CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

May 15, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: May 15, 2026

ZONING MAP AMENDMENTS

- Map Change 2698
- Map Change 2699

FAR WEST DESIGN REVIEW

- PRJ26-012032 - Drive Thru Signage Plan

CENTRAL EAST DESIGN REVIEW

- PRJ26-016427 - Midtown Collaboration Center Rooftop Signage
- EC2026-010 - Midtown Lofts
- CE2026-008 - CCF East Parking Garage
- CE2026-007 - CCF West Parking Garage
- EC2026-014 - Connecting the Circle - Public Realm Master Plan

NEAR WEST DESIGN REVIEW

- PRJ26-XXXX - Park Apartments Phase II

SOUTHEAST DESIGN REVIEW

- CSE2026-005 - Red Chimney Demolition

PUBLIC ART DESIGN REVIEW

- Buckeye/S. Moreland Garden Lady Sculpture Location Change

DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-010256 - 401 Stones Levee Demo

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Res. No. XXX-2026 – Bedrock COT/TIF
- Ord. No. 552-2026 – Parcel Transfers
- Res. No. 554-2026 – Vacating W58th St
- Ord. No. 558-2026 – CMSD Land Swap
- Ord. No. 556-2026 – Data Centers
- Ord. No. XXX-2026 – CH Modernization

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 609-2026, 615-2026, 620-2026, 622-2026, & 626-2026

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.

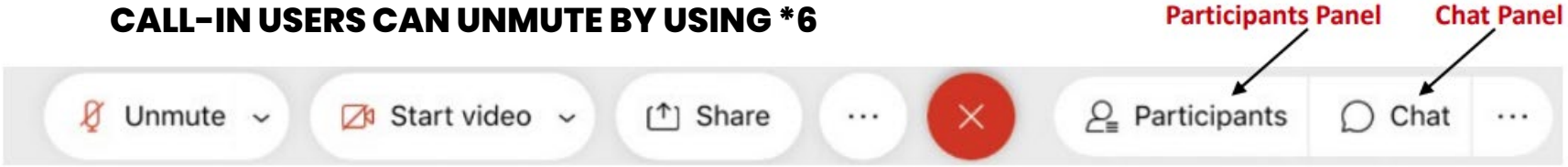
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

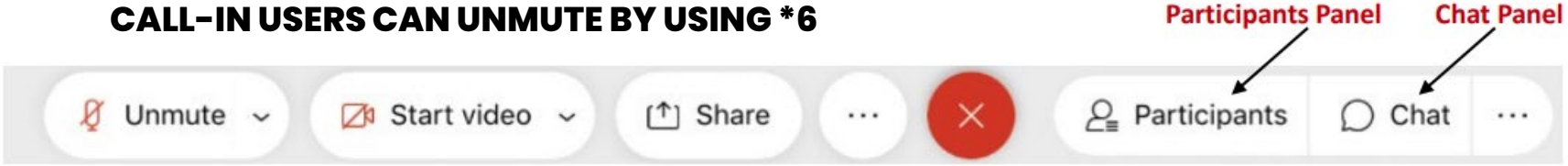
Any comments received by the Wednesday 12:00 pm deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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



Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

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

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 15, 2026

Erika Anthony, Chair

August Fluker, Vice Chair

Kris Harsh, Council Member *(Alternate)*

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

May 15, 2026

Approval of Minutes from Previous Meeting

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 15, 2026

Meeting Summary: May 1, 2026

ZONING MAP AMENDMENTS

- Map Change 2700 – St. Clair Superior Form Based Code Rezoning
- Ord. No. XXX-2026 – Establishing an East Side TIF District (Mandatory Referral)

ZONING TEXT AMENDMENTS

- Amending Section 337.02 and repealing Section 337.251
- Ord. No. 561-2026 – Short-Term Rental Amendments (Mandatory Referral)

CONDITIONAL USES

- Townhomes in a 1F District – WestCliff Townhomes

CENTRAL EAST DESIGN REVIEW

- EC2026-009 – Olde Cedar Phase 1
- PRJ26-014079 – CCF Building B Demolition

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 523-2026 – 1900 Loft LLC COT/TIF
- Ord. No. 556-2026 – Data Centers Moratorium
- Ord. No. 557-2026 – Establishing the Playhouse Square DORA
- Res. No. XXX-2026 – Intent to Vacate Midvale, Forestwood, & West 118th
- Ord. No. XXX-2026 – Stantec Contract Renewal
- Ord. No. XXX-2026 – Solar Arrays at Landfill Locations

DIRECTOR'S REPORT

ADJOURNMENT

CPC Ruling:

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

Cleveland City Planning Commission

Zoning Map Amendments

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Zoning Map Amendments

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 15, 2026

Map Change 2698 - Changing the zoning districts of parcels of land south of Saint Clair Avenue between Lakeview Road and Thornhill Drive (Map Change 2698)

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Jeff Henderson, Architect, and Hollie Dellisanti, CMSD

Ward 9: Council Member Kevin Conwell | **SPA: Glenville**

Map Change 2698

City Planning Commission Hearing

May 15, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

Changing the zoning districts of parcels of land south of Saint Clair Avenue between Lakeview Road and Thornhill Drive. (Map Change 2698)

Purpose

- To promote walkability and allow the redevelopment of CMSD school sites.



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

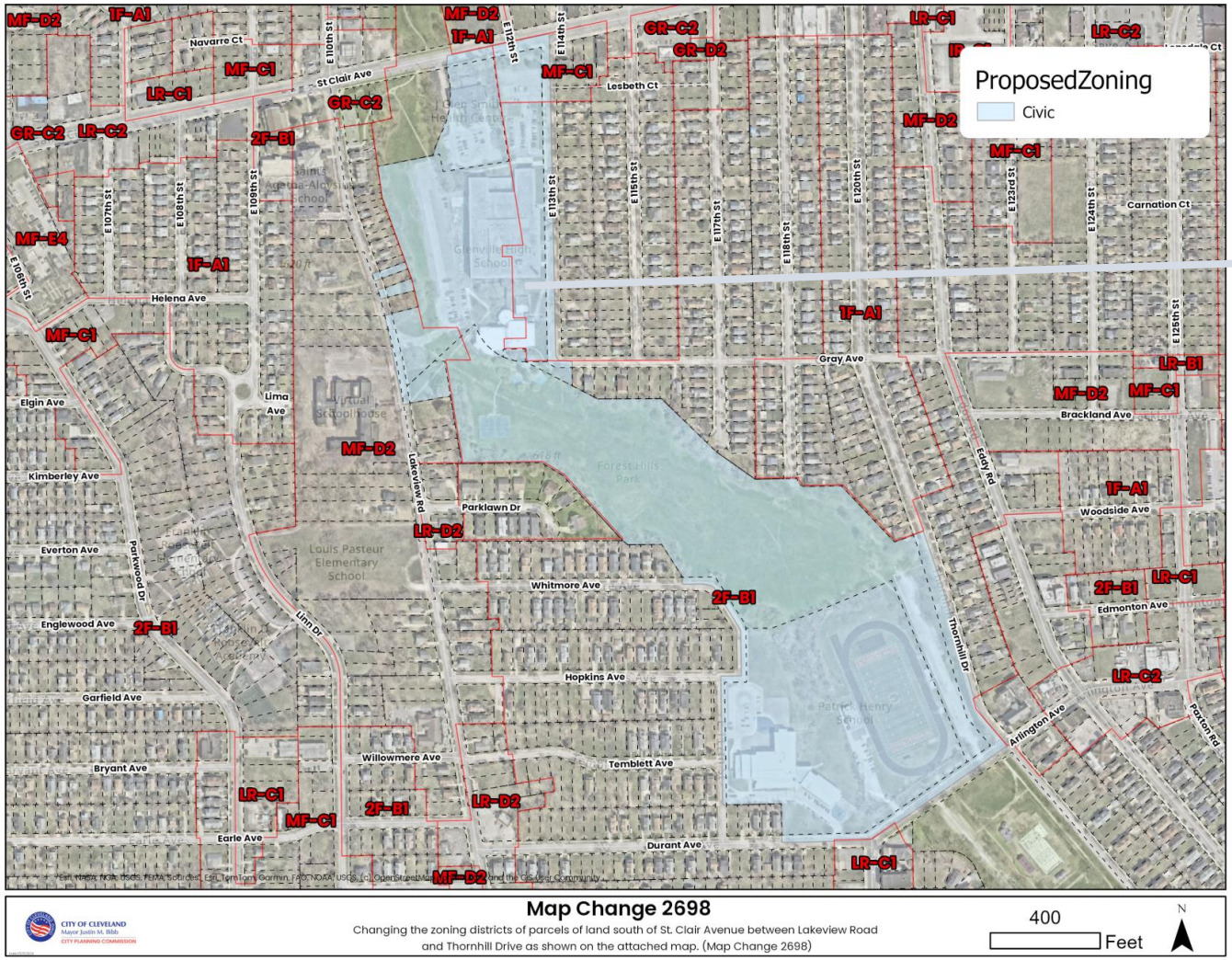
Current Zoning

300 Feet

N

Current Zoning:

- One Family
- Two Family



Civic

Civic:

- 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.

Current Context



Current Context



E 113th St, looking southwest

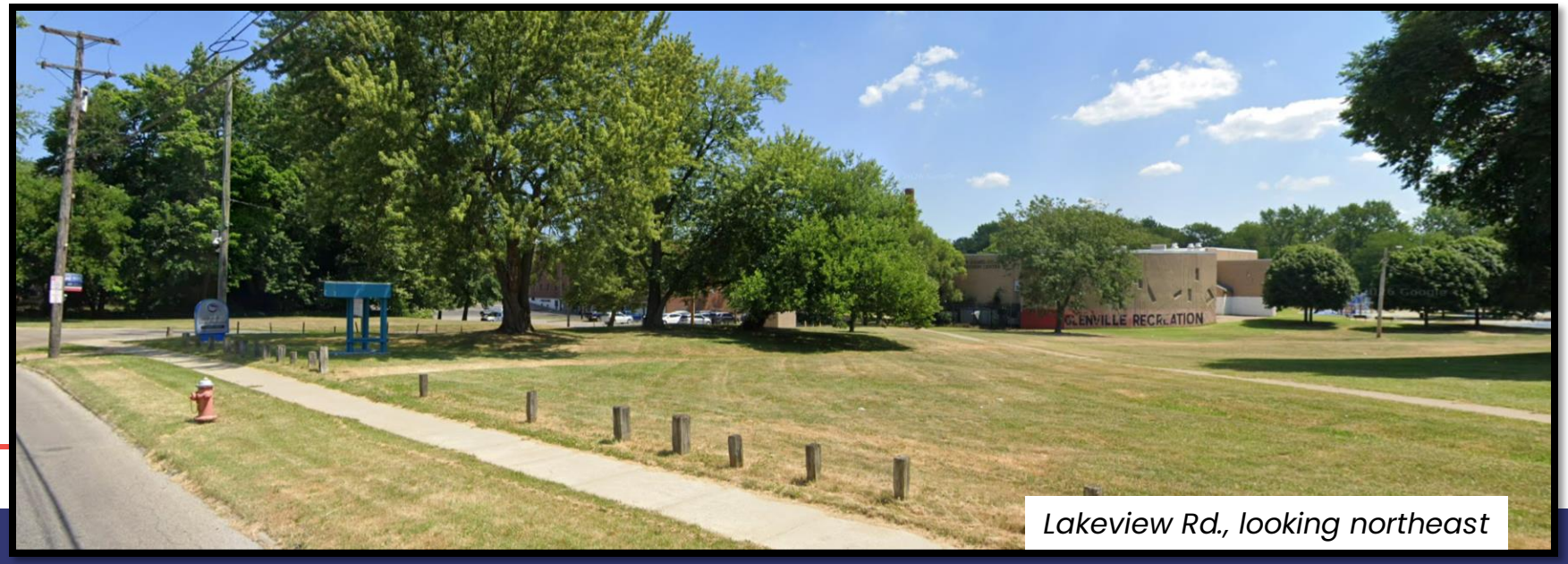


E 113th St & Gray Ave, looking west

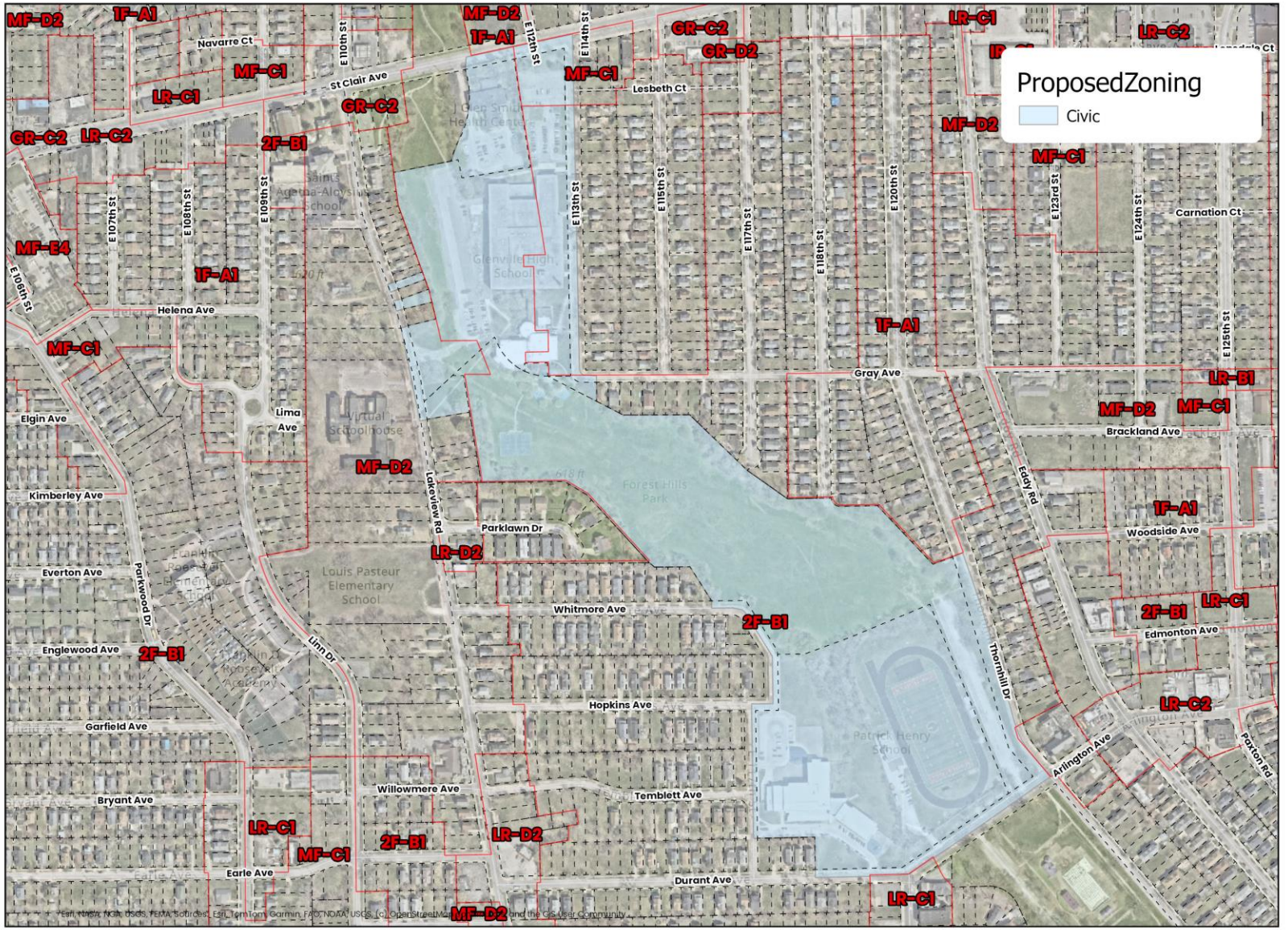
Current Context



Durant Ave., looking northwest



Lakeview Rd., looking northeast



Map Change 2698

Changing the zoning districts of parcels of land south of St. Clair Avenue between Lakeview Road and Thornhill Drive as shown on the attached map. (Map Change 2698)

400 Feet

N

Zoning Map Amendments

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 15, 2026

Map Change 2699 - Changing the zoning districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street. (Map Change 2699)

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Jeff Henderson, Architect, and Hollie Dellisanti, CMSD

Ward 14: Council Member Jasmin Santana | **SPA: Clark-Fulton**

Map Change 2699

City Planning Commission Hearing

May 15, 2026

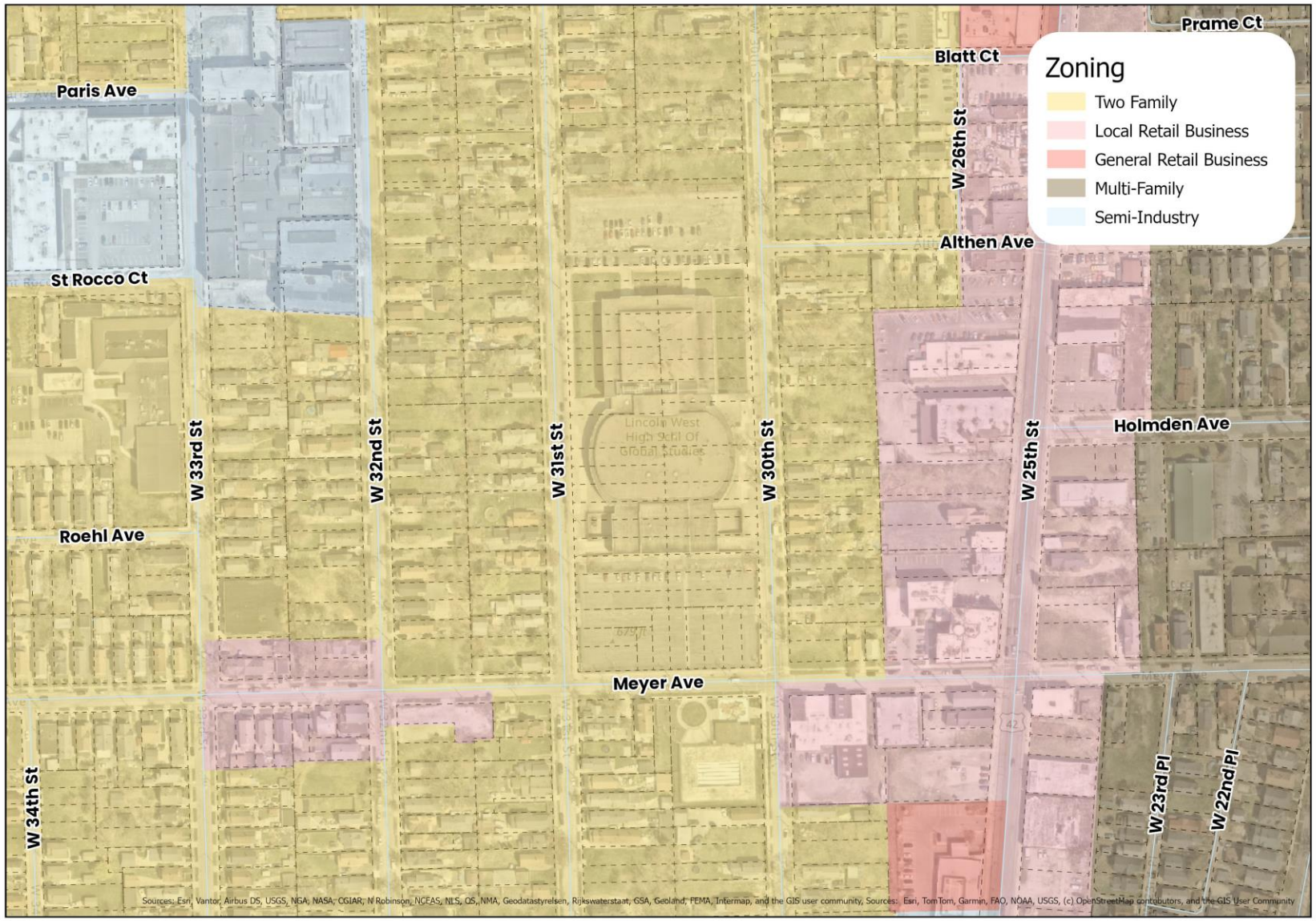
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

Changing the zoning districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street. (Map Change 2699)

Purpose

- To promote walkability and allow the redevelopment of CMSD school sites.



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

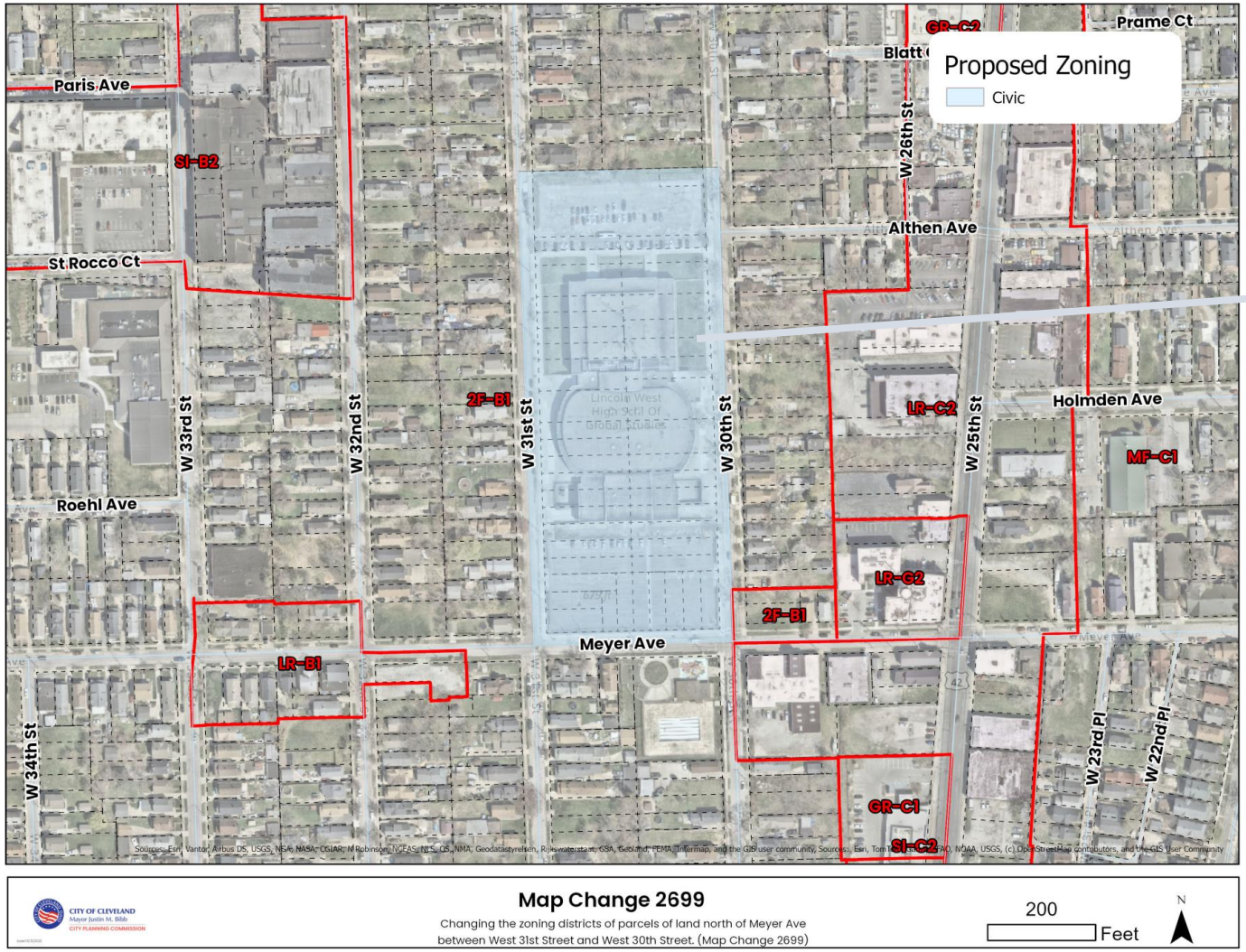
Current Zoning

200 Feet

N

Current Zoning:

- Two Family



Civic

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- 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.

