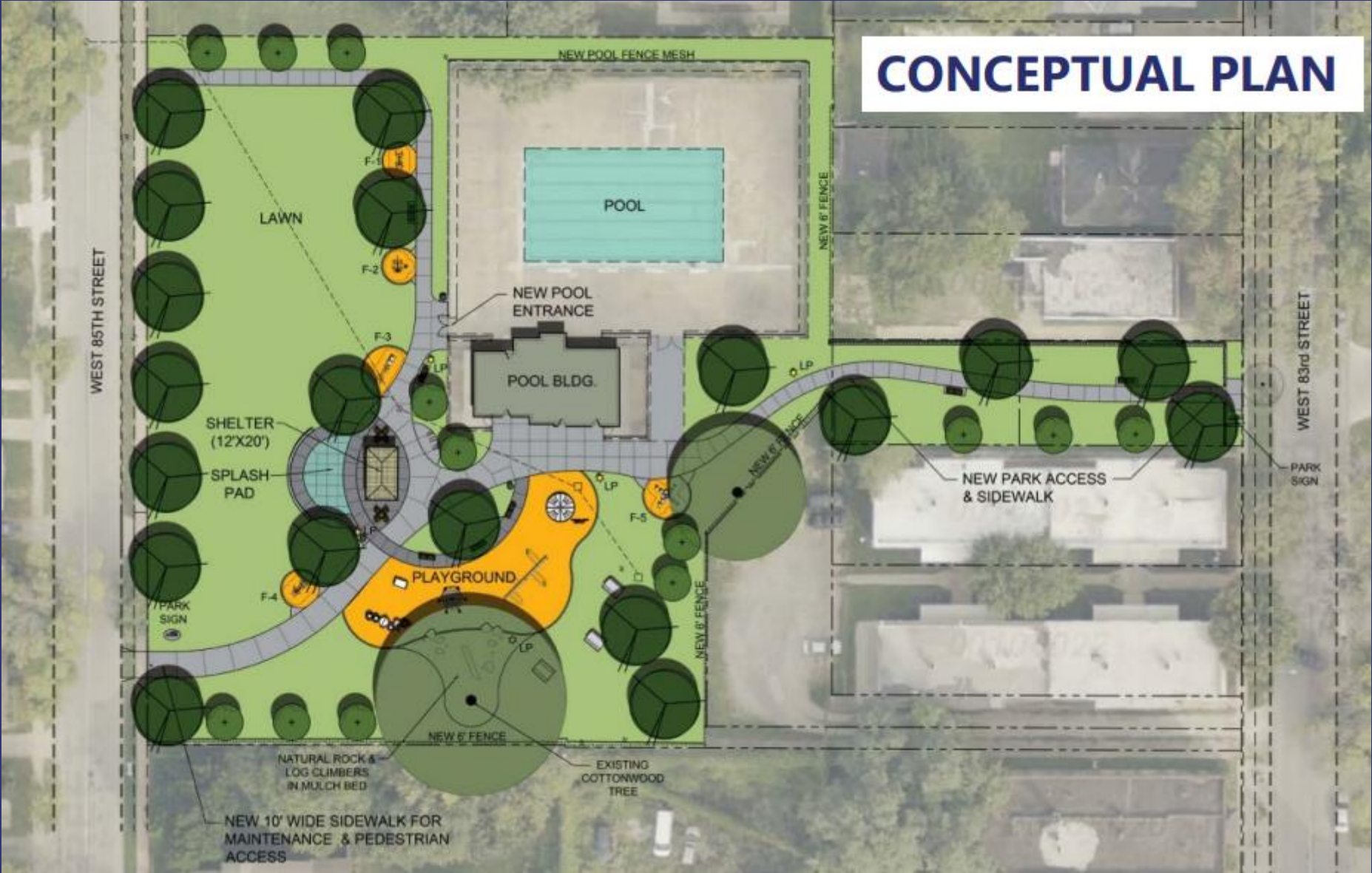
Public Art Budget: \$20,000

Status: Renovation Completed in 2025

GENERAL LOCATION – Detroit Shoreway (Ward 11)



SITE PLAN



Pre-Construction Photos



COMMUNITY INPUT

- Pay homage to Walter B. Wright, a prominent black Clevelander who lived near the park a century ago.



Artist Selection, Research & Community Engagement

- 13 applicants – 4 of whom were disqualified for incomplete submissions, leaving 9 eligible
- 3 finalists were interviewed and scored, and the selected artist was Elizabeth “Lizzi” Aronhalt
- Lizzi conducted research through the Western Reserve Historical Society, as well as descendants from Walter B. Wright’s family, in addition to multiple in-person charettes – including at Cudell, as well as online surveys

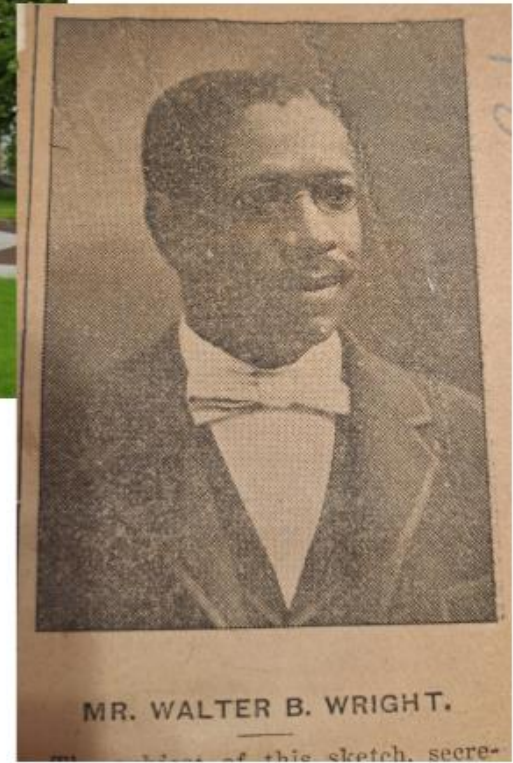
Lake Pool Park Mural- Honoring Walter B. Wright



Above: Close-Up of Pool House
with view of left end
Right: View of the right end



View of Pool House
from 85th Street



MS 4048 Walter B. Wright
Scrapbooks, Western
Reserve Historical Society,
Cleveland, Ohio

COMMUNITY ENGAGEMENT PHOTOS



Wall Preparation



Wall condition-
decent overall,
some chipping
and paint
peeling

Planned Wall Preparation:

- sand, scrape,
clean and prime
wall

Primed with
[Richard's Brand
THOR Universal
Primer](#)

Installation Materials:

[Mural will be painted
with Rich Classic
Interior/Exterior
Acrylic Paint](#)

Clear Coated with
[Benjamin Moore
Corotech Clear
Acrylic Sealer](#)

PROPOSED DESIGN – 3 WALLS OF POOL HOUSE

Proposed Design:



**PROPOSED DESIGN – PRIMARY WALL – FACING
PARK PLAYGROUND**



**PROPOSED DESIGN – SECONDARY WALLS –
FACING LEFT AND RIGHT ENDS OF POOL HOUSE**



Wall facing w. 85th Street



Wall facing back of park

PROPOSED DESIGN – TEXT THROUGHOUT MURAL



Text throughout the mural is the poem “The Difference” found in the Walter Wright Scrapbooks at the Western Reserve Historical Society:



MS 4048 Walter B. Wright Scrapbooks, Western Reserve Historical Society, Cleveland, Ohio

“The Difference”

Tis easy to be brave
When the world is on our side;
When nothing is to fear,
Fearless to bide.
Tis easy to hope,
When the sky is clear,
Fine weather to foretell.

But to hope when all's despaired;
and be brave when we are scared;
That's another thing my dear,
And will do to tell.

Public Art Program

Glendale Park

3813 E. 149th St.



CITY OF CLEVELAND

Mayor Justin M. Bibb

April 2, 2026

GLENDALE PARK PROJECT BASICS

Address: 3813 E. 149th St.

