CITY OF CLEVELAND
Mayor Justin M. Bibb

# Cleveland City Planning Commission

April 17, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

# Agenda: April 17, 2026

## CONDITIONAL USES

- PRO - 15710 Lorain Avenue Dispensary

## NEAR WEST DESIGN REVIEW

- PRJ26-XXX - Park Apartment Phase II

## NORTHEAST DESIGN REVIEW

- PRJ26-006521, PRJ26-006519, and PRJ26-006520 - Superior Demolitions

## CENTRAL EAST DESIGN REVIEW

- EC2026-012 - Old MLK Demolition
- EC2026-011 - Woodhill Homes PH4
- CE2026-008 - CCF East Parking Garage
- CE2026-007 - CCF West Parking Garage

## DOWNTOWN/FLATS DESIGN REVIEW

- DF2025-014 - The Saunagoose
- DF2025-021 - Union at Cleveland Harbor
- PRJ26-XXX - Cleveland Amphitheatre

## MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 453-2026 – Mill Creek Restoration Easements
- Ord. No. 456-2026 – Playhouse Square Parking Lot Lease

## ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 404-2026, Res. No. 457-2026, & Res. No. 480-2026

## SPECIAL PRESENTATIONS (INFO ONLY)

- Map Change 2700 – St. Clair-Superior & Hough Form Based Code Rezoning
- Transformative Art Fund Initiative - 2025 Overview

## DIRECTOR'S REPORT & ADJOURNMENT

# Cleveland City Planning Commission

## PREAMBLE

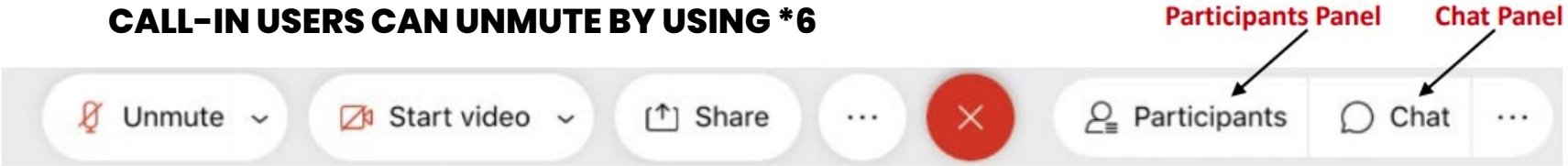
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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**



# Cleveland City Planning Commission

## PREAMBLE

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.

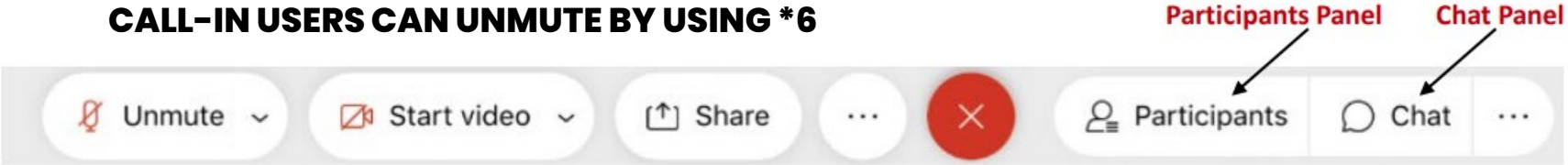
Communication with members of this body must follow proper channels for consideration.

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**



# 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 17, 2026

# Commission Members



April 17, 2026

**Erika Anthony, Chair**

**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 17, 2026

# Approval of Minutes from Previous Meeting

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 17, 2026

## Meeting Summary: 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**

## 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 17, 2026

# Conditional Uses

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 17, 2026

**Pedestrian Retail Overlay** - 15710 Lorain Avenue Dispensary

Project Address: 15710 Lorain Avenue

Presenter: Xavier Bay, City Planner

Project Representative: Joseph Andulics

Approvals Needed per Section §343.23(e)(2):

(A): Off-Street Parking in a Pedestrian Retail Space

(B): Driveway Across a Public Sidewalk

(D): Lack of pedestrian entrance along a Pedestrian Retail Street Frontage

**Ward 15: Council Member Charles J. Slife** | **SPA: Kamm's**

# 17510 Lorain Ave

# Conditional Use Permit

# City Planning Commission Hearing

# April 17, 2026

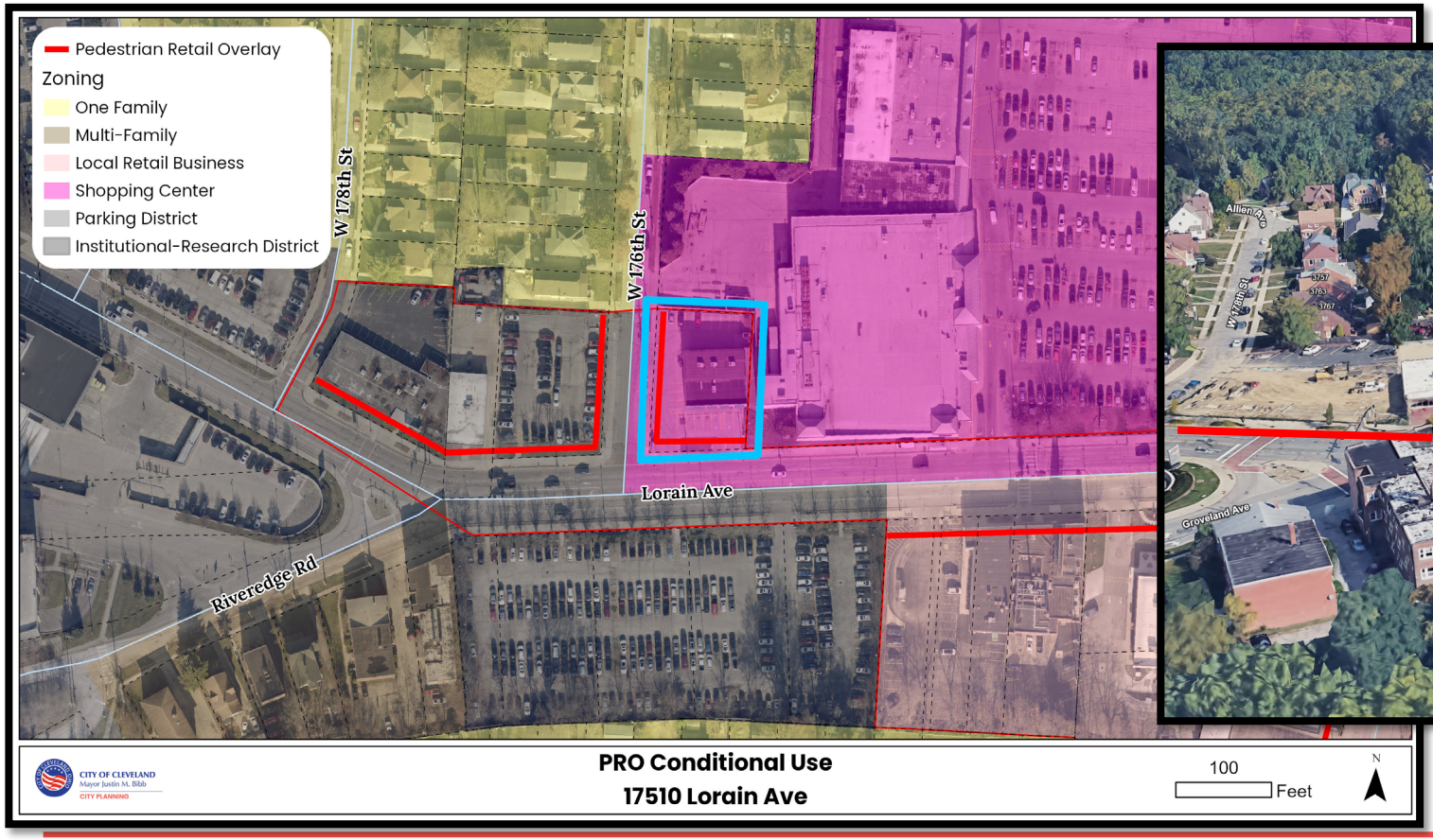
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

# Pedestrian Retail Overlay (PRO) Conditional Use

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

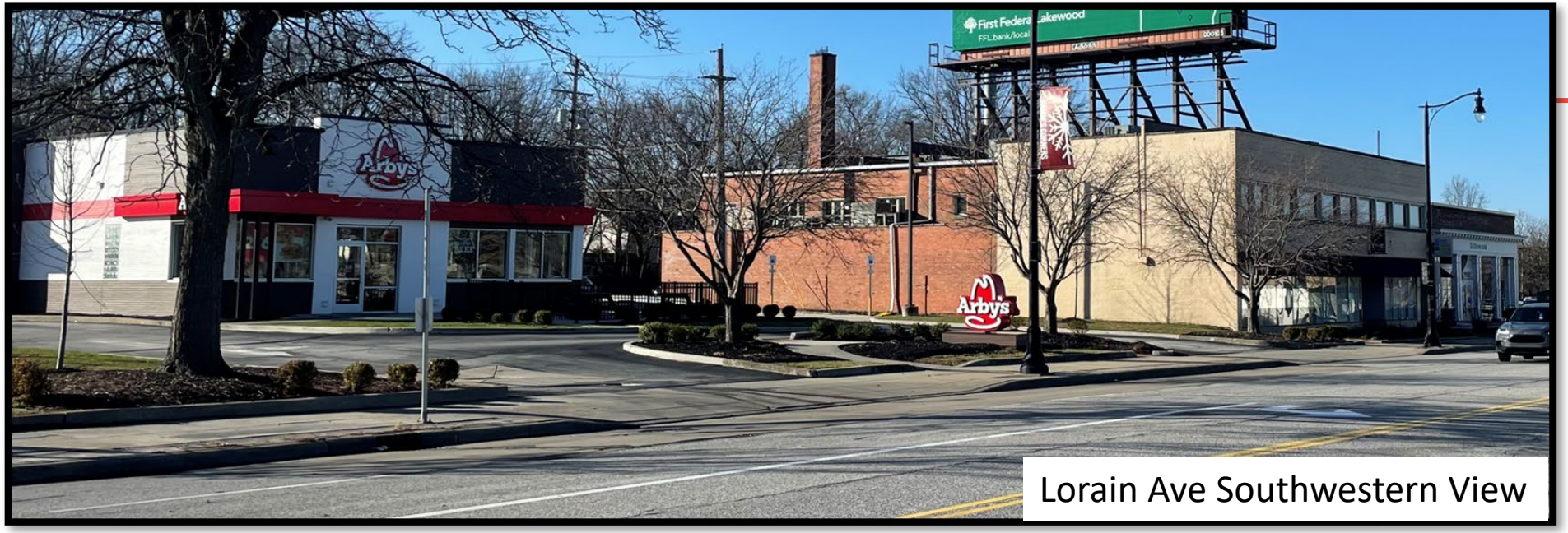
## Proposal

**To establish use as smoke shop/retail space. Exterior alterations to existing building.**



Lorain & W 176th St Northern View

Lorain Ave Northeastern View




Lorain Ave Southwestern View

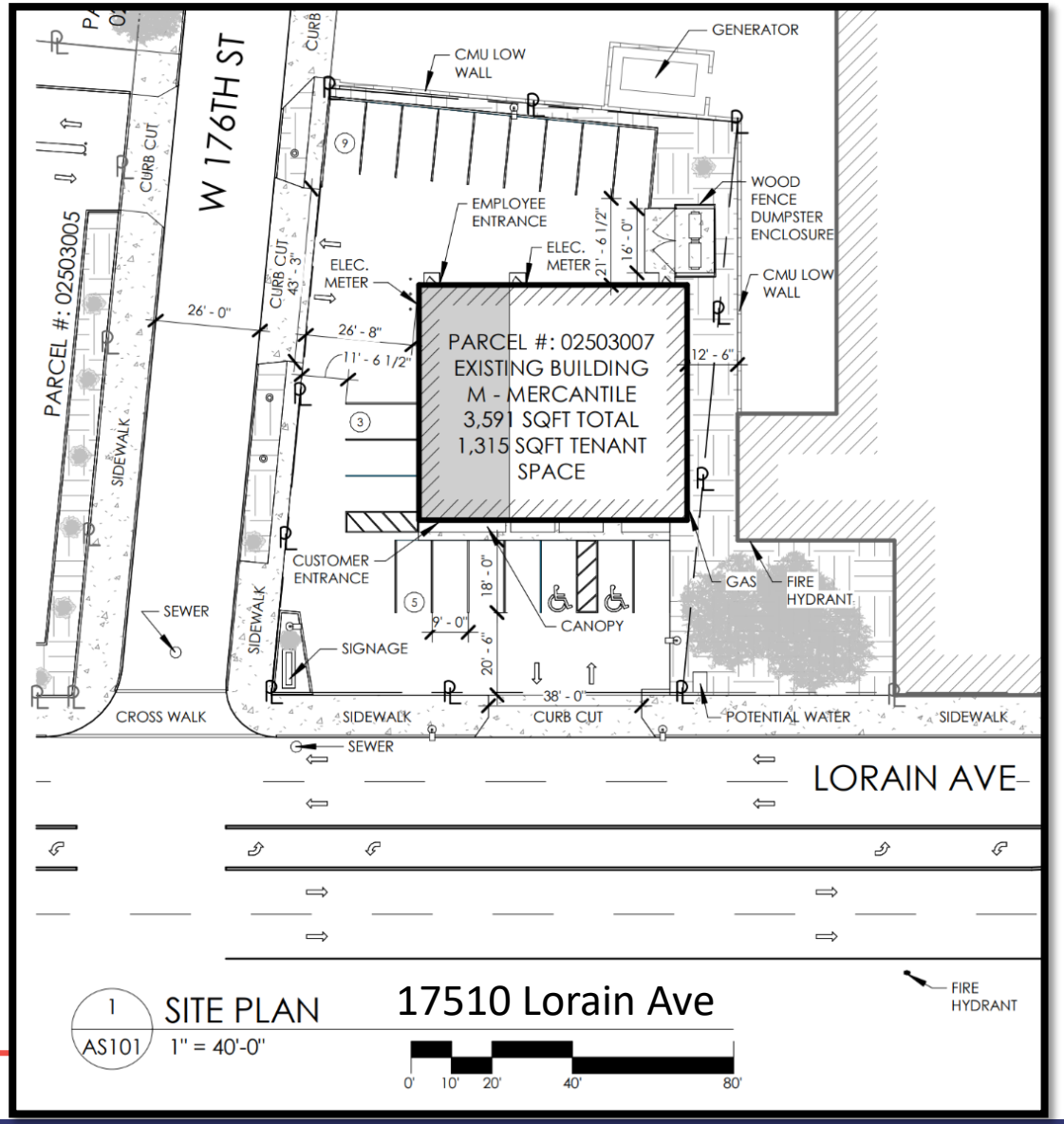
Lorain & W 176th St Southwestern View

# Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (A&B)

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

A & B. Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



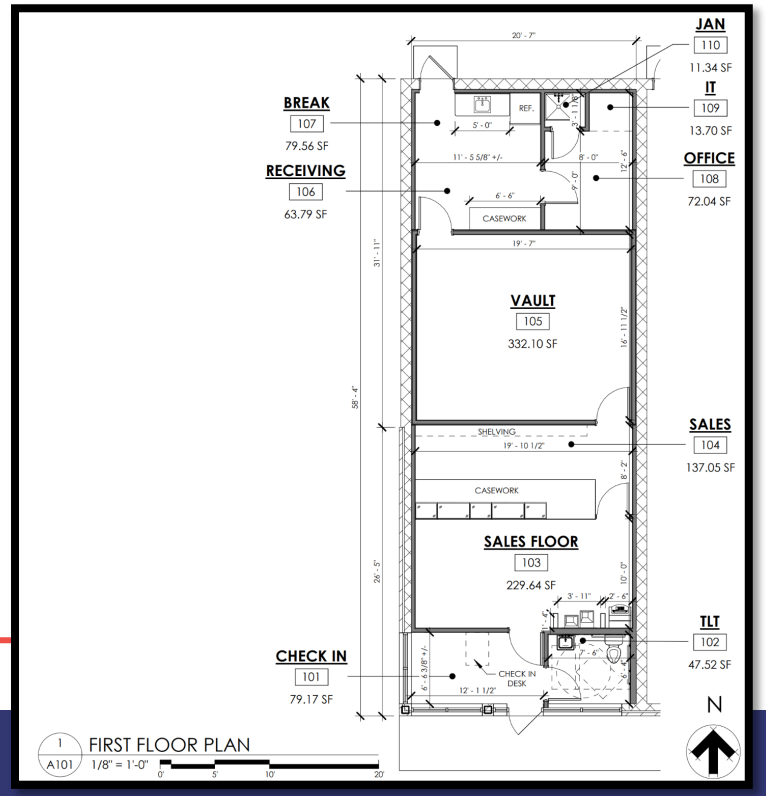
# Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (D)

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

D. In the case of a building enclosed use that does not have an entrance from the Pedestrian Retail Street Frontage, one (1) or both of the following conditions apply:

- The proposed use will occupy an existing building that lacks such pedestrian entrance, and the addition of a conforming pedestrian entrance is made infeasible by the configuration of the interior space or other factors related to the design and placement of the building.

- Placement of the pedestrian entrance in a location other than on the Pedestrian Retail Street Frontage will result in more suitable pedestrian access.



# Pedestrian Retail Overlay Conditional Uses

**A.) Off-Street Parking within the Pedestrian Retail Space**

**B.) Driveways Extending Across A Public Sidewalk**

**D.) Any building-enclosed use that does not have a public pedestrian entrance from the Pedestrian Retail Street Frontage**

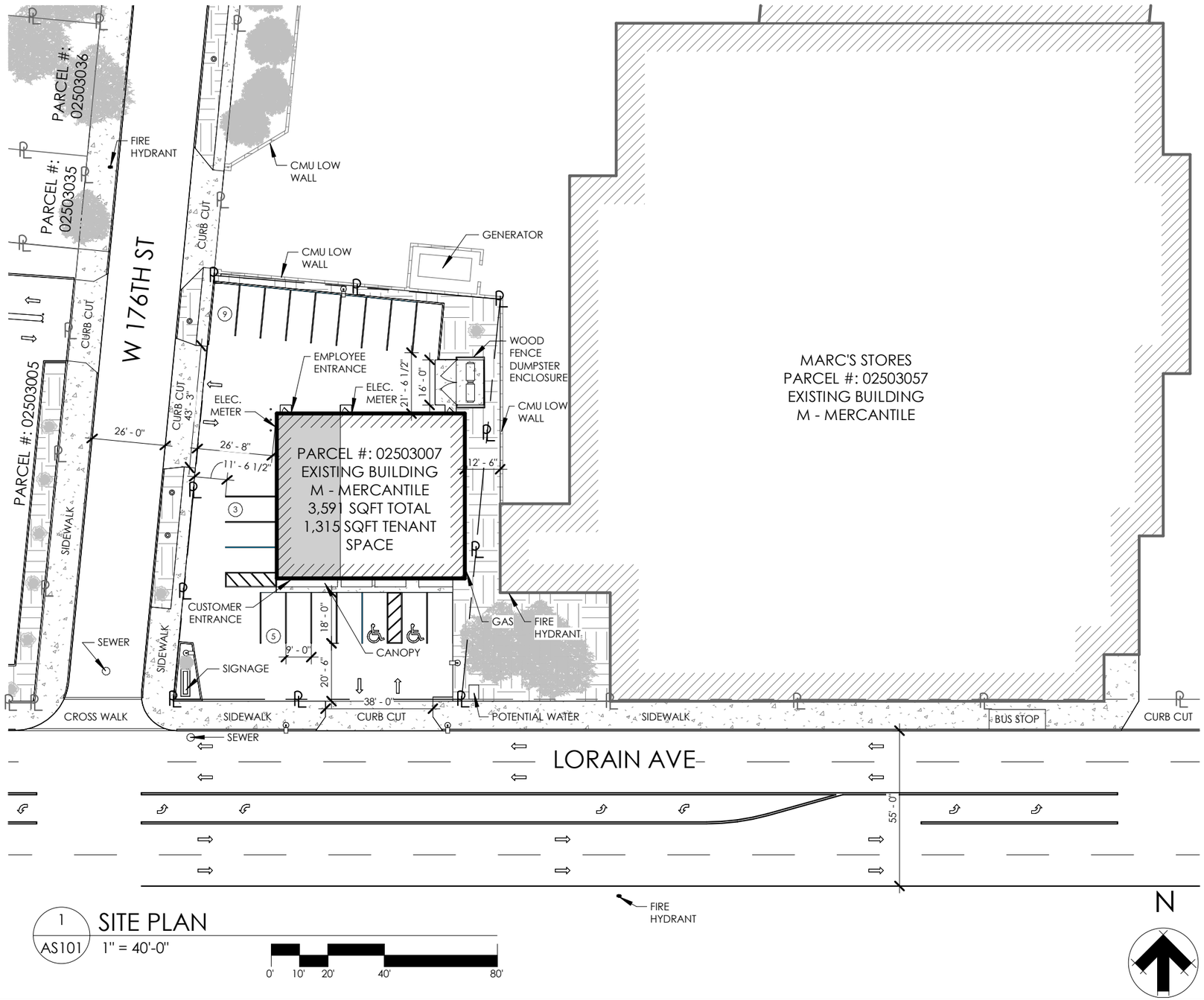
## Criterial for Conditional Use Approval

***[§343.23(e)(2)(A&B)]***

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.

***[§343.23(e)(2)(D)]***

- The proposed use will occupy an existing building that lacks such pedestrian entrance, and the addition of a conforming pedestrian entrance is made infeasible by the configuration of the interior space or other factors related to the design and placement of the building.
- Placement of the pedestrian entrance in a location other than on the Pedestrian Retail Street Frontage will result in more suitable pedestrian access.




1 AS101 SITE PLAN
1" = 40'-0"

## SITE LEGEND:

- TENANT SPACE
- PROJECT LOCATION
- EXISTING BUILDING
- CONCRETE
- LANDSCAPE
- ASPHALT
- PROPERTY LINE
- FOLIAGE
- UTILITY POLE
- LIGHT POLE

## SITE SUMMARY:

**ZONE:** SC-C1
**DISTRICT:** C
**USE DISTRICT:** SHOPPING CENTER
**CURRENT USE:** VACANT M - MERCANTILE
**PPN:** 02503007
**TOTAL LOT SQFT:** 14,629
**TOTAL STRUCTURE SQFT:** 3,591
**TENANT SPACE SQFT:** 1,315


**GEOFF LEWIS CROWLEY**
**NUMBER ARC 1316023**


**SCHEMATIC DESIGN FOR CITY PLAN REVIEW**


**NAME:** VERVE DESIGN STUDIO
**ADDRESS:** 1558 S. BROADWAY
**CITY, STATE, ZIP:** ST. LOUIS, MISSOURI 63104
**PHONE:** 314-377-5049
**EMAIL:** GCROWLEY@VERVEDS.COM
**CONTACT NAME:** GEOFF CROWLEY

**NAME:** STANDARD WELLNESS
**ADDRESS:** 17510 LORAIN RD
**CITY, STATE, ZIP:** CLEVELAND, OH 44111
**PHONE:** 440-506-4410
**EMAIL:** JANDULICS@STANDARDWELLNESS.COM
**CONTACT NAME:** JOE ANDULICS


## GENERAL SITE NOTES:

1. NO NEW WORK TO SITE PROPOSED. ALL EXISTING CONDITIONS ARE TO REMAIN.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY A LICENSED SURVEYOR, CIVIL ENGINEER, OR LANDSCAPE ARCHITECT.
3. ALL PARKING SPACES ARE 9' x 18'. TOTAL OF 19 PARKING SPACES INCLUDING 2 ADA ACCESSIBLE.
4. HVAC EQUIPMENT LOCATED ON ROOF.
5. EXISTING USE GROUP TO REMAIN IN AREA OF WORK, WITH ACCESSORY GROUP S-1 - STORAGE ADDITION.
6. PER CUYAHOGA COUNTY ONLINE RECORDS, THE EXISTING BUILDING IS SINGLE STORY WITH WALL HEIGHT OF 12' - 0" WITH A CLASS C CONSTRUCTION CLASS.

## ARCHITECTURAL SITE PLAN DISCLAIMER:

VERVE DESIGN STUDIO IS NOT A LICENSED SURVEYOR, CIVIL ENGINEER OR LANDSCAPE ARCHITECT. THIS DRAWING/PLAN HAS BEEN DEVELOPED USING RECORD OR AVAILABLE SURVEY, TOPOGRAPHIC, DRAINAGE AND UTILITY INFORMATION. THE DESIGN OF THE SITE IMPROVEMENTS, INCLUDING FINAL GRADES, SEWERS, DRAINAGE, UTILITIES AND PAVING IS STRICTLY PRELIMINARY HAVING BEEN BASED UPON SUCH AVAILABLE INFORMATION. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN, AGENCY APPROVAL AND REVIEW BY UTILITY COMPANIES. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL INFORMATION ON THIS ARCHITECTURAL SITE PLAN IS TO IDENTIFY AND NOTE EXTERIOR ARCHITECTURAL FEATURES ONLY AND SHALL NOT BE TAKEN AS ENGINEERED SITE DRAWINGS. THE OWNER IS RESPONSIBLE FOR CONTRACTING FOR A FULL TOPOGRAPHIC/BOUNDARY SURVEY AND GEOTECHNICAL ANALYSIS BY A LICENSED SURVEYOR/ENGINEER BEFORE PROCEEDING WITH THIS PROJECT.

**THIS SHEET IS PART OF A SCHEMATIC DESIGN CITY PLAN REVIEW SET. SHEET SIZE 11x17.**


VERVE DESIGN STUDIO
1558 S. BROADWAY
ST. LOUIS, MISSOURI 63104
314-822-4007
www.VERVEDS.com



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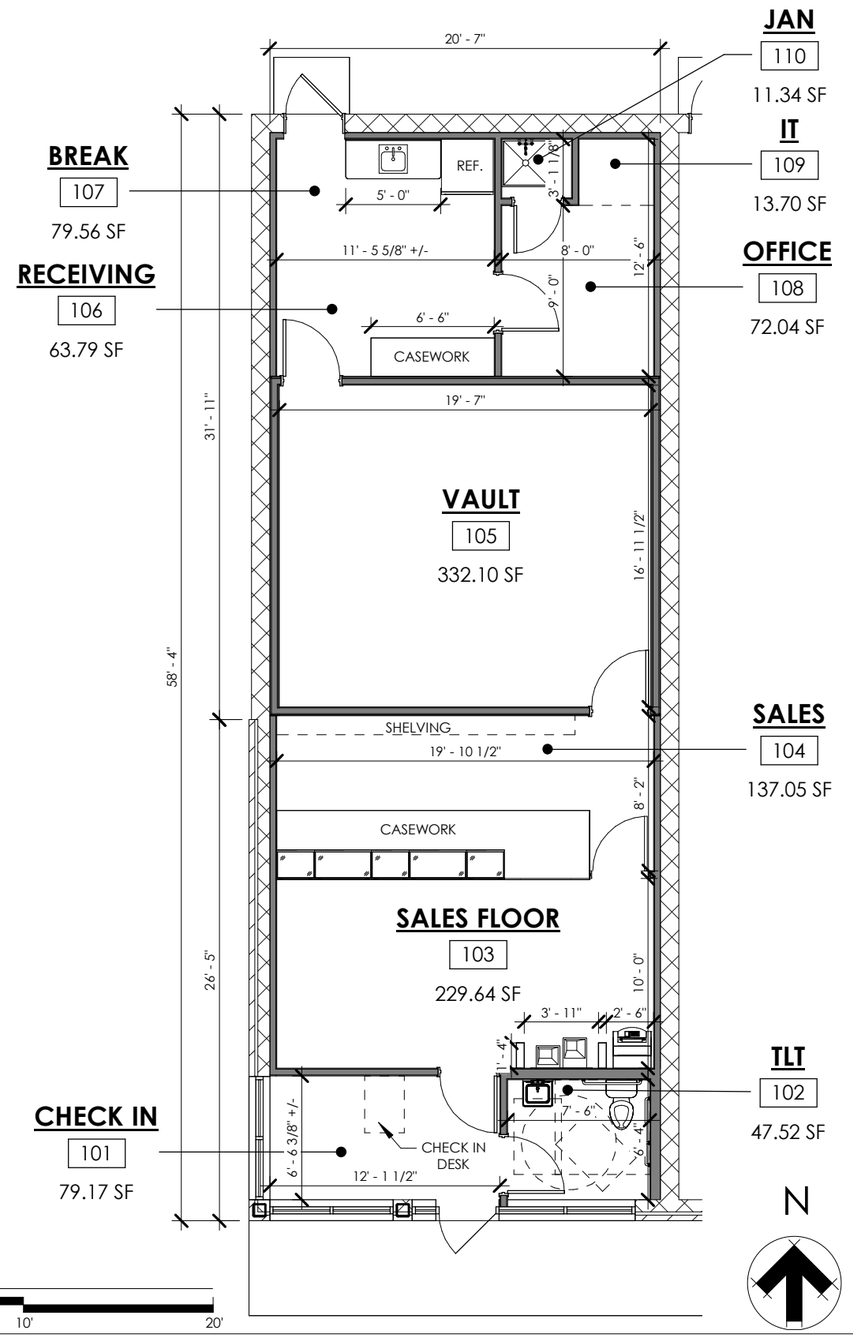
# SW - LORIAN DISPENSARY

17510 LORAIN RD
CLEVELAND, OH 44111

| | |
|---|---|
| VERVE PROJECT #: | 26009 |
| MARK: | BEK |
| DESCRIPTION: | GLC |
| DATE | 3/12/2026 |
| REF. DWG. | |

SHEET #

# AS101




1 / A101 FIRST FLOOR PLAN

1/8" = 1'-0"

0' 5' 10' 20'

**GEOFF LEWIS CROWLEY**
**NUMBER ARC 1316023**

**SCHEMATIC DESIGN FOR CITY PLAN REVIEW**


**NAME:** VERVE DESIGN STUDIO
**ADDRESS:** 1558 S. BROADWAY
**CITY, STATE, ZIP:** ST. LOUIS, MISSOURI 63104
**PHONE:** 314-377-5049
**EMAIL:** GCROWLEY@VERVEDS.COM
**CONTACT NAME:** GEOFF CROWLEY



**NAME:** STANDARD WELLNESS
**ADDRESS:** 17510 LORAIN RD
**CITY, STATE, ZIP:** CLEVELAND, OH 44111
**PHONE:** 440-506-4410
**EMAIL:** JANDULICS@STANDARDWELLNESS.COM
**CONTACT NAME:** JOE ANDULICS


## GENERAL FLOOR PLAN NOTES:

1. EXISTING M - MERCANTILE USE GROUP TO M - MERCANTILE WITH ACCESSORY USE GROUP S-1 - STORAGE.
2. ALL VAULT WALLS ARE TO BE CONSTRUCTED WITH 3/4" IMPACT AND MOISTURE RESISTANT PLYWOOD, CLASS 1 CARBON STEEL SECURITY MESH, WITH TYPE X GYPSUM BOARD ON 18 GAUGE METAL STUDS.
3. SALES AND VAULT DOORS ARE TO BE FAIL SAFE SECURE WITH CARD READER. DOOR IS NORMALLY IN CLOSED AND LOCKED POSITION. DOOR WILL OPEN IN POWER FAILURE AND FIRE ALARM ACTIVATION.
4. TOILET ROOM IS TO BE ADA ACCESSIBLE FOR EMPLOYEE AND CUSTOMER USE. PER ICC/ANSI A117.1 2017.

## ARCHITECTURAL FLOOR PLAN DISCLAIMER:

VERVE DESIGN STUDIO HAS NOT FIELD VERIFIED ANY EXISTING CONDITIONS OF THIS BUILDING. THIS DRAWING/PLAN HAS BEEN DEVELOPED USING AVAILABLE RECORD OR SURVEY INFORMATION. THIS DESIGN OF RENOVATIONS IS STRICTLY PRELIMINARY BASED ON READILY AVIALABLE INFORMATION. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO REVISION DURING FINAL DESIGN. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL INFORMATION ON THIS FLOOR PLAN IS TO IDENTIFY PROPOSED CHANGES TO THE EXISTING SPACE ONLY AND SHALL NOT BE CONSIDERED AS ARCHITECTURAL CONSTRUCTION DOCUMENTS.

**THIS SHEET IS PART OF A SCHEMATIC DESIGN CITY PLAN REVIEW SET. SHEET SIZE 11x17.**


VERVE DESIGN STUDIO
**1558 S. BROADWAY**
**ST. LOUIS, MISSOURI 63104**
**314-822-4007**
**www.VERVEDS.com**



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# SW - LORIAN DISPENSARY

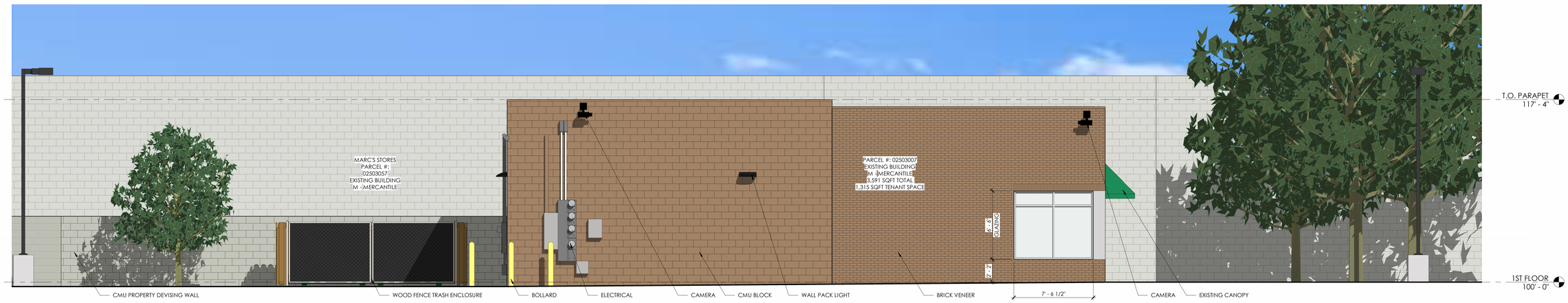
17510 LORAIN RD
CLEVELAND, OH 44111

| | |
|---|---|
| **VERVE PROJECT #:** | 26009 |
| **MARK:** | BEK |
| **DESCRIPTION:** | GLC |
| **DATE** | 3/12/2026 |
| **REF. DWG.** | |

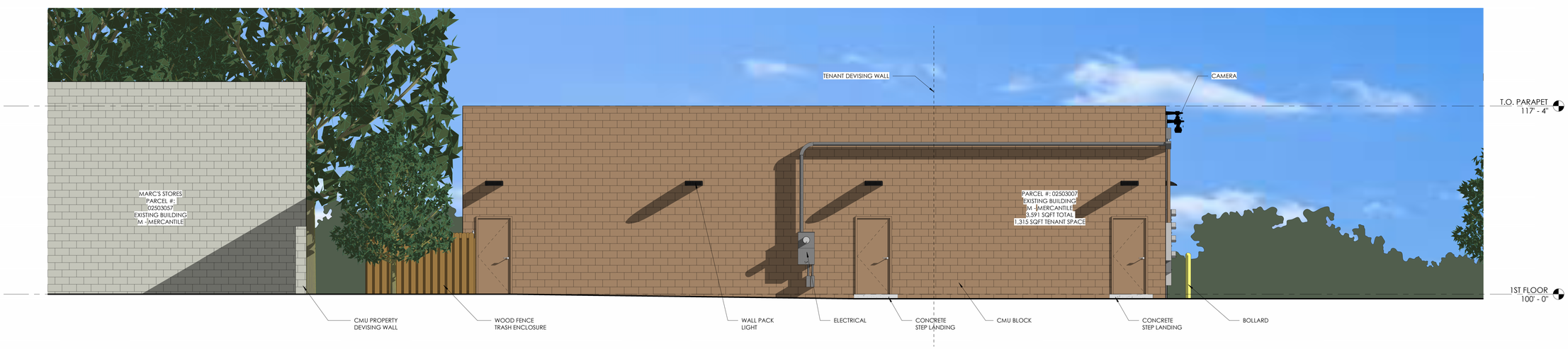
**SHEET #**

# A101

1 A200 SOUTH ELEVATION
1/4" = 1'-0"




2 A200 WEST ELEVATION
1/4" = 1'-0"




3 A200 NORTH ELEVATION
1/4" = 1'-0"

4/9/2026 3:07:06 PM \\192.168.1.64\CAD\Standard Wellness\26009 - SW - Lorain Dispensary\04 - Drawings\Archived\2026-4-9 - 26009 - SW - Lorain Dispensary - EXTERIOR ELEVATIONS.rvt

VERVE DESIGN STUDIO
1558 S. BROADWAY
ST. LOUIS, MISSOURI 63104
314-822-4007
www.VERVEDS.com
STATE OF MISSOURI CERTIFICATE
OF AUTHORITY # A-2013038641

NOT FOR CONSTRUCTION

SW - LORIAN DISPENSARY

17510 LORAIN RD
CLEVELAND, OH 44111

SCHEMATIC DESIGN

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | |

THIS SHEET IS PART OF A COMPLETE SET. REFER TO DRAWING INDEX FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42

VERVE PROJECT NO.: 26009

ISSUE DATE: 4/9/2026

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO.
A200

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# – STAFF REPORT – Conditional Uses

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **Pedestrian Retail Overlay** - 15710 Lorain Avenue Dispensary

April 17, 2026

### Approvals Needed per Section §343.23(e)(2):

(A): Off-Street Parking in a Pedestrian Retail Space

(B): Driveway Across a Public Sidewalk

(D): Lack of pedestrian entrance along a Pedestrian Retail Street Frontage

### City Planning Staff Recommendations:

As this is a preexisting building that was constructed before the PRO designation, planning staff supports approving the conditional use.

# Cleveland City Planning Commission

## Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**PRJ26-XXX** - Park Apartment Phase II

April 17, 2026

Project Address: 1859 Brevier Ave

Type: New Construction - Residential

Project Representative: Westleigh Harper, Horton Harper Architects

Approval: Conceptual

**Ward 7: Council Member Austin N. Davis** | **SPA: Tremont**

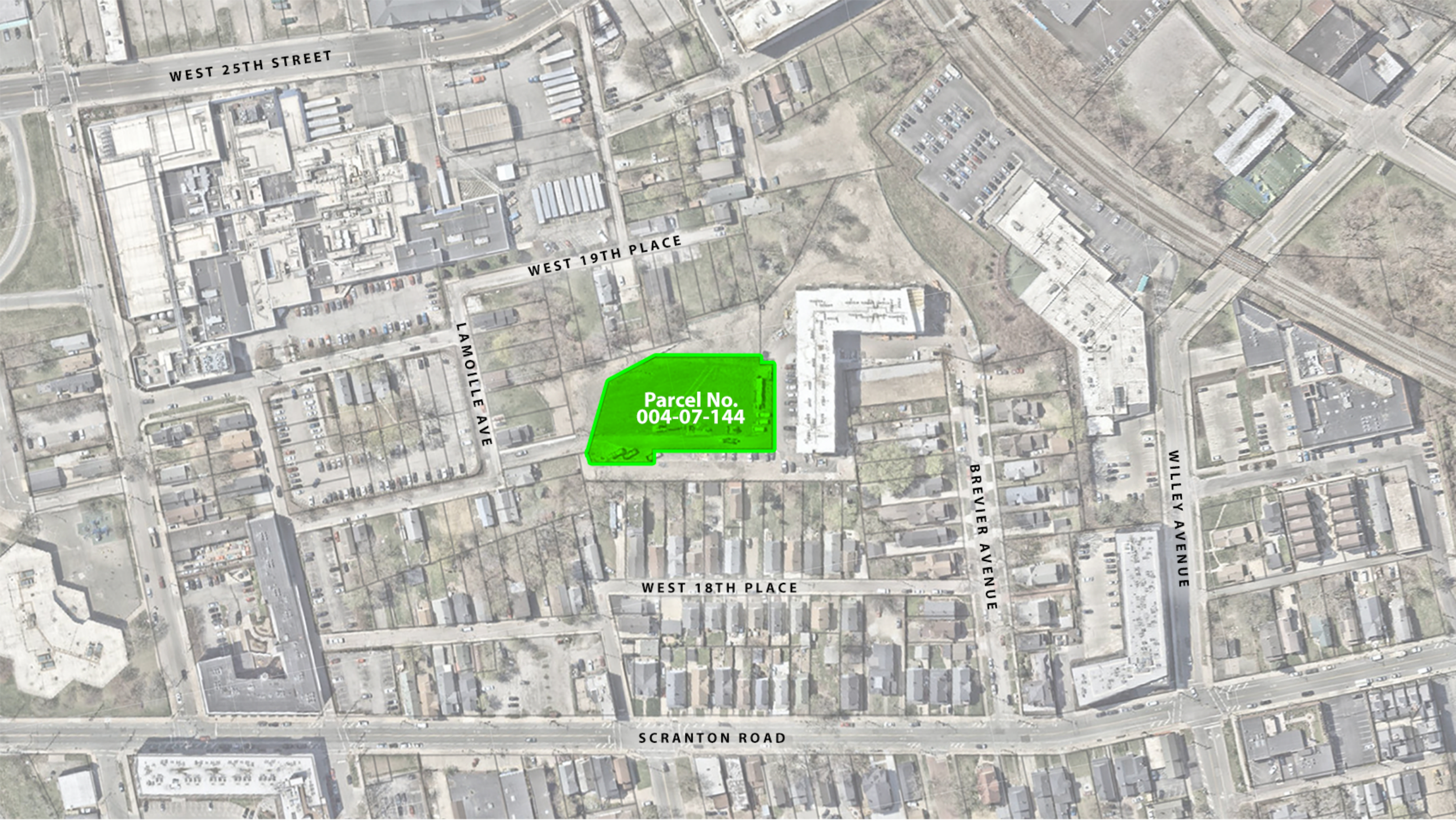
# PARK APARTMENTS - PHASE 2

**Schematic Design Package**
**March 2026**

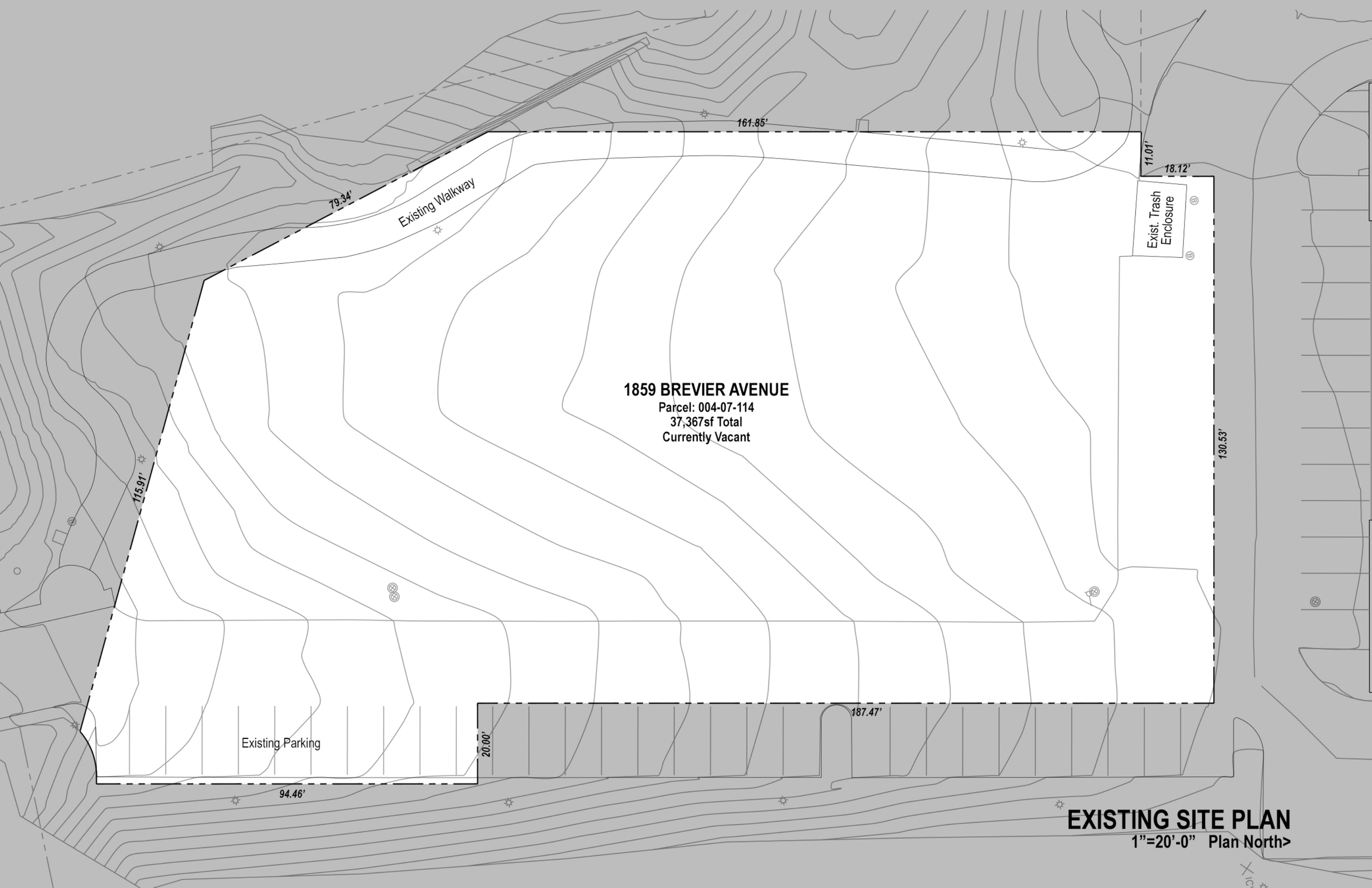
PROPERTY ADVISORS

WHITE LABEL CONSTRUCTION

HORTON HARPER ARCHITECTS




**VICINTY MAP**
NTS Plan North>

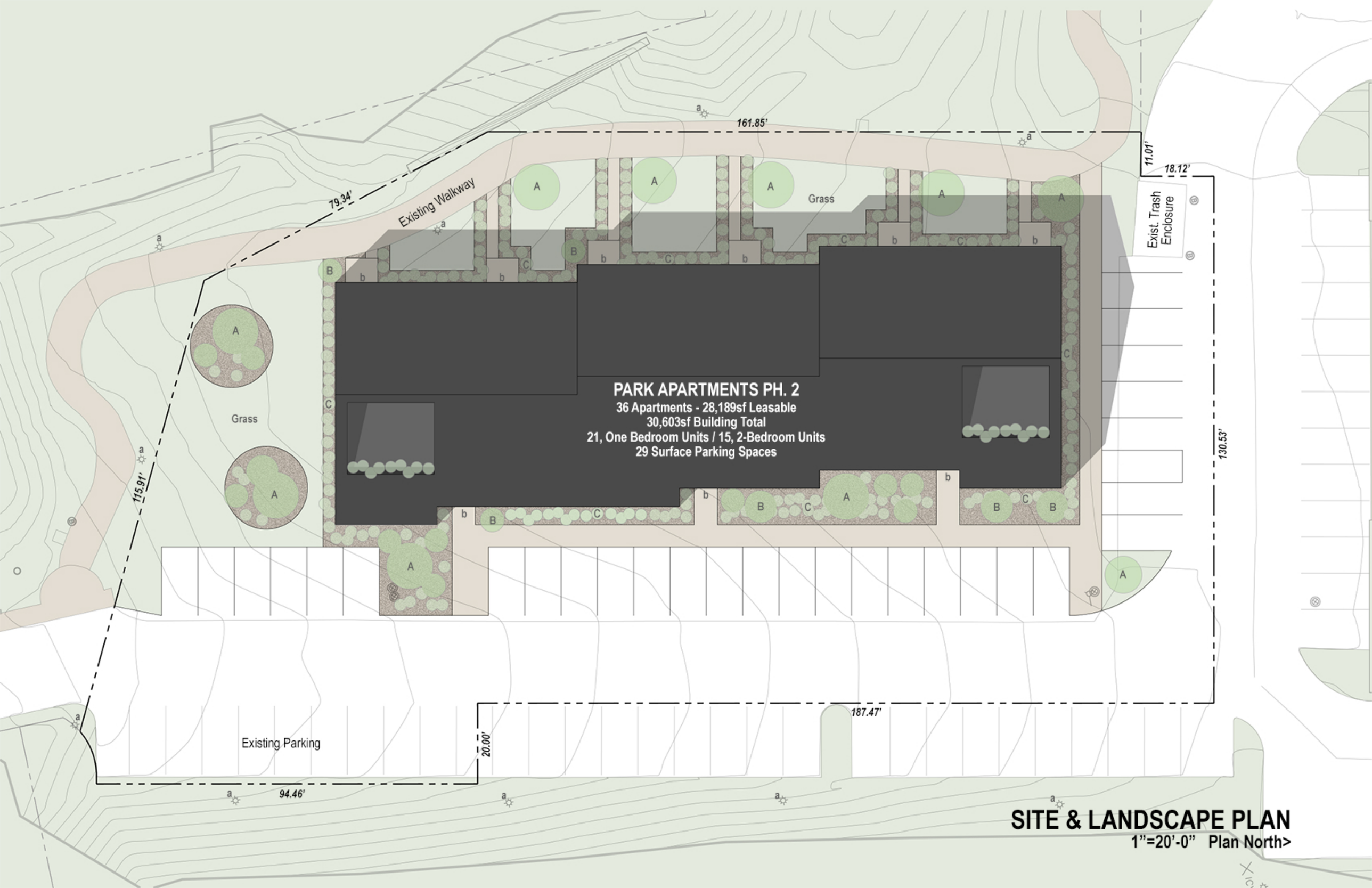



# EXISTING SITE PLAN

1"=20'-0" Plan North>

# CONTEXT

The
PARK
1851




# SITE & LANDSCAPE PLAN

1"=20'-0" Plan North>

View 1

View 2

View 3

View 4

View 5

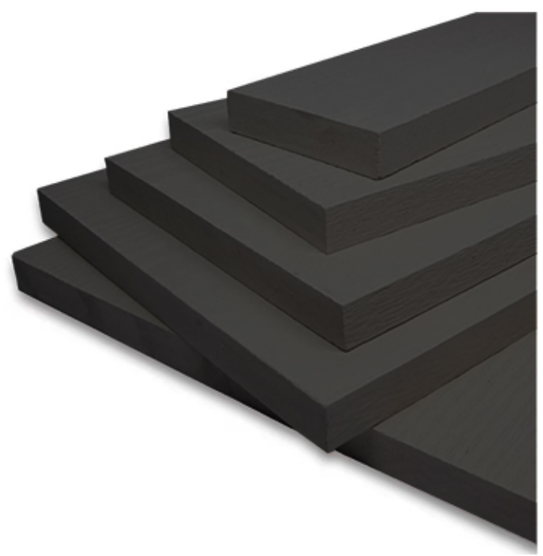
View 6

View 7

M1 - VERTICALLY ORIENTED CORRUGATED METAL SIDING

P1 - VERTICALLY ORIENTED THERMALLY TREATED WOOD SIDING

WINDOWS



T1 - COMPOSITE TRIM

R1 - ASPHALT SHINGLE

G1 - GUARDRAIL

## MATERIAL PALETTE

**A - Eastern Hemlock**
*Tsuga Canadensis*

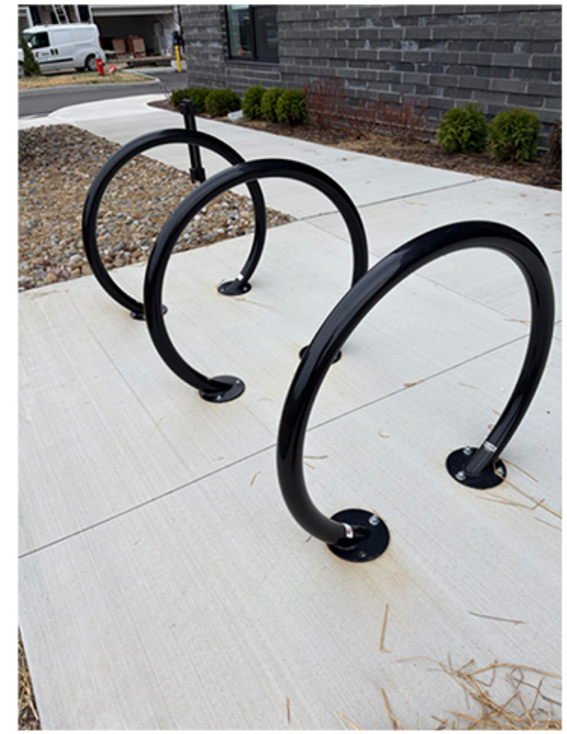
**B - Green Giant Arborvitae**
*Thuja Standishii x Plicata*

*ARTIC FIRE RED-OSIER DOGWOOD*
*Cornus Stolonfera*

*ARBORVITAE EMERALD GREEN*
*Thuja Occidentaus 'Smardgo'*

*ARBORVITAE EMERALD GREEN*
*Thuja Occidentaus 'Smardgo'*

**'C' TYPICAL PLANTING BED PLANTS**
**(Brown Mulch)**

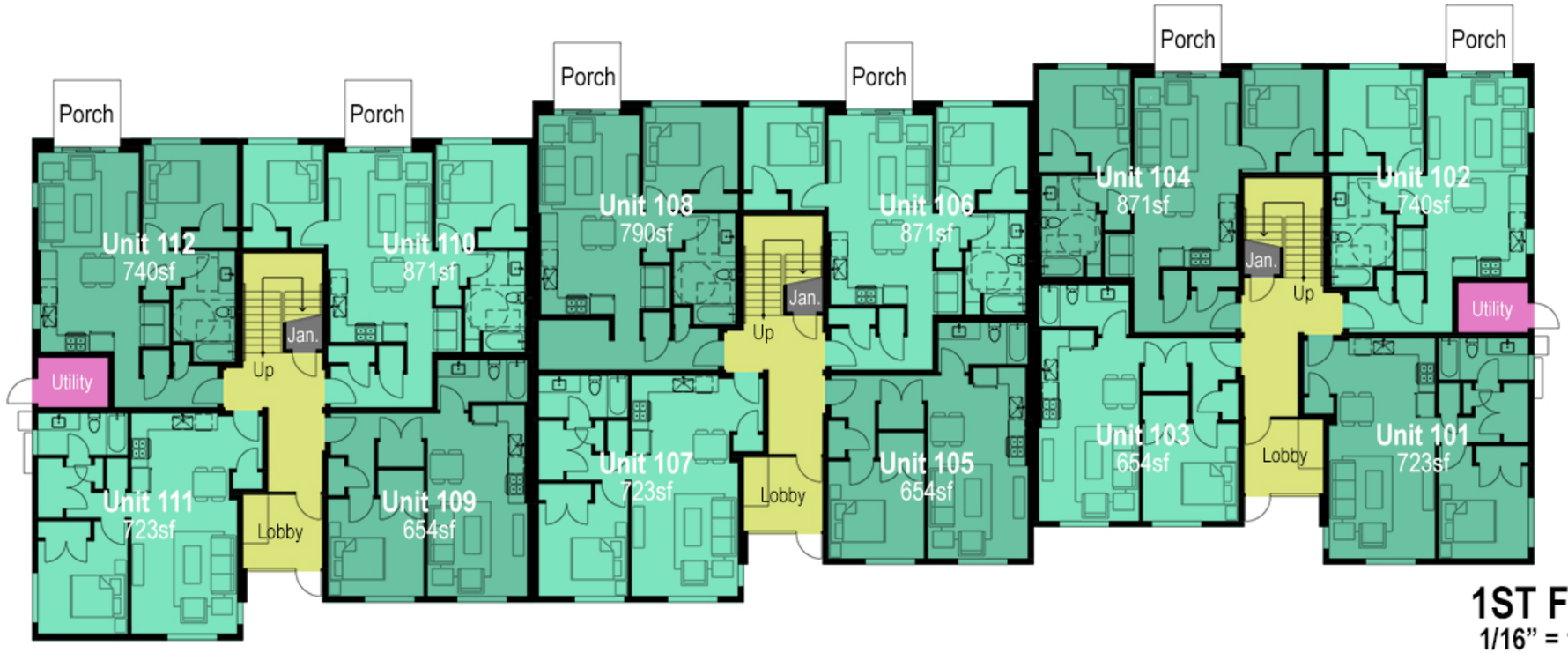


**1 - PUBLIC BIKE RACKS**

**a - WALKWAY LIGHT**
**(Existing)**

**b - DOWN LIGHTING**

# LANDSCAPE / LIGHTING / AMENITIES




## 1ST FLOOR PLAN

1/16" = 1'-0" Plan North >

## 2ND & 3RD FLOOR PLANS

1/16" = 1'-0" Plan North >

GROSS SQUARE FOOTAGE THIS FLOOR = 3,395sf
GROSS SQUARE FOOTAGE EACH BUILDING = 10,201sf
NET LEASABLE THIS FLOOR = 2,988sf
NET LEASABLE EACH BUILDING = 9,378sf

**UNIT 104 (740sf, Type A Accessibilty)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 12'-2" x 23'-11" |
| 2 | Pantry | 2'-0" x 2'-6" |
| 3 | Bedroom | 11'-0"x10'-0" |
| 4 | Closet | 6'-4" x 2'-0" |
| 5 | Bathroom | 7'-5" x 13'-4" |
| 6 | Linen | 3'-3" x 1'-3" |
| 7 | Laundry | 3'-8" x 5'-2" |
| 8 | Utilities | 3'-0" x 3'-0" |
| 9 | Coat | 2'-0" x 2'-1" |
| 10 | Porch | 8'-0" x 6'-0" |

**UNIT 103 (723sf, Type B Accessibility)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 15'-9" x 26'-6" |
| 2 | Coats | 3'-7" x 2'-0" |
| 3 | Bedroom | 10'-9"x11'-1" |
| 4 | Closet | 6'-4" x 2'-0" |
| 5 | Laundry/Utilities | 3'-0" x 7'-1" |
| 6 | Closet | 4'-0" x 3'-8" |
| 7 | Not Used | --- |
| 8 | Bathroom | 10'-9" x 5'-0" |

**UNIT 102 (871sf, Type A Accessibility)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 12'-6" x 23'-9" |
| 2 | Coat | 5'-8" x 2'-0" |
| 3 | Utilities | 3'-0" x 3'-0" |
| 4 | Laundry | 3'-8" x 5'-2" |
| 5 | Pantry | 3'-1" x 2'-0" |
| 6 | Bathroom | 7'-2" x 12'-1" |
| 7 | Closet | 5'-11" x 2'-0" |
| 8 | Bedroom 1 | 11'-0" x 10'-0" |
| 9 | Bedroom 2 | 9'-9" x 10'-0" |
| 10 | Closet | 5'-4" x 2'-0" |
| 11 | Porch | 8'-0" x 6'-0" |

**UNIT 101 (654sf, Type B Accessibility)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 11'-9" x 22'-11" |
| 2 | Bathroom | 10'-9" x 5'-0" |
| 3 | Laundry/Utilities | 5'-6"x 3'-0" |
| 4 | Coat | 2'-0" x 4'-5" |
| 5 | Closet | 5'-6" x 3'-0" |
| 6 | Bedroom | 11'-6" x 11'-8" |

# TYP. BUILDING 1ST FLOOR PLAN

1/8" = 1'-0" Plan North >

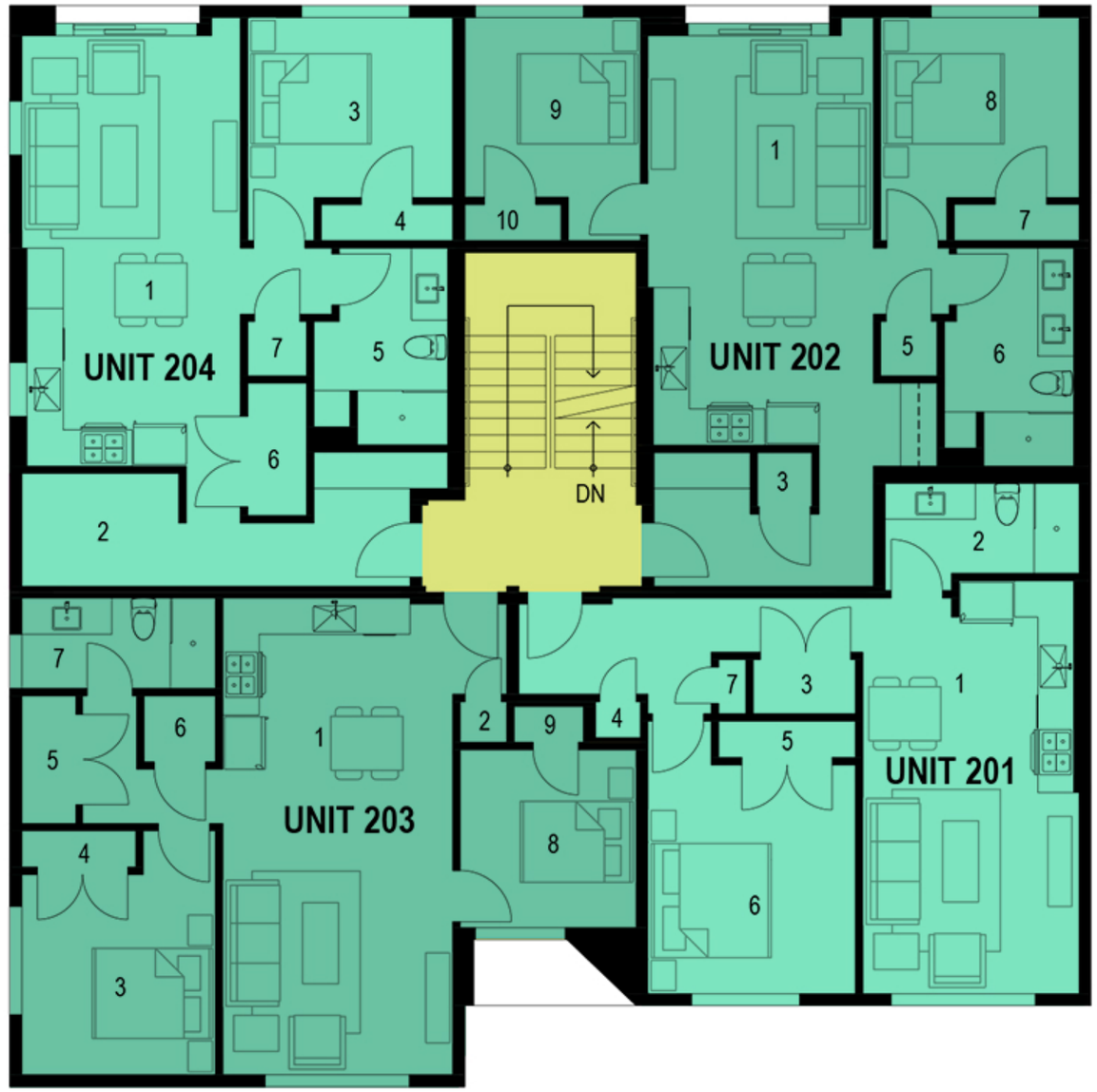
**GROSS SQUARE FOOTAGE THIS FLOOR = 3,402sf**
**GROSS SQUARE FOOTAGE ENTIRE BUILDING = 10,201sf**
**NET LEASABLE THIS FLOOR = 3,194sf**
**NET LEASABLE ENTIRE BUILDING = 9,378sf**

**UNIT 204 (790sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 12'-2" x 23'-11" |
| 2 | Office | 8'-9" x 6'-3" |
| 3 | Bedroom | 11'-5" x 10'-0" |
| 4 | Closet | 7'-4" x 2'-0" |
| 5 | Bathroom | 7'-5" x 10'-11" |
| 6 | Utilities | 3'-0" x 7'-4" |
| 7 | Laundry | 3'-0" x 3'-0" |

**UNIT 203 (833sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 15'-9" x 26'-6" |
| 2 | Coats | 3'-7" x 2'-0" |
| 3 | Bedroom 1 | 10'-9"x11'-1" |
| 4 | Closet | 6'-4" x 2'-0" |
| 5 | Laundry/Utilities | 3'-0" x 7'-1" |
| 6 | Closet | 4'-0" x 3'-8" |
| 7 | Bathroom | 10'-9" x 5'-0" |
| 8 | Bedroom 2 | 9'-6" x 9'-10" |
| 9 | Closet | 3'-10" x 2'-0" |




**UNIT 202 (871sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 12'-6" x 23'-9" |
| 2 | Not Used | --- |
| 3 | Utilities | 3'-0" x 3'-0" |
| 4 | Not Used | --- |
| 5 | Laundry | 3'-0" x 3'-0" |
| 6 | Bathroom | 7'-2" x 12'-1" |
| 7 | Closet | 5'-11" x 2'-0" |
| 8 | Bedroom 1 | 11'-0" x 10'-0" |
| 9 | Bedroom 2 | 9'-9" x 10'-0" |
| 10 | Closet | 5'-4" x 2'-0" |

**UNIT 201 (700sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 11'-9" x 22'-11" |
| 2 | Bathroom | 10'-9" x 5'-0" |
| 3 | Laundry/Utilities | 5'-6"x 3'-0" |
| 4 | Coat | 2'-6" x 2'-0" |
| 5 | Closet | 7'-7" x 2'-0" |
| 6 | Bedroom | 11'-6" x 12'-8" |
| 7 | Linen | 1'-6" x 3'-0" |

# TYP. BUILDING 2ND FLOOR PLAN

1/8" = 1'-0"  Plan North >

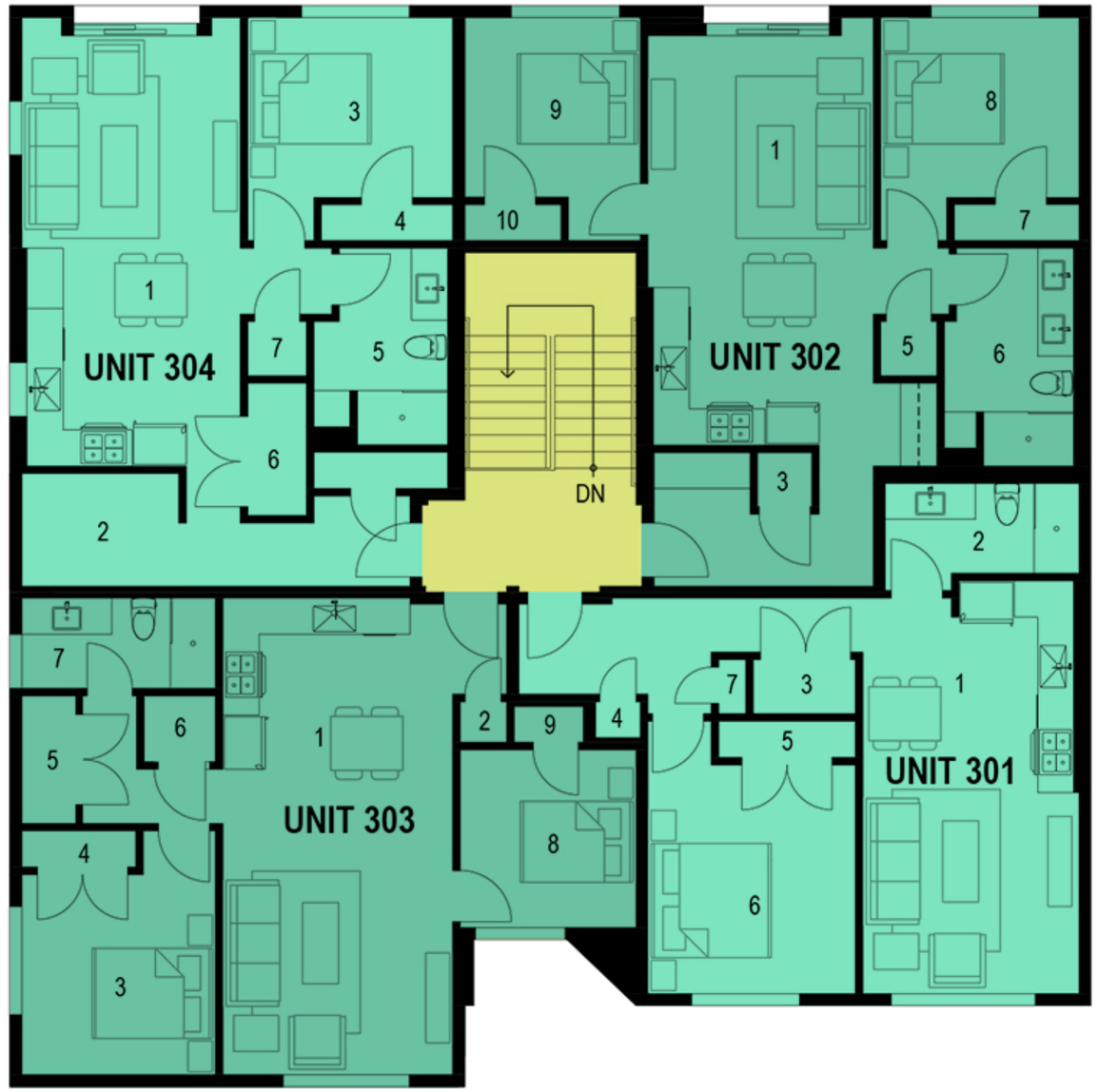
**GROSS SQUARE FOOTAGE THIS FLOOR = 3,404sf**
**GROSS SQUARE FOOTAGE ENTIRE BUILDING = 10,201sf**
**NET LEASABLE THIS FLOOR = 3,196sf**
**NET LEASABLE ENTIRE BUILDING = 9,378sf**

**UNIT 204 (791sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 12'-2" x 23'-11" |
| 2 | Office | 8'-9" x 6'-3" |
| 3 | Bedroom | 11'-5" x 10'-0" |
| 4 | Closet | 7'-4" x 2'-0" |
| 5 | Bathroom | 7'-5" x 10'-11" |
| 6 | Utilities | 3'-0" x 7'-4" |
| 7 | Laundry | 3'-0" x 3'-0" |

**UNIT 203 (833sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 15'-9" x 26'-6" |
| 2 | Coats | 3'-7" x 2'-0" |
| 3 | Bedroom 1 | 10'-9"x11'-1" |
| 4 | Closet | 6'-4" x 2'-0" |
| 5 | Laundry/Utilities | 3'-0" x 7'-1" |
| 6 | Closet | 4'-0" x 3'-8" |
| 7 | Bathroom | 10'-9" x 5'-0" |
| 8 | Bedroom 2 | 9'-6" x 9'-10" |
| 9 | Closet | 3'-10" x 2'-0" |




**UNIT 202 (872sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 12'-6" x 23'-9" |
| 2 | Not Used | --- |
| 3 | Utilities | 3'-0" x 3'-0" |
| 4 | Not Used | --- |
| 5 | Laundry | 3'-0" x 3'-0" |
| 6 | Bathroom | 7'-2" x 12'-1" |
| 7 | Closet | 5'-11" x 2'-0" |
| 8 | Bedroom 1 | 11'-0" x 10'-0" |
| 9 | Bedroom 2 | 9'-9" x 10'-0" |
| 10 | Closet | 5'-4" x 2'-0" |

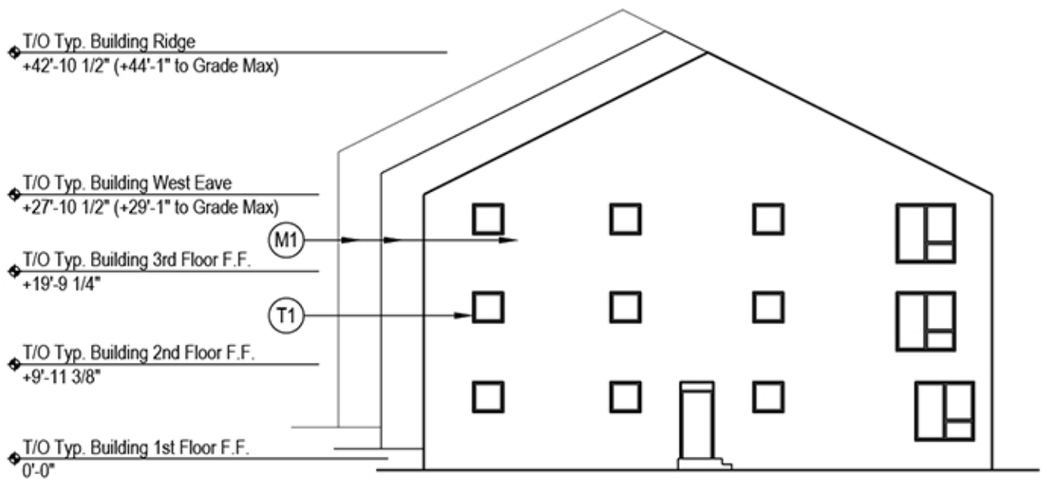
**UNIT 201 (700sf)**

| | | |
|---|---|---|
| 1 | Living Room/Kitchen | 11'-9" x 22'-11" |
| 2 | Bathroom | 10'-9" x 5'-0" |
| 3 | Laundry/Utilities | 5'-6"x 3'-0" |
| 4 | Coat | 2'-6" x 2'-0" |
| 5 | Closet | 7'-7" x 2'-0" |
| 6 | Bedroom | 11'-6" x 12'-8" |
| 7 | Linen | 1'-6" x 3'-0" |

# TYP. BUILDING 3RD FLOOR PLAN

1/8" = 1'-0"  Plan North >

WEST ELEVATION




SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

# EXTERIOR ELEVATIONS

1/16" = 1'-0"

# – STAFF REPORT – Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**PRJ26-XXX** - Park Apartment Phase II

April 17, 2026

## NWDRAC Recommendations:

NWDRAC recommended conceptual approval on 4/8/26 with consideration to the color palette of the development be lightened.