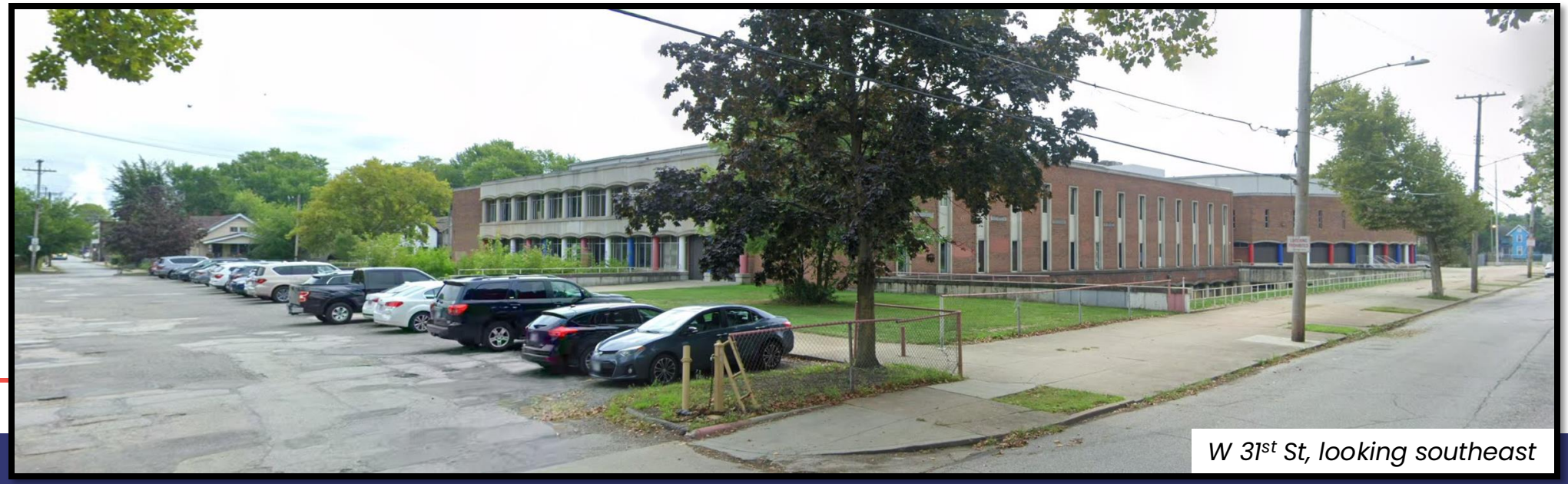
Current Context



Current Context



W 31st St, looking northeast



W 31st St, looking southeast

Current Context



W 30th St, looking north



W 30th St, looking south

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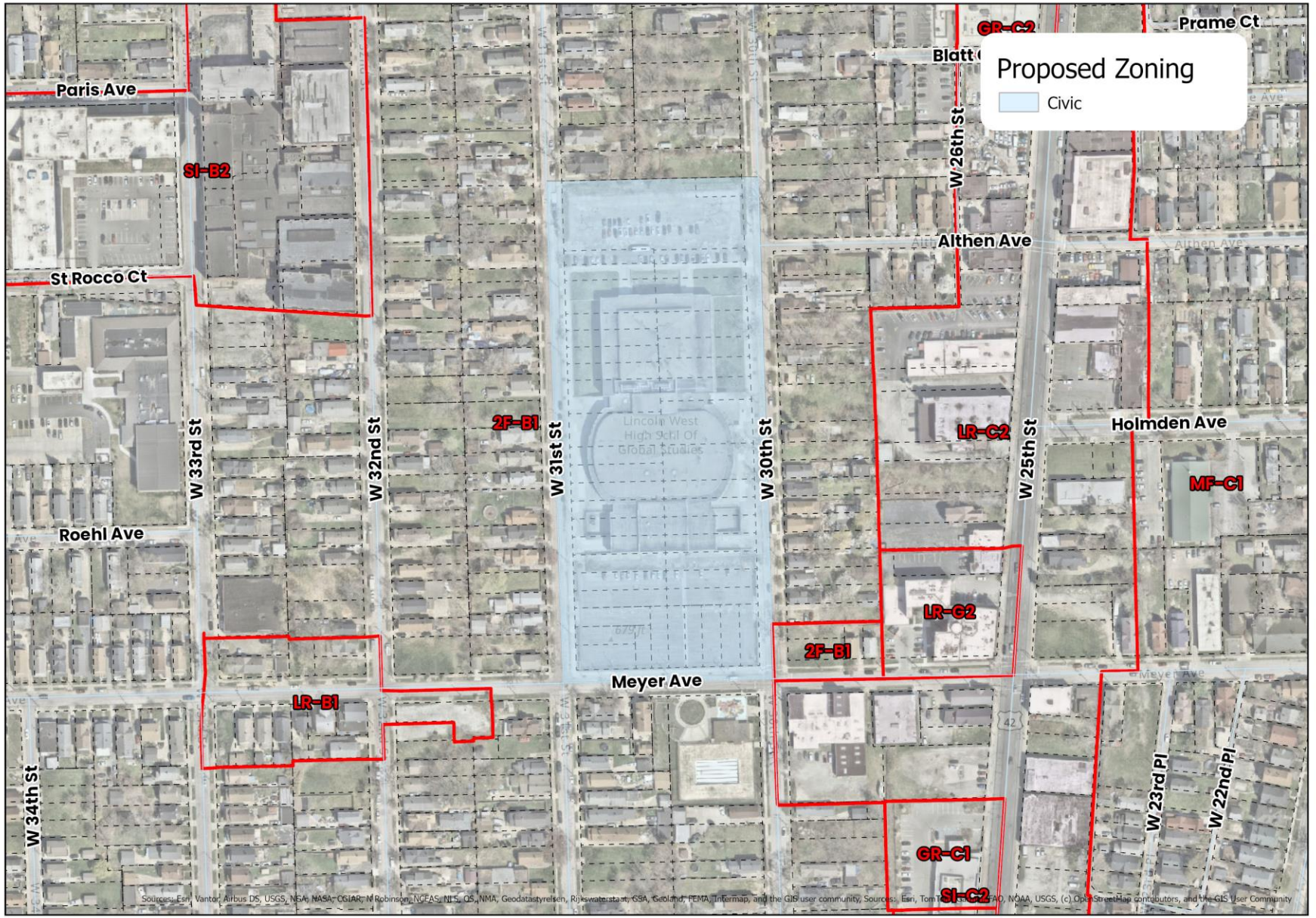

CITY OF CLEVELAND
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CITY PLANNING COMMISSION

Map Change 2699

Changing the zoning districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street. (Map Change 2699)

200 Feet

N

Cleveland City Planning Commission

Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-012032 - Drive Thru Signage Plan

May 15, 2026

Project Address: 14016 Triskett Ave

Type: Signage

Project Representative: Eyad Ali, Neon City Inc

Approval: Final (Variance Required)

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

Drive Thru

14016 Triskett Ave.

City Planning Commission Hearing

May 15, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

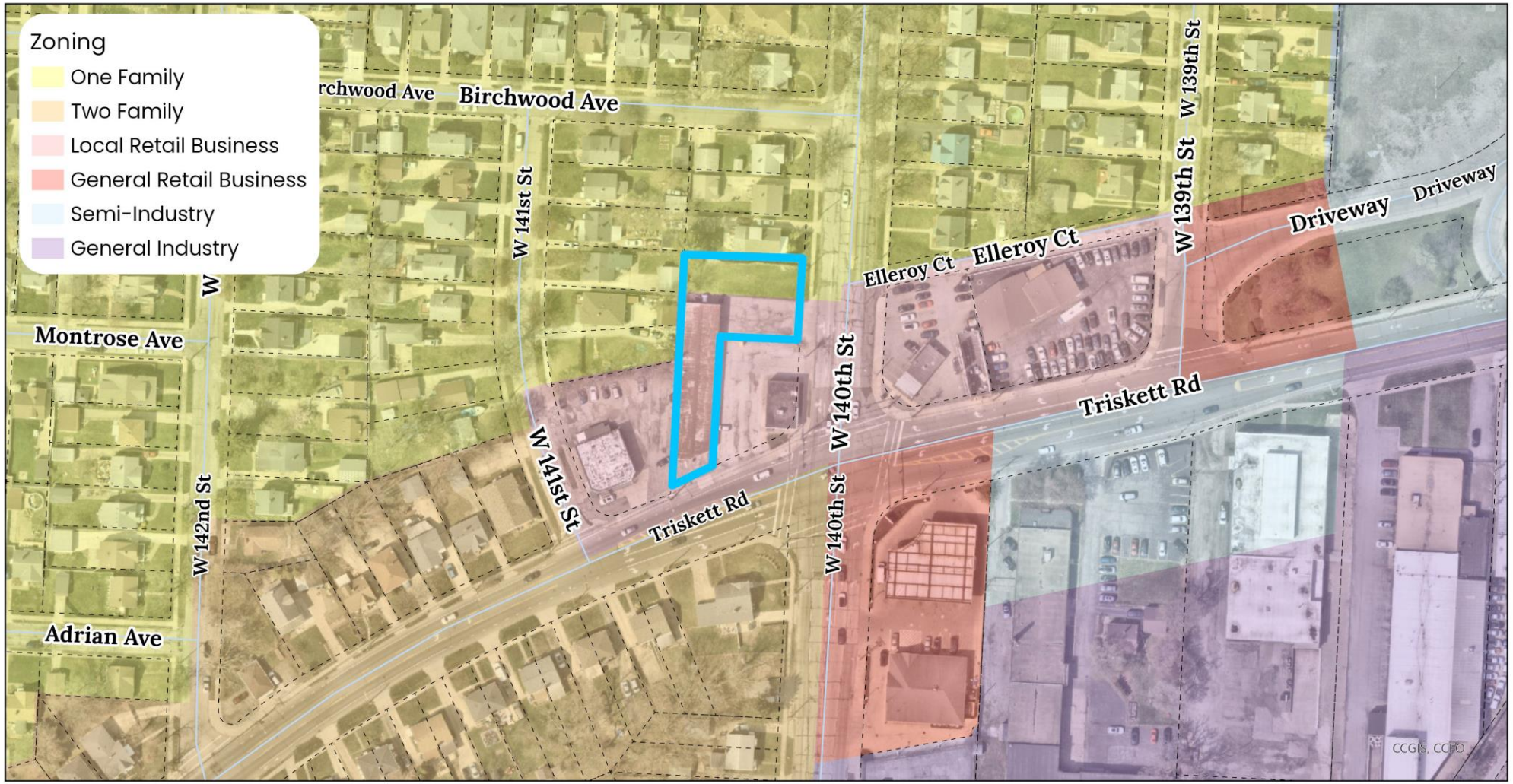
Proposal

Applicant is proposing a 32 SF free-standing business identification sign .



Existing Zoning

- Two Family Residential
- Local Retail Business




Arlis Ave
Birchwood Ave
W 142nd St
Birchwood Ave
W 140th St
Arlis Ave
W 139th St
W 141st St
14016 Triskett Rd
Elleroy Ct
Triskett Rd
Triskett Rd
W 139th St
13831
13951
W 140th St


View West Triskett Ave.


Southern View, W 140th


Northern view, W 140th St.

Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: *(Administrative approval does not apply)*

    - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines**: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation**: Any variation shall be the **MINIMUM** necessary to ensure design compatibility

Variations Required

§ 350.14 Free-Standing Business Identification Sign:

- **Must be located at least 25ft from Residence Districts.**
  - Variation to allow sign to be located in Residence District.



14020 Triskett Ave
Clevelan,Ohio 44106

24 Hours DRIVE THRU
BEER·WINE·VAPES·SNACKS

8ft long x 4 ft high



SITE PLAN

NORTH

Considerations

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





Western view, Triskett Ave.



Northeastern view, Triskett Ave. & W 140th St

Building



NEON CITY SIGNS
DESIGN GRAPHICS & ALL SIGNS
11500 Madison Ave
Cleveland, Ohio 44102
Eyad Ali
(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14016 Triskett Rd
Clevelan,Ohio 44106

Sign Specs



MATERIAL SPECIFICATIONS:

A cabinet sign double face 8 ft long x 4 ft high. Powered by white leds .
Face is acrylic with digital print .
cabinet ,made of white aluminum .
Installed between existing pole .

Sign made out of white **alumin.**
powered by Led 150 watts transformer
LAG Screws.
All Electric is exited from the old sign connection .

NEON SIGNS CITY
DESIGN GRAPHICS & ALL SIGNS
11500 Madison Ave
Eyad Ali
(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14016 Triskett Rd Clevelan,Ohio 44111

Materials

SAMPLE







8ft long x 4 ft high

NEON SIGNS CITY
DESIGN GRAPHICS & ALL SIGNS
11500 Madison Ave
Cleveland, Ohio 44102
Eyad Ali
(216) 390-1234

BUSINESS NAME:	DRIVE THRU DELI	*ADDRESS:*	14016 Triskett Rd Clevelan,Ohio 44111

Site Plan

14020 Triskett Ave
Clevelan,Ohio 44106



SITE PLAN

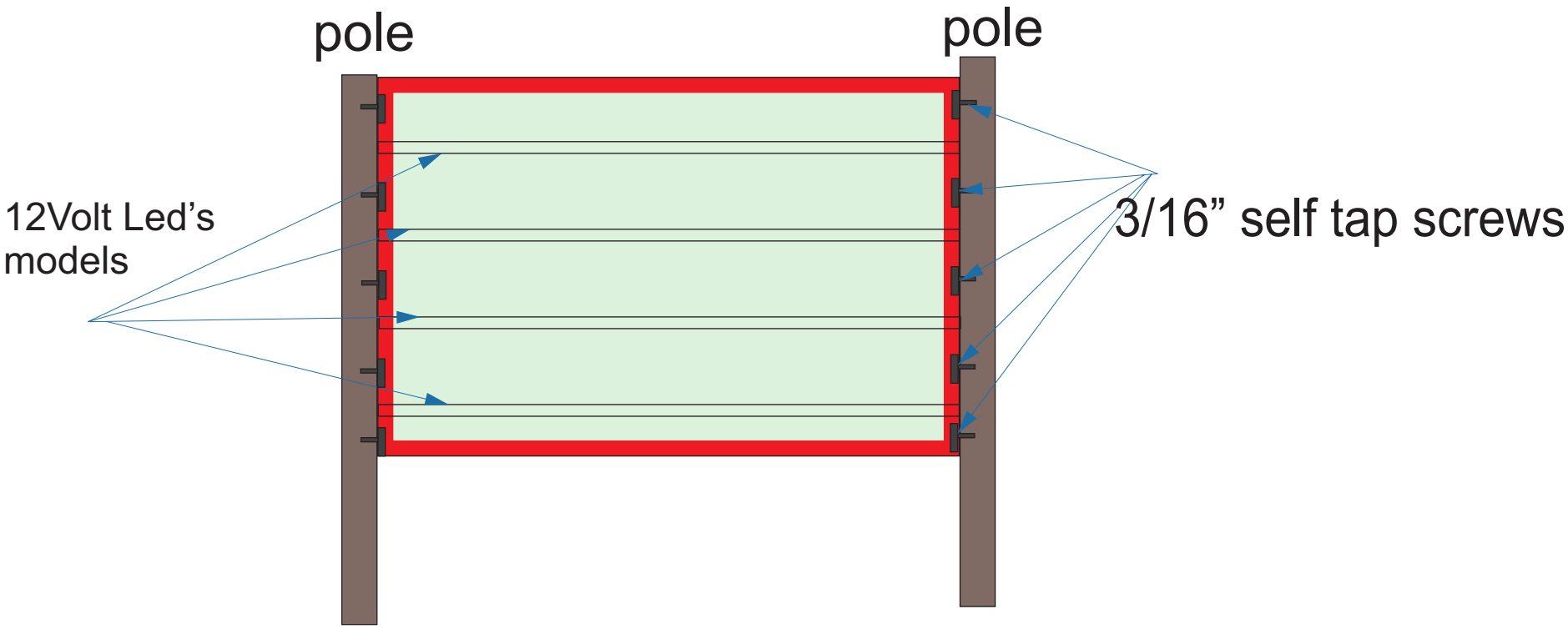
NORTH

NEON SIGNS CITY
DESIGN GRAPHICS & ALL SIGNS
11500 Madison Ave
Cleveland, Ohio 44102
Eyad Ali
(216) 390-1234

BUSINESS NAME:	DRIVE THRU DELI
ADDRESS:	14016 Triskett Rd Clevelan,Ohio 44111

Install cabinet sign double side

INSTALLATION

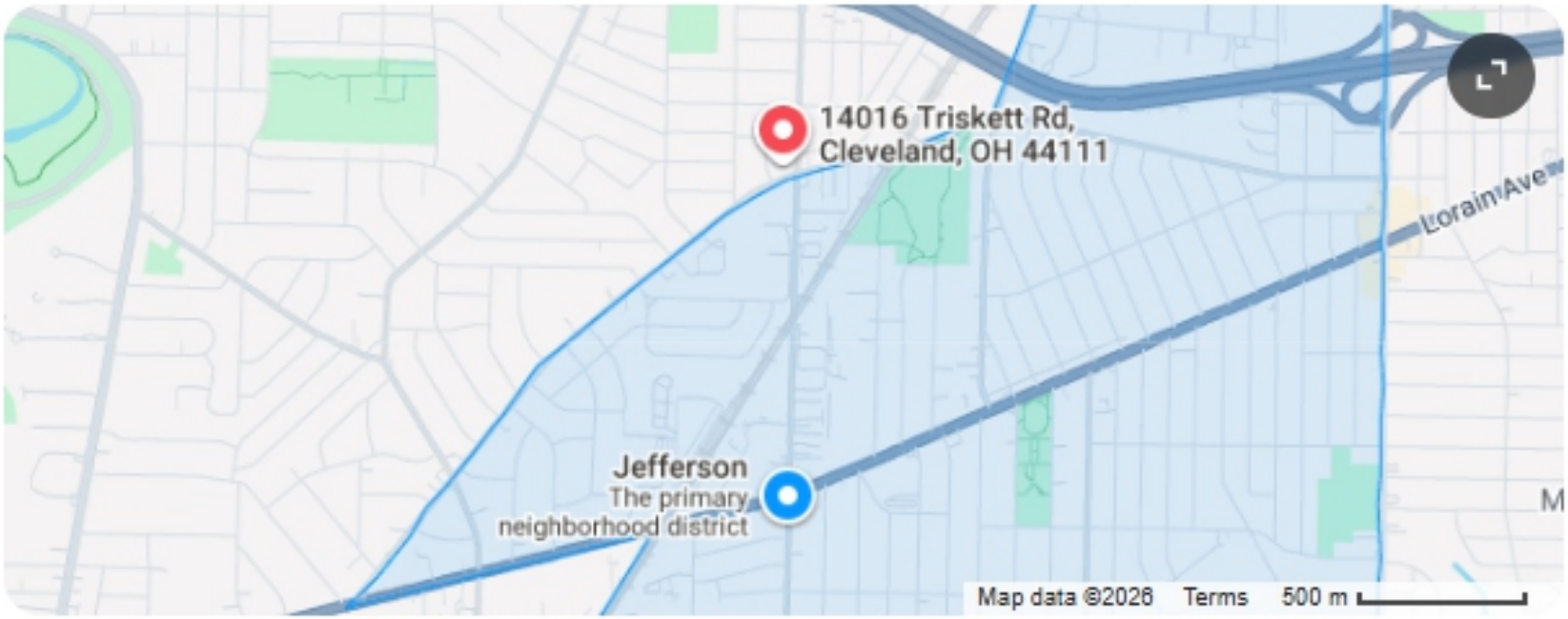


NEON SIGNS CITY
DESIGN GRAPHICS & ALL SIGNS
11500 Madison Ave
Cleveland, Ohio 44102
Eyad Ali
(216) 390-1234

BUSINESS NAME:	DRIVE THRU DELI	*ADDRESS:*	14016 Triskett Rd Clevelan,Ohio 44111

Site Location Map

- **Ward 15 Specific Map**: A detailed PDF showing key streets like Triskett Rd and W 140th St within the ward boundary is available from Cleveland City Council.



Site Location District Information

Site Context Plan



NEW CITY SIGNS & ALL SIGNS
11500 Madison Ave
Cleveland, Ohio 44102
(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14020 Triskett Ave
Clevelan,Ohio 44106



Existing Conditions

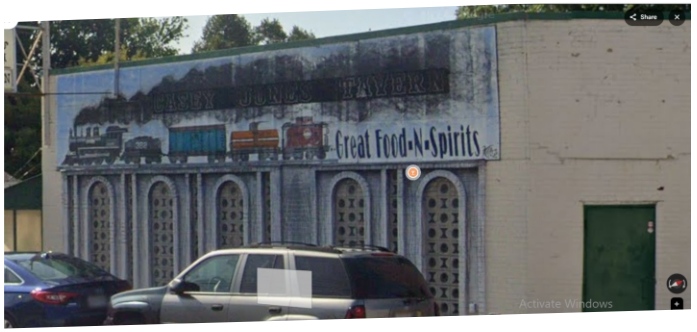


NEON SIGNS & ALL SIGNS CITY
11500 Madison Ave
Cleveland, Ohio 44102
(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14020 Triskett Ave
Clevelan,Ohio 44106

surrounding properties







Signage Variance

Proposed:
32 sq. ft double sided free-standing sign

Required distance from Residential Lot Line: 25 ft
Proposed: Within residential district



Additional Photos – Staff Report



Signage on Triskett Ave



Drive-Thru Site & Other Signage

Additional Photos – Staff Report



Existing sign (proposed)



Existing sign (proposed)

Additional Photos - Staff Report



Existing wall sign



Existing sign (proposed)

Additional Photos – Staff Report



Signage at night

– STAFF REPORT – Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-012032 - Drive Thru Signage Plan

May 15, 2026

FWDRAC Recommendations:

FWDRAC recommended denial on 5/6/26 due to the proximity to residents and the brightness of the sign at night. The committee recommended lowering the sign or relocating it closer to the entry as there is a space to place it.

City Planning Staff Recommendations:

Planning staff recommends denial due to being located within the residential district and in close proximity to residential property.

Cleveland City Planning Commission

Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-016427 - Midtown Collaboration Center Rooftop Signage

May 15, 2026

Project Address: 6539 Euclid Avenue

Type: Signage

Project Representative: Connor Wollenzier (Vocon) and Michael Hood (TCF)

Approval: Final (Variance Required)

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

Midtown Collaboration Center

6539 Euclid Ave.

City Planning Commission Hearing

May 15, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

Applicant is proposing two (2) roof top channel letter signs totaling 112.4 SF.

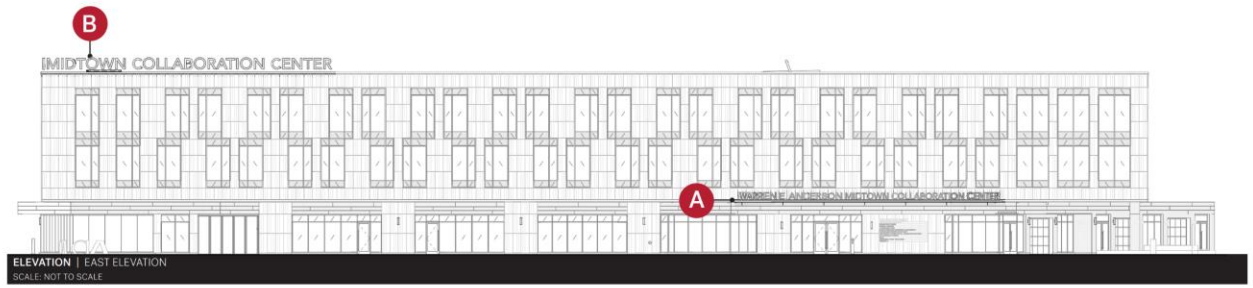
PROPOSED ELEVATIONS | LOCATION KEY

A **E. 66TH VESTIBULE SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
VESTIBULE CANOPY SIGNAGE

B **EAST & SOUTH PARAPET SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
ROOFTOP SIGNAGE



ELEVATION | SOUTH ELEVATION
SCALE: NOT TO SCALE



ELEVATION | EAST ELEVATION
SCALE: NOT TO SCALE

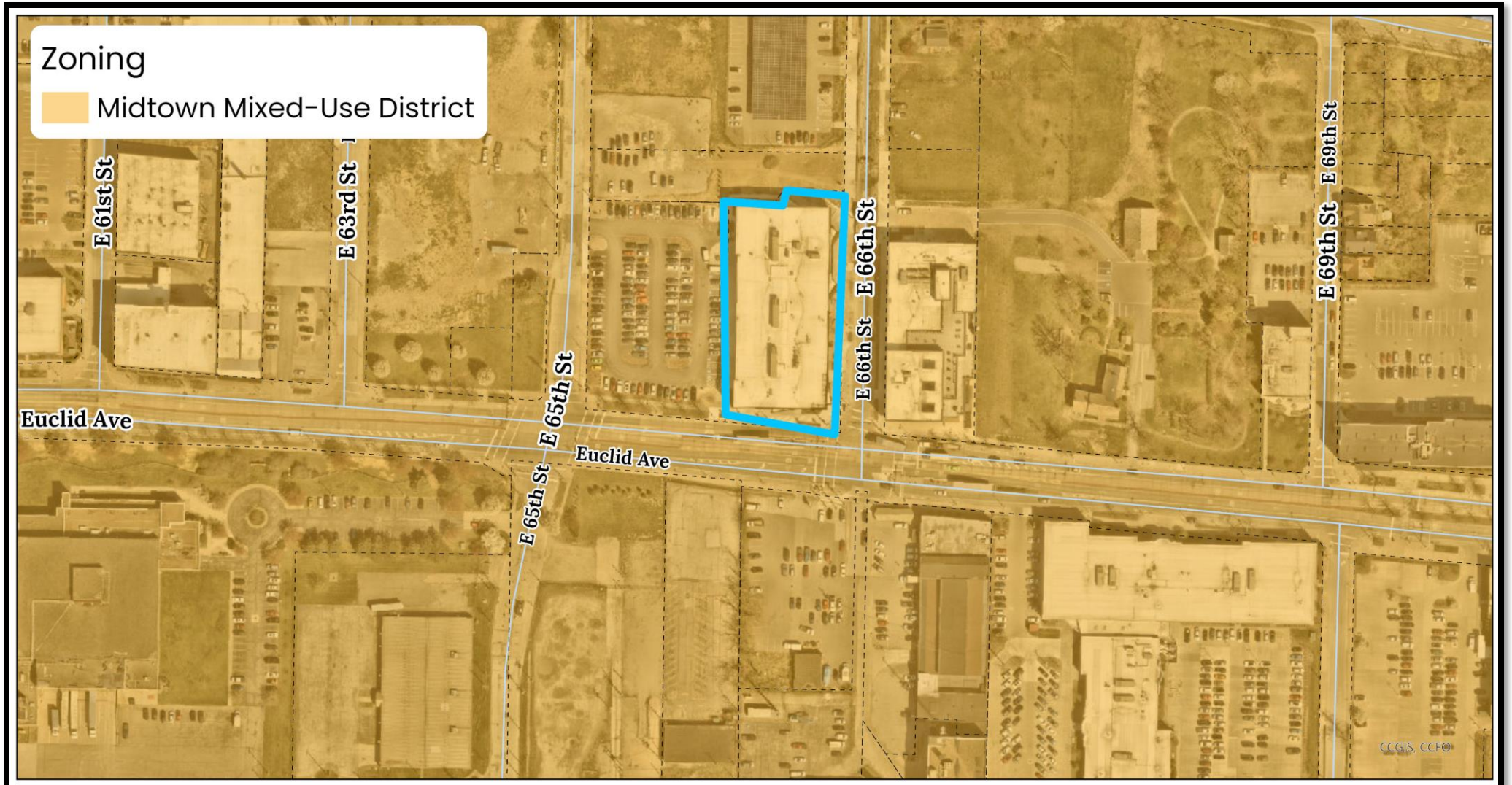
RENDERINGS | SOUTHEAST CORNER PERSPECTIVE - PROPOSED



CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Existing Zoning

Midtown Mixed Use-1




Curtiss Ct
E 63rd St
E 63rd St
E 65th St
6539 Euclid Ave
E 66th St



Southeastern View Euclid Ave.