Ward: 1 (Joe Jones) – Formerly Ward 2 (Kevin Bishop)

SPA Neighborhood: Mt. Pleasant

Project Scope: Full Renovation (except pool)

Renovation Budget: \$1,506,488

Public Art Budget: \$22,597

Status: Renovation Completed

GENERAL LOCATION – Mt. Pleasant (Ward 1)



Pre-Construction Photos



PLAYGROUND



**BASKETBALL
COURTS**



**CONCRETE PLAZA &
POOL HOUSE**



TENNIS COURTS

CONCEPTUAL PLAN



Existing Conditions



Artist Selection, Research & Community Engagement


- 13 applicants – 4 of whom were disqualified for incomplete submissions, leaving 9 eligible
- 3 finalists were interviewed and scored, and the selected artist was Snack Break Studio (Roni Callahan & Kim Lavery)
- Roni & Kim engaged the community through charrettes




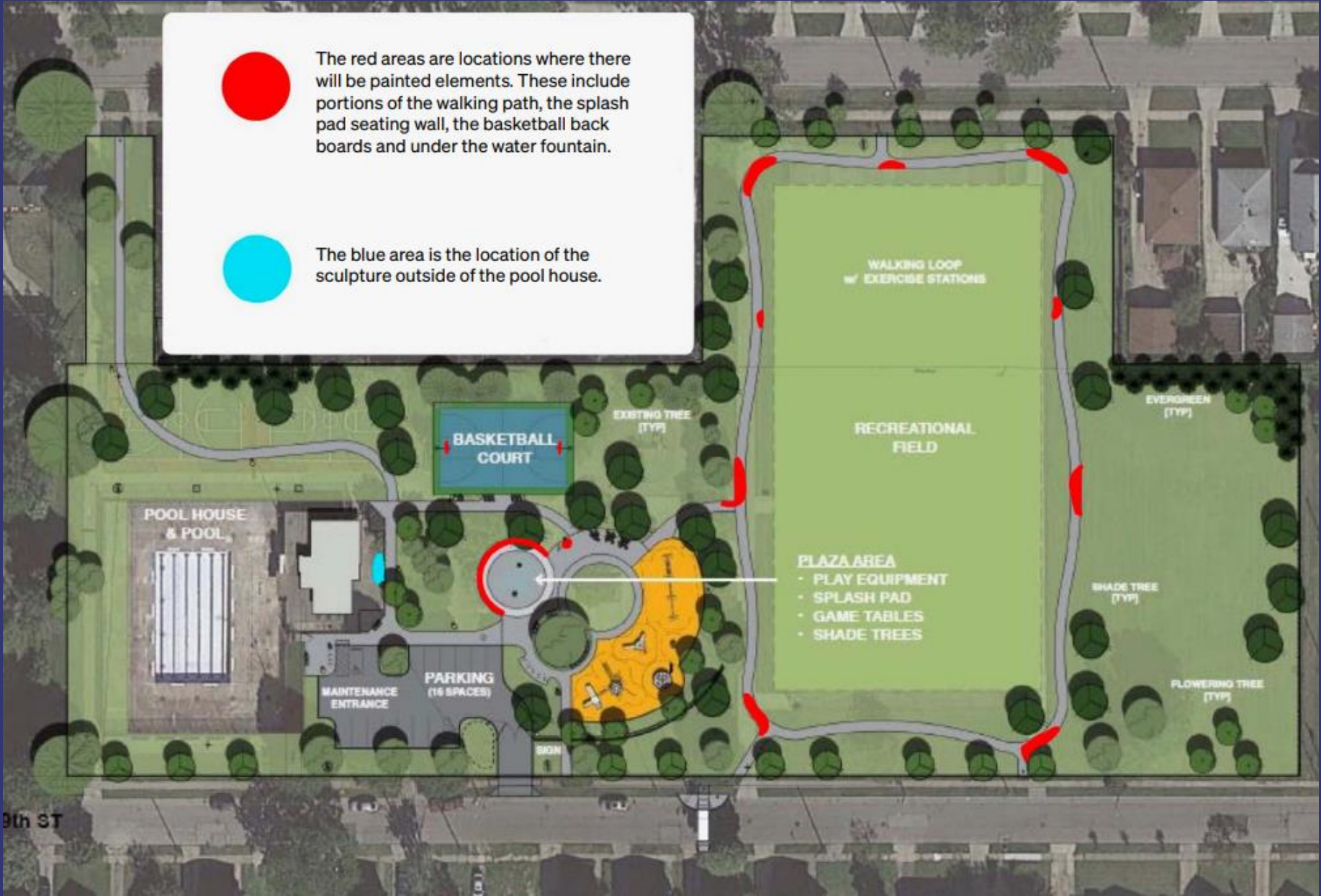
COMMUNITY ENGAGEMENT PHOTOS



PROPOSED DESIGNS – SITE LAYOUT

 The red areas are locations where there will be painted elements. These include portions of the walking path, the splash pad seating wall, the basketball back boards and under the water fountain.

 The blue area is the location of the sculpture outside of the pool house.



PROPOSED DESIGNS – POOL HOUSE SCULPTURE

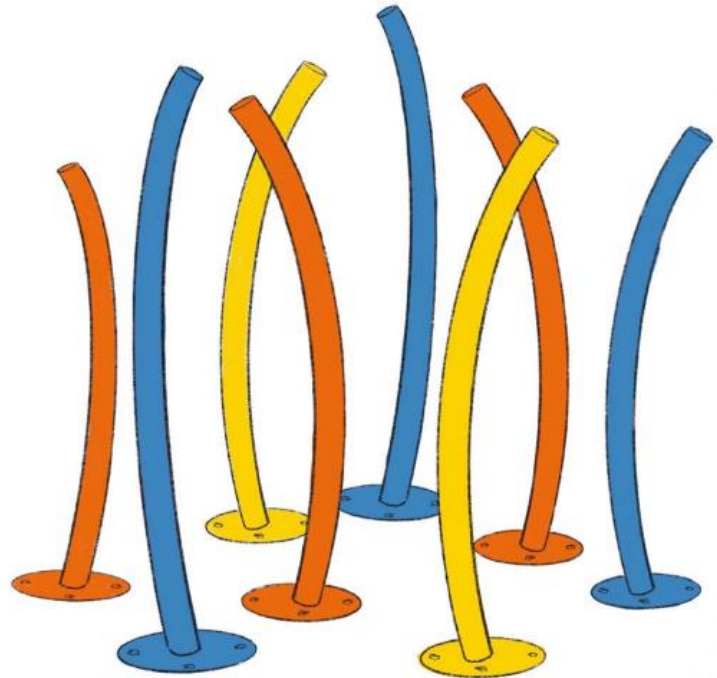
PROPOSED ART

Pool House Sculpture

We propose a colorful sculpture that is inspired by the shape and flexibility of pool noodles to be positioned on the cement area in front of the poolhouse.

The "spraying" shapes mimick water and a sense of play.

The goal is to establish an inviting landmark for the pool house with bright colors and fun shapes.



PROPOSED DESIGNS – POOL HOUSE SCULPTURE

Sculpture Specs

- Eight 4" steel pipes.
- Powder coated 3 colors with [Prism Powder Coatings](#)
- Ranging in height from 5'-8'
- Noodles will be 108" radius, 96" radius, 84" radius, and 72" radius
- The pieces will be secured to the cement with this [hardware](#)