## City Planning Staff Recommendations:

Planning staff is in support of new residential construction.

# Cleveland City Planning Commission

## Northeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**PRJ26-006521, PRJ26-006519, and PRJ26-006520** - Superior Demolitions

April 17, 2026

Project Address: 9110 Superior Ave, 9106 Superior Front, & 9106 Superior Rear

Type: Demolition

Project Representative: Becca McGlynn

Approval: Final

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

**Ward 8: Council Member Stephanie D. Howse-Jones** | **SPA: Hough**

# Proposed Demolition Commercial Buildings

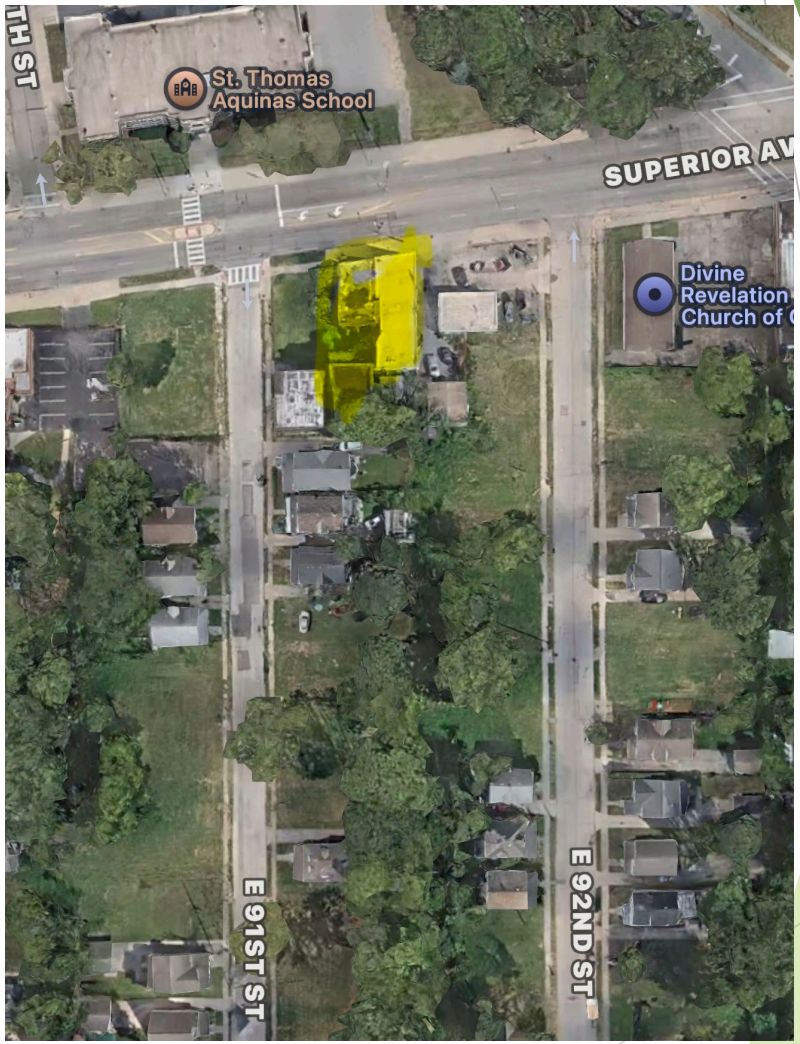
## 9106 Superior Ave (PPN:107-12-008) and 9110 Superior Ave (PPN: 107-12-007)

Demolition Contractor: C&J Contractors, Contact: Rebecca McGlynn 216-391-5700

Owner: Mohammed Hmeidan 216-804-1101

# Site Location

South side of the street on Superior Ave
In between E 91st and E 92nd Street



# 9106 Superior Ave Cleveland, Ohio (front and rear building)

Property Information
Built: 1910
Zoning: Local Retail
Ward: 8

These buildings are unsafe as the roofs are collapsing in and the buidings are falling over.

front

rear

# 9106 Superior Letter

These buildings are unsafe to abate prior to demolition, so will be hauled to Minerva as ACM.

City of Cleveland
Frank G. Jackson, Mayor

Department of Building & Housing
Demolition Bureau
601 Lakeside Avenue, Room 335
Cleveland, Ohio 44114-1070
(216) 664-3828
www.city.cleveland.oh.us

February 23, 2026

Jeff Gerdes
Division of Air Pollution Control, Ohio EPA
P.O. Box 1049
Columbus, OH 43216

Re: Unable to Safely Conduct Survey and/or Abatement at 9106 Superior Ave

Dear Mr. Gerdes,

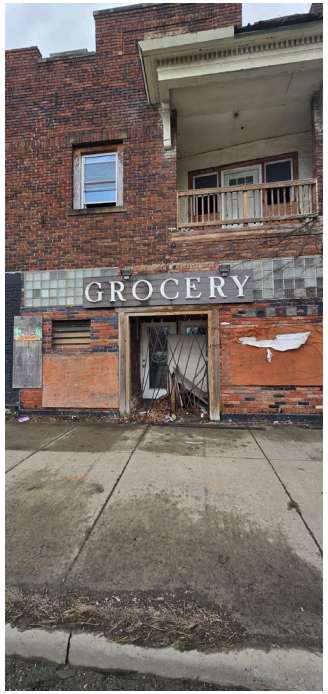
Pursuant to the City of Cleveland Codified Ordinance Section 3103.09(j), the demolition at 9106 Superior Ave will follow NESHAP standards as survey and/or abatement could not safely take place. As a result, all debris will be treated as containing RACM and disposed of at an Ohio EPA approved asbestos landfill. However, **this does not waive the 10-business days waiting period from the date of filing the EPA notification and starting the demolition**.

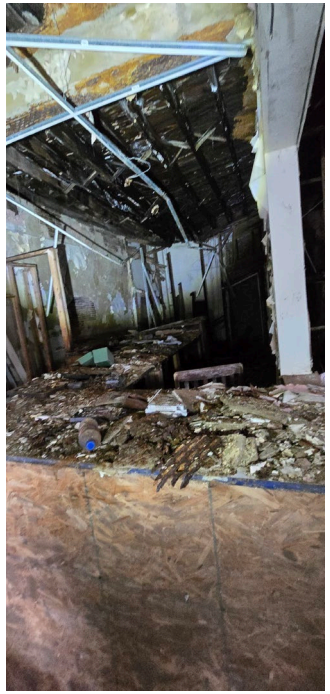
If you have any questions or concerns, please contact me at your convenience at 216-664-4319 or wjun@clevelandohio.gov.

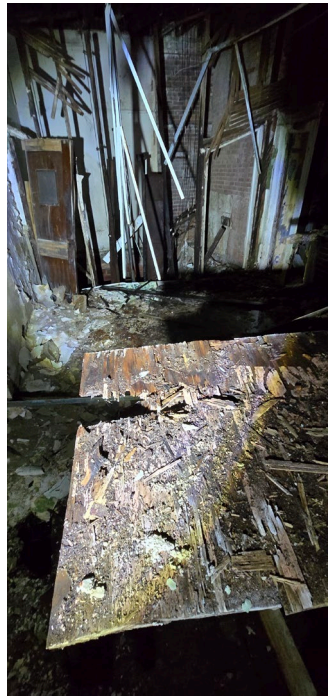
Sincerely,

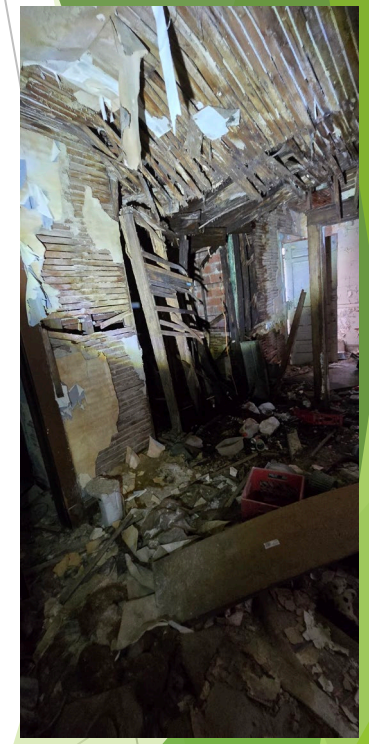
Woo S. Jun
Demolition Bureau Manager

# 9106 Superior Photos- roof collapsing, unsafe to abate prior to demolition. Demolition debris will be hauled down to Minerva.







# 9110 Superior Ave

Property Information:
Built: 1910
Zoning: Store w/ walk up apartments
Ward: 8

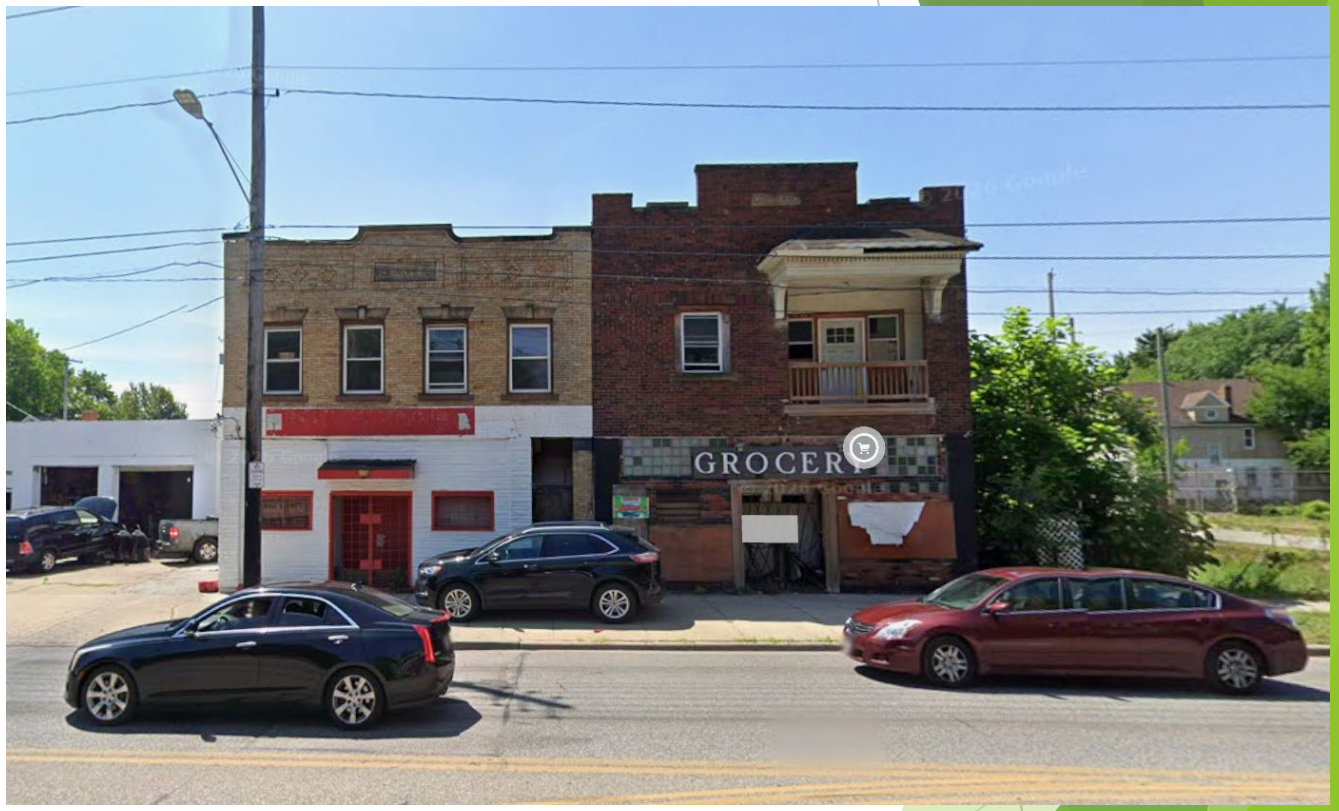
This building is deemed unsafe and is collapsing.

# 9110 Superior Photos

# Demolition Plan

- Proposed demolition of 3 commercial buildings.

- Demolish buildings, remove foundation
  haul away debris, backfill basement
  with clean fill dirt,
  grade out lot, plant grass.



# – STAFF REPORT – Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **PRJ26-006521, PRJ26-006519, and PRJ26-006520** - Superior Demolitions

April 17, 2026

### NEDRAC Recommendations:

NEDRAC recommended final approval on 4/7/26 with the condition to plant some trees with the grass (Reach out to Urban Forestry Commission or Western Reserve Land Conservancy for additional advice/guidance for tree planting.)

### City Planning Staff Recommendations:

Planning staff is in support of the demolitions with the recommendation to plant some trees so the parcel does not sit completely bare in the interim.

*Three separate motions are required:

- **PRJ26-006521** (9110 Superior Ave)
- **PRJ26-006519** (9106 Superior Front)
- **PRJ26-006520** (9106 Superior Rear)

# Cleveland City Planning Commission

## Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 17, 2026

**EC2026-012** - Old MLK Demolition

Project Address: 10633 Reserve Ct

Type: Demolition

Project Representative: Steve Rubin, Circle Square

Approval: Final

**Ward 6: Council Member Blaine A. Griffin** | **SPA: University**

# Circle Square Neighborhood

## Planning, Design, and Development Package

**University Circle - Cleveland**

Circle Square Neighborhood

A new mixed-use neighborhood in the University Circle District of Cleveland — the city's center of arts, culture, health, education, and lifestyle.

MDP MIDWEST DEVELOPMENT PARTNERS

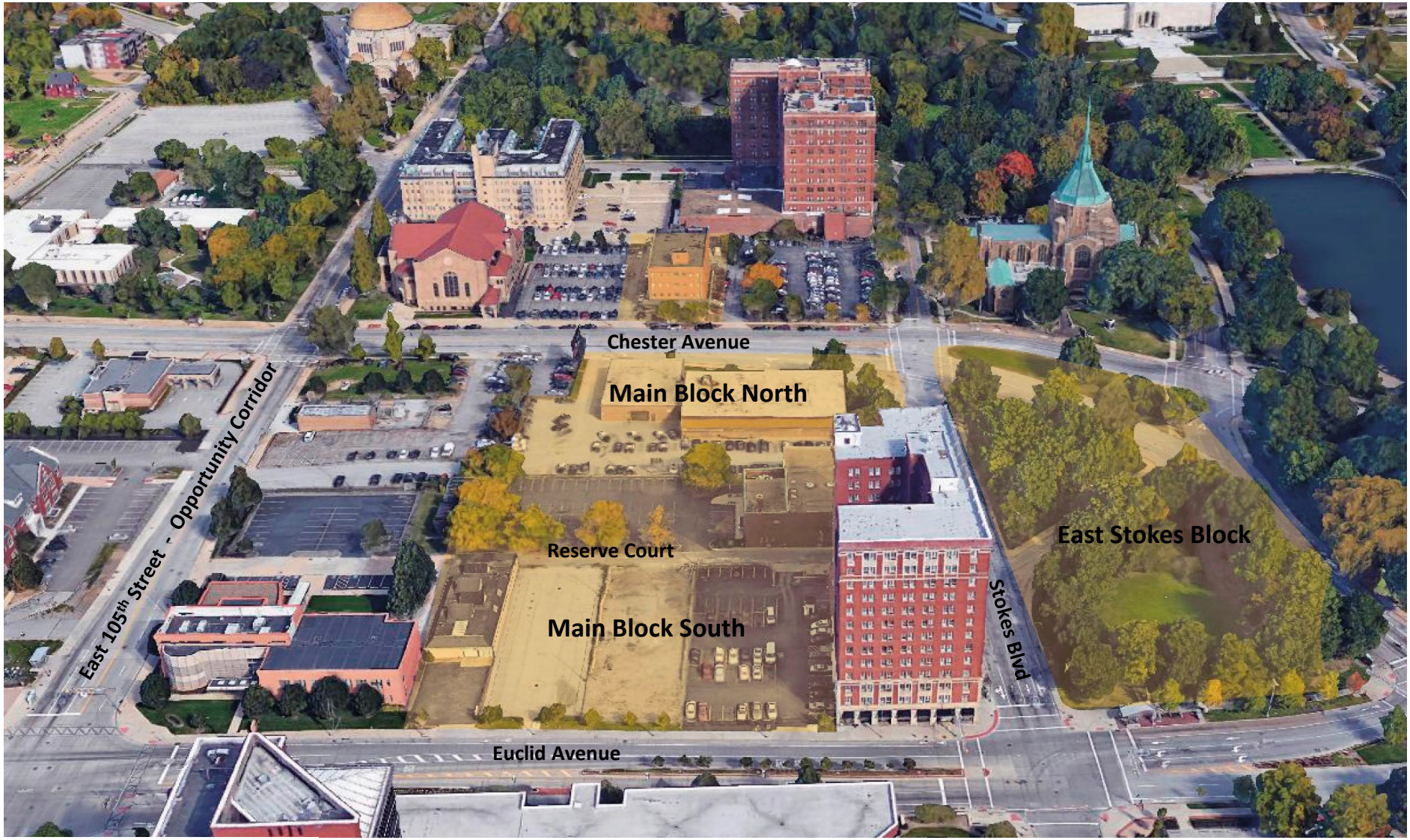
March 2026

Circle Square Neighborhood

# View of Circle Square Neighborhood

MDP MIDWEST DEVELOPMENT PARTNERS

March 2026




Developer Controlled

MDP MIDWEST DEVELOPMENT PARTNERS

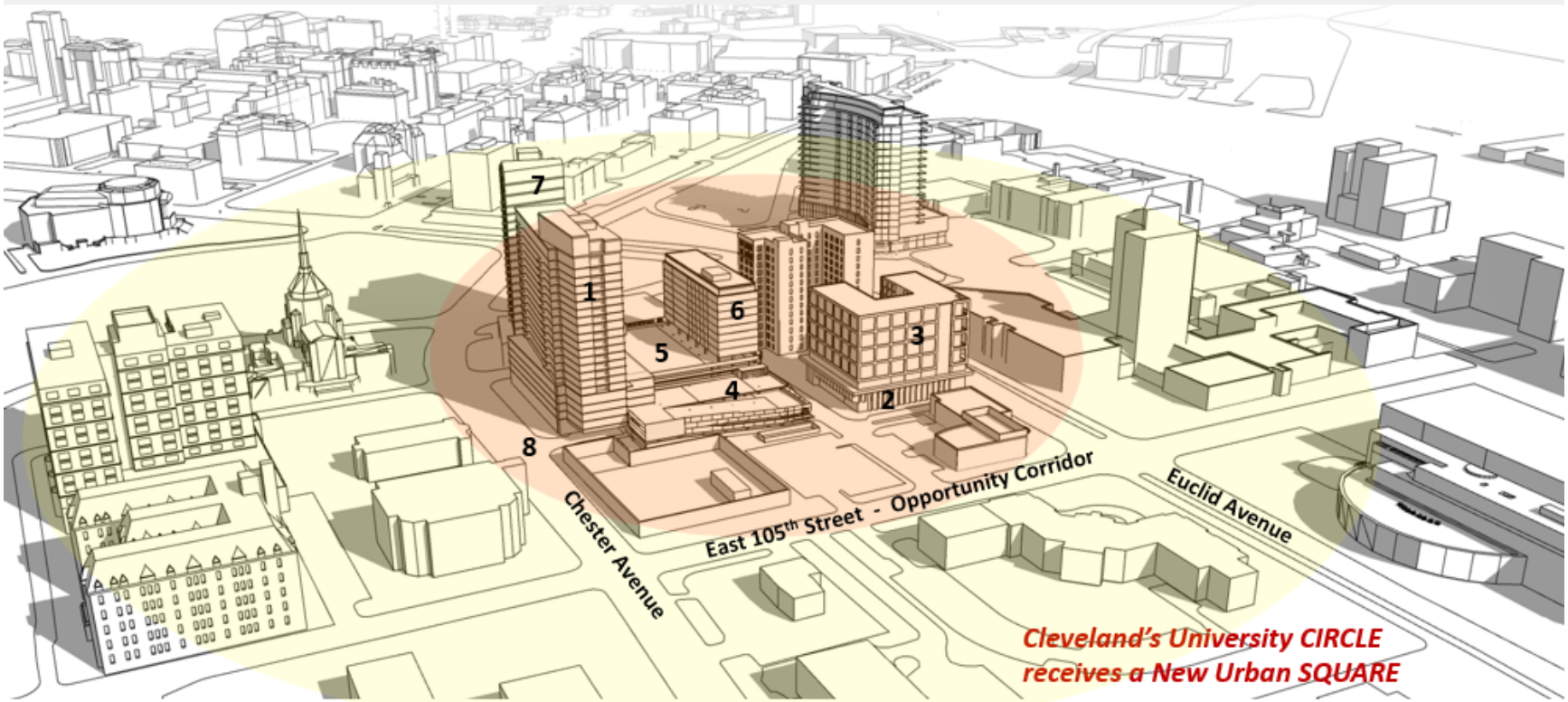
# Development Properties

## A Complete Transformation of Central University Circle Properties

March 2026

N

Circle Square Neighborhood




## Circle Square District Developments

1. Artisan Residential Apartments
   Artisan Stage 1 Parking Garage
   Main Block North -Street Level Retail
2. Martin Luther King Jr. Public Library (new building construction under lofts)
3. Library Lofts Residential Apartments
4. Main Block North Stage 2 Parking Garage
5. Main Block North Stage 3 Parking Garage
6. Main Block North Hotel
7. Chester Tower
8. Infrastructure & Streetscape

Completed | Under construction | In planning

## Currently Planned Programming

(Excludes future development on south portion of East Stokes Block)

- Residential: 750 living units
- Retail and Restaurant: 35,700 s.f. current
  56,500 s.f. when bldg. pad completed
- Hotel: Estimated 120 to 175 rooms - TBD
- Library: 27,810 s.f. on 2 levels
- Parking Garages: 1,157 public and reserved - East Stokes South Block parking TBD

MDP MIDWEST DEVELOPMENT PARTNERS

# Circle Square Development District

Circle Square Neighborhood

March 2026

Circle Square Neighborhood

# The Artisan Residential Tower

Building Architect

**FitzGerald**

MDP MIDWEST DEVELOPMENT PARTNERS

**March 2026**

Circle Square Neighborhood

# Martin Luther King Jr. Public Library

CLEVELAND PUBLIC LIBRARY

MDP MIDWEST DEVELOPMENT PARTNERS

March 2026

Building Architect

BIALOSKY
CLEVELAND

**Library Lofts Residential Building over Martin Luther King Jr. Public Library**

MDP MIDWEST DEVELOPMENT PARTNERS

**March 2026**

Circle Square Neighborhood

Circle Square Neighborhood

# Proposed Building North Portion of East Stokes Block

(Approved by Cleveland City Planning Commission)

Building Architect

SCB
Architecture, Planning,
Interior and Urban Design

MDP MIDWEST DEVELOPMENT PARTNERS

**March 2026**

Circle Square Neighborhood

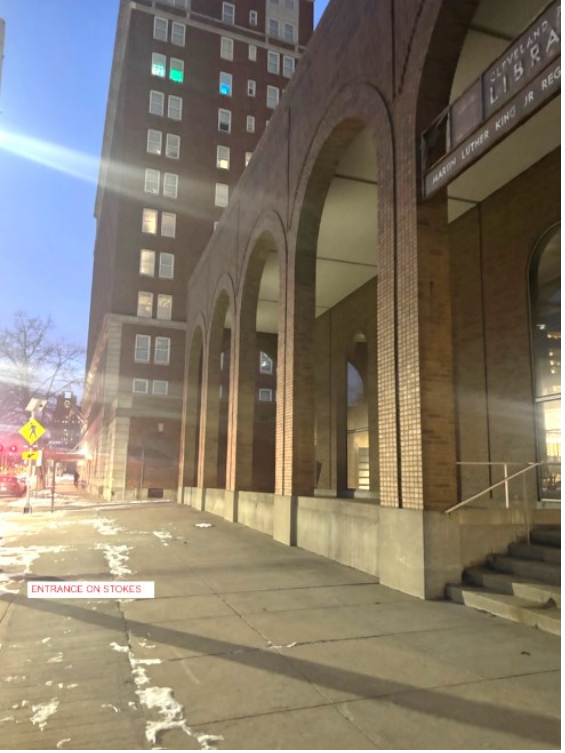
**Future Corner at Stokes Blvd and Reserve Court**

Proposed Hotel above Retail and Parking

(Current site of existing MLK Library – to be demolished)

MDP MIDWEST DEVELOPMENT PARTNERS

**March 2026**



## Previous Martin Luther King Jr. Public Library

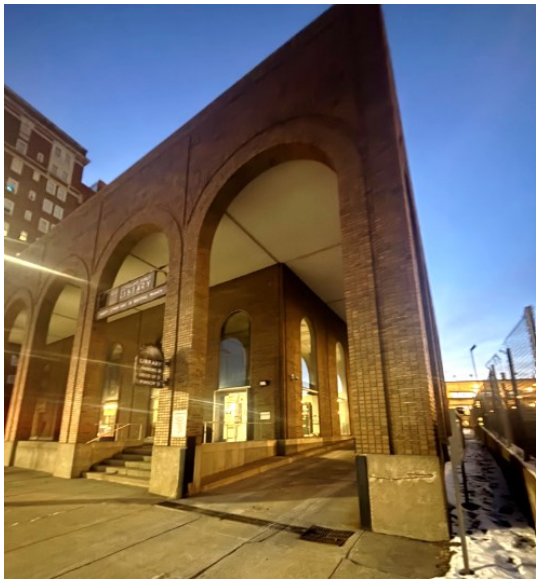
Existing Exterior and Interior Conditions

- Library opened in June 1970
- Architects were Ward and Schneider
- The old library has no historic significance and is not, to our knowledge, recognized on any cultural or historic register
- The City and Library solicited the developer to consider an agreement to build a new branch that would include the demolition of the outdated existing library

Circle Square Neighborhood

MDP MIDWEST DEVELOPMENT PARTNERS

**March 2026**



MDP MIDWEST DEVELOPMENT PARTNERS

**Previous Martin Luther King Jr. Public Library**

Existing Exterior and Interior Conditions

**March 2026**

**Previous Martin Luther King Jr. Public Library**

Existing Exterior and Interior Conditions

MDP MIDWEST DEVELOPMENT PARTNERS

**March 2026**

**Previous Martin Luther King Jr. Public Library**

Existing Exterior and Interior Conditions

MIDWEST DEVELOPMENT PARTNERS

**March 2026**

# – STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**EC2026-012** - Old MLK Demolition

April 17, 2026

## CEDRAC Recommendations:

CEDRAC recommended final approval (with no conditions) on 4/9/26.

## City Planning Staff Recommendations:

Planning staff is in support of this demolition as it follows the small area plan for Circle Square's master plan that has already been approved by City Planning Commission.

# Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**EC2026-011** - Woodhill Homes PH4

April 17, 2026

Project Address: Woodhill & Woodland Avenue

Type: New Construction - Residential

Project Representative: Philip Migas, City Architecture

Approval: Schematic

**Ward 6: Council Member Blaine A. Griffin** | **SPA: Buckeye-Woodhill**

CITY

+

# Woodhill Phase 4

The Community Builders + CMHA | Design Review | 04.09.2026

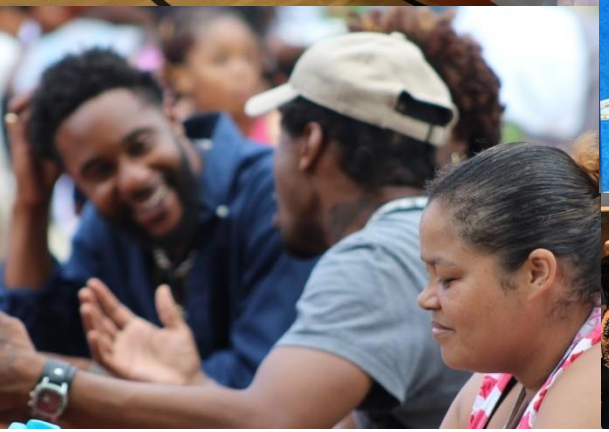
**#WoodhillUpNext is a movement.**

We are building from community voices, leadership and aspiration to create **a neighborhood that is beautiful, accessible, thriving and inclusive**.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

# BUCKEYE WOODHILL CHOICE

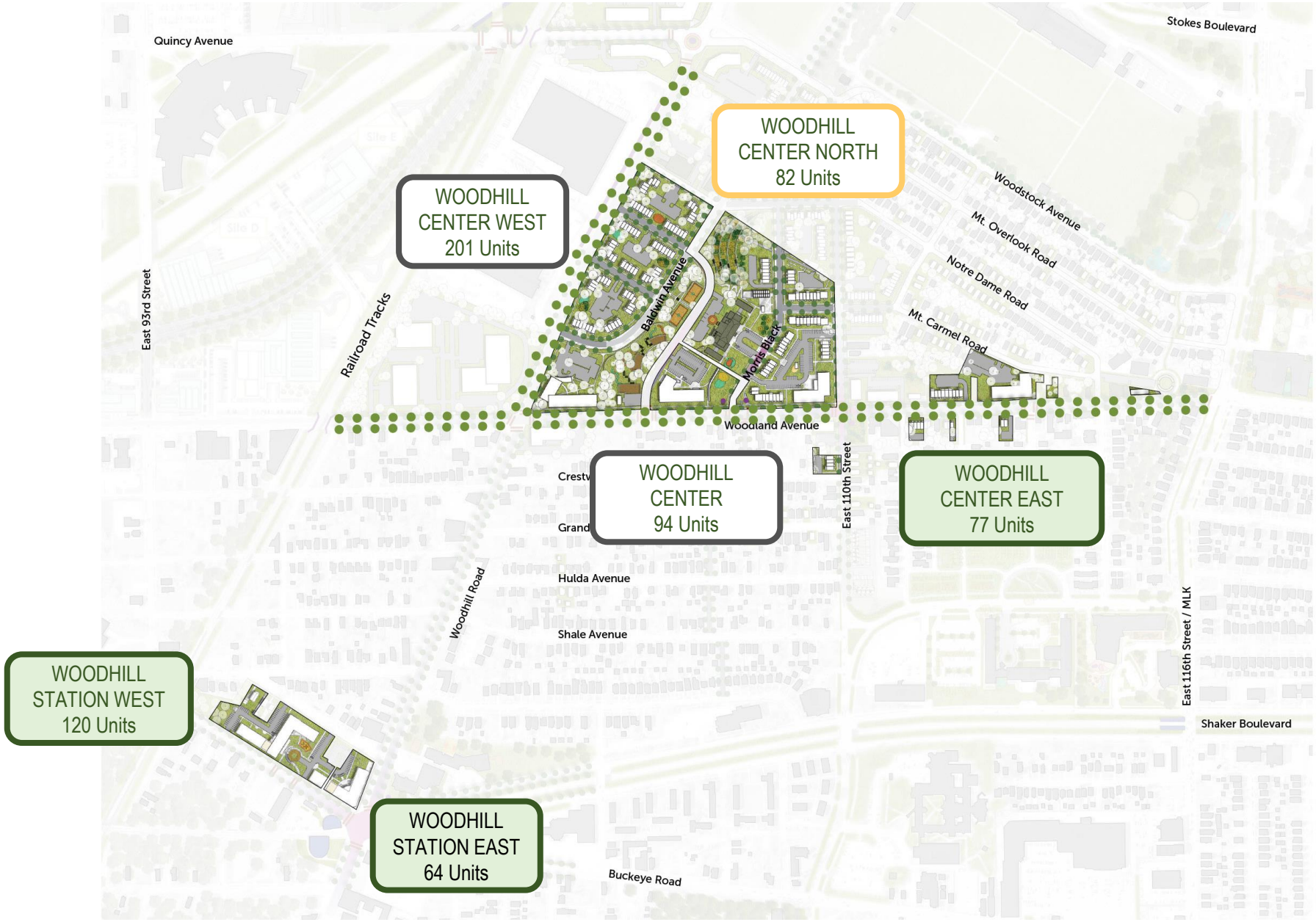
**NEIGHBORHOOD PLAN**



CLEVELAND HEIGHTS
HOUGH NEIGHBORHOOD
UNIVERSITY CIRCLE NEIGHBORHOOD
DOWNTOWN CLEVELAND
4 MILES TO DOWNTOWN CLEVELAND
FAIRFAX NEIGHBORHOOD
WOODHILL CENTER EAST
CENTRAL NEIGHBORHOOD
UNIVERSITY HEIGHTS
TREMONT NEIGHBORHOOD
SHAKER SQUARE
BUCKEYE-SHAKER NEIGHBORHOOD
KINSMAN NEIGHBORHOOD
MT. PLEASANT NEIGHBORHOOD
BROADWAY-SLAVIC VILLAGE NEIGHBORHOOD
N

**WOODHILL CENTER EAST PHASE 4** | EXISTING CONDITIONS AERIAL PHOTO LOOKING TOWARDS DOWNTOWN

The Community Builders | CMHA | City Architecture


Quincy Avenue
Stokes Boulevard
WOODHILL CENTER NORTH 82 Units
WOODHILL CENTER WEST 201 Units
Woodstock Avenue
Mt. Overlook Road
Notre Dame Road
Mt. Carmel Road
East 93rd Street
Railroad Tracks
Baldwin Avenue
Morris Black
Woodland Avenue
WOODHILL CENTER 94 Units
WOODHILL CENTER EAST 77 Units
East 110th Street
Hulda Avenue
Woodhill Road
Shale Avenue
East 116th Street / MLK
Shaker Boulevard
WOODHILL STATION WEST 120 Units
WOODHILL STATION EAST 64 Units
Buckeye Road

WOODHILL STATION WEST

WOODHILL STATION WEST

WOODHILL STATION EAST

WOODHILL CENTER EAST

WOODHILL CENTER EAST

WOODHILL STATION EAST

**WOODHILL IMPLEMENTATION PLAN |** Site Plan - Main Woodhill Campus

1 PHASE 4 MULTIFAMILY BUILDING
2 PHASE 4 TOWNHOUSES
3 RESIDENT PLAZA
4 COMMUNITY CENTER PARK
5 CENTRAL PARK
6 FUTURE MULTIFAMILY BUILDING
7 FUTURE TOWNHOUSES
8 FUTURE PARK
9 FUTURE LINEAR PARK
10 FUTURE AMPITHEATER
11 EXISTING COMMUNITY BUILDING

**WOODHILL CENTER EAST PHASE 4** | PROPOSED & FUTURE SITE PLAN

The Community Builders | CMHA | City Architecture

**WOODHILL CENTER EAST PHASE 4** | PHASE 4 DEVELOPMENT EXTENTS

The Community Builders | CMHA | City Architecture

**WOODHILL CENTER EAST PHASE 4** | UNDERGROUND STORMWATER RETENTION

The Community Builders | CMHA | City Architecture

**WOODHILL CENTER EAST PHASE 4** | CENTRAL PARK & RESIDENT PLAZA LOCATIONS

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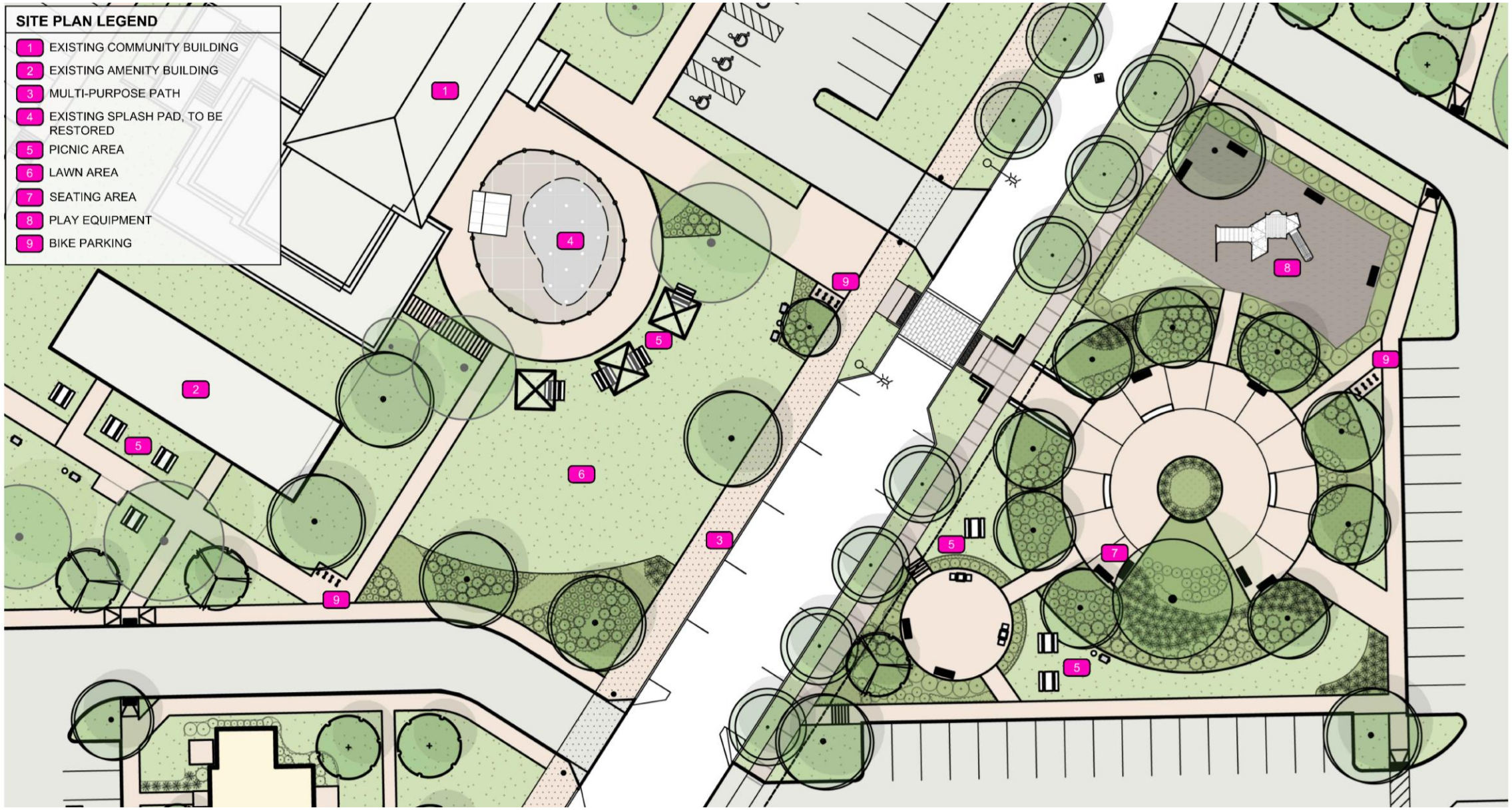
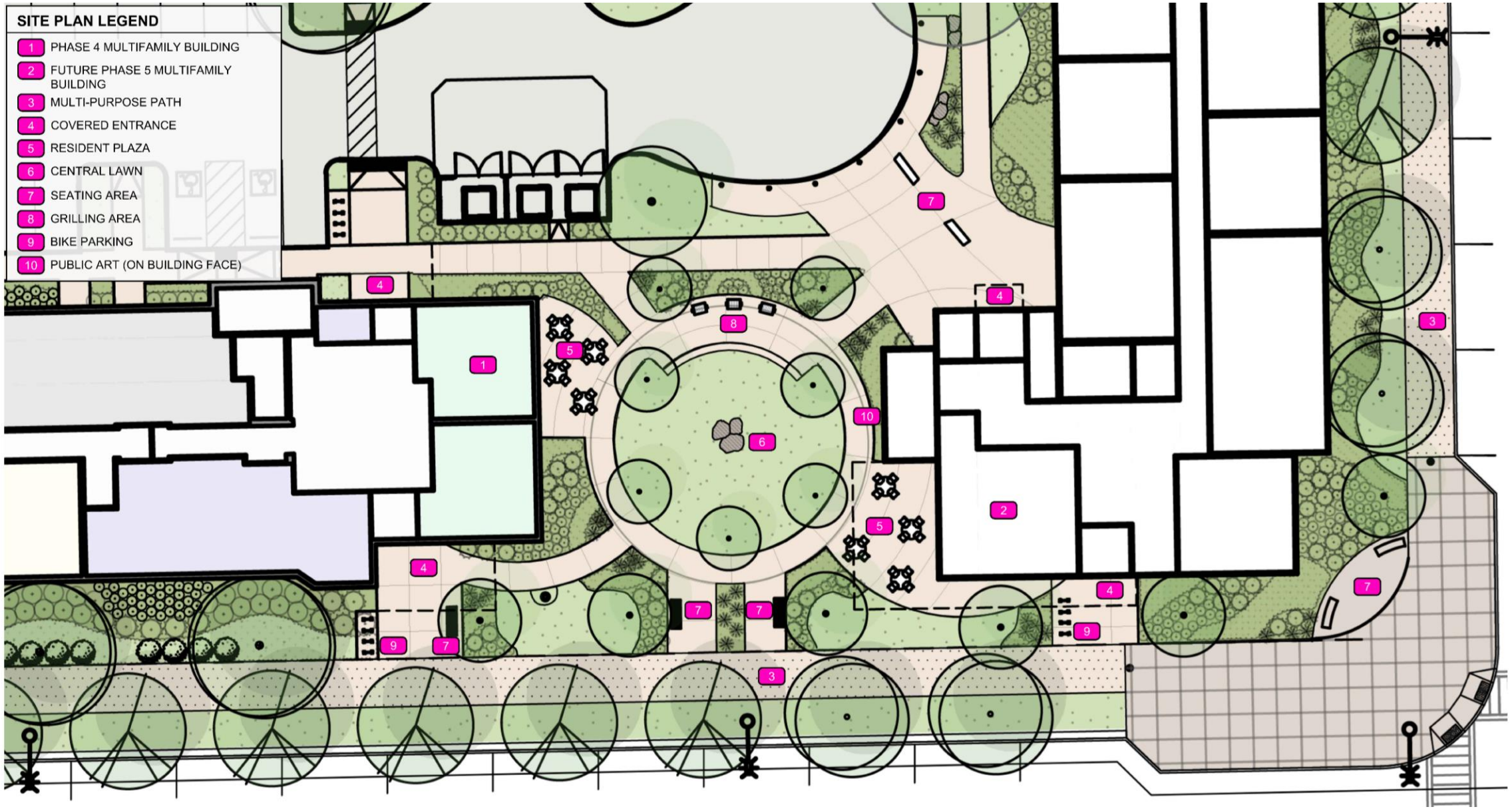

SITE PLAN LEGEND
1 EXISTING COMMUNITY BUILDING
2 EXISTING AMENITY BUILDING
3 MULTI-PURPOSE PATH
4 EXISTING SPLASH PAD, TO BE RESTORED
5 PICNIC AREA
6 LAWN AREA
7 SEATING AREA
8 PLAY EQUIPMENT
9 BIKE PARKING


SITE PLAN LEGEND
1 PHASE 4 MULTIFAMILY BUILDING
2 FUTURE PHASE 5 MULTIFAMILY BUILDING
3 MULTI-PURPOSE PATH
4 COVERED ENTRANCE
5 RESIDENT PLAZA
6 CENTRAL LAWN
7 SEATING AREA
8 GRILLING AREA
9 BIKE PARKING
10 PUBLIC ART (ON BUILDING FACE)

## TREES & SHRUBS

N Native

**Allegheny Serviceberry**
*Amelanchier laevis*
Mature Height: 15'-40'
Mature Width: 15'-40'

**River Birch**
*Betula nigra*
Mature Height: 40'-70'
Mature Width: 40'-60'

**European Hornbeam**
*Carpinus betulus*
Mature Height: 40'-60'
Mature Width: 30'-40'

**Eastern Redbud**
*Cercis canadensis*
Mature Height: 20'-30'
Mature Width: 25'-30'

**American Beech**
*Fagus grandifolia*
Mature Height: 50'-80'
Mature Width: 40'-80'

**Goldspire Ginkgo**
*Ginkgo biloba 'Goldspire'*
Mature Height: 15'-20'
Mature Width: 5'-7'

**Imperial Honeylocust**
*Gleditsia triacanthos f. inermis*
Mature Height: 30'-70'
Mature Width: 25'-40'

**Tuliptree**
*Liriodendron tulipifera*
Mature Height: 60'-90'
Mature Width: 30'-50'

**Persian Ironwood**
*Parrotia persica*
Mature Height: 20'-40'
Mature Width: 20'-30'

**Shingle Oak**
*Quercus imbricaria*
Mature Height: 40'-60'
Mature Width: 40'-60'

**Columnar English Oak**
*Quercus robur f. fastigiata*
Mature Height: 50'-60'
Mature Width: 10'-20'

**Green Vase Zelkova**
*Zelkova serrata 'Green Vase'*
Mature Height: 60'-80'
Mature Width: 40'-50'

**Green Velvet Boxwood**
*Buxus x 'Green Velvet'*
Mature Height: 3'-4'
Mature Width: 3'-4'

**Snow Queen Oakleaf Hydrangea**
*Hydrangea quercifolia 'Snow Queen'*
Mature Height: 4-6'
Mature Width: 6'-8'

**Shamrock Inkberry**
*Ilex glabra 'Shamrock'*
Mature Height: 3'-4'
Mature Width: 3'-4'

**Ginger Wine Ninebark**
*Physocarpus opulifolius 'Ginger Wine'*
Mature Height: 5'-6'
Mature Width: 5'-6'

**Grow-low Fragrant Sumac**
*Rhus aromatica 'Gro-low'*
Mature Height: 2'-3'
Mature Width: 6'-8'

**Knock Out Rose**
*Rosa 'Knock Out'*
Mature Height: 3'-4'
Mature Width: 3'-4'

**Dense Spreading Yew**
*Taxus x media 'Densiformis'*
Mature Height: 3'-4'
Mature Width: 4'-6'

**Mapleleaf Viburnum**
*Viburnum acerifolium*
Mature Height: 3'-6'
Mature Width: 2'-4'

## PERENNIALS & ORNAMENTAL GRASS

N Native

**Sassy Summer Sangria Yarrow**
*Achillea 'Sassy Summer Sangria'*
Mature Height: 2'-3'
Mature Width: 3'-4'

**Karl Foerster Feather Reed Grass**
*Calamagrostis x acutiflora 'Karl Foerster'*
Mature Height: 3'-5'
Mature Width: 1.5'-2.5'

**Calamint**
*Calamintha nepeta subsp. nepeta*
Mature Height: 1'-1.5'
Mature Width: 1'-2'

**Sweet Woodruff**
*Galium odoratum*
Mature Height: 0.5'-1'
Mature Width: 0.75'-1.5'

**Stella de Oro Daylily**
*Hemerocallis 'Stella de Oro'*
Mature Height: 0.75'-1'
Mature Width: 0.75'-1'

**Foamy Bells Sweet Tea**
*Heucherella x 'Sweet Tea'*
Mature Height: 1'-1.5'
Mature Width: 1'-1.5'

**Munstead Lavender**
*Lavandula 'Munstead'*
Mature Height: 1'-1.5'
Mature Width: 1'-1.5'

**Maiden Grass**
*Miscanthus sinensis 'Gracillimus'*
Mature Height: 4'-7'
Mature Width: 3'-6'

**Dwarf Fountain Grass**
*Pennisetum alopecuroides 'Hameln'*
Mature Height: 1.5'-2.5'
Mature Width: 1.5'-2.5'

**Deamii Black-Eyed Susans**
*Rudbeckia fulgida 'Deamii'*
Mature Height: 2'-3'
Mature Width: 2'-2.5'

**Prairie Dropseed**
*Sporobolus heterolepis*
Mature Height: 2'-3'
Mature Width: 2'-3'

**Foamflower**
*Tiarella cordifolia*
Mature Height: 0.75'-1'
Mature Width: 1'-2'

**Common Perinwinkle**
*Vinca minor*
Mature Height: 0.25'-0.5'
Mature Width: 0.5'-1.5'

BENCH

BRICK SEATING WALL

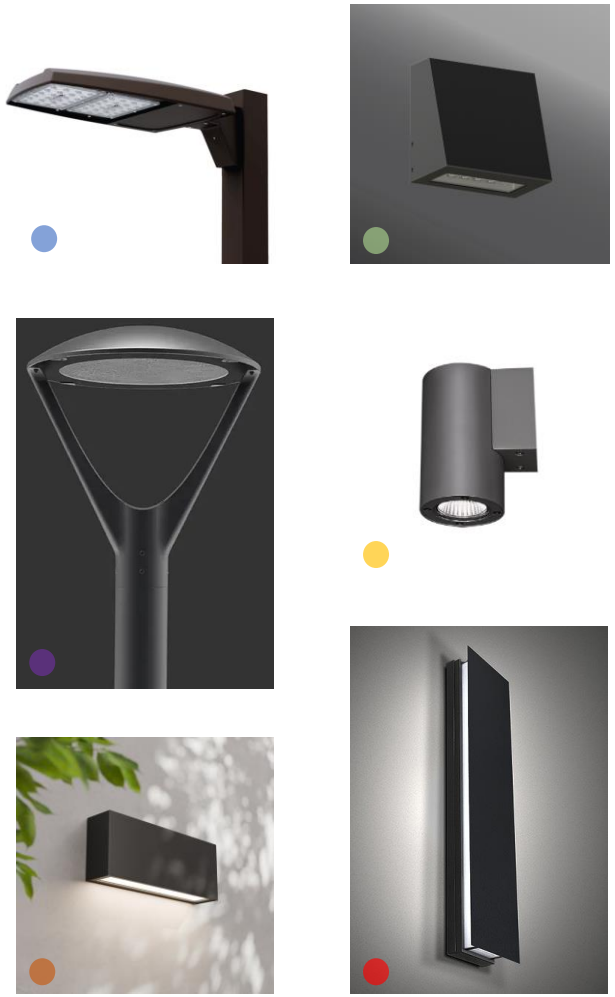
WASTE RECEPTACLE

GAME TABLE

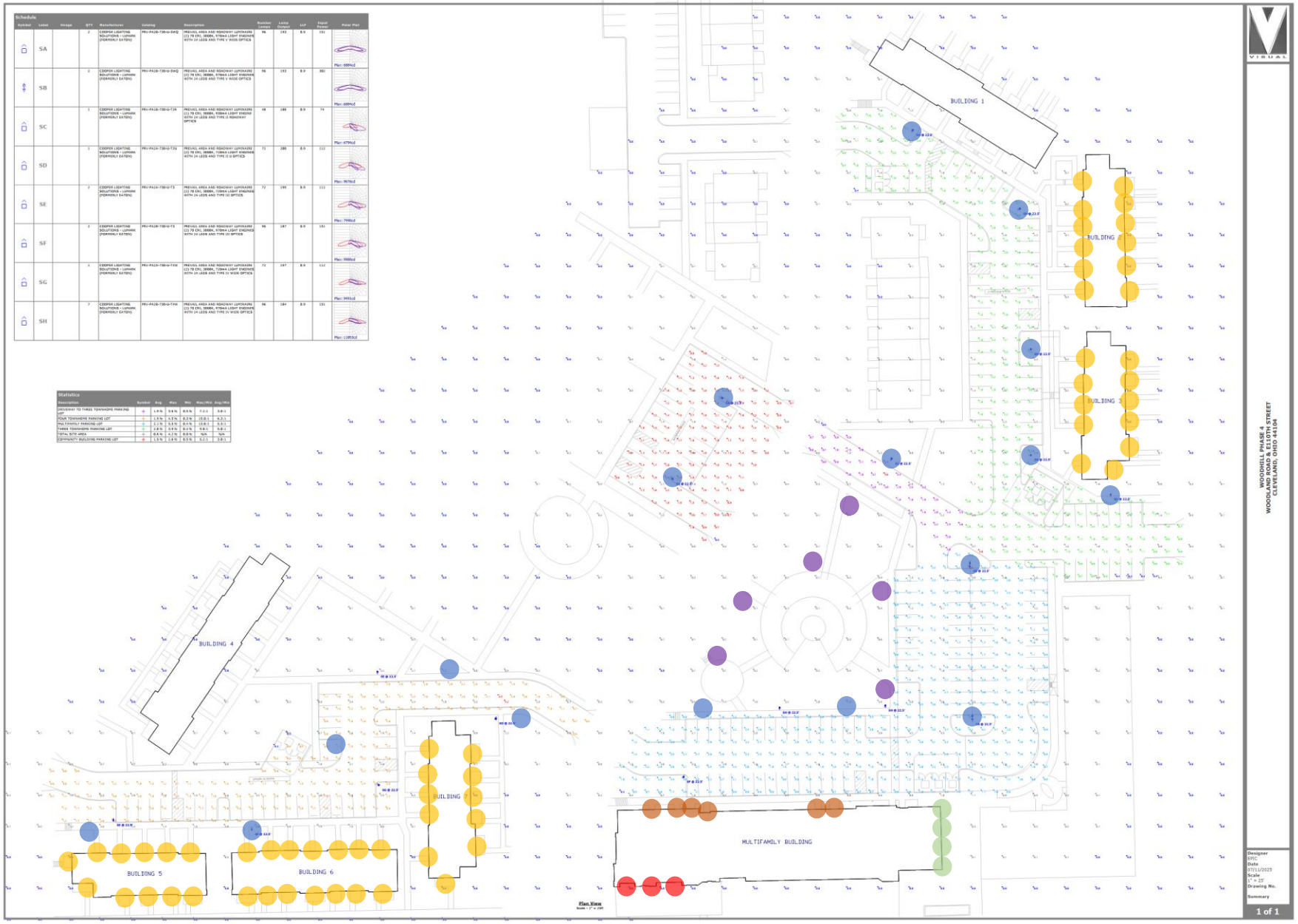
PICNIC TABLE

FIXED SHADE STRUCTURE

BIKE RACK



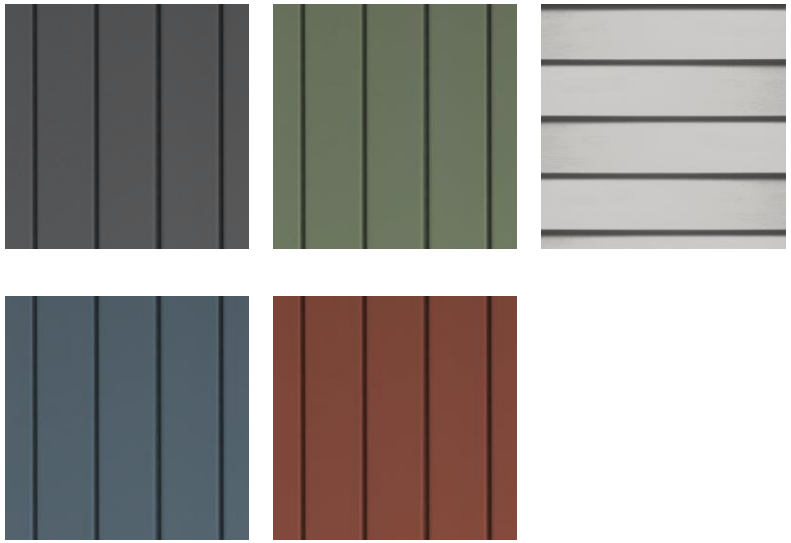
SITE LIGHTING FIXTURES



TOWNHOME #4

TOWNHOME #5

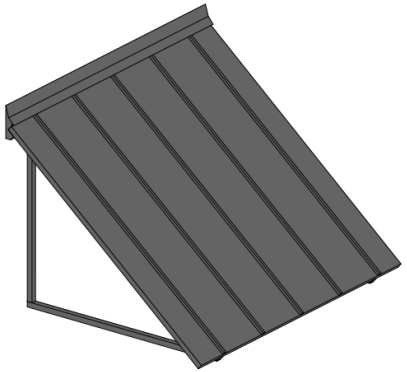
MODULAR BRICK VENEER



HORIZONTAL & VERTICAL VINYL SIDING (VARIOUS COLORS)

WHITE VINYL WINDOWS

ASPHALT SHINGLE ROOF



ALUMINUM AWNINGS

TYPICAL FRONT ELEVATION

TYPICAL RIGHT ELEVATION

TYPICAL REAR ELEVATION

TYPICAL LEFT ELEVATION

EAST 110TH STREET

WOODLAND AVENUE

MORRIS BLACK ROAD

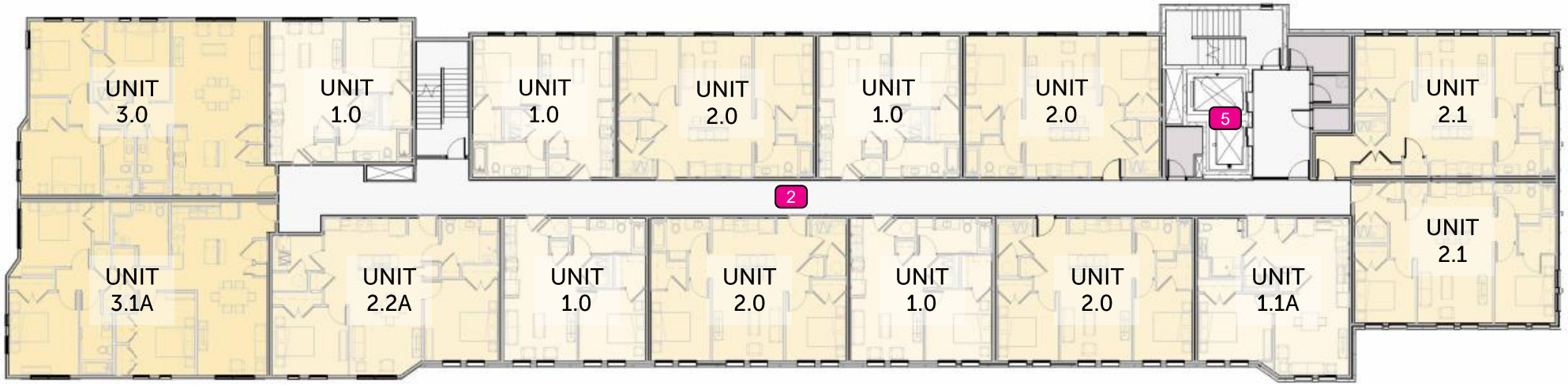
**WOODHILL CENTER EAST PHASE 4** | PERSPECTIVE VIEW – E 110TH ST. & MT CARMEL RD.

The Community Builders | CMHA | City Architecture

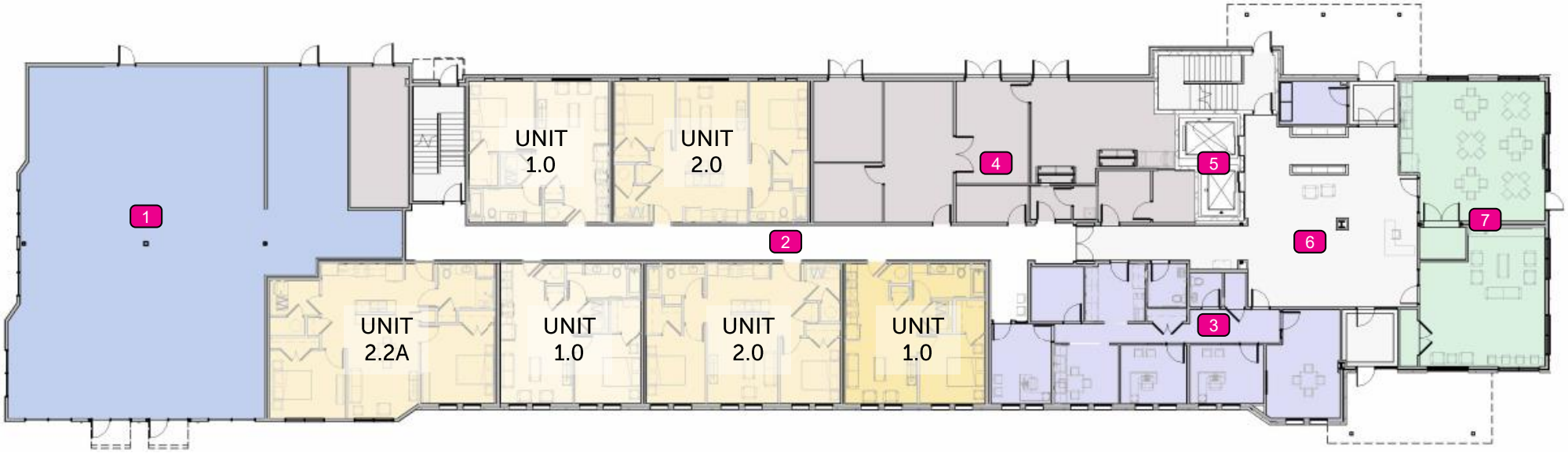
**WOODHILL CENTER EAST PHASE 4** | PERSPECTIVE VIEW – WOODLAND AVE. & MORRIS BLACK RD.

The Community Builders | CMHA | City Architecture

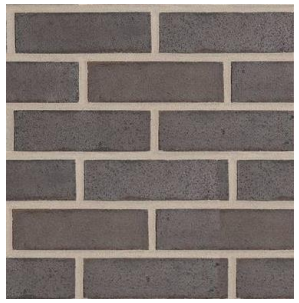
1 RETAIL
2 CORRIDOR
3 LEASING OFFICE
4 SERVICE AREA
5 ELEVATOR
6 LOBBY
7 COMMUNITY LIFE




TYPICAL UPPER FLOOR PLAN



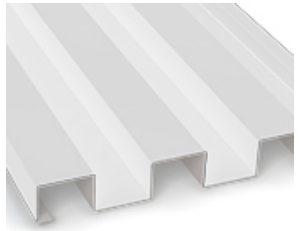

GROUND FLOOR PLAN



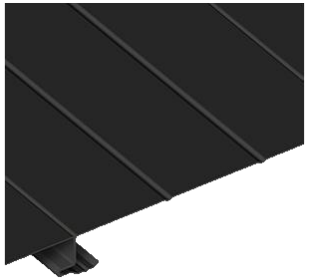
UTILITY BRICK VENEER

METAL COPING

WHITE VINYL WINDOWS



CORRUGATED METAL SIDING
(VARIOUS COLORS)



FLAT METAL SIDING

VERTICAL VINYL SIDING

FRONT (SOUTH)

EAST FACE

REAR (NORTH)

WEST FACE

**WOODHILL CENTER EAST PHASE 4** | PERSPECTIVE VIEW – WOODLAND AVE. & MORRIS BLACK RD.

The Community Builders | CMHA | City Architecture

**WOODHILL CENTER EAST PHASE 4** | PERSPECTIVE VIEW – WOODLAND AVE.

The Community Builders | CMHA | City Architecture

**WOODHILL CENTER EAST PHASE 4** | AERIAL VIEW

The Community Builders | CMHA | City Architecture

# – STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**EC2026-011** - Woodhill Homes PH4

April 17, 2026

## CEDRAC Recommendations:

CEDRAC recommended schematic approval (with no conditions) on 4/9/26.

## City Planning Staff Recommendations:

Planning staff is in support of the overall project and building layout, however we are requesting that they work with staff to identify a solution for increasing visibility of the community center through the use of public art or signage.

# Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 17, 2026

**CE2026-008** - CCF East Parking Garage &

**CE2026-007** - CCF West Parking Garage

Project Address: East 105th & Carnegie, East 86th & Carnegie

Type: New Construction

Project Representative: Tom Owings, Perspectus

Approval: Schematic

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

**Ward 6: Council Member Blaine A. Griffin** | **SPA: University, Fairfax**

# Cleveland Clinic Main Campus East Parking Garage

Planning Commission

Schematic Review

April 17, 2026

# Agenda

- **Project Overview**
- **Site Review**
- **Floor Plans**
- **Exterior Elevations**
- **Building Materiality**
- **Exterior Renderings**
- **Landscape + Site Enhancements**

# Requirement Checklist

**Conceptual Approval**

**General Idea of uses, Scale, relationship among uses, and context**

- Written Project Summary
- Site Location Map (District Level)
- Site Context Plan
- Existing Conditions Plan
- Site Plan
- Section/ Elevation Drawings
- Floor Plans
- Tree Preservation Plan

**Schematic Approval**

**Placement and configurations of footprints, site layout, structure massing, general texture and design of facades**

- Illustrative Renderings
- Furnishings and Site Amenities
- Conceptual Landscape and/or Streetscape Plan
- Storm Water Management Plan

# Project Summary

- Location: Northeast corner of Carnegie Avenue and East 105th Street
  - Existing surface parking lot

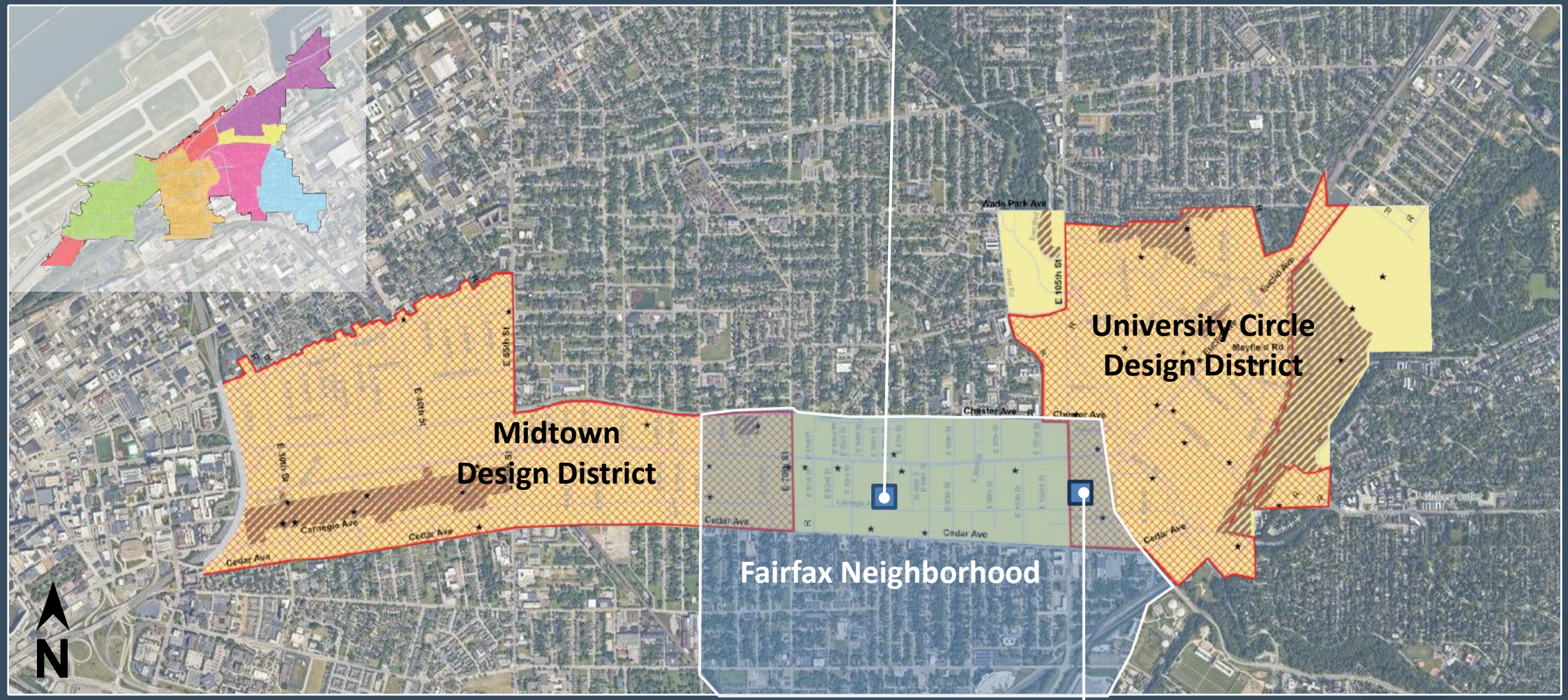
- Will address the need for additional parking between the openings of the Cole Eye expansion and future Cleveland Innovation District projects and Neurological Institute (approximately 1,665,039SF).
  - - 1,500 patient/visitor parking spaces (525,240 SF)
  - - Nine (9) levels, ~100' Tall, matching the adjacent E105 garage

- Location on east end of campus takes traffic away from pedestrian focused central campus

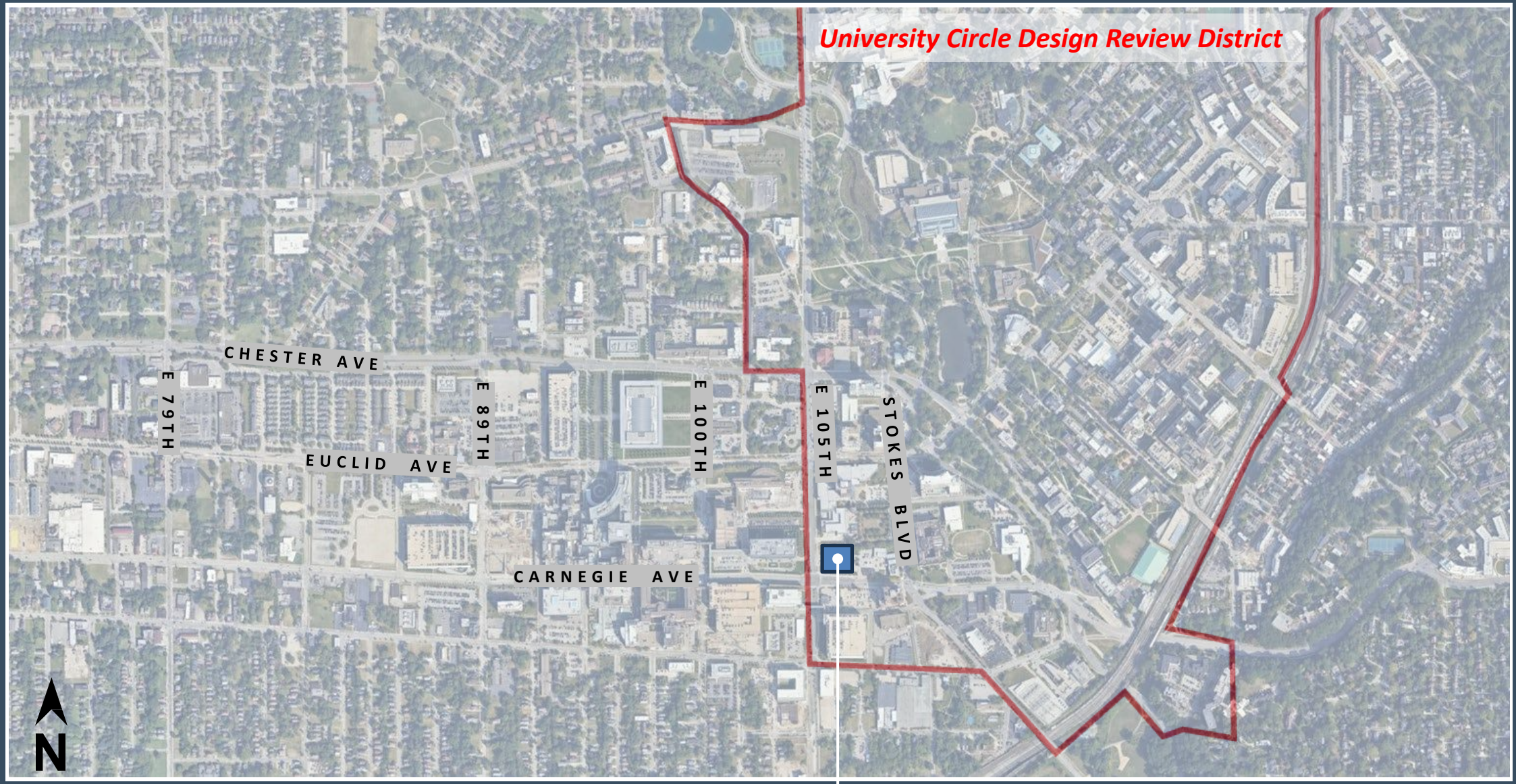
- Materials will match the E. 105th garage
  - Addition of perforated metal panels to help soften the building faces
  - Final material and design will be presented at final design presentation

- Existing Bus Stop on East 105th Street will be relocated north of the new garage entrance to minimize bus interaction with parking garage users

# Euclid Corridor District Map



# University Circle Design Review District Map




East Garage

# Existing Campus Garages

2,500 New Caregiver Spaces

2,474 Patient/Visitor Spaces

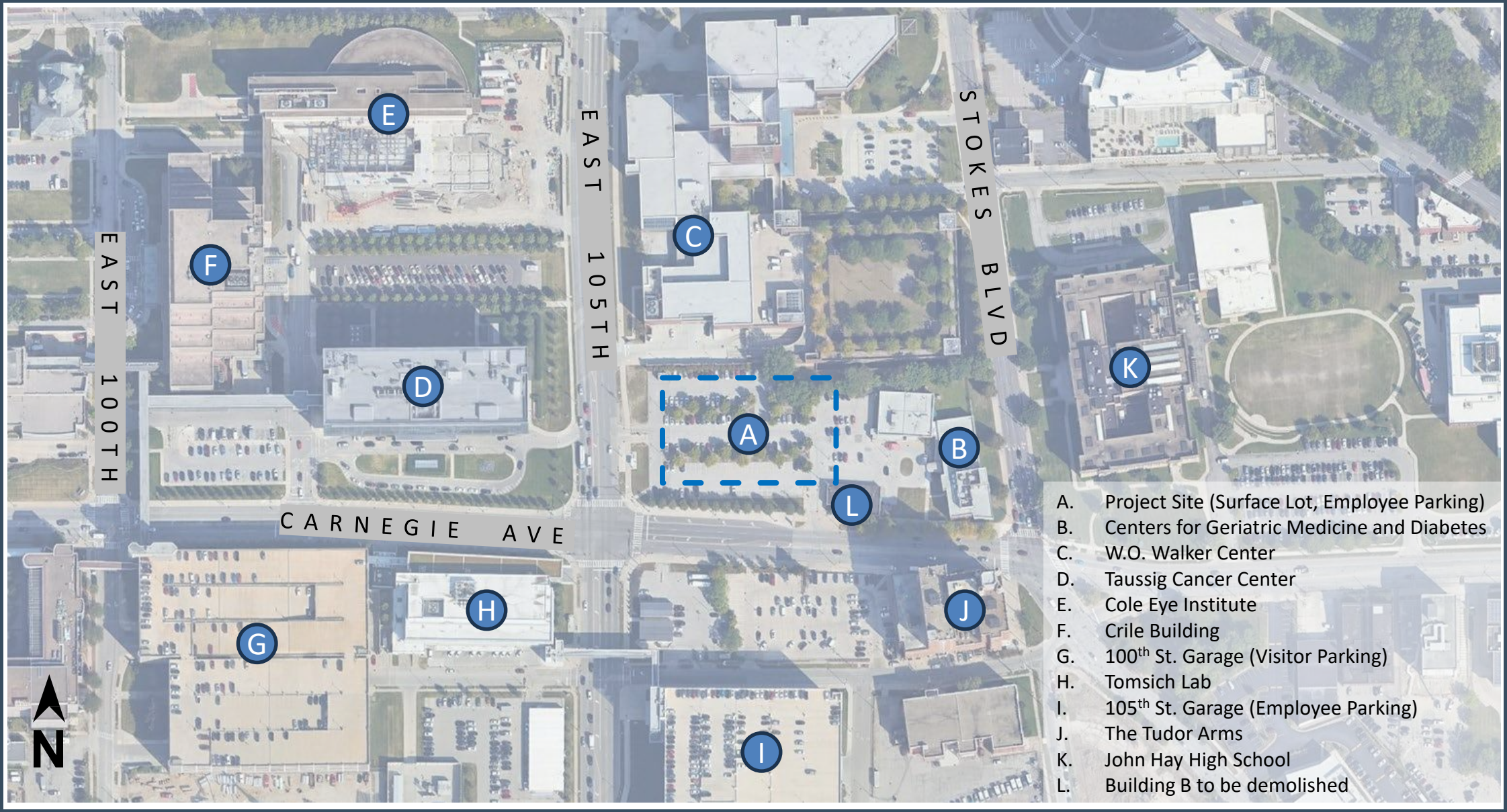
1,500 New Patient/Visitor Spaces

4,000 Future Patient/Visitor Spaces
(Existing Caregiver Garage)

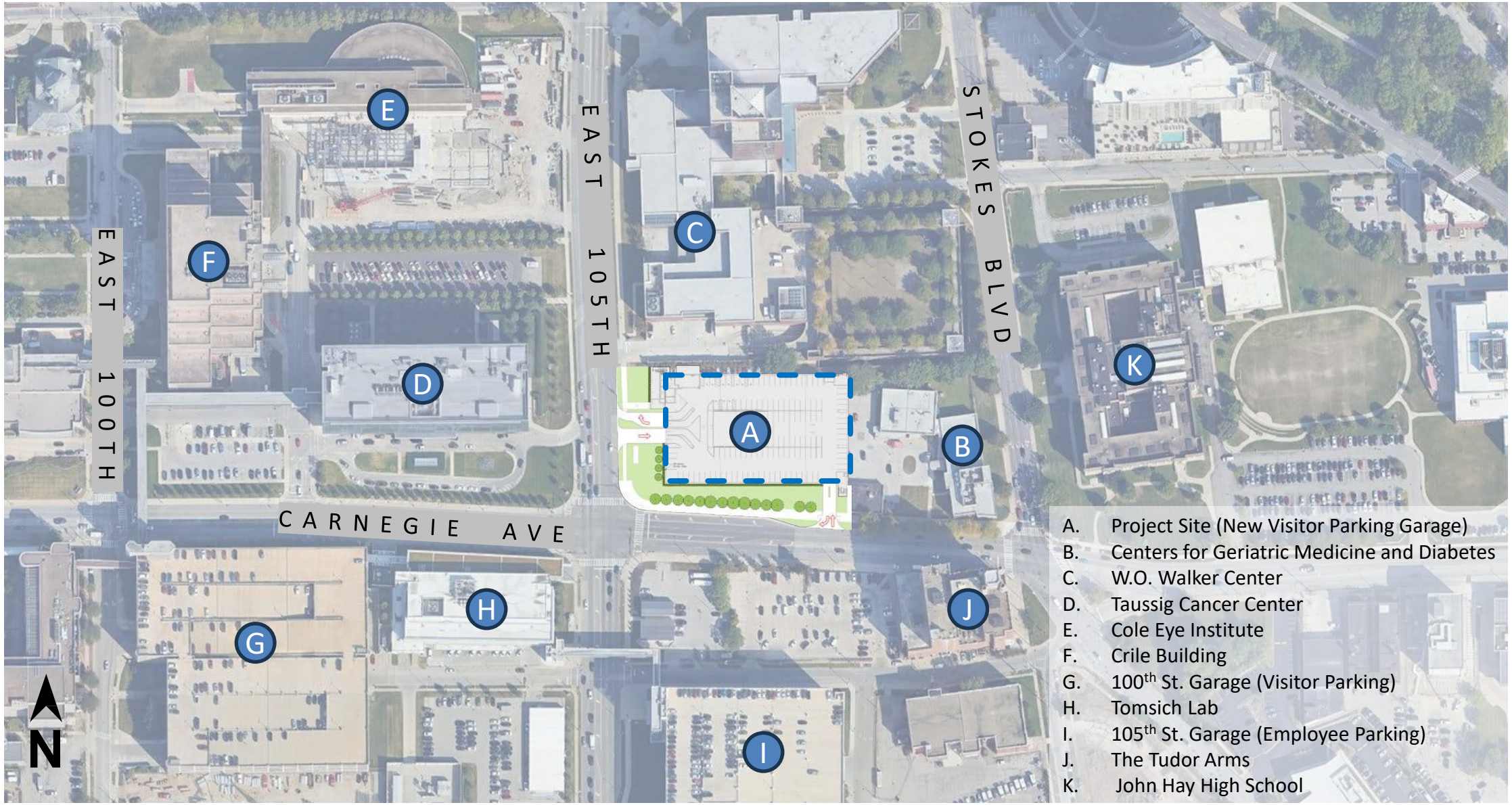
1,424 Patient/Visitor Spaces
1,490 Caregiver Spaces

3,000 Caregiver Spaces

# Existing Site Map



# Proposed Site Map




A. Project Site (New Visitor Parking Garage)
B. Centers for Geriatric Medicine and Diabetes
C. W.O. Walker Center
D. Taussig Cancer Center
E. Cole Eye Institute
F. Crile Building
G. 100th St. Garage (Visitor Parking)
H. Tomsich Lab
I. 105th St. Garage (Employee Parking)
J. The Tudor Arms
K. John Hay High School

# Existing Site

West View Along E105th

South View along Carnegie Ave

South-East View along Carnegie Ave

Corner of E105th and Carnegie Ave

# Existing Site

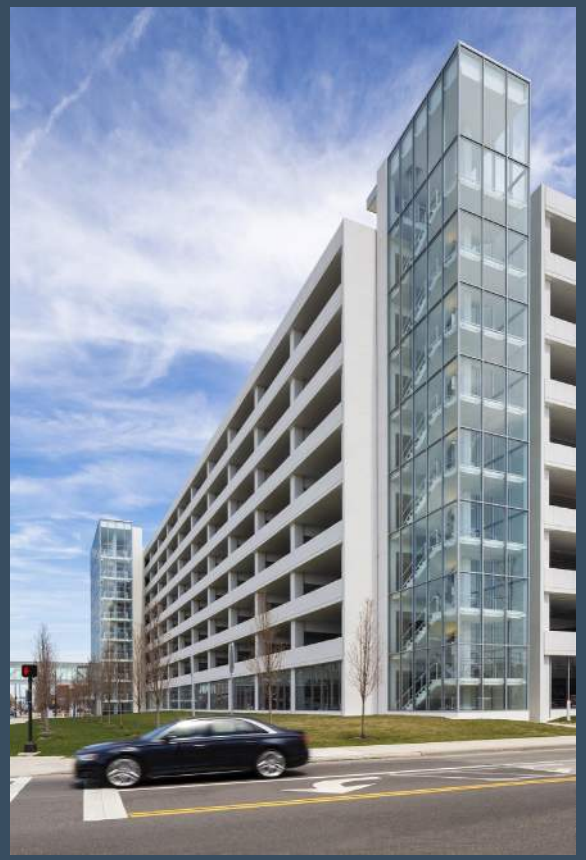
W.O. Walker Center

Building B to be Demolished

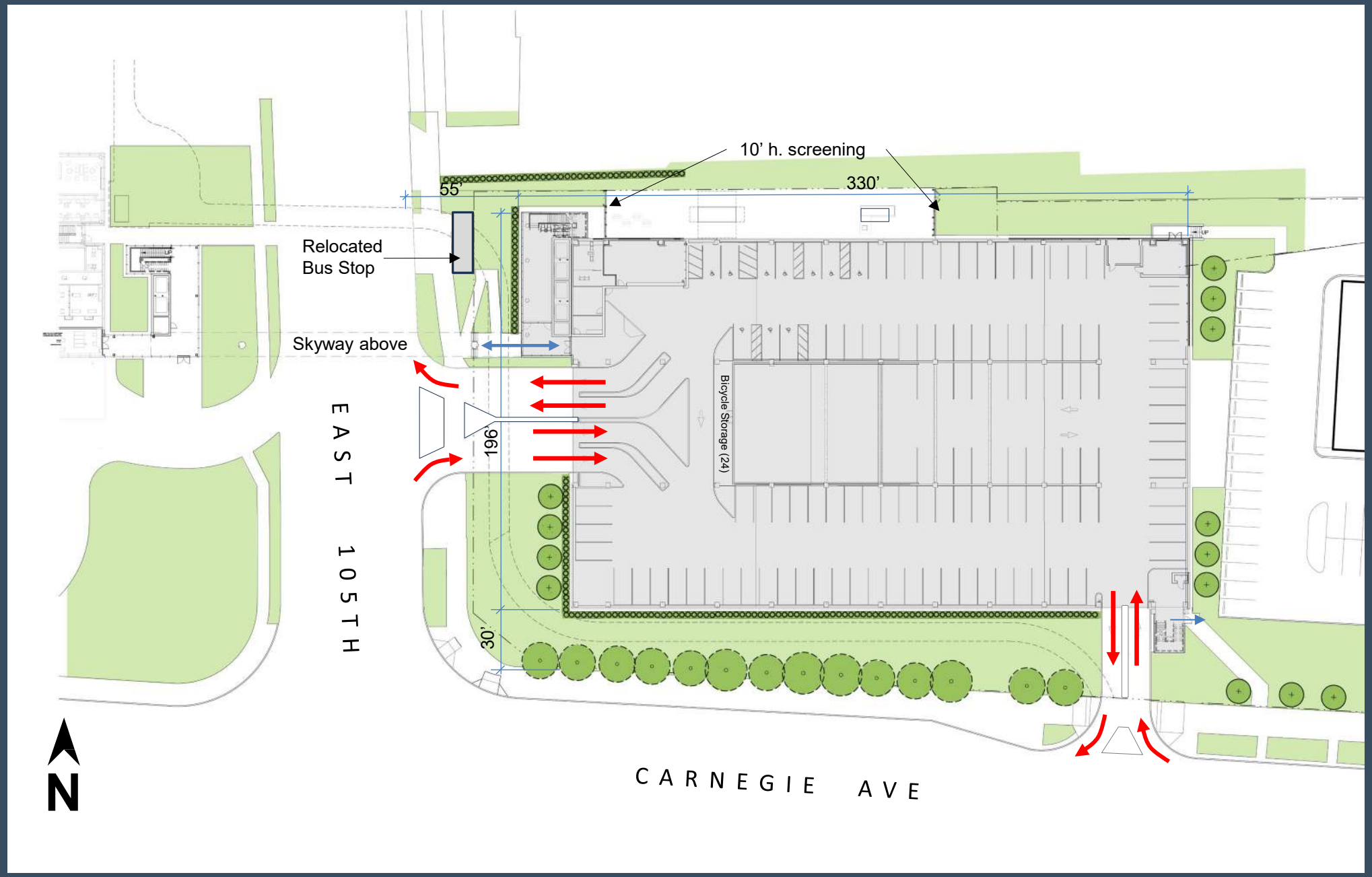
Taussig Cancer Center

East 105th Garage and Tomsich Skyway

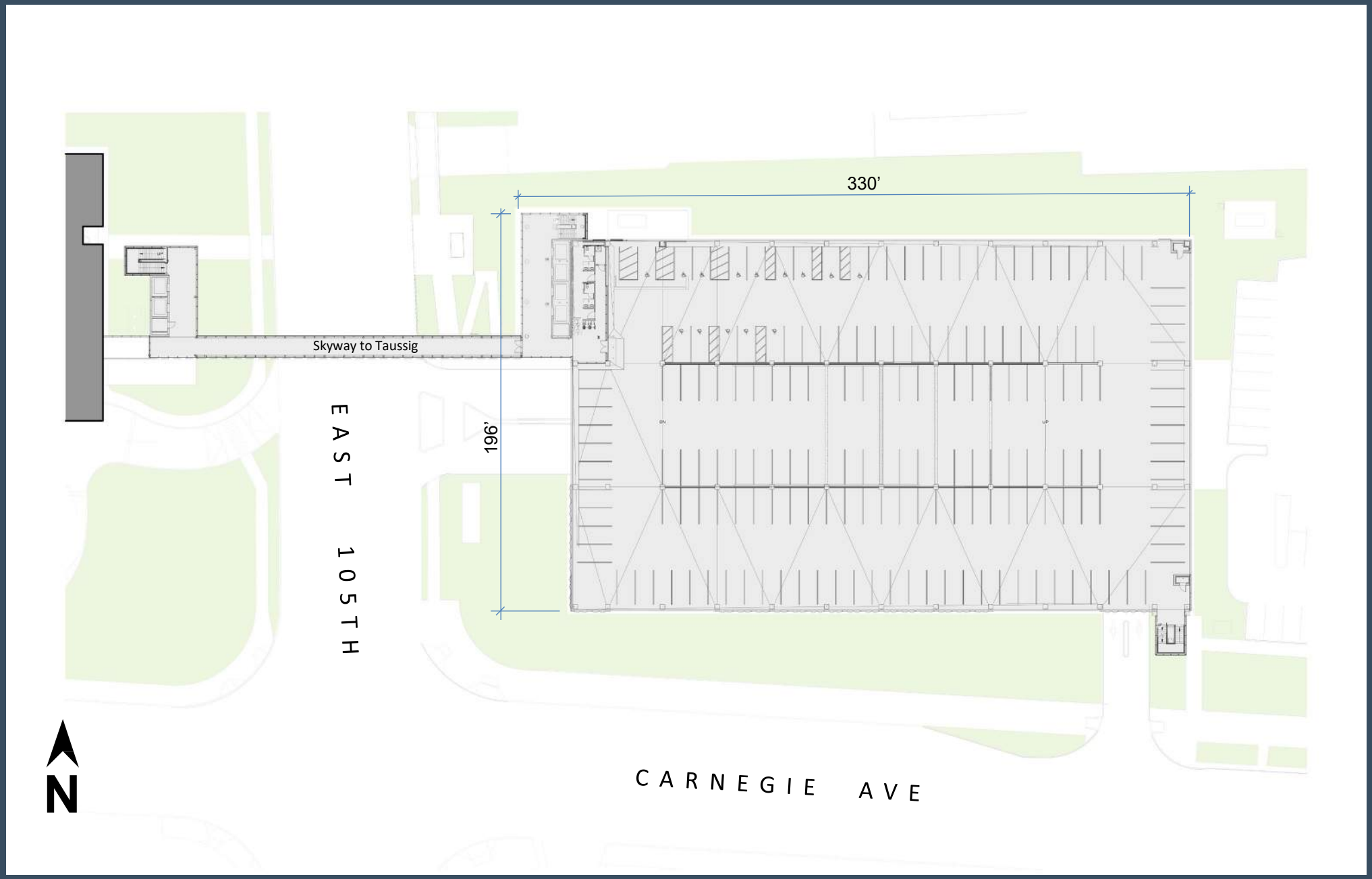
# Basis of Design – E. 105th Garage



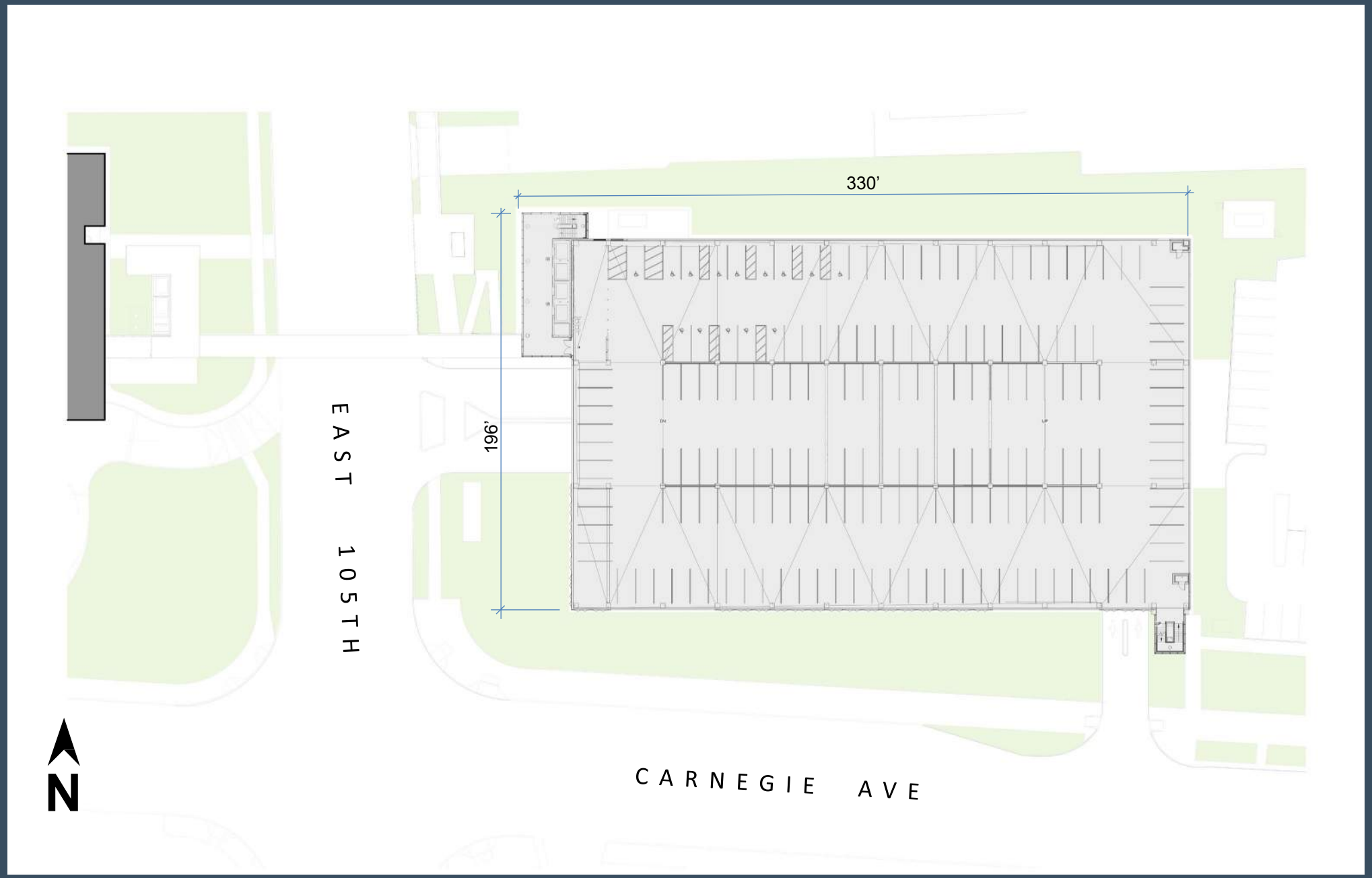
# Building Floor Plans: First Floor



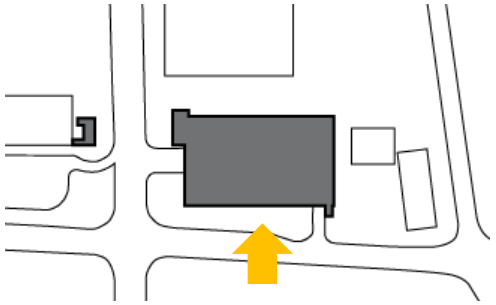
# Building Floor Plans: Second Floor

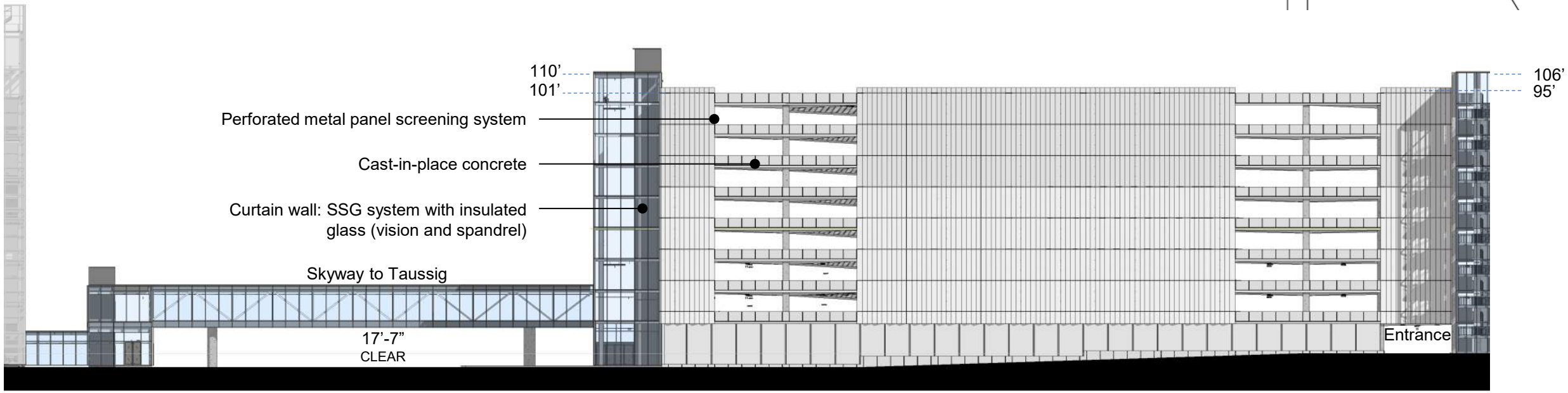


# Building Floor Plans: Typical Floor

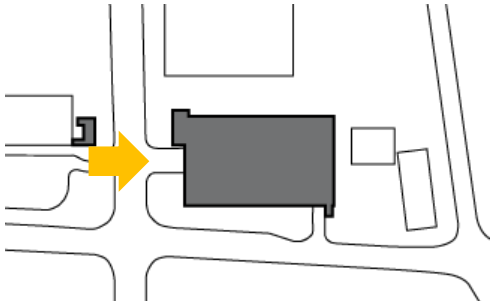


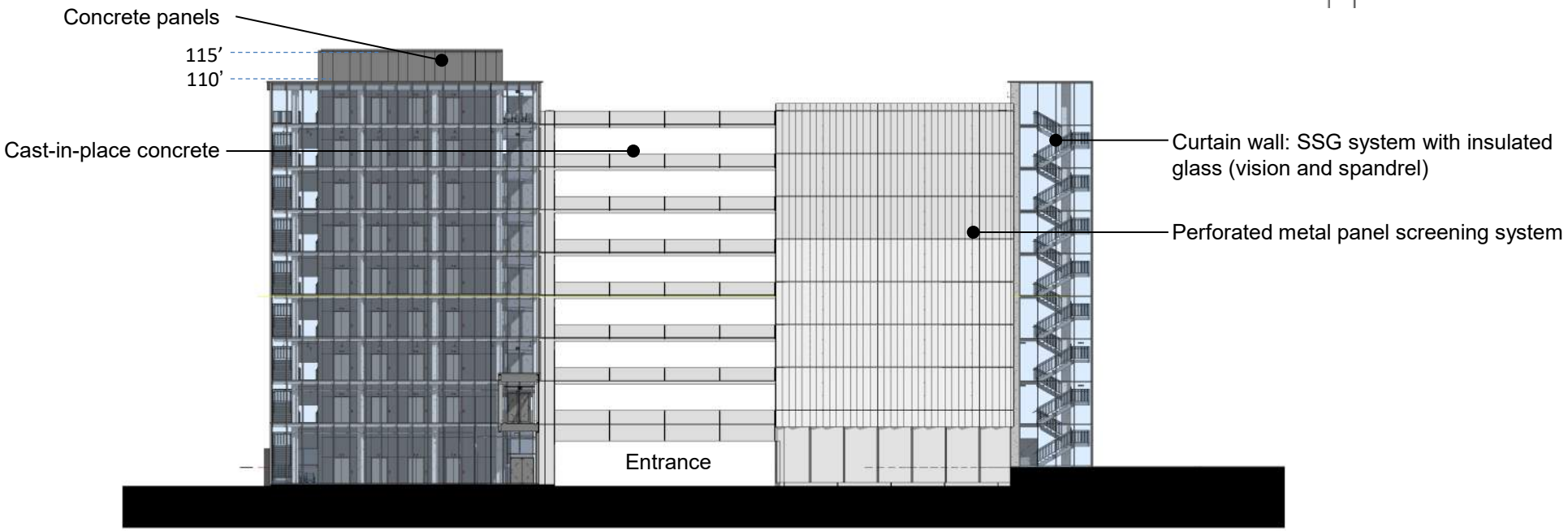
# South Elevation



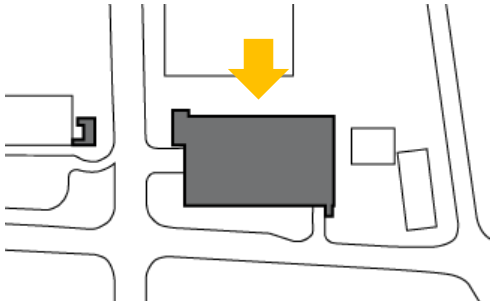


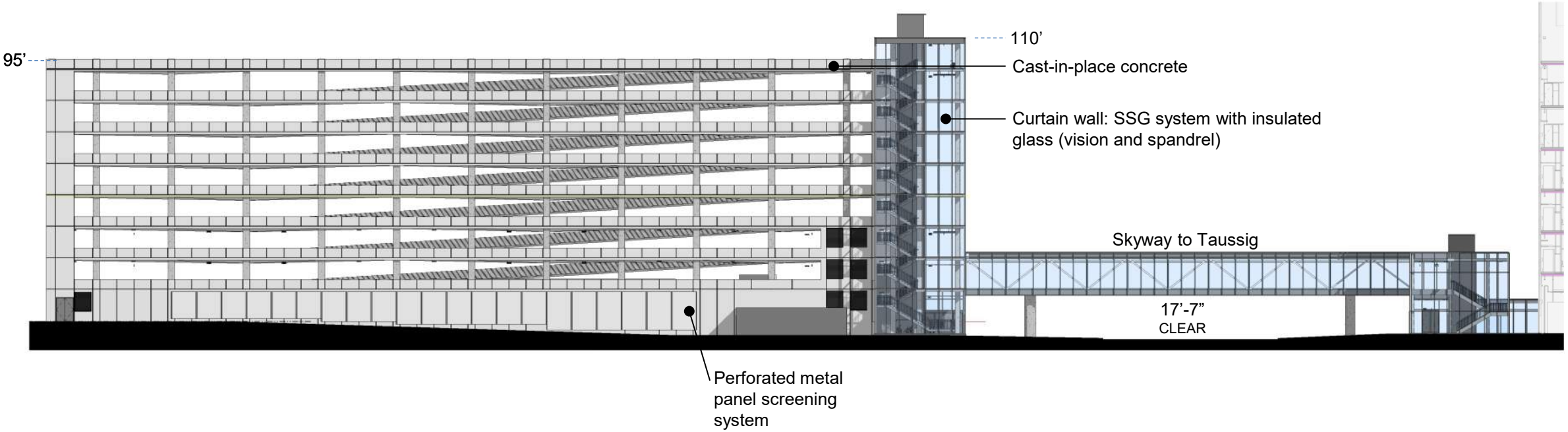
# West Elevation



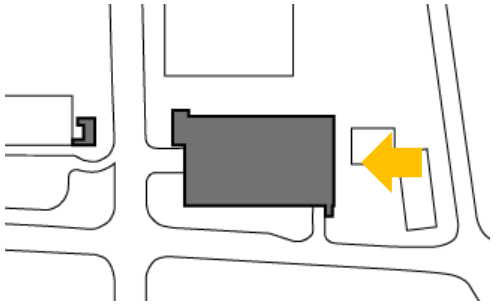


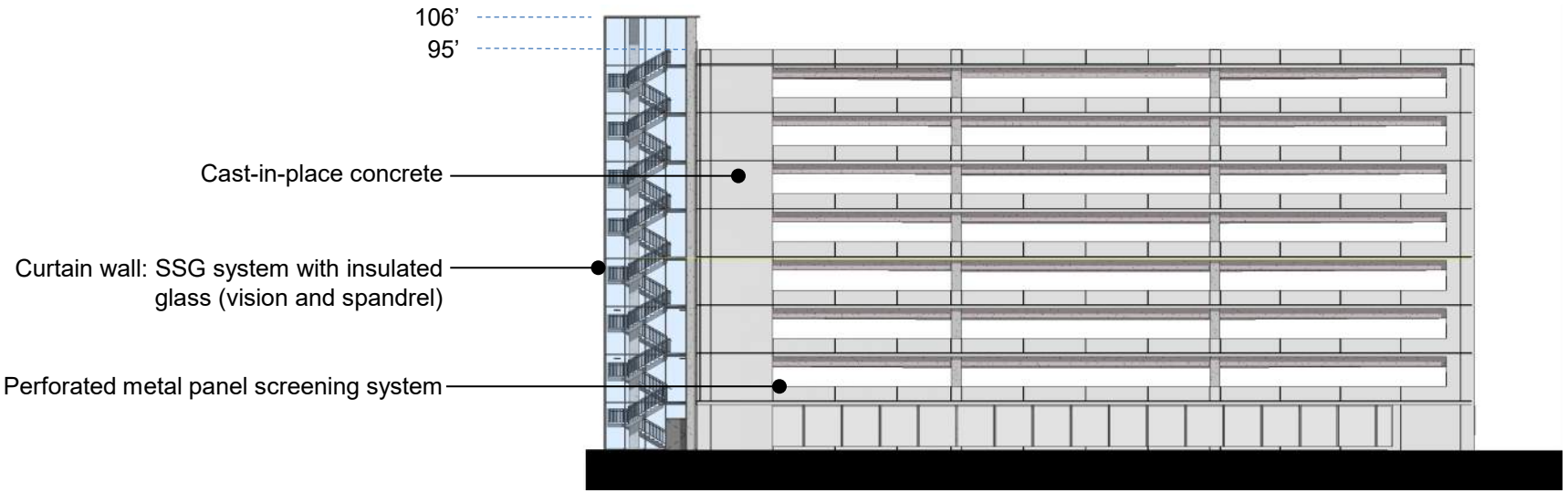
# North Elevation





# East Elevation





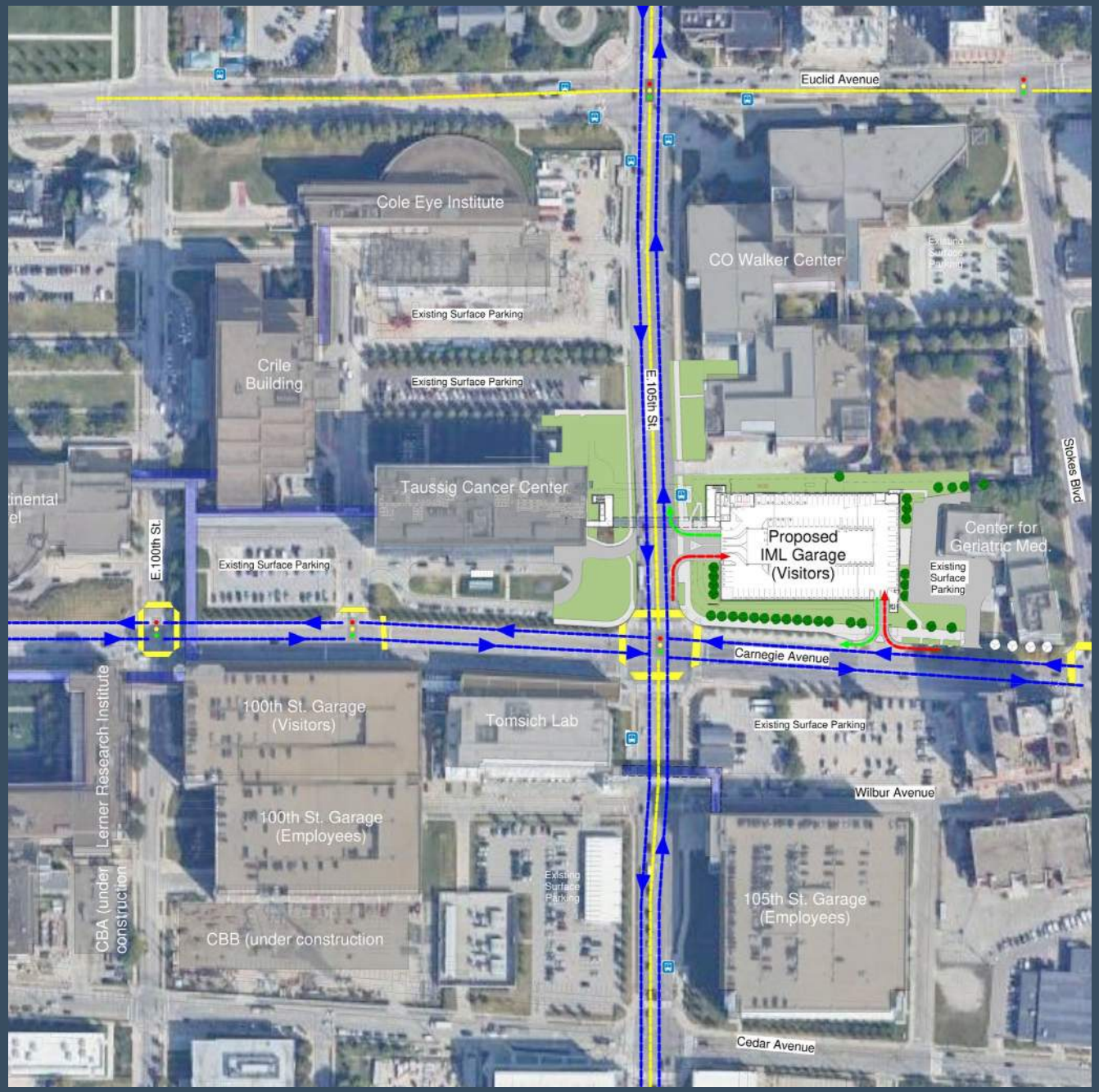
# Renderings - view from across Carnegie at E 105th

# Renderings – view from the corner of Carnegie and E 105th

# Renderings – view along Carnegie

# View from Tudor Arms

# Traffic Plan




Traffic flow

Flow into Garage

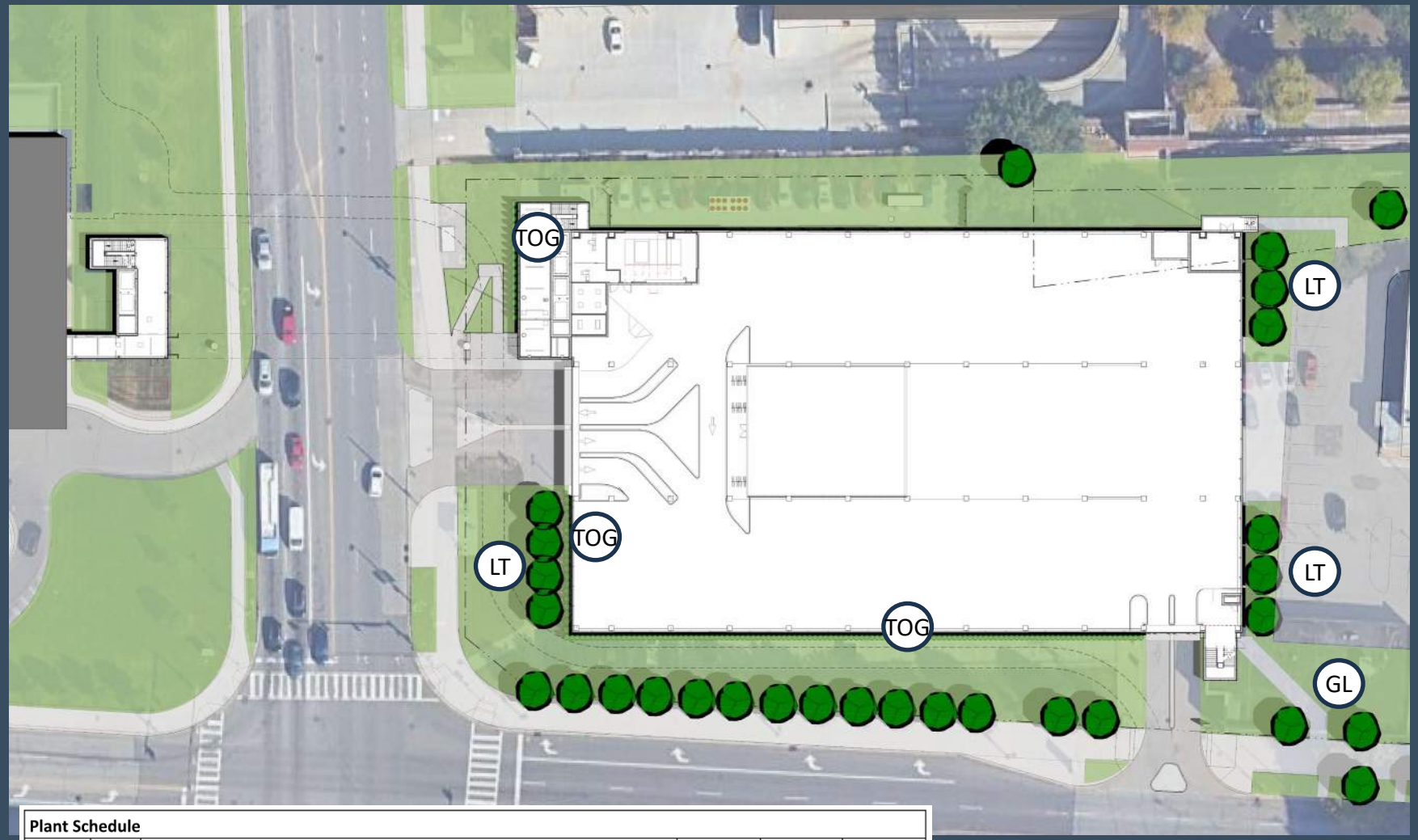
Flow out of Garage

Bus route

Crosswalk

Elevated Walkway

# Conceptual Landscape and Streetscape Plan




| Plant Schedule | | | | | |
|---|---|---|---|---|---|
| **Key** | **Qty** | **Botanical / Common Name** | **Size** | **Cond.** | **Spacing** |
| | | **Trees** | | | |
| GL | 3 | Gleditsia tricanthos / Honey locust | 2.5" Cal. | B&B | See Plan |
| LT | 10 | Liriodendron Tulipifera / Tulip Poplar | 2.5" Cal. | B&B | See Plan |
| | | **Shrubs** | | | |
| TOG | 132 | Thuja o. 'Golden Globe'/ Arborvitae | 24" | No. 3 | 3' O.C. |

Project will remove 23 trees and will add 13 new trees. The additional trees will be included on the West Garage project to meet the tree preservation requirements. Final density of trees to be determined with discussion with Urban Forestry

Honey Locust (GL)

Tulip Poplar (LT)

Existing Trees to remain along Carnegie Ave

Deciduous Tree and Evergreen Shrub

# Requirement Checklist

**Conceptual Approval**

**General Idea of uses, Scale, relationship among uses, and context**

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- Floor Plans
- Tree Preservation Plan

**Schematic Approval**

**Placement and configurations of footprints, site layout, structure massing, general texture and design of facades**

- Illustrative Renderings
- Furnishings and Site Amenities
- Conceptual Landscape and/or Streetscape Plan
- Storm Water Management Plan

Cleveland Clinic

Every life deserves world class care.

# Cleveland Clinic Main Campus West Parking Garage

Planning Commission

Schematic Review

April 17, 2026

# Agenda

- **Project Overview**
- **Site Review**
- **Floor Plans**
- **Exterior Elevations**
- **Building Materiality**
- **Exterior Renderings**
- **Landscape + Site Enhancements**

# Requirement Checklist

## Conceptual Approval

**General Idea of uses, Scale, relationship among uses, and context**

- Written Project Summary
- Site Location Map (District Level)
- Site Context Plan
- Existing Conditions Plan
- Site Plan
- Section/ Elevation Drawings
- Floor Plans
- Tree Preservation Plan

## Schematic Approval

**Placement and configurations of footprints, site layout, structure massing, general texture and design of facades**

- Illustrative Renderings
- Furnishings and Site Amenities
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- Storm Water Management Plan

# Project Summary

- Location: Northwest corner of Carnegie Avenue and East 86th Street
  - Existing surface parking lot

- Will address the need for additional parking between the openings of the Cole Eye expansion and future Cleveland Innovation District projects and Neurological Institute (approximately 1,665,039SF).
  - - 2,500 caregiver parking spaces, 831,193 SF
  - - Eight (8) levels, 100' Tall, matching the adjacent MM garage

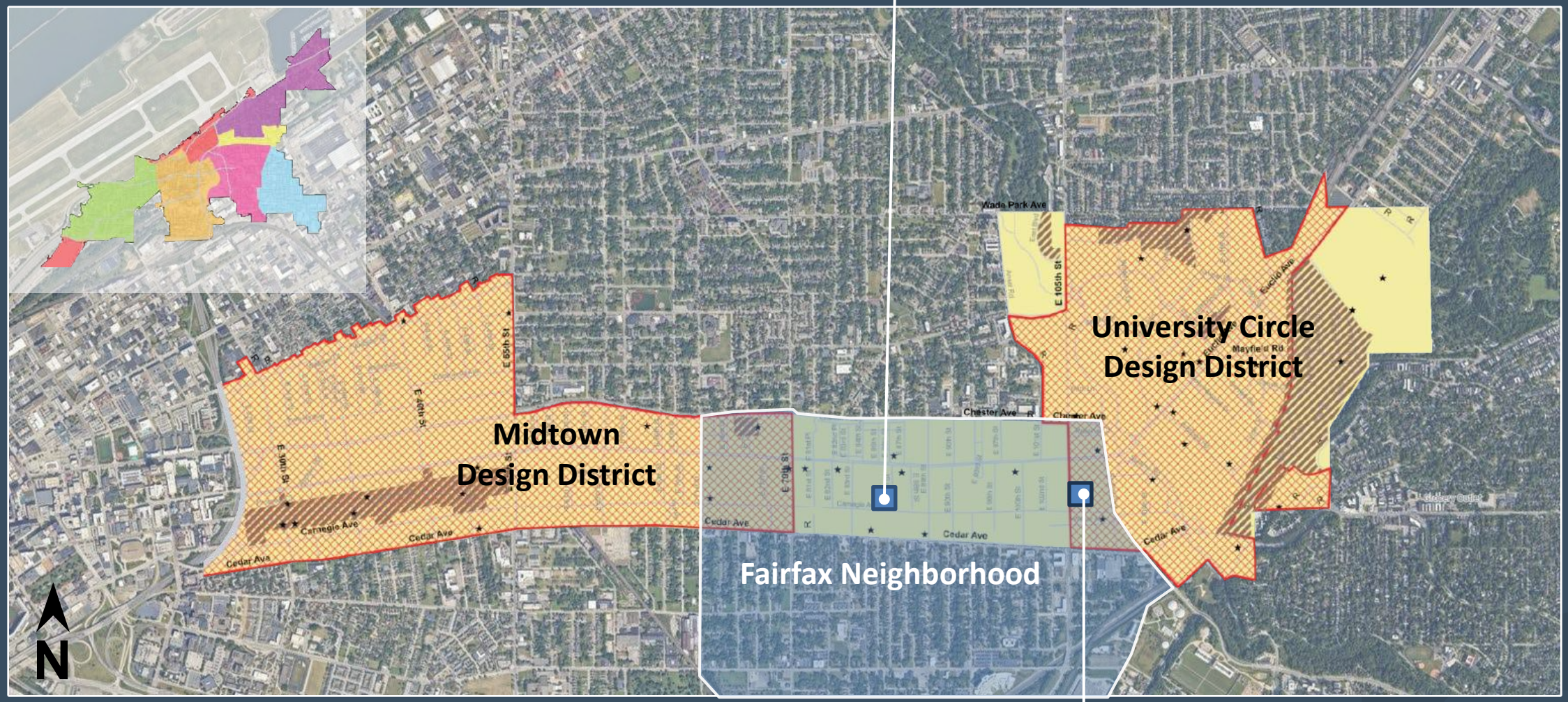
- Increased set back from Carnegie allows for increased landscaping

- Existing MM garage will be converted to patient/visitor garage

- Location on west end of campus takes traffic away from pedestrian focused central campus
  - Will be accessed from ancillary roads

- Materials will match the E. 105th garage
  - Addition of perforated metal panels to help soften the building faces
  - Final material and design will be presented at final design presentation

# District Map



# Existing Campus Garages

2,500 New Caregiver Spaces

2,474 Patient/Visitor Spaces

1,500 New Patient/Visitor Spaces

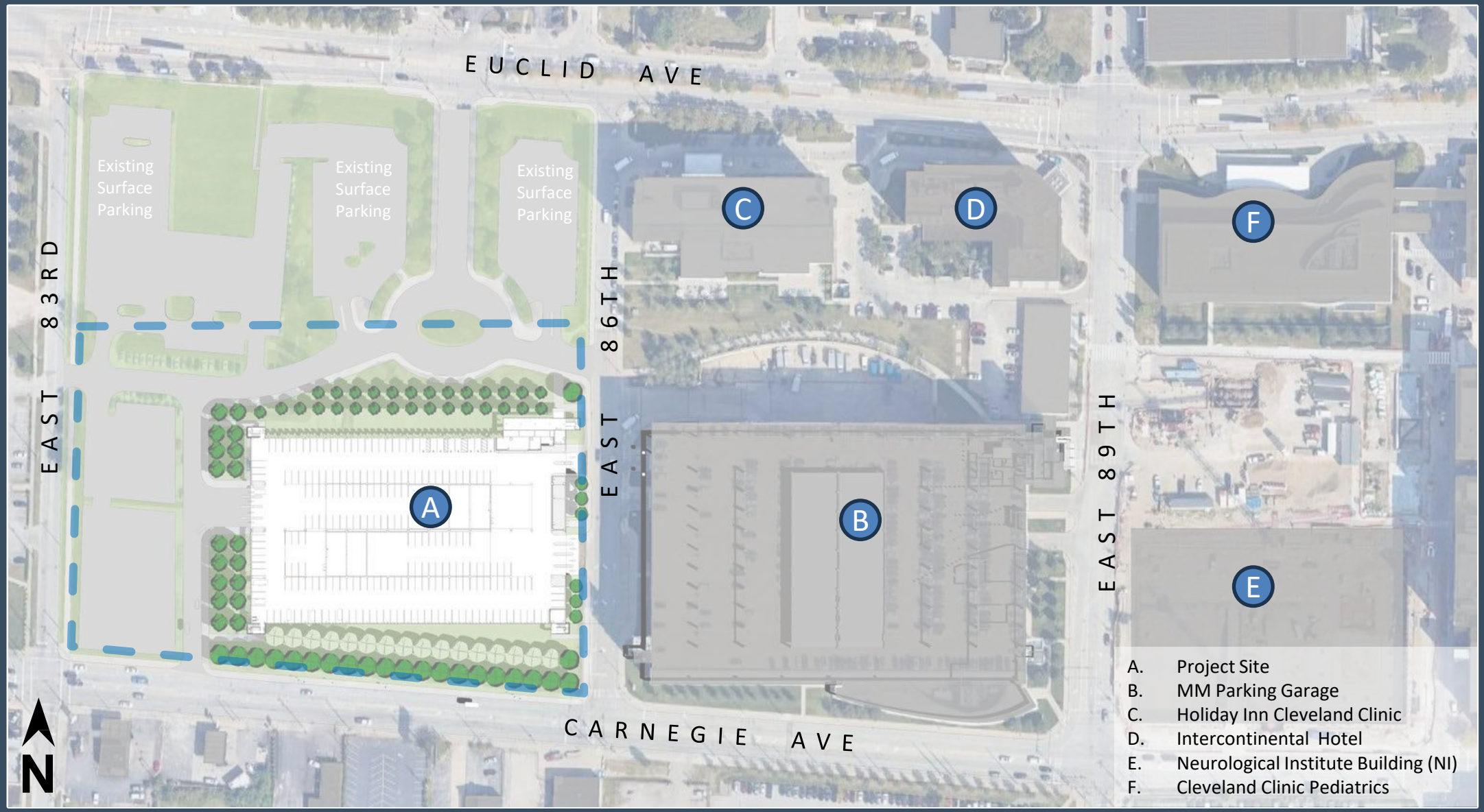
4,000 Future Patient/Visitor Spaces
(Existing Caregiver Garage)

1,424 Patient/Visitor Spaces
1,490 Caregiver Spaces

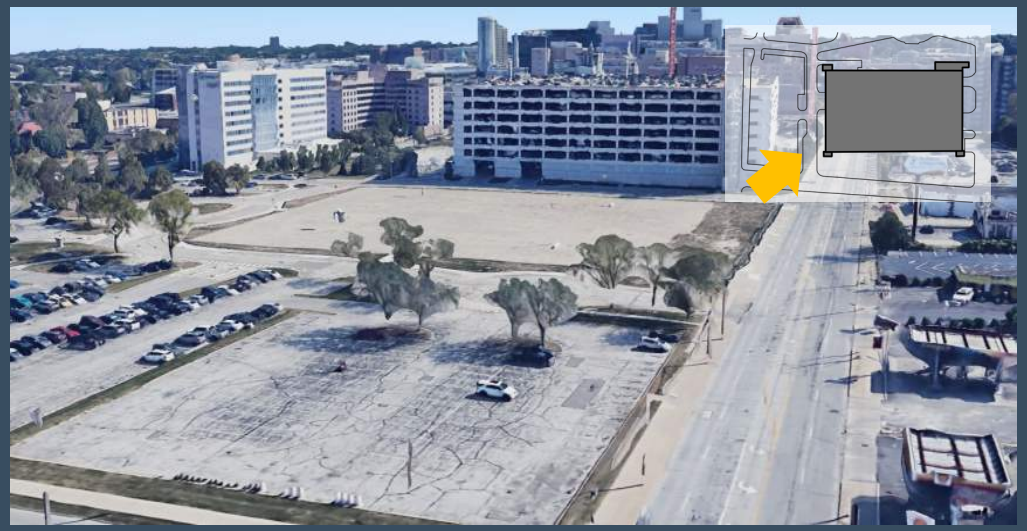
3,000 Caregiver Spaces

# Existing Site Map

# Proposed Site Map

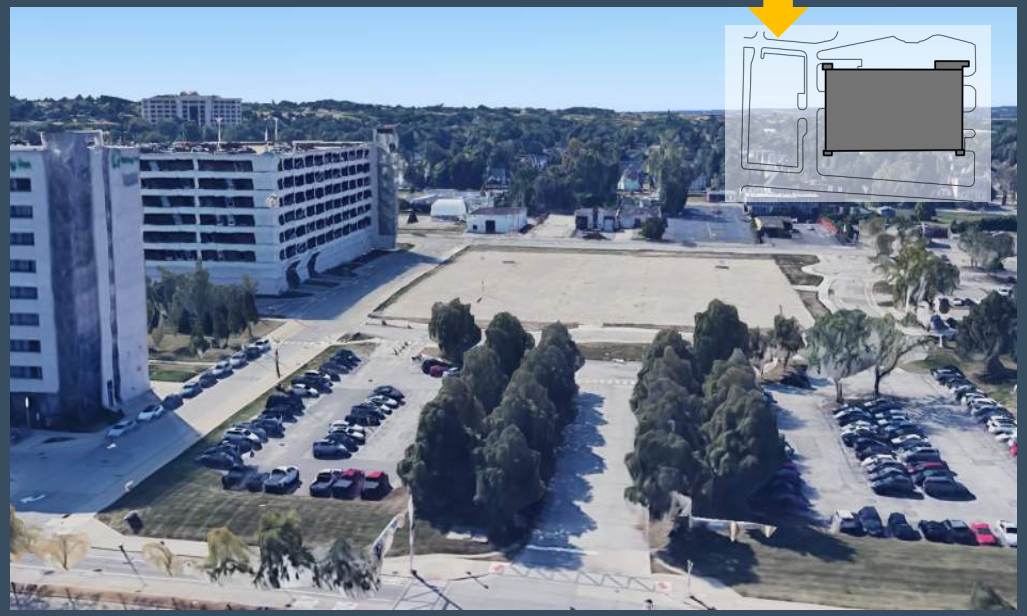


# Existing Site



East View along Carnegie

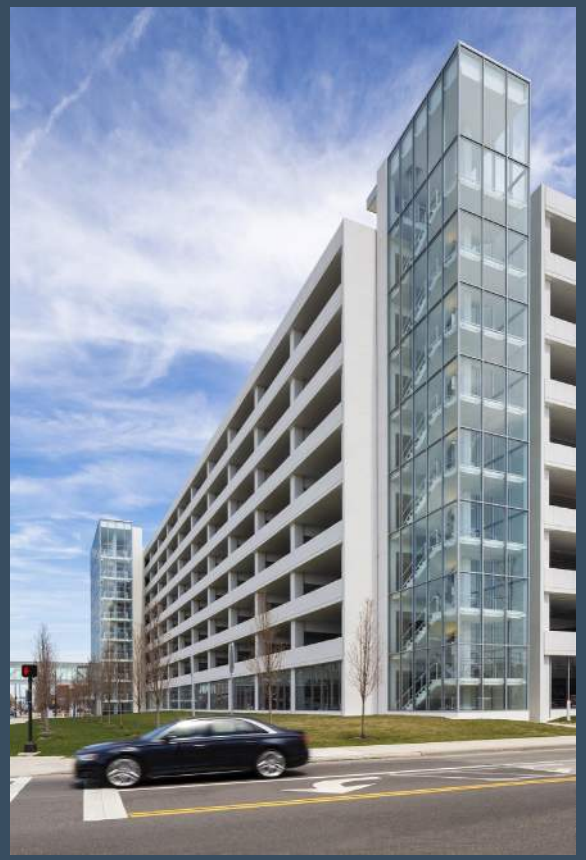
North View at Carnegie and E86th intersection



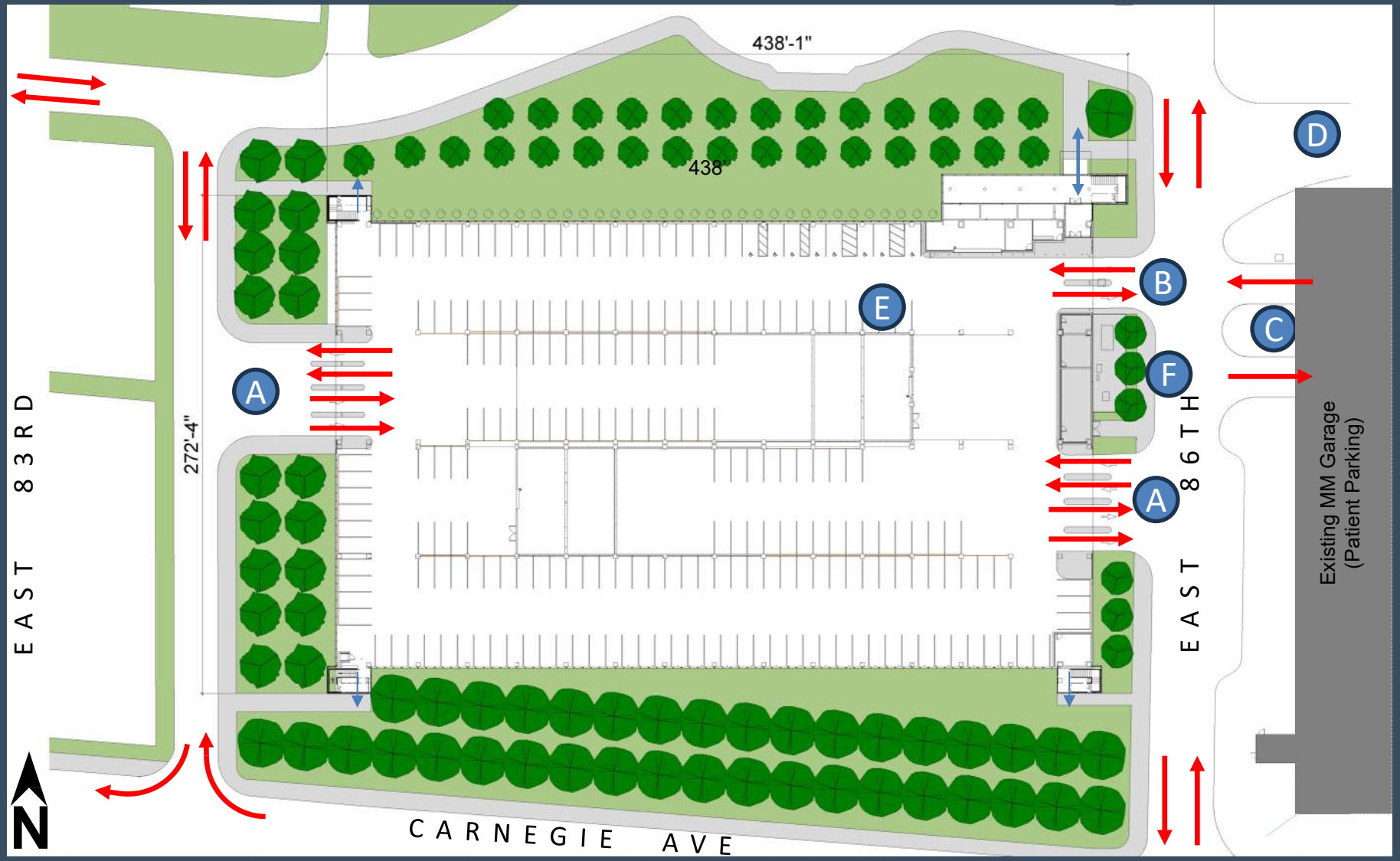
South-West view along Euclid

West View along E86th

# Basis of Design – E. 105th Garage

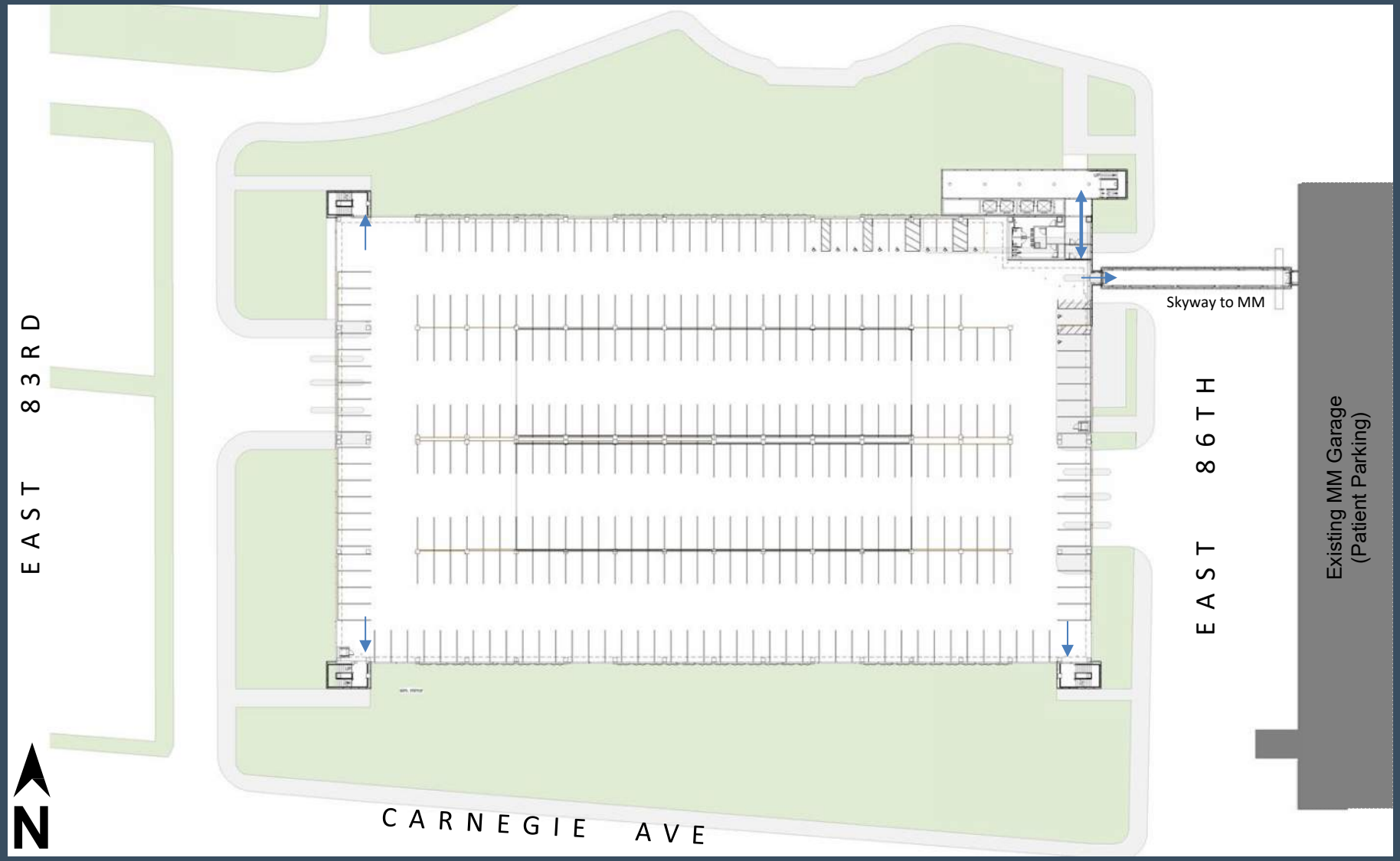


# Building Floor Plans: First Floor

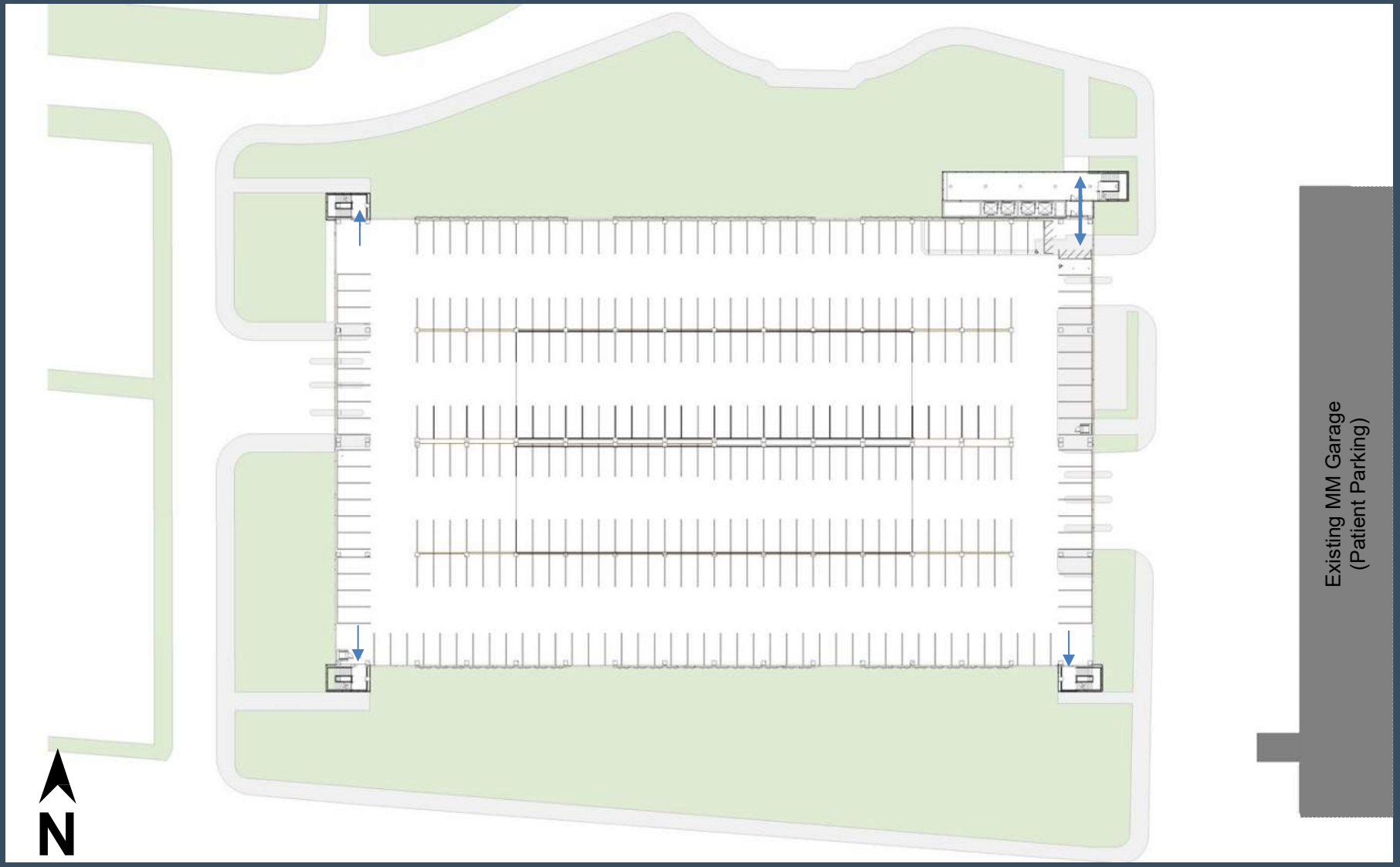



A. Employee Entrance
B. Valet Entrance
C. Existing MM Garage Entrance
D. Loading Entrance
E. Bicycle Parking
F. 10' High Screen Wall