Northeastern View Euclid Ave.

Why City Planning Commission?

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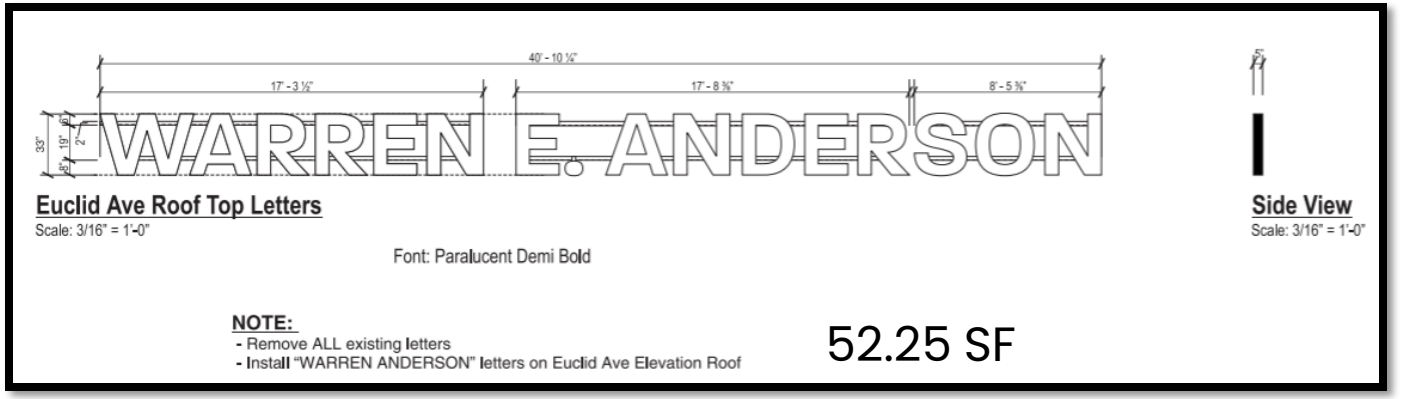
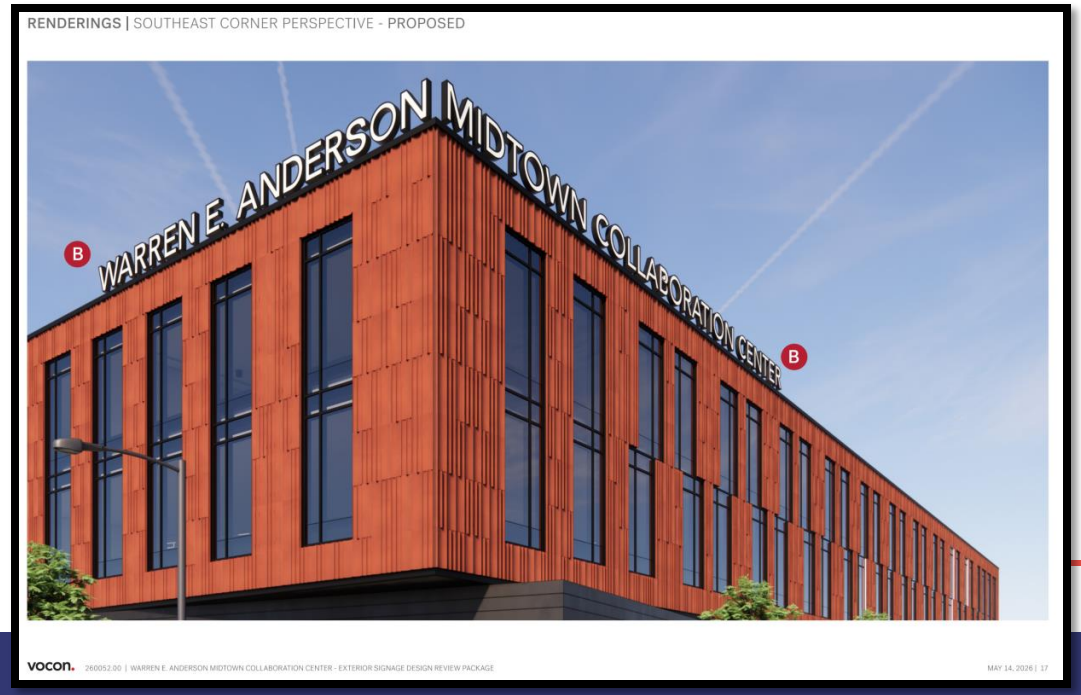
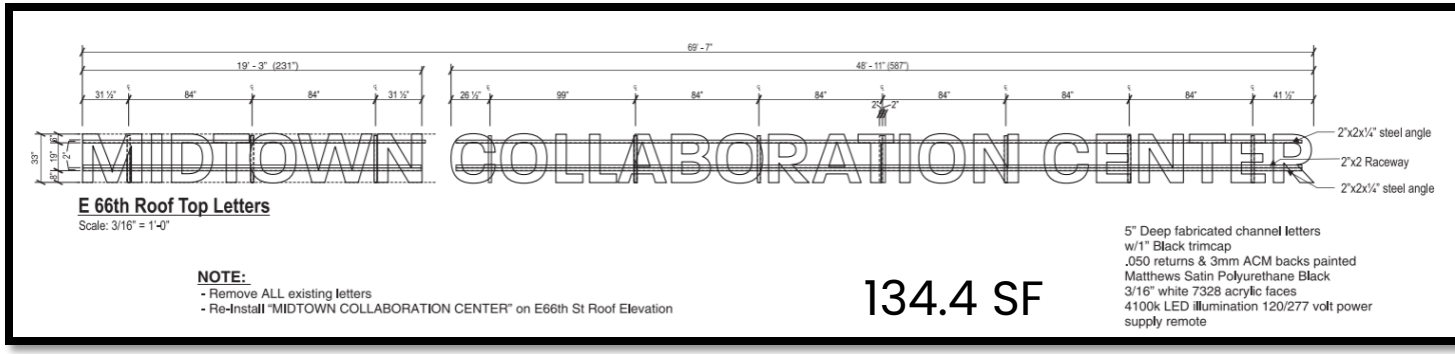
Varianti Required

Roof Identification Sign:

- **Roof signs are first permitted in Industrial Districts.**
  - **Proposing 2 roof signs**
  - Roof sign variation required







Considerations

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vocon.

MAY 14, 2026

EXTERIOR SIGNAGE DESIGN REVIEW PACKAGE

WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER

EXTERIOR SIGNAGE DESIGN REVIEW PACKAGE

TABLE OF CONTENTS

01 Signage Location Plan and Elevation Key

02 Signage Elevations & Details

03 Renderings

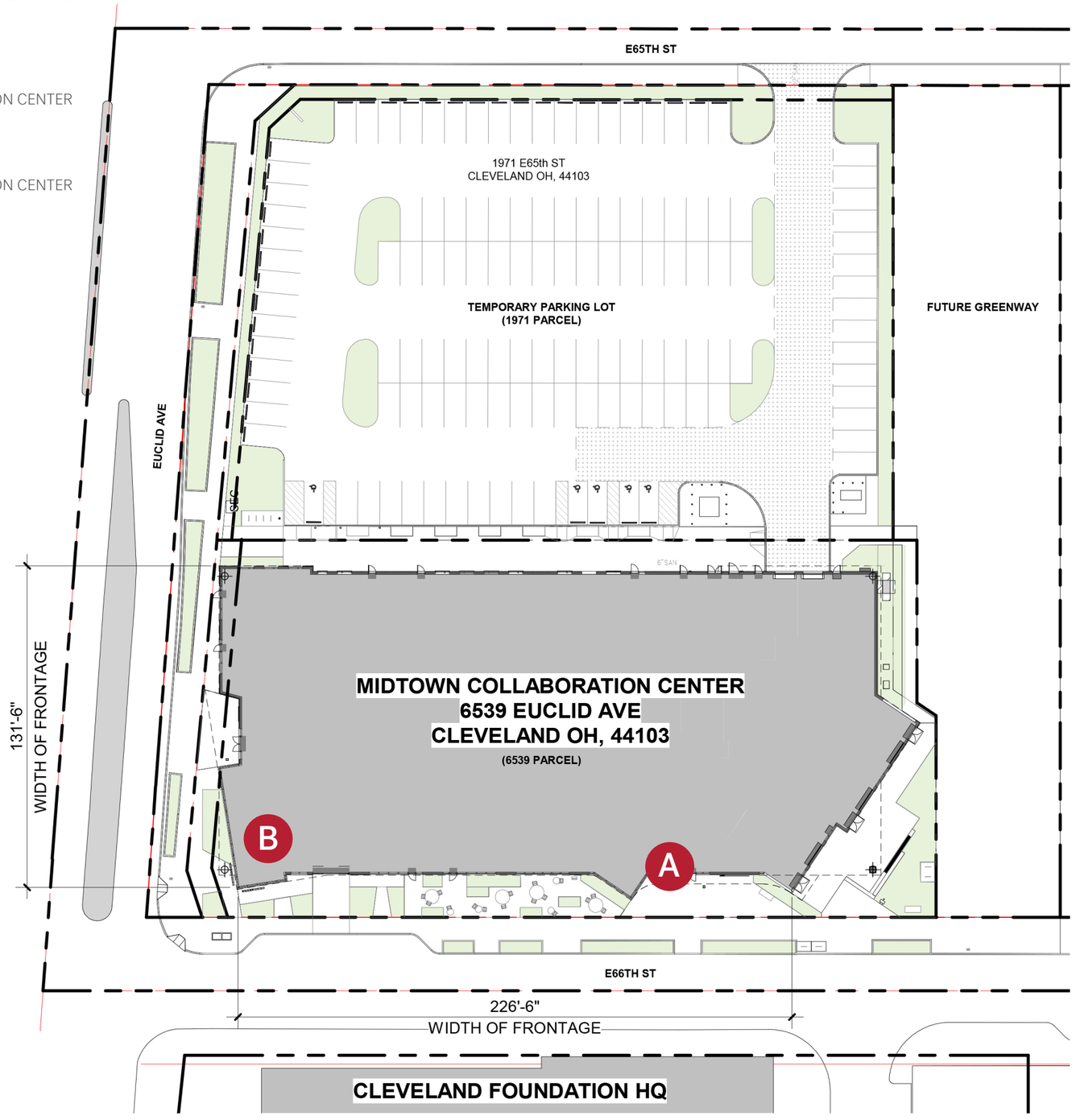
01

SIGNAGE LOCATION KEY PLAN & ELEVATION KEY

SITE PLAN | SIGNAGE LOCATION KEY PLAN

A **E. 66TH VESTIBULE SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
VESTIBULE CANOPY SIGNAGE

B **EAST & SOUTH PARAPET SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
ROOFTOP SIGNAGE



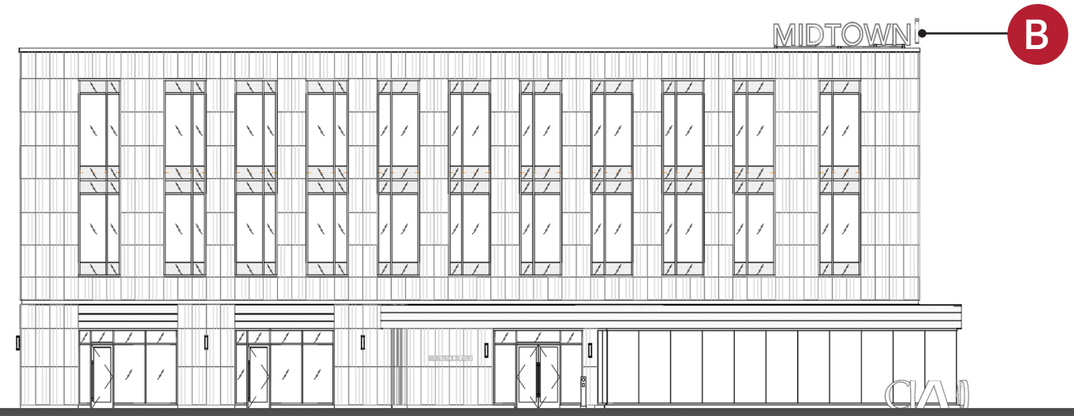
SITE PLAN | Signage Location Plan
SCALE: 1:50

NORTH

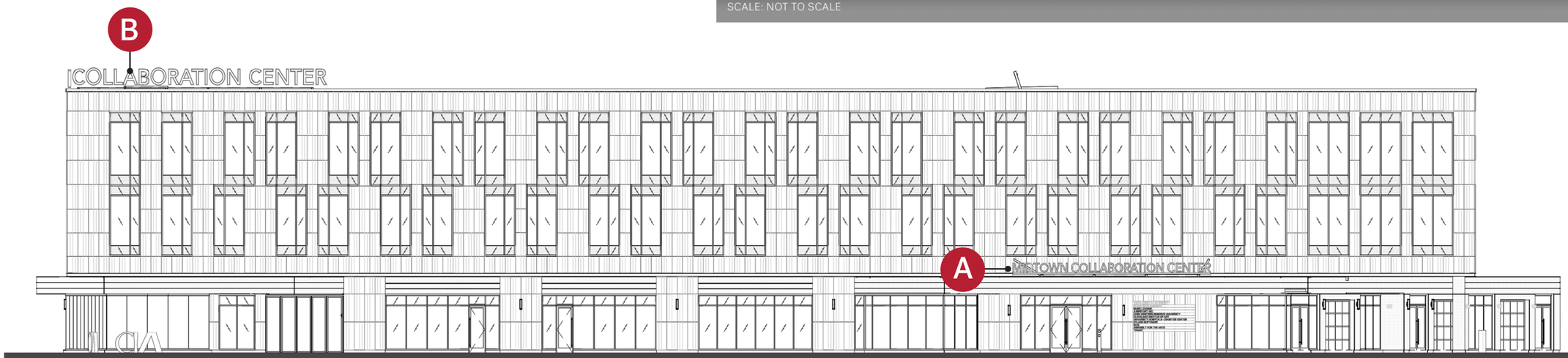
EXISTING ELEVATIONS | LOCATION KEY

A **E. 66TH VESTIBULE SIGNAGE**
MIDTOWN COLLABORATION CENTER
VESTIBULE CANOPY SIGNAGE

B **EAST & SOUTH PARAPET SIGNAGE**
MIDTOWN COLLABORATION CENTER
ROOFTOP SIGNAGE



ELEVATION | SOUTH ELEVATION
SCALE: NOT TO SCALE



ELEVATION | EAST ELEVATION
SCALE: NOT TO SCALE

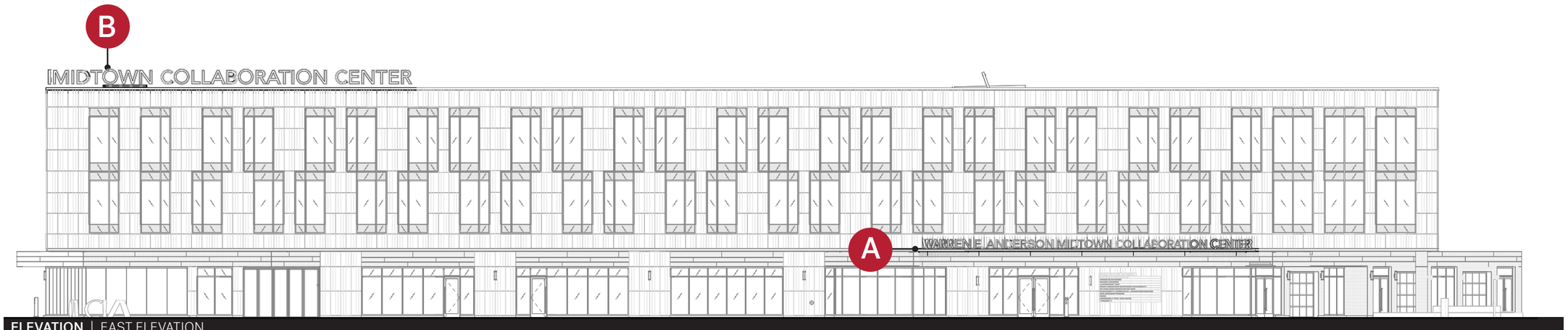
PROPOSED ELEVATIONS | LOCATION KEY

A **E. 66TH VESTIBULE SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
VESTIBULE CANOPY SIGNAGE

B **EAST & SOUTH PARAPET SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
ROOFTOP SIGNAGE



ELEVATION | SOUTH ELEVATION
SCALE: NOT TO SCALE



ELEVATION | EAST ELEVATION
SCALE: NOT TO SCALE

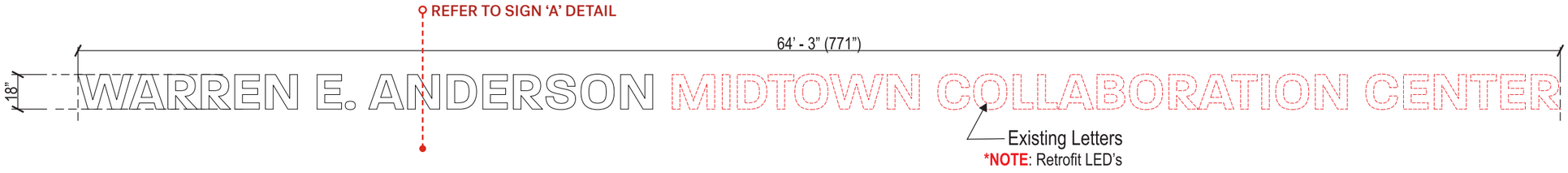
02

SIGNAGE ELEVATION & DETAILS

SIGN ‘A’ & ‘B’ | E. 66TH VESTIBULE SIGNAGE & EAST AND SOUTH PARAPET SIGNAGE

A

E. 66TH VESTIBULE SIGNAGE
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
VESTIBULE CANOPY SIGNAGE



ELEVATION - E 66TH VESTIBULE
SCALE:3/16” = 1’-0”

SIGNAGE SPECIFICATIONS:
FONT: PARALUCENT DEMI BOLD
5” DEEP FABRICATED CHANNEL LETTERS W/ 1” BLACK TRIMCAP
.050 RETURNS & 3MM ACM BACK PAINTED MATTHEW SATIN POLYURETHANE BLACK
3/16” WHITE 7328 ACRYLIC FACES
4100K LED ILLUMINATION 120/277 VOLT POWER SUPPLY REMOTE

ALL FASTENERS STAINLESS STEEL OR CADMIUM PLATED

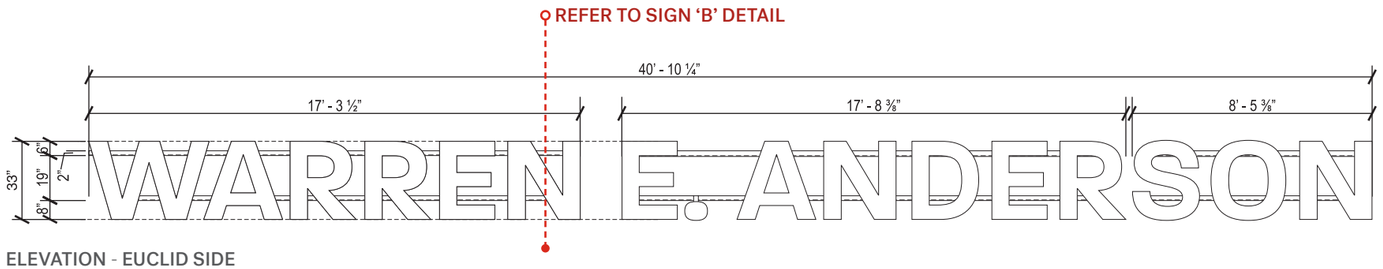
ALL RAILS AND MOUNTING IRON TO BE PAINTED MATTHEW SATIN POLYURETHANE BLACK TO MATCH BUILDING STRUCTURE

ZONING:

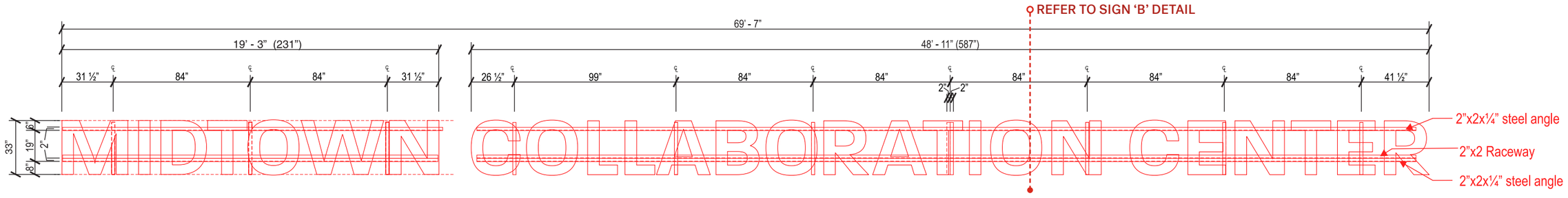
PROPOSED EUCLID TOTAL SIGNAGE AREA:	113 SF
ZONING ALLOWABLE EUCLID TOTAL SIGNAGE AREA:	75SF
SIGN AREA FORMULA: (127’-0” X 1.5) + 25 =	216 SF
	SEEKING VARIANCE
PROPOSED E. 66TH TOTAL SIGNAGE AREA:	288 S
ZONING ALLOWABLE E 66TH TOTAL SIGNAGE AREA:	100SF
SIGN AREA FORMULA: (270’-0” X 1.5) + 25 =	430 SF
	SEEKING VARIANCE