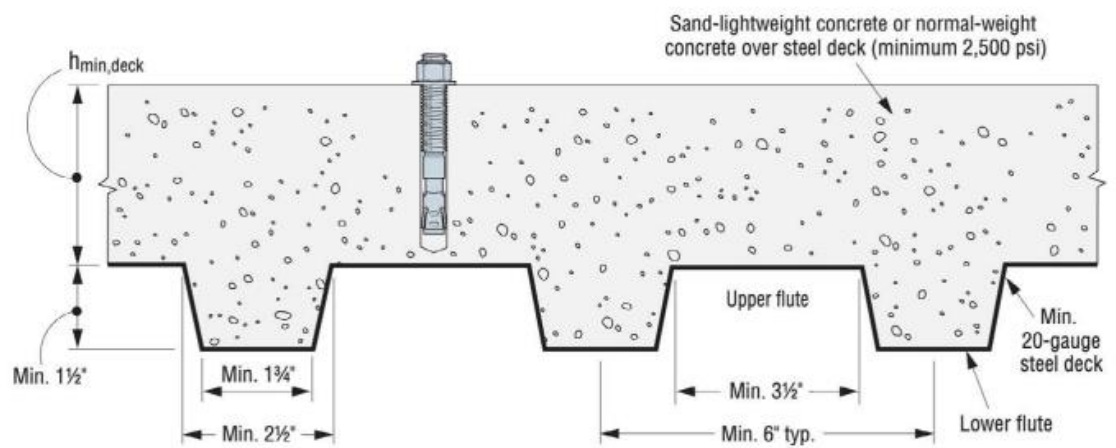


Figure 1



RAL 2001 - Red Orange

☆☆☆☆☆
\$80.00 USD

Weight (5lbs - 55lbs)

5 Lbs 55 Lbs

Q / Collection / Esso Blue



Esso Blue Gloss Powder Coating – Premium Corrosion Protection

☆☆☆☆☆
\$78.00 USD

Q / Collection / RAL1028 - Melon Yellow



RAL 1028 - Melon Yellow

☆☆☆☆☆
\$80.00 USD

Weight (5lbs - 55lbs)

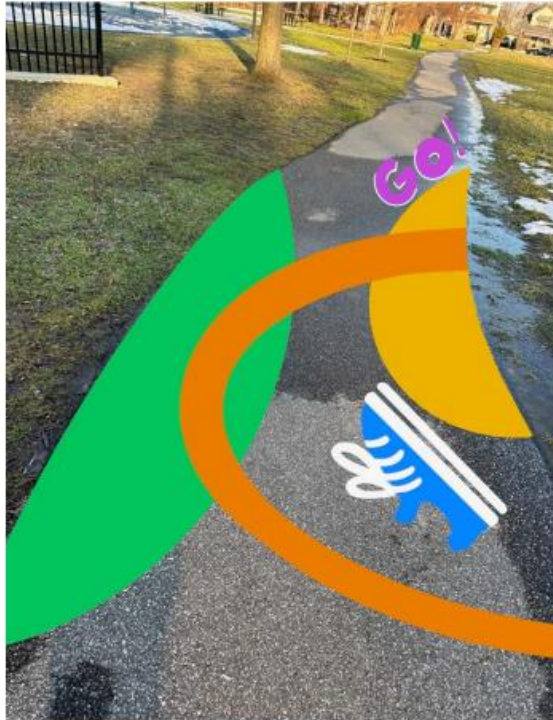
5 Lbs 55 Lbs



Strong-Bolt® 2

PROPOSED DESIGNS – MOMENTS AROUND THE PARK

PROPOSED ART



We propose **sidewalk artwork** all along the exercise path that features shapes (moodboard on next page) and motivational messaging. We will install the artwork in groupings around the loop.



We propose painting the backboards of the **basketball hoops**.



We are proposing accent art below the **water fountain** to add color and interest throughout the park.

PROPOSED DESIGNS – MOMENTS AROUND THE PARK

Walking Path Moodboard



PROPOSED DESIGNS – SEATING WALL/PLAY SIDE

PROPOSED ART

Seating Wall - Play Side

We propose stylized artwork for the outside of the seating wall along with a few words like "play", "explore" and "chill". Overall, the design will be youthful, inviting, modern and bold.

The noodle shapes refer to the pool sculpture and the shapes reflect the surrounding environment and positivity.

We will avoid painting on the top of the wall due to heavy wear, but elements of the design will peek up here and there.



PROPOSED DESIGNS – SEATING WALL/CHILL SIDE

PROPOSED ART

Seating Wall - Chill Side

We propose stylized artwork for the outside of the seating wall along with a few words like "play", "explore" and "chill". Overall, the design will be youthful, inviting, modern and bold.

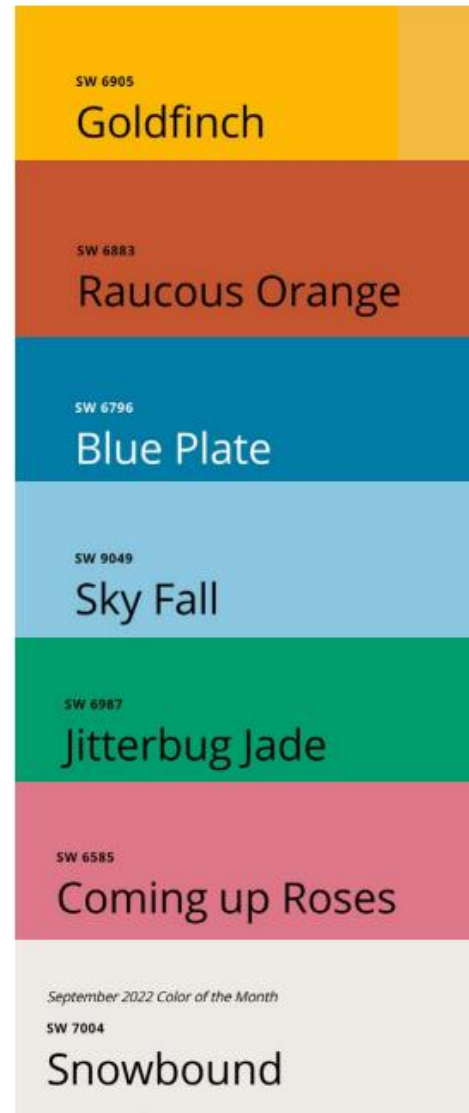
The noodle shapes refer to the pool sculpture and the shapes reflect the surrounding environment and positivity.

We will avoid painting on the top of the wall due to heavy wear, but elements of the design will peek up here and there.



Paint Specs

- We propose this [paint](#) for the ground murals.
- **Armorseal Tread-Plex**
Through a rapid drying process, Armorseal® Tread-Plex™ turns to a tough, alkali-resistant finish which will withstand hard wear, abrasion, grease, oils and cleaning equipment.
- Full color palette on far right (subject to minor changes)



Public Art Program

Sterling Recreation Center

1380 E. 32nd St.



CITY OF CLEVELAND

Mayor Justin M. Bibb

April 2, 2026

STERLING RECREATION CENTER PROJECT BASICS

Address: 1380 E. 32nd St.

Ward: 8 (Stephanie Howse-Jones) – Formerly Ward 7

SPA Neighborhood: Goodrich-Kirtland Park

Project Scope: Addition & Renovation

Renovation Budget: \$4,710,091

Public Art Budget: \$87,813

Status: Under construction w/anticipated completion Spring 2026

GENERAL LOCATION – Goodrich-Kirtland Park (Ward 8)



SITE CONTEXT

SITE CONTEXT



SITE CONTEXT

SITE CONTEXT



Pre-Construction Photos



Existing East/West Path



Main Entry

FACILITY RENDERINGS

RENDERING



RENDERING



RENDERING



RENDERING



SITE PLAN



Artist Selection, Research & Community Engagement

- 13 applicants – 2 of whom were disqualified for incomplete submissions and 1 who withdrew, leaving 10 eligible
- 4 finalists were interviewed and scored, and the selected artist was Lauren HB Studio (Lauren Herzak-Baumann)
- Lauren engaged the community through gathering stories, activities and references from the rec center users, at Cleveland Scrappers beep baseball team practices, and community meetings

Community Engagement

The poem was developed from community feedback gathered through surveys conducted both online and in person. Participants shared the sounds, movements, textures, and feelings they associate with this place, which became the foundation for the text. Translated into oversized Braille, the poem connects those collective experiences directly to the structure of the benches.

Open Assembly

Run stretch move walk,
Ball beeping, bat cracking.
Trains and traffic passing by,
Neighbors stopping, staying to talk.
Greens and blues of field and sky,
A space to gather and move.
A second home, a place of pride.
Here is where we belong



Fill out here or online!

ARTIST LAUREN HERZAK-BAUMAN IS LOOKING FOR YOUR INPUT TO CREATE A PATTERN ACROSS THE STERLING REC CENTER SCULPTURAL BENCHES. WEIGH IN BELOW!