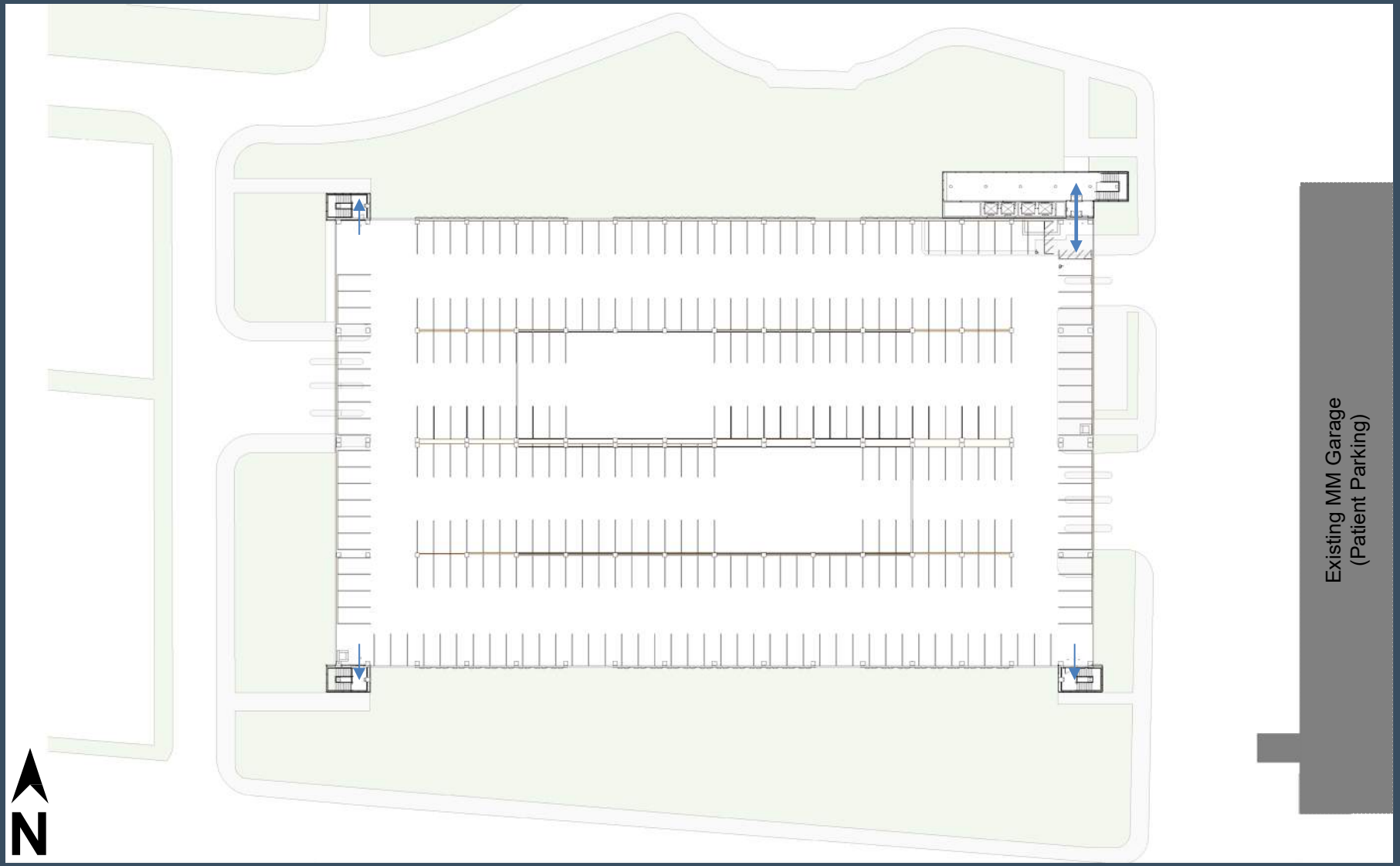
# Building Floor Plans: Third Floor



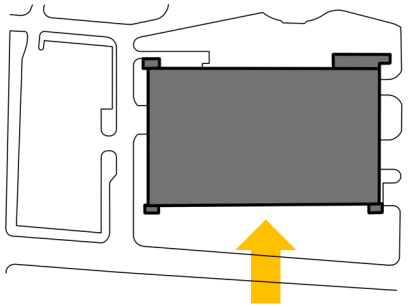
# Building Floor Plans: Typical Floor

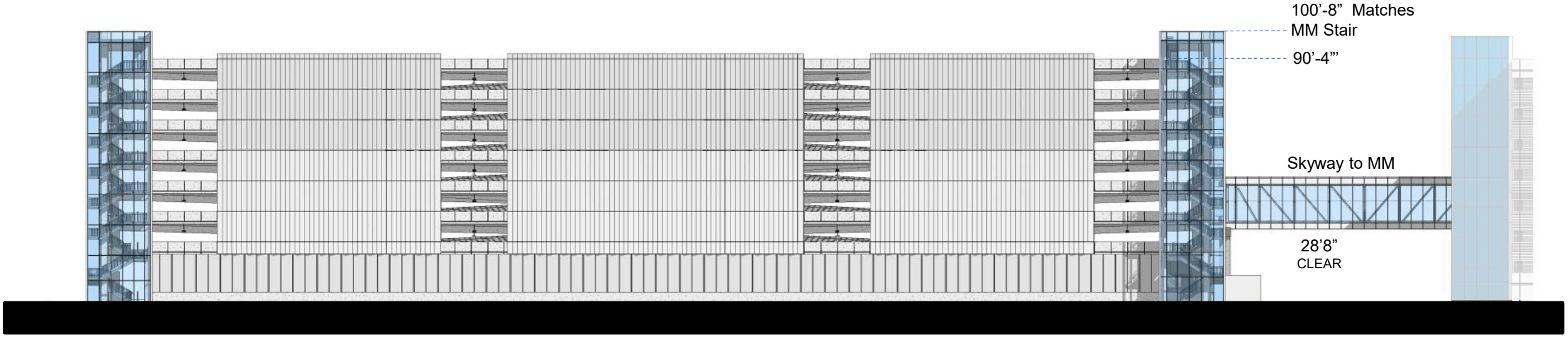


# Building Floor Plans: Eight Floor

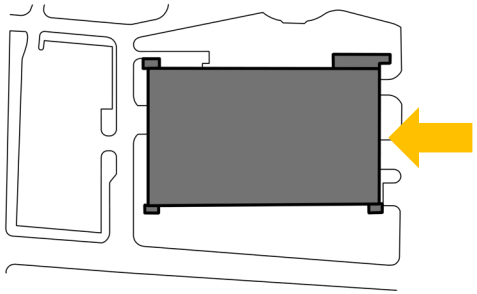


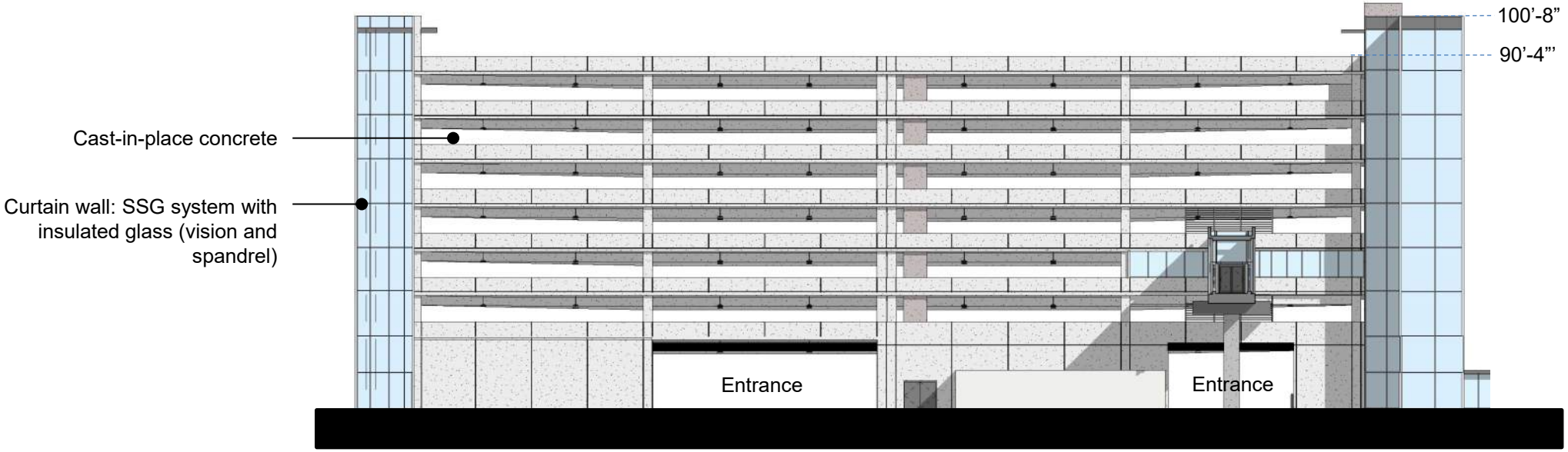
# South Elevation





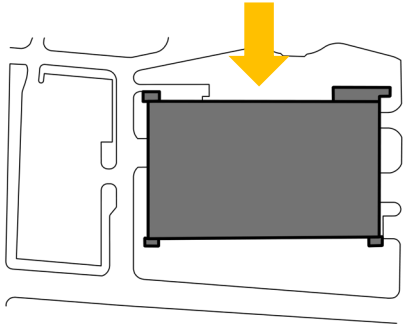
# East Elevation

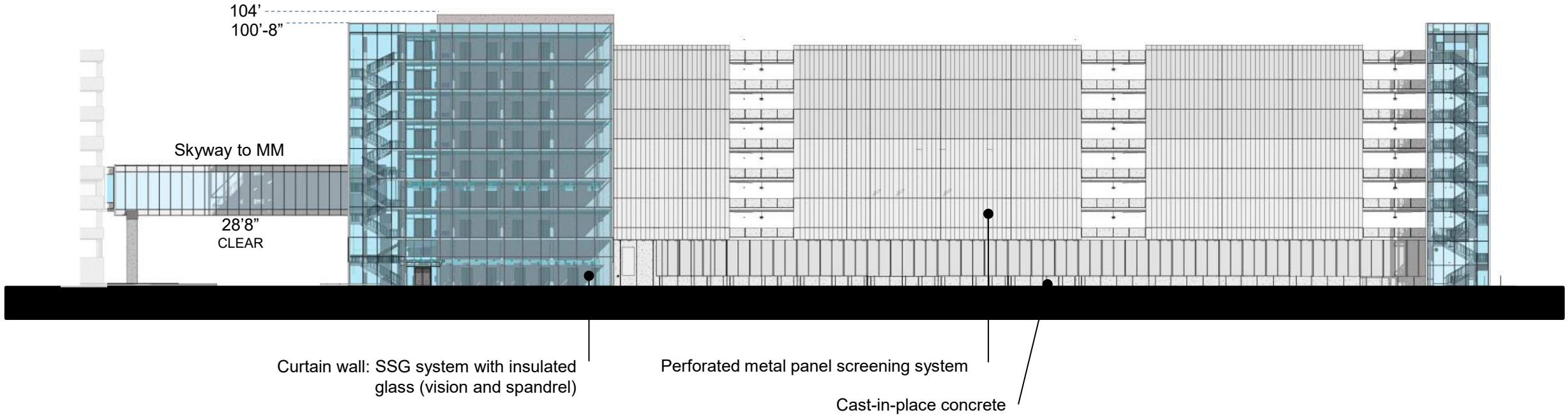




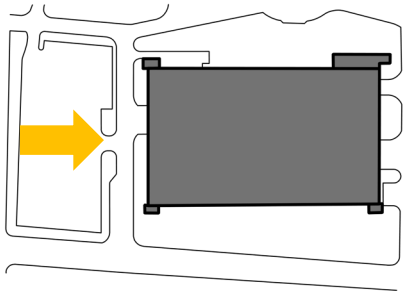

**86th Street Elevation**

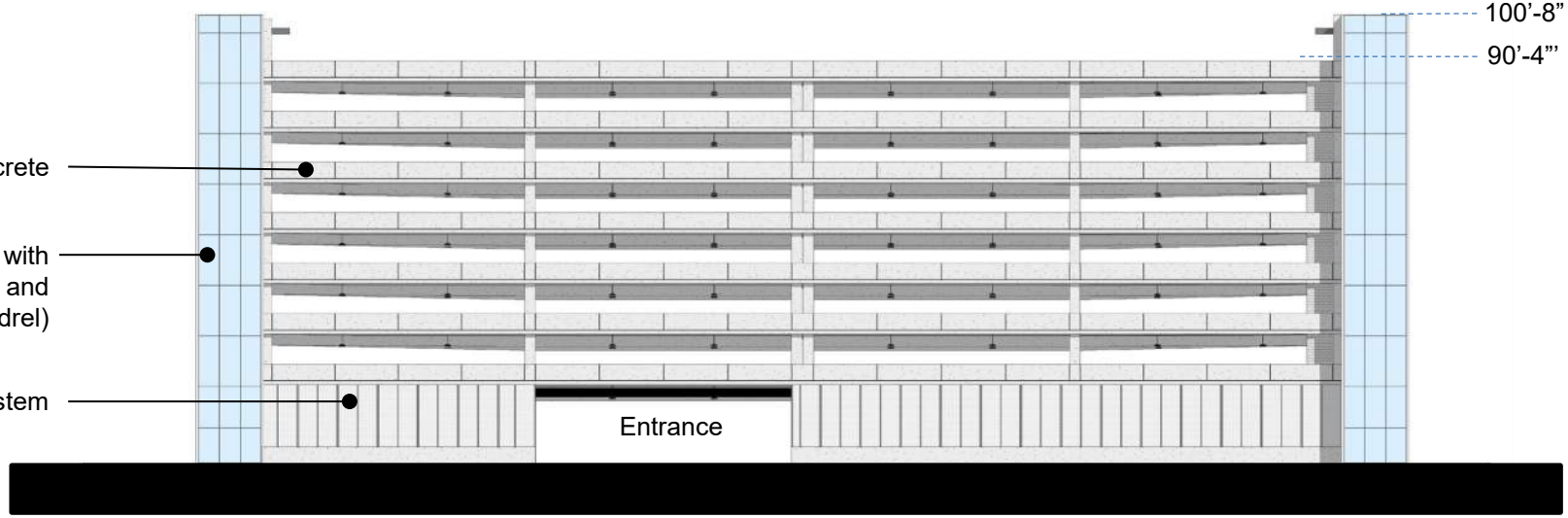
# North Elevation





# West Elevation



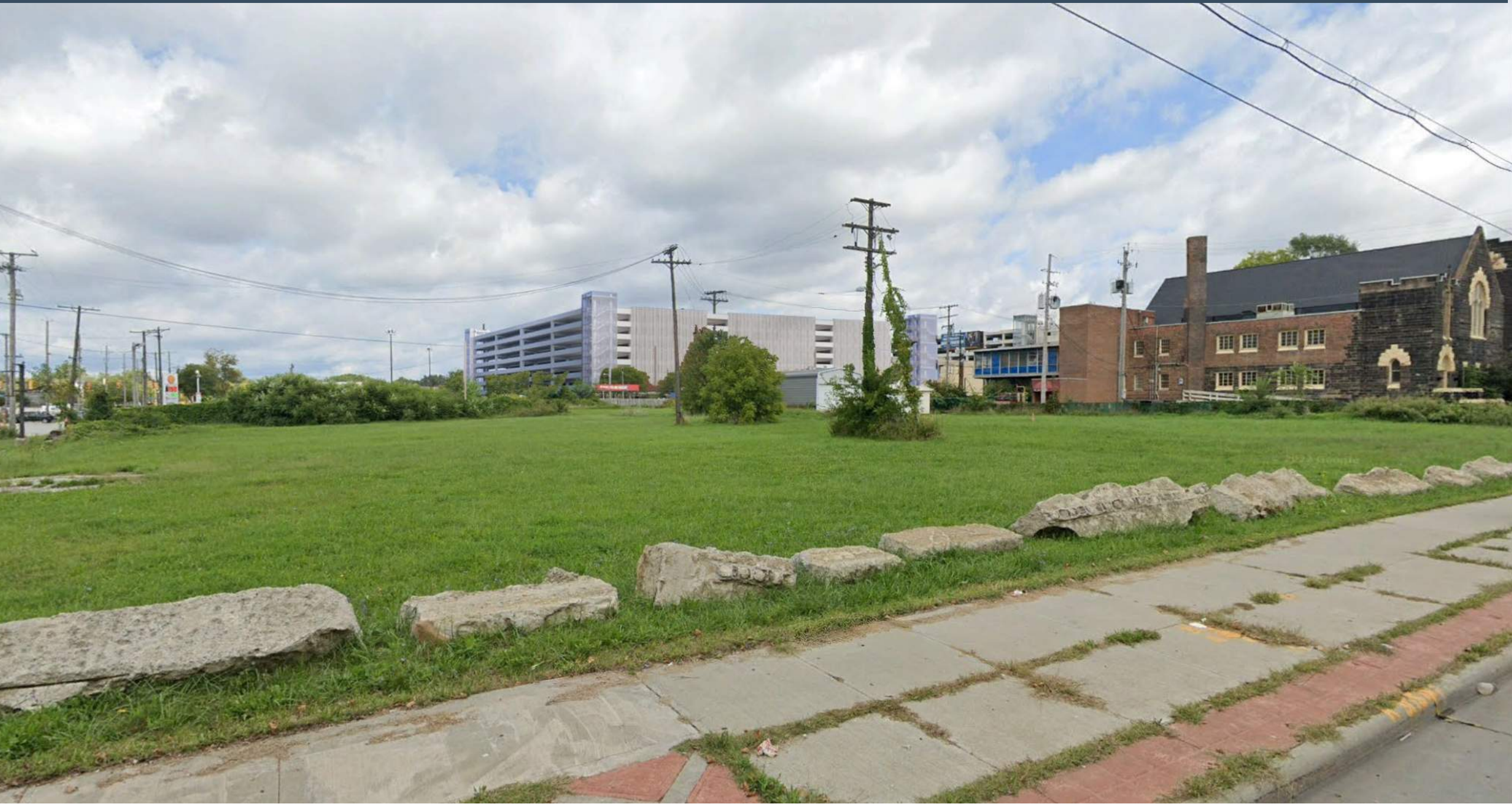


# Renderings view near 83rd and Carnegie looking north

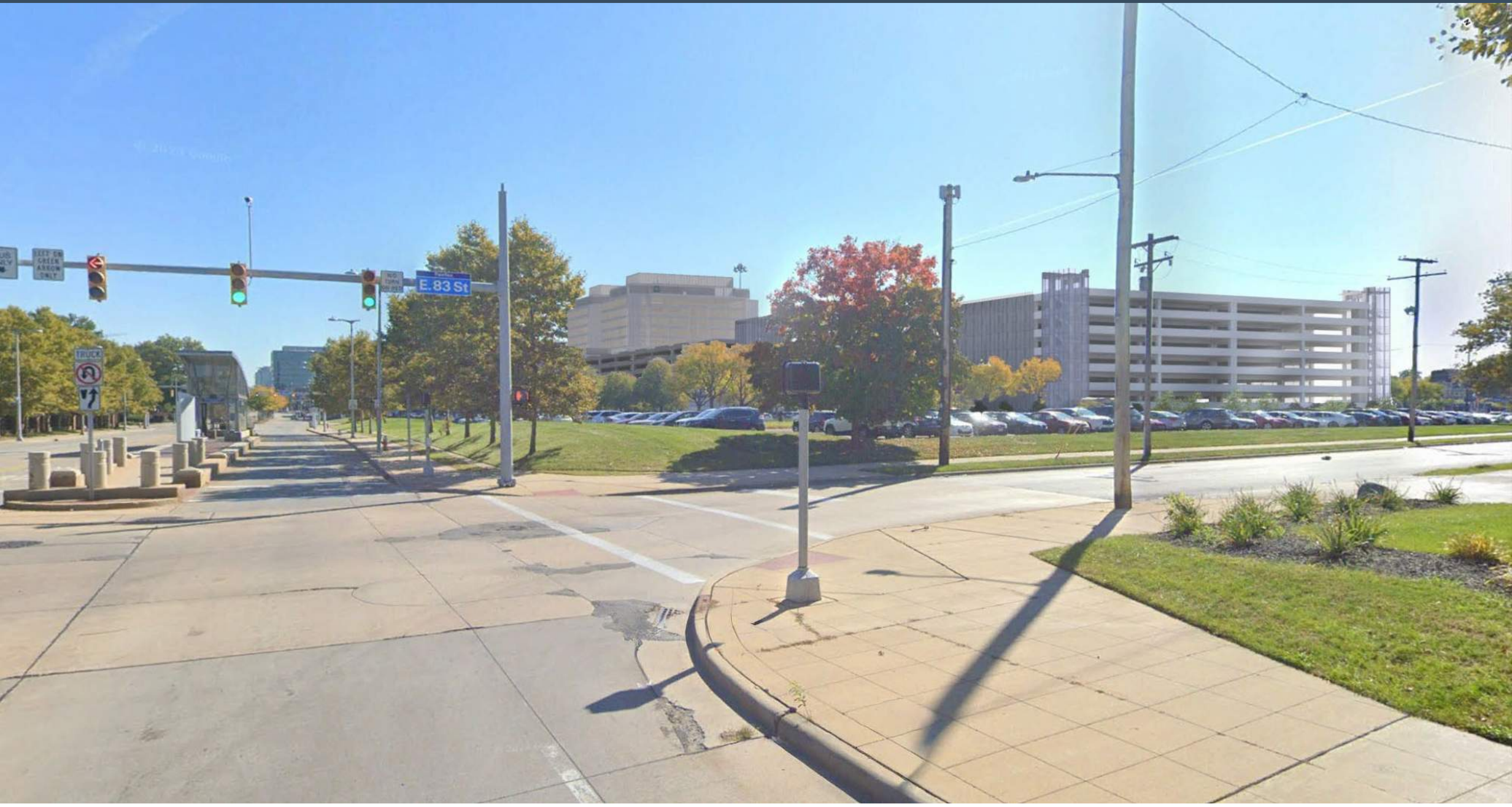
# Renderings – view from near 83rd and Euclid looking south

# Renderings – view from 86th looking north

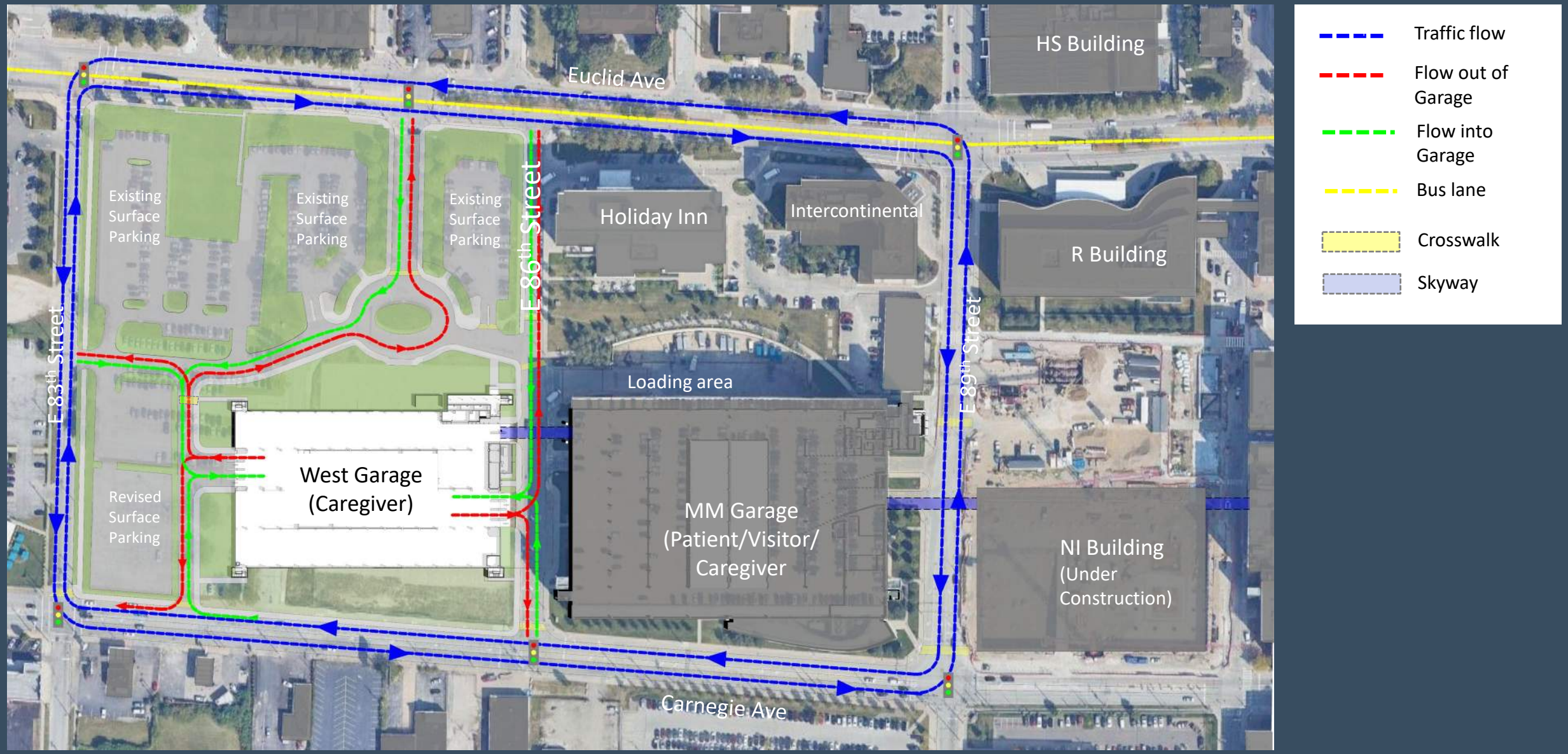
# View of Project from Cedar Ave near St James AME Church



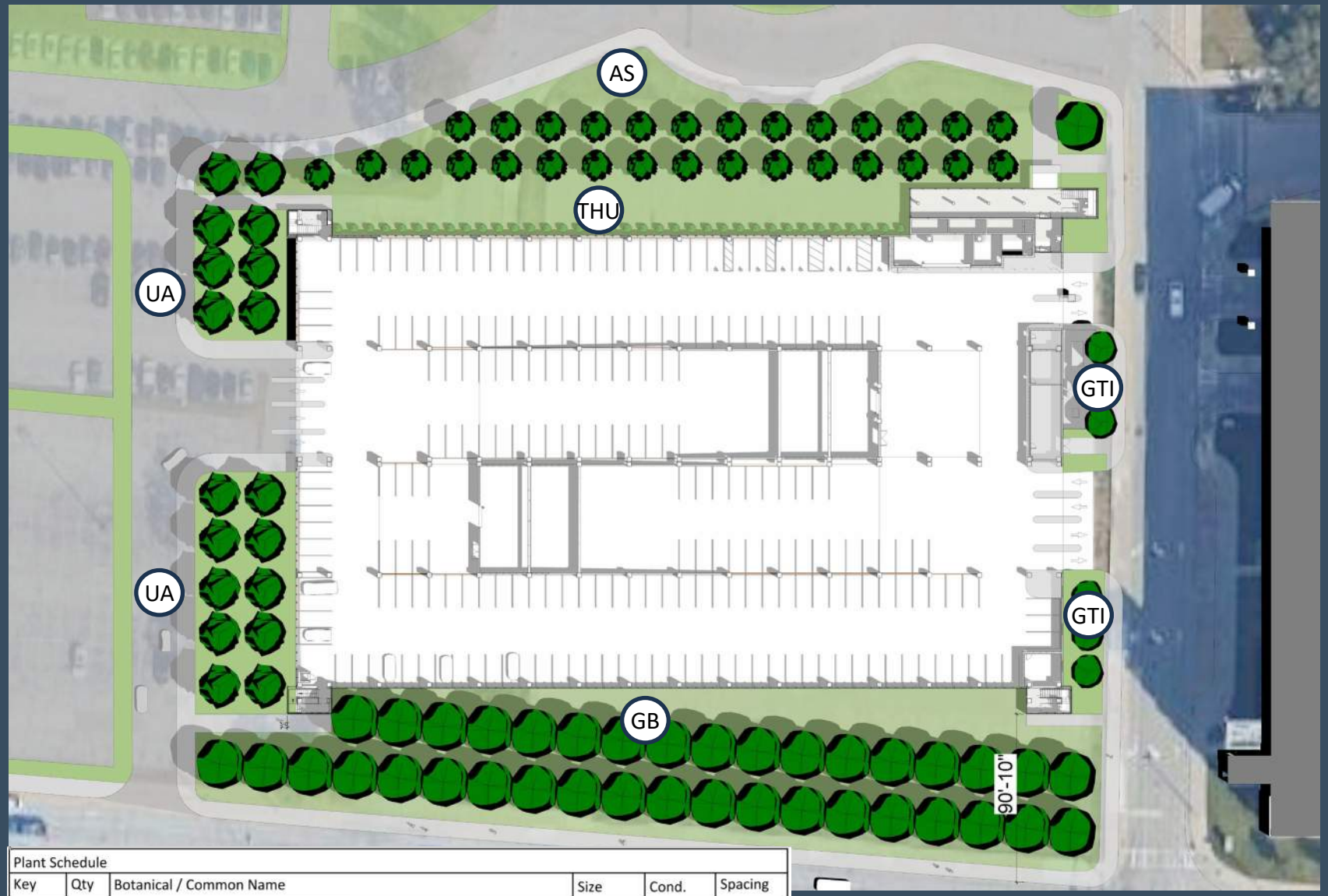
# View of Project from Euclid Ave near 83rd



# Traffic Plan



# Conceptual Landscape and Streetscape Plan




Plant Schedule

| Key | Qty | Botanical / Common Name | Size | Cond. | Spacing |
|---|---|---|---|---|---|
| | | Trees | | | |
| AS | 24 | Acer Saccharum/ Sugar maple | 3" cal | B&B | See Plan |
| GB | 20 | Ginkgo biloba 'Princeton Sentry'/ Princeton Sentry Ginkgo | 3" cal | B&B | See Plan |
| GTI | 5 | Cleditsia triacanthos var. inermis/ Thornless Honey Locust | 3" cal | B&B | See Plan |
| THU | 18 | Thuja plicata/ Giant Arborvitae | 8' | B&B | See Plan |
| UA | 3 | Ulmus a. 'Frontier'/ Frontier Elm | 3" cal | B&B | See Plan |

Project will remove approximately 15 trees, and will add 62 new trees, covering both West and East garages. Final density of trees to be determined with discussion with Urban Forestry

Frontier Elm (UA)

Honey Locust (GTI)

Sugar Maple (AS)

Sentry Ginkgo (GB)

Giant Arborvitae (THU)

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Cleveland Clinic

Every life deserves world class care.

# – STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **CE2026-008** - CCF East Parking Garage

April 17, 2026

### CEDRAC Recommendations:

CEDRAC recommended schematic approval on 3/26/26 with the following conditions:

Additional traffic studies required, additional materials slides for screening, additional color samples, signage & lighting to be brought back to this local design review, landscaping on the east and north side of the building

### City Planning Staff Recommendations:

The Clinic completed a traffic study in coordination with Traffic Engineering that predicts acceptable levels of travel delay with the proposed developments. Given current and future safety concerns at the E. 105th/Carnegie intersection, the Clinic should continue coordinating with Traffic Engineering to support safety enhancements and signal operations improvements, and return with these details for final approval

# – STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **CE2026-007** - CCF West Parking Garage

April 17, 2026

### CEDRAC Recommendations:

CEDRAC recommended schematic approval on 3/26/26 with the following conditions:

Attention to the north elevation of the garage and how it relates to the entry off Euclid Ave, landscaping along E 86th St, need to see the details of screening and materials, lighting & signage as well, perhaps bringing a pedestrian plan to see how pedestrians will migrate across the campus, timing of garages, project should return to this design review for final.

### City Planning Staff Recommendations:

Planning staff finds the west garage structure acceptable for approval.

# Cleveland City Planning Commission

## Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**DF2025-014** - The Saunagoose

April 17, 2026

Project Address: 1840 Carter Rd

Type: New Construction - Commercial

Project Representative: Daniel Michaels, The Saunagoose, LLC

Approval: Schematic

**Ward 7: Council Member Austin N. Davis** | **SPA: Cuyahoga Valley**

# The Saunagoose

THE SAUNAGOOSE

EST. 2024

1840 Carter Rd, Cleveland, OH

# The Saunagoose

## Project Overview

The Saunagoose is a year-round outdoor wellness destination at 1840 Carter Rd that brings sauna, cold plunge, hot tubs, café, and social gathering spaces to Cleveland's industrial riverfront. The project is designed to create a healthy, active, and memorable public experience

## Location

1840 Carter Rd.
Cleveland, OH 44113

## Design Character

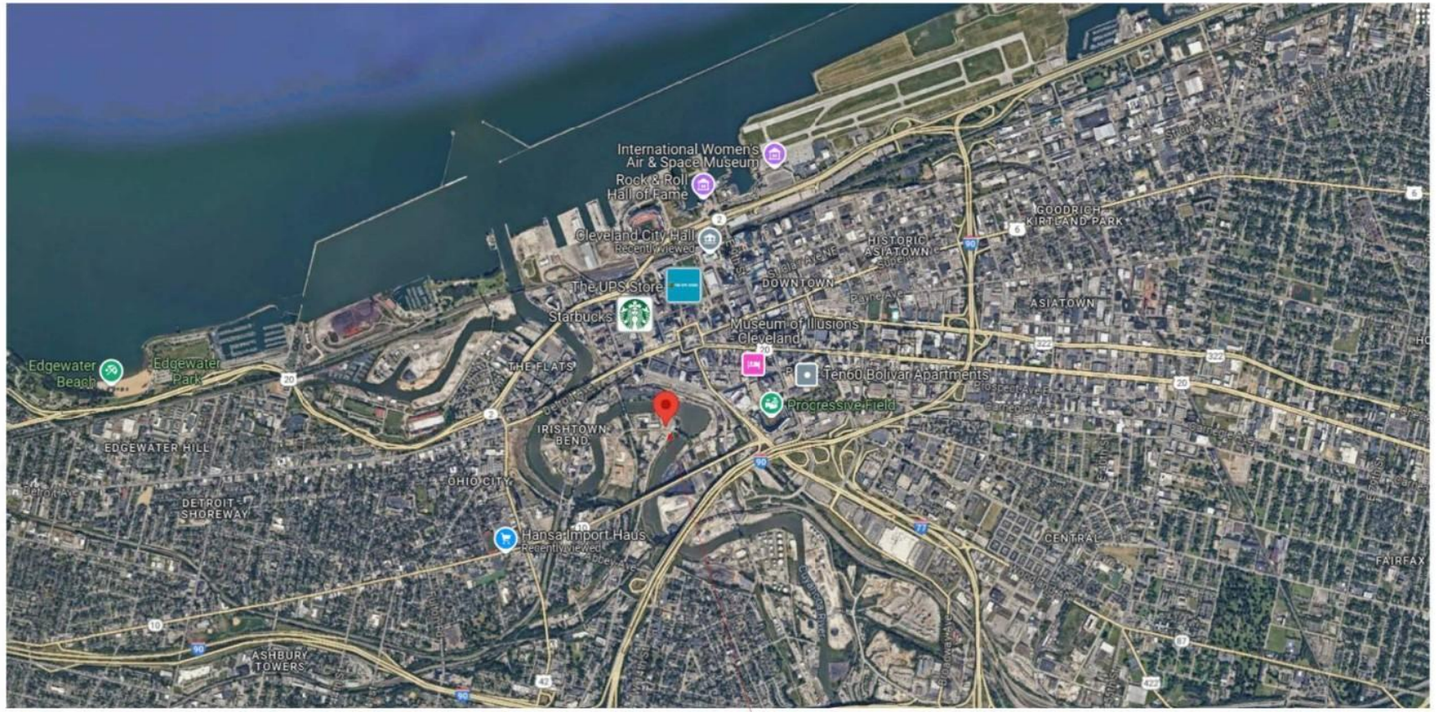
Industrial riverfront setting shaped by natural materials, native planting, and a strong year-round identity

## Services

Outdoor wellness destination featuring saunas, cold plunge, hot tubs, café, and gathering spaces

## Site Character

An outdoor wellness destination shaped by the industrial riverfront context, natural materials, native planting, and a strong year-round identity.




1840 Carter Rd. Cleveland, OH 44113

| No. | Description | Date |
|---|---|---|
| | | |

INTEGDA
ENGINEERING & DESIGN SERVICES

THE SAUNAGOOSE, LLC

The Saunagoose, Cleveland

Site Location Map

| | |
|---|---|
| Project Number | 2024-SG-001 |
| Date | |
| Drawn By | |
| Checked By | |
| Scale | |

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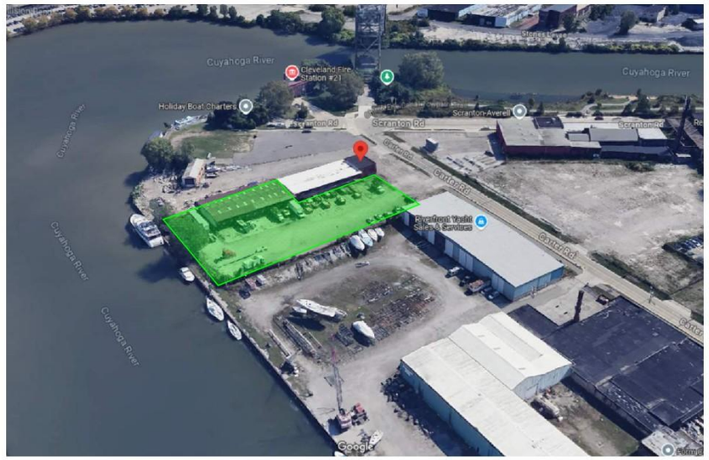

THE SAUNAGOOSE EST. 2024

| No. | Description | Date |
|---|---|---|
| | | |

INTEGDA
ENGINEERING & DESIGN SERVICES

THE SAUNAGOOSE, LLC

# The Saunagoose, Cleveland

Site Context Plan

| | |
|---|---|
| Project Number | 2024-SG-001 |
| Date | |
| Drawn By | |
| Checked By | |
| Scale | |

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| No. | Description | Date |
|---|---|---|
| | | |

THE SAUNAGOOSE, LLC

# The Saunagoose, Cleveland

## Existing Conditions Plan

| | |
|---|---|
| Project Number | 2024-SG-001 |
| Date | |
| Drawn By | |
| Checked By | |
| Scale | |

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## Contextual Palette

## Research Inspiration

## Research Inspiration

RECOMMENDED BENCH:
S1. Seating Option 1

RECOMMENDED BENCH:
S2. Seating Option 2

RECOMMENDED: Asphalt
(for trails only)

RECOMMENDED: Broom finish
concrete

RECOMMENDED: Native, non-invasive perennial riverine vegetation

RECOMMENDED TABLE
SEATING: S3. Seating Option 3

RECOMMENDED TABLE
SEATING: S4. Seating Option 4

RECOMMENDED: Integral
colored concrete

RECOMMENDED: FSC certified
hardwood

RECOMMENDED: Native, non-
invasive, perennial riverine
vegetation

RECOMMENDED: Native, non-
invasive, perennial riverine
vegetation with seasonal

## Guidelines Adherence

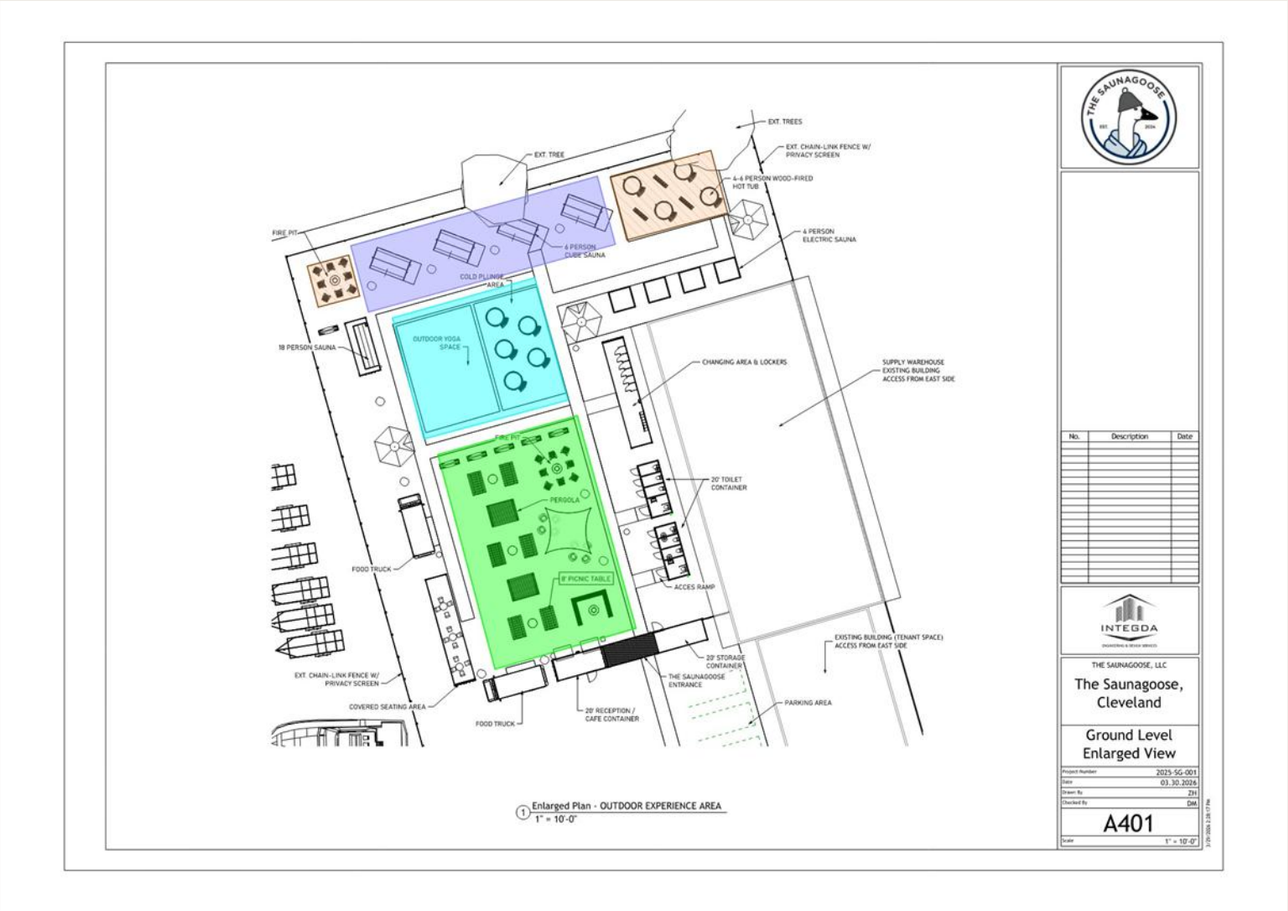
# Site Organization

## Varied Zones

Distinct zones support private, shared, active, and restorative experiences across the site.

## Defining Elements

Container placement, planting, decking, and shade elements define space and scale creating both intimacy and gathering capacity.




## Spatial Variety

Smaller rooms  including private saunas create intimacy while larger spaces support gathering and circulation. Spatial variety is central to the guest experience.

# Arrival Experience

The entry sequence leads guests into a defined reception and gathering zone. A fireplace and seating establish warmth, orientation, and a strong first impression  making the transition from arrival to check-in clear and welcoming.

# Parking & Access

## Pedestrian & Bike-Friendly

Located within the Transit Oriented Development zone, supporting a walkable and bicycle-friendly arrival experience.

## Onsite Parking

Limited parking  is provided within the site including ADA-accessible spaces.

## Prairie Planting

Native planting areas break up the paved site and create an inviting transition, drawing guests into the space.

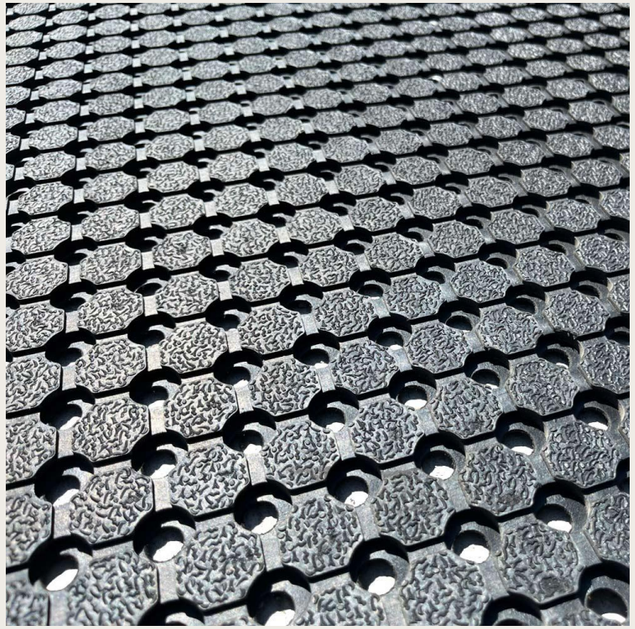
# Ground Plane & Comfort

## Material Choices

Decking added in key wellness zones. Concrete paths supported by anti-slip surfacing in high-traffic areas. Material transitions improve comfort, traction, and usability.

## Human-Scale Design

The site design supports barefoot movement while maintaining durability — reflecting careful attention to the sensory quality and safety of the guest experience at the ground level.



# Winter Experience

## Winter Experience

Winter is one of the most meaningful times to experience sauna, reflecting Scandinavian traditions that embrace heat, cold, and the outdoors as part of a seasonal ritual. The site is designed to support that experience, with maintained circulation routes, designated snow storage areas, and an atmosphere that makes winter feel active, inviting, and essential to the overall wellness experience.

## Snow Removal Strategy

Guest circulation routes between the sauna, cold plunge, hot tubs, and gathering spaces will be clearly defined and maintained for winter use. Snow will be removed from concrete paths using snow blowers, and the café area will be maintained through a combination of hand clearing and a compact machine, as appropriate to surface conditions

# Landscape Strategy

CARTER RD. RIVERFRONT REVITALIZATION

The planting palette supports a Scandinavian-inspired outdoor experience with strong seasonal character. Landscape helps define outdoor rooms, soften industrial elements, and create screening where needed.

## Structure & Enclosure

Evergreen structure and planter conifers reinforce entry moments and key gathering areas, providing year-round form.

## Seasonal Character

Native perennials, ornamental grasses, and winter-interest shrubs keep the landscape active through changing seasons.

# Furnishings & Amenities — Saunas

## Core Wellness Offering

Private and group saunas are the primary feature of the project — authentic in experience and premium in material quality

## Types & Character

Wood-fired private saunas, electric private saunas, and a large wood-fired group sauna offer a range of authentic sauna experiences. Traditional Finnish heaters, and natural finishes create spaces that feel warm, durable, and true to sauna culture.

# Furnishings & Amenities — Hot Tubs & Plunges

## Thermal Circuit

Hot tubs and cold plunge elements form the core of the contrast therapy experience a defining feature of Scandinavian wellness ritual.

## Social & Private Use

Features are distributed across the site to support both shared social use and more private, individual wellness moments.

## Year-Round Appeal

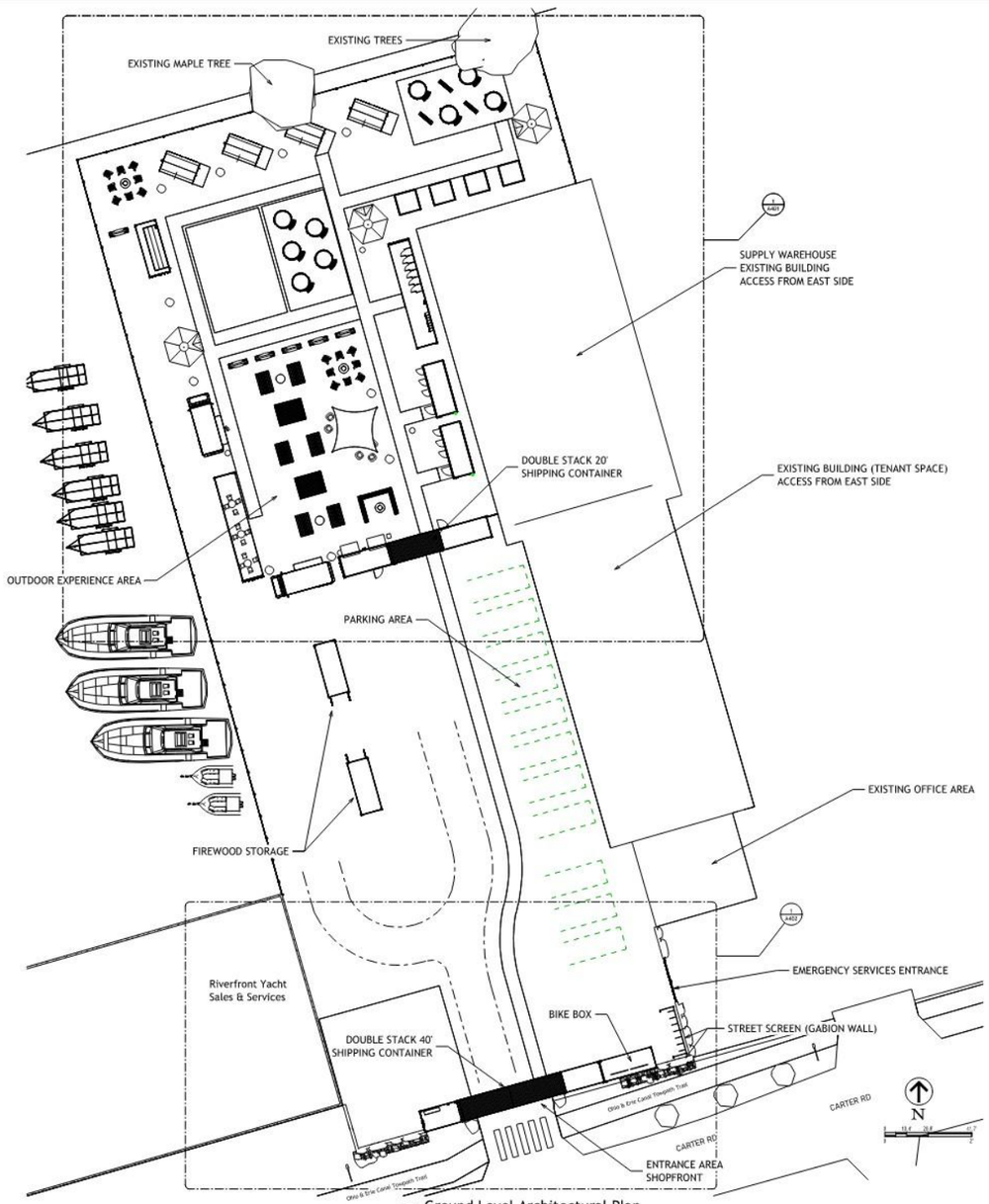
These amenities reinforce the project's year-round viability and the uniqueness of the overall wellness concept.

## Specs

Measurements of the hot tub – 1.8m interior / 2.0m exterior
Designed for 6 persons
Hot tub capacity 1400l – 1500l
Depth – 95 cm, height – 105 cm

# Furnishings & Amenities — Furnishings

Picnic tables and Adirondack chairs support comfort, gathering, and a relaxed social atmosphere throughout the site. These furnishings create welcoming places to sit, connect, and extend the guest experience




1 Ground Level Architectural Plan
1/16" = 1'-0"

| No. | Description | Date |
|---|---|---|
| | | |

THE SAUNAGOOSE, LLC

The Saunagoose, Cleveland

Architectural Floor Plans

| | |
|---|---|
| Project Number | 2025-SG-001 |
| Date | 03.30.2026 |
| Drawn By | ZH |
| Checked By | DM |

A101

Scale 1/16" = 1'-0"

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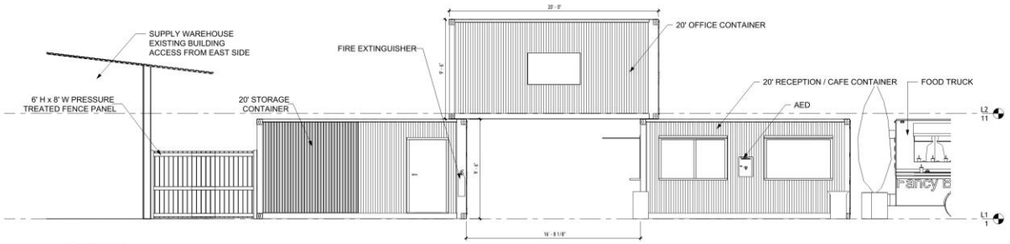
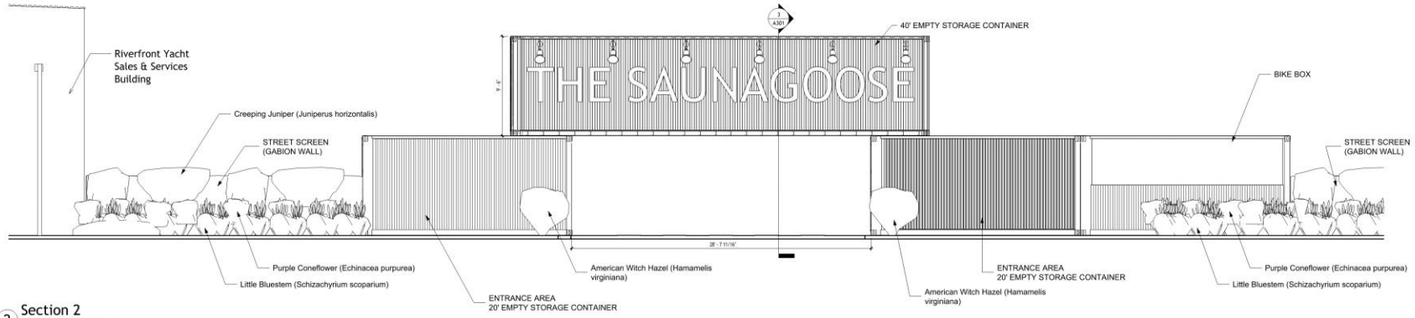



1 Section 1
1/4" = 1'-0"

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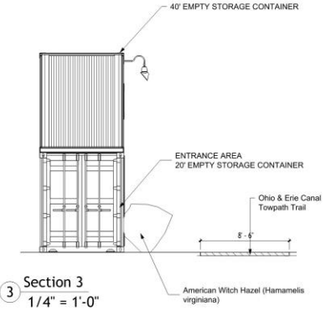
1/4" = 1'-0"




3 Section 3
1/4" = 1'-0"

| No. | Description | Date |
|---|---|---|

THE SAUNAGOOSE, LLC

The Saunagoose, Cleveland

Architectural Building Sections

| | |
|---|---|
| Project Number | 2025-SG-001 |
| Date | 05.10.2025 |
| Drawn By | ZH |
| Checked By | DM |

A301

Scale 1/4" = 1'-0"

13.5.2025, 23:27:19

THE SAUNAGOOSE

THE SAUNAGOOSE

THE SAUNAGOOSE
CHECK-IN

CHECK-IN
FIRST RESPONDER

Fancy Burger

THE SAUNAGOOSE

THE SANDBANK

THE SAUNAGOOSE

THE SAUNAGOOSE

THE SAUNAGOOSE

THE SAUNAGOOSE

THE SAUNAGOOSE

# – STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**DF2025-014** - The Saunagoose

April 17, 2026

## DFDRAC Recommendations:

DFDRAC recommended schematic approval on 4/9/26 with the condition that shade issues be studied, strong recommendation that real shade trees be planted, and color on inside of shipping containers be brightened & inviting.

## City Planning Staff Recommendations:

Planning Staff supports the project with DFDR's recommended conditions.

# Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**DF2025-021** - Union at Cleveland Harbor

April 17, 2026

Project Address: 5455 N. Marginal Road

Type: New Construction - Residential

Project Representative: Meg Kavourias & Calvin Tustan, RDL Architects, Inc.

Approval: Final (Site & Landscape) - *City Park Component to Return

**Ward 8: Council Member Stephanie D. Howse-Jones** | **SPA: Goodrich-Kirtland Pk**

# – PAST CONDITIONS – CPC PREVIOUS APPROVAL



**DF2025-021** - Union at Cleveland Harbor

April 17, 2026

City Planning Commission granted final approval of only the architecture and parking as presented on 2/20/26, with the expectation that the applicant will return with updated amenity spaces, landscaping plans, signage, ROW/access easement plans, and the public park for final approval.

# SITE PLAN | PREVIOUS SUBMITTAL AMENITY ENLARGEMENT
FINAL DESIGN REVIEW FEBRUARY 2026

# SITE PLAN

***SUMMARY OF PREVIOUS COMMENTS***

**DESIGN REVIEW BOARD:**

Consider a drop-off at the front area.
Parking lot lacks pedestrian function.

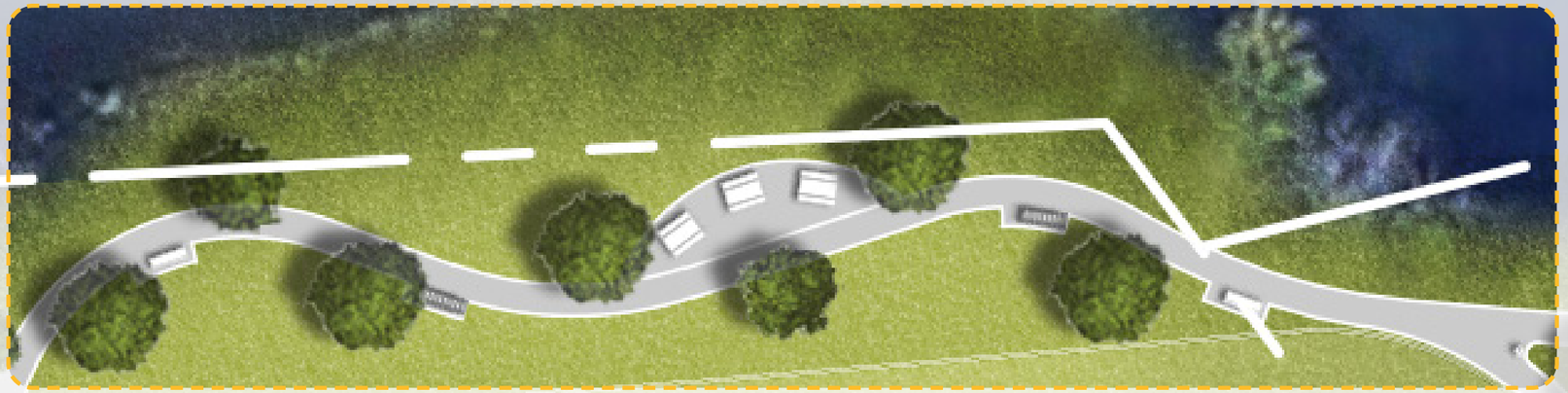
**PLANNING COMMISSION:**

Increase resting areas along loop path.

# SITE PLAN | PREVIOUS SUBMITTAL AMENITY ENLARGEMENT

# SITE PLAN | REVISION AMENITY ENLARGEMENT

# WATERFRONT



**AMENITY NOTES**
PASSIVE RECREATION / WATERFRONT WALKING PATH

SEATING: ±24 SEATS
- PICNIC TABLES (3)
- SWING BENCHES (2)
- STATIONARY BENCHES (2)

***SUMMARY OF PREVIOUS COMMENTS***
**DESIGN REVIEW BOARD:**
Provide more activation along waterfront.
Consider the addition of swing benches.
**PLANNING COMMISSION:**
Increase resting areas along loop path.

# DOG RUN & SPORT COURT

***SUMMARY OF PREVIOUS COMMENTS***

**DESIGN REVIEW BOARD:**

Careful to avoid sport court feeling like a schoolyard.
Add more amenities to accommodate all age ranges.
Consider a fenced in dog run.

**PLANNING COMMISSION:**

A lot of space for community gardens (not best use of this area)

## AMENITY NOTES

ACTIVE, MULTI-GENERATIONAL RECREATION

FENCED IN DOG RUN

MULTI-USE SPORT COURT:
- PICKLEBALL
- HALF-COURT BASKETBALL
- 4 SQUARE, ETC.

SEATING: ±2 SEATS
- BENCH (1)

# MULTI-USE LAWN

***SUMMARY OF PREVIOUS COMMENTS***
**PLANNING COMMISSION:**
Increase resting areas along loop path.
More activation along pathway

**AMENITY NOTES**

OPEN GREEN SPACE/PASSIVE RECREATION AREA

SHADE STRUCTURE (BENCHES OR TABLE BELOW)

COMMUNITY GARDENS (4)

SEATING: ±8 SEATS
- BENCHES (4)

# PLAY AREA

***SUMMARY OF PREVIOUS COMMENTS***
**DESIGN REVIEW BOARD:**
Expand play area / play value.
Add group spinner
**PLANNING COMMISSION:**
Ensure inclusivity across site.

**AMENITY NOTES**
EXPANDED PLAYGROUND

PLAYGROUND COMPONENTS:
- PLAY STRUCTURE (AGES 2-12, ±29 USERS)
- BASKET SWING (AGES 2-12, ±6 USERS)
- SPINNER (AGES 5-12, ±3 USERS)
- BOBBLE SPRINGER (AGES 2-12, ±2 USERS)

SEATING: ±7 SEATS
- 1 BENCH + BOULDERS

# OUTDOOR DINING PATIO

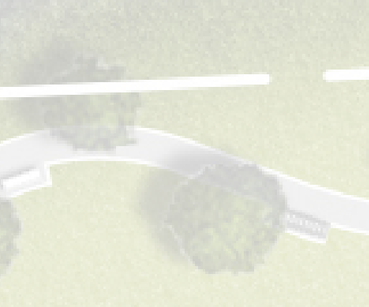
***SUMMARY OF PREVIOUS COMMENTS***

**DESIGN REVIEW BOARD:**

Add more seating at patio.

**PLANNING COMMISSION:**

Ensure amenity accommodation of all age ranges across the site.



**AMENITY NOTES**

OUTDOOR DINING

2 GRILL STRUCTURES

SEATING: ±34 SEATS
- 7 FOUR-TOPS
- 6 LOUNGE SEATS + SIDE TABLE

# SITE PLAN

LAKE ERIE
RESIDENT AMENITY AREA
(SEE ENLARGEMENTS)
WALKING LOOP, TYP.
±1/2 MILE
FIRE LANE EXTENTS
FIRE LANE EXTENTS
PARK AREA
DESIGN TBD
DOG WASTE STATION
BIKE PARKING
PROPERTY LINE
DROP OFF & SEATING
REVISED
PARKING
LAYOUT
PROPERTY LINE
WALKING LOOP CONNECTION
TO REGIONAL TRAIL
N MARGINAL RD
BIKE PATH
BIKE PARKING & DOG
WASTE STATION
TRASH COMPACTOR
SCREENING
I-90
0
40'
80'
160'
SCALE: 1" = 80'-0"

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

# Union @ Cleveland Harbor Final Site & Landscape

## Staff Report

*April 9th & 17th 2026*

# Staff Recommended Conditions

- **Final site & landscape approved only.**
  - Signage, City Public Park, & ROW design to come back
  - Provide continuous, unbroken trail at driveways
  - Continue direct sidewalk connection from front door to N. Marginal through parking lot

- City Public Park Parcel & ROW design:
  - MOCAP/E&C Design & Permitting/Agreement Processes, NEORSD Coordination, and further develop park design (amenities, pathways & materiality, plantings, etc.)
  - Treat sewer access easement driveway more like a trail than a roadway

# SITE PLAN

LAKE ERIE
RESIDENT AMENITY AREA
(SEE ENLARGEMENT)
WALKING LOOP TYP.
±1/2 MILE
FIRE LANE EXTENTS
FIRE LANE EXTENTS
PARK AREA
DESIGN TBD
DOG WASTE STATION
BIKE PARKING
DROP OFF & SEATING
PROPERTY LINE
REVISED
PARKING
LAYOUT
PROPERTY LINE
WALKING LOOP CONNECTION
TO REGIONAL TRAIL
N MARG
I-90
BIKE PATH
BIKE PARKING & DOG
WASTE STATION
TRASH COMPACTOR
SCREENING
0 40' 80' 160'
SCALE: 1" = 80'-0"

# – STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **DF2025-021** - Union at Cleveland Harbor

April 17, 2026

### DFDRAC Recommendations:

DFDRAC recommended final site and landscaping approval on 4/9/26 with the following conditions:

- Provide continuous, unbroken trail at driveways with materiality that prioritizes pedestrian path over vehicular traffic.
- Continue direct sidewalk connection from front door to N. Marginal through parking lot
- Signage, City Public Park, and ROW design to come back for final approval

### City Planning Staff Recommendations:

Planning staff recommends the following conditions for approval of the Final site & landscape only:

- Signage, City Public Park, & ROW design to come back
- Provide continuous, unbroken trail at driveways
- Continue direct sidewalk connection from front door to N. Marginal through parking lot

Recommendations for City Public Park Parcel & ROW design:

- MOCAP/E&C Design & Permitting/Agreement Processes, NEORSD Coordination, and further develop park design (amenities, pathways & materiality, plantings, etc.)
- Treat sewer access easement driveway more like a trail than a roadway

# Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**PRJ26-XXX** - Cleveland Amphitheatre