B

EAST & SOUTH PARAPET SIGNAGE
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
ROOFTOP SIGNAGE



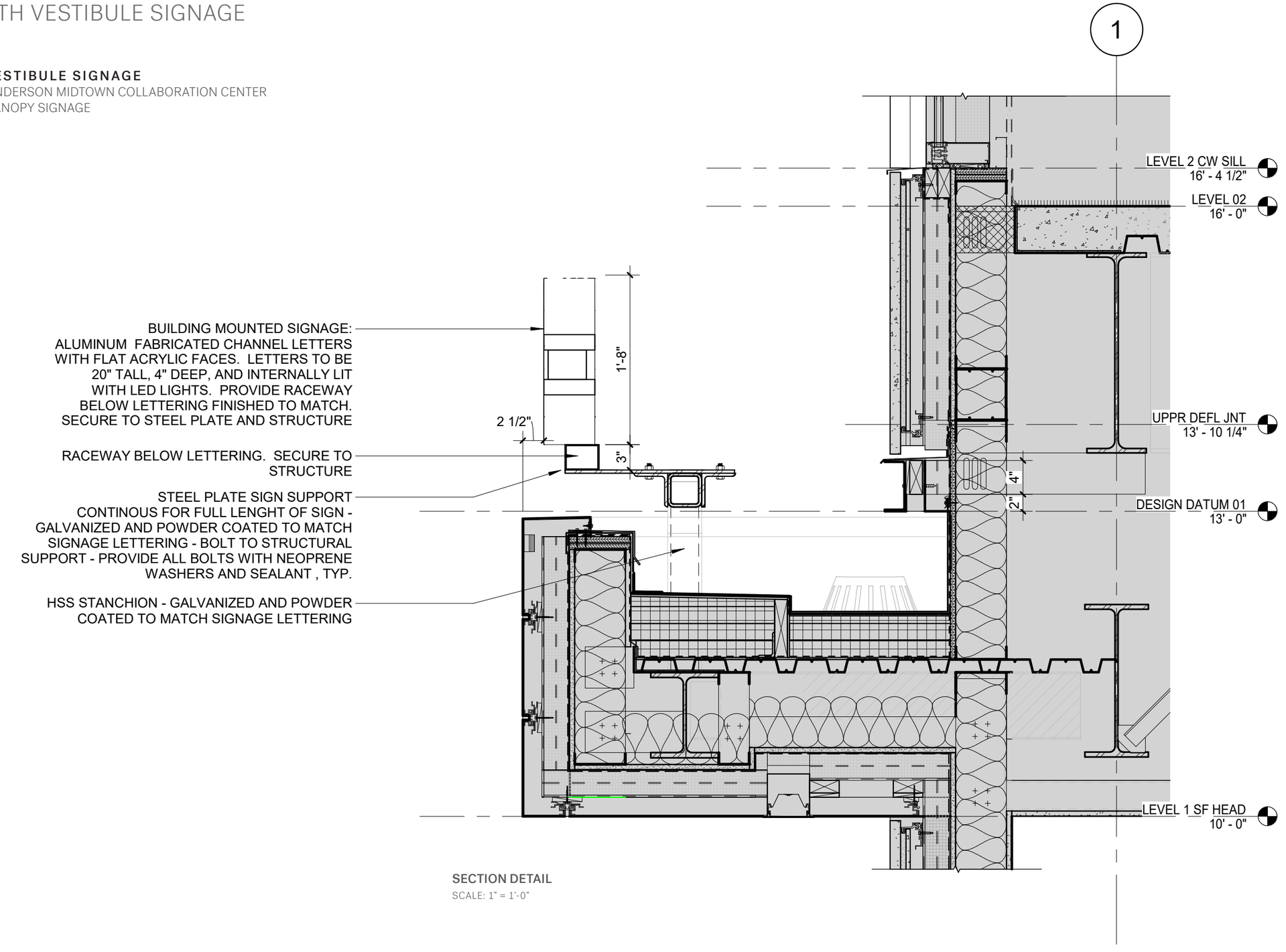
ELEVATION - EUCLID SIDE
SCALE:3/16” = 1’-0”



ELEVATION - E.66TH
SCALE: 3/16” = 1’-0”

NOTE:
REMOVE ALL EXISTING LETTERS
RE-INSTALL “MIDTOWN COLLABORATION CENTER” ON E66TH ST ROOF ELEVATION

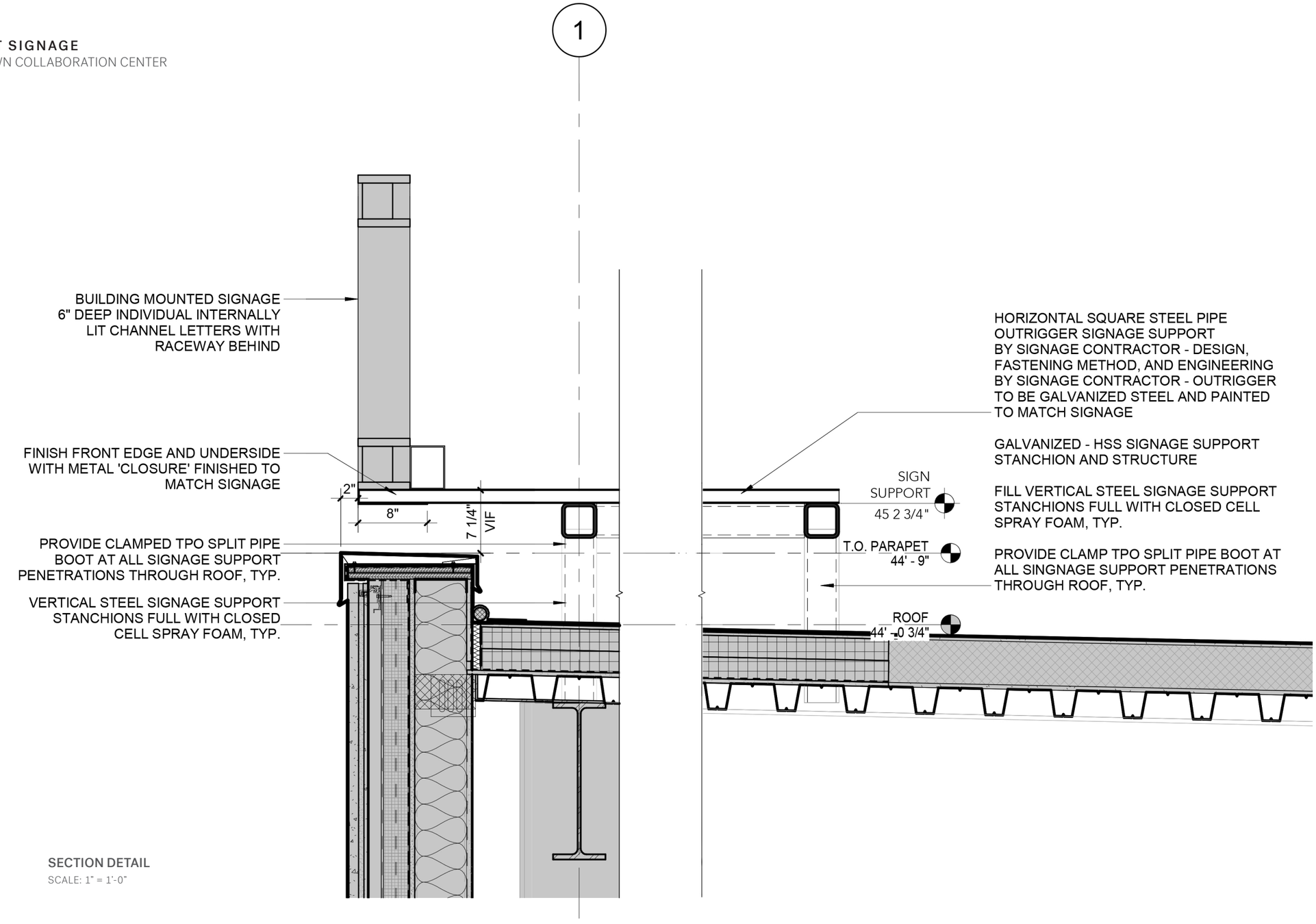
A **E. 66TH VESTIBULE SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
VESTIBULE CANOPY SIGNAGE



SECTION DETAIL
SCALE: 1" = 1'-0"

SIGN ‘B’ | EAST AND SOUTH PARAPET SIGNAGE

B **EAST & SOUTH PARAPET SIGNAGE**
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
ROOFTOP SIGNAGE



SECTION DETAIL
SCALE: 1" = 1'-0"

03

RENDERINGS


A
MIDTOWN COLLABORATION CENTER
1974 E66TH STREET
JUMPSTART INC.
CLEVELAND INSTITUTE OF ART
CASE WESTERN RESERVE UNIVERSITY
ECDI & WOMEN'S BUSINESS CENTER
ASSEMBLY FOR THE ARTS
UNIVERSITY HOSPITALS DIABETES CENTER
HYLAND


A
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
1974 E66TH STREET
BLACK FROG BREWERY
PEARL'S KITCHEN
MUSIC LOUNGE
JUMPSTART INC.
CASE WESTERN RESERVE UNIVERISTY
CLEVELAND INSTITUTE OF ART
UNIVERSITY HOSPITALS - DIABETES CENTER
HYLAND SOFTWARE
ECDI
ASSEMBLY FOR THE ARTS
TENANT 1


B
COLLABORATION CENTER
A
MIDTOWN COLLABORATION CENTER
MIDTOWN COLLABORATION CENTER
1074 EIGHTH STREET
TURN AHEAD


B
MIDTOWN COLLABORATION CENTER
A
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
1974 66TH STREET
PEARL'S KITCHEN
MUSIC LOUNGE
JUMPSTART INC.
CASE WESTERN RESERVE UNIVERSITY
CLEVELAND INSTITUTE OF ART
UNIVERSITY HOSPITALS - DAY CENTER
HYLAND SOFTWARE
ICCO
ASSEMBLY FOR THE ARTS
TENANT 8


B
MIDTOWN COLLABORATION CENTER
B
MIDTOWN COLLABORATION CENTER


B
WARREN E. ANDERSON MIDTOWN COLLABORATION CENTER
B


MIDTOWN
B
East 66th Street
6539 EUCLID AVE.


B
WARREN E. ANDERSON
6539 EUCLID AVE.

vocon.

THANK YOU

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– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-016427 - Midtown Collaboration Center Rooftop Signage

May 15, 2026

CEDRAC Recommendations:

CEDRAC recommended to table this presentation on 5/14/26, and requested that the applicant bring back additional options based on the committee's comments, including stacking the letters or other potential design solutions.

City Planning Staff Recommendations:

Planning staff is in general support of the sign.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-010 - Midtown Lofts

May 15, 2026

Project Address: 3301 Payne Ave

Type: New Construction

Project Representative: Carolyn Behmer, The NRP Group

Approval: Schematic

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

MINGYUE PLACE

3301 & 3338 PAYNE AVE | CLEVELAND, OH 44114 |

PROPOSED 120-UNIT APARTMENT BUILDING

PLANNING COMMISSION REVIEW

05/13/2026

PROJECT SUMMARY

MINGYUE PLACE WILL CONSIST OF TWO (2) NEW FOUR-STORY BUILDINGS. BUILDING A HOSTS FIFTY NINE (59) UNITS AND BUILDING B HOSTS SIXTY ONE (61) UNITS FOR A TOTAL OF ONE HUNDRED AND TWENTY (120) UNITS. THE UNITS CONSIST OF ONE-, TWO-, AND THREE-BEDROOM UNITS AND THEIR ANSI-TYPE A ACCESSIBLE UNITS ARE DISPERSED THROUGHOUT EACH FLOOR. AMENITIES INCLUDE AN EXERCISE ROOM, COMMUNITY AREA WITH KITCHENETTE, AN OUTDOOR SEATING AREA, CENTRALIZED LAUNDRY, AND A MAIL LOBBY AND PACKAGE CONCIERGE. THE PROJECT IS DESIGNED TO MEET LEED RESIDENTIAL - GOLD LEVEL CERTIFICATION.

TOTAL UNITS: ONE HUNDRED AND TWENTY (120) UNITS - 35 ONE-BEDROOM UNITS, 47 TWO-BEDROOM UNITS & 38 THREE-BEDROOM UNITS

BUILDING SIZE:

BUILDING A:	60,997 SF
BUILDING B:	70,507 SF
TOTAL:	131,504 SF

RESIDENTIAL POPULATION: ALL AGE GROUPS

OFF-STREET PARKING SPACES:

BUILDING A:	55 TOTAL (7 ACCESSIBLE)
BUILDING B:	72 TOTAL (9 ACCESSIBLE)
TOTAL:	127 TOTAL (16 ACCESSIBLE)

SUSTAINABILITY: LEED FOR HOMES - GOLD

CURRENT ZONING: LIMITED RETAIL BUSINESS (G2)

BUILDING/SITE AMENITIES:

BICYCLE RACKS
COMMUNITY ROOM WITH KITCHENETTE
COVERED MAILBOXES & PACKAGE CONCIERGE
EXERCISE ROOM
OUTDOOR SEATING AREA

DEVELOPER: THE NRP GROUP

ARCHITECT: MA DESIGN

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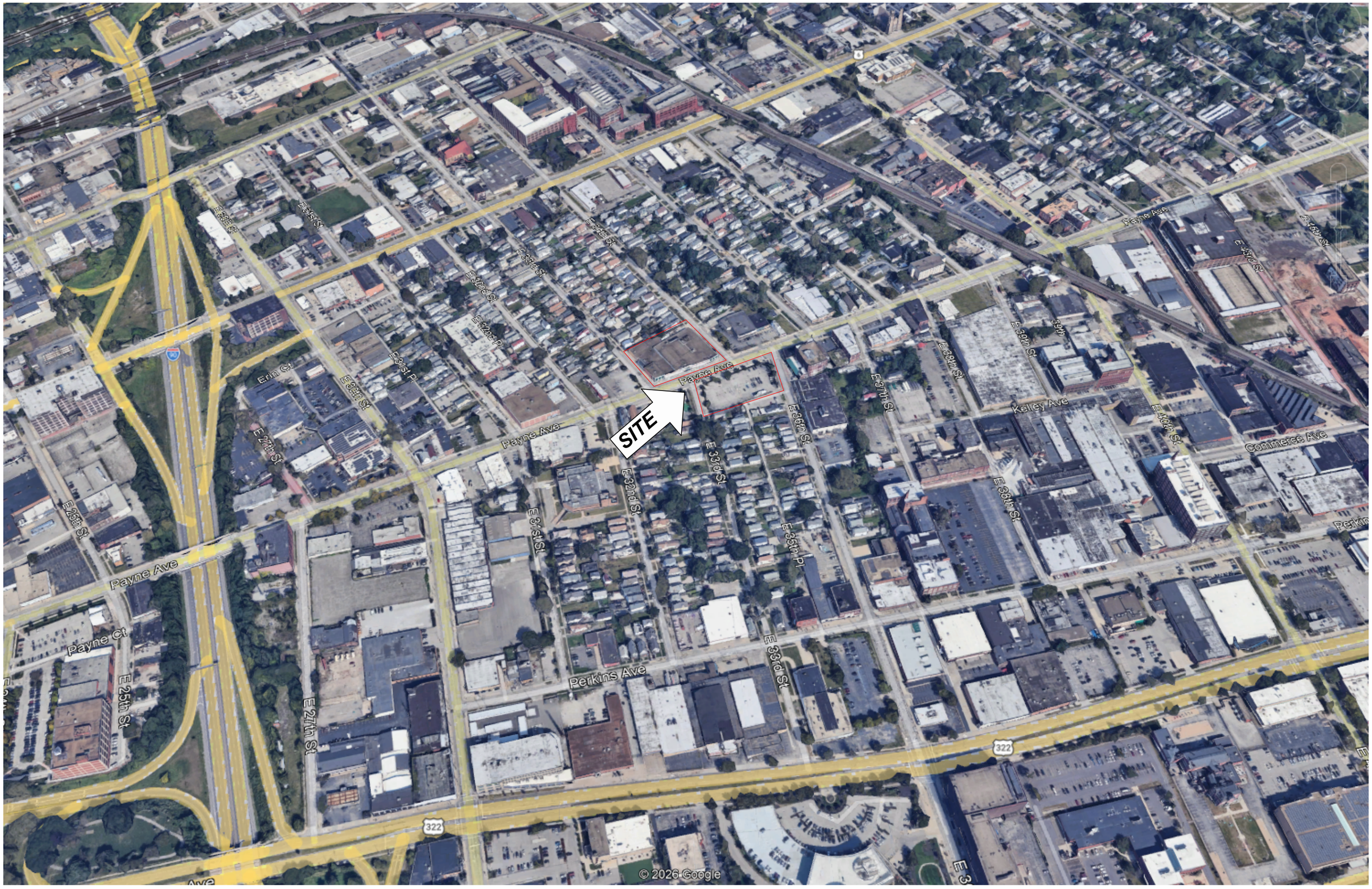

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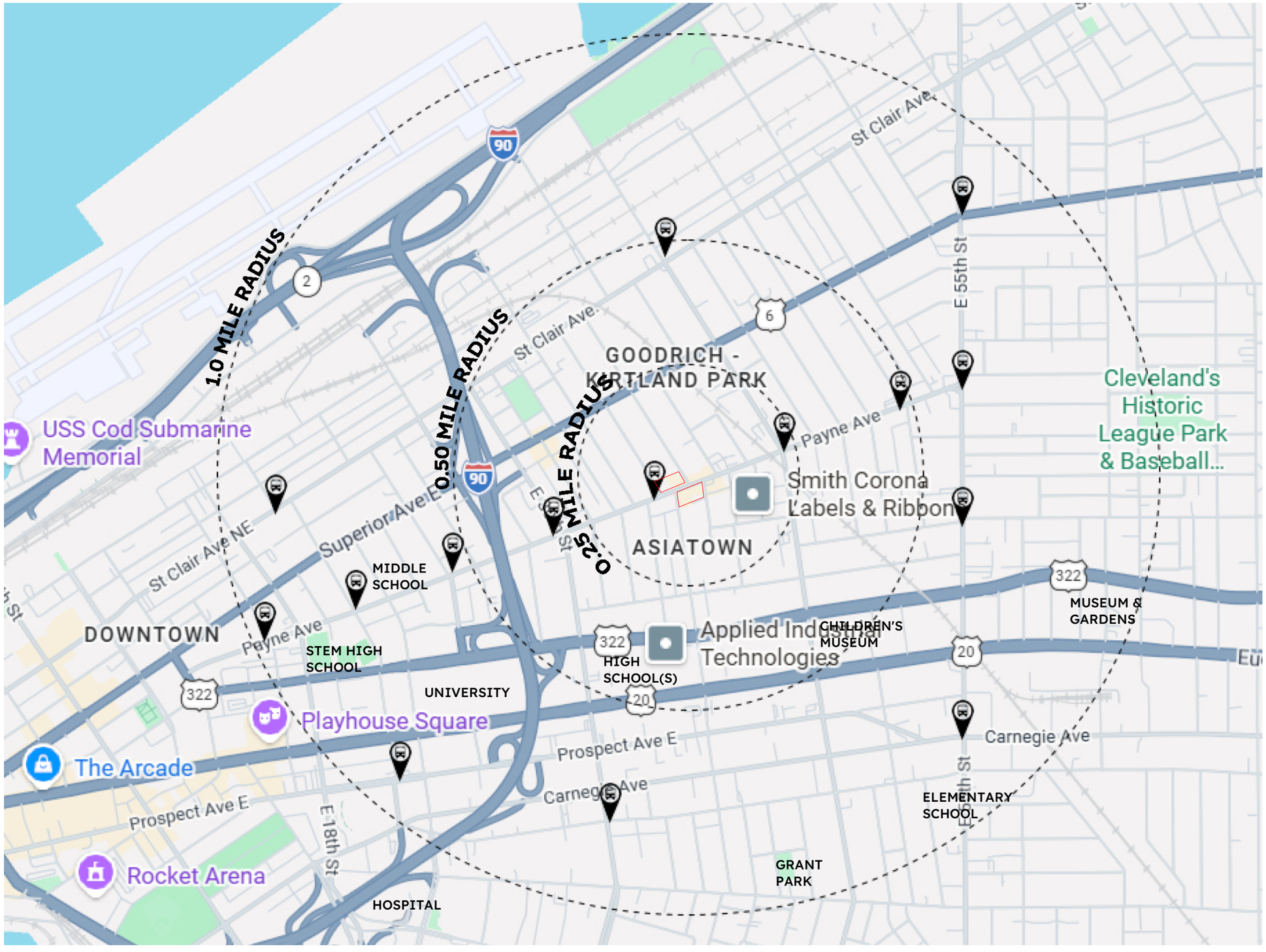

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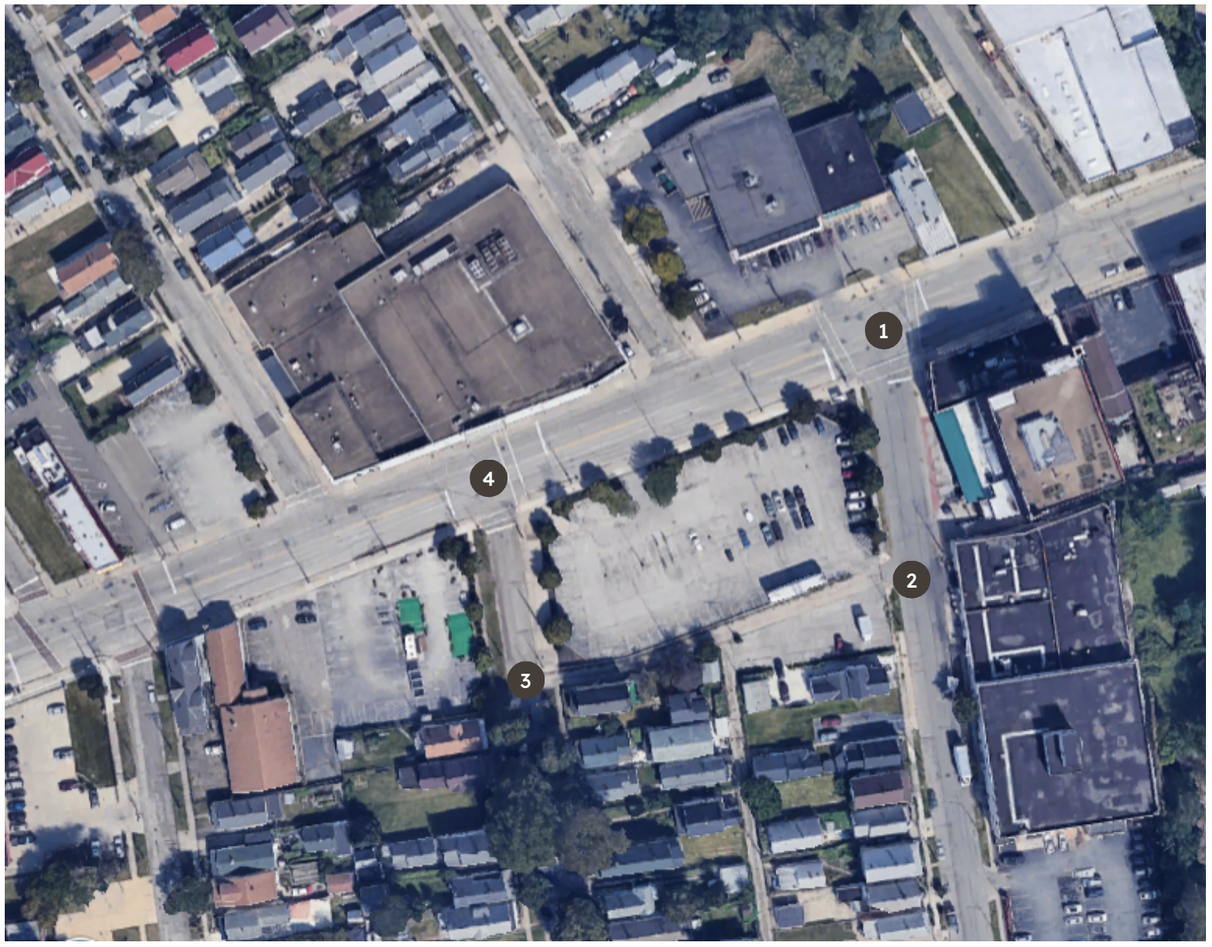
PAYNE AVE - LOOKING EAST