When you think about Sterling Recreation Center and the baseball field, which feelings stand out most? Pick 3.

- Joy
- Strength
- Belonging
- Energy
- Determination
- Focus
- Support
- Teamwork
- Pride
- Growth
- Safety
- Other:

What sounds do you hear in and around Sterling Recreation Center? (Examples: bat hitting ball, sneakers on floor, cheering, laughter, music)

Describe one movement you see here often. (Examples: swinging, sprinting, guiding, clapping, stretching, throwing)

List five things that describe the colors, materials, or textures you notice at Sterling Recreation Center. (Example: green grass, shiny metal, scratchy brick, chalk lines)

Which activities best represent Sterling Recreation Center? Pick 3.

- Baseball
- Basketball
- Pickleball
- Strength training
- Group fitness
- After-school programs
- Community Events
- Spectating
- Stretching
- Walking
- Cheering
- Other:

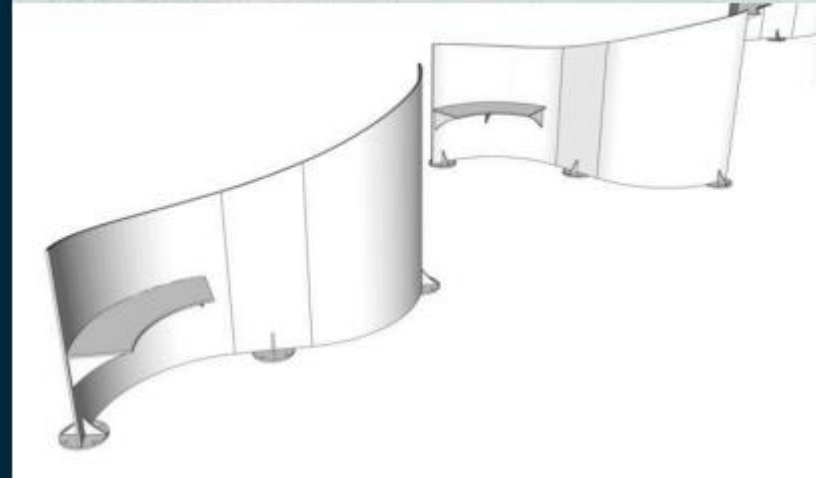
Sterling Rec. Center matters because:

Thank you! Please provide your email address below if you'd like to be invited to a community picnic and unveiling of the sculptural benches:

Project Overview

Open Assembly is a series of benches in a commons area that invite people to gather, move, and rest together. The benches form a continuous line through the space, shaped by the sounds, rhythms, and everyday life of the Sterling Recreation Center and the adjacent baseball field. Inspired by the surrounding community, the work offers a place to pause, connect, and feel a sense of belonging.

The artwork features four sculptural benches crafted from aluminum, designed as a single meandering form rather than separate objects. Each bench curves through the space and seats people on both sides, while a community-inspired poem, translated into oversized Braille, runs across all four—two stanzas per bench. Located near the storage area for the Cleveland Scrappers, a local Beep Baseball team for athletes who are blind or visually impaired, the benches support players as they prepare, offer seating for spectators, and create an open commons for recreation and gathering.



Site Location

The benches are installed on the newly poured concrete pad at Sterling Recreation Center, with pad dimensions provided on the following slide. The four benches are distributed across the pad and secured with anchor bolts. No additional site preparation is required beyond the concrete pad.

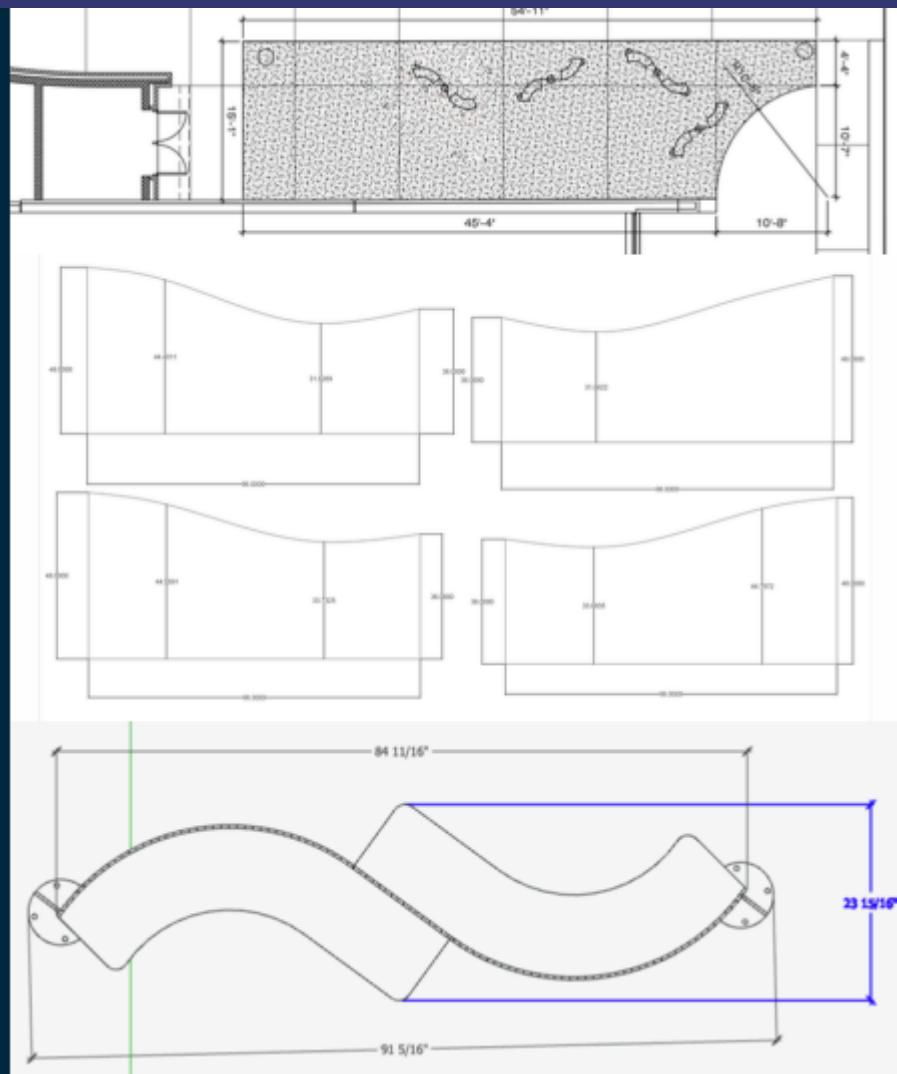


Dimensions

The artwork is sited on a concrete pad at Sterling Recreation Center, with overall dimensions indicated in the picture and below. The pad establishes the installation boundary and supports anchoring, accessibility, and long-term durability. No additional site work is required.

- Benches baseplate to baseplate: 91 5/16"
- Width: 24"
- Height: varies from 32" to 48"
- Bench height: 17"

- Concrete pad longest edge: 54' 11"
- Concrete pad short edge: 15' 1"