April 17, 2026

Project Address: 1900 W. 3rd Street

Type: New Construction - Commercial

Project Representative: Nora Romanoff, Bedrock; Joshua Haney, DLR Group

Approval: Conceptual

**Ward 7: Council Member Austin N. Davis** | **SPA: Cuyahoga Valley**

# CLEVELAND AMPHITHEATER

*CITY PLANNING | CONCEPTUAL DESIGN | APRIL 9, 2026*

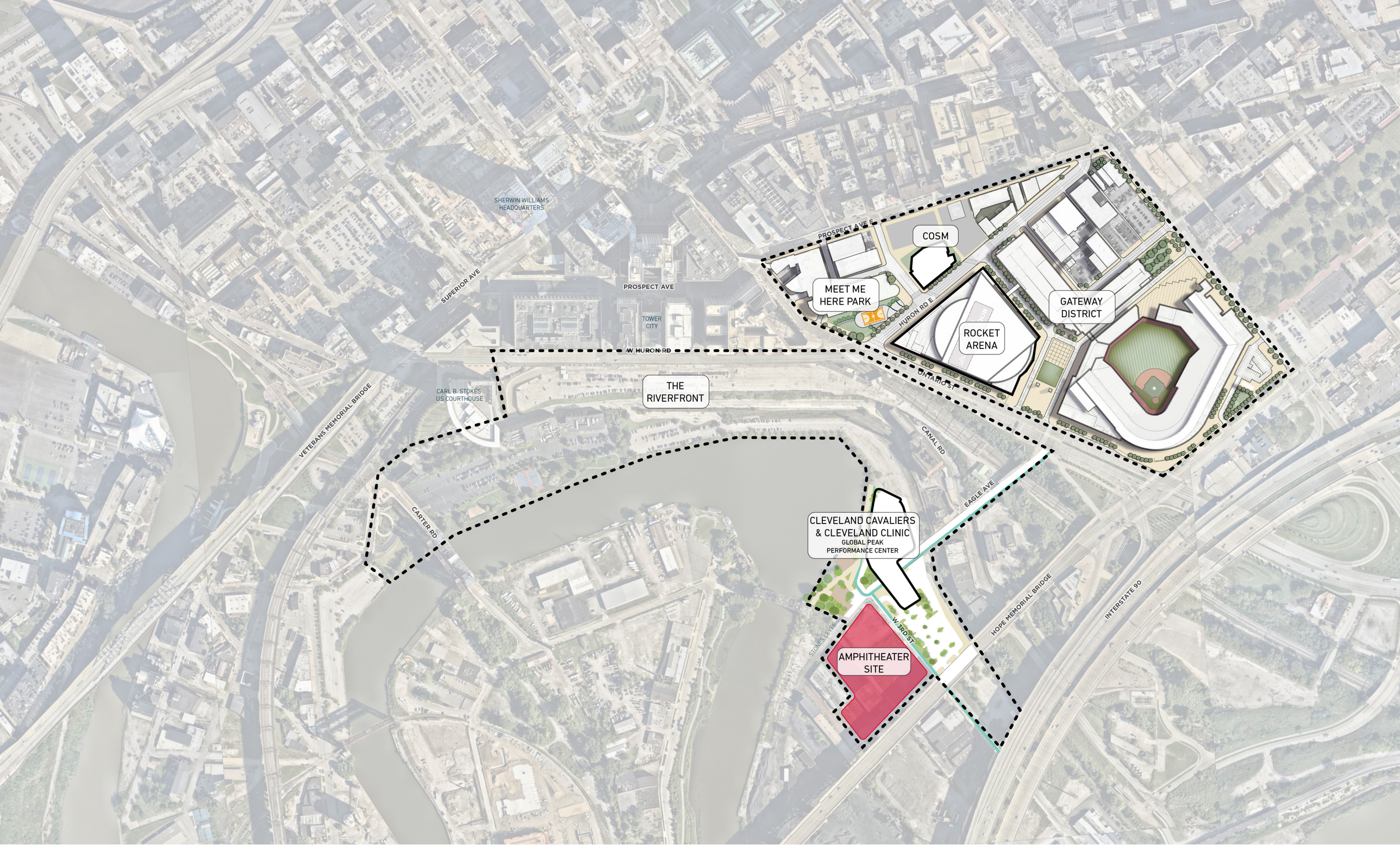
BEDROCK

LIVE NATION

DLRGROUP

MKSK

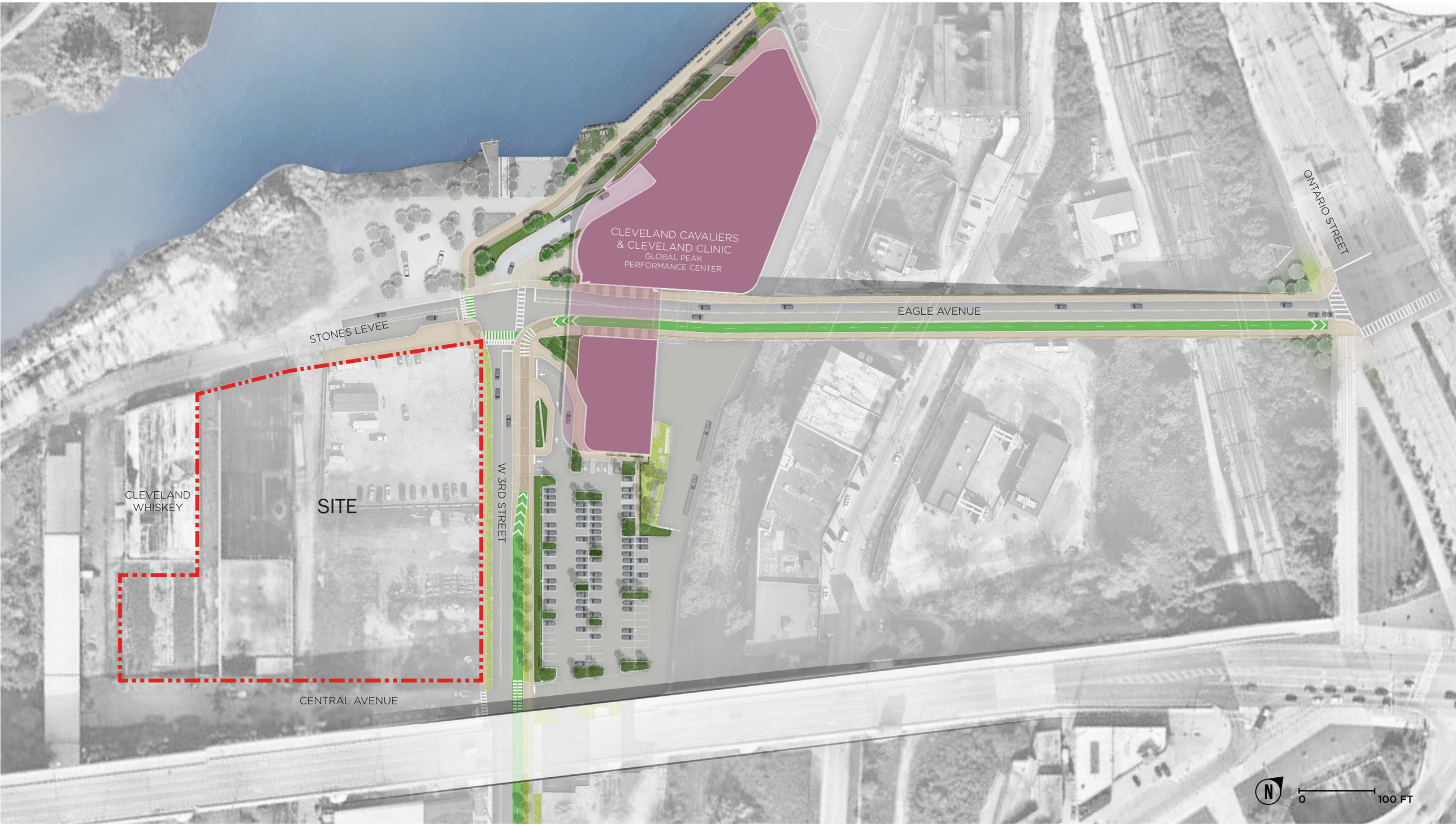
OSBORN ENGINEERING




CLEVELAND AMPHITHEATER

SITE LOCATION MAP

APRIL 9, 2026




CLEVELAND AMPHITHEATER

SITE CONTEXT PLAN

APRIL 9, 2026

1 CLEVELAND CAVALIERS & CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER

2 CLEVELAND CAVALIERS & CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER

CLEVELAND AMPHITHEATER

EXISTING CONDITIONS PLAN

APRIL 9, 2026

3 CLEVELAND CAVALIERS & CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER

CLEVELAND AMPHITHEATER

EXISTING CONDITIONS PLAN

APRIL 9, 2026

4 CLEVELAND CAVALIERS & CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER

CLEVELAND AMPHITHEATER

EXISTING CONDITIONS PLAN

APRIL 9, 2026

1 CLEVELAND WHISKEY

2 CLEVELAND WHISKEY

3 DASH MART & THE LANDING

1 CENTRAL AVE VIEW TO THE WEST

2 DASH MART & THE LANDING PARKING LOT

3 CENTRAL AVE VIEW TO THE EAST

CLEVELAND AMPHITHEATER

EXISTING CONDITIONS PLAN

APRIL 9, 2026

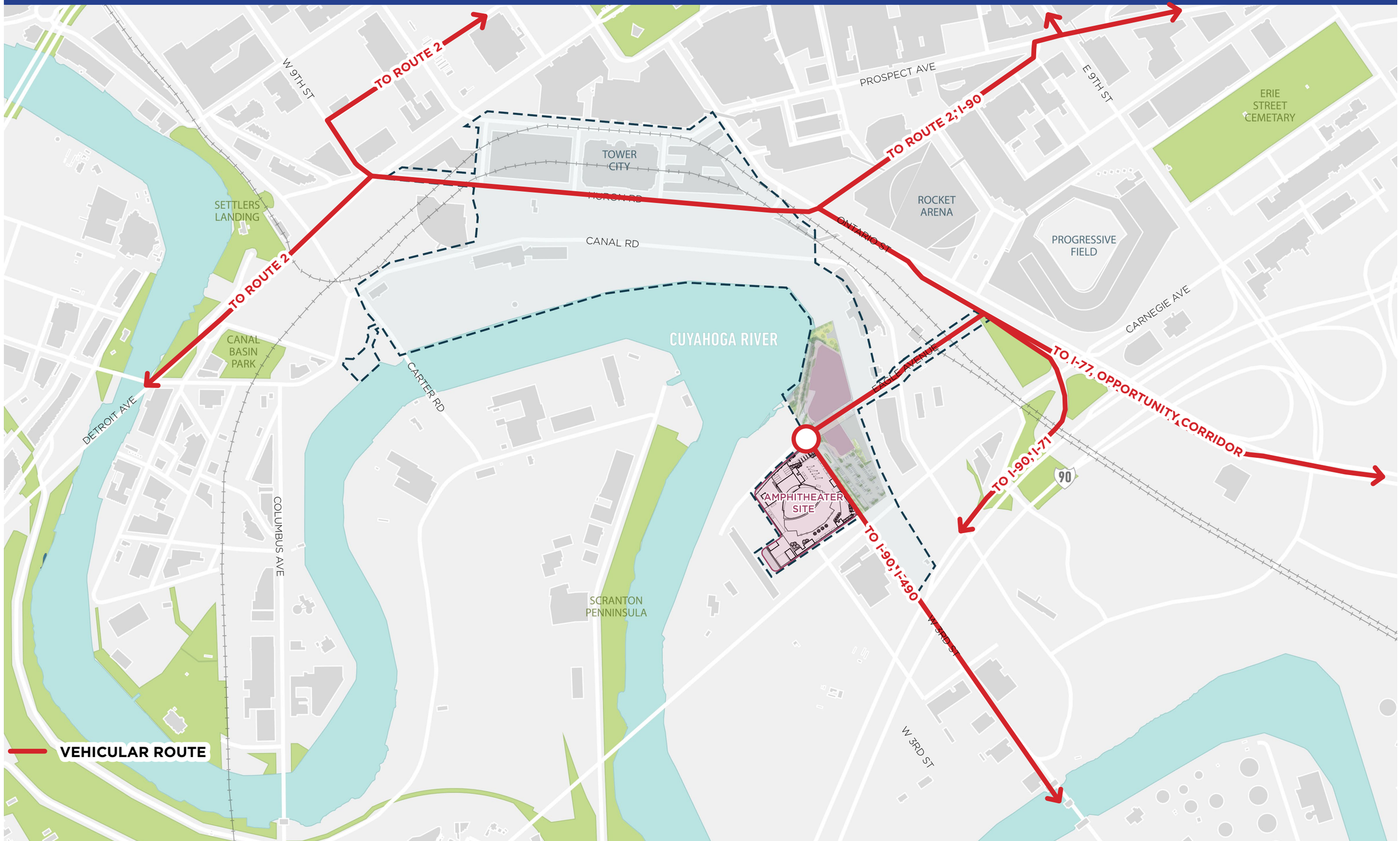
1 FROM NORTHEAST CORNER AT PROPOSED ENTRY PLAZA

2 FROM SOUTHEAST CORNER AT PROPOSED VIP ENTRY

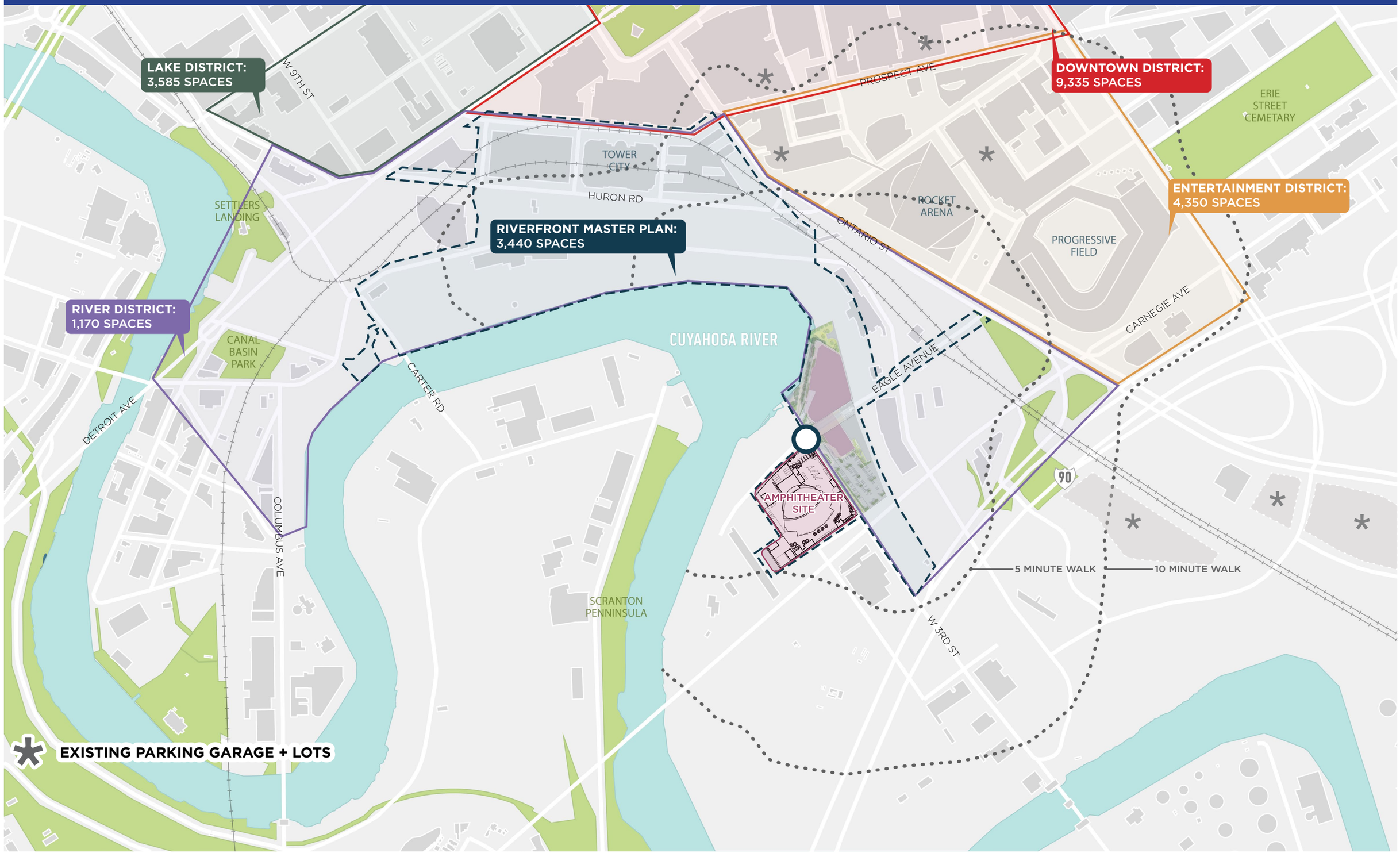
3 FROM SOUTHWEST CORNER OF SITE

1900 W 3rd St
401
501

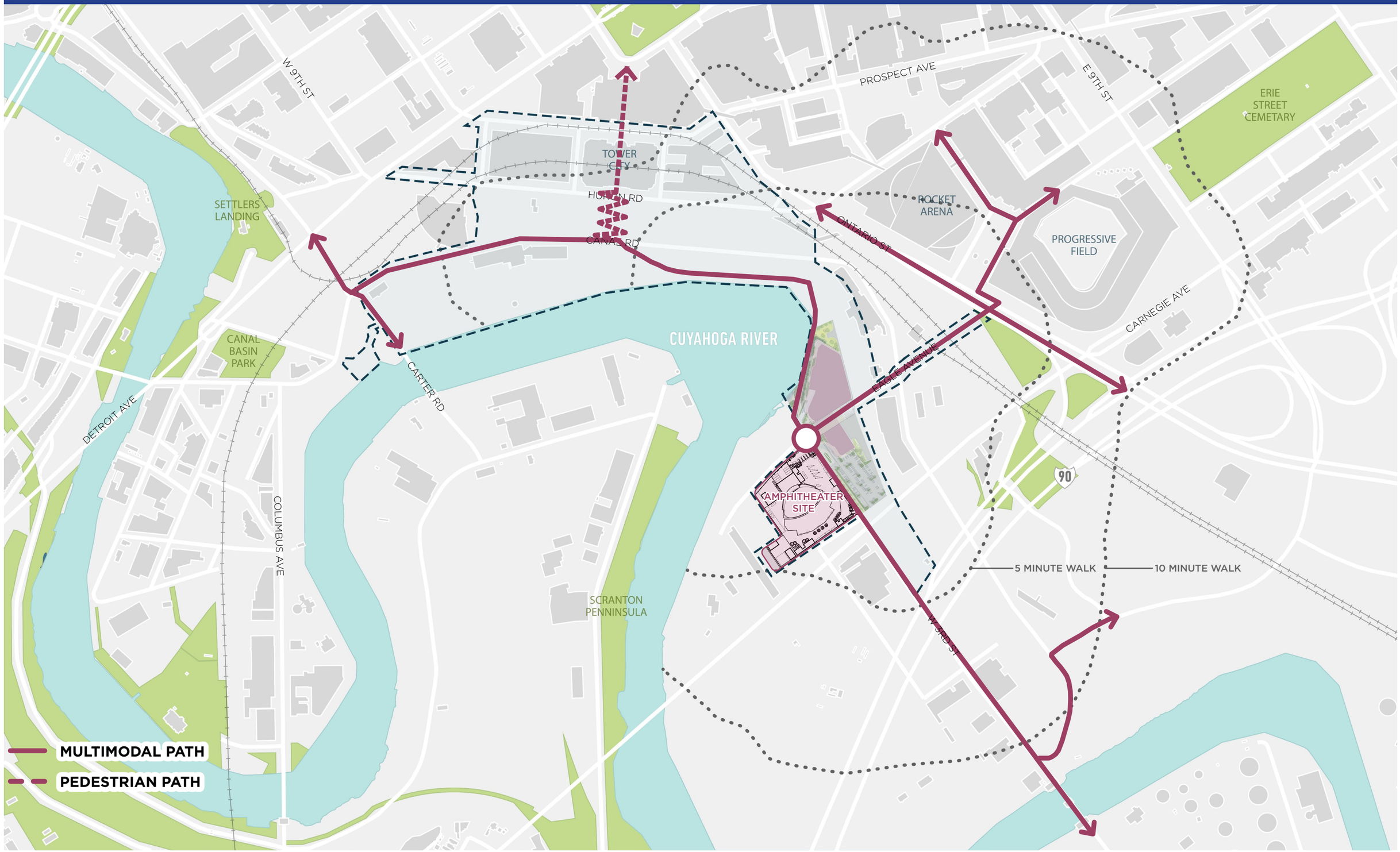
## **ARRIVAL/DEPARTURE** | HIGHWAYS + INTERSTATES

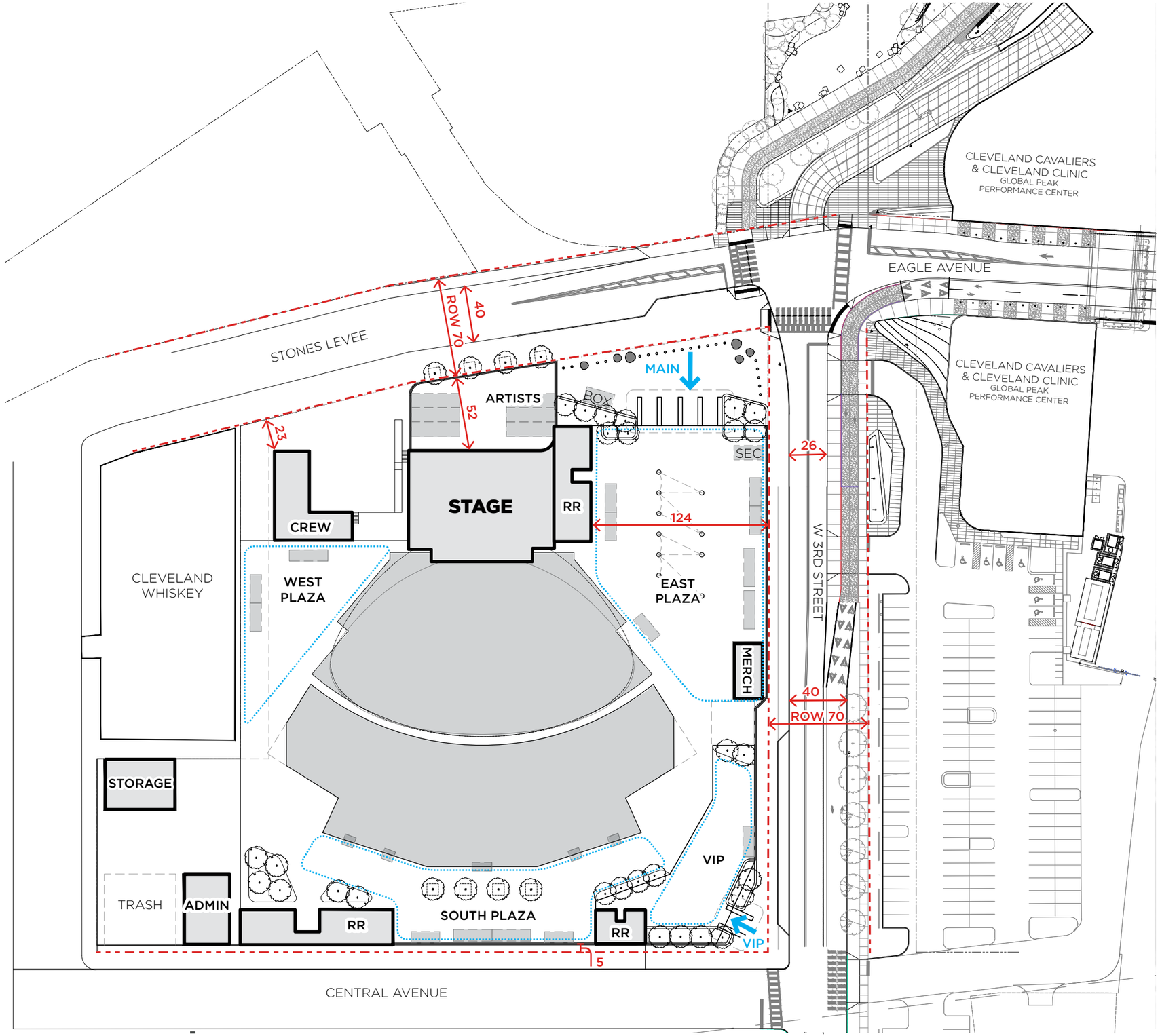


## PARKING AVAILABILITY



## **ARRIVAL/DEPARTURE** | PEDESTRIAN

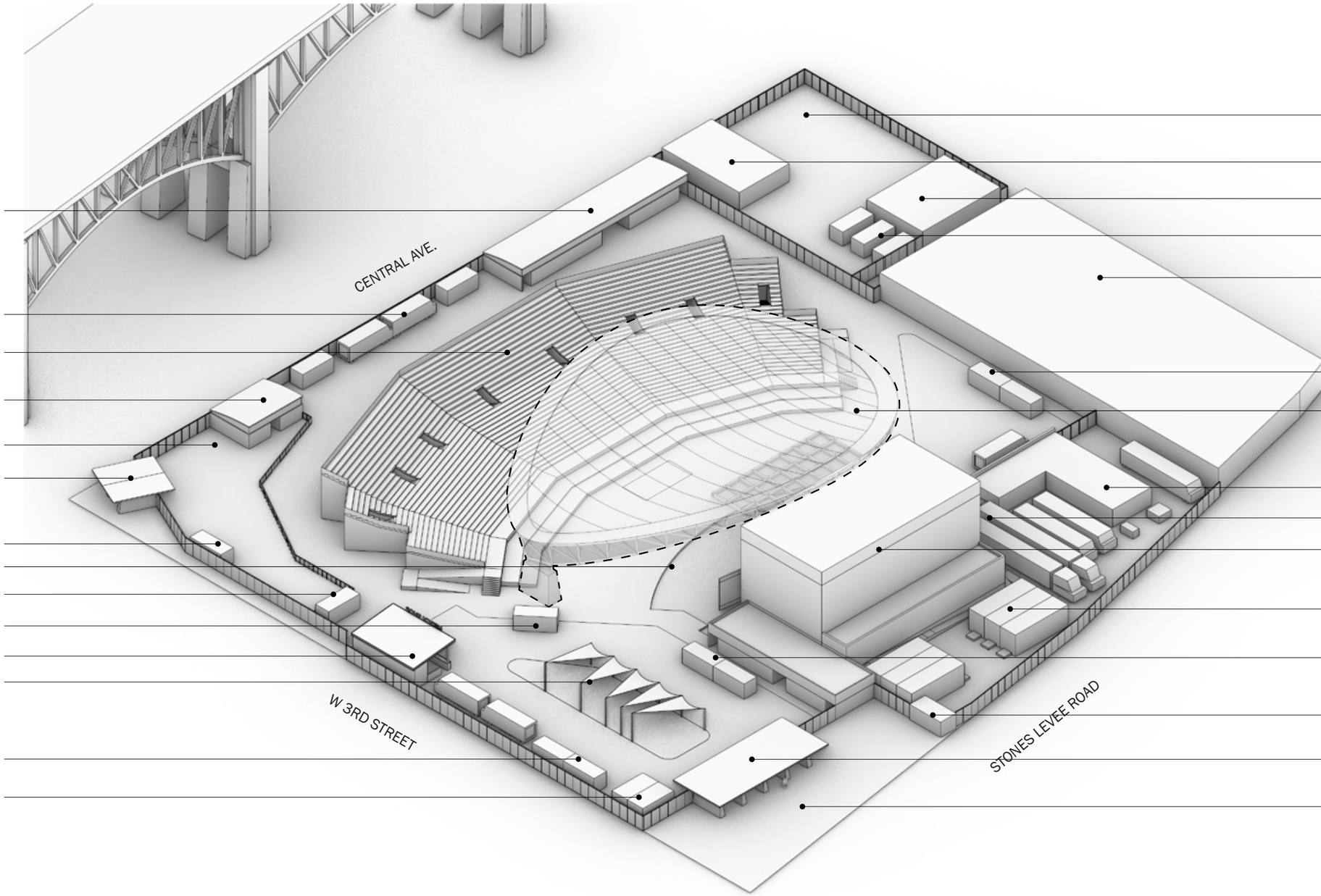





CLEVELAND AMPHITHEATER

SITE PLAN

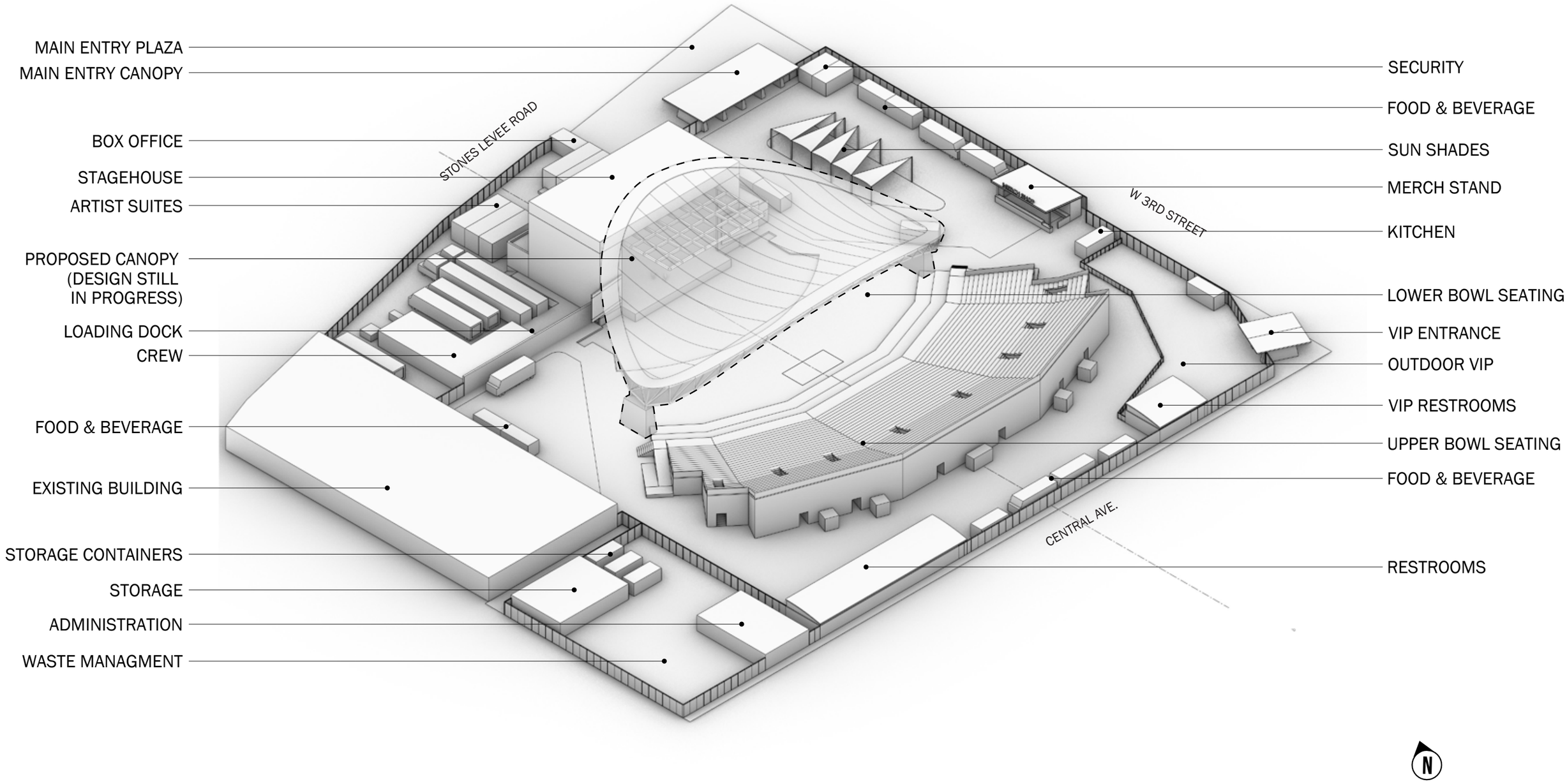
APRIL 9, 2026




CLEVELAND AMPHITHEATER

NORTHEAST ISOMETRIC

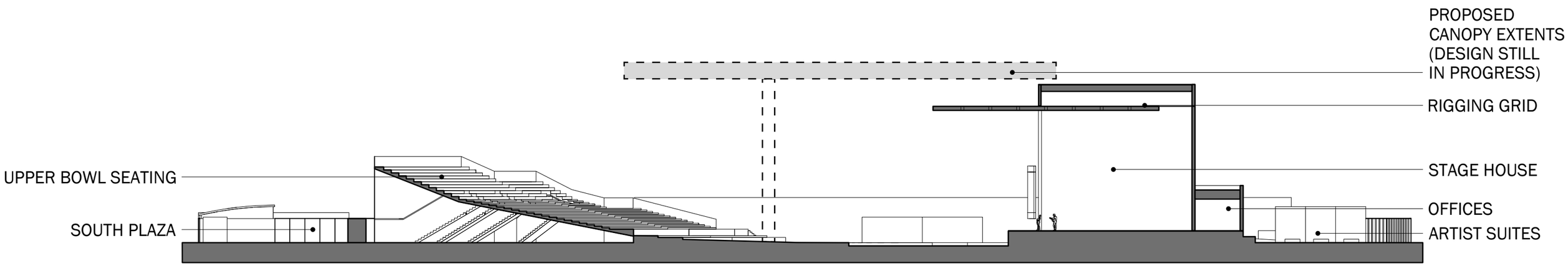
APRIL 9, 2026



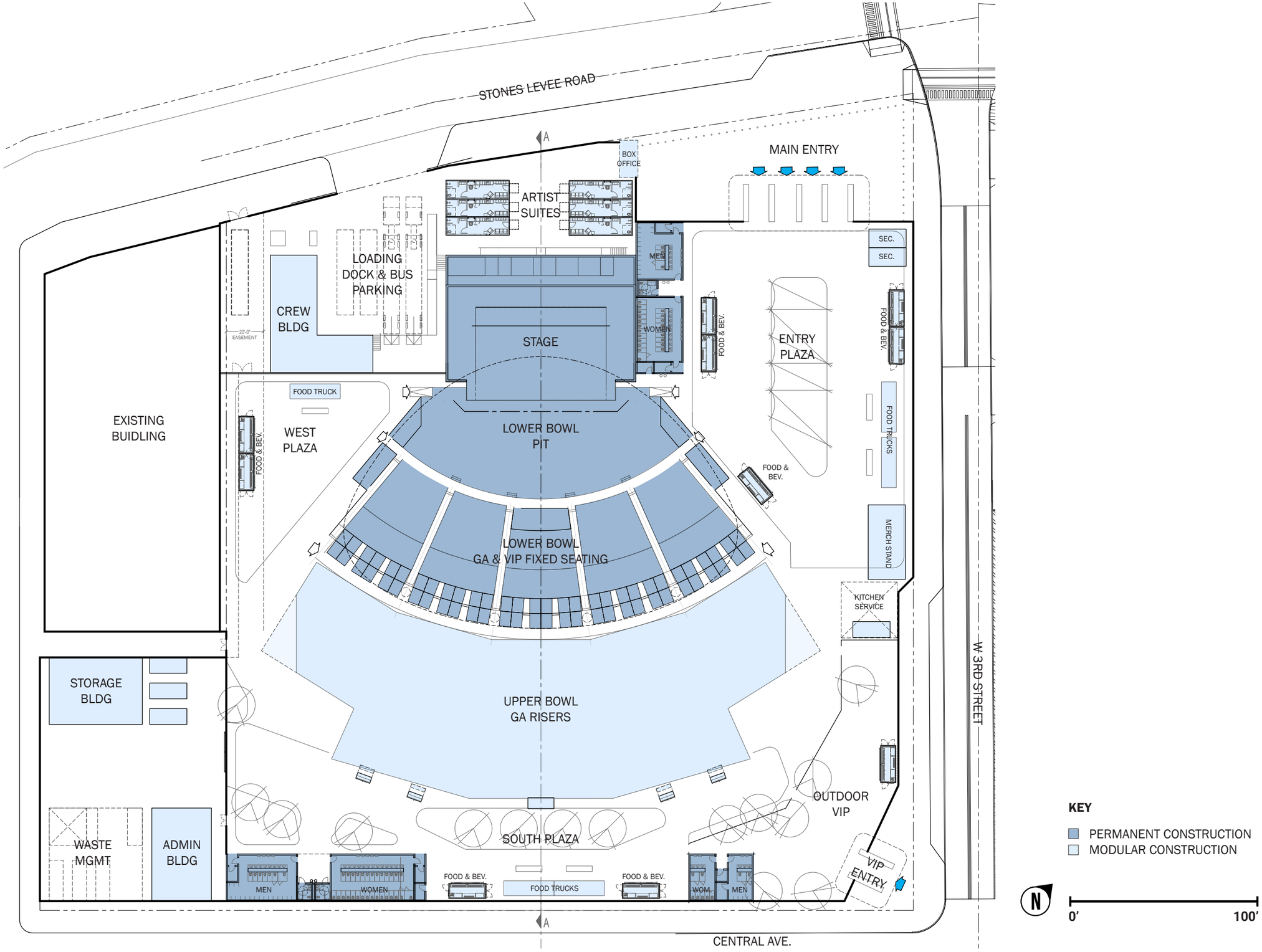

CLEVELAND AMPHITHEATER

SOUTHWEST ISOMETRIC

APRIL 9, 2026




SITE SECTION A-A




CLEVELAND AMPHITHEATER

FLOOR PLAN

APRIL 9, 2026

**Northeast Ohio Regional Sewer District**

April 6, 2026

John Lillash, PE
Osborn Engineering
1111 Superior Avenue Ste 2100
Cleveland, OH 44114

***Re: 1900 West 3rd Street – Cleveland***
***Title V Stormwater Management Review Applicability***

Dear Mr. Lillash,

The Northeast Ohio Regional Sewer District (NEORSD) is in receipt of plans for the construction of a project at 1900 West 3rd Street in Cleveland. The project will require post-construction stormwater management per local regulations. The project will discharge stormwater to the Cuyahoga River and within the NEORSD Stormwater Service Area.

Based on preliminary information, the referenced project:

☒ Will be subject to review by the NEORSD under Title V – Stormwater Management Code.

☐ Will not be subject to review by the NEORSD under Title V – Stormwater Management Code.

If you have any questions, please feel free to contact me at ext. 6881.

Kind Regards,

Jeffrey Jowett,
Community Discharge Permit Program Manager

cc:
Adam Davenport, City of Cleveland
Elie Ramy, Cleveland WPC

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

# Cleveland Amphitheatre

## Staff Report

*April 9th & 17th, 2026*

# Staff Recommended Conditions:

- Provide comprehensive **Transportation Management Plan** for Amphitheatre that accounts for surrounding entertainment Districts (Gateway, Tower City, Flats East Bank, etc.). Include vehicular & pedestrian flows, admission queuing, parking, pick-up/drop-off, transit access, micromobility, events traffic management, ROW infrastructure alterations / improvements, and any additional details as required by Bureau of Traffic, Traffic Engineering, & MOCAP.

**Public Realm Experience:**

- Provide ornamental **Fencing & Perimeter Treatment** that set a tone for the future Riverfront District.
- **Trash, Storage, and Loading Dock Areas** to be screened & managed in an aesthetically appropriate manner for a burgeoning Riverfront District.
- Design for each of the above shall be inviting and positively impact the public realm, Riverwalk, & queuing experience.

CITY OF CLEVELAND
Mayor Justin M. Bibb

# Transportation Management Plan

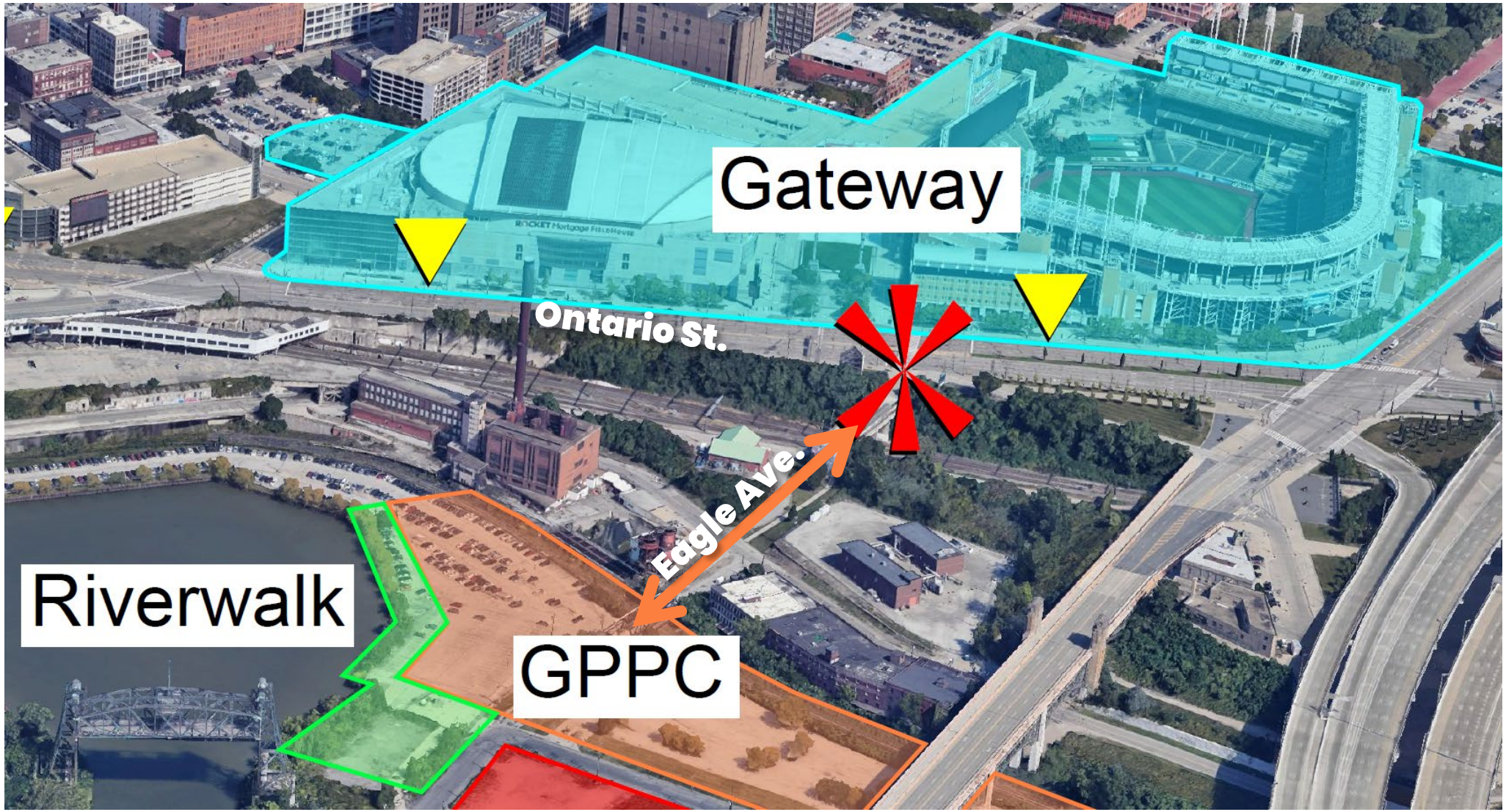
# Constraints
# Opportunities

# Key Intersections

E. 9th Ext.
Canal Rd.
W. 3rd St.

# Key Intersections

## Eagle Ave.
## Ontario St.



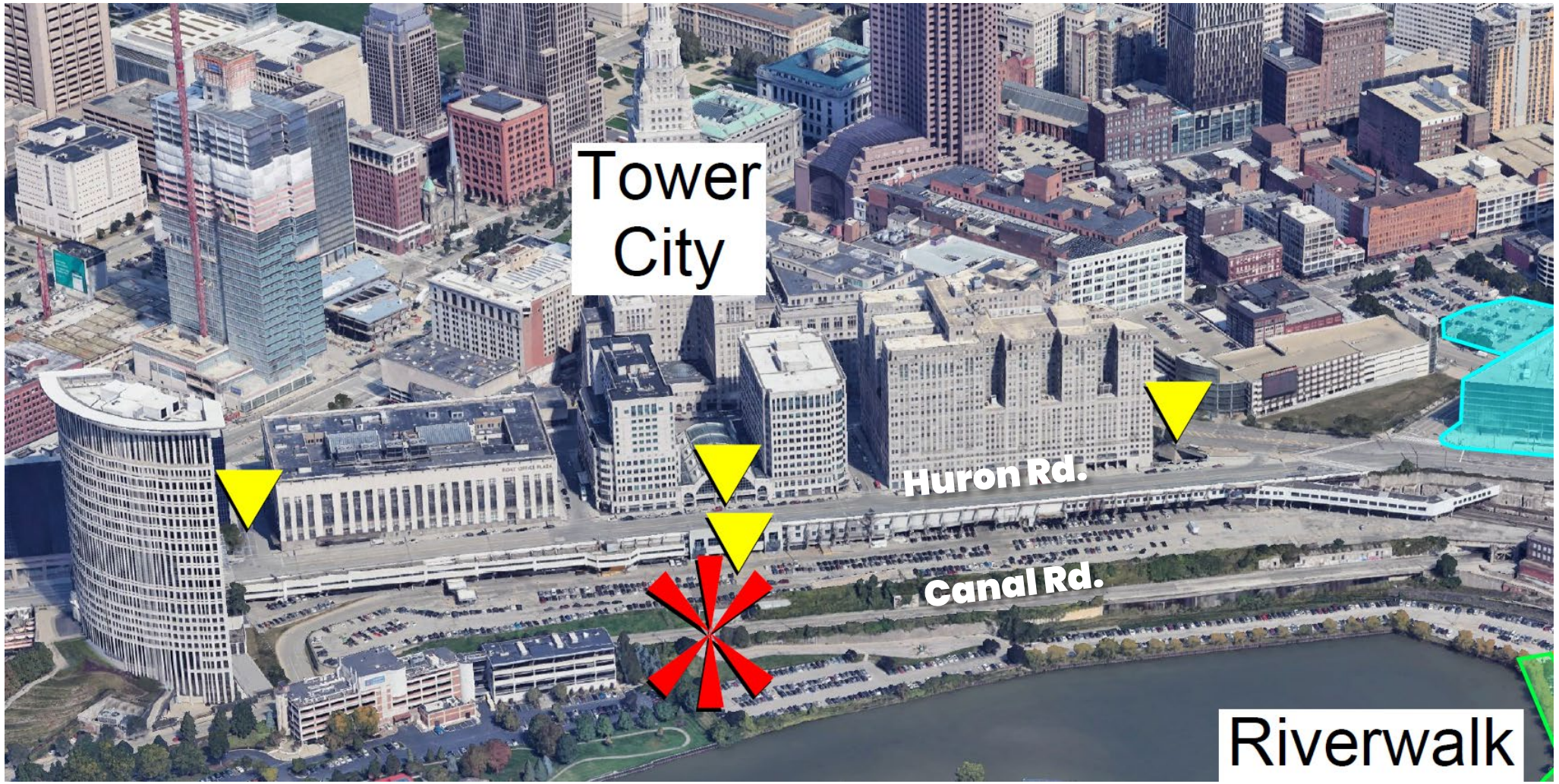
# Key Intersections

Canal
Carter
Columbus
Robert
Lockwood

# Key Intersections

**Canal**

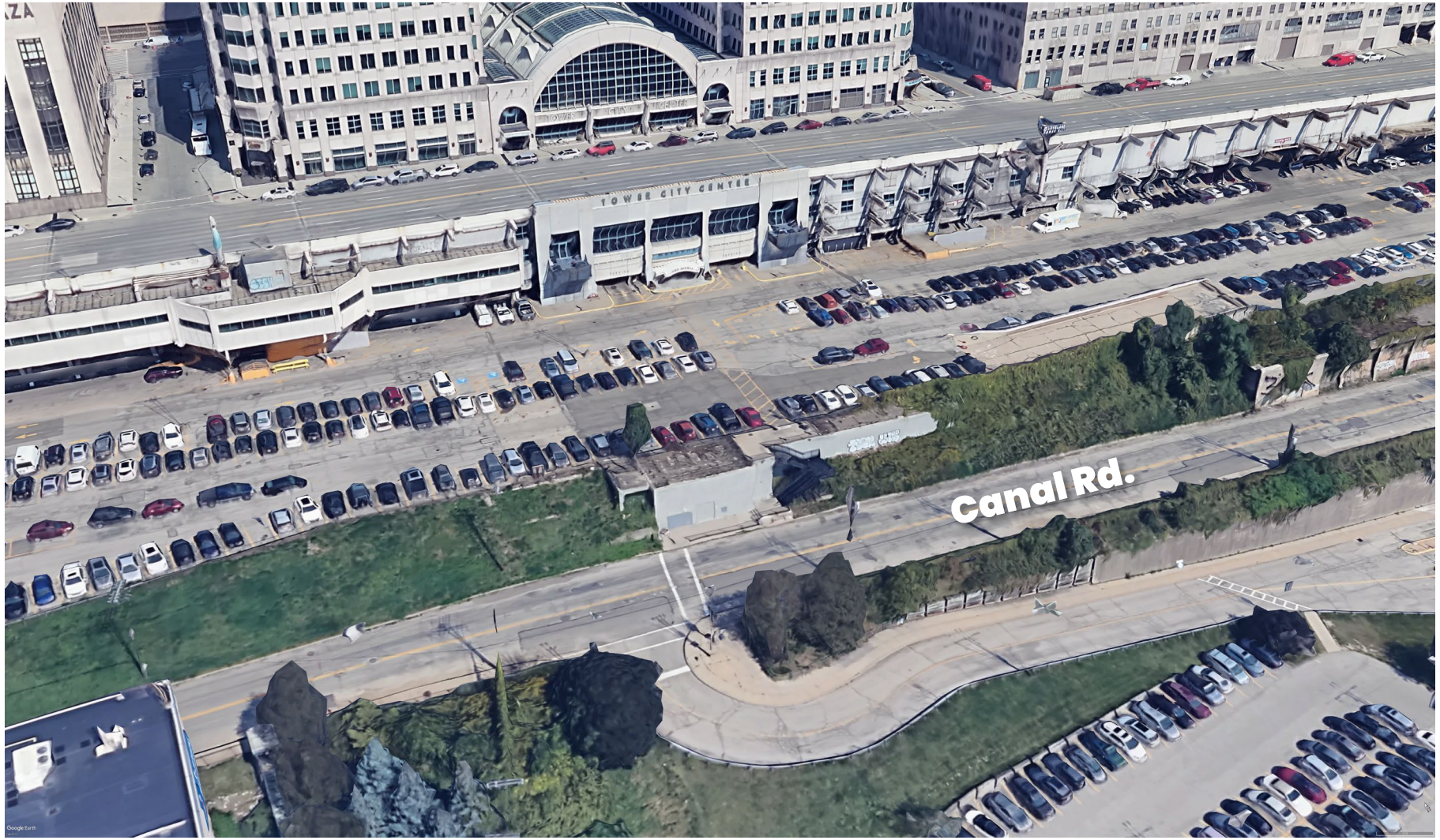
**Tower City Pedestrian Transit Access**



# Key Intersections

## Canal

## Tower City Pedestrian Transit Access



# Key Intersections

## Canal

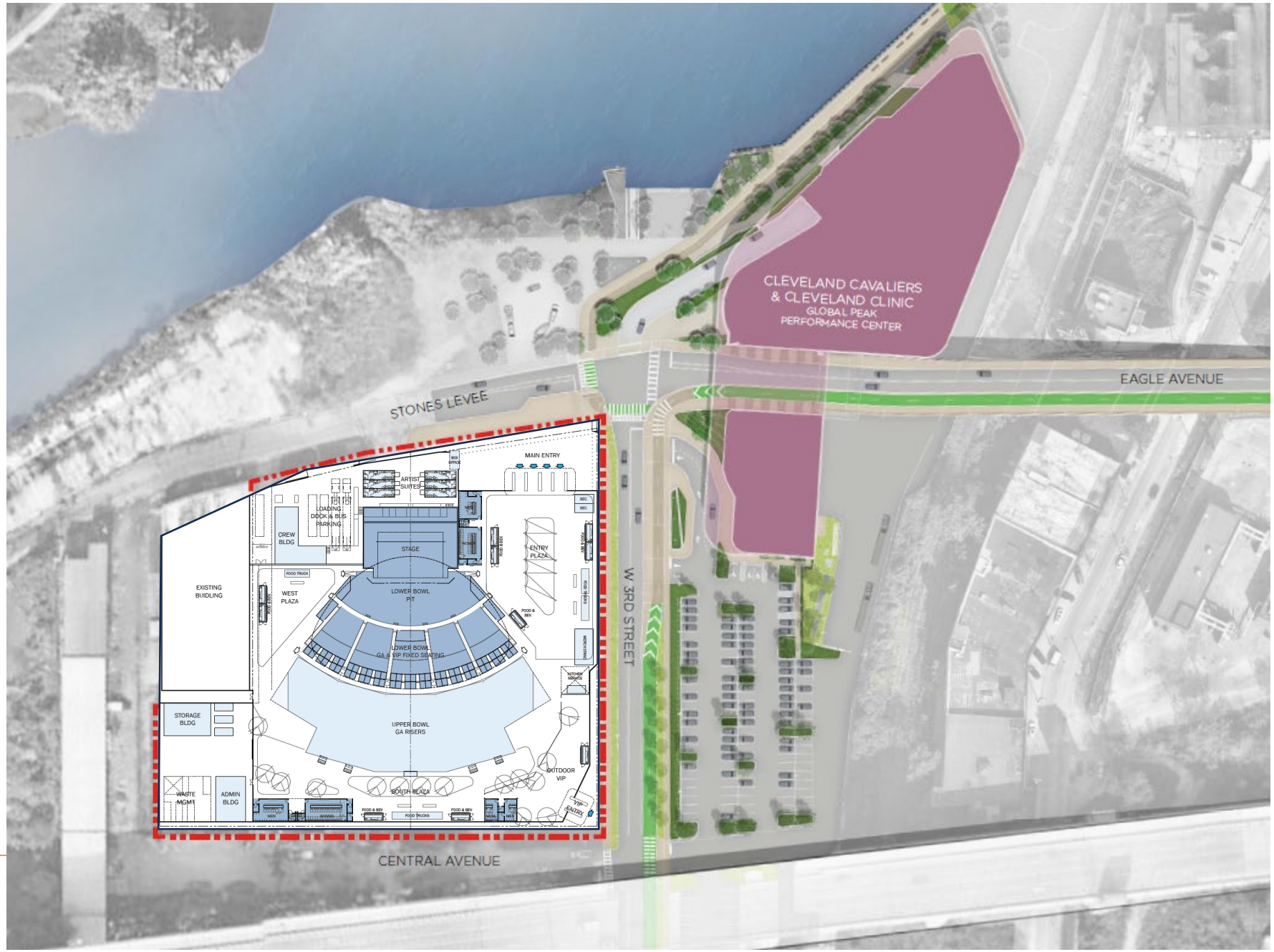
## Tower City Pedestrian Transit Access

# Transportation Management Plan

## Queuing

## Parking & Processional

## Pick-up/Drop-off

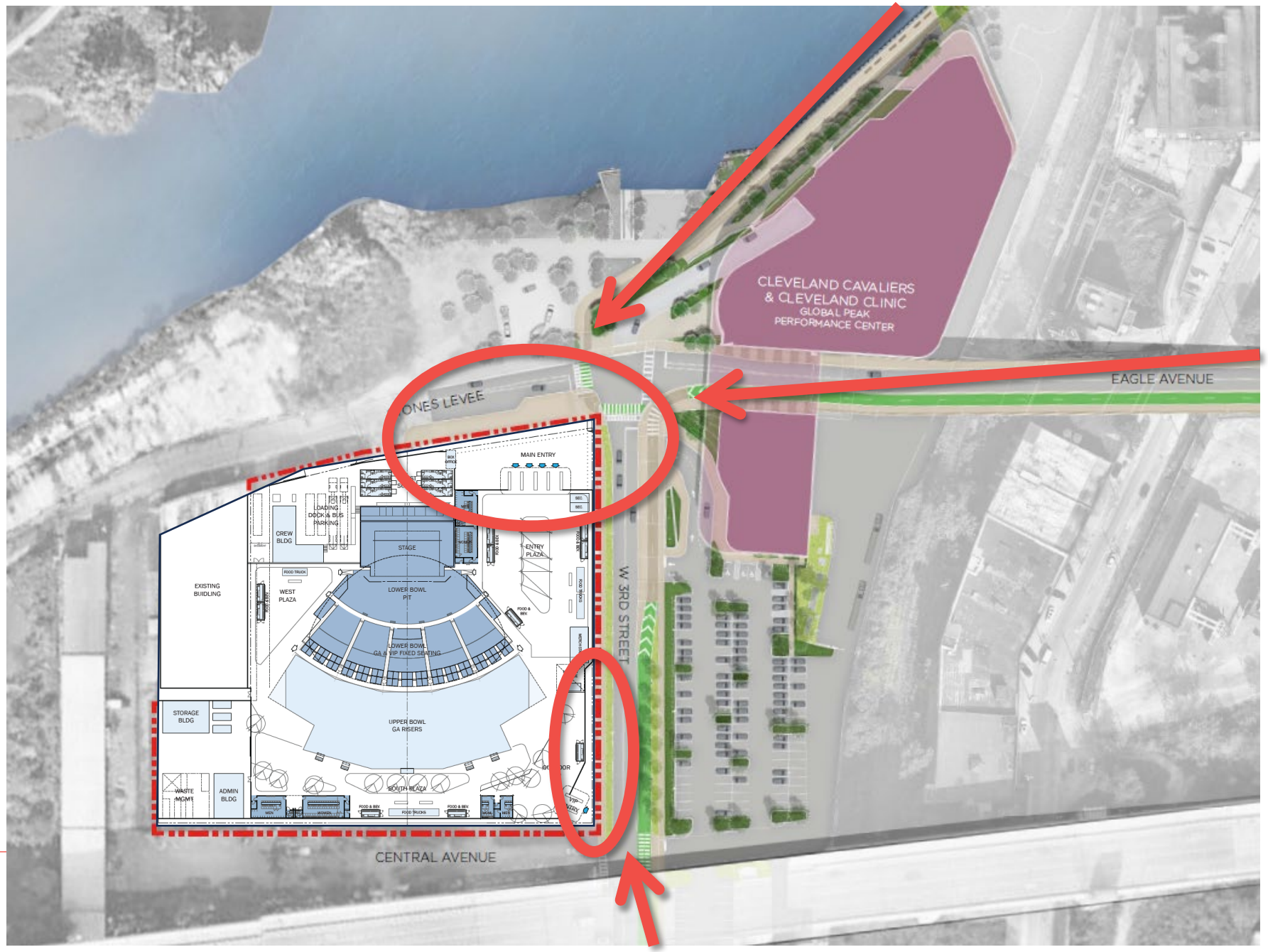


# Transportation Management Plan

## Queuing

## Parking & Processional

## Pick-up/Drop-off



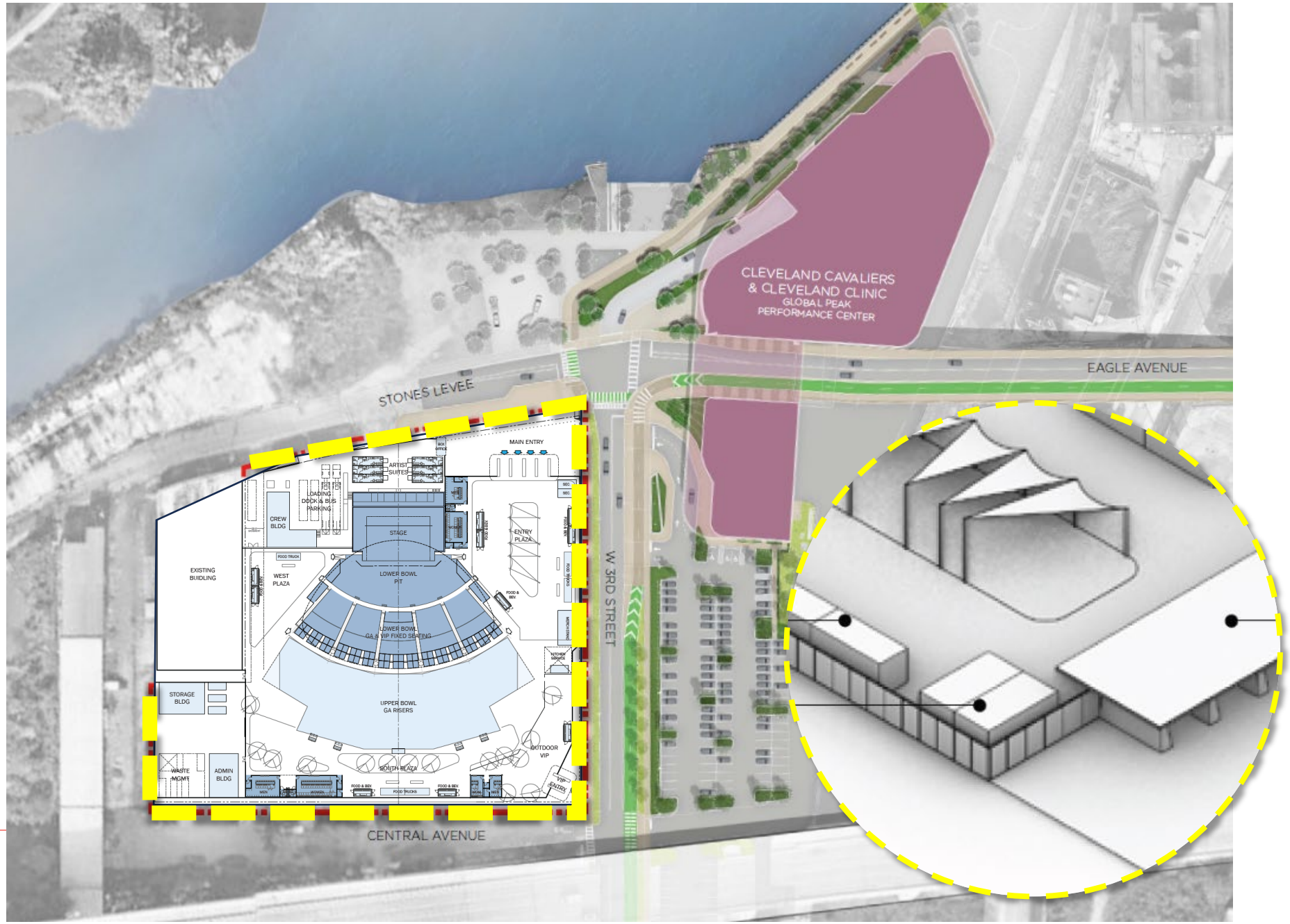
CITY OF CLEVELAND
Mayor Justin M. Bibb

# Public Realm Experience: Impacts & Improvements

# Public Realm Experience

## Fencing / Perimeter Treatment

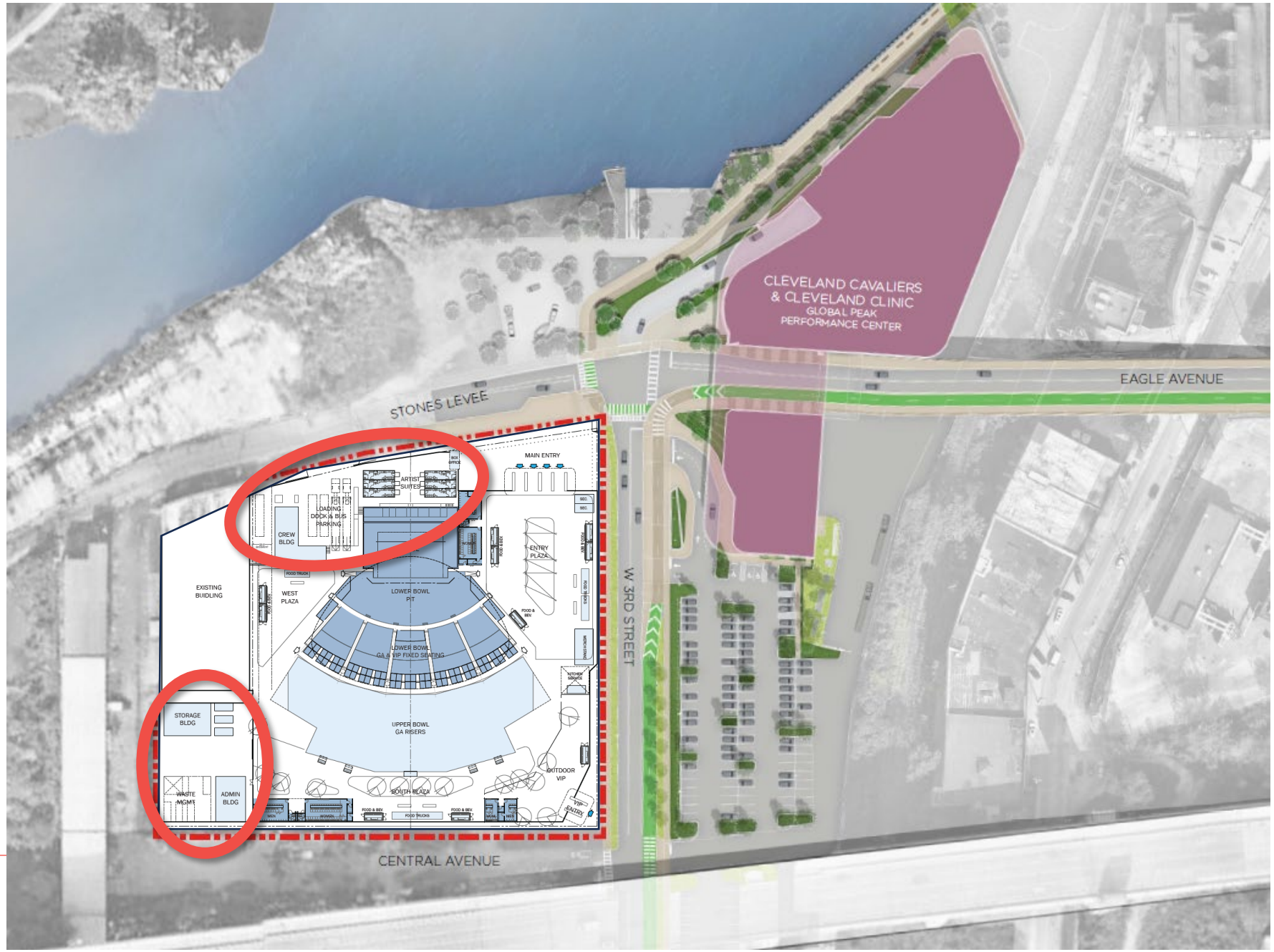
## Trash, Storage, & Loading Areas



# Public Realm Experience

## Fencing / Perimeter Treatment

## Trash, Storage, & Loading Areas



# – STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **PRJ26-XXX** - Cleveland Amphitheatre

April 17, 2026

### DFDRAC Recommendations:

DFDRAC did not have quorum for this presentation on 4/9/26 but provided the commentary below:

- Transportation Management Plan is the key element that must be presented prior to further reviews (getting to and from the site must work to make the project feasible).
- Verify ingresses, emergency egresses, & queuing spaces for 6,000+ visitors.
- Verify parking & traffic control strategy for several thousand vehicles, as well as the pedestrian processional routes from parking to the site.
- Recommend studying the area North of Stones Levee for queuing (partially close street during events). Wrapping around W. 3rd Street & Central Ave does not work for queuing.
- Re-orient Central Ave to provide more space for the site, recommend studying Central Ave as an industrial access route for Mid-Continent Coal & Coke and Cleveland Whiskey instead of Stones Levee.
- Connectivity needs addressed, including pedestrian infrastructure from W. 3rd Street & Tremont.
- Verify if there is a hazard in people watching the show from the Lorain-Carnegie Bridge.
- Verify public transit options, Bedrock-supported trolley service, etc.

### City Planning Staff Recommendations:

Planning staff recommends the following conditions for approval:

Provide comprehensive Transportation Management Plan for Amphitheatre that accounts for surrounding entertainment Districts (Gateway, Tower City, Flats East Bank, etc.).

- Include vehicular & pedestrian flows, admission queuing, parking, pick-up/drop-off, transit access, micromobility, events traffic management, ROW infrastructure alterations / improvements, and any additional details as required by Bureau of Traffic, Traffic Engineering, & MOCAP.

Improve the public realm experience:

- Provide ornamental Fencing & Perimeter Treatment that set a tone for the future Riverfront District.
- Trash, Storage, and Loading Dock Areas to be screened & managed in an aesthetically appropriate manner for a burgeoning Riverfront District.
- Design for each of the above shall be inviting and positively impact the public realm, Riverwalk, & queuing experience.

# Cleveland City Planning Commission

## Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Mandatory Legislative Referrals - Presentations



April 17, 2026

**Ord. No. 453-2026** (introduced by Council Members Jones, Bishop, Kazy, and Griffin - by departmental request) Authorizing the Director of Public Utilities to execute various deeds of easement granting the Northeast Ohio Regional Sewer District certain easement rights at several City-owned properties located along Mill Creek corridor through the Kerruish Basin located in the cities of Cleveland and Warrensville Heights as part of their Mill Creek Restoration Project; and declaring the easement rights not needed for the City's public use.

# Cleveland City Planning Commission

## Real Estate Legislation

## April 17, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
MOCAP
Building Cleveland
Architecture & Site Development · Engineering & Construction · Real Estate

# Ord. No. 453-2026

## Easements to NEORSD - Mill Creek Restoration @ Kerruish Basin

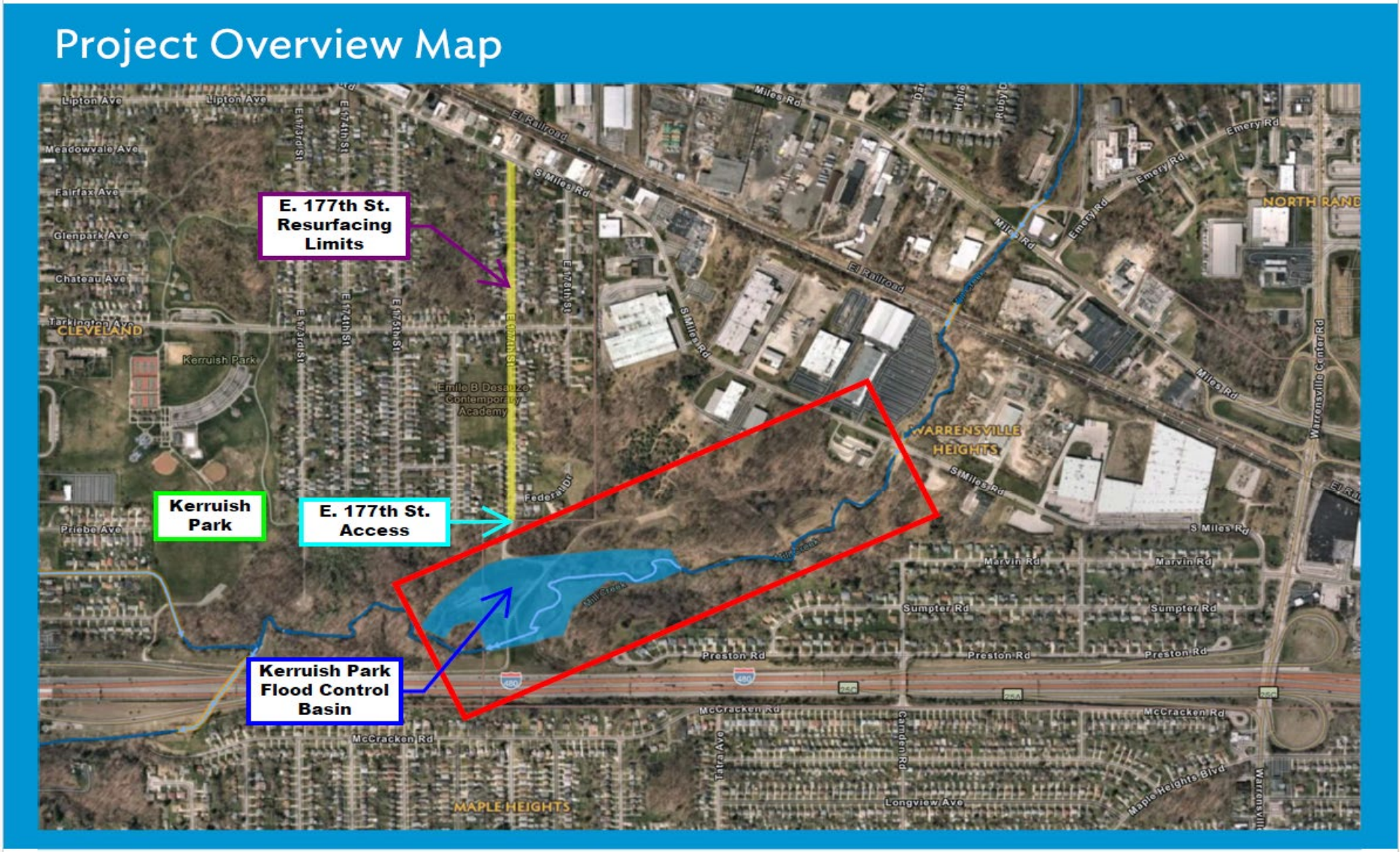
## Legislative Purpose

Authorizing the Director of Public Utilities to execute various deeds of easement granting the Northeast Ohio Regional Sewer District certain easement rights at several City-owned properties located along Mill Creek corridor through the Kerruish Basin located in the cities of Cleveland and Warrensville Heights as part of their Mill Creek Restoration Project; and declaring the easement rights not needed for the City's public use.

CITY OF CLEVELAND
Mayor Justin M. Bibb

# Ord. No. 453-2026

## Easements to NEORSD - Mill Creek Restoration @ Kerruish Basin

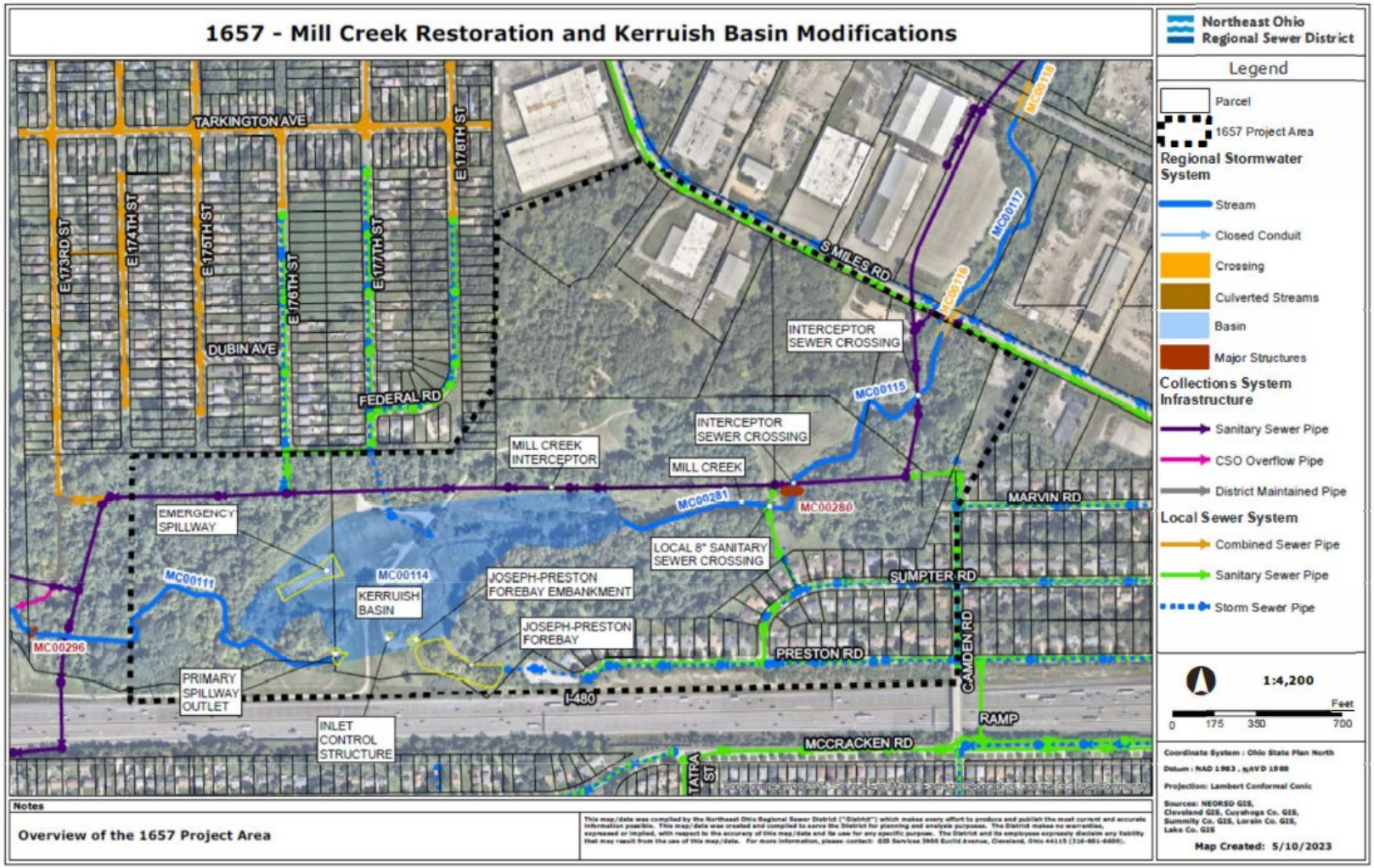



Northeast Ohio Regional Sewer District

# Ord. No. 453-2026

## Easements to NEORSD - Mill Creek Restoration @ Kerruish Basin

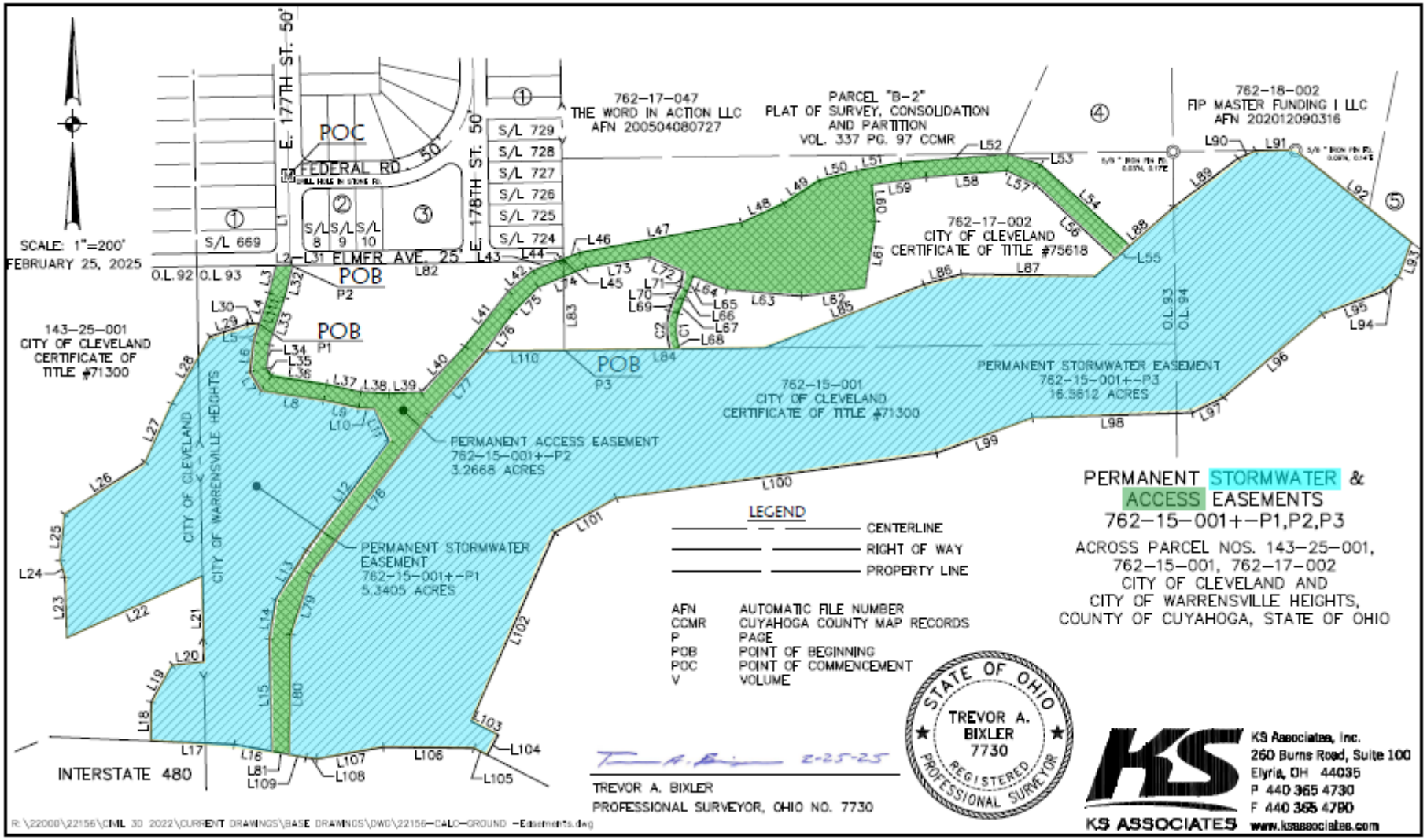
## Enlarged Project Overview Map




Northeast Ohio Regional Sewer District

# Ord. No. 453-2026

## Easements to NEORSD - Mill Creek Restoration @ Kerruish Basin



# Ord. No. 453-2026

## Easements to NEORSD - Mill Creek Restoration @ Kerruish Basin

- NEORSD is planning to address the streambank erosion along Mill Creek that has plagued the Mill Creek corridor through the Kerruish Basin as part of their Regional Stormwater Management Program.
- Project will restore approximately 2,000 feet of Mill Creek upstream of the Kerruish Basin.
- Restoration will consist of realignment to reduce stream velocity and raising the streambed to protect the sanitary sewer crossings.
- Project is intended to improve water quality, provide fish passage, and reduce maintenance activities for the Kerruish Basin.
- NEORSD has agreed to repair and resurface E. 177th Street between the basin access entrance and S. Miles Road upon completion of the restoration project due to the anticipated increased construction traffic.
- NEORSD is providing all funding for this restoration project and will manage and maintain the stream corridor and stormwater basin.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
Architecture & Site Development · Engineering & Construction · Real Estate
MOCAP
Building Cleveland

# Mandatory Legislative Referrals - Presentations



April 17, 2026

**Ord. No. 456-2026** (introduced by Council Members Starr, Howse-Jones, Santana, and Griffin - by departmental request) Authorizing the Director of Community Development to lease certain property located at 1301-1325 Chester Avenue to Playhouse Square Foundation, or its designee, for the purpose of operating a parking lot, for a term not to exceed ten years; authorizing the Director of Community Development to enter into an Option to Purchase Agreement with Playhouse Square Foundation, or its designee, in connection with the sale of the property; authorizing the Commissioner of Purchases and Supplies to convey the property, and which is no longer needed for the City's public use.

# Ordinance No. 456-2026

1301-1325 Chester Ave Parking Lot Lease

# Background and Purpose of Request

- Ten Year Lease and Option to Purchase.
  - Expiration of previous lease and purchase option.

- Option to Purchase.
  - Acquisition based on appraisal at Fair Market Value

- Parking lot location at E 13th St and Chester Ave.
  - PPNs 102-22-013 and 102-23-061

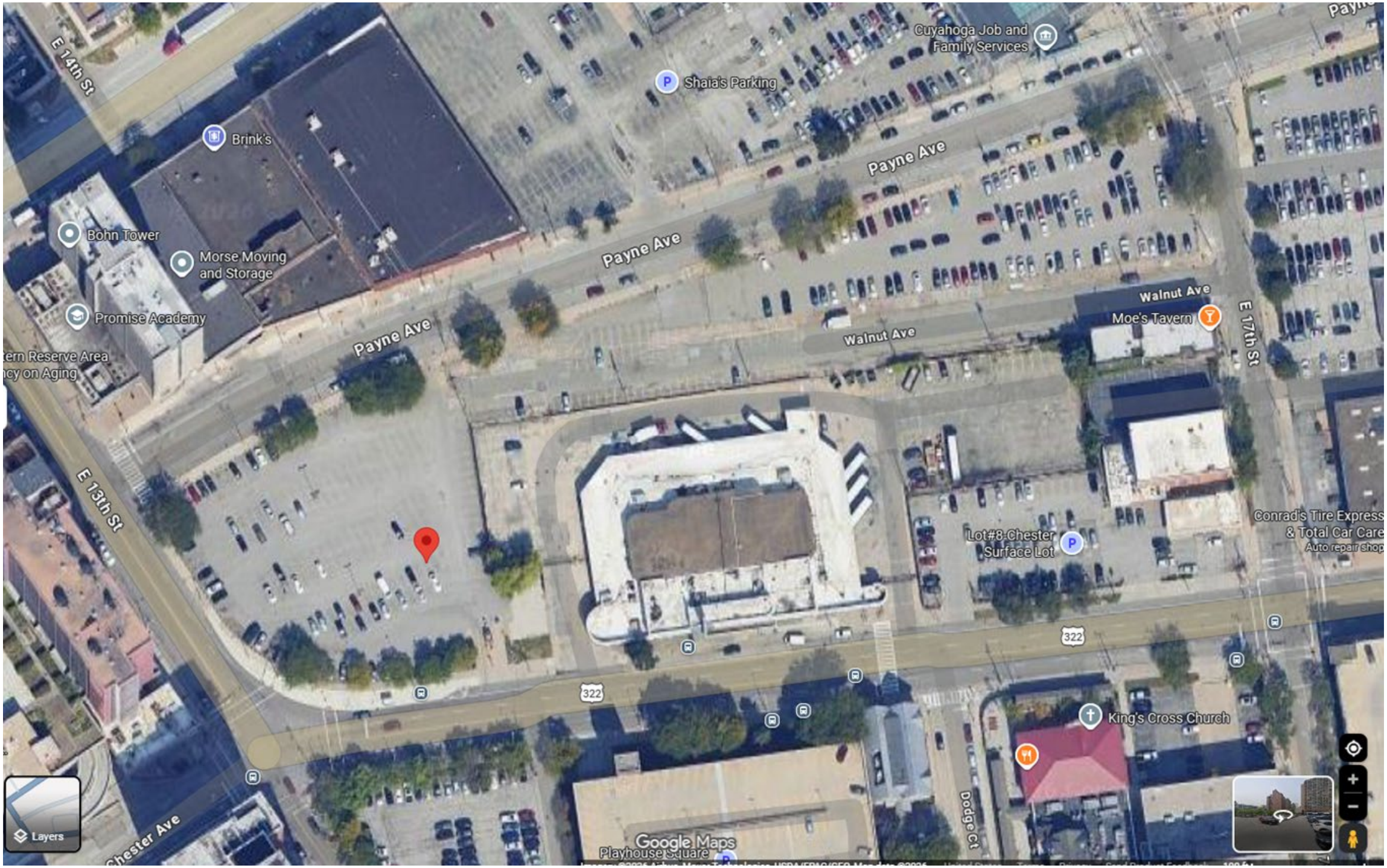
- Recent expansion of Playhouse Square footprint and adjacent acquisition.