E 32ND ST - LOOKING NORTHEAST





E 36TH ST - LOOKING NORTHWEST



PAYNE AVE - LOOKING WEST

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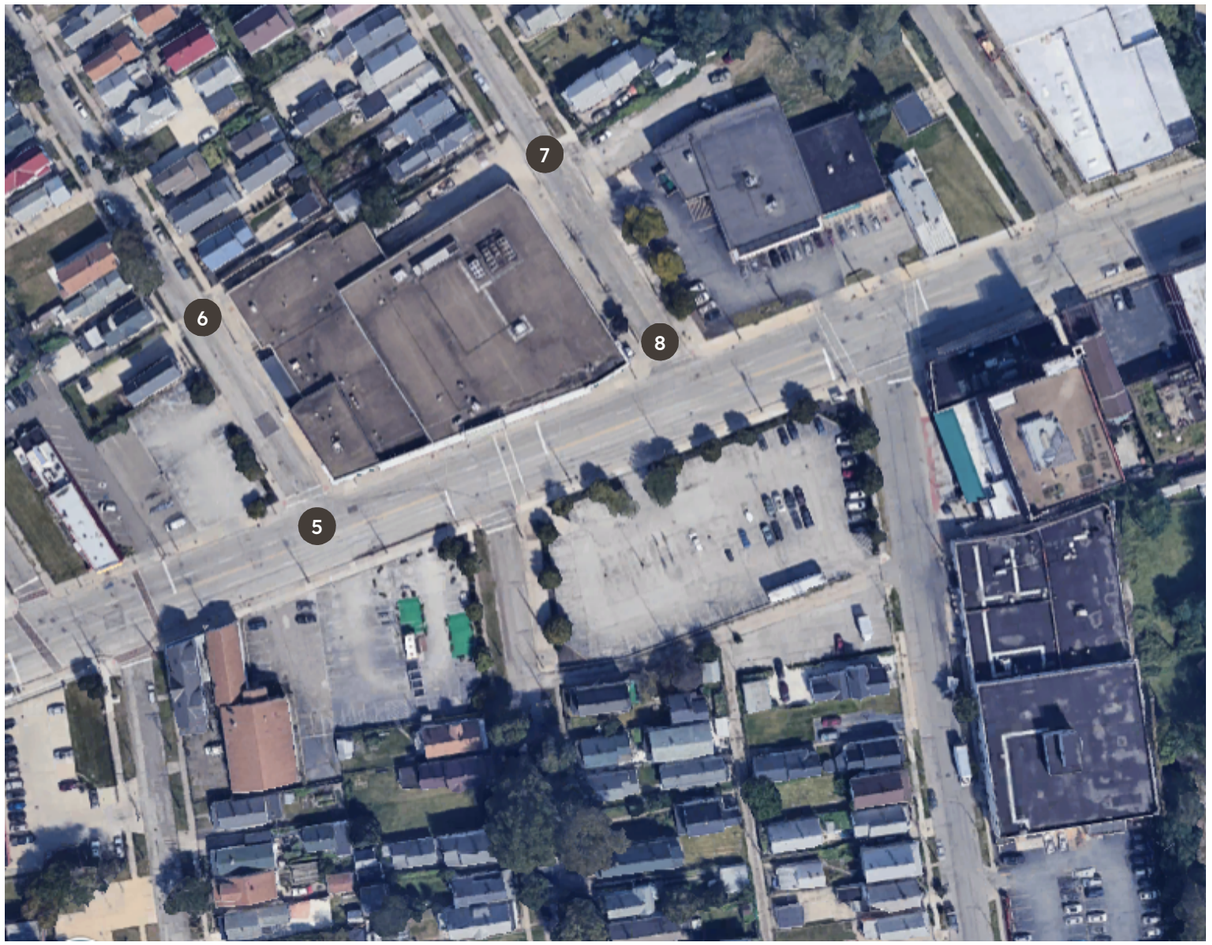
PAYNE AVE - LOOKING SOUTH



E 34TH ST - LOOKING SOUTHEAST





E 33RD ST - LOOKING SOUTHEAST



PAYNE AVE - LOOKING NORTHWEST

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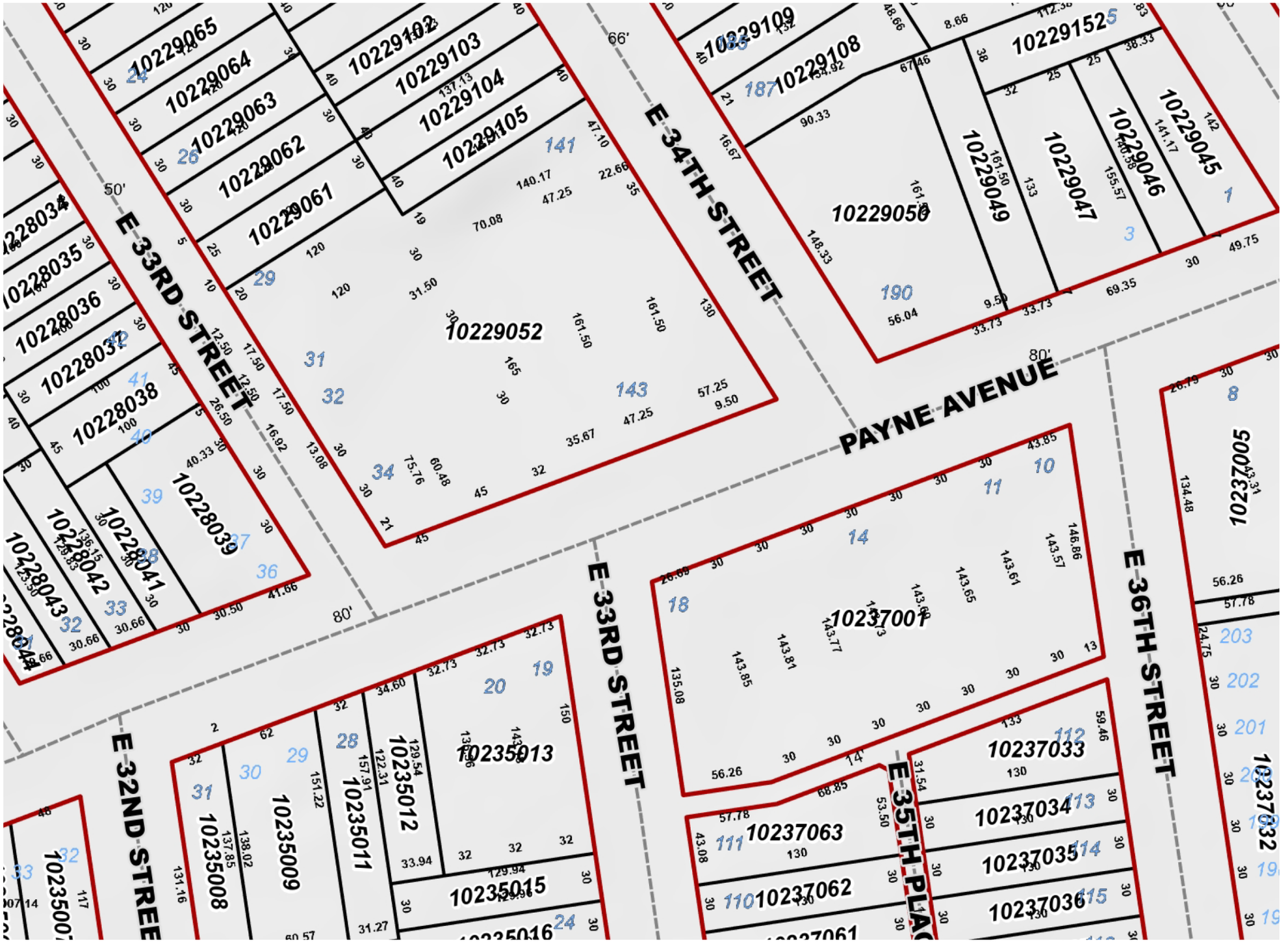

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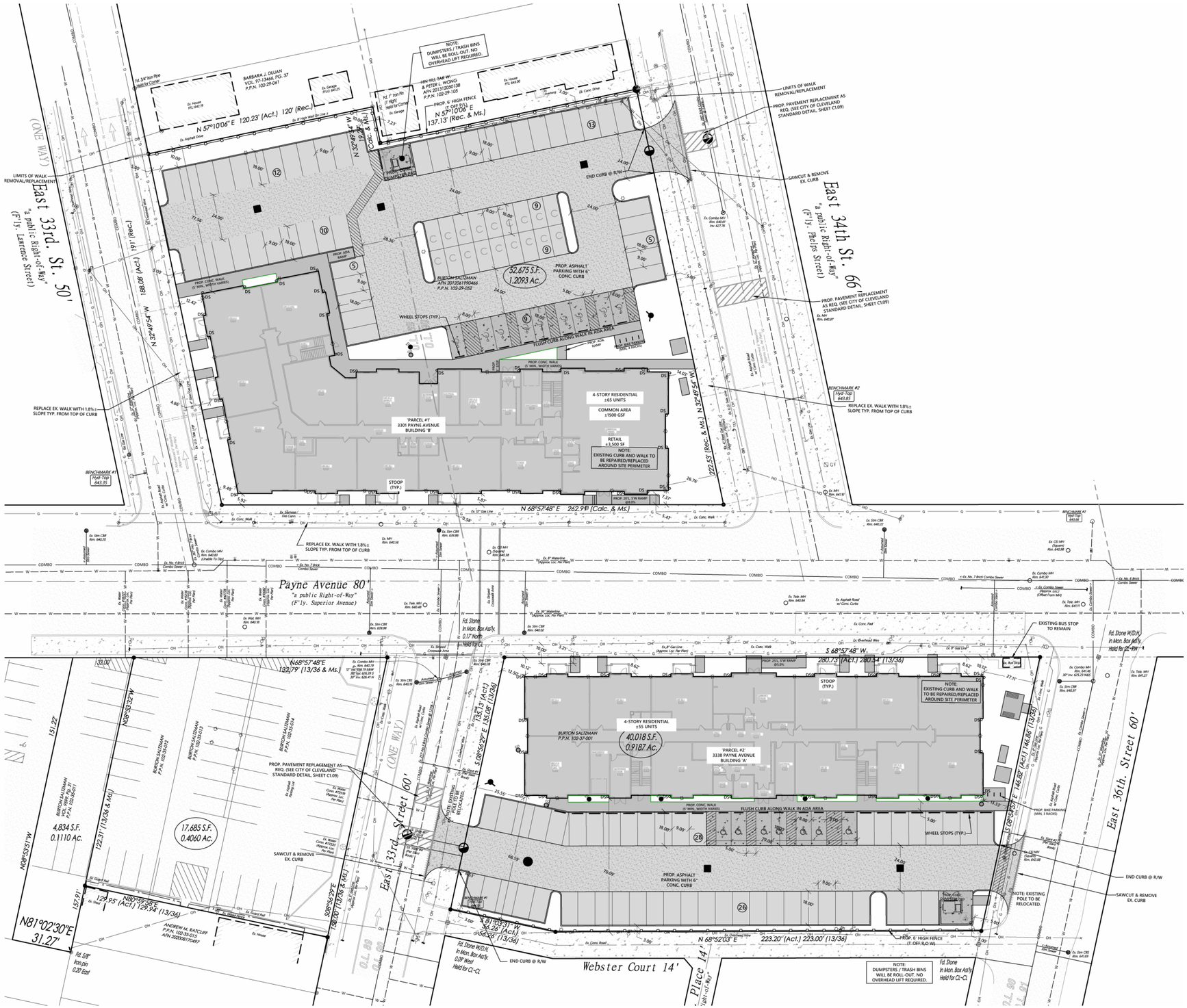

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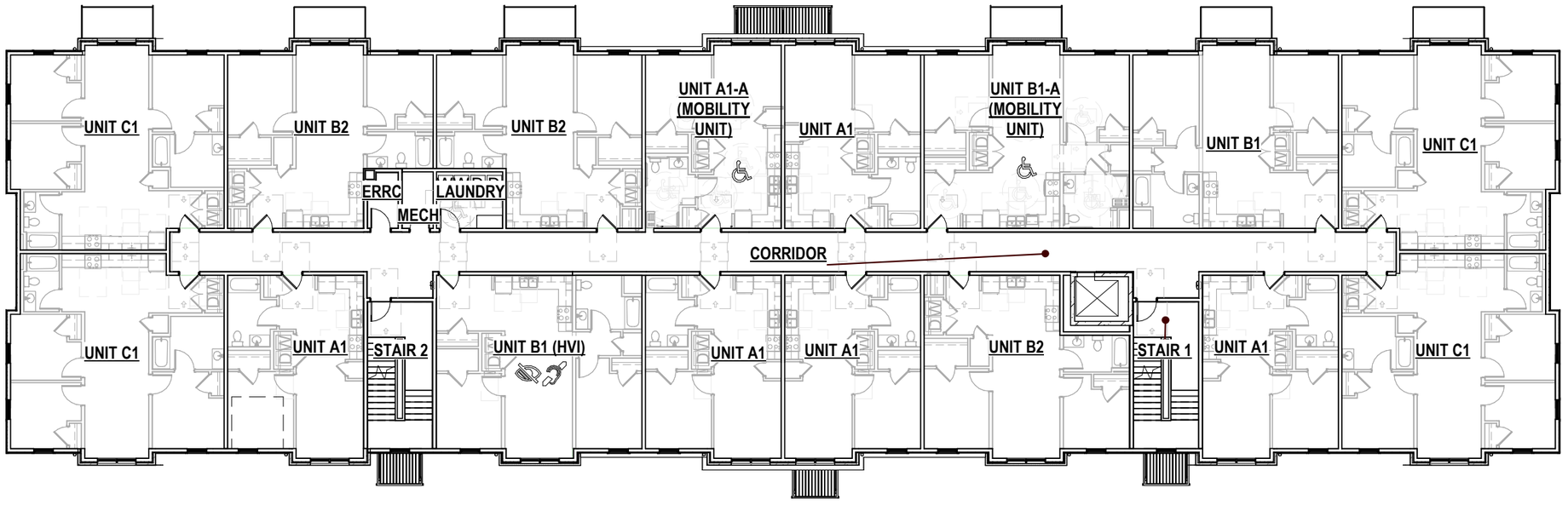
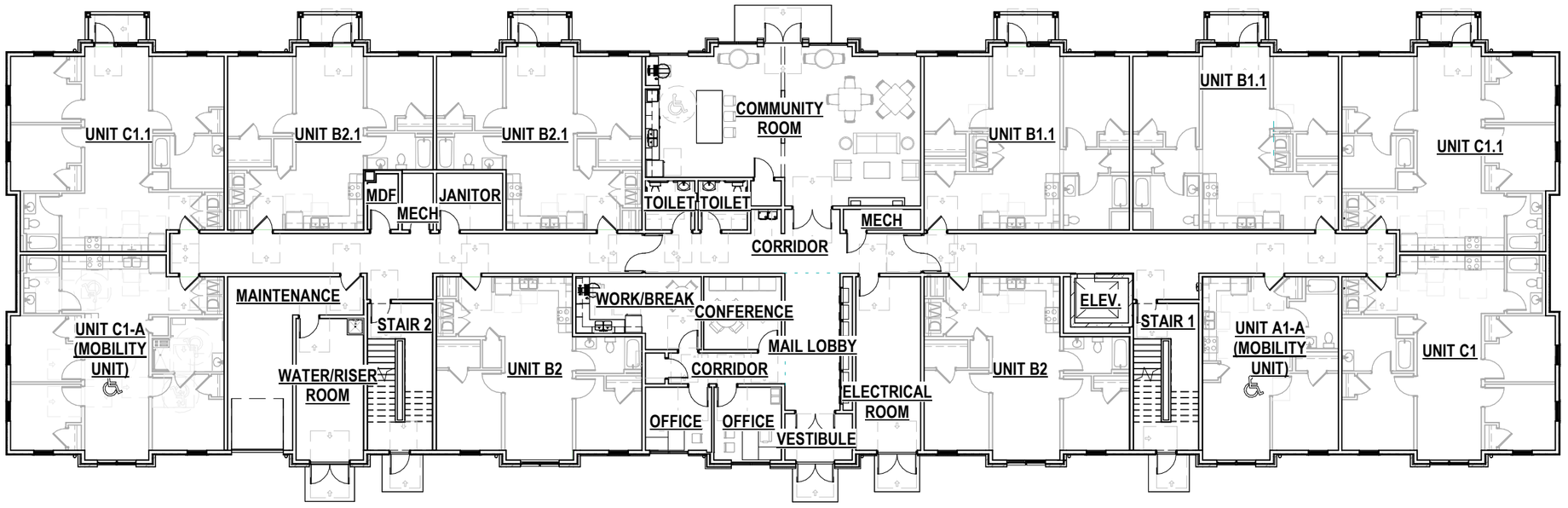
ma design | the NRP group

SITE PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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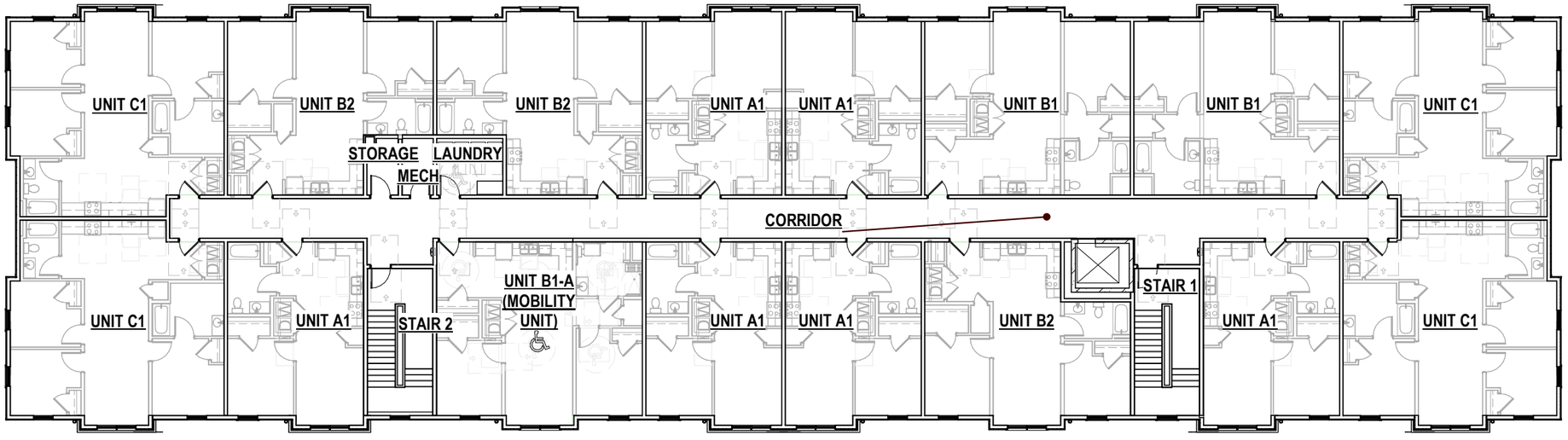
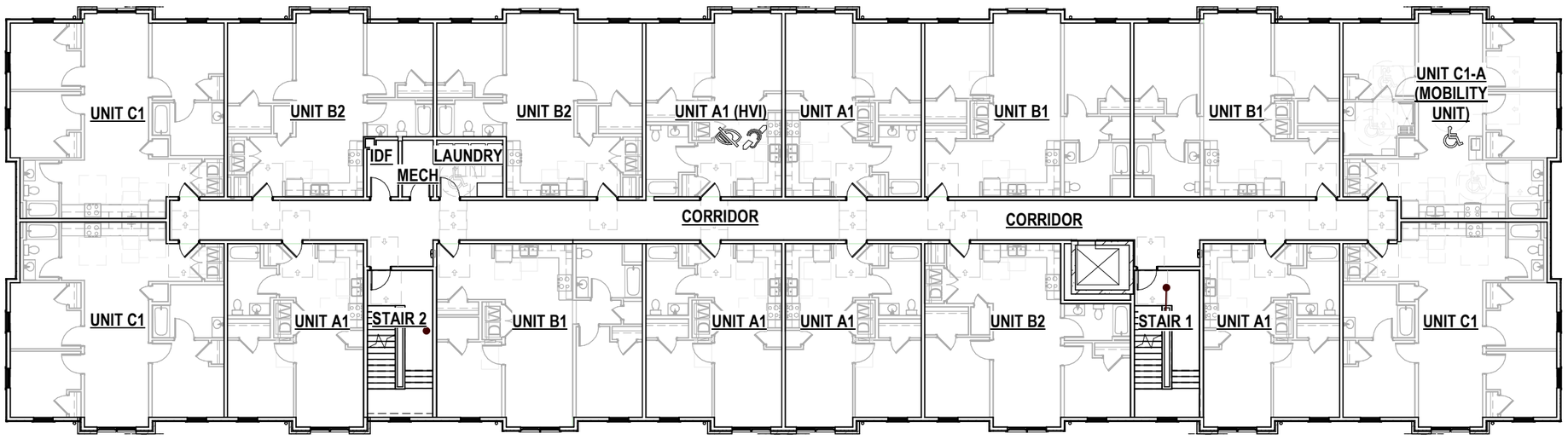


FOURTH FLOOR PLAN



THIRD FLOOR PLAN

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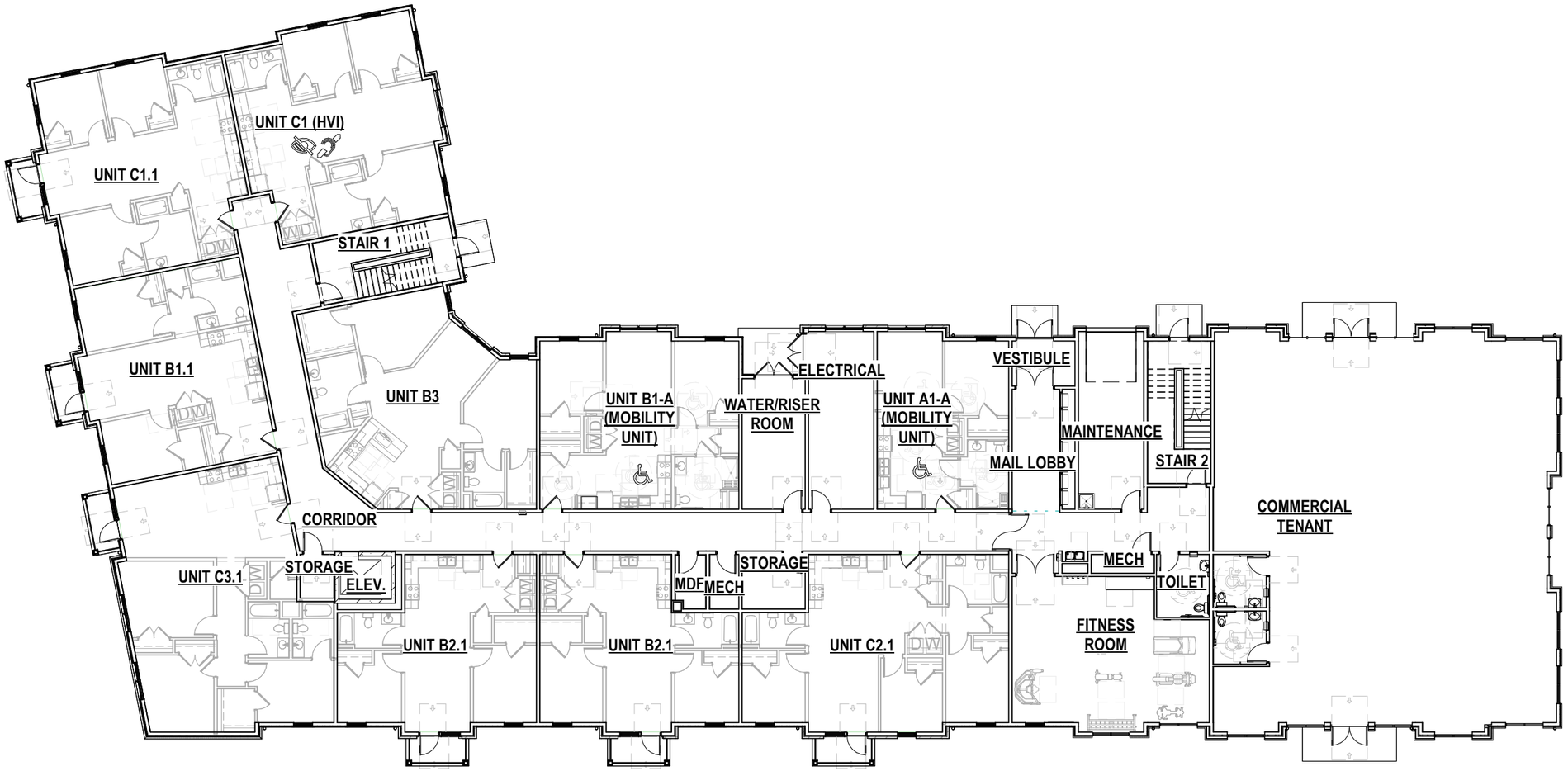