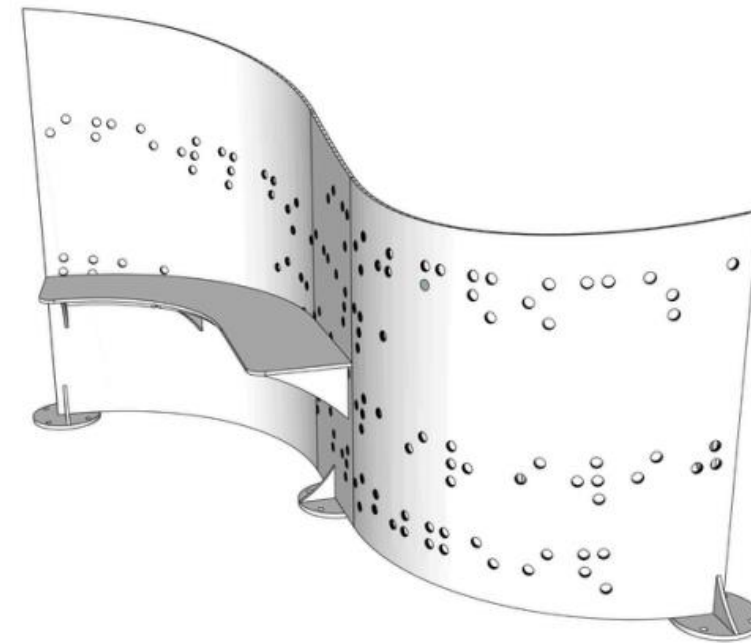
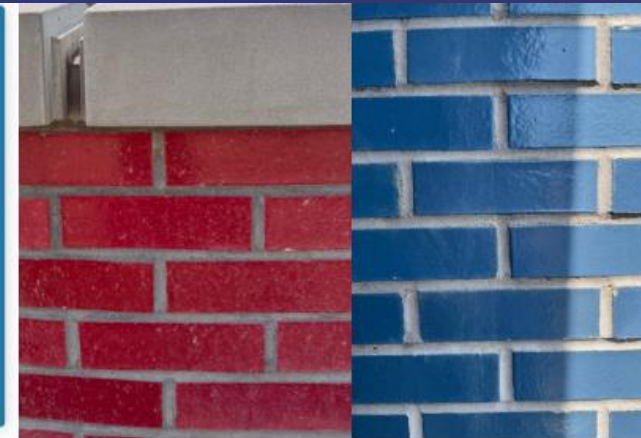


Materials and Installation

The benches are fabricated from painted aluminum, each weighing approximately 300 lbs, and are anchored to concrete footers using steel baseplates and anchor bolts to ensure structural stability and long-term durability. The oversized Braille pattern is laser cut through the metal.

They will be powder-coated which ensures long-term durability. The color is inspired by the bright brick tones of Sterling Recreation Center and will be in the color family of the paint swatch shown above.

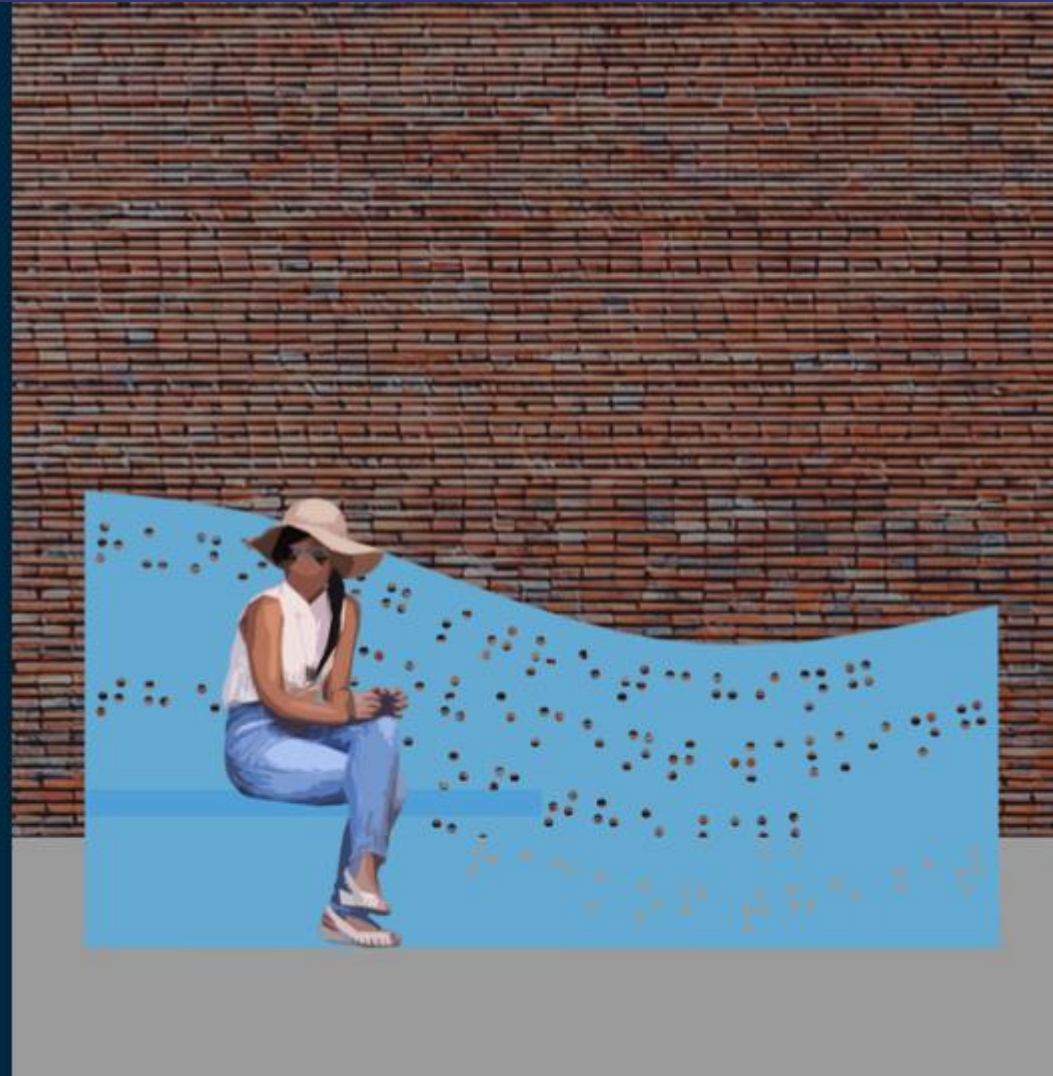
SW 6803
Danube



Design Drawing

Open Assembly unites form, function, and community in a single continuous gesture. The sculptural benches move through the site to create a shared space for rest, gathering, and participation—supporting the Cleveland Scrappers, spectators, and the broader neighborhood. A community-sourced poem, translated into oversized Braille, embeds local voices directly into the work, reinforcing both physical and social accessibility.

Built for durability and shaped by the rhythms of Sterling Recreation Center, Open Assembly offers more than seating—it creates a place to connect, belong, and be present together.



Picnic and Unveiling

To celebrate the completion of *Open Assembly*, a public picnic and unveiling will be held alongside a Cleveland Scrappers practice, with the neighborhood invited to join. The event will offer a chance to experience the benches in use— watching practice, sharing a meal, and spending time together in the space. Activities like sidewalk chalk and bubbles will create opportunities for all ages to engage, while food and conversation bring people together. This gathering reflects the intent of the work, introducing Open Assembly as a place for connection, participation, and everyday community life.



Thank you for your time!



CITY OF CLEVELAND

Mayor Justin M. Bibb

Public Art Program – Lake Pool Park, Glendale Park, & Sterling Recreation Center April 2, 2026

Public Art Committee Recommendations:

All three projects were approved at the Public Art Committee on 3/31/26.

City Planning Staff Recommendations:

Planning staff is in support of all three project approvals, with artist working with staff/project managers for sign placement.

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Ord. No. 403–2026 (introduced by Council Member Conwell) Designating the Sapirstein Garage and House, at 852–854 East 95th Street, as a Cleveland Landmark.

April 2, 2026

Sapirstein Garage & House

852-854 East 95th Street



Landmarks Nomination Criteria

- The historic property is listed on the National Register of Historic Places
- The historic property is eligible for listing on the National Register of Historic Places
- Its character, interest or value is part of the development, heritage or cultural characteristics of the City, State or the United States.
- Its location is a site of a significant historic event.
- Its identification is with a person who significantly contributed to the culture and development of the City.
- The historic property exemplifies the cultural, economic, social or historic heritage of the City.
- The historic property is identified with the work of a master builder, designer, architect, engineer or landscape architect whose work has influenced the development of the area, community, state or nation.
- The historic property embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- The historic property relates to other distinctive areas which are eligible for preservation activities, based on a historic, cultural, or architectural motif.
- The historic property's location or its singular physical characteristics represent the establishment or are a familiar visual feature of a neighborhood, community or City.