# Ord. No. 456-2026 - 1301-1325 Chester Ave Parking Lot

City of Cleveland
Department of Community Development

0 50 100 200 300 400 500 Feet

April, 2026


E 14th St
Brink's
Bohn Tower
Morse Moving and Storage
Promise Academy
Shaia's Parking
Cuyahoga Job and Family Services
Payne Ave
Payne Ave
Payne Ave
Walnut Ave
Walnut Ave
Moe's Tavern
E 17th St
E 13th St
Lot #8-Chester Surface Lot
Conrad's Tire Express & Total Car Care
Auto repair shop
322
322
King's Cross Church
Dodge Ct
Chester Ave
Playhouse Square
Layers
Google Maps

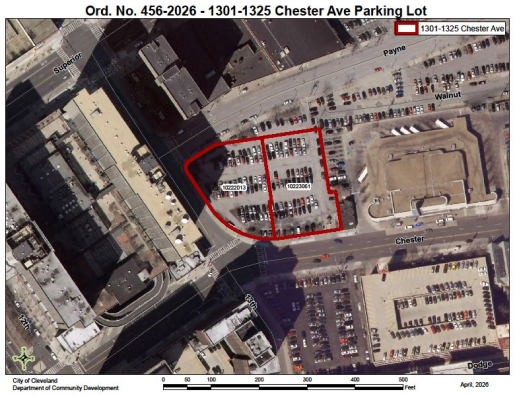
Google Maps

**1369 Chester Ave**

1301-1325 Chester Ave

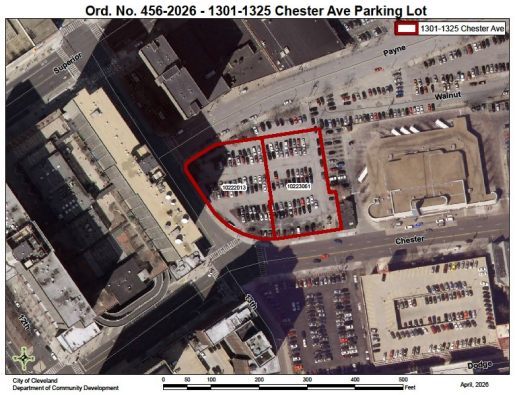
Image capture: Aug 2024 © 2025 Google

# Playhouse Square Foundation Lease




- Ten Years: June 1, 2026 to May 31, 2026
  - Annual rent: $25,000
- Adherence to City Requirements
  - Improve lighting, signage, and security/safety measures
- Provide ongoing site maintenance
  - E.g. surface condition and removal of trash/debris
- Address baseline physical conditions and other site improvements

# Playhouse Square Foundation Option to Purchase




- Ten Years:  June 1, 2026 to May 31, 2026

- Acquisition price:  $1,600,000
  - Determined by appraisal at Fair Market Value

- Any future development subject to a Community Benefit Agreement

# Cleveland City Planning Commission

## Administratively Approved Mandatory Legislative Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Mandatory Legislative Referrals – Administratively Approved



April 17, 2026

**Ord. No. 404-2026** (introduced by Council Members Davis, Slife, and Griffin - by departmental request) Authorizing the Director of Port Control to enter into a license agreement granting the North Coast Waterfront Development Corporation the right to use and occupy City-owned property located on Dock 32 at 101 Erieside Avenue to continue the operation of the North Coast Yard and providing event programming for the general public, for a period of one year, with one one-year option to renew, exercisable by the Director of Port Control.

# Mandatory Legislative Referrals – Administratively Approved



April 17, 2026

**Res. No. 457-2026** (introduced by Council Members Shah, Bishop, Polensek, and Griffin - by departmental request) Declaring the necessity and intention to appropriate property for the public use of constructing new Fire Station No. 23 for the Division of Fire, located at 10022 Madison Avenue.

# Mandatory Legislative Referrals – Administratively Approved



April 17, 2026

**Res. No. 480-2026** (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) Approving the creation of the Cleveland Superior Arts District as a Special Improvement District in the City; accepting petitions from owners of property in the proposed district; approving a plan for public services; declaring that the creation of the district is necessary and the plan will be conducive to the public health, safety, peace, convenience, and welfare of the proposed district; providing for the assessment of the cost of such work upon benefited properties in the district; and declaring an emergency.

# Cleveland City Planning Commission

## Special Presentations
## (For Information Only)

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Special Presentations – For Information Only

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## Map Change 2700 – St. Clair-Superior & Hough Form Based Code Rezoning

April 17, 2026

Presenters: Adam Davenport, Neighborhood Planning Manager &

Xavier Bay, City Planner

CITY OF CLEVELAND
Mayor Justin M. Bibb

# Map Change 2700

*April 17 ,2026*

# Growth that Starts with Residents

## Modern Zoning Changes

# Cleveland does not need to be discovered; <u>it needs to be invested in.</u>

For generations, residents in the Hough and St. Clair-Superior neighborhoods have carried the strength, culture, and identity of this city forward, often without the level of investment they deserved.

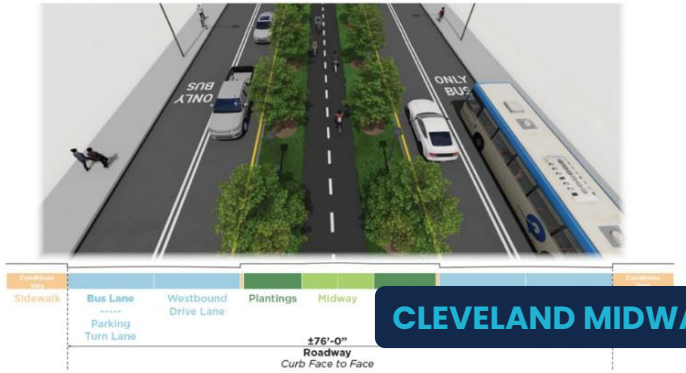
**To better reflect what Clevelanders want to see in their neighborhoods, the City is updating its zoning code using a form-based approach.**

# Why Here? Why Now?

## St. Clair Supeior & Hough Zoning Change

# The momentum is already happening.

CHEERS




CLEVELAND MIDWAY

MLK JR. SITE

MIDTOWN COLLAB

E.66TH ST

SAILING CENTER

# Modern Zoning Through Form-Based Code

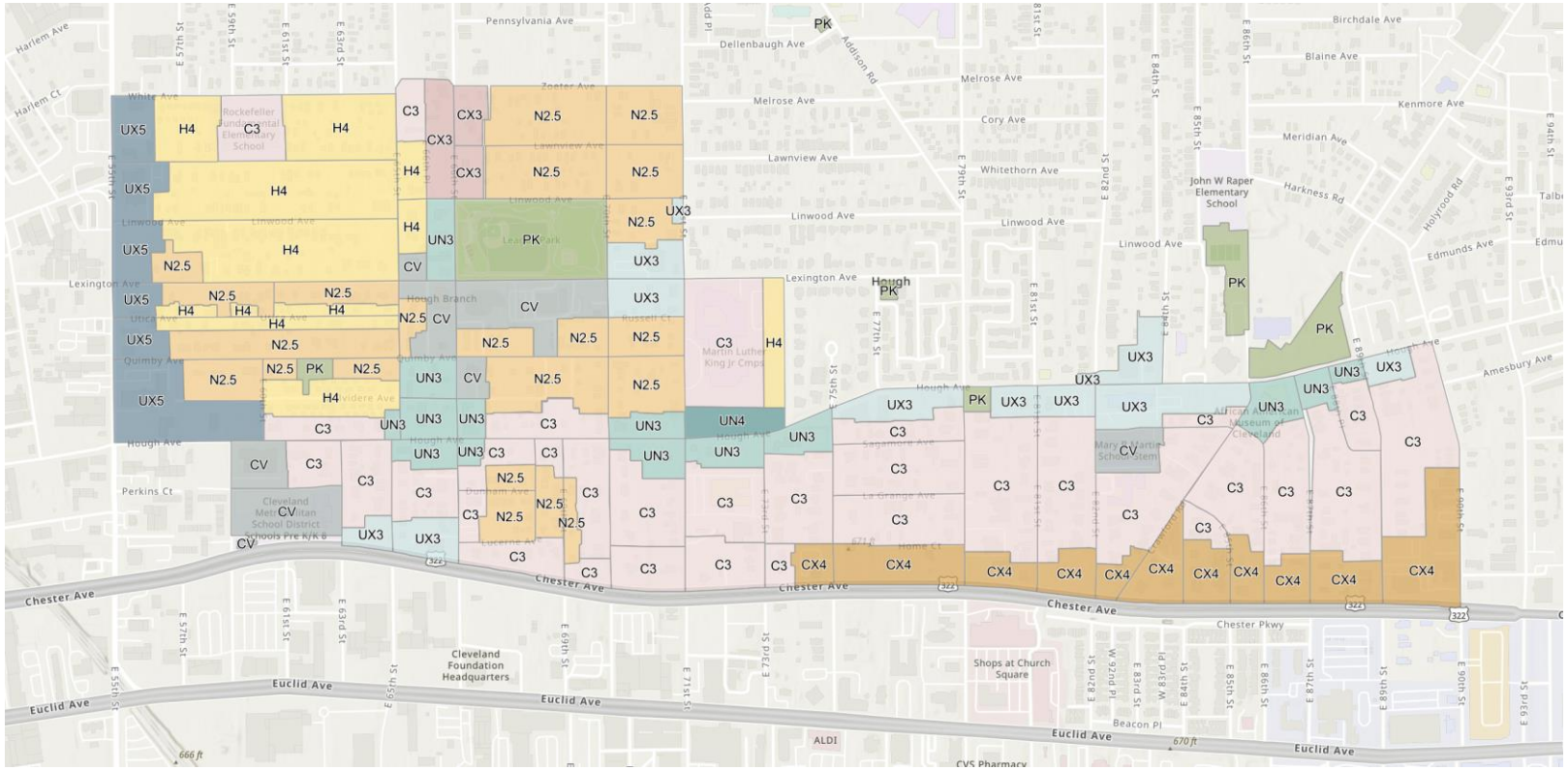
- Today, Cleveland's zoning primarily focuses on how buildings are used—like residential, commercial, or industrial—and applies similar rules across different areas of the city. But our neighborhoods aren't all the same. Each one has its own character, history, and needs.
- Form-Based Code shifts the focus from how buildings are used to how they look, feel, and fit within a neighborhood. This approach allows for more flexibility while ensuring new development matches the scale and design of the surrounding community. It also helps expand equitable options for housing and transportation, so every neighborhood can grow in a way that works for the people who live there.
- **The City has already piloted this in parts of the Hough neighborhood – the proposal is an expansion of this effort north to St. Clair Avenue.**

# What Can the Community Expect?

- **What Can the Community Expect?**
- **For most homeowners, little will change.**
  - We're updating outdated rules so it's easier to repair, refinance, or rebuild your home—without unnecessary zoning hurdles.
  - We're simplifying the code so it's easier to understand and use.
- **More housing options that fit the neighborhood.**
  - Expanding choices for different incomes and life stages while preserving the character of St. Clair Superior & Hough.
- **Easier for small businesses to open and grow.**
  - Streamlining permits and making it easier to activate existing storefronts.

# Modern Zoning Through Form-Based Code

- Hough FBC Pilot Eff. 7/3/24



# Modern Zoning Through Form-Based Code

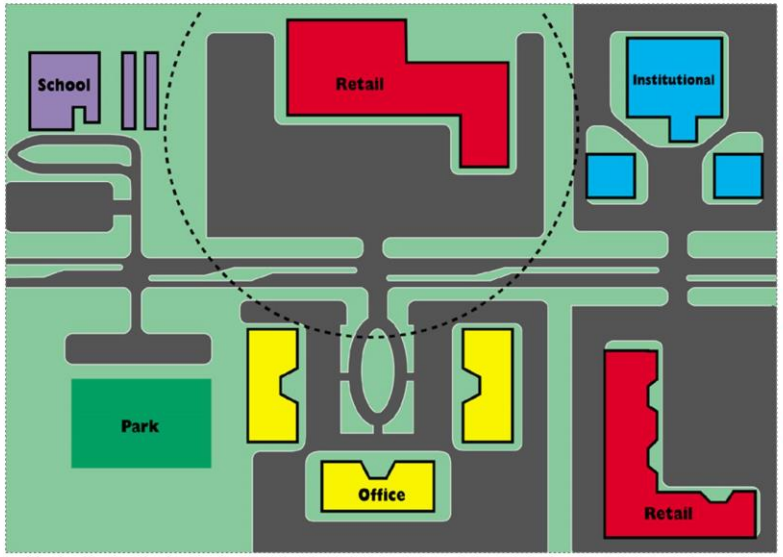
This is about giving Cleveland the tools to grow with intention, so every neighborhood can evolve in a way that reflects its character, supports its residents, and attracts the investment it deserves.

# Modern Zoning Through Form-Based Code

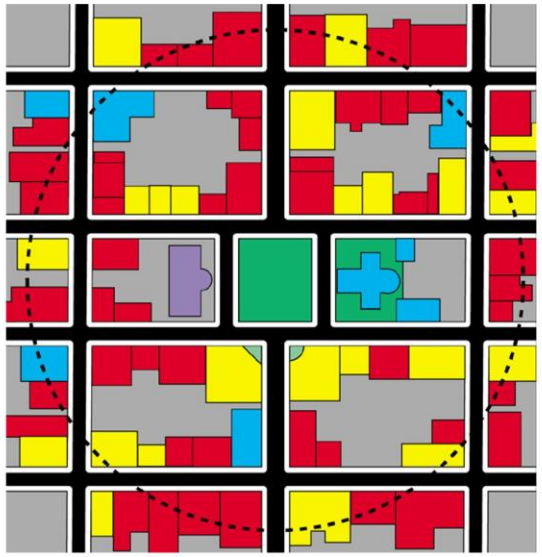
**Current Neighborhood Challenges & Form-Based Code Solutions:**

*Walkability & Safety*

- Current zoning: Separates land uses, which can lead to sprawl and make it harder to access everyday amenities and jobs without a car.
- FBC: Encourages a mix of uses along commercial corridors, making it easier to walk to shops, services, and job opportunities.




**CURRENT ZONING CODE**
SEPARATING USES = LOTS OF DRIVING



**FORM-BASED CODE**
A MIX OF USES = WALKABILITY

# Modern Zoning Through Form-Based Code

**Current Neighborhood Challenges & Form-Based Code Solutions:**

*Affordability & Inclusivity*

- Current zoning: Limits housing supply and can fall out of step with demand due to complex, restrictive regulations.
- FBC: Expands the range of housing options for different incomes and life stages, while ensuring new development fits the character of the neighborhood.
- Current zoning: Restricts many home-based and small-scale businesses, creating barriers for blue-collar entrepreneurs.
- FBC: Supports a wider range of building types and uses, making it easier for small businesses to start, grow, and thrive within their communities.

# Modern Zoning Through Form-Based Code

**Current Neighborhood Challenges & Form-Based Code Solutions:**

*Streamlined Administrative Process & User Friendly*

- Current zoning: Lacks a clear, consistent permit process, making applications difficult for both staff and the public to navigate.
- FBC: Establishes a clear, modern application and permitting process that reflects how development works today.
- Current zoning: Text-heavy and difficult to interpret, making regulations hard to understand and apply.
- FBC: Uses clear language and visual standards, making the code easier to navigate, understand, and use.

# Modern Zoning Through Form-Based Code

Form-based code makes it easier for residents to invest in their homes, attracts new housing and local businesses, and removes barriers so good projects can move forward faster.

**What This Means as Examples:**

- A vacant storefront can more easily become a café or small business
- A homeowner can add a unit for family or rental income
- New housing can be built that fits the scale of the block
- Mixed-use corridors can support shops, services, and jobs within walking distance

# Euclidean vs Form Based Code

| CONVENTIONAL CODES | FORM BASED CODES |
|---|---|
| Pros | Pros |
| Familiar system to understand and implement | Allows mixed use by right |
| Few gray areas about allowable uses - uses are generally predictable | User-friendly with graphics and illustrations |
| | More efficiently plans and uses public infrastructure - water, sewer, roads, etc. |
| | Clear standards so design/form is predictable and meets community goals |
| | Focuses on quality of public realm - public gathering places, engaging streetscapes |
| | Quicker review process |
| | |
| Cons | Cons |
| Vague standards for placement and form of development | Requires more upfront planning (charrettes, public input, etc.) |
| Hinders the creation of mixed use development | New approach |
| Often results in economically inefficient development - mismatched development of public utilities and transportation systems resulting in inefficient use of public facilities from leap-frogged development and sprawl | Represents change |
| Rarely produces improvements in the public realm - public gathering places, engaging streetscapes | Little control over uses unless specify prohibited uses or establish proportion of types of uses in advance. |
| Often produces isolated, single-use lots, excessive setbacks and parking, and, because of separation of uses, an increased dependence on automobile use | Developers / landowners must learn a new way of conducting business. |
| Slower review process | |

- Focus on requirements that create safe, walkable, mixed-use neighborhoods
- Simplify code format – chart and image based document
- Incorporating the most common design review comments from Planning Commission and local committees, the updated code will reduce the number of required applicant revisions and speed up the application to permit time

# Purpose

- **Support housing growth and neighborhood stability by**:
  - Allowing missing middle housing (multi-generational, age-in-place, duplexes, small multi-family, ADUs)
  - Reducing barriers to rebuilding on vacant or underutilized lots
  - Ensuring new development fits existing neighborhood character

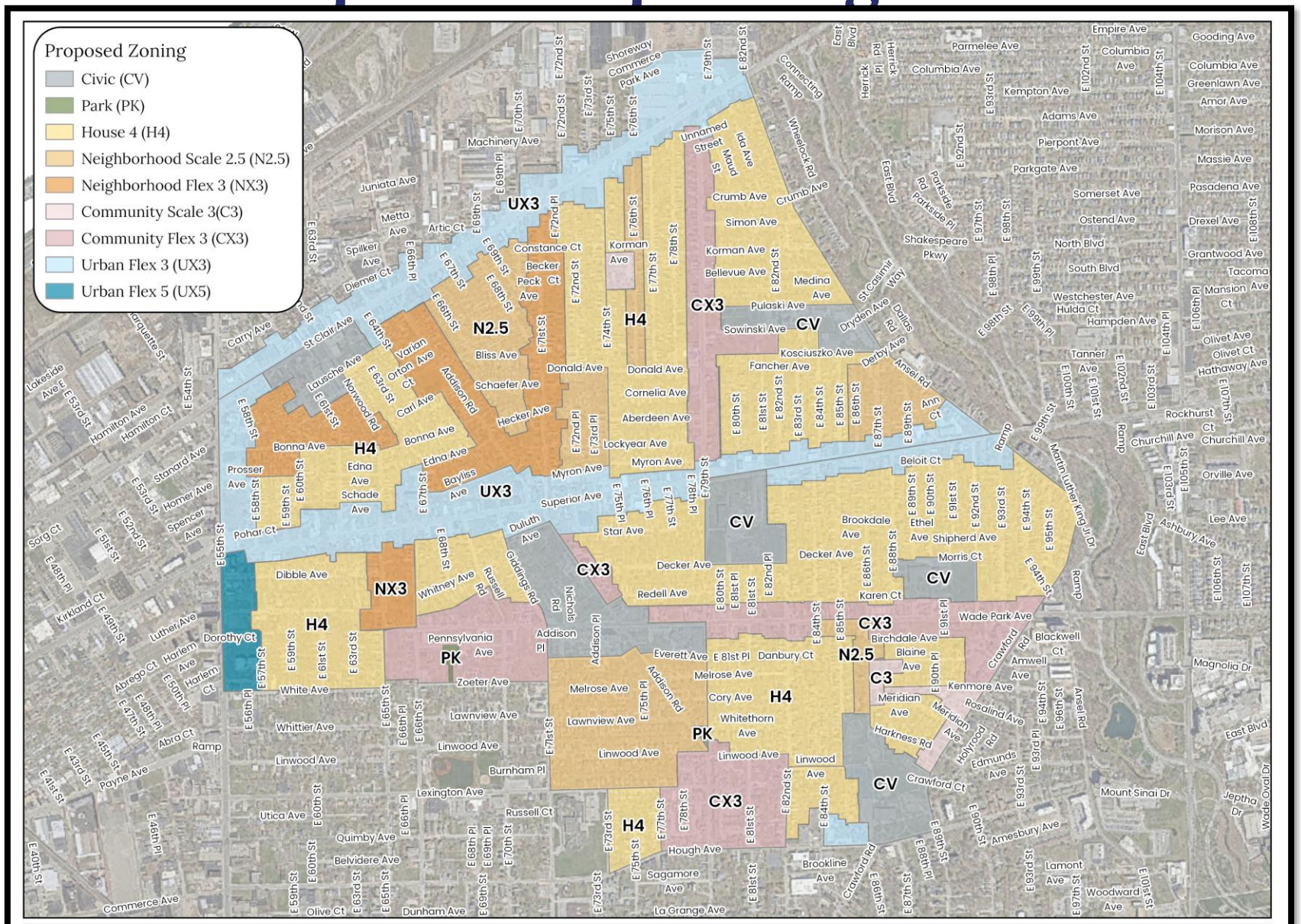
- **Align zoning with existing built form**

- **Support both existing and new businesses by allowing flexible use of space to provide neighborhood amenities**

- **Promotes walkable, safe streets**

**E. 89th Street (8 Units)**

# Proposed Map Change 2700



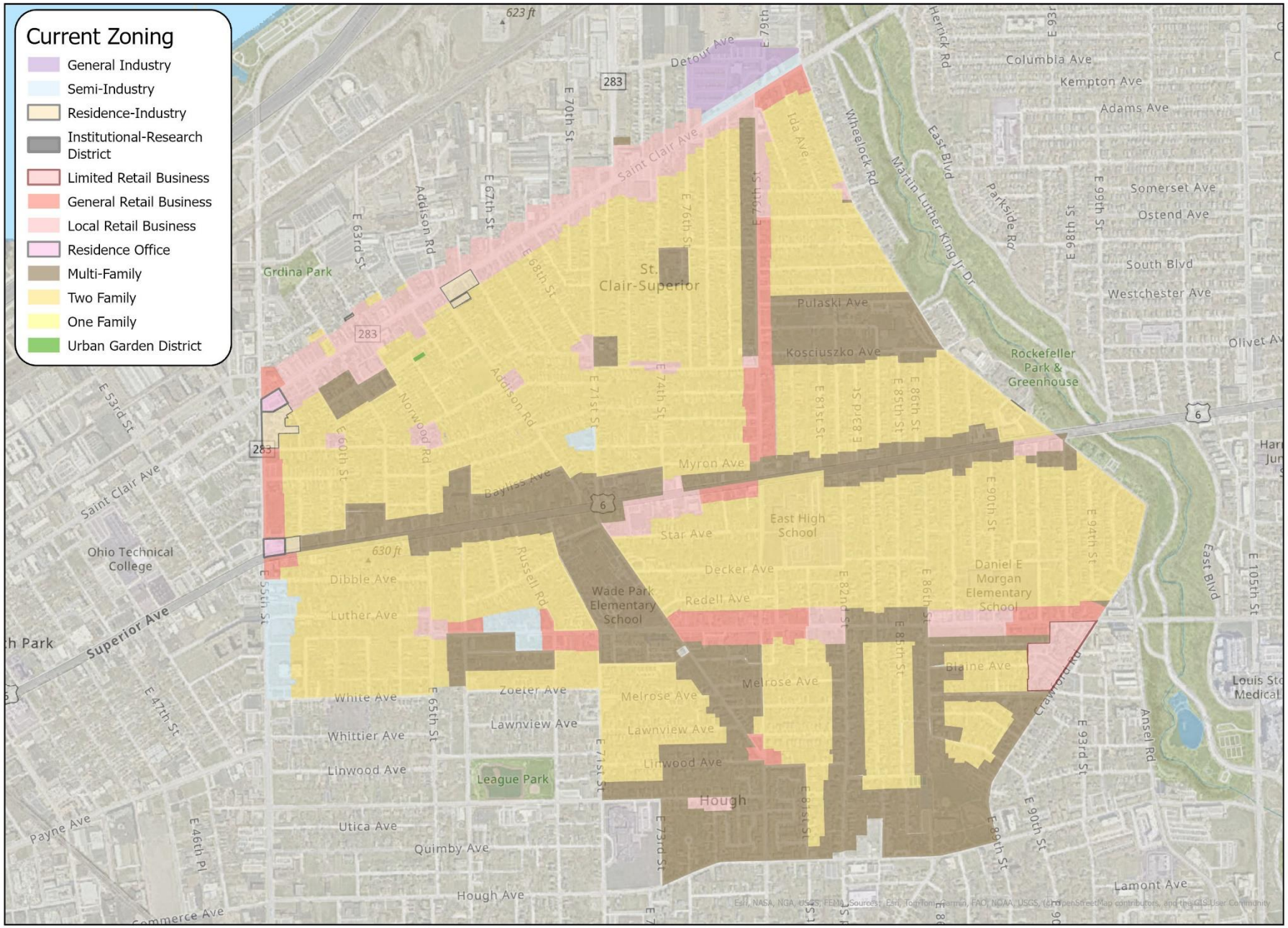

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

## Map Change 2700

Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map. (Map Change 2700)

1,000 Feet

N

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CITY PLANNING COMMISSION

**Current Zoning**

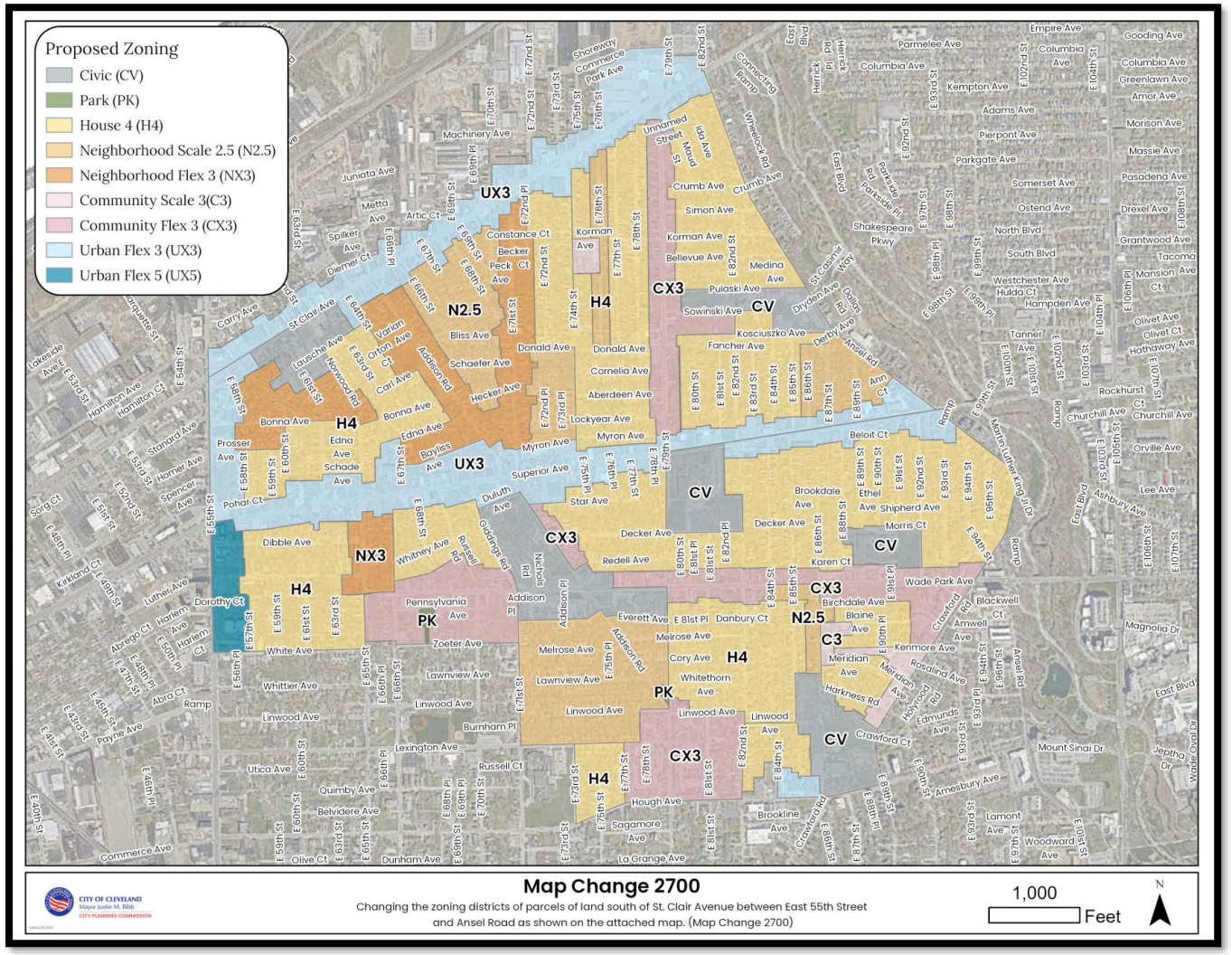
1,000 Feet

N

# Existing Zoning

- Two Family
- Multi-Family
- Residence Office
- Local Retail
- General Retail
- Limited Retail
- Residence Industry
- Semi Industry
- General Industry

# House 4 (H4)

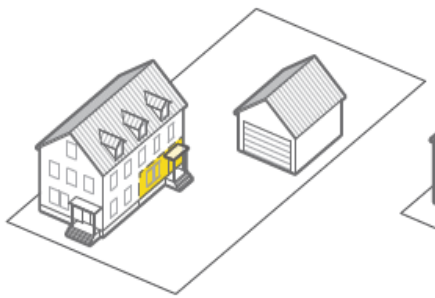



- Existing Zoning Two-Family & Multi-Family Residential Districts
- 1-4 unit residential context.

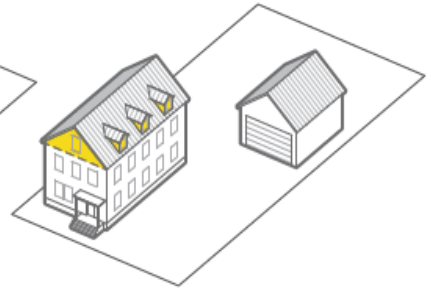
| H4 |
| --- |
| 4 dwellings units per site |
| 20' site width |
| 2.5 stories/32' in height |
| 35' building width |

House 4: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

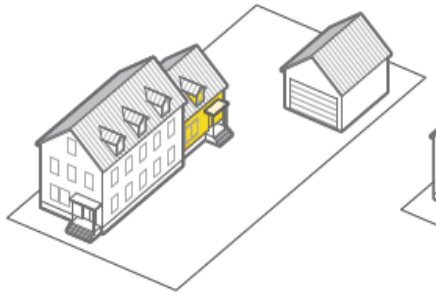
# H4 HOUSE 4



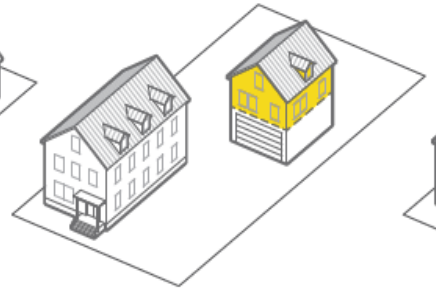
Carve Out: Ground Floor



Carve Out: Attic

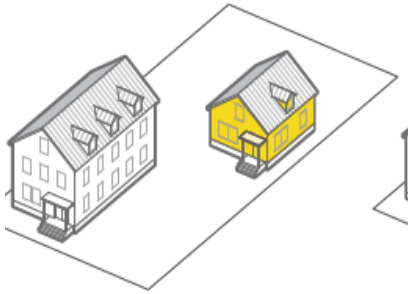


Attached to House

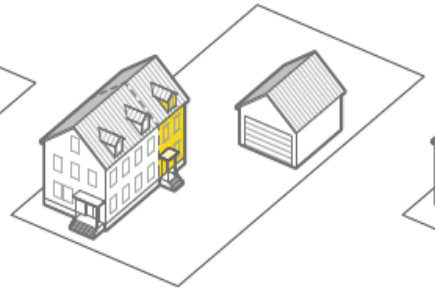


Stacked Above Garage

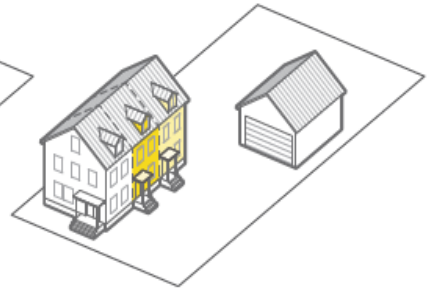
Detached Unit



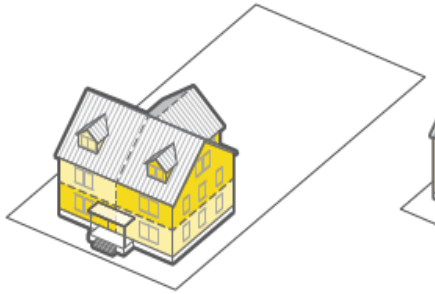
Conversion: Garage



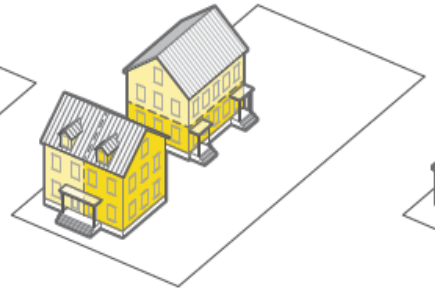
Conversion: Duplex



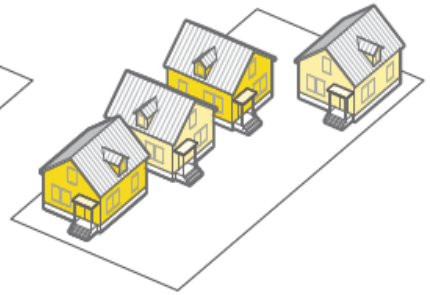
Conversion: Triplex



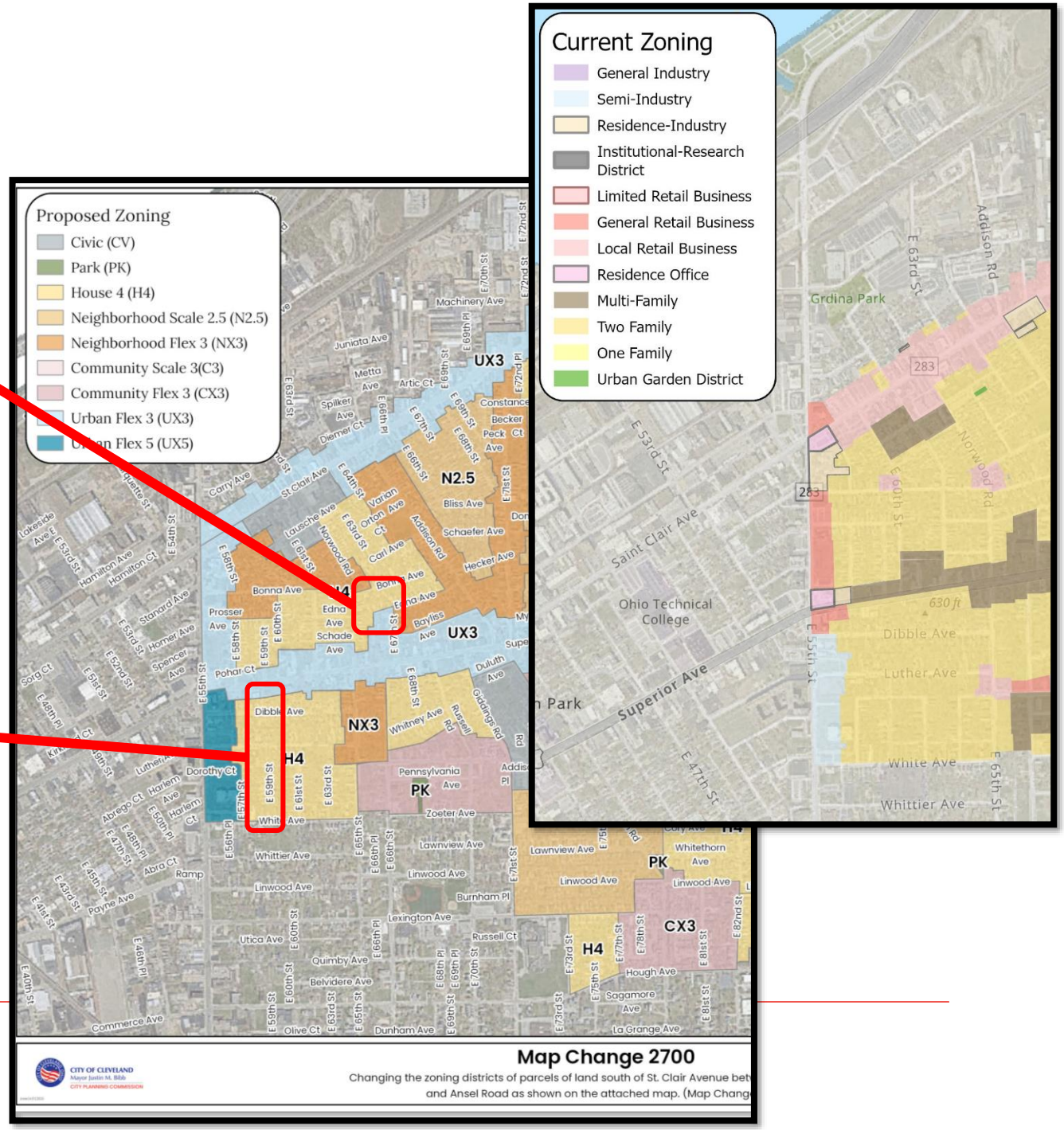
1 Quadplex



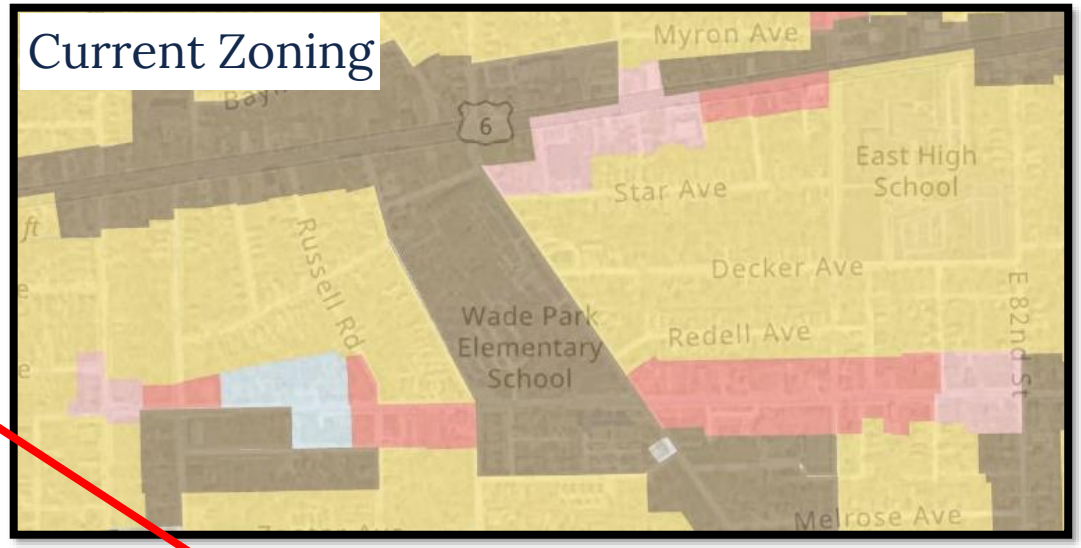
2 Duplexes

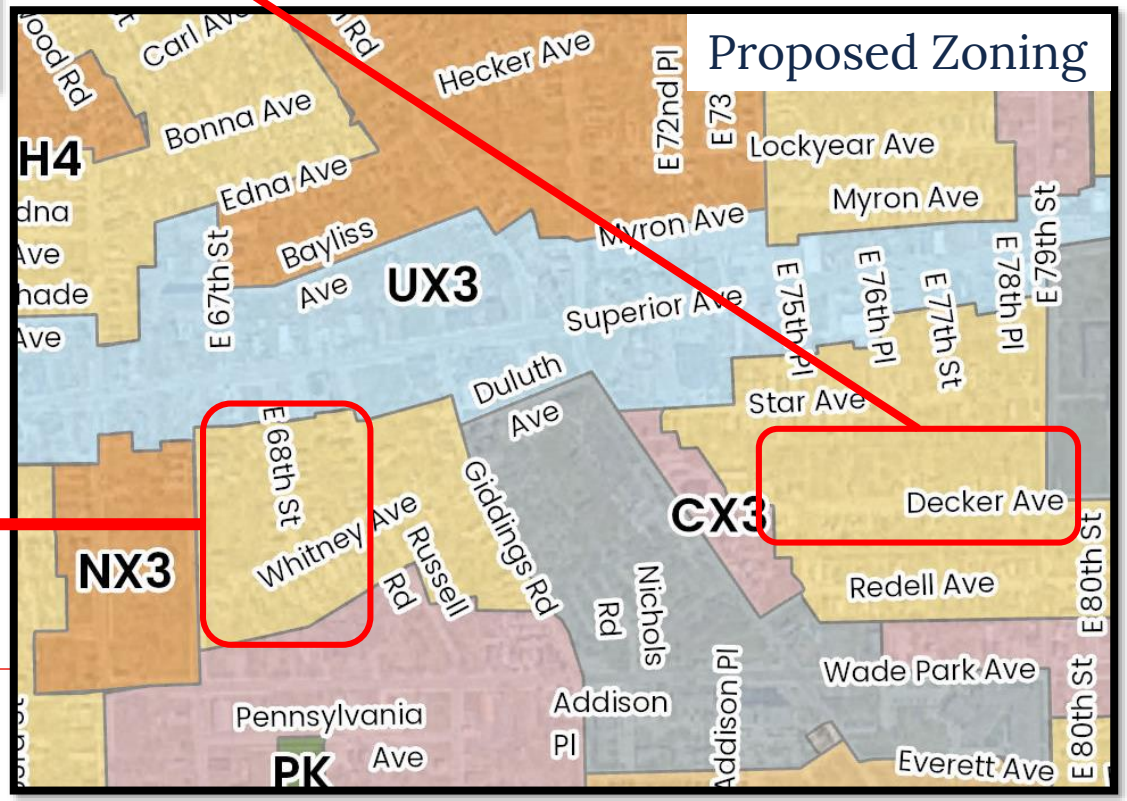


4 Bungalows

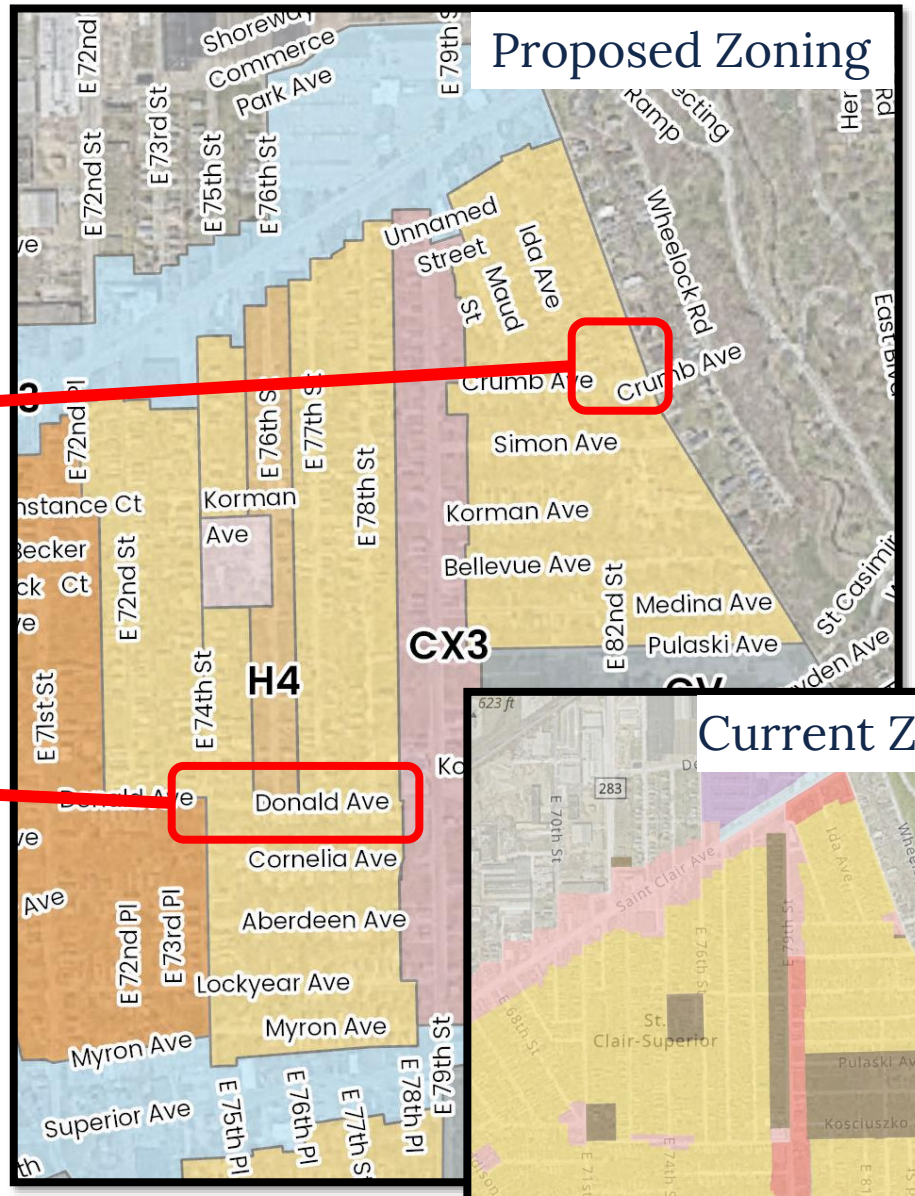



CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

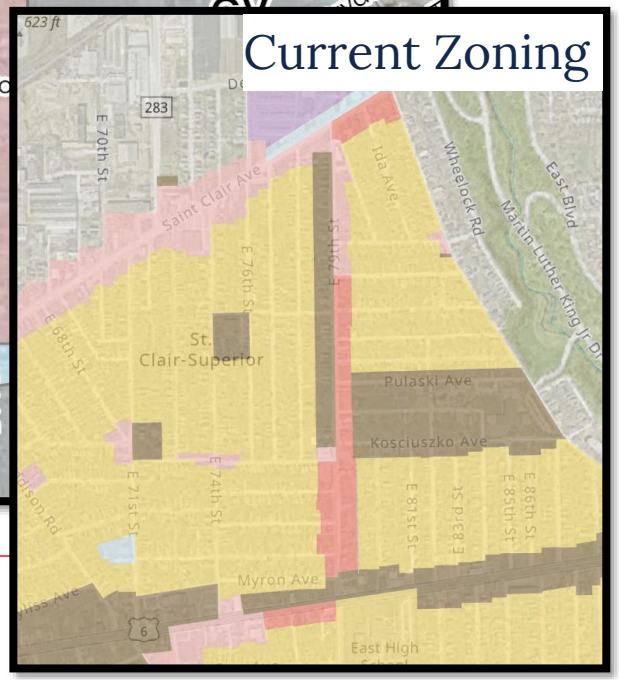

Current Zoning
Myron Ave
6
East High School
Star Ave
Decker Ave
Russell Rd
Wade Park Elementary School
Redell Ave
E 82nd St
Melrose Ave


Proposed Zoning
Carl Ave
Hecker Ave
E 72nd Pl
E 73
Lockyear Ave
H4
Bonna Ave
Edna Ave
Myron Ave
Bayliss Ave
E 67th St
UX3
Superior Ave
E 75th Pl
E 76th Pl
E 77th St
E 78th Pl
E 79th St
Duluth Ave
Star Ave
E 68th St
Whitney Ave
Giddings Rd
Russell Rd
CX3
Decker Ave
NX3
Nichols Rd
Redell Ave
E 80th St
Wade Park Ave
Addison Pl
Addison Pl
Pennsylvania Ave
PK
Everett Ave
E 80th St

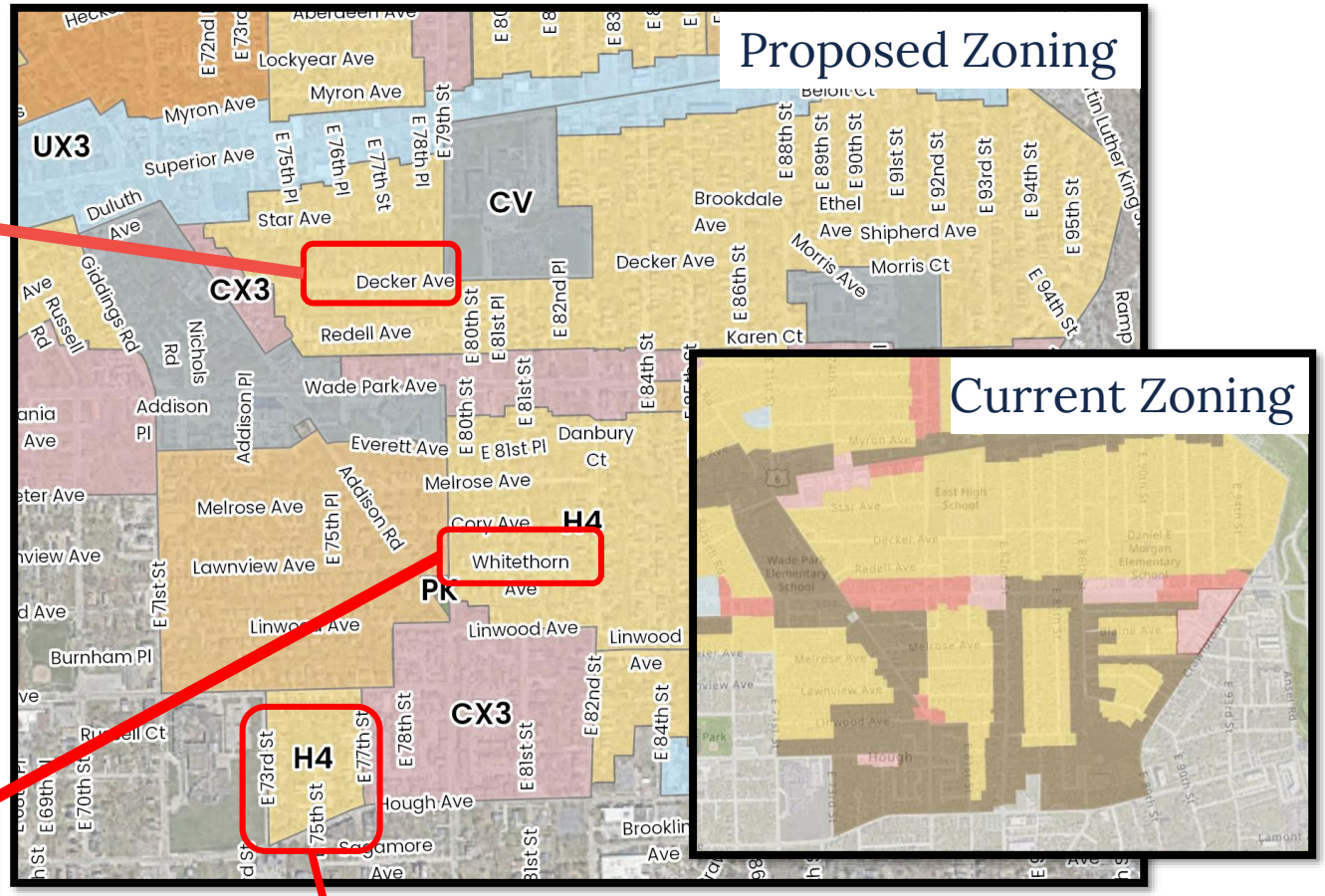
House 4
E 68th St

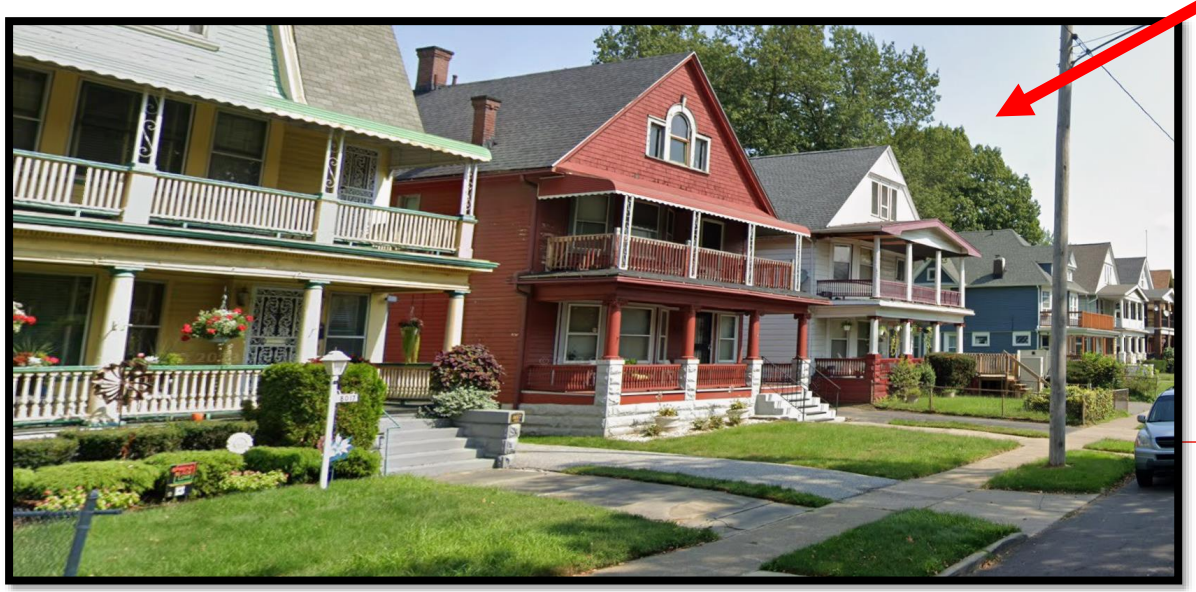

Proposed Zoning
Shoreway
Commerce
Park Ave
E 72nd St
E 73rd St
E 75th St
E 76th St
E 79th St
Unnamed Street
Ida Ave
Maud St
Wheelock Rd
Crumb Ave
Simon Ave
Korman Ave
Bellevue Ave
Medina Ave
Pulaski Ave
E 82nd St
E 78th St
E 77th St
E 76th St
E 72nd Pl
E 72nd St
E 71st St
E 74th St
Korman Ave
H4
CX3
Donald Ave
Cornelia Ave
Aberdeen Ave
Lockyear Ave
Myron Ave
Superior Ave
E 72nd Pl
E 73rd Pl
E 75th Pl
E 76th Pl
E 77th St
E 78th Pl
E 79th St
St Casimir

House 4

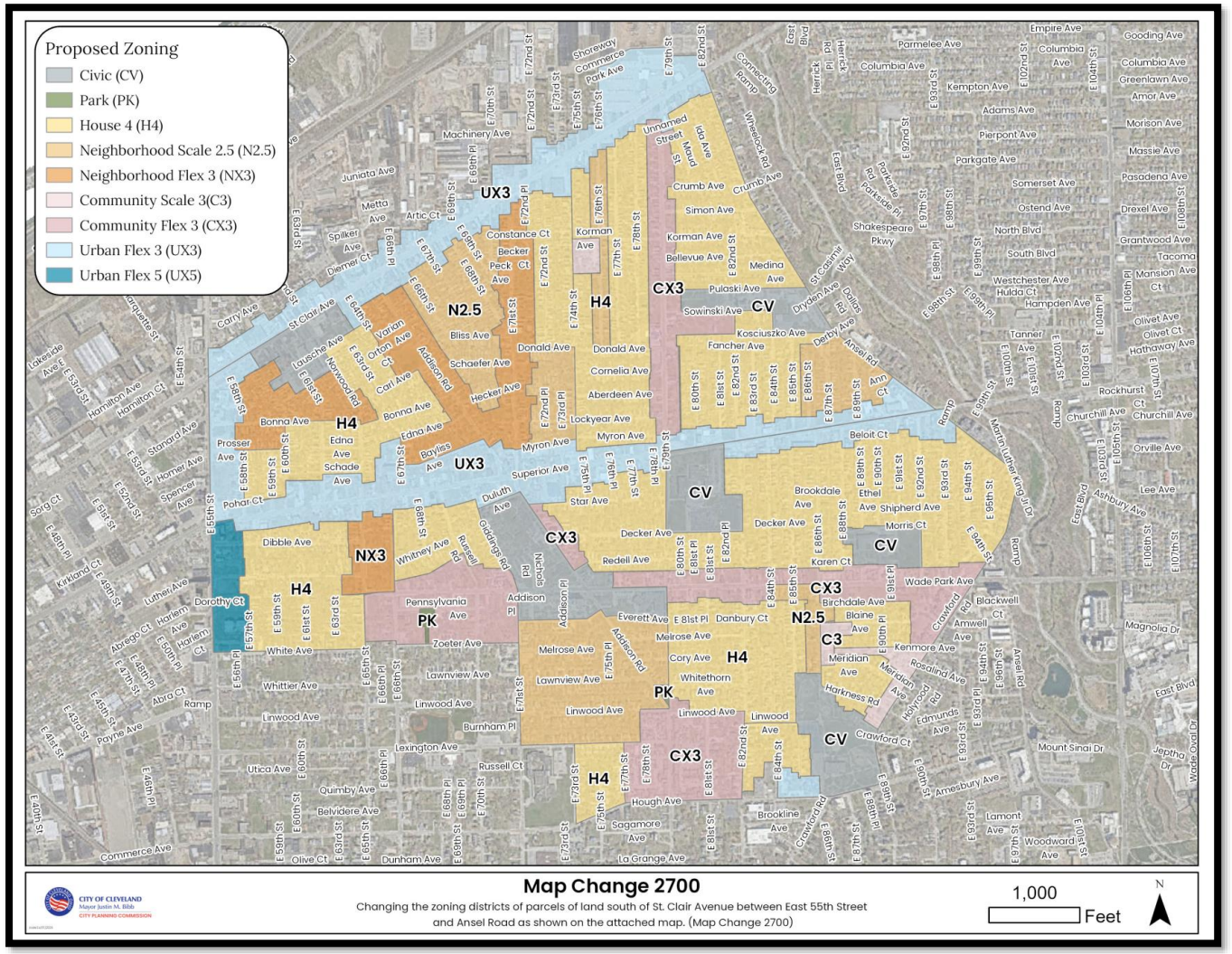

Current Zoning
283
E 70th St
Saint Clair Ave
Ida Ave
Wheelock Rd
East Blvd
Martin Luther King Jr Dr
St. Clair-Superior
Pulaski Ave
Kosciuszko Ave
Myron Ave
East High
6

House 4

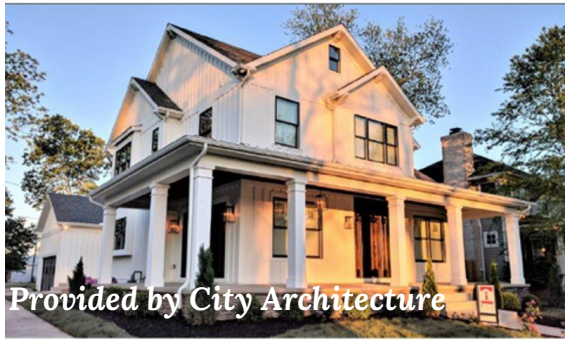

Proposed Zoning
Current Zoning
UX3
CX3
CV
H4
Pk
Decker Ave
Whitethorn
Lockyear Ave
Myron Ave
Superior Ave
Duluth Ave
Star Ave
Redell Ave
Wade Park Ave
Everett Ave
Melrose Ave
Lawnview Ave
Linwood Ave
Burnham Pl
Brookdale Ave
Ethel Ave
Shipherd Ave
Morris Ave
Morris Ct
Karen Ct
Danbury Ct
Cory Ave
Addison Pl
Addison Rd
Giddings Rd
Nichols Rd
Russell Rd
Hough Ave
Sagamore Ave
Brooklin Ave
E 73rd St
E 75th St
E 77th St
E 78th St
E 79th St
E 80th St
E 81st St
E 82nd St
E 84th St
E 86th St
E 88th St
E 89th St
E 90th St
E 91st St
E 92nd St
E 93rd St
E 94th St
E 95th St
E 71st St
E 69th St
E 70th St
E 72nd St
E 75th Pl
E 76th Pl
E 77th Pl
E 78th Pl
E 81st Pl
E 82nd Pl
Ramp



# Neighborhood Scale 2.5 (N2.5)




- Existing Zoning 2F, MF, SI
- Diversity of housing typologies & price points

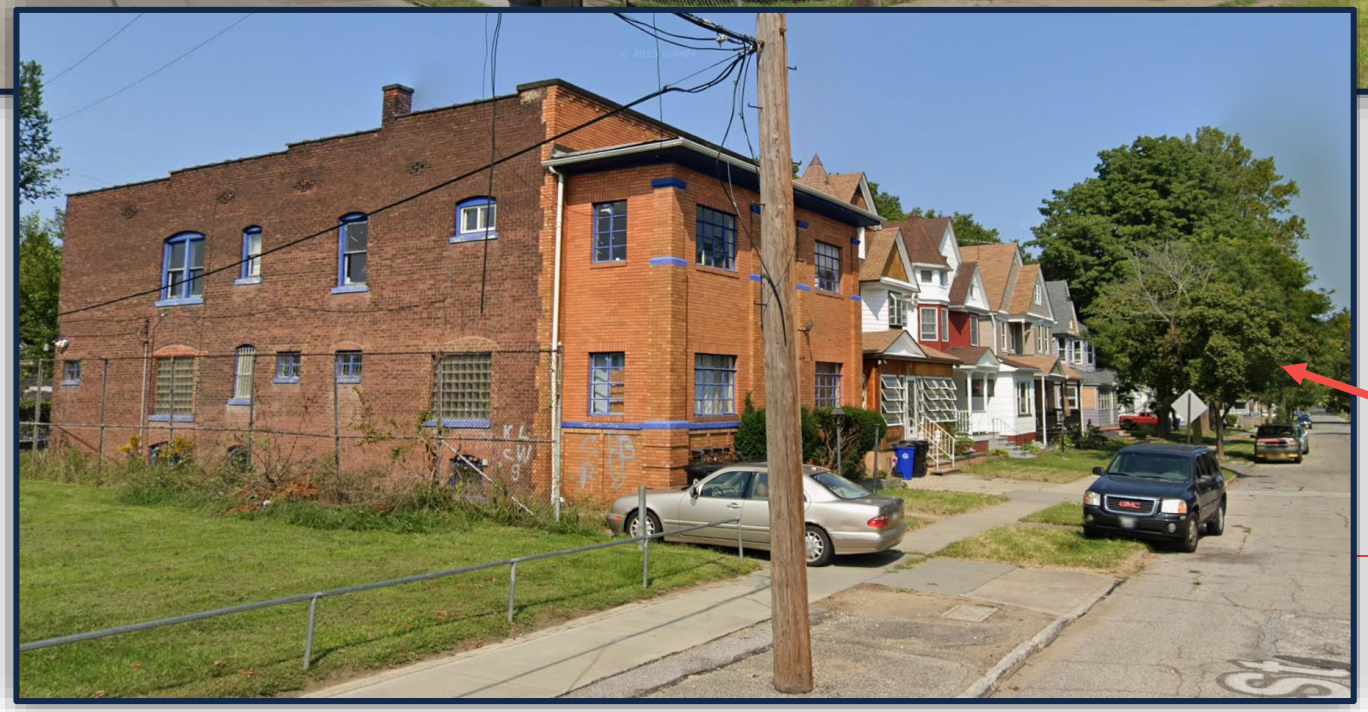


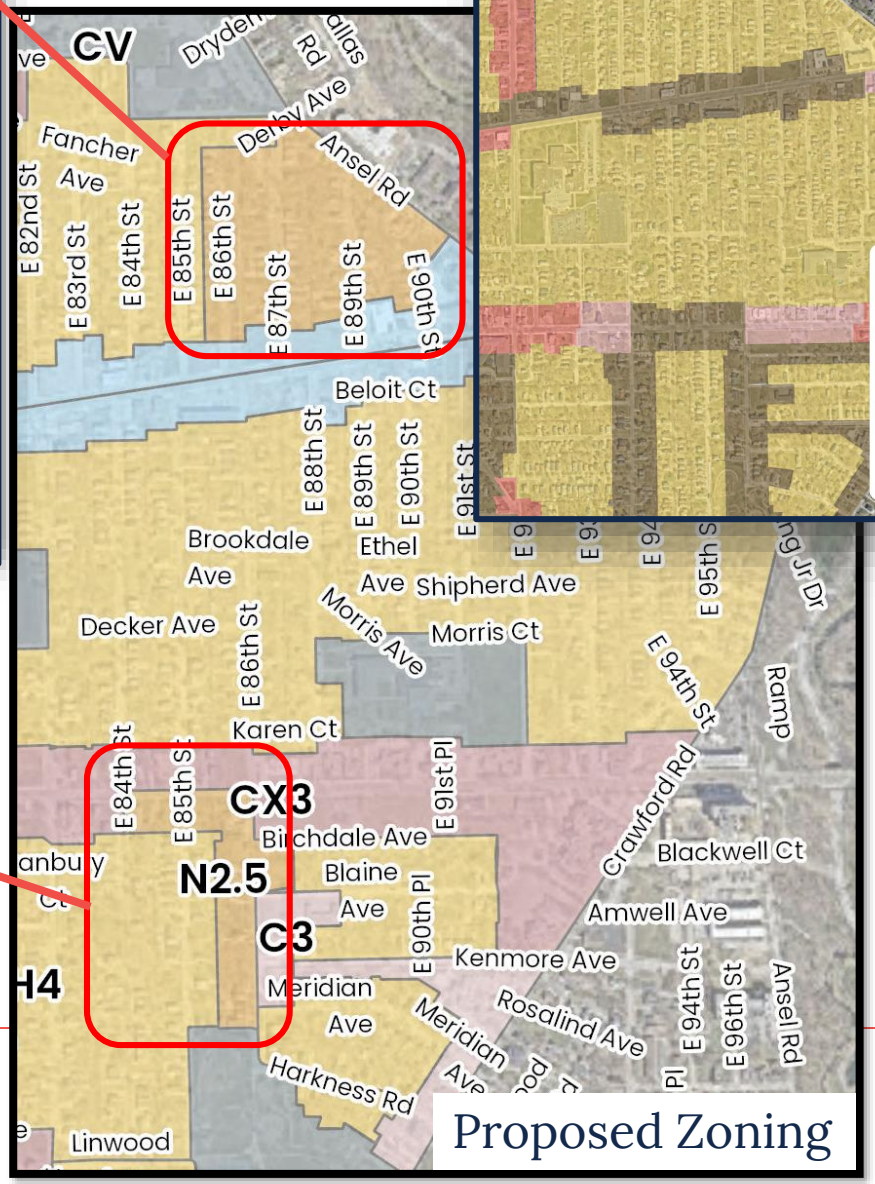

**E. 89th Street (8 Units)**

| N2.5 |
| --- |
| 8 dwellings units |
| 15' site width |
| 2.5 stories/32' in height |
| 40' building width |

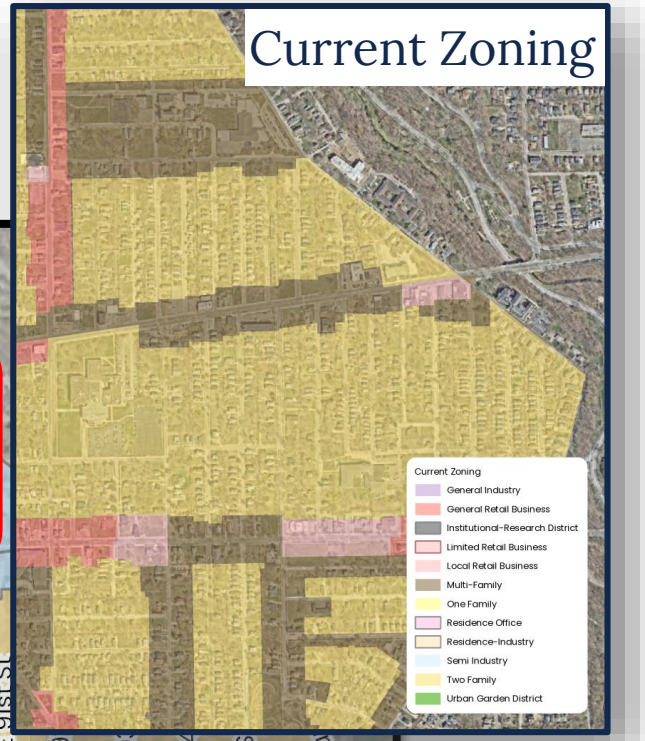
Neighborhood 2.5 : A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses.