FIRST FLOOR PLAN

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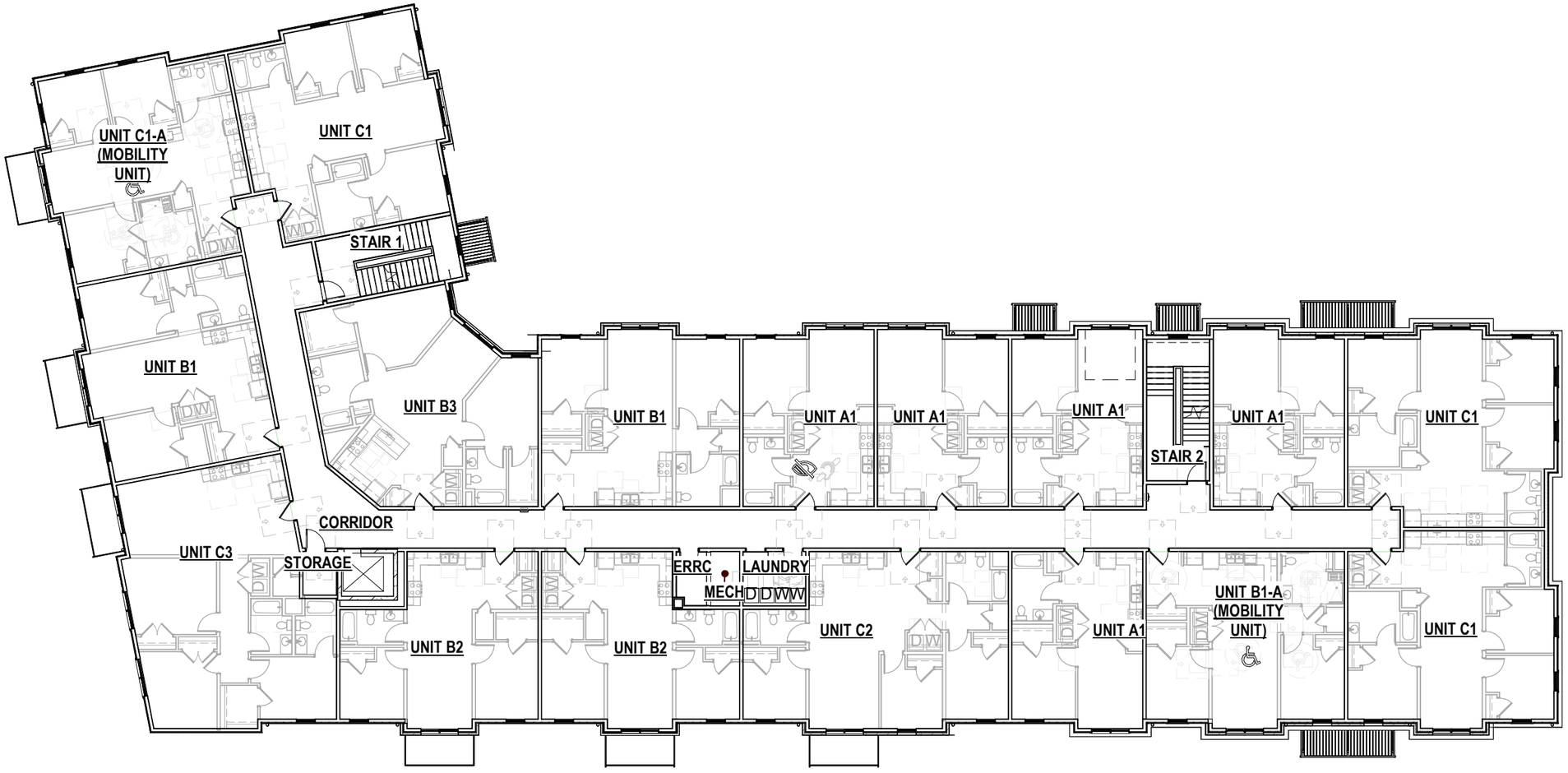

SECOND FLOOR PLAN

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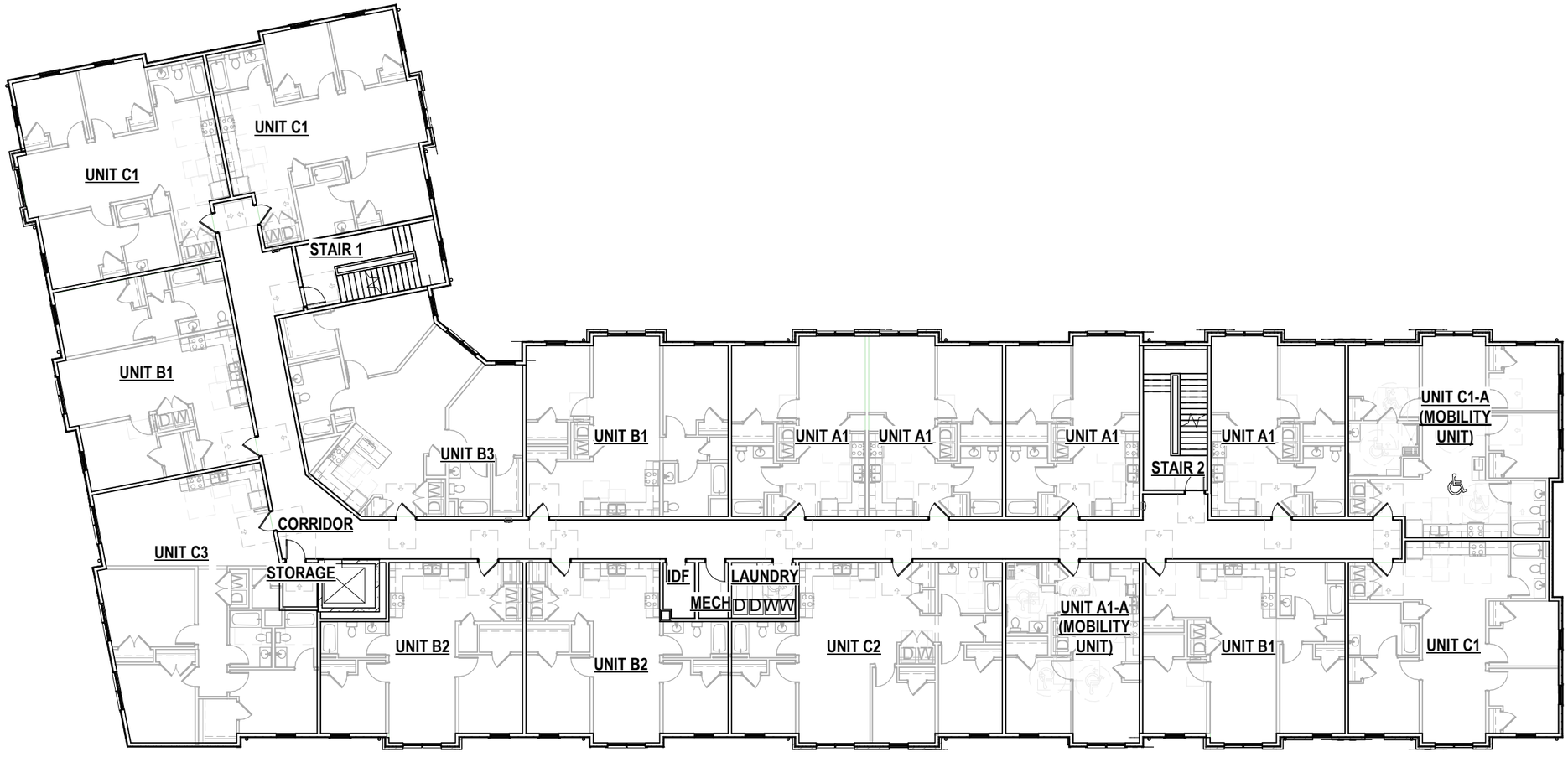

THIRD FLOOR PLAN

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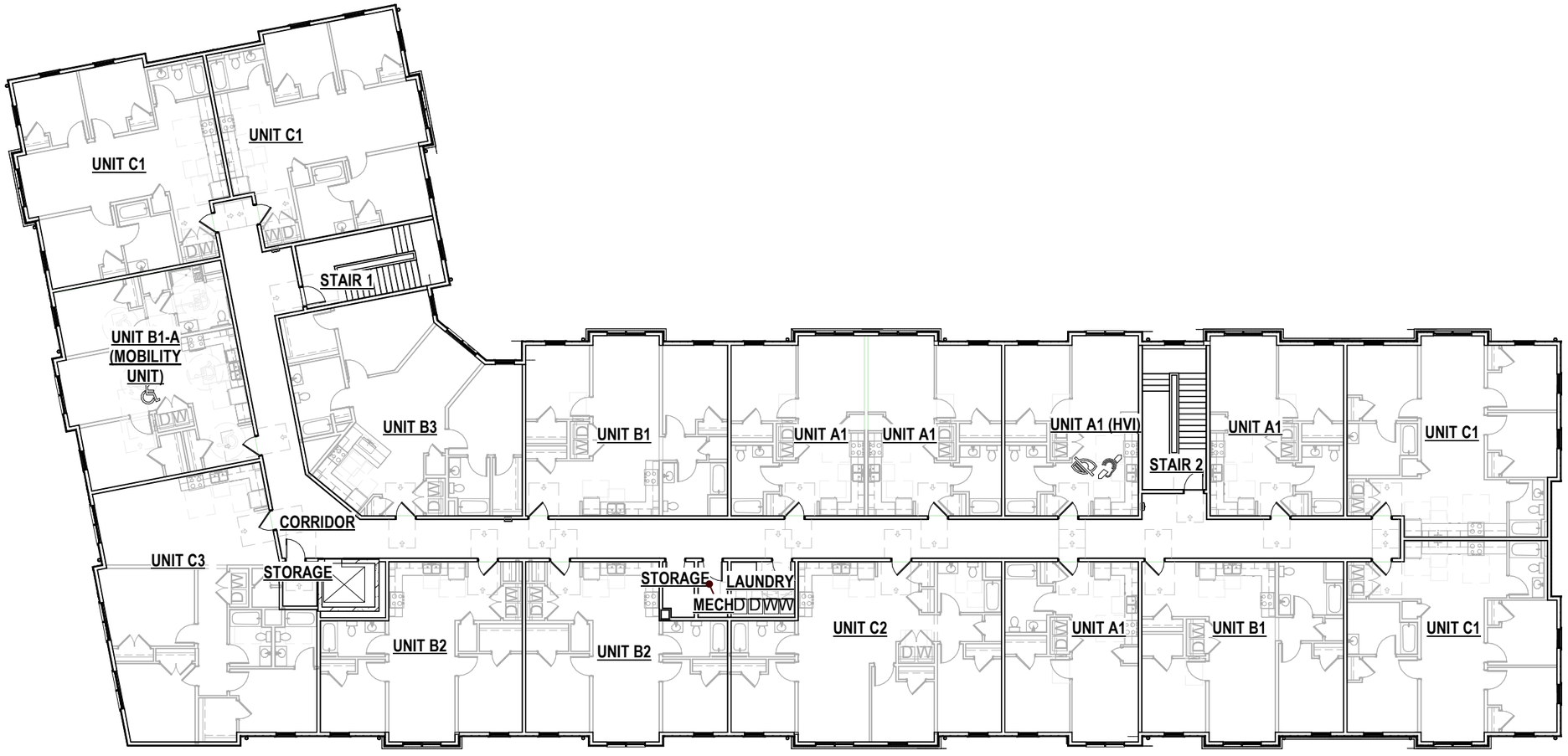

FOURTH FLOOR PLAN

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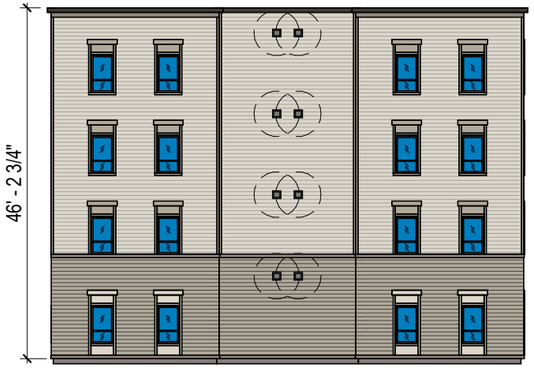
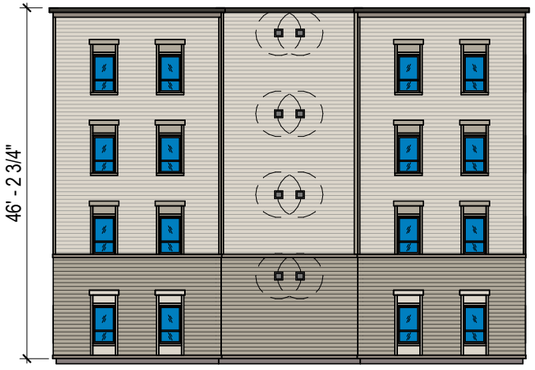
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

BRICK
GLEN-GERY
SMOOTH
EBONITE VELOUR

FIBER CEMENT LAP SIDING 1
ALLURA
TRADITIONAL
ANALYTICAL GRAY

FIBER CEMENT LAP SIDING 2
ALLURA
TRADITIONAL
CREAMY

FIBER CEMENT PANEL
ALLURA
SMOOTH
CUSTOM: SW 7587 (ANTIQUE RED)

FIBER CEMENT TRIM
ALLURA
SMOOTH
COOL CHARCOAL

METAL COPING
TBD
DARK BRONZE

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NORTHWEST ELEVATION



SOUTHWEST ELEVATION

MATERIAL LEGEND

BRICK
GLEN-GERY
SMOOTH
EBONITE VELOUR

FIBER CEMENT PANEL
ALLURA
SMOOTH
CUSTOM: SW 7587 (ANTIQUE RED)

FIBER CEMENT LAP SIDING 1
ALLURA
TRADITIONAL
ANALYTICAL GRAY

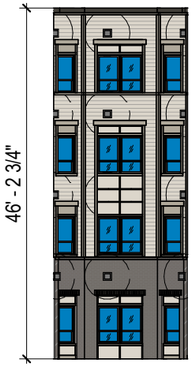
FIBER CEMENT TRIM
ALLURA
SMOOTH
ANALYTICAL GRAY

FIBER CEMENT LAP SIDING 2
ALLURA
TRADITIONAL
CREAMY

METAL COPING
TBD
CARK BRONZE



NORTH ELEVATION



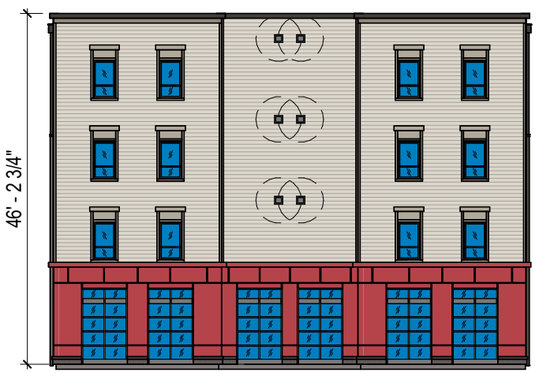
NORTHEAST ELEVATION
(INSIDE CORNER)



NORTHEAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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BRICK

MFR: GLEN-GERY
FINISH: SMOOTH
COLOR: EBONITE VELOUR



FIBER CEMENT PANEL

MFR: ALLURA
FINISH: SMOOTH
COLOR: CUSTOM - SW7587 (ANTIQUE RED)



FIBER CEMENT LAP SIDING 1

MFR: ALLURA
FINISH: TRADITIONAL
COLOR: COOL CHARCOAL



FIBER CEMENT TRIM

MFR: ALLURA
FINISH: SMOOTH
COLOR: ANALYTICAL GRAY



FIBER CEMENT LAP SIDING 2

MFR: ALLURA
FINISH: TRADITIONAL
COLOR: STERLING GRAY



METAL COPING

MFR: DMI
FINISH: DYNACLAD
COLOR: DARK BRONZE

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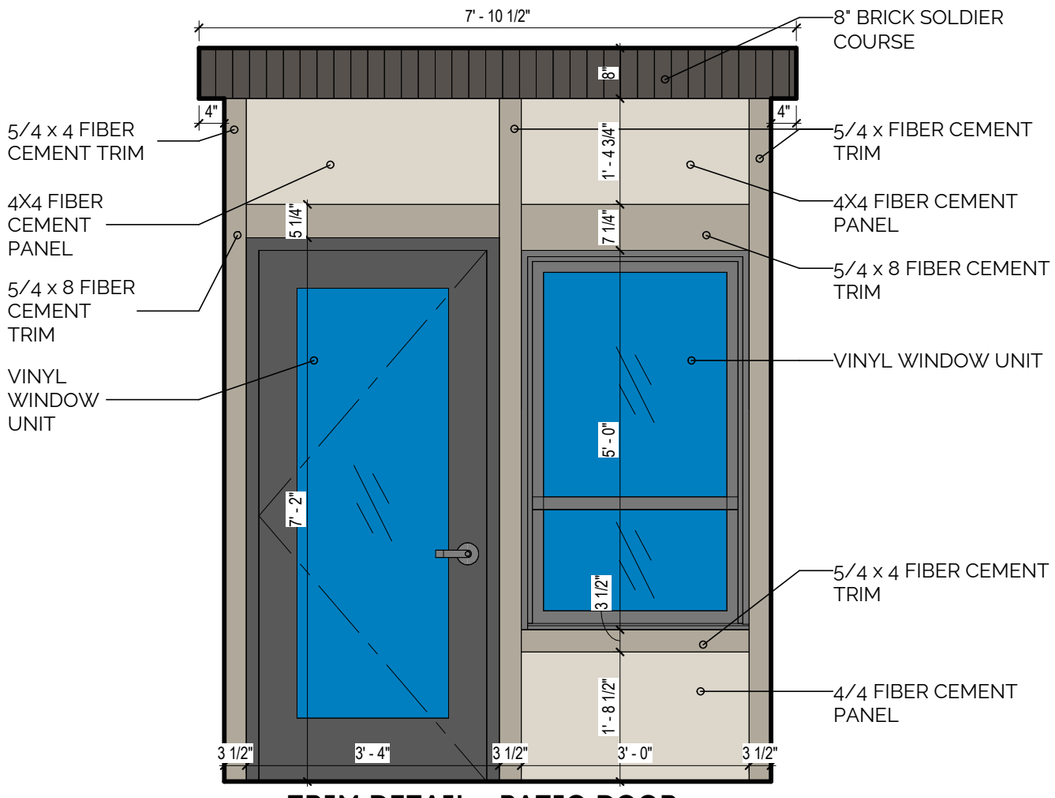
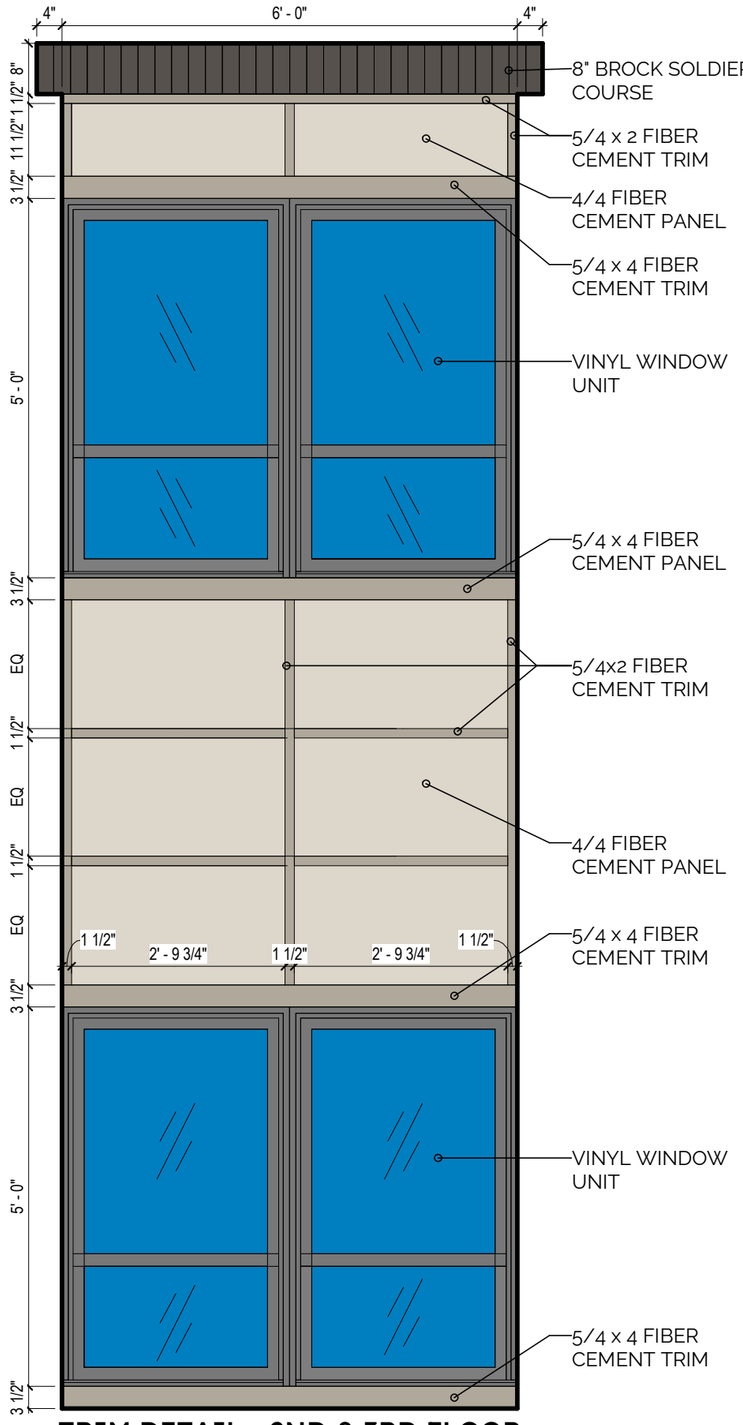
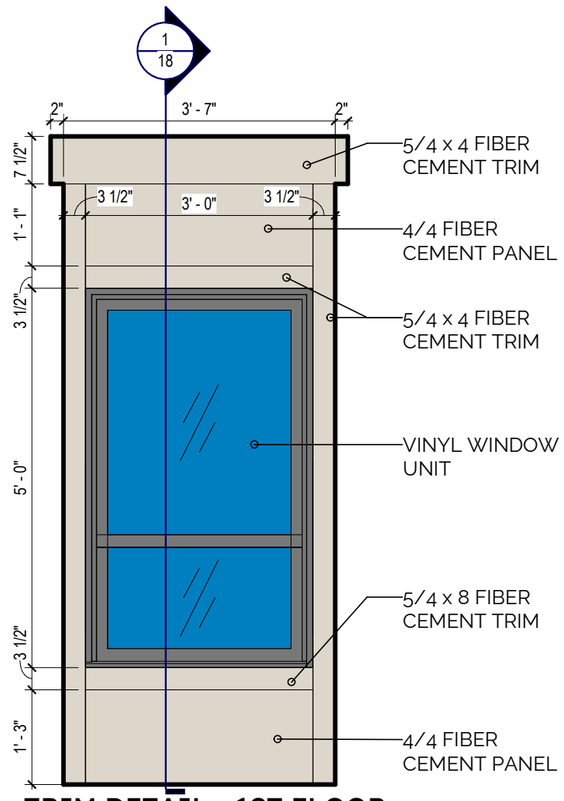


TRIM DETAIL - PATIO DOOR



TRIM DETAIL - 2ND & 3RD FLOOR



TRIM DETAIL - 1ST FLOOR

NOTE: SEE EXTERIOR ELEVATIONS FOR MATERIAL COLOR DESIGNATIONS. MAY VARY BASED ON LOCATION.