Location



Neighborhood Context



The Sapirstein Garage



The Sapirstein House



The Sapirstein House



The Sapirstein House



Interior of Lower Unit



Interior of Upper Unit



Jacob Sapirstein & Family



Left: Jacob Sapirstein, 1906.
Middle: Jacob Sapirstein, Jennie Sapirstein,
Irving Sapirstein, and Jennie's sister, 1910.
Right: Molly Sapirstein, n.d.



A Cleveland Entrepreneur



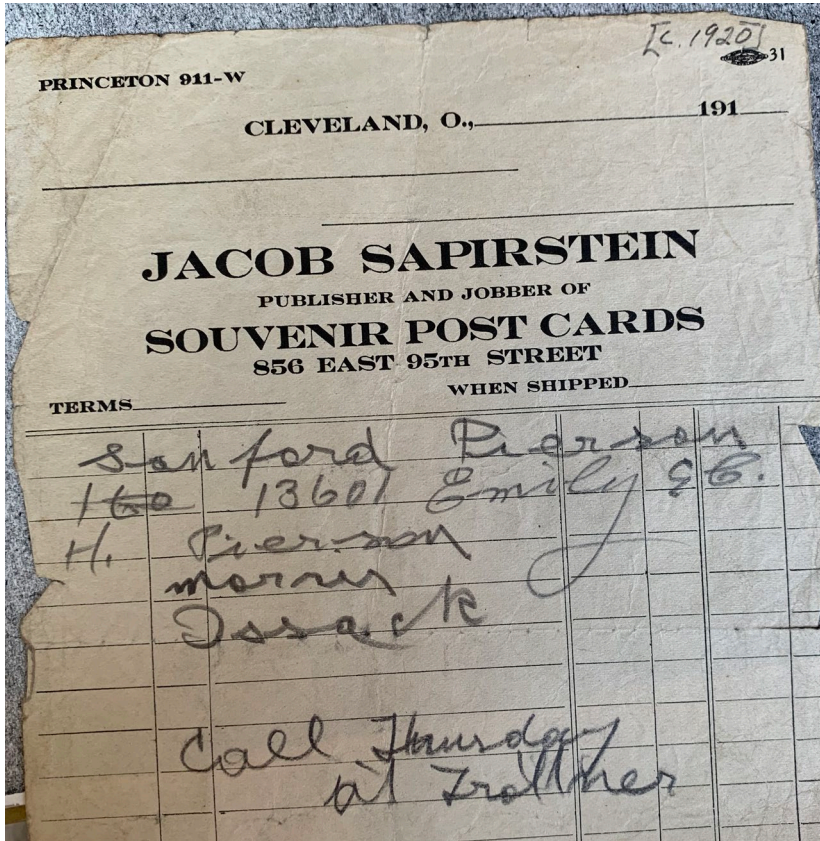
Hollenden Hotel, 1900.



c. 1917 advertisement reproduced in the September 25, 1970, edition of the *Cleveland Jewish News*.



Sapirstein's Next Move



Order form at 856 East 95th Street, c. late 1910s.



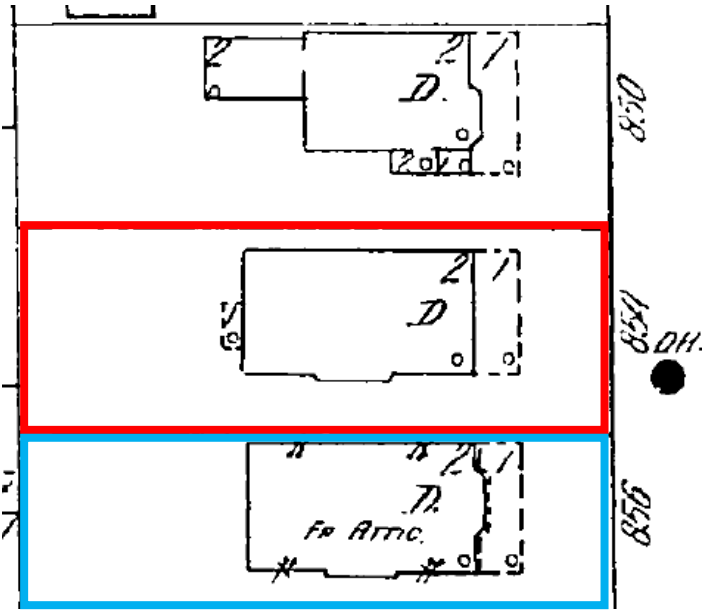
The Sapirstein family, 1917.



856-858 East 95th Street (demolished), 2009.



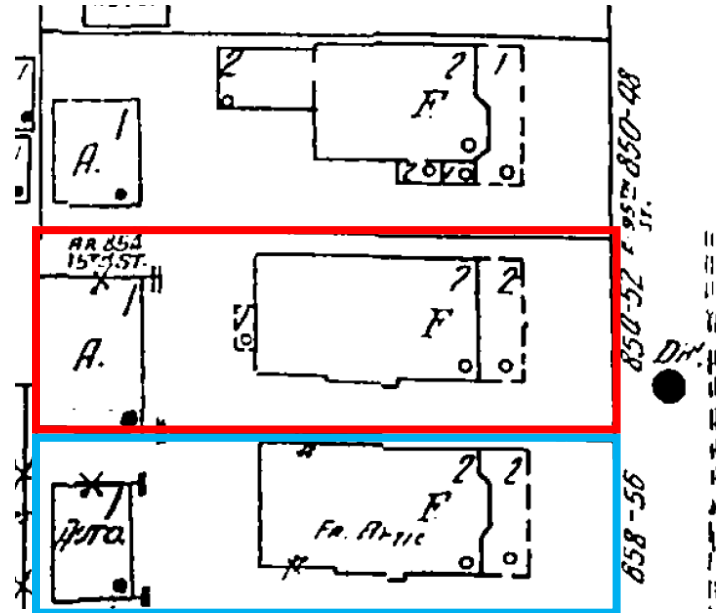
Expansion & Growth



1912



Sapirstein House and Garage, 2026.



1951



Expansion and Growth

CITY OF CLEVELAND
DEPARTMENT OF BUILDINGS

Permit No. *199220* Floor Area *600*
 Plan No. *A* Fees *8.90*
 File No. Total Fees? *8.90*

**APPLICATION FOR PERMIT
 NEW STRUCTURE**

Cleveland, O. *Oct. 8* 1919

To the Commissioner of Buildings:-

Application is hereby made by *Jacob Sajnerstein* (Owner) for a PERMIT to erect a structure as described in this detailed statement and the accompanying plans and specifications, all of which are made a part of this application.

This application will not be approved unless the following Location and Description of the proposed building is filled out completely in ink.

No. and Street *854 E. 95* Ward *24*

Side of Street Sublot. Allotment

Being *40* ft. front ft. deep on the side
15 ft. rear ft. deep on the side

Class *6* Grade *5* Div. No. Stories *1* Est. Cost *900-*

Size of Building: width *30* ft. depth *20* sq feet

Purpose *garage* Material *brick*

No. of stairs How enclosed Construction *Brick*

How are chimneys built? How lined?

How will roof be covered? *Fire Shovel*

No. of Elevators Kind Heating System

Character of ground

Are any of the columns, girders, beams or floors of any type of re-inforced concrete construction?



Irving Stone in front of the existing garage, c. 1960s.

Garage permit, October 1919.