# Neighborhood 2.5





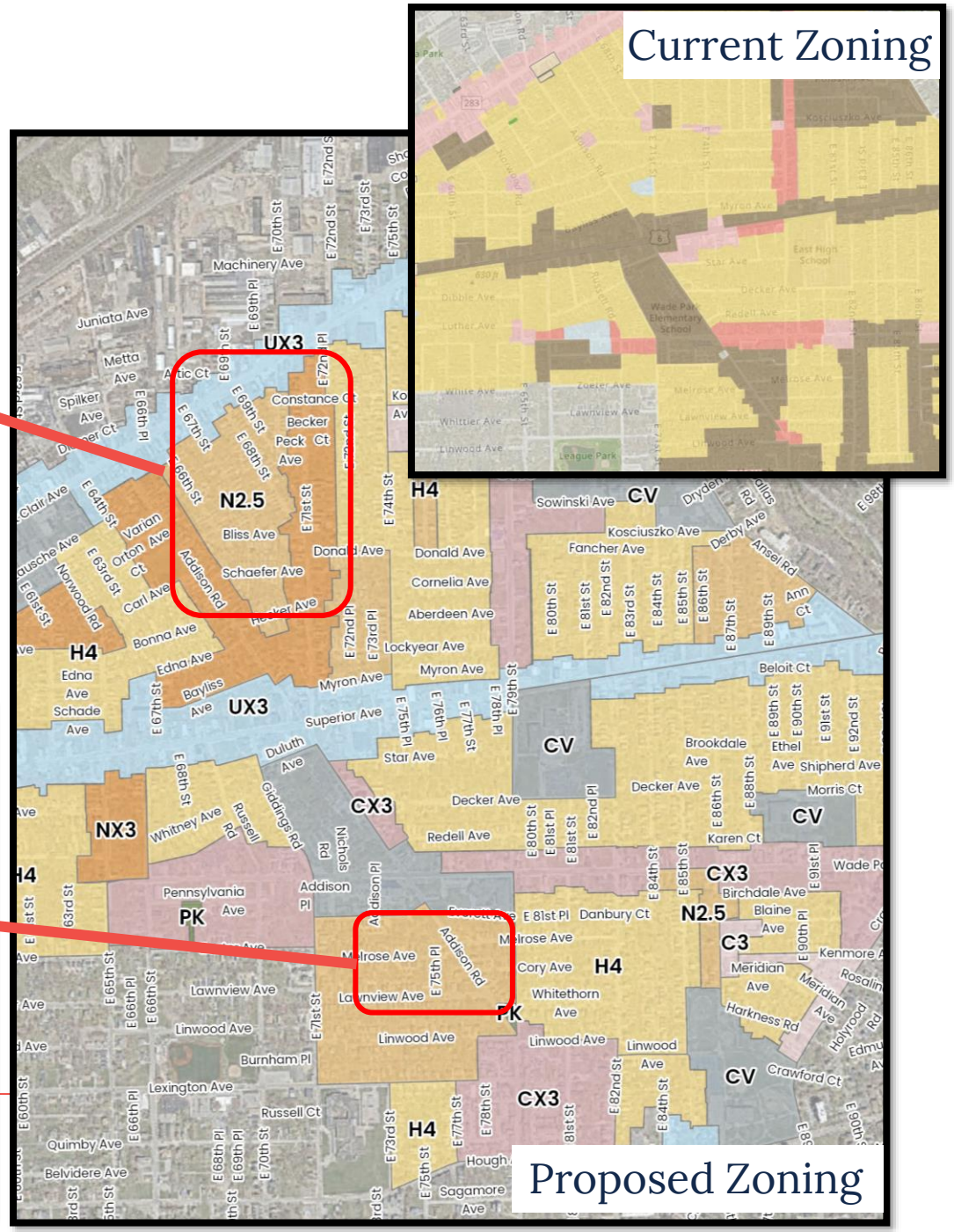

Proposed Zoning

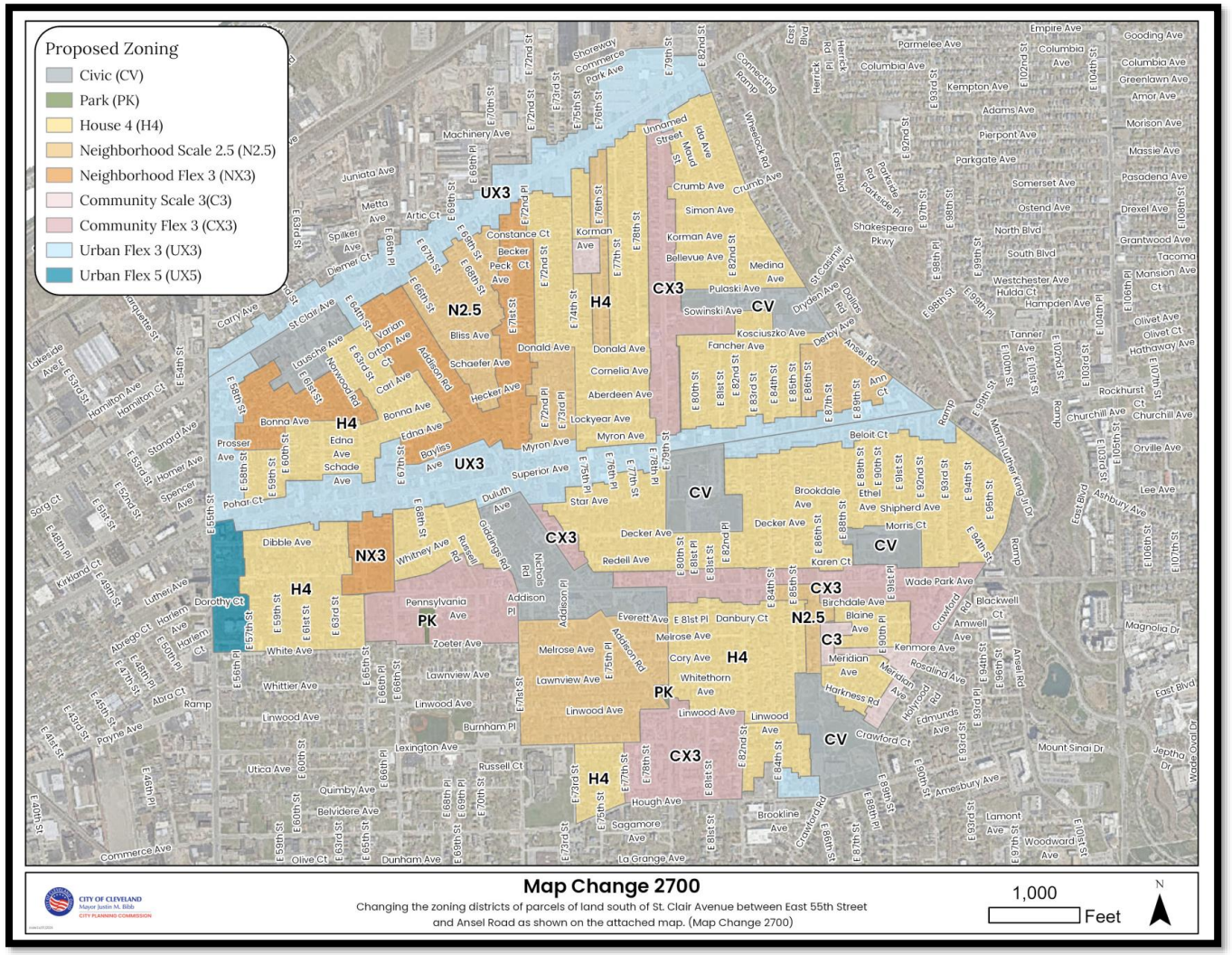



Current Zoning

E 68th St

Neighborhood 2.5


Current Zoning
Proposed Zoning
UX3
N2.5
H4
CV
CX3
NX3
PK
C3
Machinery Ave
Juniata Ave
Metta Ave
Spilker Ave
Constance Ct
Becker Ct
Peck Ct
Bliss Ave
Schaefer Ave
Donald Ave
Cornelia Ave
Aberdeen Ave
Lockyear Ave
Myron Ave
Superior Ave
Star Ave
Decker Ave
Redell Ave
Sowinski Ave
Kosciuszko Ave
Fancher Ave
Bonna Ave
Edna Ave
Schade Ave
Bayliss Ave
Duluth Ave
Whitney Ave
Pennsylvania Ave
Addison Pl
Danbury Ct
Melrose Ave
Cory Ave
Whitethorn Ave
Lawnview Ave
Linwood Ave
Burnham Pl
Lexington Ave
Russell Ct
Quimby Ave
Belvidere Ave
Sagamore Ave
Brookdale Ave
Ethel Ave
Shipherd Ave
Beloit Ct
Morris Ct
Karen Ct
Birchdale Ave
Blaine Ave
Kenmore Ave
Meridian Ave
Harkness Rd
Crawford Ct
Wade Park
Derby Ave
Ansel Rd
Ann Ct
Dryden Rd
Dallas Rd
Norwood Rd
Carl Ave
Orton Ave
Varian Ct
Addison Rd
Giddings Rd
Nichols Rd
Russell Rd
Hough



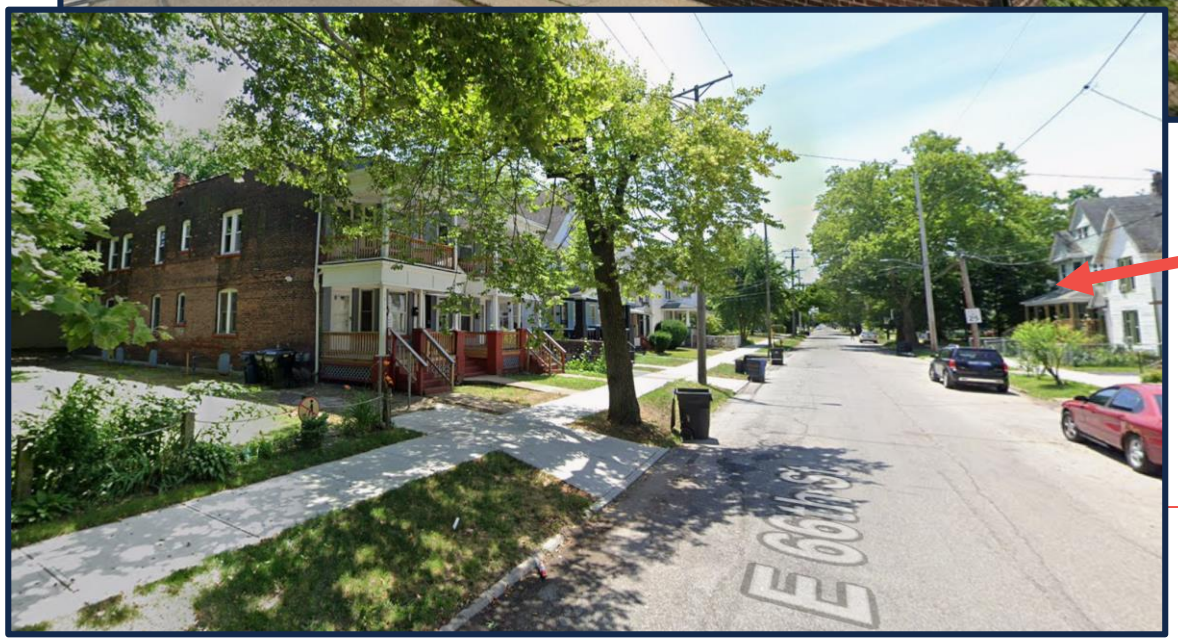

# Neighborhood Flex 3 (NX3)

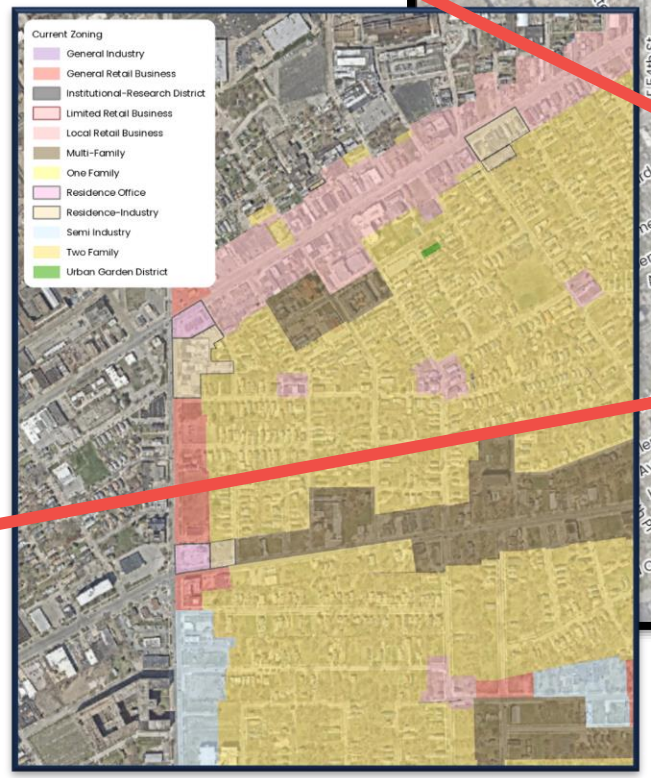
- Existing Zoning 2F, MF, SI
- Low intensity housing with small scale neighborhood amenities

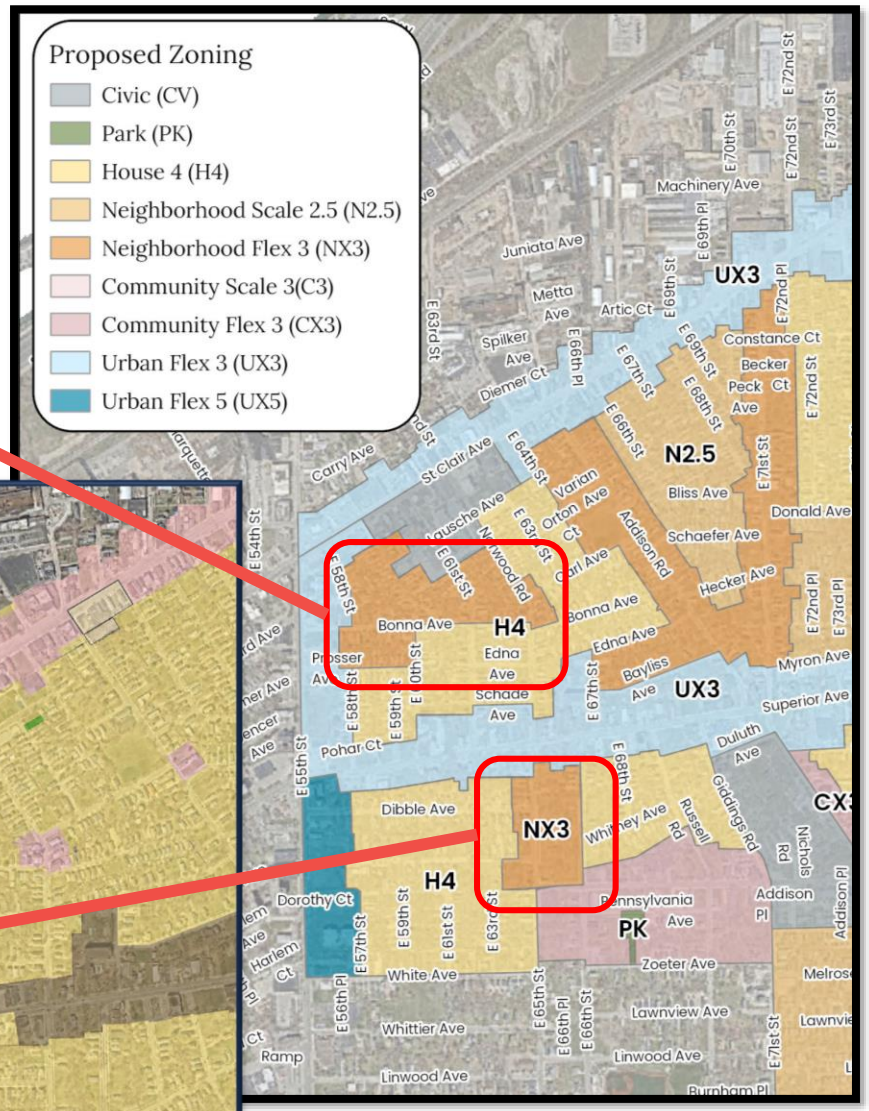
| NX3 |
| --- |
| 8 dwellings units |
| 15' site width |
| 3 stories/42' in height |
| 40' building width |
| Allows limited small-scale commercial |

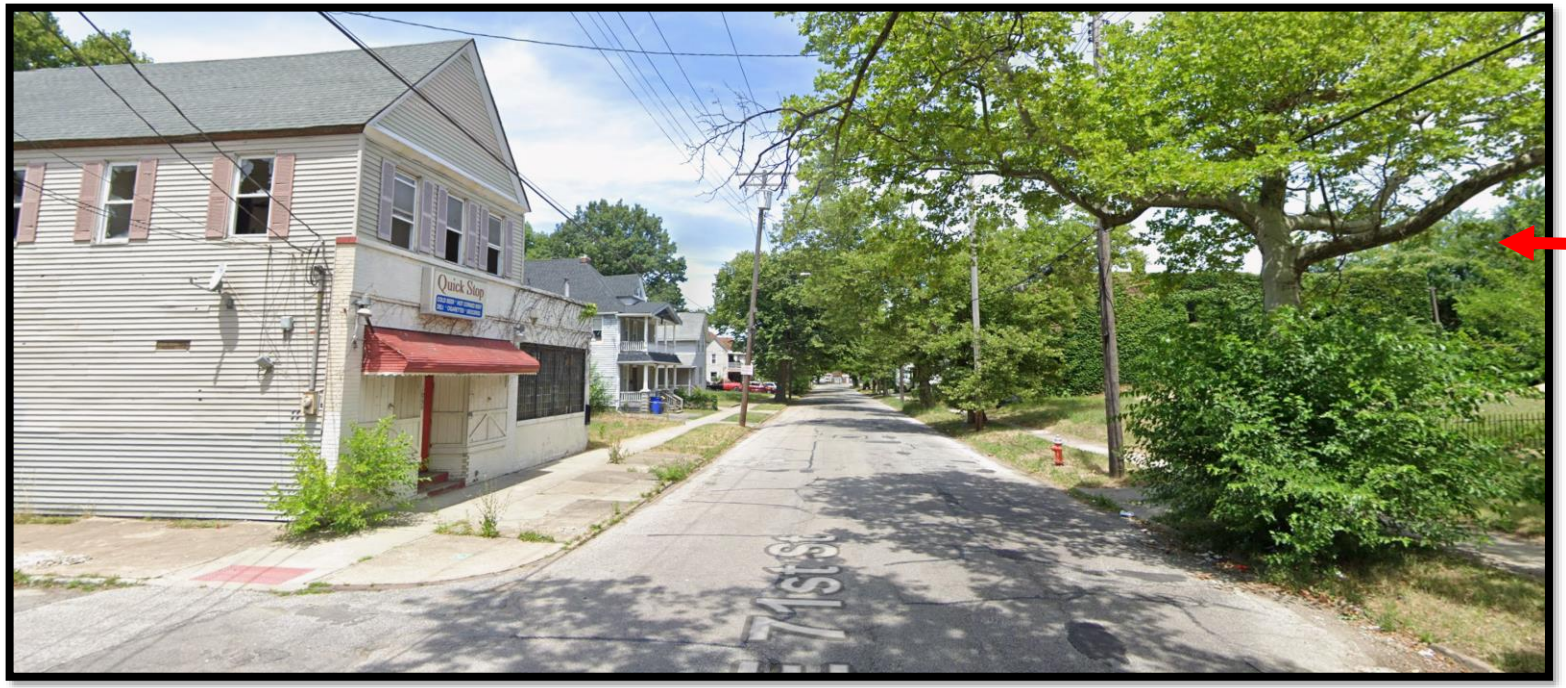
Neighborhood Flex 3: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

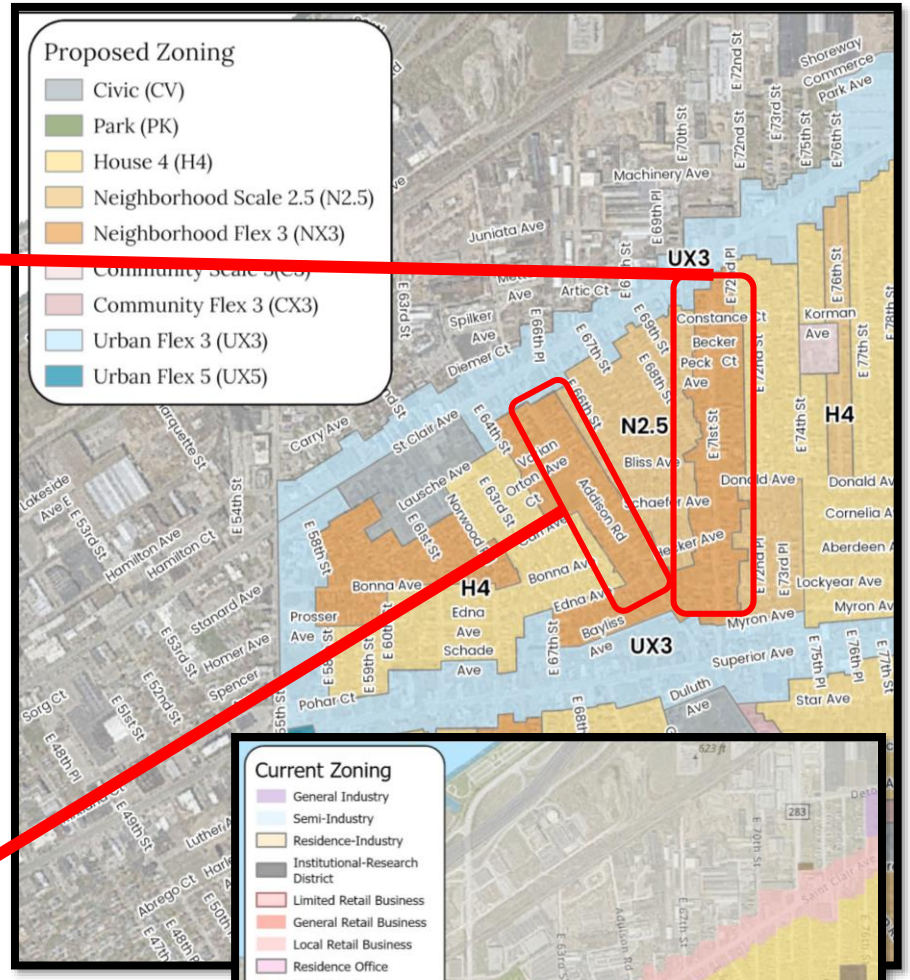
# Neighborhood Flex 3

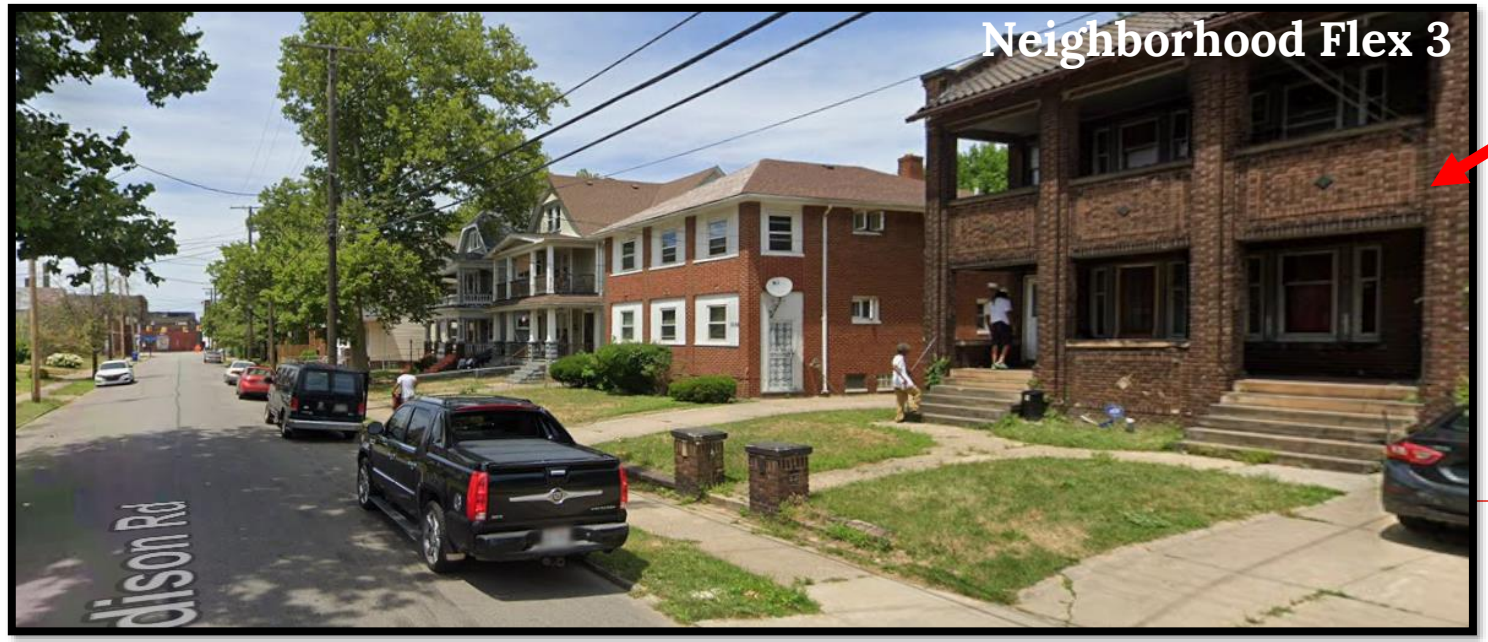



Quick Stop
E 71st St


Proposed Zoning
Civic (CV)
Park (PK)
House 4 (H4)
Neighborhood Scale 2.5 (N2.5)
Neighborhood Flex 3 (NX3)
Community Flex 3 (CX3)
Urban Flex 3 (UX3)
Urban Flex 5 (UX5)
UX3
N2.5
H4
H4
UX3
Machinery Ave
Juniata Ave
Constance Ct
Becker Ct
Peck Ct
Korman Ave
Donald Ave
Cornelia Ave
Aberdeen Ave
Lockyear Ave
Myron Ave
Superior Ave
Star Ave
Duluth Ave
Bliss Ave
Schaefer Ave
Addison Rd
St Clair Ave
Bonna Ave
Edna Ave
Schade Ave
Bayless Ave
Prosser Ave
Carry Ave
Spilker Ave
Diemer Ct
Lakeside Ave
Hamilton Ave
Hamilton Ct
Stanard Ave
Homer Ave
Spencer
Sarg Ct
Pohar Ct
Abrego Ct
Lauschke Ave
Norwood
Orton Ave
Vaughan Ct
Shoreway Commerce Park Ave
E 72nd St
E 73rd St
E 75th St
E 76th St
E 77th St
E 78th St
E 74th St
E 73rd Pl
E 76th Pl
E 75th Pl
E 71st St
E 70th St
E 69th Pl
E 68th St
E 67th St
E 66th Pl
E 64th St
E 63rd St
E 61st St
E 60th St
E 59th St
E 58th St
E 54th St
E 53rd St
E 52nd St
E 51st St
E 49th St
E 48th Pl
E 47th St
Artic Ct


Neighborhood Flex 3
dison Rd

Current Zoning
General Industry
Semi-Industry
Residence-Industry
Institutional-Research District
Limited Retail Business
General Retail Business
Local Retail Business
Residence Office
Multi-Family
Two Family
One Family
Urban Garden District
Saint Clair Ave
Superior Ave
Ohio Technical College
Wade Park Elementary School
Lawnview Ave
Dibble Ave
Luther Ave
Addison Rd
E 63rd St
E 70th St
E 71st St
E 67th St
E 66th St
E 68th St
E 69th St
E 72nd St
E 73rd St
E 74th St
E 75th St
E 76th St
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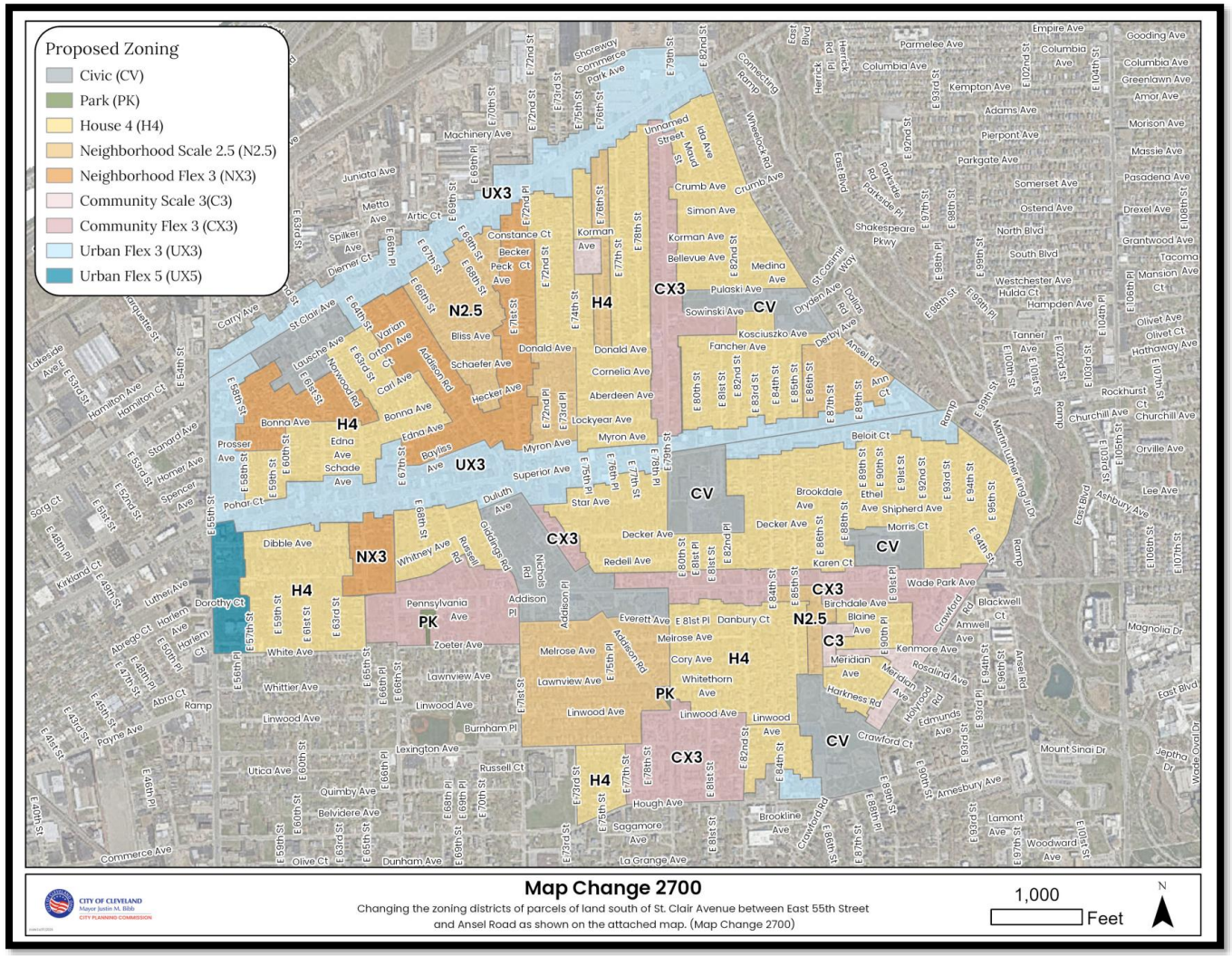
E 77th St
E 78th St
283
6



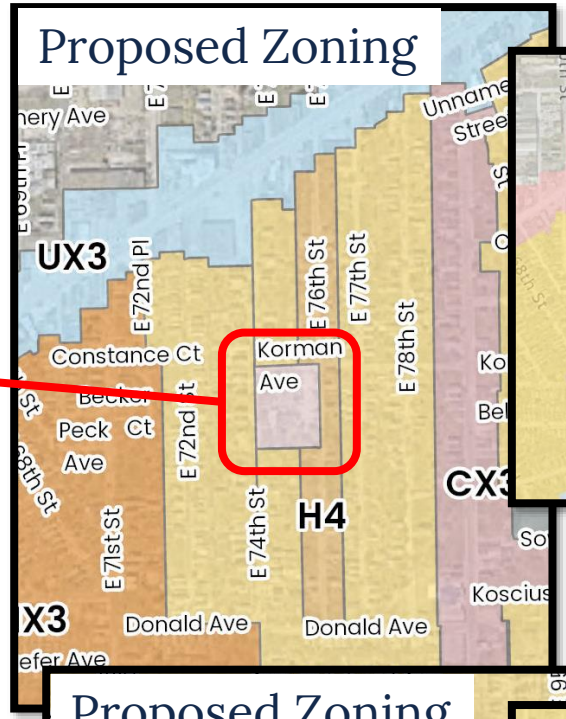

# Community 3 (C3)

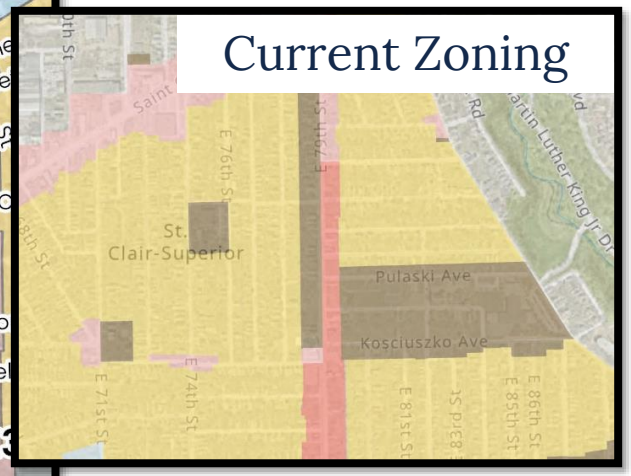
- Existing Zoning MF, LR, GR, LLR
- Diversity of housing typologies

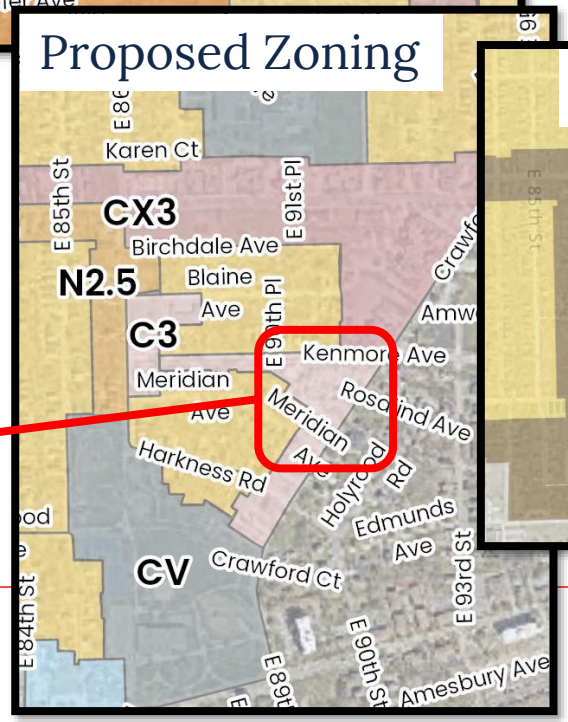
| C3 |
| --- |
| No density restrictions |
| 15' side width |
| 3 stories/42' in height |
| 175' building width |

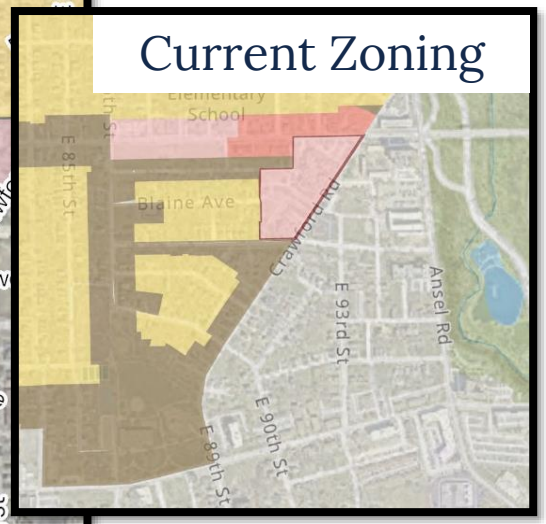
Community 3: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses.

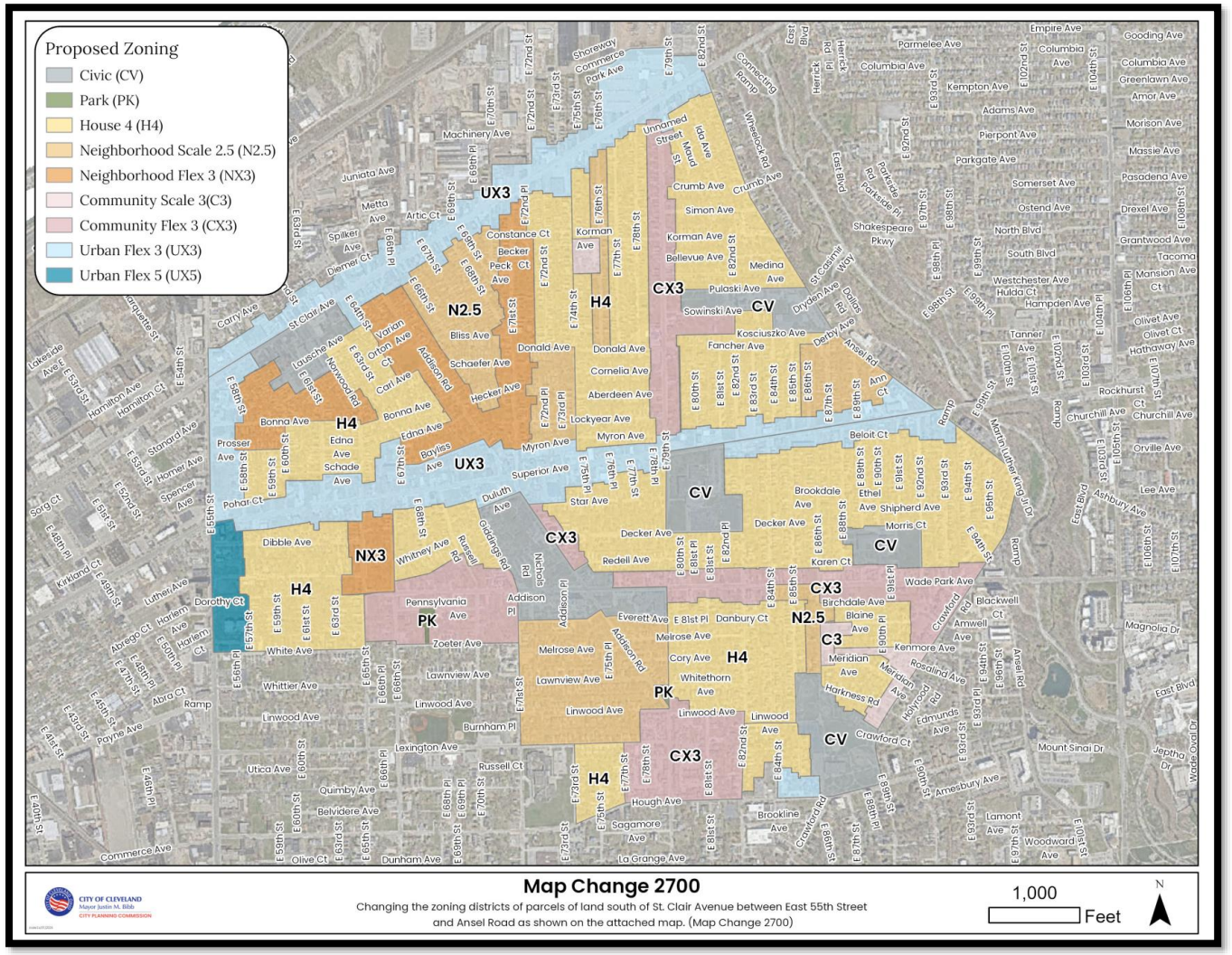
Community 3
E 74th St
E 76th St
Korman Ave


Proposed Zoning
UX3
E 72nd Pl
E 76th St
E 77th St
E 78th St
Constance Ct
Korman Ave
Peck Ct
Ave
E 72nd St
E 71st St
E 74th St
H4
CX3
Donald Ave
Donald Ave


Current Zoning
St. Clair-Superior
Pulaski Ave
Kosciuszko Ave


Proposed Zoning
Karen Ct
E 85th St
CX3
E 91st Pl
Birchdale Ave
N2.5
Blaine Ave
C3
Kenmore Ave
Meridian Ave
Harkness Rd
Edmunds Ave
CV
Crawford Ct
E 93rd St
E 90th St
Amesbury Ave


Current Zoning
Blaine Ave
Ansel Rd
E 93rd St
E 90th St



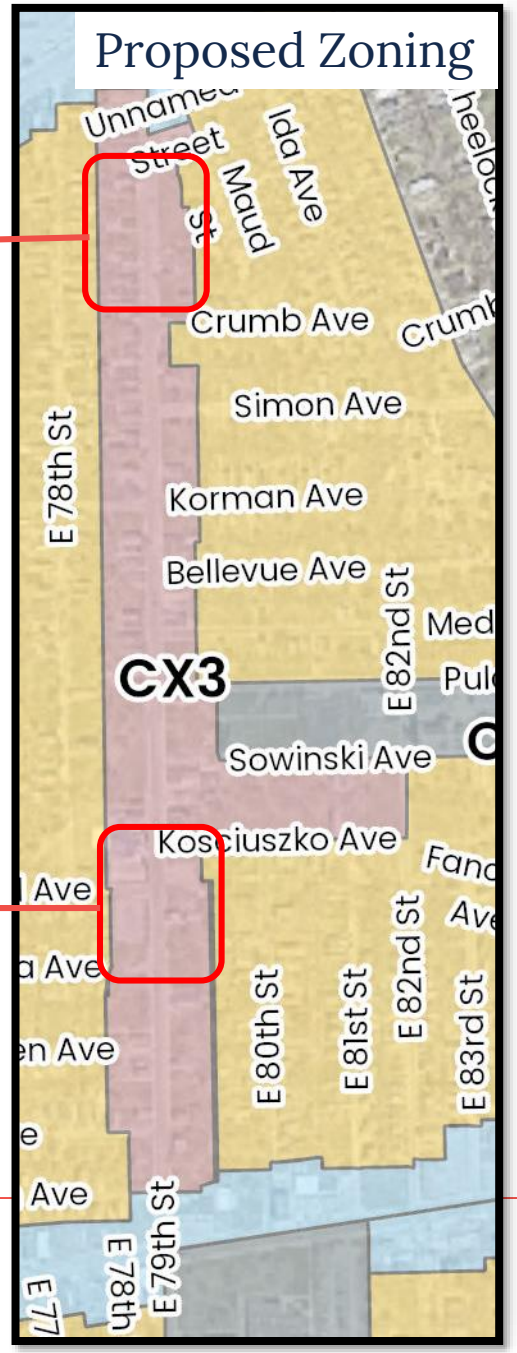

# Community Flex 3 (CX3)

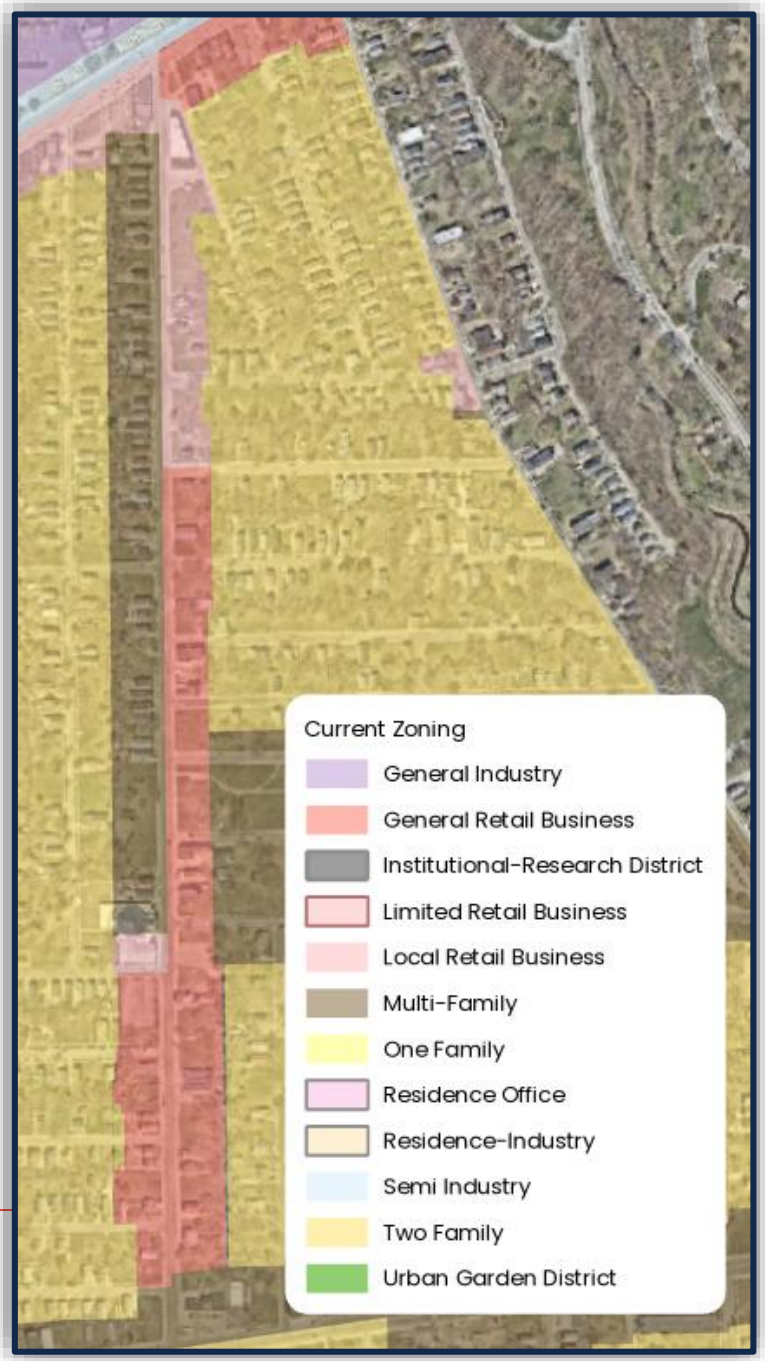
- Existing Zoning MF, LR, GR, LLR
- Medium intensity housing with community resources

| CX3 |
| --- |
| No density restrictions |
| 15' side width |
| 3 stories/42' in height |
| 175' building width |
| Allows limited small-scale commercial |

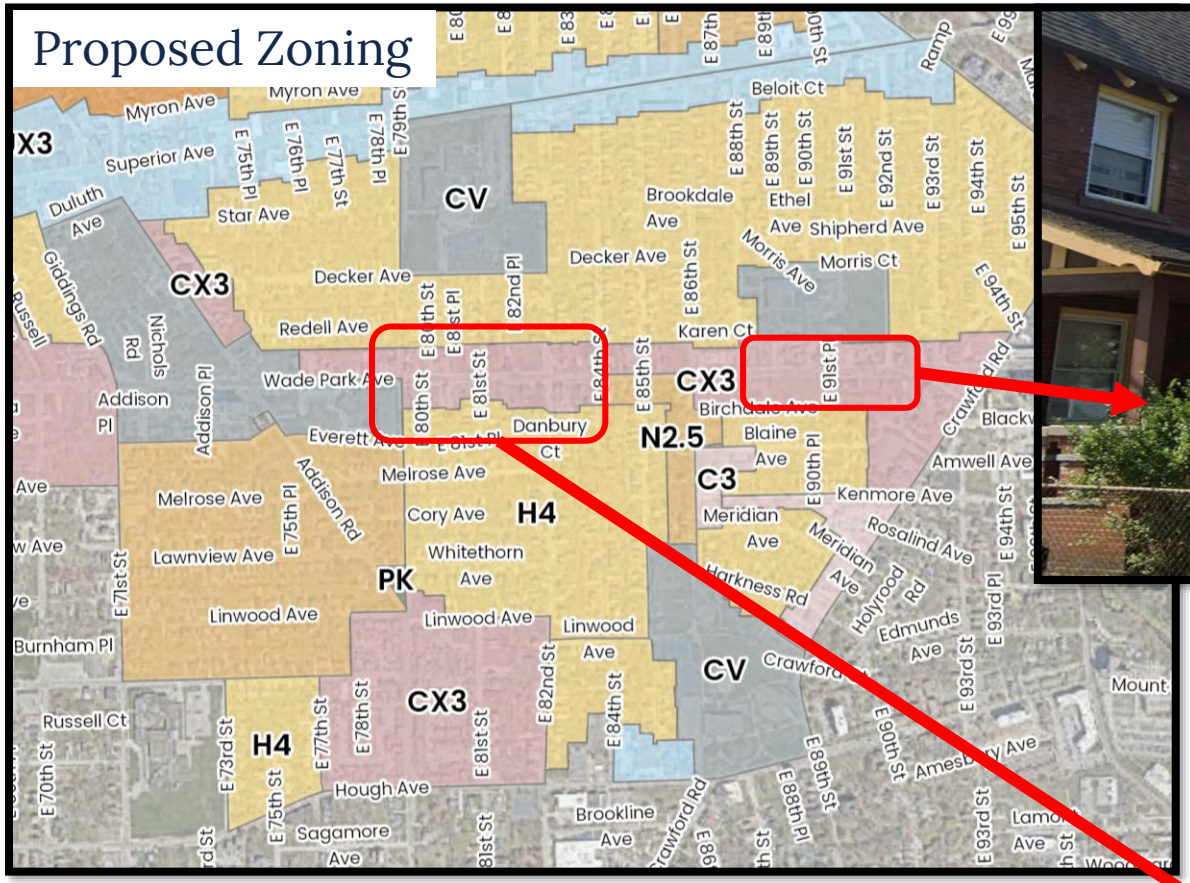
Community Flex 3: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

Community Flex 3

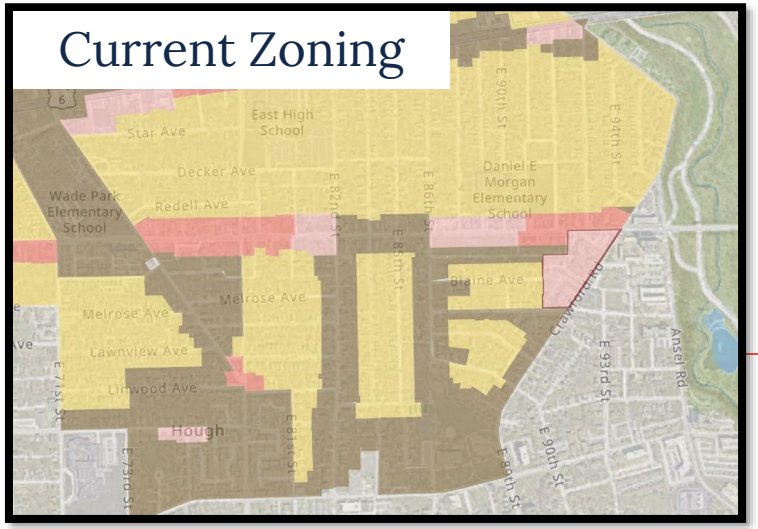

Proposed Zoning
Unnamed Street
Ida Ave
Maud
Crumb Ave
Simon Ave
Korman Ave
Bellevue Ave
E 78th St
E 82nd St
CX3
Sowinski Ave
Kosciuszko Ave
E 80th St
E 81st St
E 82nd St
E 83rd St
E 79th St
E 78th

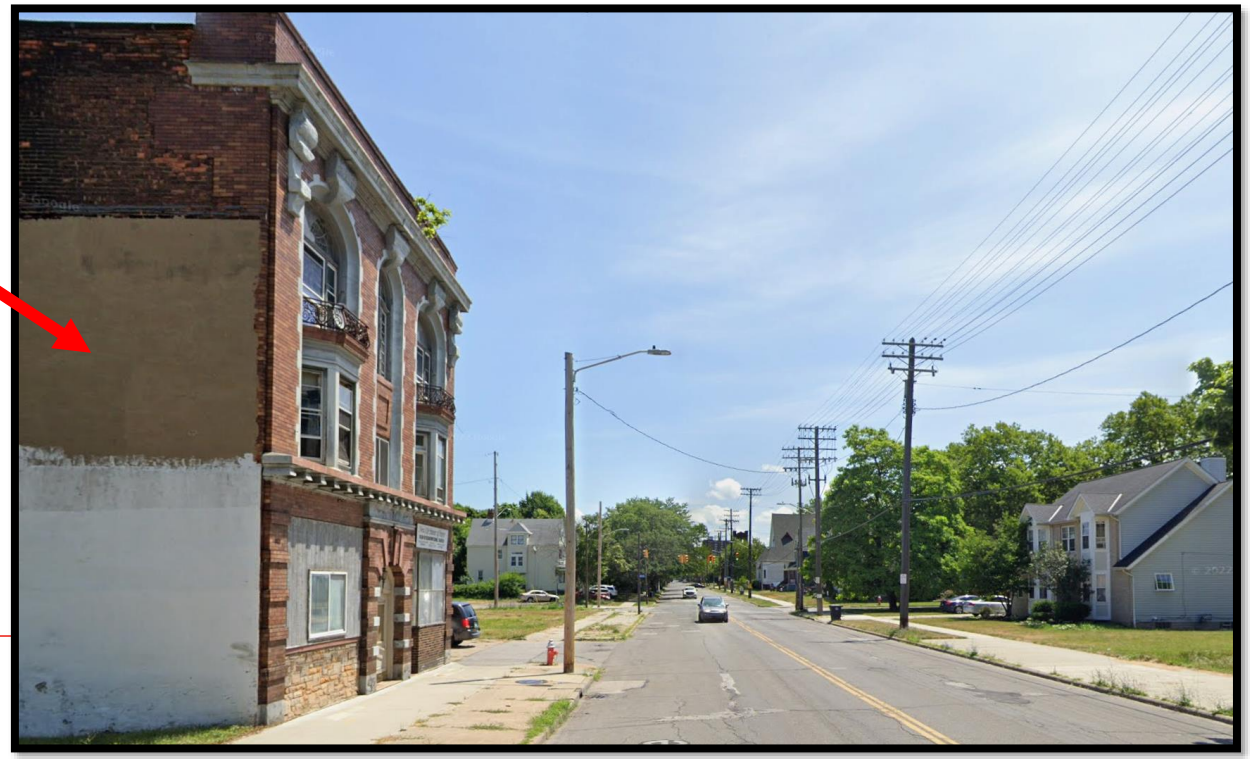

Current Zoning
General Industry
General Retail Business
Institutional-Research District
Limited Retail Business
Local Retail Business
Multi-Family
One Family
Residence Office
Residence-Industry
Semi Industry
Two Family
Urban Garden District

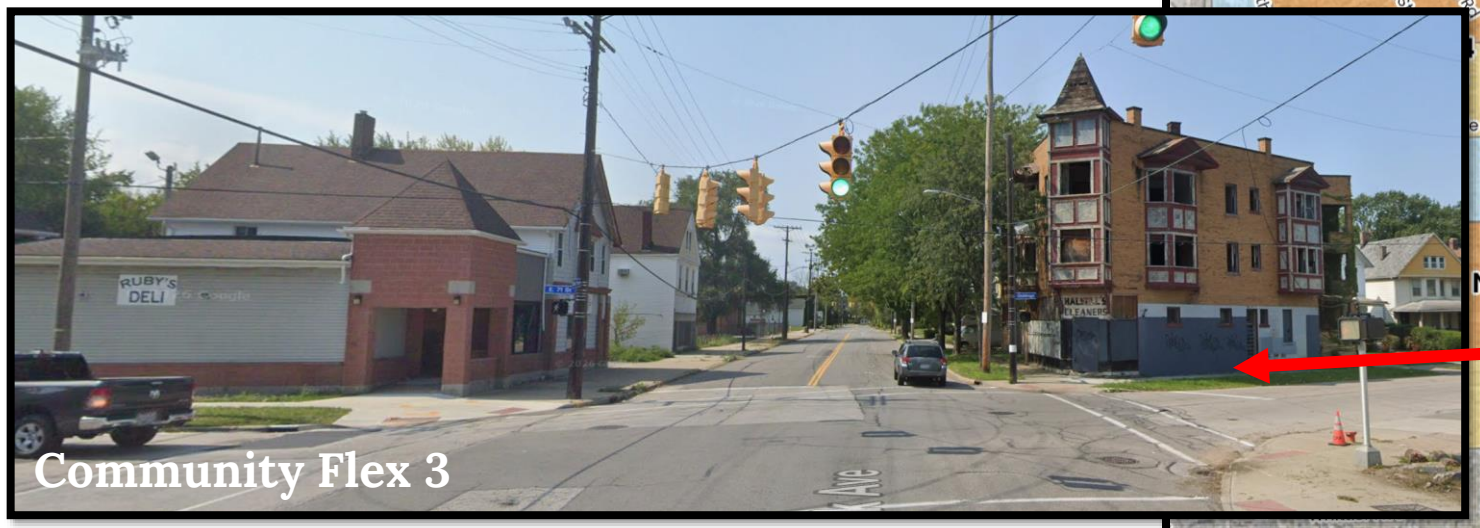
# Proposed Zoning

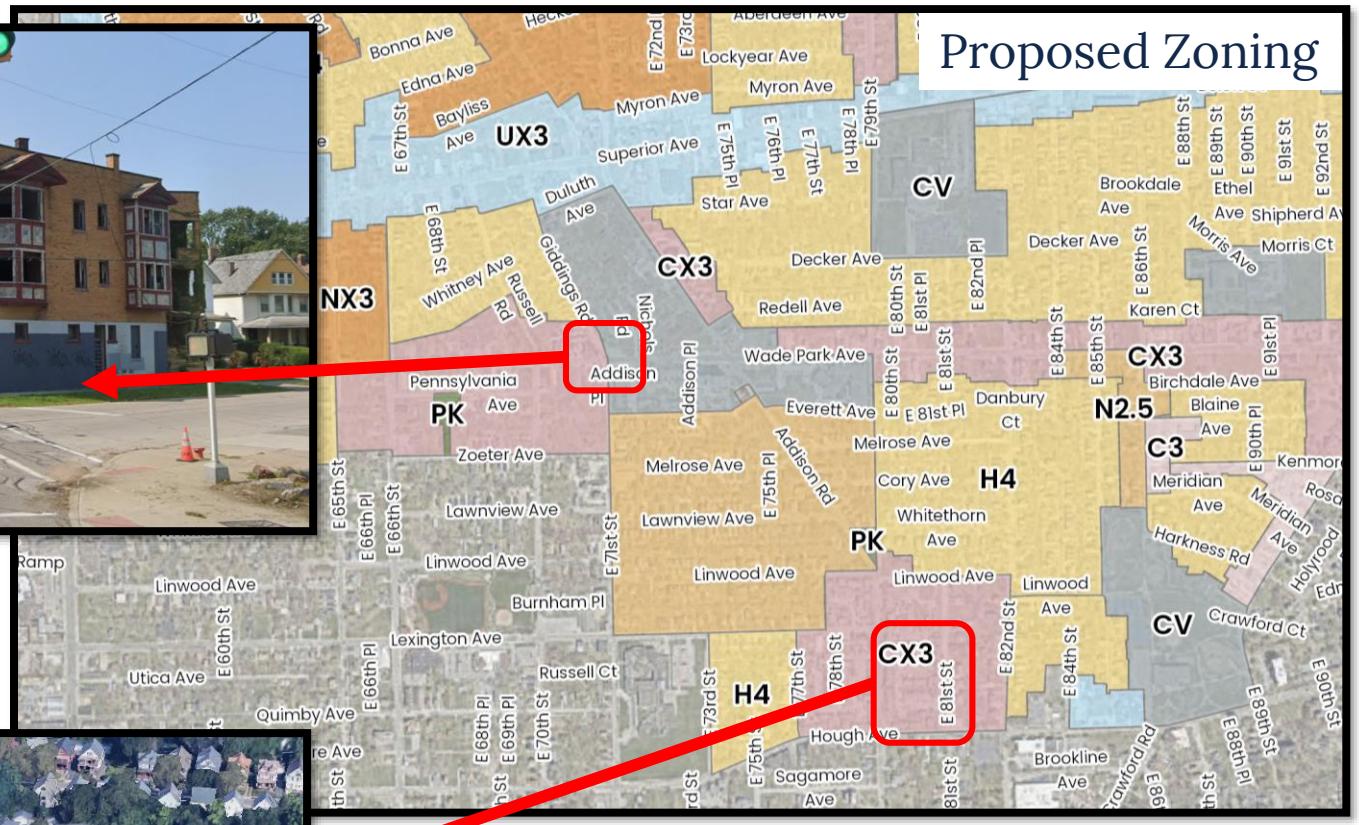


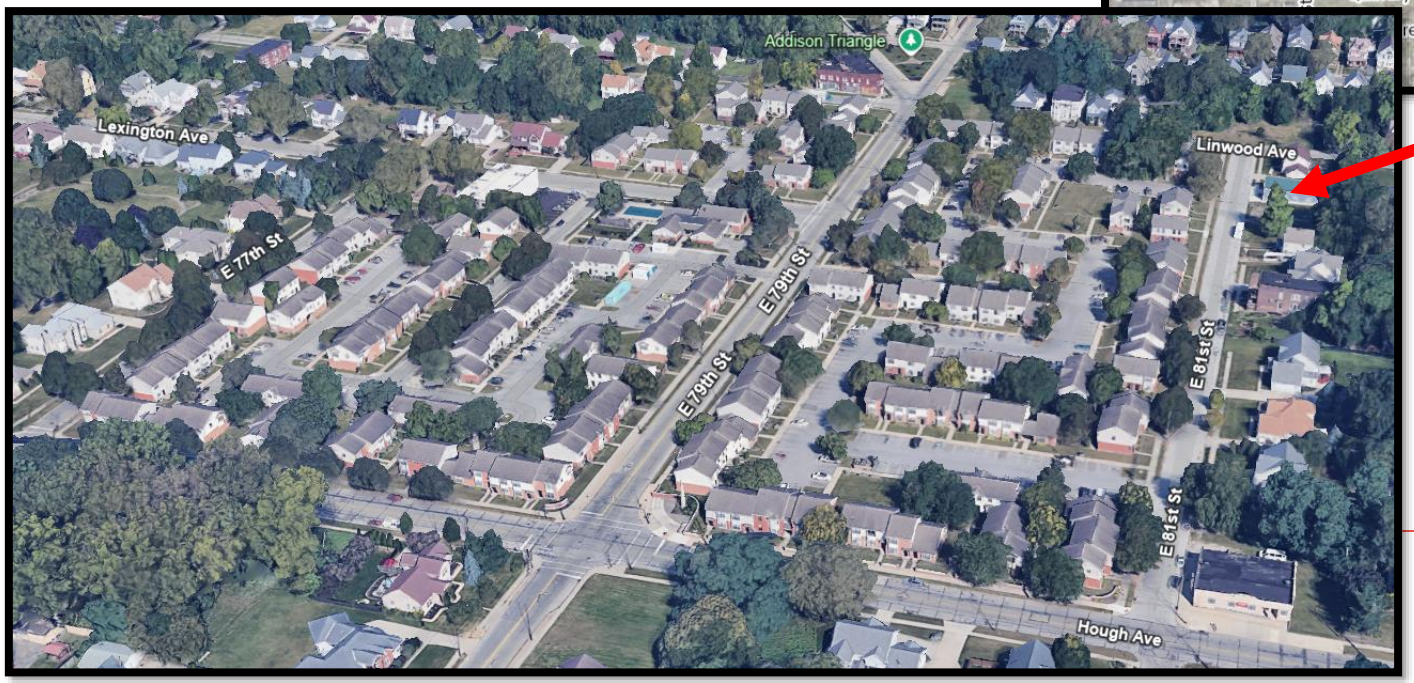
# Current Zoning

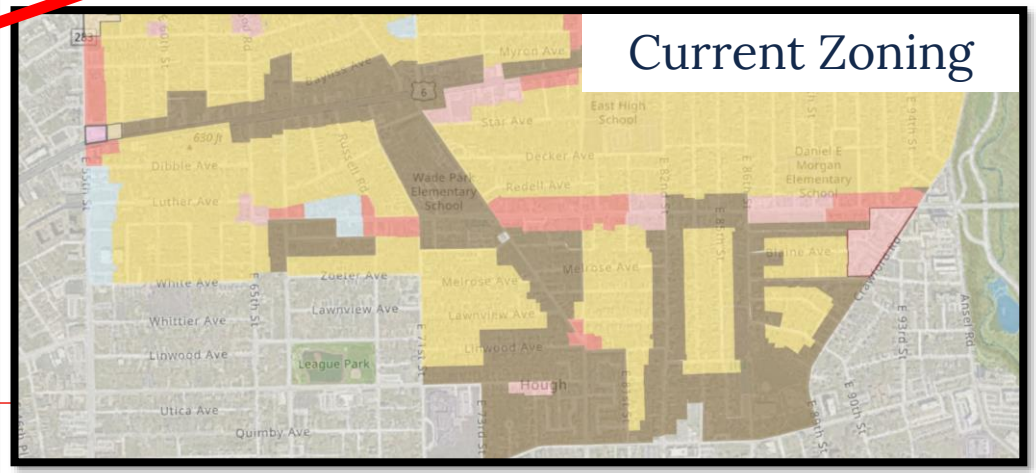


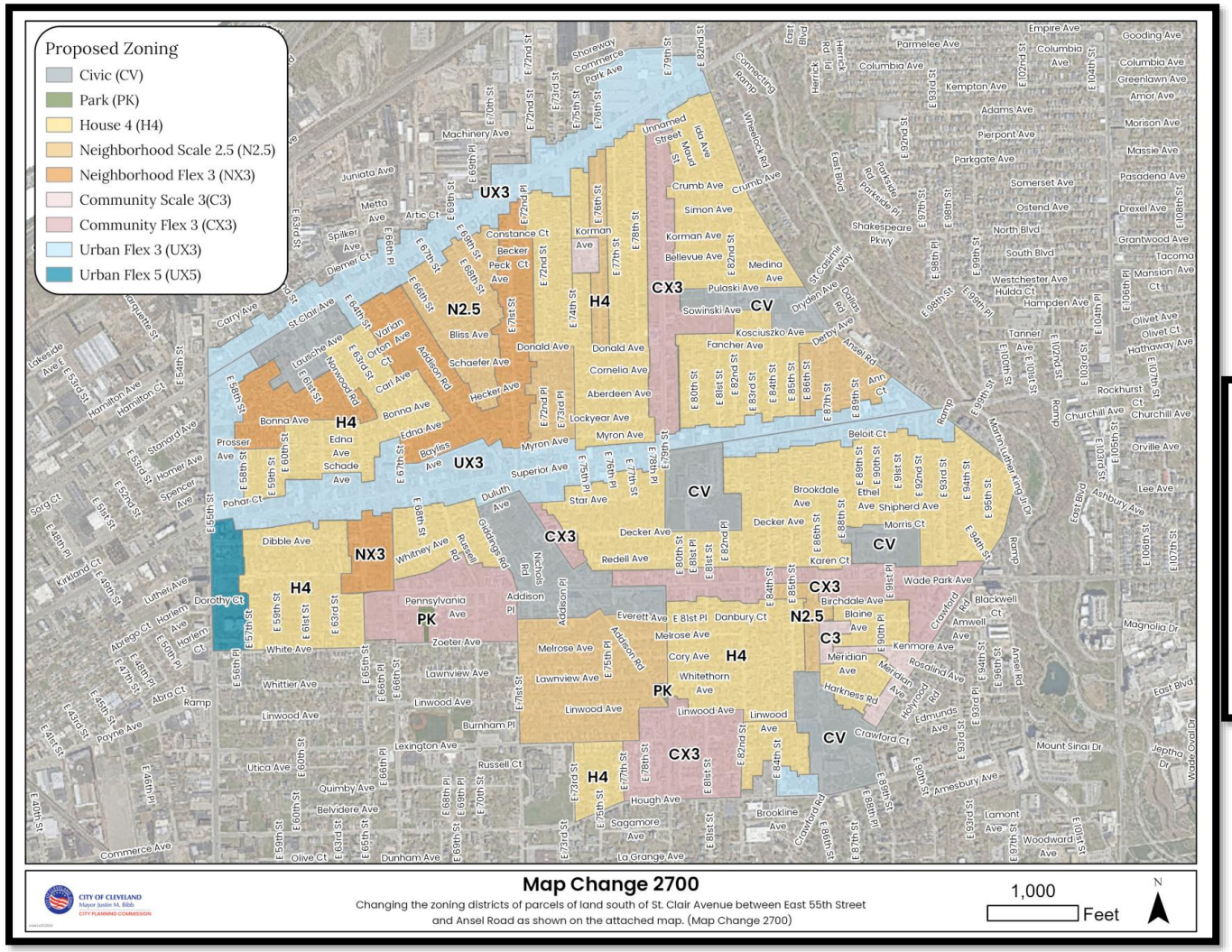

Community Flex 3
RUBY'S DELI


Proposed Zoning
UX3
NX3
CX3
CV
PK
H4
N2.5
C3
Bonna Ave
Edna Ave
Bayliss Ave
Myron Ave
Lockyear Ave
Superior Ave
Duluth Ave
Star Ave
Decker Ave
Redell Ave
Wade Park Ave
Everett Ave
Melrose Ave
Cory Ave
Whitethorn Ave
Linwood Ave
Lawnview Ave
Zoeter Ave
Pennsylvania Ave
Addison Pl
Addison Rd
Whitney Ave
Giddings Rd
Russell Rd
Brookdale Ave
Ethel Ave
Shipherd Ave
Morris Ave
Morris Ct
Karen Ct
Birchdale Ave
Blaine Ave
Meridian Ave
Harkness Rd
Crawford Ct
Danbury Ct
Burnham Pl
Lexington Ave
Utica Ave
Quimby Ave
Russell Ct
Hough Ave
Sagamore Ave
Brookline Ave
Kenmore Ave
Holyrood Ave


Addison Triangle
Lexington Ave
E 77th St
E 79th St
E 81st St
Linwood Ave
Hough Ave


Current Zoning
Star Ave
Decker Ave
Redell Ave
Melrose Ave
Lawnview Ave
Linwood Ave
Whittier Ave
Utica Ave
Quimby Ave
Hough
League Park

# Urban Flex 3 & 5 (UX3 & UX5)

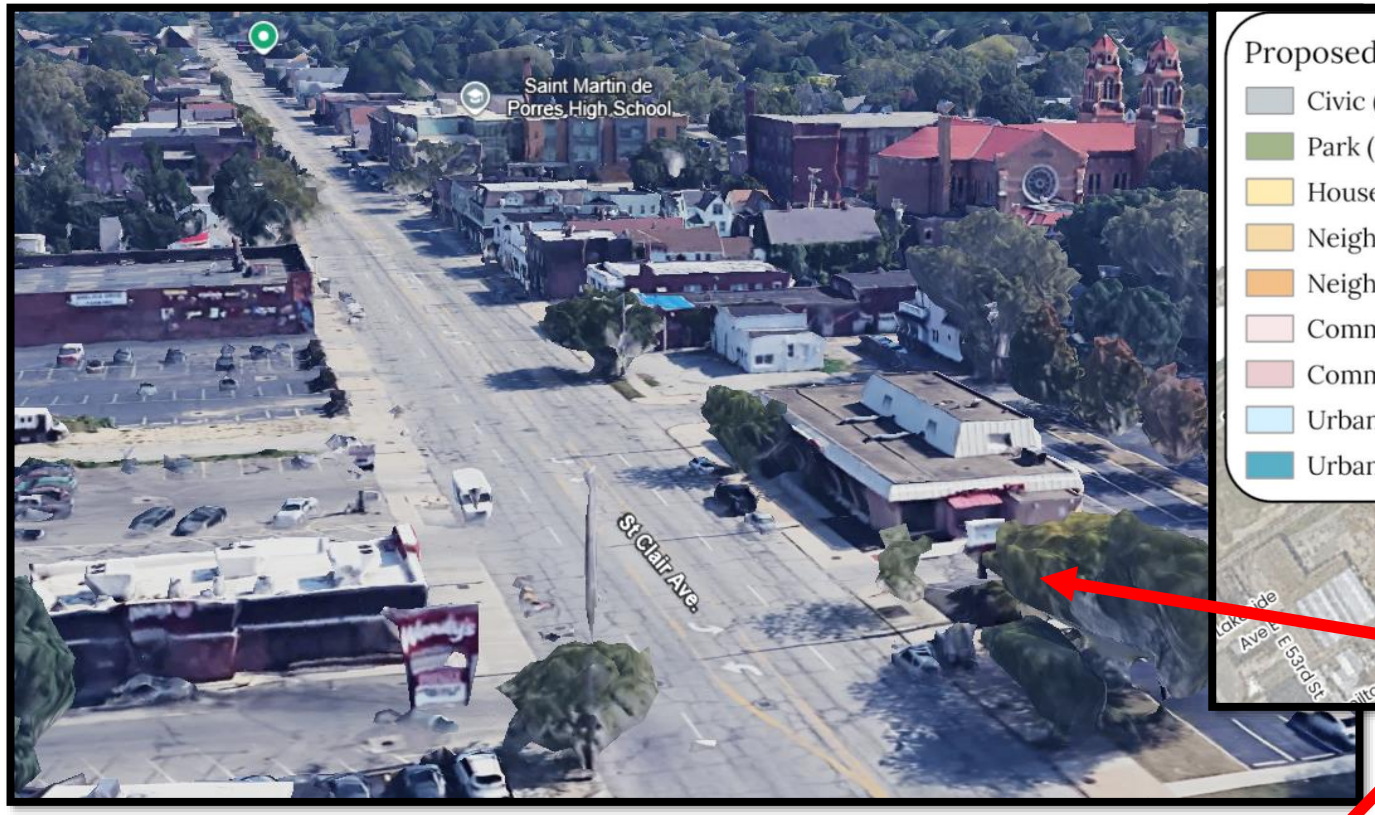


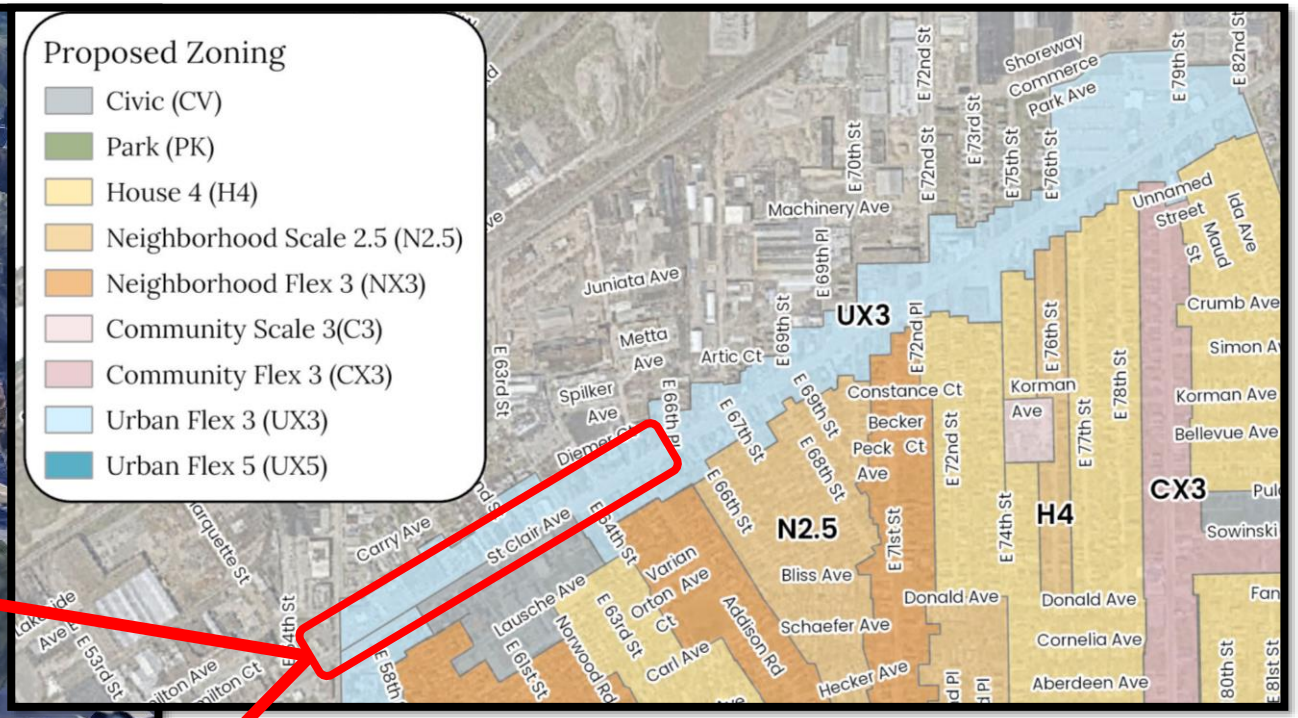

- Existing Zoning (MF, LR, GR, LLR) uses/Residential Districts
- Mixed use- neighborhood retail

| UX3 |
| --- |
| No density restrictions |
| 15' site width |
| 3 stories/42' in height |
| 275' building width |

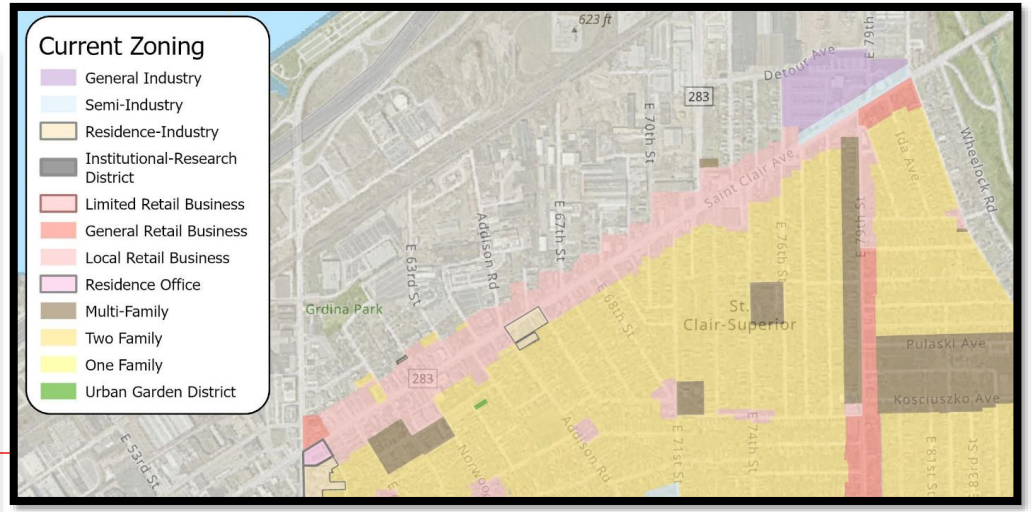
| UX5 |
| --- |
| No density restrictions |
| 15' site width |
| 5 stories/68' in height |
| 275' building width |

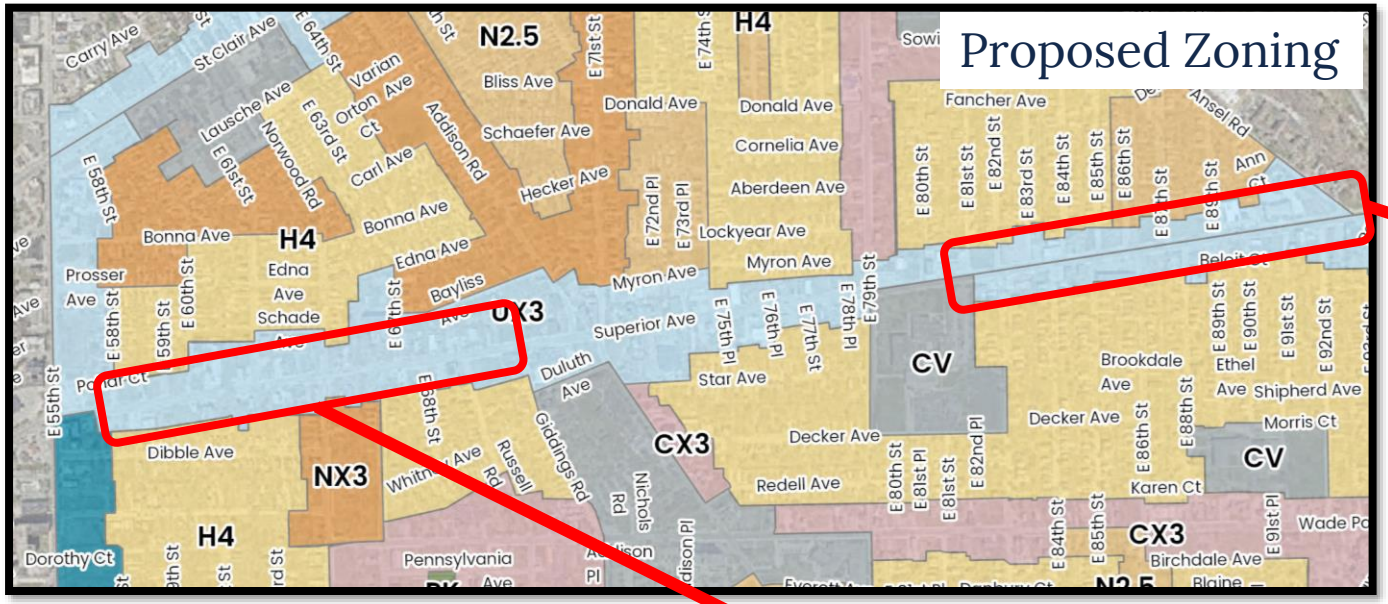
Urban Flex 3 & 5: Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.