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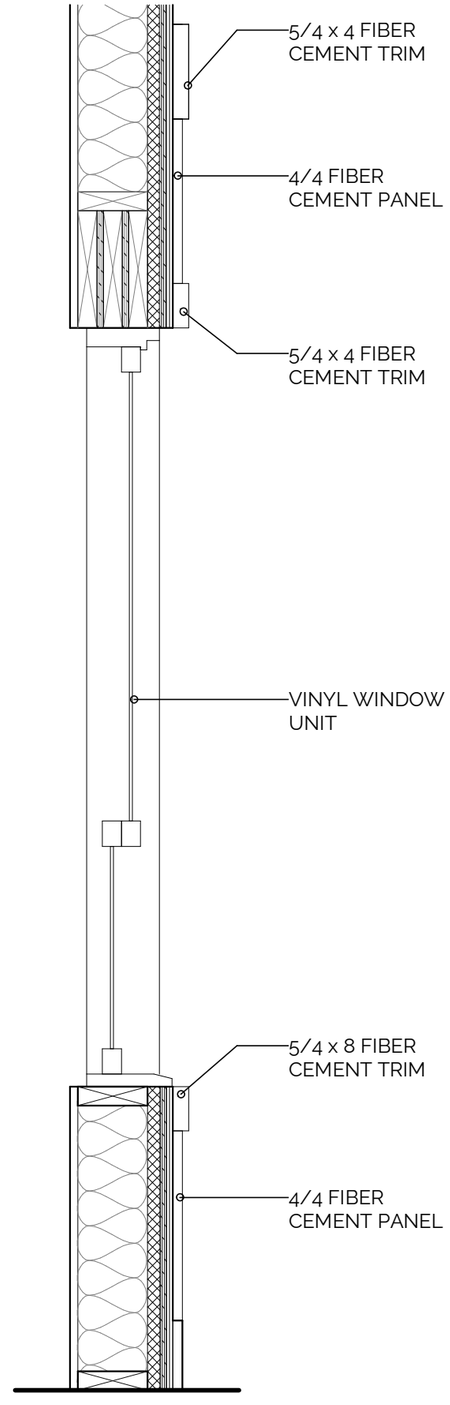

TRIM DETAIL - 1ST FLOOR

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BUILDING B (OPTION 1)

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BUILDING B (OPTION 2)

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BUILDING B (COMMERCIAL ENTRANCE)

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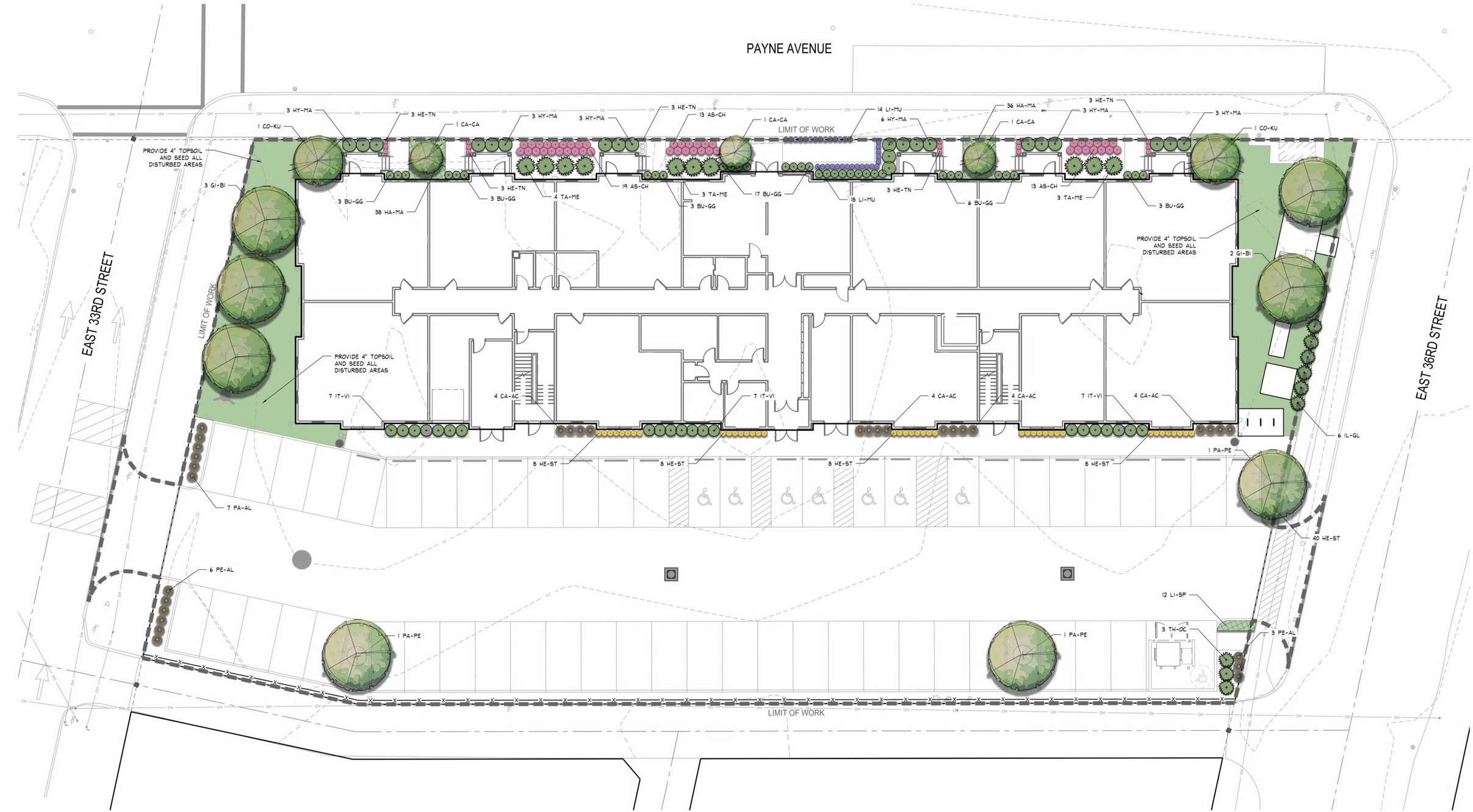

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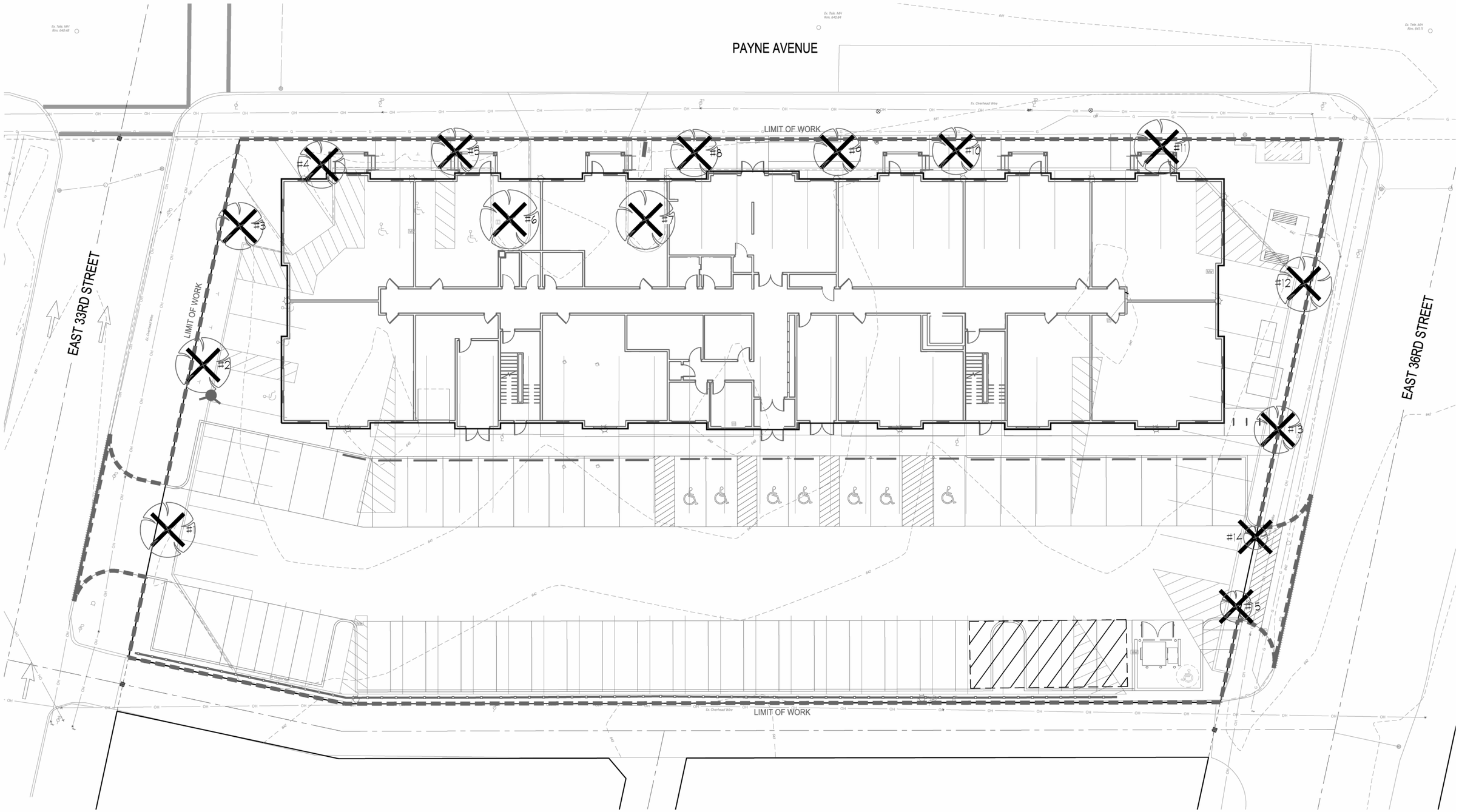

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TREE REMOVAL PLAN - BUILDING A



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TREES



VANESSA PARROTIA
PARROTIA PERSICA 'VANESSA'



SUMMER FUN DOGWOOD
CORNUS KOUSA 'SUMMER FUN'



PRINCETON SENTRY GINKGO
GINKGO BILBOA 'PRINCETON SENTRY'



AUTUMN FIRE HORNBEAM
CARPINUS CAROLINIA 'MY1'

EVERGREEN TREES



EMERALD SENTINEL JUNIPER
JUNIPERUS VIRGINIANA 'CORCORCOR'



EMERALD ARBORVITAE
THUJA OCCIDENTALIS 'SMARAGD'

SHRUBS/GRASSES/PERENNIALS



LITTLE HENRY DWARF SWEETSPIRE
ITEA VIRGINICA 'SPRICH'



SHAMROCK INKBERRY
ILEX GLABRA 'SHAMROCK'



DENSIFORMIS YEW
TAXUS X MEDIA 'DENSIFORMIS'



GREEN GEM BOXWOOD
BUXUS X 'GREEN GEM'



STELLA D'ORO DAYLILY
HEMEROCALLIS 'STELLA D'ORO'



BROOKSIDE GERANIUM
GERANIUM X 'BROOKSIDE'



SPELLBOUND CORAL BELLS
HEUCHERA X 'SPELLBOUND'



KARL FOERSTER FEATHER REED GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'



DWARF FOUNTAIN GRASS
PENNISETUM ALOPECUROIDES 'HAMLEN'



ALL GOLD JAPANESE FOREST GRASS
HAKONECHLOA MACRA 'ALL GOLD'



ENDLESS SUMMER HYDRANGEA
HYDRANGEA MACROPHYLLA 'BAILMER'



ROYAL PURPLE LILY TURF
LIRIOPE MUSCARI 'ROYAL PURPLE'



BLACK EYED SUSAN
RUDBECKIA FULGIDA VAR. SULLIVANTII 'LITTLE GOLDSTAR'



CHINESE ASTILBE
ASTILBE CHINENSIS 'VISIONS IN PINK'

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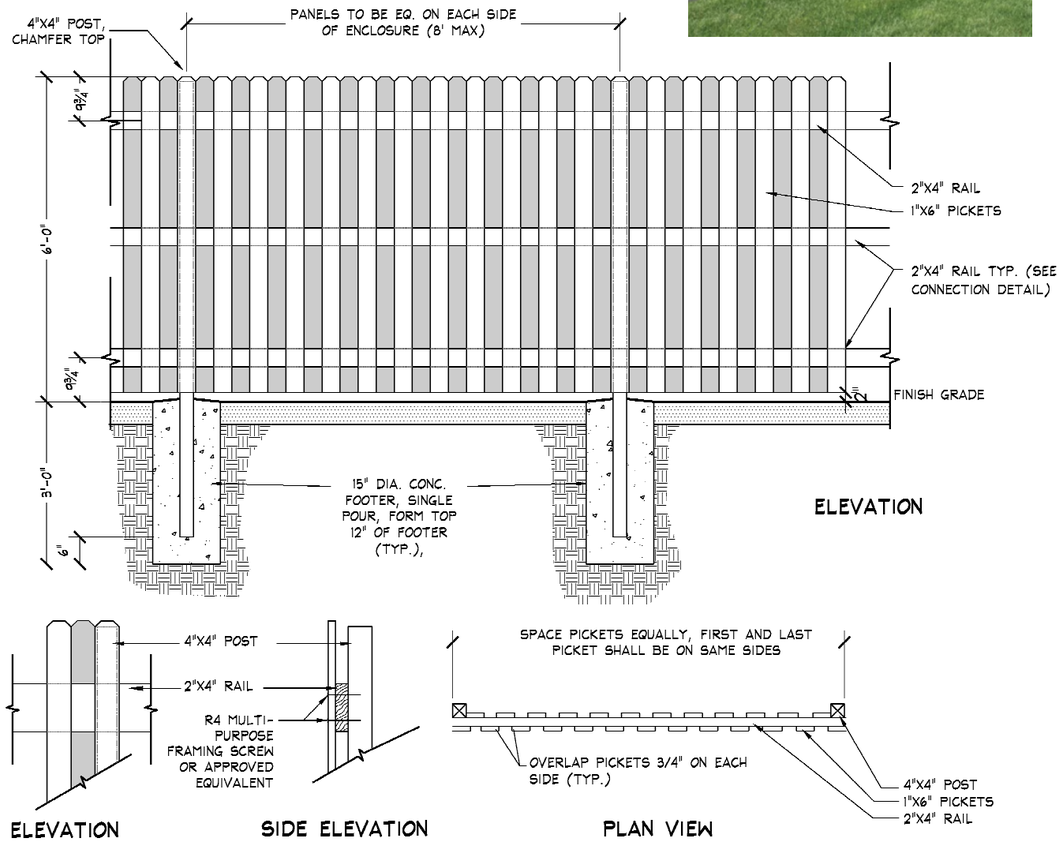
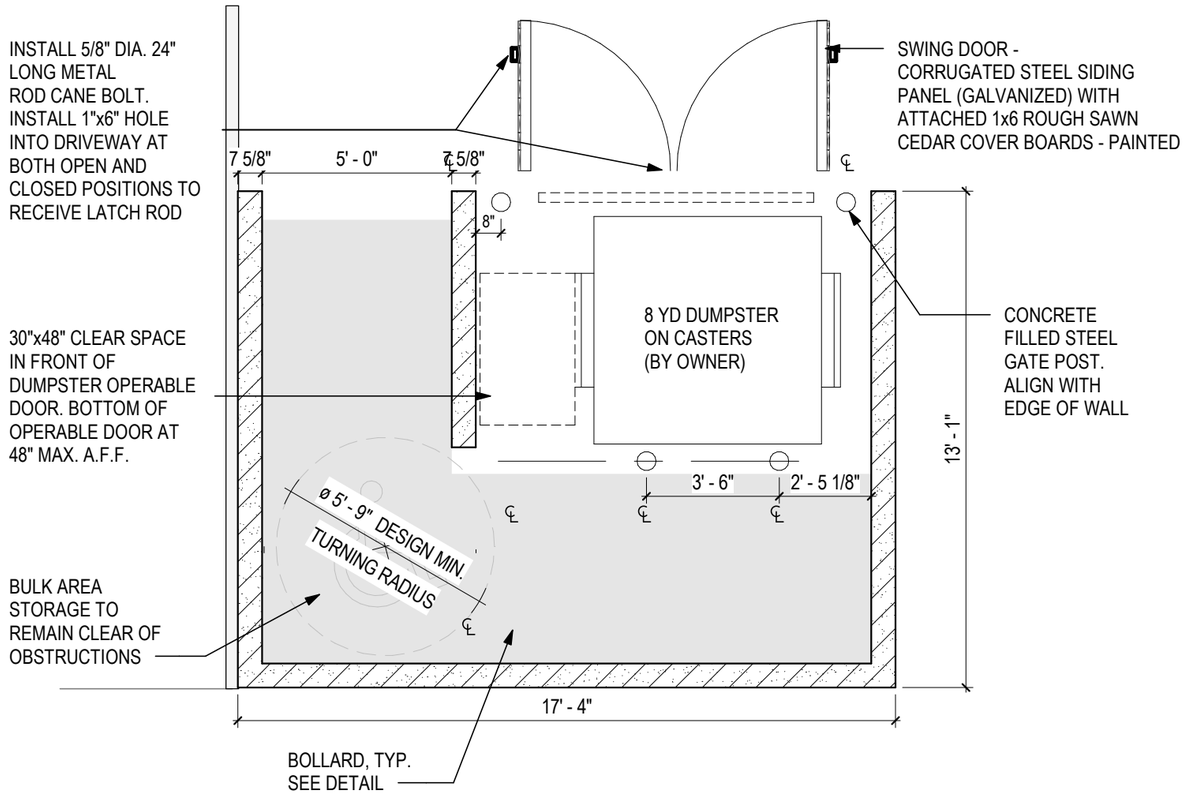


NOTES:
1. ALL POSTS SHALL BE 4"X4" SOUTHERN PINE; NO. 2 OR BETTER; PRESERVATIVE TREATED FOR GROUND CONTACT, KILN DRIED AFTER TREATMENT, UNLESS OTHERWISE INDICATED ON DETAILS.
2. ALL RAILS SHALL BE 2"X4" SOUTHERN PINE; NO. 2 OR BETTER; PRESERVATIVE TREATED, KILN DRIED AFTER TREATMENT, SMOOTH FINISH.
3. ALL PICKETS SHALL BE 1"X6" SOUTHERN PINE; NO. 2 OR BETTER; PRESERVATIVE TREATED, KILN DRIED AFTER TREATMENT, SMOOTH FINISH.
4. SCREWS FOR FASTENING PICKETS SHALL BE 1 1/2" NO. 8 GALVANIZED (4/PICKET).
5. BOLTS, NUTS, AND BAR SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 123/A 123M, ASTM A 153/A 153M, OR ASTM A 924/A 924M.

FENCE DETAIL



TRASH ENCLOSURE DETAIL

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PHOTOMETRIC PLAN - BUILDING A



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Curatorial Direction

Solicit feedback for themes, styles, artistic direction. Refine presentation to define committee notes and input. Present findings and finalize approach to curation. Determine process for installation: painted, vinyl, other.

Artist Selection Process

Develop a process for artist selection that fits the budget, timeline, and curatorial direction. Establish a process and committee for soliciting feedback and selecting a final artist to contract for the mural.

Concept Design Development

Contract with selected artist for mural design development. Identify an agreed upon process for design development. Select a final design with the committee for final design review and approvals. Budget should be refined by the artist and project team before approval of design direction.

Mural Production

Mobilize artist and production team for mural installation. Organize any marketing, documentation, media, and events for completion.

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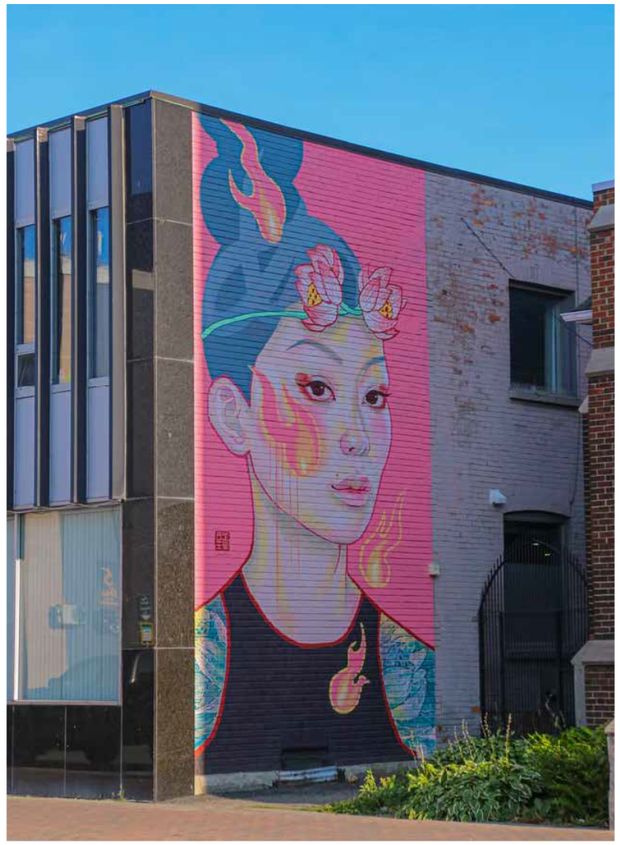



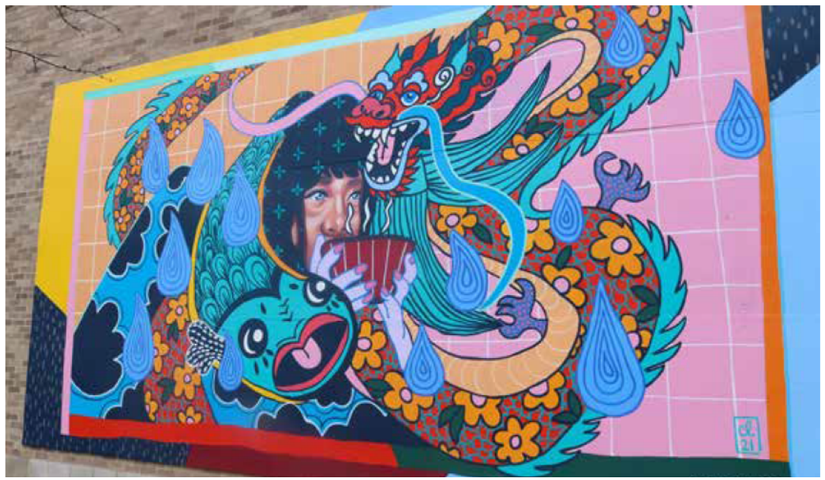





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– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-010 - Midtown Lofts

May 15, 2026

CEDRAC Recommendations:

CEDRAC recommended schematic approval on 4/23/26 with the following conditions:

- Study the southwest corner of Building B how the base of charcoal brick and tower interface
- Study addition of tree in parking lot of Building A
- Study the color of the field of the white panels
- Study the lighting for the future mural
- Submit a full photometric plan

City Planning Staff Recommendations:

Planning staff is in general support of the project. Demolition of former Dave's has been discussed and demo application is underway.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CE2026-008 - CCF East Parking Garage

May 15, 2026

Project Address: East 105th & Carnegie

Type: New Construction

Project Representative: Tom Owings, Perspectus

Approval: Final

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

– PAST CONDITIONS – CPC SCHEMATIC APPROVAL

CE2026-008 - CCF East Parking Garage

May 15, 2026

CPC granted schematic approval on 4/17/26 with the conditions to continue coordinating with city staff on traffic studies, street safety enhancements, signage, and lighting and to consider adding variety to the tree selection and landscaping strategy.

Cleveland Clinic Main Campus East Parking Garage

Central East Design Review

Final Design Review

May 14, 2026

Agenda

- **Review Schematic Submission Comments**
- **Site Review**
- **Signage**
- **Lighting**
- **Building Materiality**
- **Exterior Elevations**
- **Exterior Renderings**
- **Landscape + Site Enhancements**

Requirement Checklist

Conceptual Approval – Received 04/17/2026

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 – Received 04/17/2026

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

Final Approval:

- Signage Plan
- Lighting Plan
- Material, Color, and Finishes
- Final Landscaping

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

Review Comments / Responses

Comment

1. Additional traffic studies and coordination with Traffic Engineering

2. Additional information on screening, materials, colors, signage, and lighting

3. Review design to address additional landscaping on North and East side of building

Response

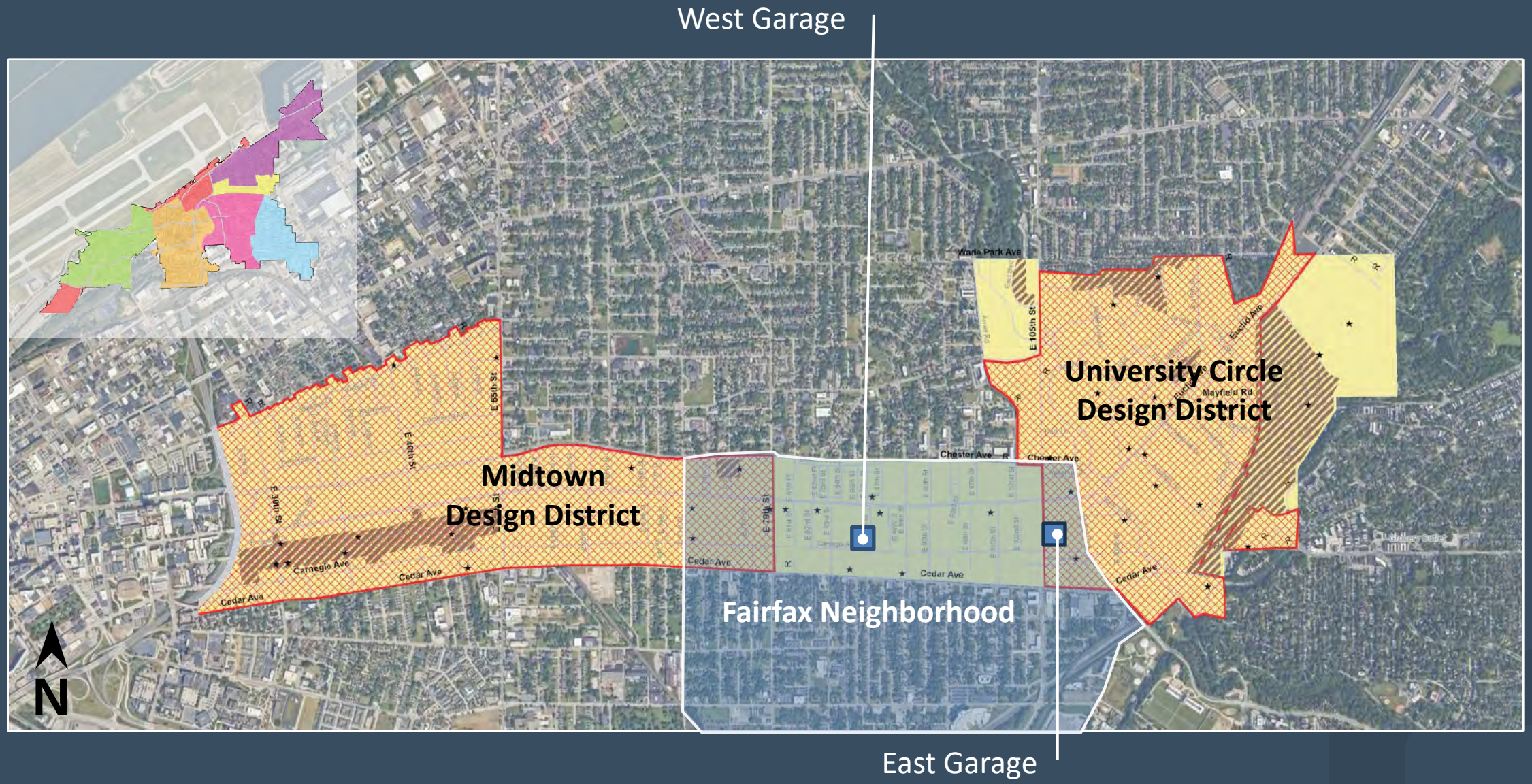
1. **Cleveland Clinic has conducted a current traffic study and coordinated findings with Traffic Engineering to establish acceptability of project and approach.**

2. **New slides have been included to provide materials information, signage direction, and lighting approach.**

3. **The North side of the building is fully enclosed by ~10' masonry wall, the new garage, and new 10' high screen wall on the east and west sides. The new mechanical units and generator will be located within this screened area.**

   The East side has been addressed through the addition of new deciduous trees. The new screening has been extended around the corner of the building to include a section on the East Façade of the garage.