Expansion and Growth



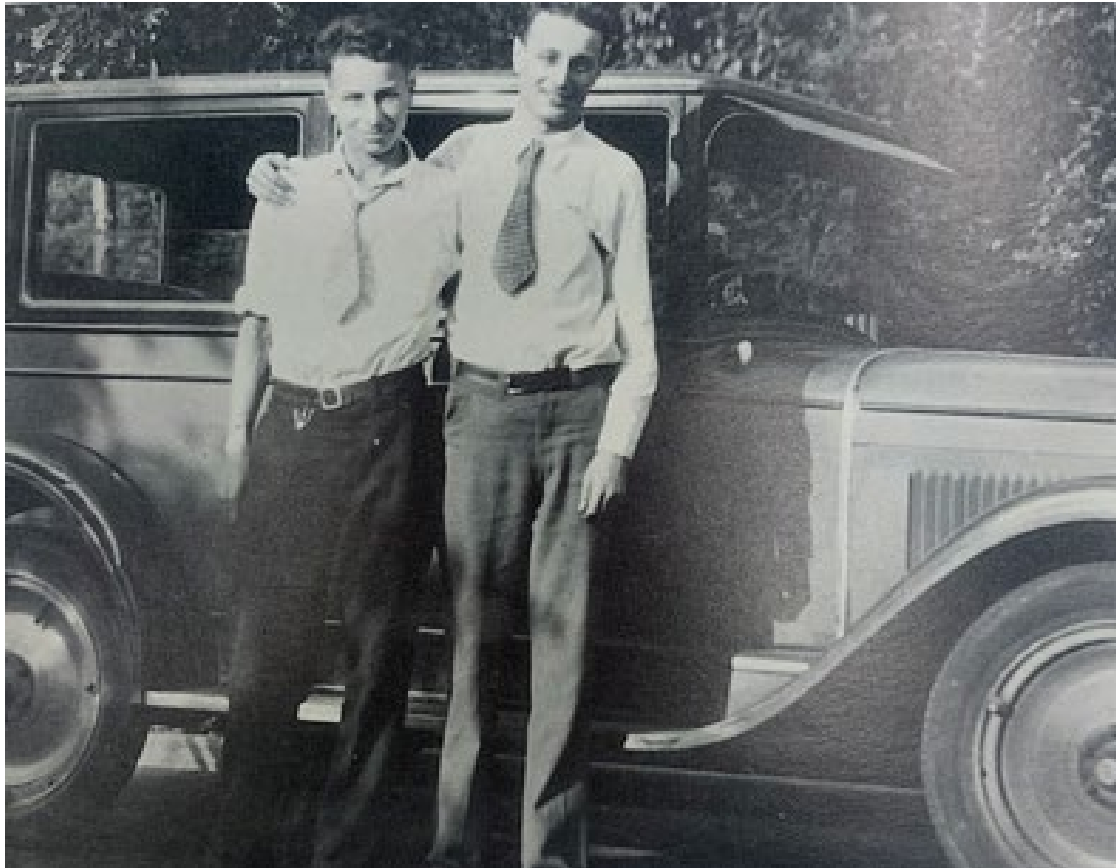
c. 1960s



2026



Expansion and Growth



Morris and Irving Sapirstein (Stone) at Euclid Beach Park after delivering 48,000 post cards and folders to the park, 1928.

E. 1914
a.c. 26/25

Jacob Sapirstein,
JOBBER OF
Souvenir Post Cards
852 EAST 95th STREET
CLEVELAND, OH.
3390 West 25th St..

- 2 -

		BALANCE FORWARD 82.75	
2000 (ass't)	H. M. post Cards	Christmas	x @ .50 10.00
12 each	#4506, #4501, #4505 Total 36	New Year	@ 12.50 4.50
25 each	#5753, #620, #770, #5341, #764 #4090, #4091 Total 175	"	@ 5.00 8.75
500	H. M. post cards	"	@ .50 2.50
50 each	#5185, #5279, #1283 Total 150	"	@ 2.50 3.75
2 boxes	#2100 Gift Dressing Assortments	Christmas	@ 2.50 5.00
2 "	HEV " " " "	"	@ 2.50 5.00
1	G. " " " "	"	@ 2.50 2.50
2 "	#39 Tinsel Ribbon	"	@ 2.25 4.50
8 dozen	#6908, #7108, #7008, #6808 Cord	"	@ .38 3.04
50 each ass't	#2101/2, #2267/8	Thanksgiving	@ 2.50 3.50
25 each	#2105, #2106	"	@ 5.00 2.50
300	M. K.	"	@ .50 1.50
100	M.	Halloween	@ .50 .50
			139.29
BALANCE TO FOLLOW.			

J. D. Sapirstein

Invoice listing Sapirstein at 852 East 95th Street, c. 1920s.



The Sapirstein Greeting Card Company



Early 20th century post card depicting Wade Park

850 Beres Eliz Mrs
852 Sapirstein Greeting
Card Co
Sapirstein Jacob ©
853 Jersan Frank ©
854 Cohn Jos
855 Tag Isadore
856 Shoemack Abr ©
857 Pitt Isadore

1930 City Directory



American Greetings Publishers



Jacob and Jennie Sapirstein, Irving Stone, and children in front of the Sapirstein's 823 East Boulevard home (demolished), 1943.



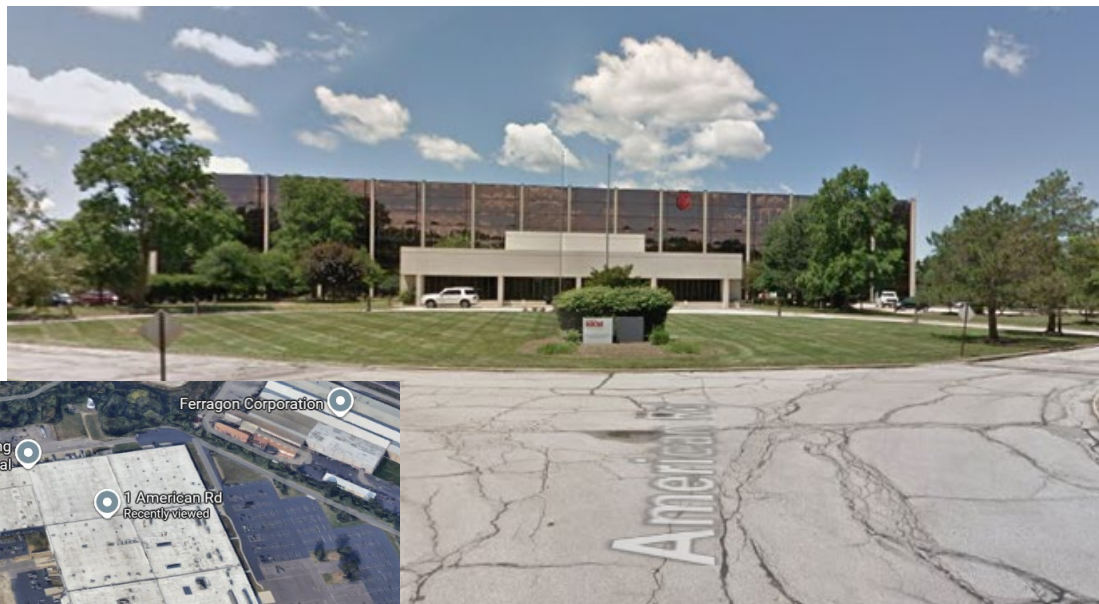
American Greeting Publishers plant on Berea Road near West 114th Street (extant), 1947.



American Greetings Corporation



Morry Weiss, Irving Stone, Jacob Sapirstein, Harry Stone, and Morris Stone, c. 1960s.



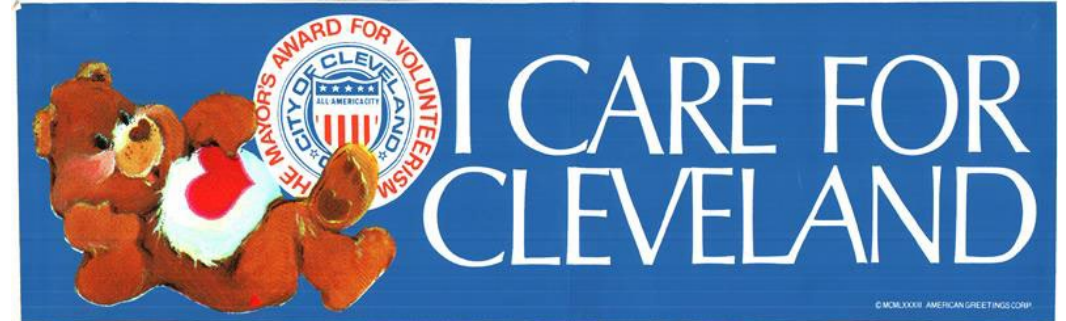
Top: Former office building attached to the Memphis Avenue plant, 2017.
Left: Aerial view of the former Memphis Avenue plant, 2026.