Saint Martin de Porres High School
St Clair Ave.

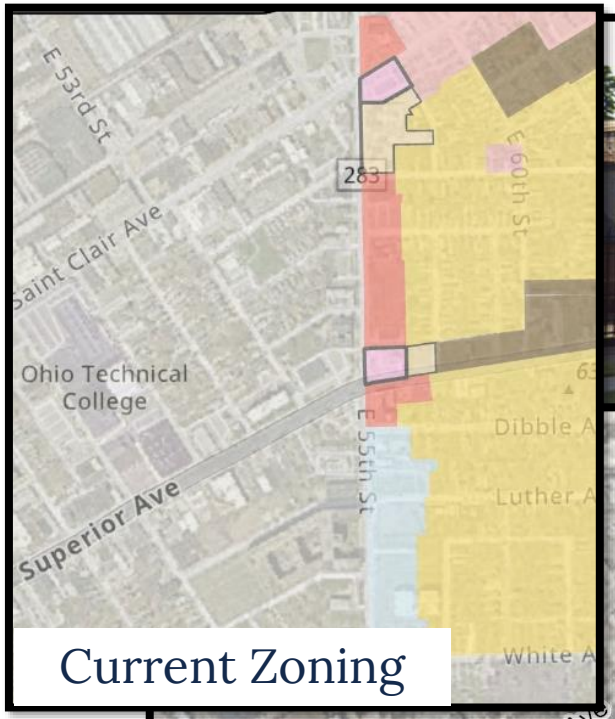

Proposed Zoning
Civic (CV)
Park (PK)
House 4 (H4)
Neighborhood Scale 2.5 (N2.5)
Neighborhood Flex 3 (NX3)
Community Scale 3(C3)
Community Flex 3 (CX3)
Urban Flex 3 (UX3)
Urban Flex 5 (UX5)
UX3
N2.5
H4
CX3
St Clair Ave
Machinery Ave
Juniata Ave
Metta Ave
Artic Ct
Spilker Ave
Constance Ct
Becker Ct
Peck Ave
Korman Ave
Bliss Ave
Schaefer Ave
Donald Ave
Cornelia Ave
Aberdeen Ave
Hecker Ave
Carry Ave
Lausche Ave
Norwood Rd
Orton Ave
Varian Ct
Carl Ave
Addison Rd
Shoreway
Commerce
Park Ave
Unnamed Street
Ida Ave
Maud St
Crumb Ave
Simon Ave
Korman Ave
Bellevue Ave
Sowinski
E 53rd St
E 58th
E 61st St
E 63rd St
E 66th Pl
E 67th St
E 68th St
E 69th St
E 70th St
E 71st St
E 72nd St
E 72nd Pl
E 73rd St
E 74th St
E 75th St
E 76th St
E 77th St
E 78th St
E 79th St
E 82nd St
80th St
E 81st St

Urban Flex 3
KAFELA
Coffee • Tea • Smoothie • Food 6710 KAFELA
Ave.

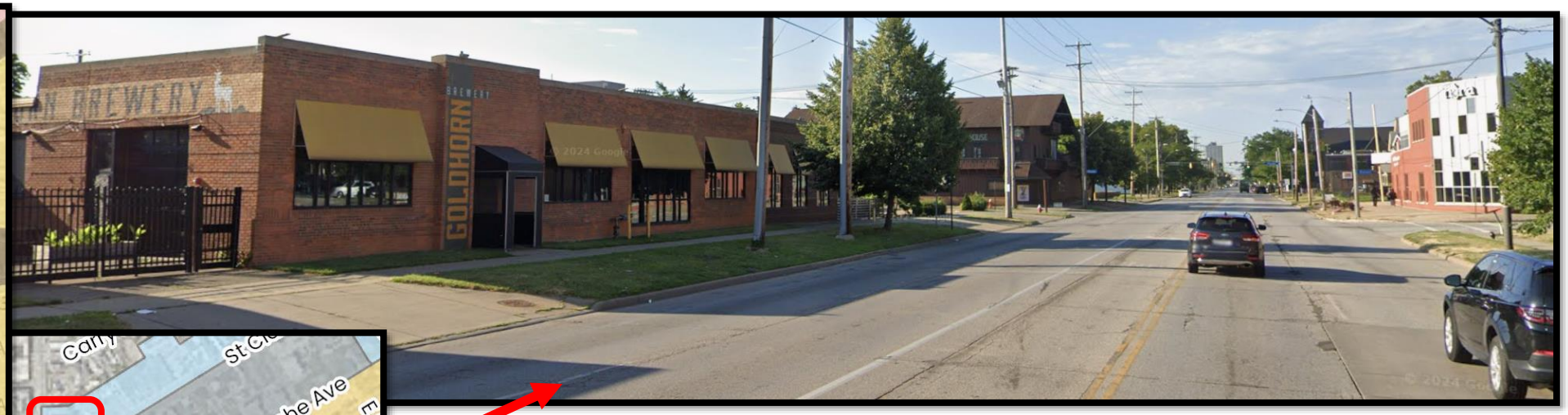

Current Zoning
General Industry
Semi-Industry
Residence-Industry
Institutional-Research District
Limited Retail Business
General Retail Business
Local Retail Business
Residence Office
Multi-Family
Two Family
One Family
Urban Garden District
Grdina Park
St. Clair-Superior
Saint Clair Ave
Detour Ave
Pulaski Ave
Kosciuszko Ave
Ida Ave
Wheelock Rd
Addison Rd
E 53rd St
E 63rd St
E 67th St
E 70th St
E 71st St
E 74th St
E 79th St
283

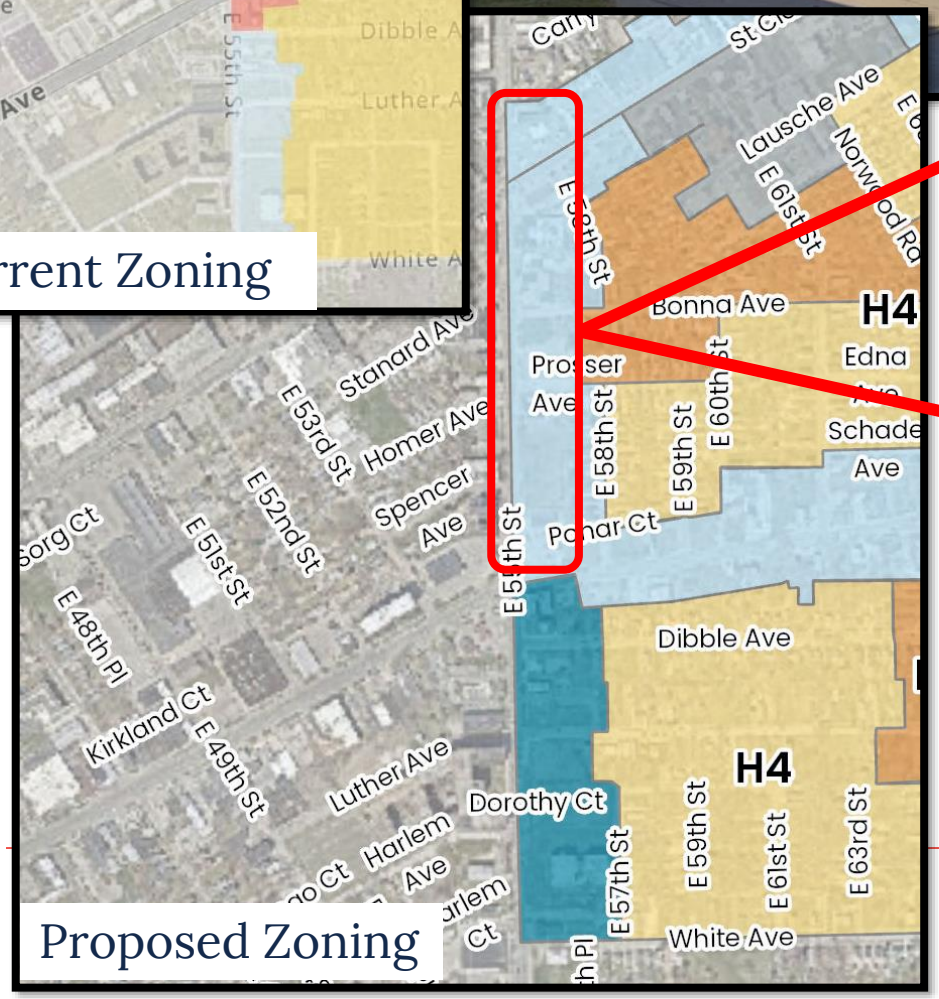


**CITY of CLEVELAND**
MAYOR JUSTIN M. BIBB

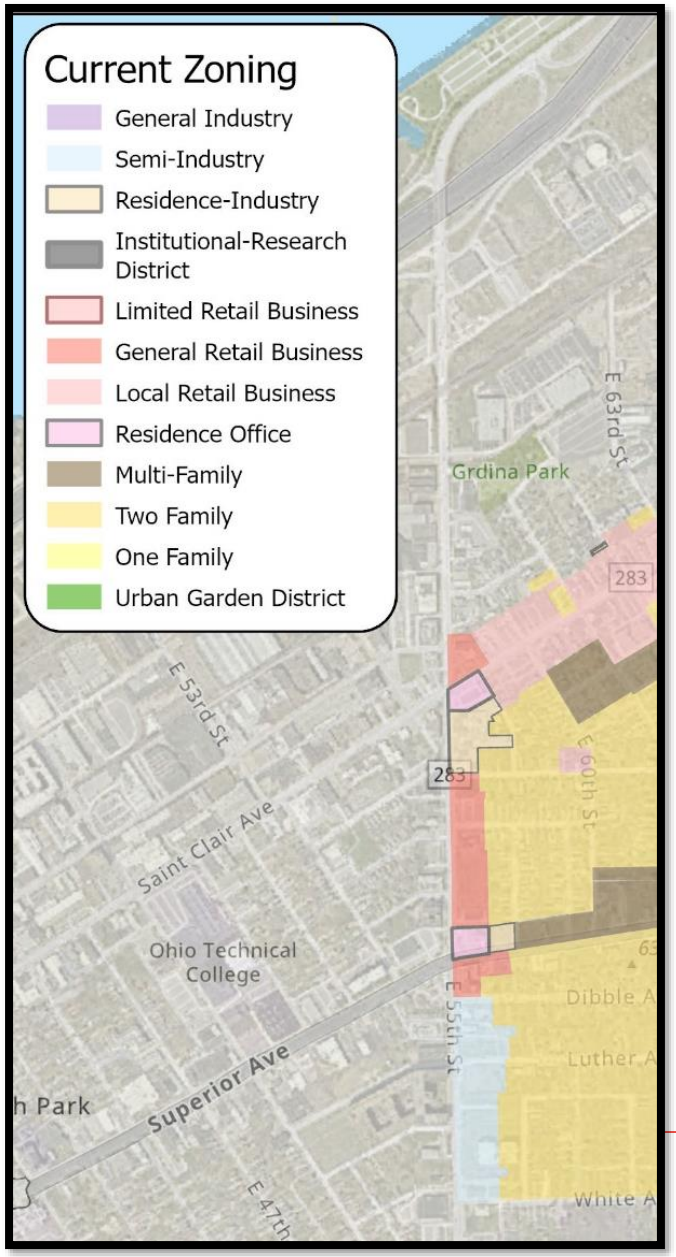


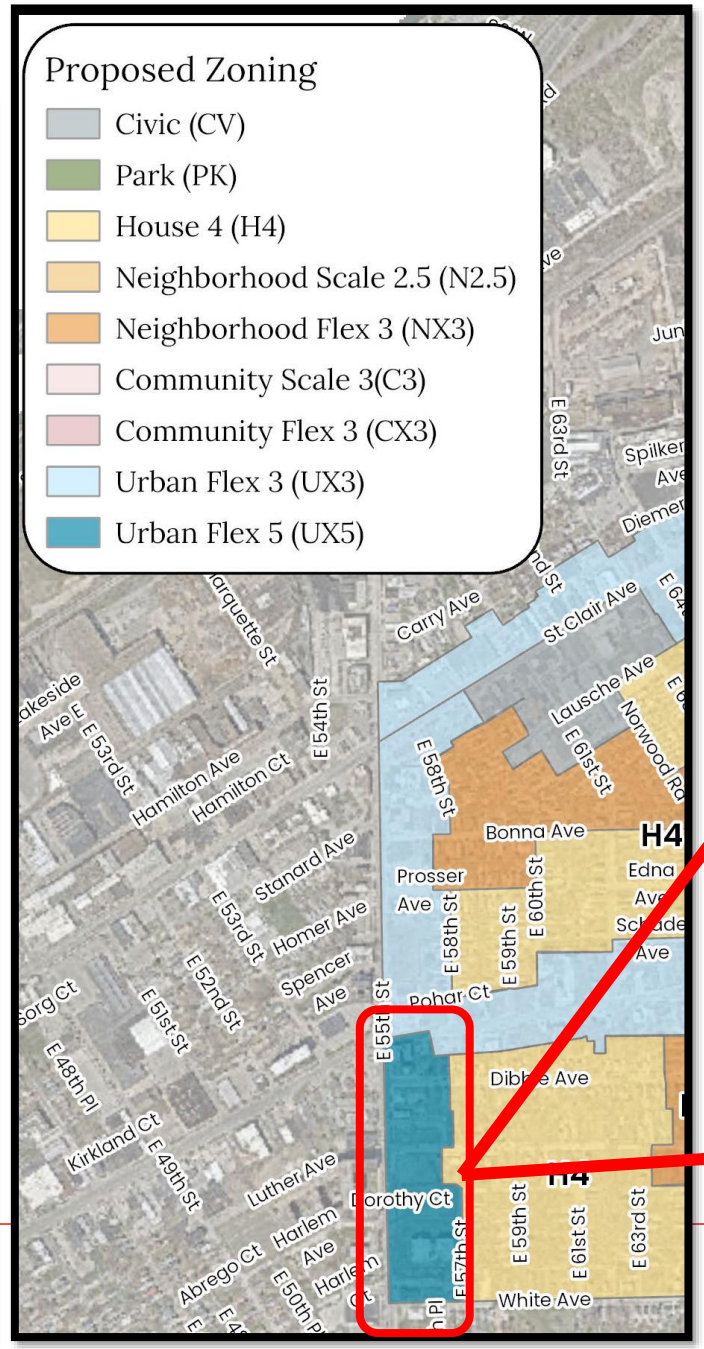

Current Zoning



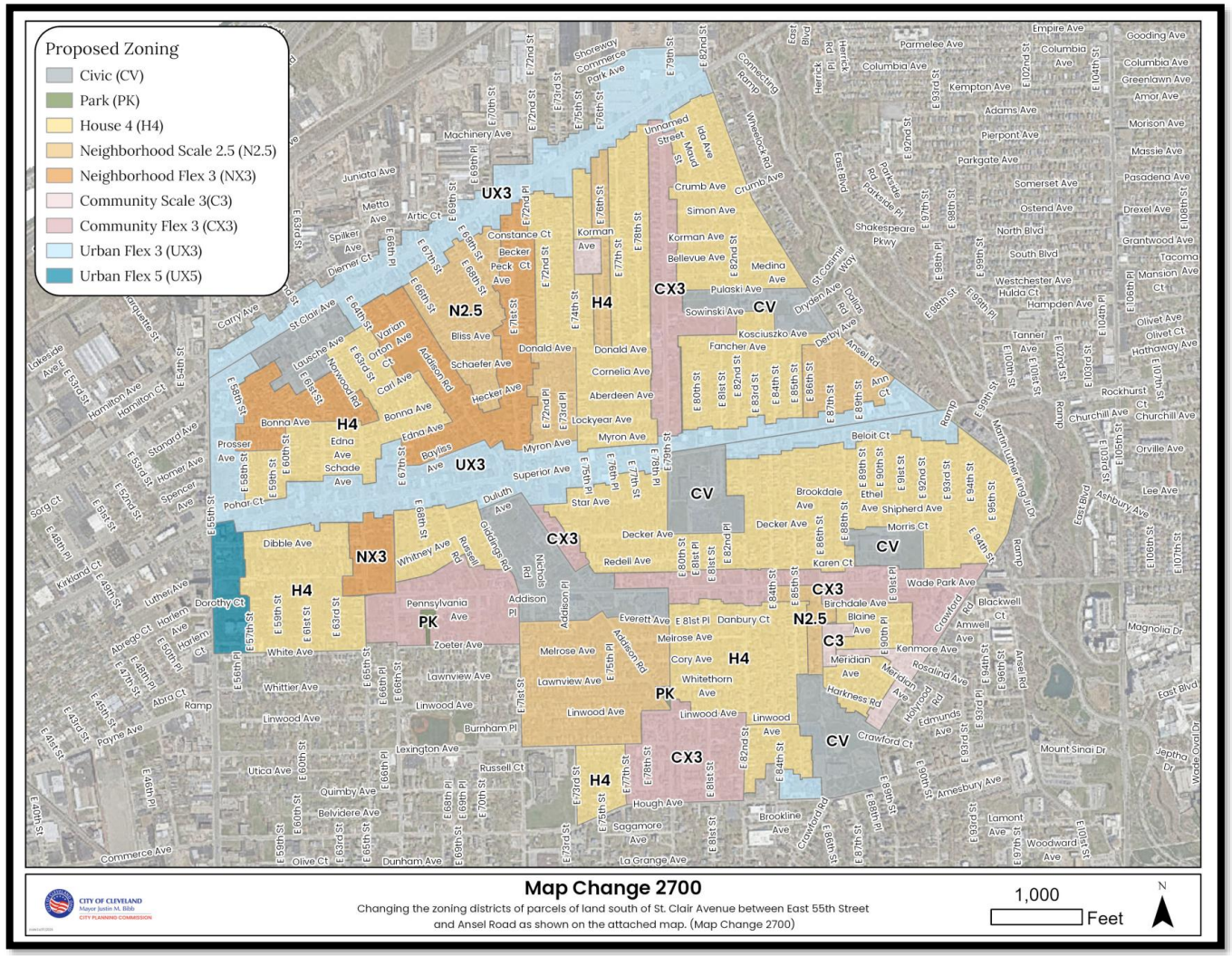

Proposed Zoning


Current Zoning
General Industry
Semi-Industry
Residence-Industry
Institutional-Research District
Limited Retail Business
General Retail Business
Local Retail Business
Residence Office
Multi-Family
Two Family
One Family
Urban Garden District
Grdina Park
E 63rd St
E 53rd St
E 60th St
Saint Clair Ave
Ohio Technical College
Superior Ave
Dibble Ave
Luther Ave
White Ave
283


Proposed Zoning
Civic (CV)
Park (PK)
House 4 (H4)
Neighborhood Scale 2.5 (N2.5)
Neighborhood Flex 3 (NX3)
Community Scale 3(C3)
Community Flex 3 (CX3)
Urban Flex 3 (UX3)
Urban Flex 5 (UX5)
Carry Ave
St Clair Ave
Lausche Ave
Bonna Ave
Prosser Ave
Pohar Ct
Dibble Ave
Dorothy Ct
White Ave
Hamilton Ave
Hamilton Ct
Stanard Ave
Homer Ave
Spencer Ave
Kirkland Ct
Luther Ave
Harlem Ave
Abrego Ct
E 54th St
E 58th St
E 59th St
E 60th St
E 61st St
E 63rd St
E 55th St
E 57th St
E 53rd St
E 52nd St
E 51st St
E 48th Pl
E 49th St
E 50th Pl
H4
H4

Jordan Stream Baptist Church
Dibble Ave
Dorothy Ct
E 55th St
E 57th St
Corinthian Baptist Church
White Ave

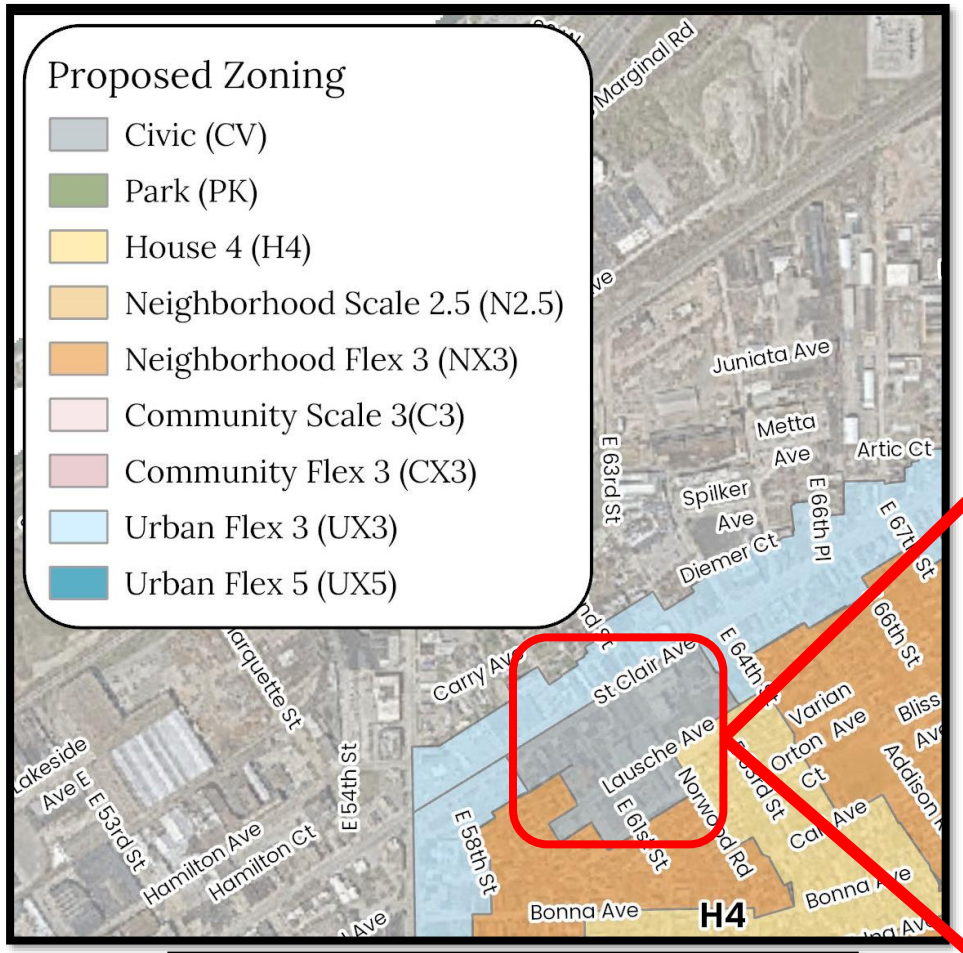
55 St
Superior
Urban Flex 5



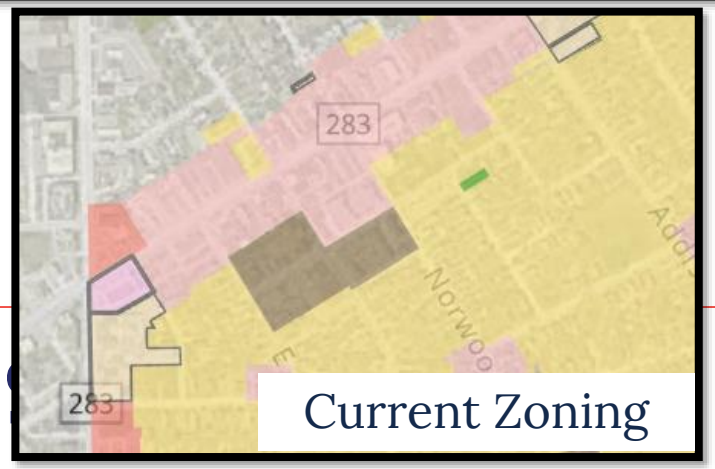

# Civic (CV)

- Existing Institutions/amenities
- Special land use context (place of worship, assisted/group living, schools)

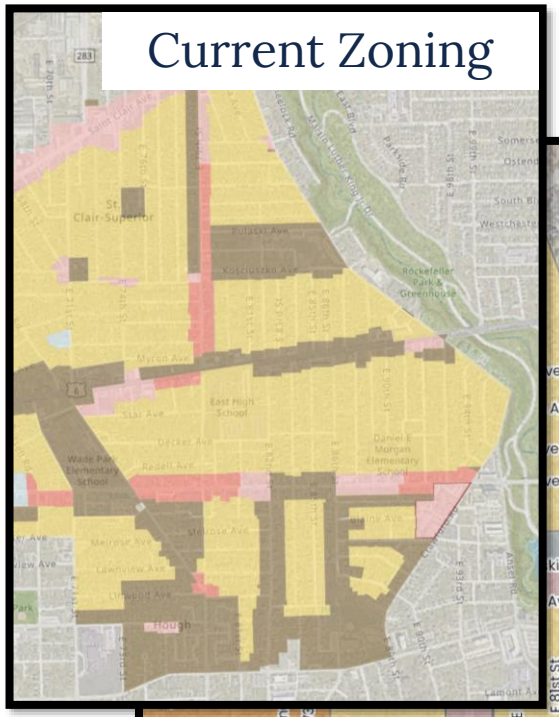
Civic: Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

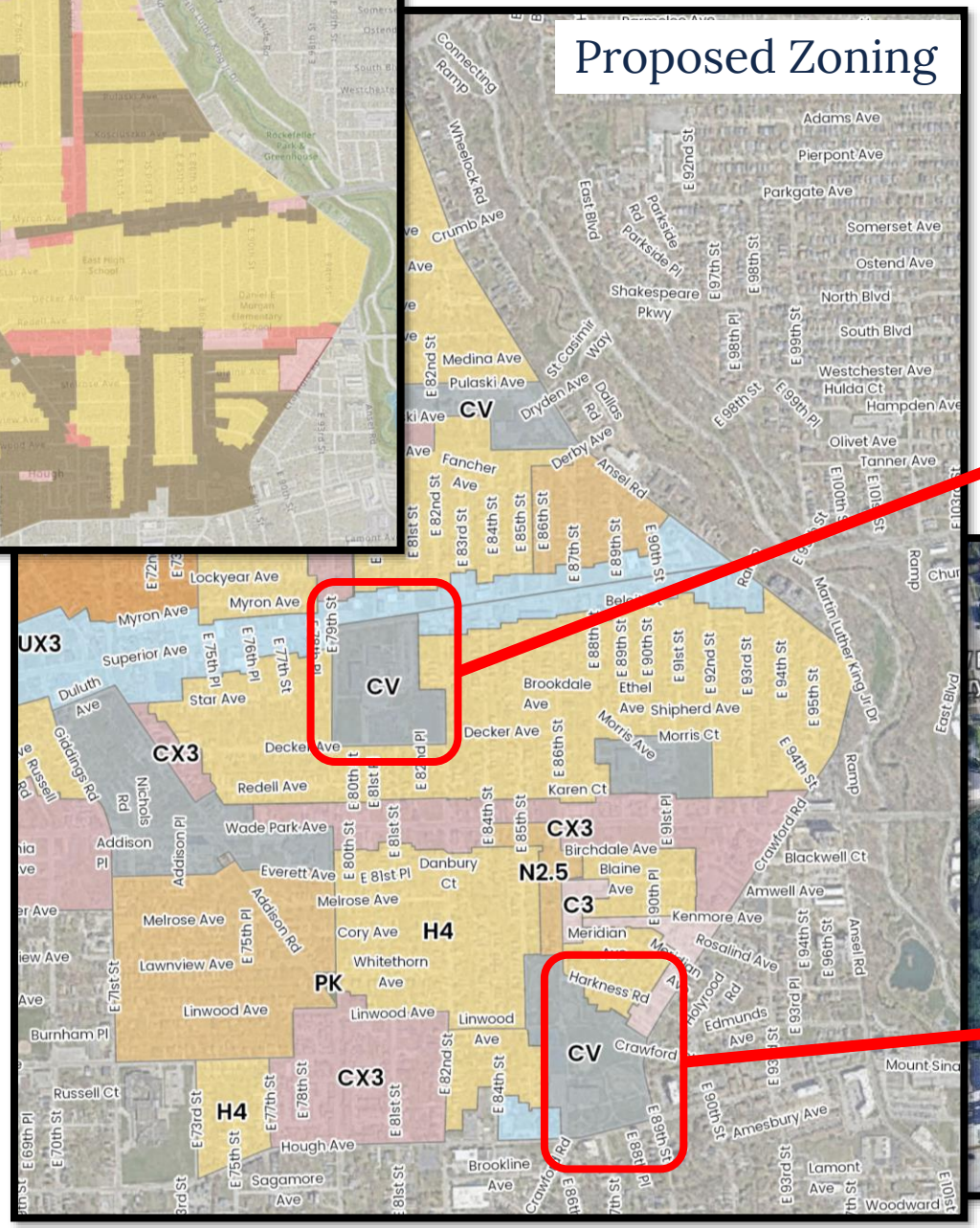

Proposed Zoning
Civic (CV)
Park (PK)
House 4 (H4)
Neighborhood Scale 2.5 (N2.5)
Neighborhood Flex 3 (NX3)
Community Scale 3(C3)
Community Flex 3 (CX3)
Urban Flex 3 (UX3)
Urban Flex 5 (UX5)
Marginal Rd
Juniata Ave
Metta Ave
Artic Ct
E 63rd St
Spilker Ave
E 66th Pl
Diemer Ct
E 67th St
St Clair Ave
E 64th St
66th St
Carry Ave
Marquette St
Varian
Orton Ave
Bliss Ave
Lausche Ave
Norwood Rd
E 61st St
Addison
Lakeside Ave E
E 53rd St
Hamilton Ave
Hamilton Ct
E 54th St
E 58th St
Bonna Ave
H4

St. Vitus Church
Lausche Ave
1157
1161
1153
1169
1171
1162
1164
E 61st St


283
283
Current Zoning

Civic

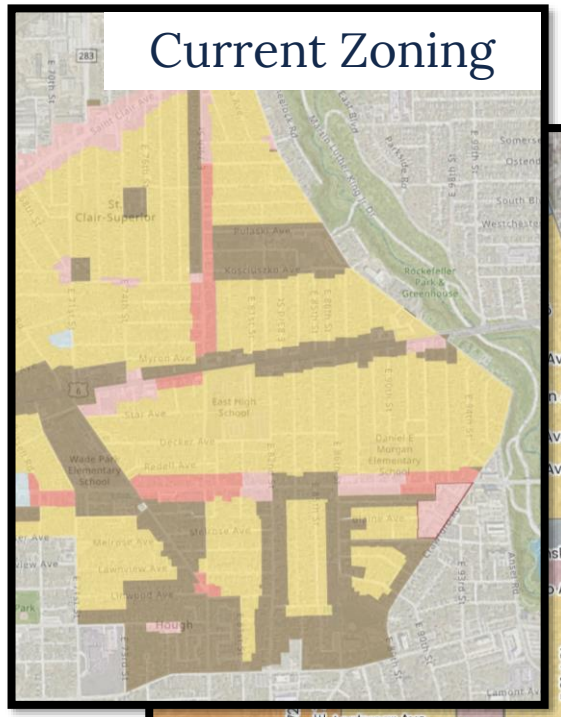

Current Zoning

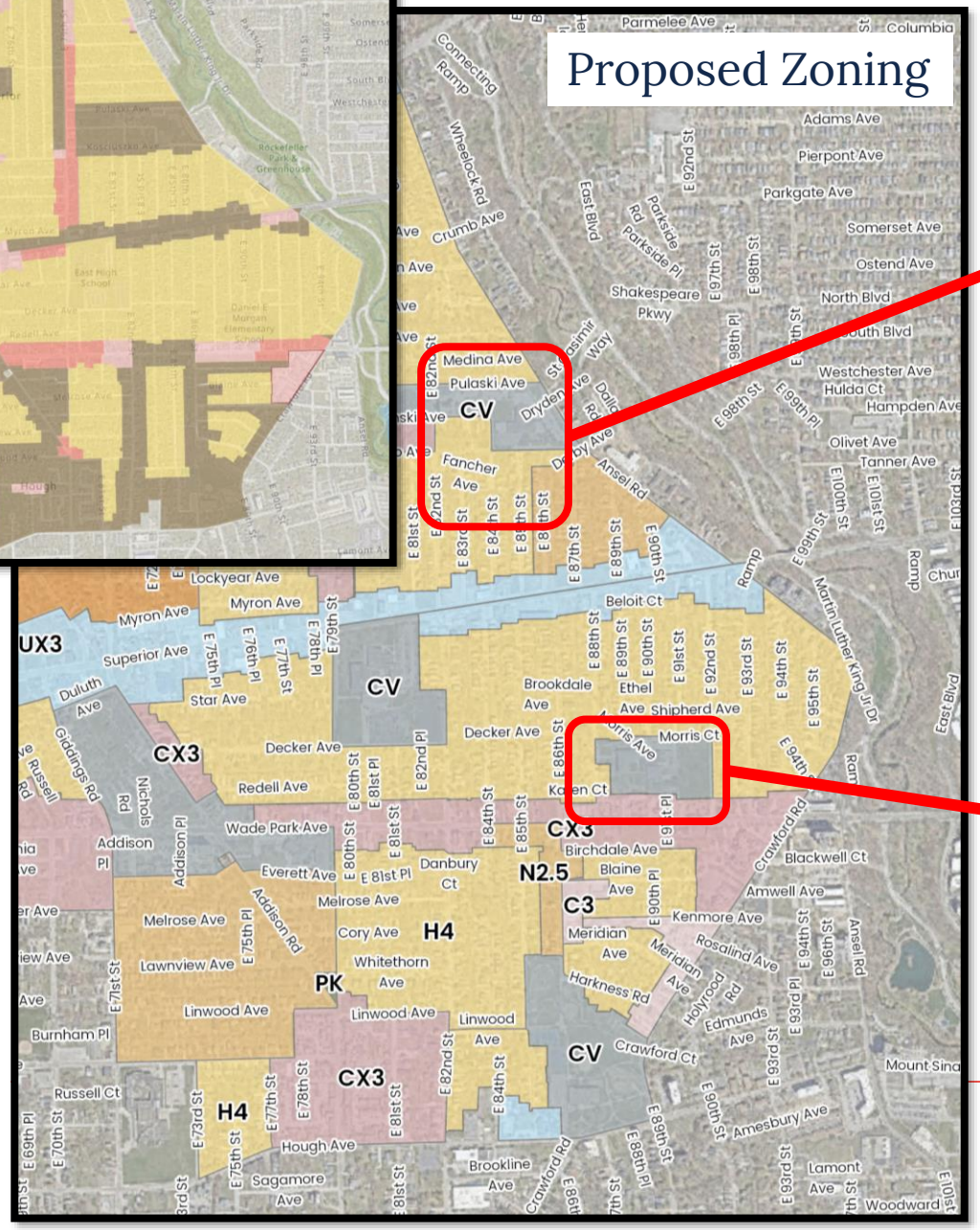

Proposed Zoning
CV
CX3
UX3
N2.5
C3
H4
PK
Lockyear Ave
Myron Ave
Superior Ave
Star Ave
Decker Ave
Redell Ave
Wade Park Ave
Everett Ave
Melrose Ave
Cory Ave
Whitethorn Ave
Lawnview Ave
Linwood Ave
Hough Ave
Sagamore Ave
Brookline Ave
Harkness Rd
Crawford
Birchdale Ave
Blaine Ave
Meridian
Kenmore Ave
Rosalind Ave
Edmunds Ave
Amesbury Ave
Lamont Ave
Woodward
Brookdale Ave
Ethel Ave
Shipherd Ave
Morris Ave
Morris Ct
Karen Ct
Danbury Ct
Blackwell Ct
Amwell Ave
Mount Sinai
Adams Ave
Pierpont Ave
Parkgate Ave
Somerset Ave
Ostend Ave
North Blvd
South Blvd
Westchester Ave
Hulda Ct
Hampden Ave
Olivet Ave
Tanner Ave
Medina Ave
Pulaski Ave
Fancher Ave
Derby Ave
Ansel Rd
Shakespeare Pkwy
Crumb Ave
Wheelock Rd
Connecting Ramp
Martin Luther King Jr Dr
East Blvd
Parkside Rd
Parkside Pl
St Casimir Way
Dryden Ave
Dallas Rd
Duluth Ave
Giddings Rd
Nichols Rd
Addison Pl
Addison Rd
Russell Rd
Russell Ct
Burnham Pl
Lamont Ave

Lockyear Ave
E 77th St
Star Ave
E 79th St
Arnold Pinkney East Professional Center
E 81st St
E 80th St

Raper
y School
E 90th St
E 89th St
Hough Ave
E 85th St
Cleveland Thurgood Marshall
Ministerial Day Care Association
United Peace Baptist Church
E 88th St

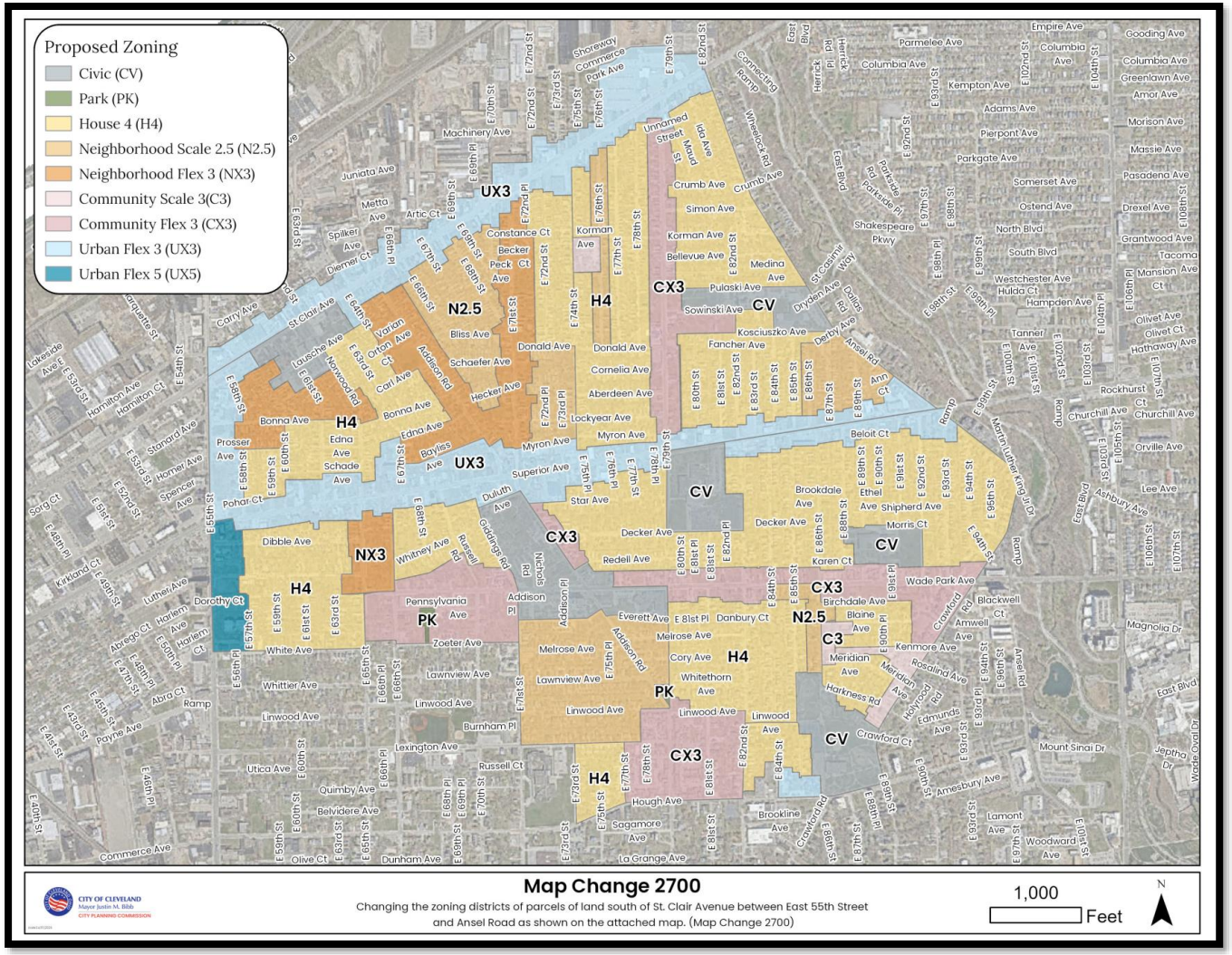
Civic


Current Zoning


Proposed Zoning
CV
CX3
UX3
H4
PK
N2.5
C3
Medina Ave
Pulaski Ave
Fancher Ave
Lockyear Ave
Myron Ave
Superior Ave
Duluth Ave
Star Ave
Decker Ave
Redell Ave
Wade Park Ave
Everett Ave
Melrose Ave
Lawnview Ave
Linwood Ave
Burnham Pl
Russell Ct
Hough Ave
Sagamore Ave
Brookline Ave
Danbury Ct
Cory Ave
Whitethorn Ave
Brookdale Ave
Ethel Ave
Shipherd Ave
Morris Ct
Kaden Ct
Birchdale Ave
Blaine Ave
Meridian Ave
Harkness Rd
Crawford Ct
Kenmore Ave
Rosalind Ave
Edmunds Ave
Amwell Ave
Blackwell Ct
Amesbury Ave
Lamont Ave
Woodward
Mount Sinai
Beloit Ct
Parmelee Ave
Columbia
Adams Ave
Pierpont Ave
Parkgate Ave
Somerset Ave
Ostend Ave
North Blvd
South Blvd
Westchester Ave
Hulda Ct
Hampden Ave
Olivet Ave
Tanner Ave
Ansel Rd
Martin Luther King Jr Dr
East Blvd
Parkside Rd
Parkside Pl
Shakespeare Pkwy
Crumb Ave
Wheelock Rd
Connecting Ramp
Dryden Ave
Derby Ave
Holyrood Rd
Crawford Rd
Addison Pl
Addison Rd
Nichols Rd
Giddings Rd
Russell Rd

SAY YES Cleveland!

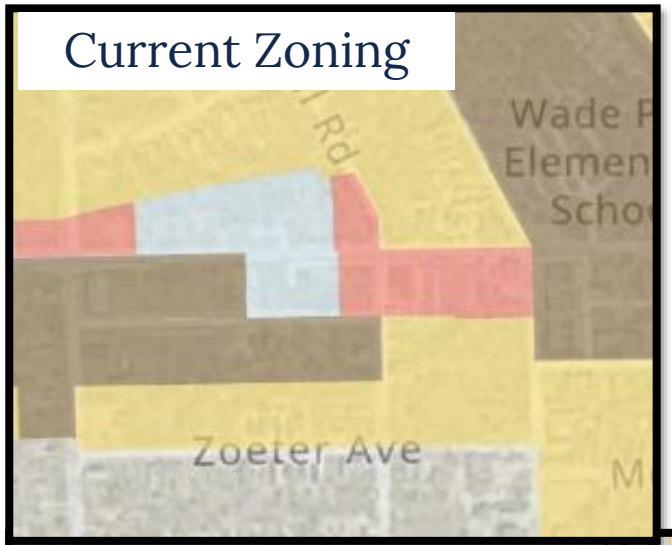
DANIEL E. MORGAN SCHOOL
Civic

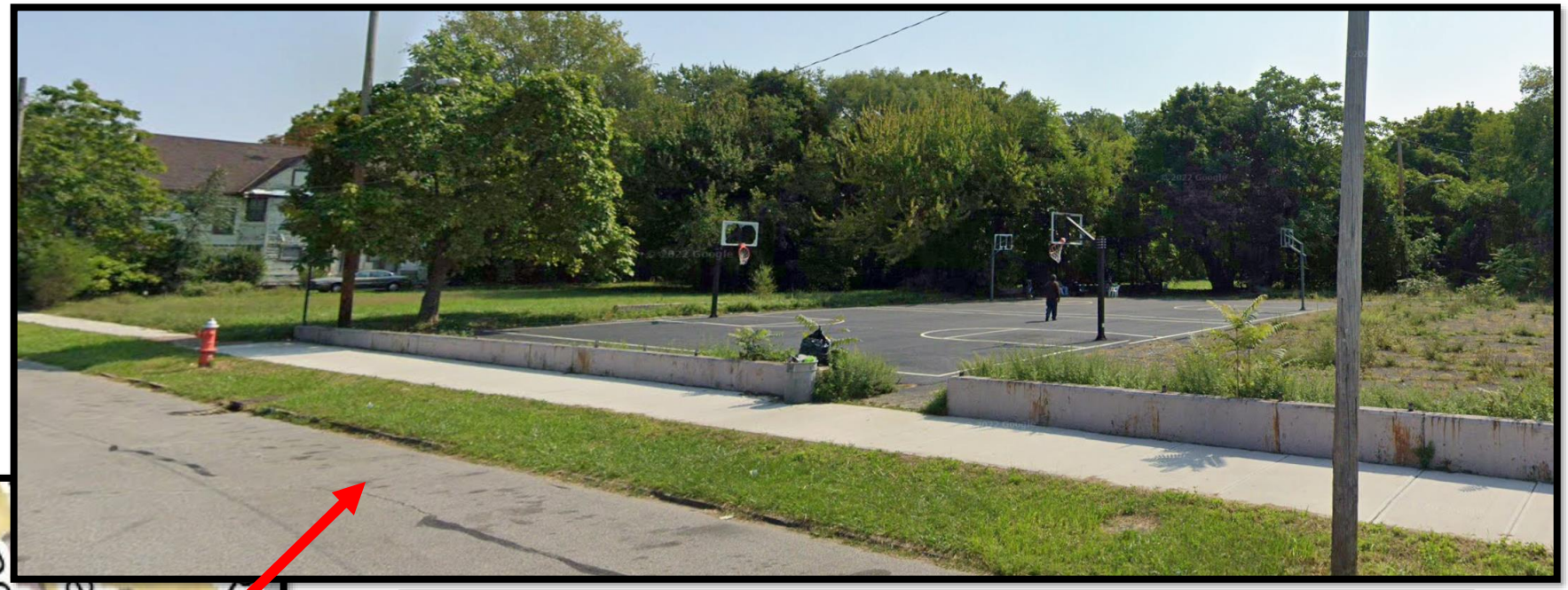


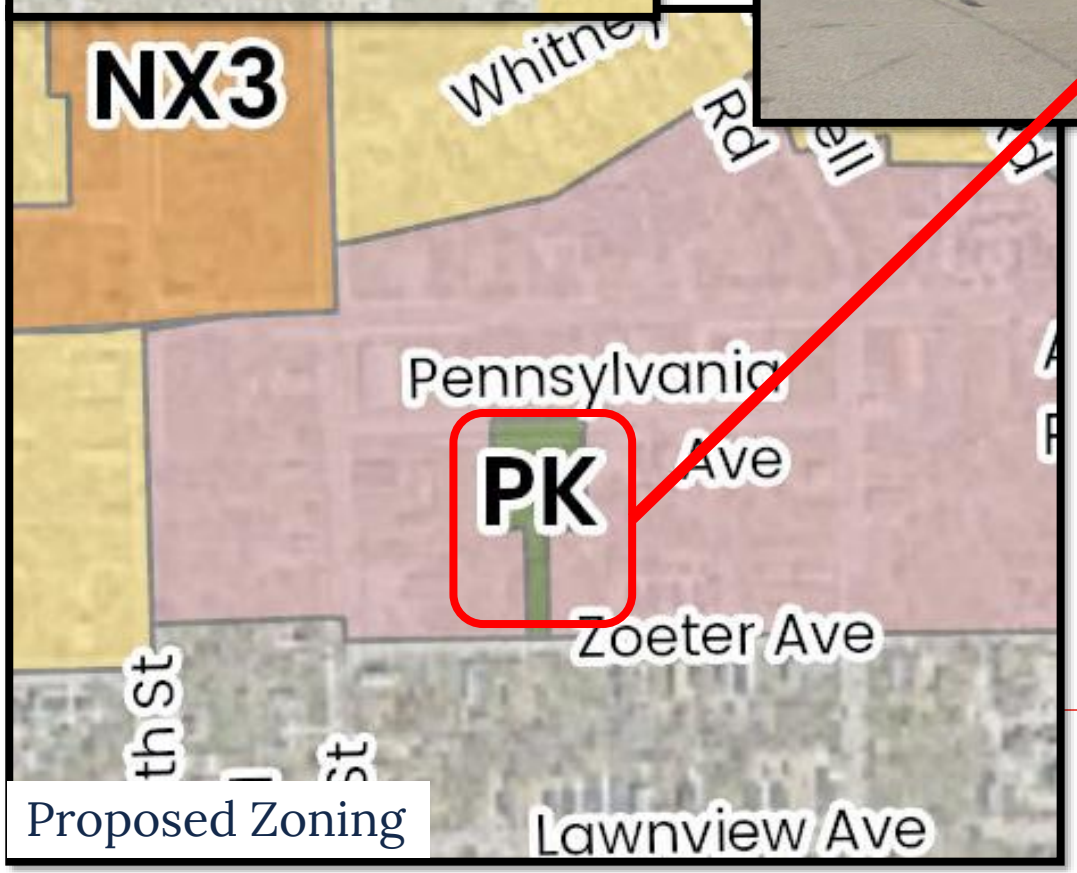

# Park (PK)

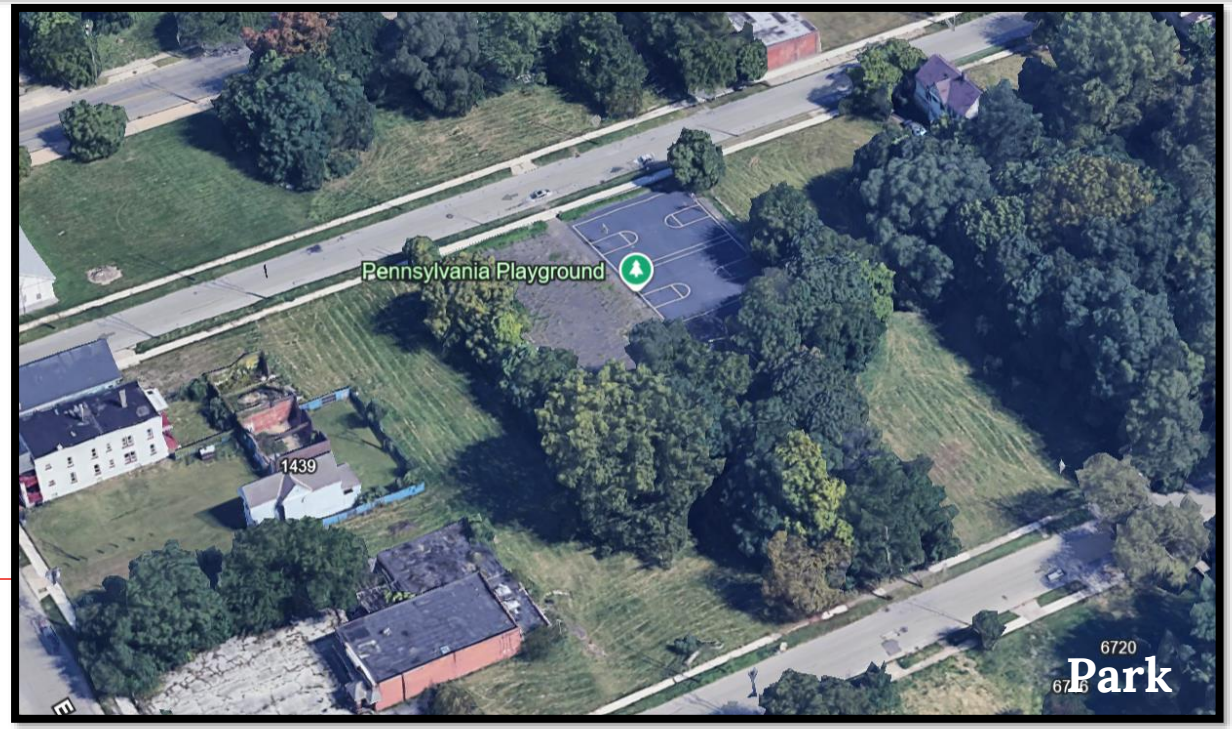
- Existing Parks/Amenities

Park: Intended to create, preserve and enhance parkland to meet the active and recreational needs of the City. Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms.

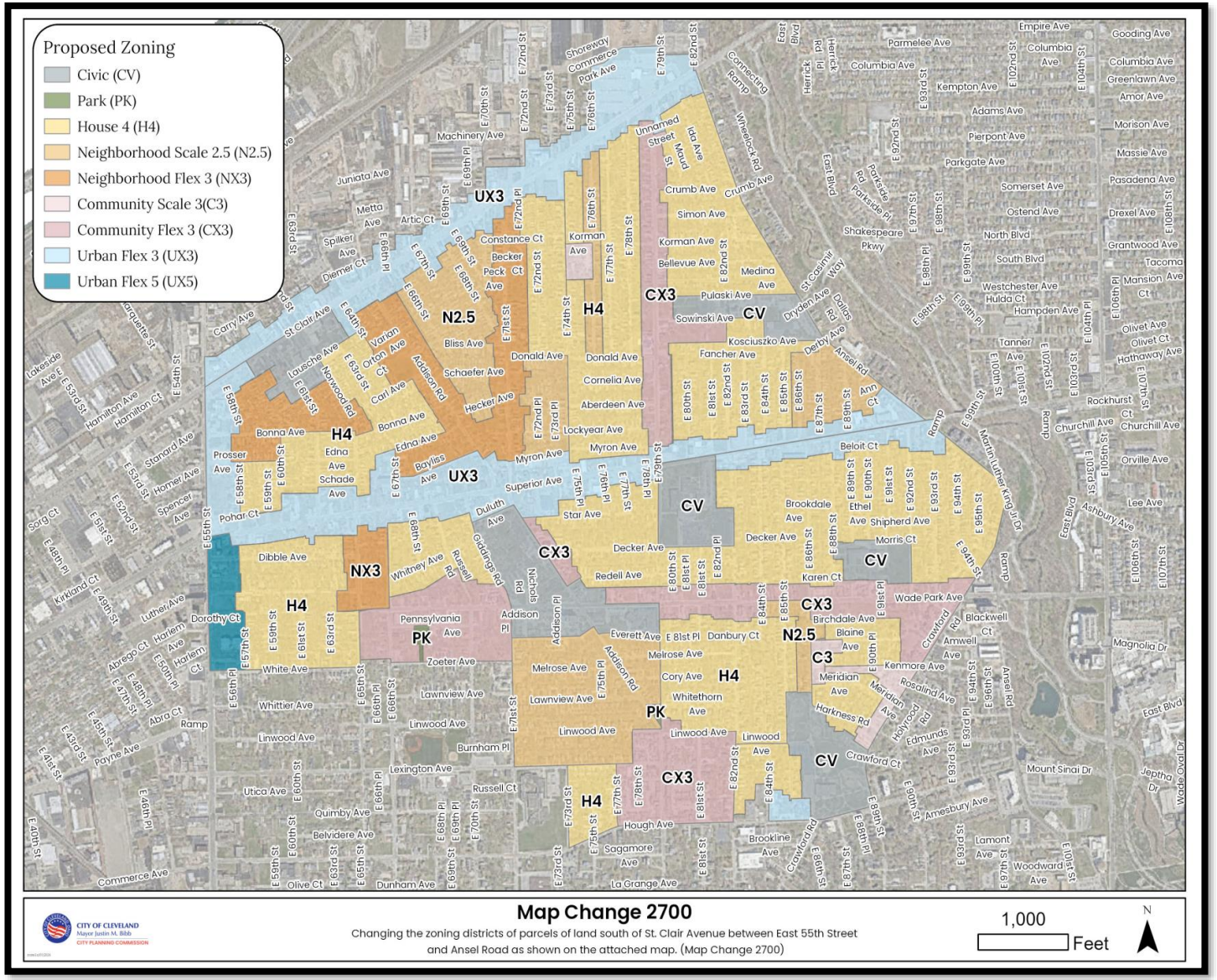

Current Zoning
Zoeter Ave




NX3
Pennsylvania
Ave
PK
Zoeter Ave
Lawnview Ave
Proposed Zoning


Pennsylvania Playground
1439
6720
Park

# Upcoming Events




## April 21

Open House at EJ Kovacic Rec Center

## April 29

St. Clair Superior Community Development Monthly Meeting at EJ Kovacic Rec Center

## May 1

City Planning Commission Public Meeting for passage at City Hall

## May 19

*Development, Planning & Sustainability Council Committee at City Hall*

**We would love to hear from you!!**

Scan me!

# Special Presentations – For Information Only



## Transformative Art Fund Initiative - 2025 Overview

April 17, 2026

Presenter: Rhonda Brown, Senior Advisor, Arts & Culture

# IMPACT REPORT

Presented by Rhonda K. Brown | Senior Advisor, Arts, Culture & Creative Economy

City Planning Commission | April 17, 2026

CITY OF CLEVELAND

TRANSFORMATIVE Arts Fund

| | | | |
|---|---|---|---|
| **$3M ARPA Investment** | **7 Projects Completed** | **393 Artists Paid** | **12+ Neighborhoods** |

# The Infrastructure — What We Built

*Cleveland's first BIPOC artist-led public art initiative at this scale*

**$3M**

ARPA Investment
Authorized by Mayor Bibb
& City Council

**Arts Centered**

Legislation authorized creation
of a committee nominated by peers
Working group of arts leaders &
funders

**37**

Months Total
Legislation Aug 2022
Project completion Sept 2025
Reporting Oct 2025
Reconciliation Oct–Mar 2026

**93%**

Direct to Artists
$2.86M to projects
7% administration

### CITY OF CLEVELAND & CITY COUNCIL

Senior Advisor Rhonda Brown
Director of City Planning Joyce Huang

Program oversight, legislation,
committee formation

Requested authority for fund disbursement;
City Council authorized administration

### ASSEMBLY FOR THE ARTS

Fiscal agent & grant administrator

Supported TAF application creation/receipt
Disbursed funds directly to
Institutional Partners per compliance
Managed quarterly reporting
Held final 5% pending full compliance

### LAND STUDIO

Technical assistance partner

Project design & feasibility support
Permitting, fabrication, installation
30+ year Cleveland public art history

### TAF COMMITTEE

7 volunteers appointed by Mayor's
Office & City Council

Practicing artists & arts administrators
Scored applications & selected awardees
Stand strong as advocates throughout

Funded: American Rescue Plan Act | Authorized: Ordinance Nos. 895-2022, 36-2024, 264-2024

# Fiscal Accountability & Responsibilities

*The City authorized. Assembly disbursed. Institutional Partners held and spent.*

**CITY OF CLEVELAND**

Authorized $3M
Oversaw compliance
Final approval authority

**ASSEMBLY FOR THE ARTS**

Fiscal agent
Disbursed to Institutional Partners only — per compliance

**INSTITUTIONAL PARTNERS**

Held & spent funds
Managed artist payments
Retained all audit records

**ARTISTS**

Delivered projects
Never received City funds directly

## DISBURSEMENT STRUCTURE

**50%** First Tranche
Upon signed grant agreement, approved budget & W-9s

**45%** Second Tranche
Upon completion of Q1/Q2 reporting requirements

**5%** Final Release
Upon complete final report & documentation

**Final 5% withheld from one project for failure to complete reporting requirements. All other 6 projects received 100% of awarded funds.**

# The Selection Process — Rigor at Every Step

*Volunteer committee. Competitive application. Confidential deliberation.*

| 103 | $7.27M | 7 | $2.86M |
|---|---|---|---|
| Applications Received | Total Amount Requested | Projects Selected | Total Awarded |

1. **Score of Interview** Artist's ability to articulate vision, respond to committee questions, demonstrate community understanding
2. **Collaborative Relationship** Quality and depth of partnership with confirmed institutional partner
3. **Project Vision** Innovation, clarity, and transformative potential of the proposed work
4. **Value Alignment** Alignment with TAF mission: equity, inclusivity, Cleveland-centric focus
5. **Community Understanding** Demonstrated knowledge of neighborhood, stakeholders, and engagement plan
6. **Budget Justification** Realistic, detailed, and responsible use of public funds
7. **Timeline & Deliverability** Ability to complete a fully realized project within 14 months

*Confidentiality agreements signed by all committee members. Artist selections kept confidential until official City announcement.*

# The 7 Projects — Overview

*Artist-led. Neighborhood-rooted. Civic in scale.*

**Social Practice**

**All Our Babies: Birthing the Afrofuture**

*Jameelah Rahman*

**$482,125**

**Placemaking**

**IMPART216: Breathing Creativity into Communities**

*Robin Robinson*

**$442,897**

**Social Practice**

**For Art's Sake — Empowering Diverse Creatives**

*Kumar Arora*

**$465,343**

**Placemaking**

**For Those Who Call Here Home**

*Jordan Wong*

**$449,750**

**Social Practice**

**9413 Sophia Ave: Choreographed Deconstruction**

*Malena Grigoli*

**$364,000**

**Immersive Theater**

**Portals of Knowing**

*Latecia Wilson-Stone*

**$312,185**

**Placemaking**

**The Art Garden / Storer Phoenix Project**

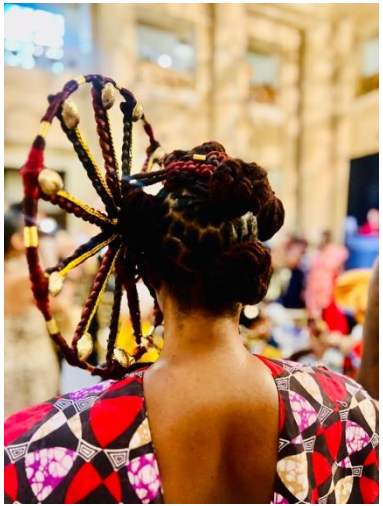
*Ariel Vergez*

**$393,700**

SOCIAL PRACTICE ARTS

# All Our Babies: Birthing the Afrofuture

**$482,125**



**LEAD ARTIST** Jameelah Rahman

**PARTNER** Cleveland Clinic — Langston Hughes Center

**WARD / NEIGHBORHOOD** Wards 5 & 6 | Fairfax / Kinsman | Councilmember Griffin

Rahman reimagined Black maternal and fetal health through Afrofuturism — blending ancestral wisdom, speculative art, and healthcare to create immersive healing environments where birth is honored as both cultural legacy and civic act.

**CIVIC OUTCOME** Social practice arts collaboration rooted in addressing poor health outcomes for Black mothers — 39 artists paid, 45 local businesses engaged, 10,050 community participants across six immersive volumes culminating at Cleveland City Hall.

CREATIVE PLACEMAKING

# IMPART216: Breathing Creativity into Communities

**$442,897**

**LEAD ARTIST** Robin Robinson

**PARTNER** Ingenuity Cleveland

**WARD / NEIGHBORHOOD** 6 Wards | Mt. Pleasant | Councilmembers Gray, Bishop, Jones

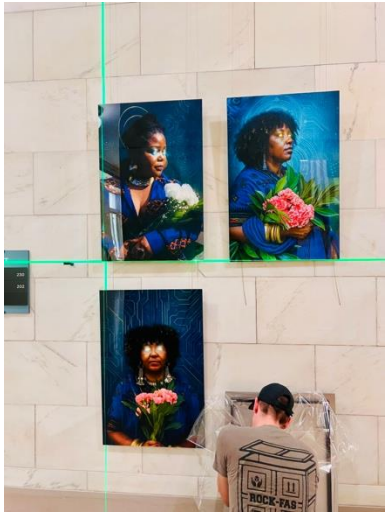
Robinson led a 12-artist cohort — pairing established and emerging muralists on each of six large-scale works at 'the point' — transferring not just technique but the professional practice of working at civic scale, including a cohort trip to Philadelphia Mural Arts.

**CIVIC OUTCOME** Six-mural cluster now cited by Councilwoman Gray as the visual proof of concept for the Union Avenue greening proposal currently before this body — art as planning catalyst.

SOCIAL PRACTICE ARTS

# For Art's Sake — Empowering Diverse Creatives

**$465,343**



**LEAD ARTIST** Kumar Arora

**PARTNER** Campus District

**WARD / NEIGHBORHOOD** Wards 5, 6, 7 | Hough, Campus District, Downtown | Councilmembers Griffin, Howse-Jones, Starr

Arora activated Cleveland's creative economy through eight large-scale artist-led events blending public art, branding, and social practice — building pathways for artists to sustain careers while addressing public health, wellness, and community identity.

**CIVIC OUTCOME** 192 individual artists paid, 153 local businesses compensated, Nike and University Hospitals engaged as partners — 100% of budget spent within the Cleveland local economy.

CREATIVE PLACEMAKING

# For Those Who Call Here Home

**$449,750**

**LEAD ARTIST** Jordan Wong (WONGFACE)

**PARTNER** The Sculpture Center | MidTown Cleveland

**WARD / NEIGHBORHOOD** Ward 7 | AsiaTown Corridor | Councilmember Howse-Jones

Wong created five permanent public art structures celebrating AsiaTown's Asian and immigrant heritage on the Square Dancing Lot — a community-designed park bringing together residents whose families have called this neighborhood home since the 1860s.

**CIVIC OUTCOME** Vacant lot transformed into a permanent community park, now being donated to MidTown Cleveland by NRP Development project. A TAF investment becoming a lasting civic asset.

SOCIAL PRACTICE ARTS

# 9413 Sophia Ave: Choreographed Deconstruction

**$364,000**

**LEAD ARTIST** Malena Grigoli

**PARTNER** redhouse studio

**WARD / NEIGHBORHOOD** Ward 4 | Buckeye-Woodhill | Councilmember Gray

Grigoli transformed a condemned lead-contaminated home into a site-specific performance of care — dismantling it by hand, remediating the toxic debris through bio-cycling and mycelium, and returning the land to the community as a living cultural site.

**CIVIC OUTCOME** A Cuyahoga County Land Bank liability is now a fully remediated, community-stewarded programming space — handed to artist Jennifer Lumpkin for ongoing activation. Environmental justice made visible.

IMMERSIVE THEATER

# Portals of Knowing

**$312,185**

**LEAD ARTIST** Latecia Delores Wilson-Stone

**PARTNER** Cuyahoga Metropolitan Housing Authority (CMHA)

**WARD / NEIGHBORHOOD** Ward 5 | Central / East Tech High School | Councilmember Starr

Wilson-Stone created Cleveland's first immersive theater project at this scale — a room-to-room experience rooted in Black joy and resilience, transforming East Tech High School into a living family story where audiences were not spectators but kin.

**CIVIC OUTCOME** CMHA: 'This created a deeper sense of community belonging for our residents — it allowed us to move beyond providing just housing.' Mayor Bibb attended; performance extended to CMHA locations citywide.

CREATIVE PLACEMAKING

# The Art Garden / Storer Phoenix Project

**$393,700**

**LEAD ARTIST** Ariel Vergez

**PARTNER** Metro West Community Development

**WARD / NEIGHBORHOOD** Ward 14 | Clark-Fulton | Councilmember Santana

Vergez transformed Storer Avenue into a living cultural corridor — 10 murals and 2 monumental sculptures celebrating Hispanic heritage, co-created with youth and residents, turning underinvested walls into declarations of dignity, identity, and neighborhood pride.

**CIVIC OUTCOME** Three pocket parks being created with Western Reserve Land Conservancy (summer 2026). Sidewalk and tree improvements advancing with Councilwoman Santana. Building under renovation for new tenants — art catalyzing real estate investment.

# The Impact — By the Numbers

**393**

**Artists Paid**

$1.05M in direct artist support

**346**

**Local Businesses Compensated**

Citywide economic activation

**~600**

**New Artworks & Performances**

Installations, murals, performances

**10,547**

**Community Members Participated**

Across 12+ neighborhoods

**137**

Public Events & Installations

**95%**

Activations in Historically Underserved Neighborhoods

**90%+**

Of All Dollars Spent in Cleveland

**12+**

Cleveland Neighborhoods Transformed

**Total Disbursed: $2,860,500 | 7 Lead Artists | 7 Institutional Partners | 3 Artistic Categories | Across 12+ Cleveland Neighborhoods**

# Permanent Assets & Catalytic Outcomes

*TAF investments are now leveraging additional public & private dollars*

**For Those Who Call Here Home — AsiaTown**

Vacant lot converted to permanent community park, tied to NRP Development project. MidTown Cleveland acquiring the site as a lasting public asset.

**The Art Garden — Clark-Fulton**

Three pocket parks created with Western Reserve Land Conservancy (completion summer 2026). Sidewalk & tree improvements advancing. Significant investment on the Storer Avenue corridor.

**9413 Sophia Ave — Buckeye-Woodhill**

Condemned lead-contaminated site fully remediated through bio-cycling & mycelium. Now a living programming site stewarded by community — an ongoing cultural asset.

**IMPART216 — Mt. Pleasant**

6-mural cluster at 'the point' now cited by Councilwoman Gray and Councilman Bishop as case study for the Union Avenue greening proposal for serious consideration.

Early TAF investments are now leveraging additional public and private dollars for infrastructure, business growth, and placemaking

# What This One-Time Initiative Taught Us

*Invaluable lessons about artist readiness, capacity, and what public investment actually requires*

*TAF was a first-cycle, one-time ARPA-funded initiative. It is complete. What lives on is the knowledge, the relationships, and the policy framework it generated.*

## WINS

- All 7 projects completed on time — unprecedented for a first-cycle program at this scale
- Artists developed skills far beyond creative practice: budgeting, project management, permitting, media relations, institutional collaboration
- Institutional partners deepened cross-sector engagement with artists — Cleveland Clinic, CMHA, and Campus District established entirely new collaborative models
- 12+ Cleveland neighborhoods gained permanent murals, parks, sculptures, and community spaces that belong to the city forever

## LESSONS LEARNED

- Artists had the vision — always. What they needed was administrative scaffolding: project management, compliance support, legal guidance, and cash flow access
- Artist readiness is not a critique — it is a systems observation. Public investment at this scale requires built-in capacity support from day one
- Artists need 3–6 months of incubation before production. Institutional partners need clearer power balance in the grant structure
- Grantmaking at this scale requires a dedicated team. This program was administered by one person — and it still worked

# TAF & Public Art Policy Reform

*TAF didn't just complete projects — it mapped what's broken and set the fix in motion*

*The public art process was identified as unclear, disjointed, and inaccessible — governed by ordinances passed in 1994 and 2003 that no longer fit the volume or complexity of public art Cleveland now manages.*

## 5 ACTIVE WORKSTREAMS — ALREADY UNDERWAY

| | |
|---|---|
| 1 | **Public Art Webpage** Dedicated page replacing the TAF page — current opportunities, existing installations, process guidance, and artist resources |
| 2 | **Arts & Culture Engagement Strategy** Informed by but separate from external feedback sessions — shaping policy and long-term programming |
| 3 | **External Stakeholder Feedback Sessions** Two sessions: institutional partners (CDCs, Destination Cleveland, LAND Studio) + local artists. Urban AI facilitated. |
| 4 | **Updated Public Art Ordinances** Chapters 186, 347.13, 516.2 — targeted for completion end of 2026. Benchmarking peer cities. Draft legislation through legislative process. |
| 5 | **Roles & Responsibilities Matrix** Mapping every department's role in the public art process — critical for consistent, equitable implementation going forward |

*Public Art Bootcamp conducted October 23, 2025 | Urban AI & City Planning | Legislative update targeted: end of 2026*

Every entity in Cleveland seeking to do public art comes to City Planning. This framework is yours to build on.

> *When artists lead, public dollars don't just fund projects — they fuel imagination, rebuild trust, and drive equitable neighborhood transformation.*

| $3M | 7 | 393 | 10,547 | 12+ | ∞ |
|---|---|---|---|---|---|
| Invested | Projects Completed | Artists Paid | Clevelanders Engaged | Neighborhoods | Lessons Learned |

**The public record is now complete. TAF demonstrated a model.**
**The public art ordinance work now before us is the next big opportunity.**

Rhonda K. Brown | Senior Advisor, Arts, Culture & Creative Economy | City of Cleveland | Office of Mayor Justin Bibb

# Cleveland City Planning Commission

## Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 17, 2026

# Cleveland City Planning Commission

## Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: May 1, 2026