American Greetings Corporation



Jeff Weiss, Morry Weiss, Gary Weiss, Jacob Sapirstein, Zev Weiss, and Irving Stone, 1986.



The Care Bears brand was launched by Rust Craft of Canada, a subsidiary of American Greetings, in 1982.



Current headquarters in Westlake, Ohio.



Ord. No. 368–2026 (introduced by Council Members Bishop, Santana, Polensek, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase property for the construction of the new Cleveland Division of Fire's Fire Station No. 23 located at 10022 Madison Avenue, for the Department of Public Safety.

April 2, 2026

Cleveland City Planning Commission

Real Estate Legislation

April 2, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

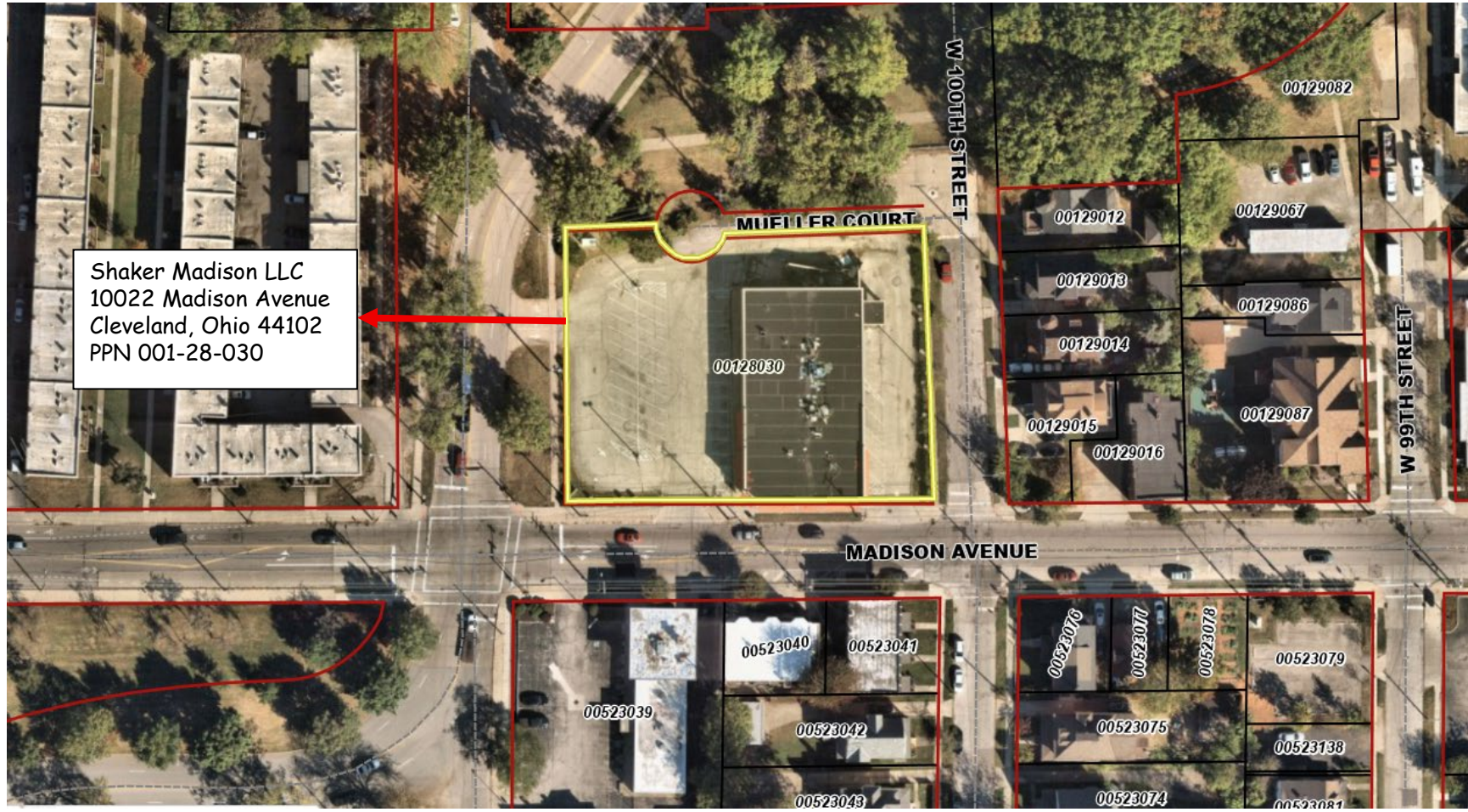
Ord. No. 368-2026
Acquisition of Property for Fire Station 23

Legislative Purpose

To authorize Director of Public Safety to acquire property for the new Cleveland Division of Fire's Fire Station No. 23 located at 10022 Madison Avenue (PPN 001-28-030).



Ord. No. 368-2026
Acquisition of Property for Fire Station 23
Location Map



Ord. No. 368-2026
Acquisition of Property for Fire Station 23
Street View



Ord. No. 368-2026
Acquisition of Property for Fire Station 23

- The current site is nearly half the size of the property to be acquired.
- 10022 Madison Ave. was first considered by the City when seeking a location for a new station.
- Geographically, 10022 Madison Ave. is an ideal location because it provides nearly the exact same service time as that of the existing fire station.
- 10022 Madison Ave. is large enough for the station to have separate zones for living quarters, decontamination area, and apparatus bay.
- The larger site will also allow for a driveway to the north of the station, coupled with a pull-through design providing better on-site maneuverability leading to better response times and less traffic congestion.
- Located in Ward 12 (Councilman Shah).



Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals



CITY OF CLEVELAND
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April 2, 2026

Ord. No. 351-2026 (introduced by Council Members Hudson, Davis, Bishop, Santana, and Griffin - by departmental request) Authorizing the Director of Capital Projects to enter into an amendment to Contract No. CT-0103-PS2023*0338 with Michael Baker International, Inc. to provide additional design services needed to enhance the scope of the rehabilitation of Lorain Avenue from West 65th Street to West 20th Street, for the Office of Capital Projects.

April 2, 2026

Ord. No. 353-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to install a Dynamic Message System, a Queue Warning System Lite, queue detection cameras, and associated infrastructure at various locations along IR-90 and SR-176 in the City of Cleveland; accepting gifts and grants, acquiring, accepting, and recording necessary rights-of-way; and authorizing agreements.

April 2, 2026

****This item was approved as an un-numbered ordinance by CPC on 3/6/26.***

Ord. No. 365-2026 (introduced by Council Members Howse-Jones, Bishop, Santana, and Griffin - by departmental request) Authorizing the Director of Capital Projects to issue a permit to Juliet LLC, to encroach into the public right-of-way of West 6th Street by installing, using, and maintaining decorative wrought irons, 4"x4" steel posts, footers, and a steel canopy.

April 2, 2026

****This project's design was approved by Landmarks Commission on 6/12/25.***

Res. No. 375-2026 (introduced by Council Members Starr, Bishop, and Santana - by departmental request) Declaring the intent to vacate a portion of Central Avenue.

April 2, 2026

****This street vacation is part of the Bedrock Public Realm 1A plan,
approved by CPC on 12/5/25.***

Ord. No. 407-2026 (introduced by Council Members Howse-Jones, Hudson, Santana, Slife, Kazy, and Griffin - by departmental request) Determining the method of making the public improvement of constructing the Archwood Avenue and West 39th Street, Bradgate Avenue, Clybourne Avenue, East 58th Street, and Luther Avenue area sewer replacement projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any loans or grants from any public or private entity.

April 2, 2026

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 2, 2026

Congratulations to Chukwunwike “Chuks” Okoye!

April 2, 2026

Chuks welcomed retirement this week after **30 years** of service to the City! Originally from Nigeria, Chuks began his career with the City in May 1995 as a volunteer assistant plans examiner in Building and Housing. In November 1995, he was appointed as a full time assistant plans examiner with B&H. In November 2024, he joined City Planning as a zoning administrator as part of our permit modernization and staff consolidation work.

Thank you and best wishes, Chuks!



Cleveland City Planning Commission

Adjournment



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Next Meeting: Friday, April 17, 2026