Euclid Corridor District Map



Existing Campus Garages

2,500 New Caregiver Spaces

2,474 Patient/Visitor Spaces

1,500 New Patient/Visitor Spaces

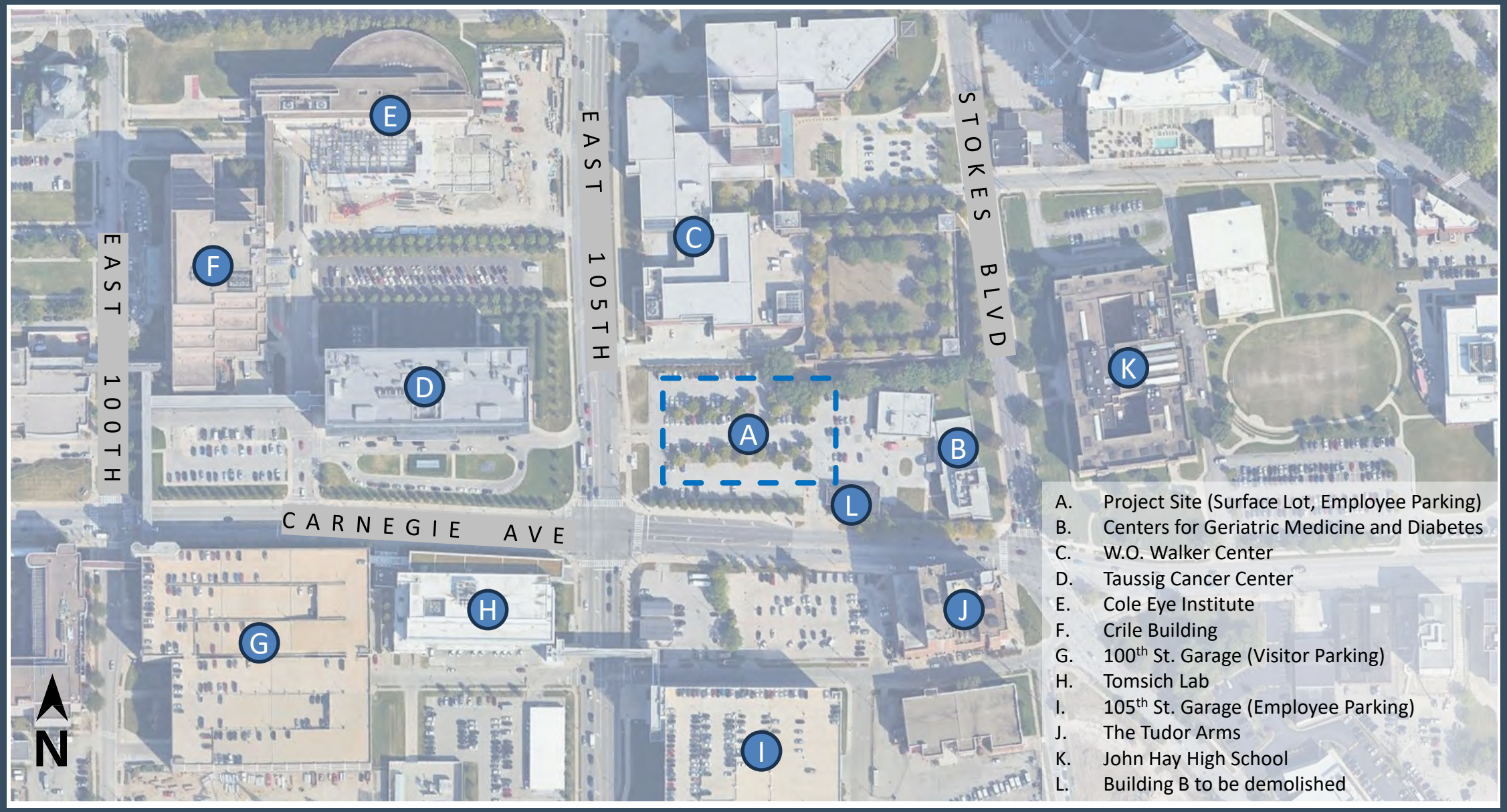


4,000 Future Patient/Visitor Spaces
(Existing Caregiver Garage)

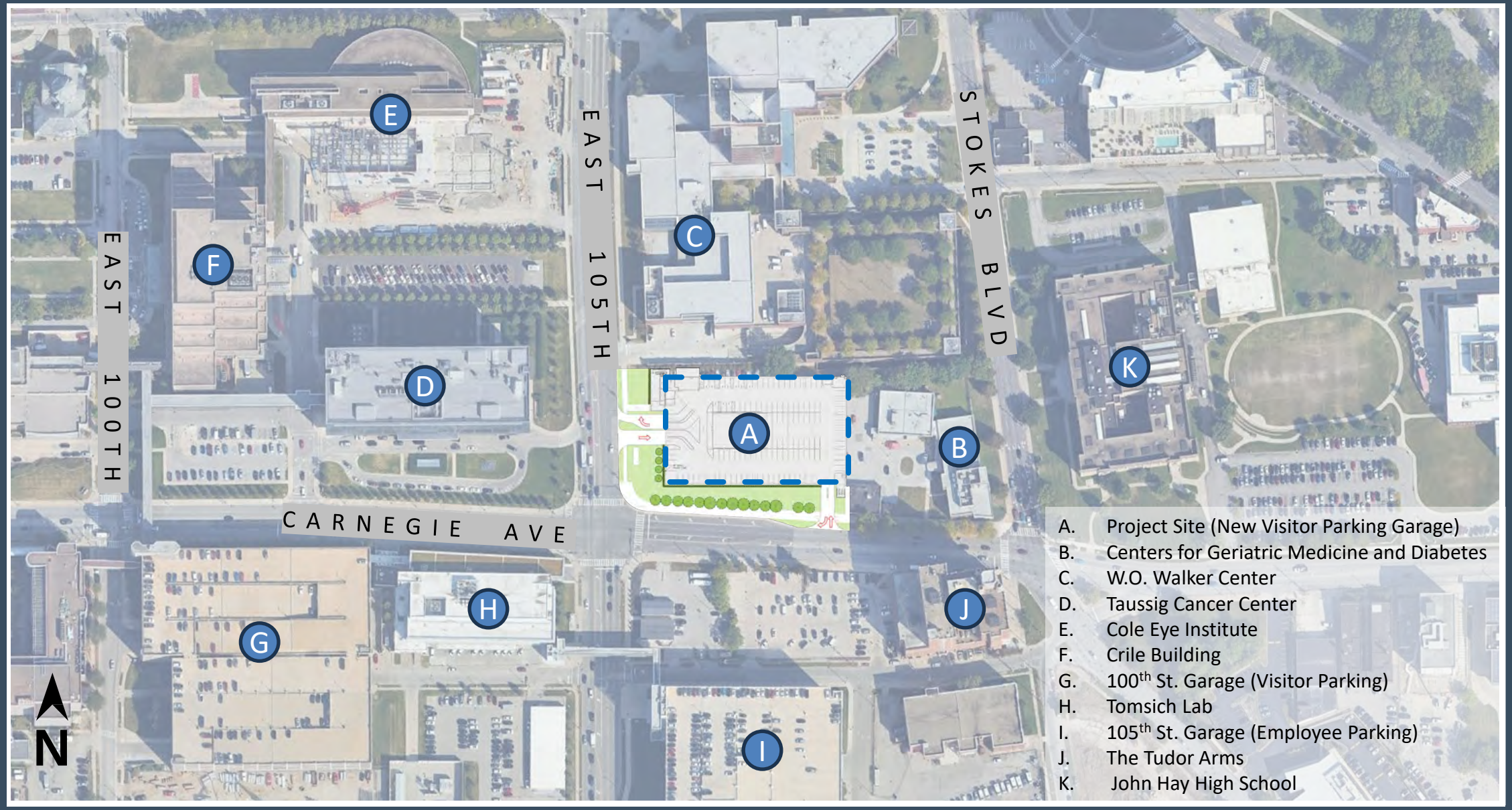
1,424 Patient/Visitor Spaces
1,490 Caregiver Spaces

3,000 Caregiver Spaces

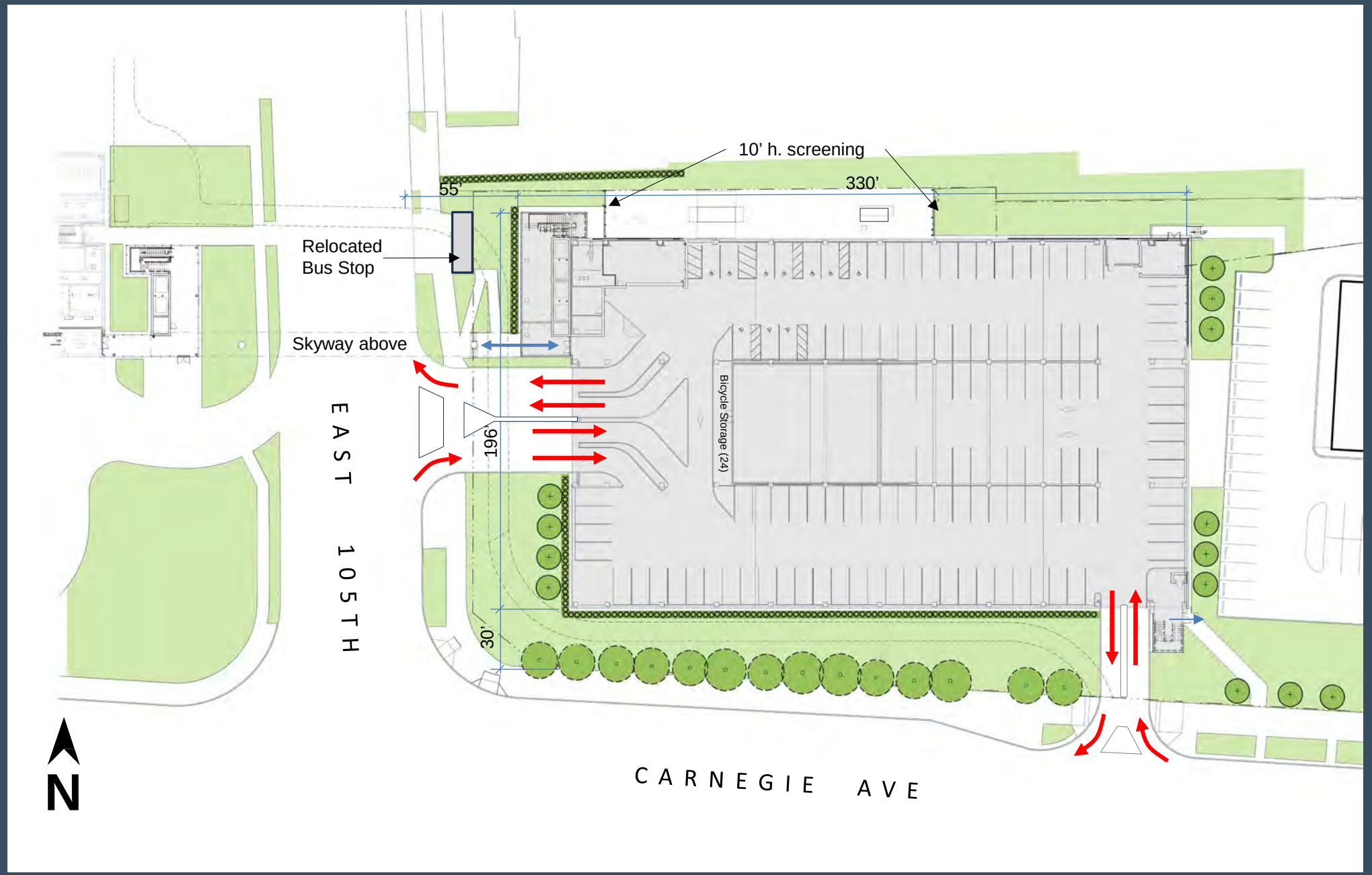
Existing Site Map



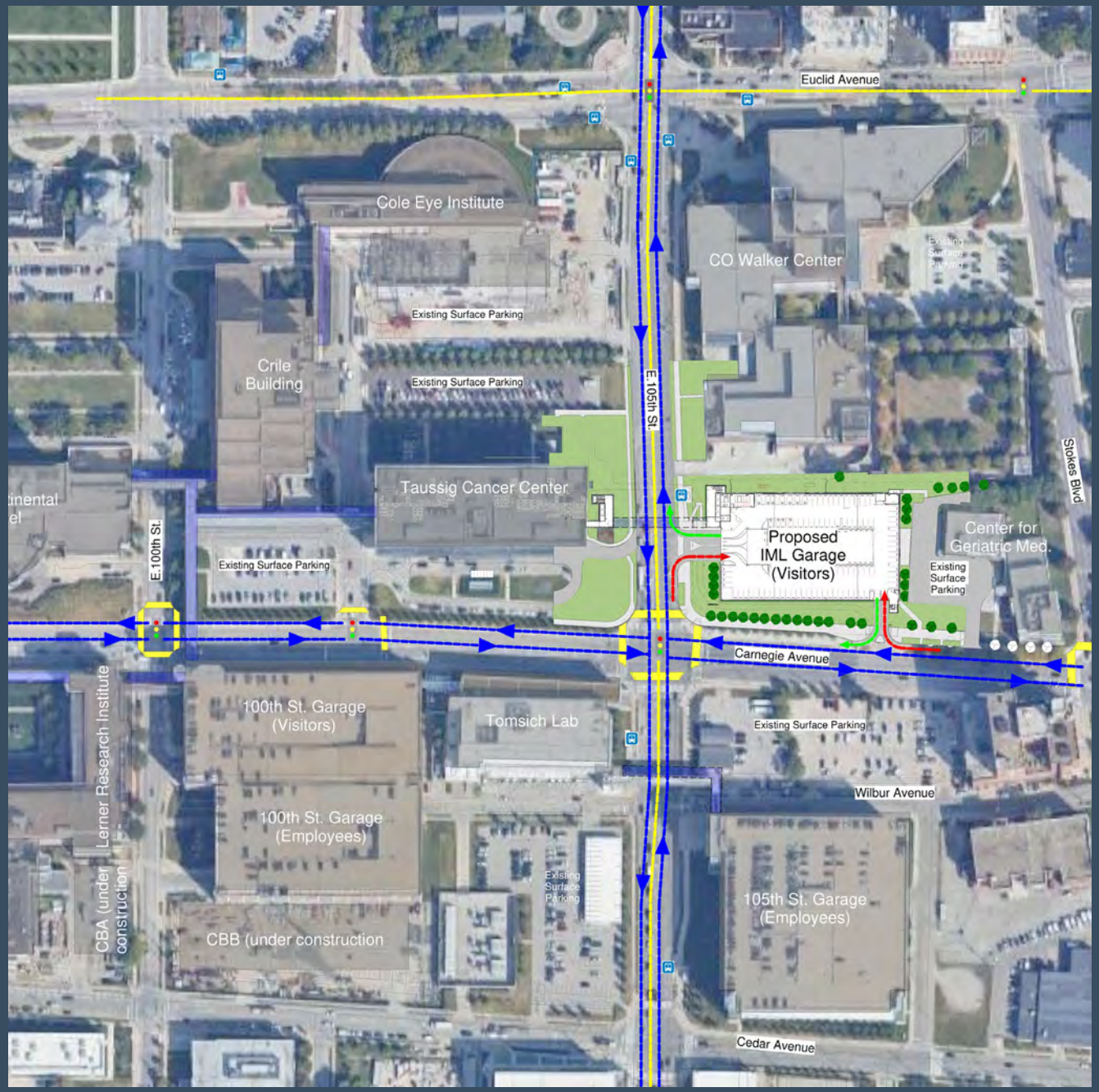
Proposed Site Map



Building Floor Plans: First Floor



Traffic Plan



- Traffic flow
- Flow into Garage
- Flow out of Garage
- Bus route
- Crosswalk
- Elevated Walkway

Site Signage



Illuminated Channel Letters:

A. Building Mounted Sing
Refer to next slide

Illuminated Monument Signs:

B. Monument Sign
10’ x 4’ internally illuminated

Post and Panel Signs:

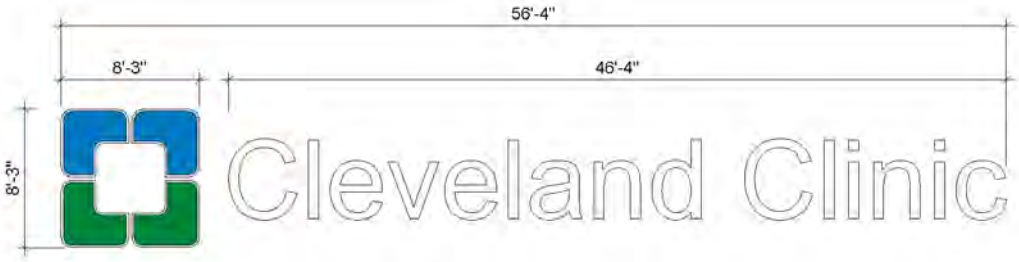
C. Right Turn Only

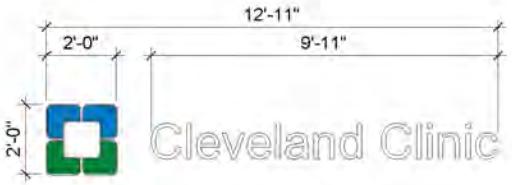


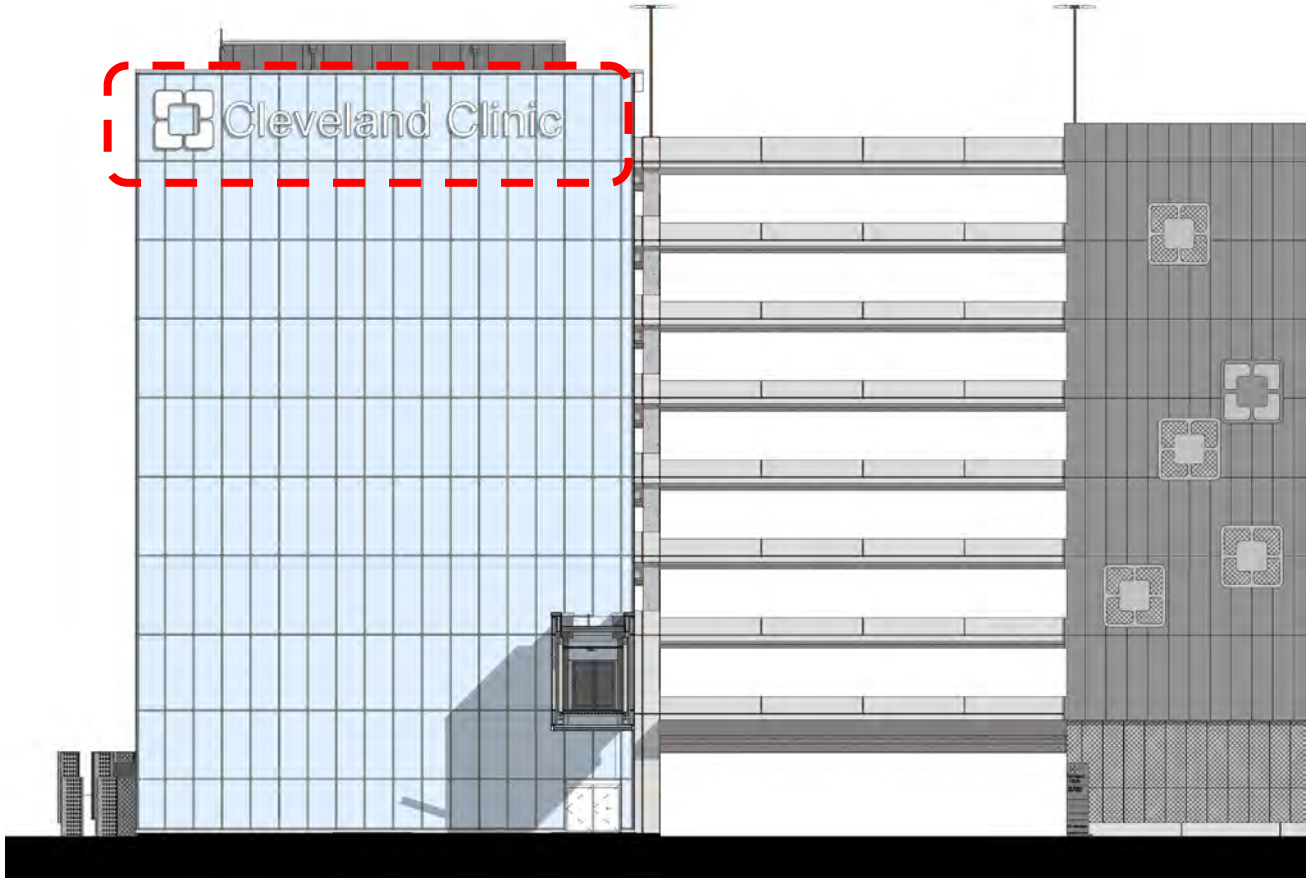
Monument Sign: Basis of design
Final text to be determined

Building Signage

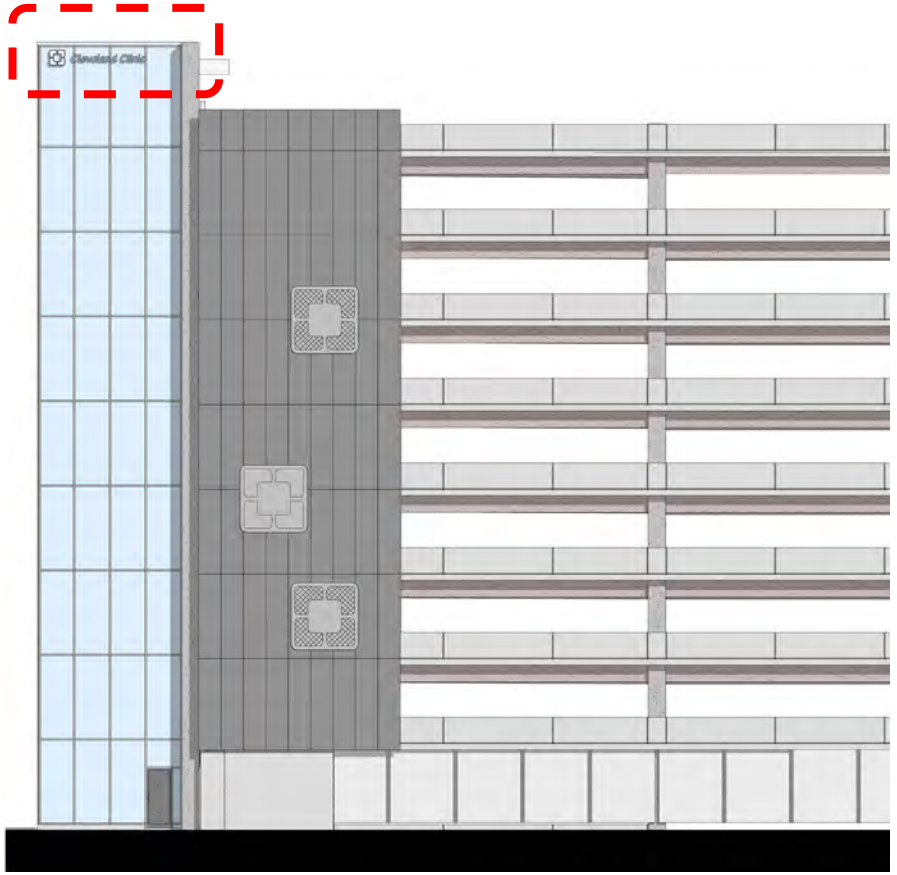
Renderings show preliminary size





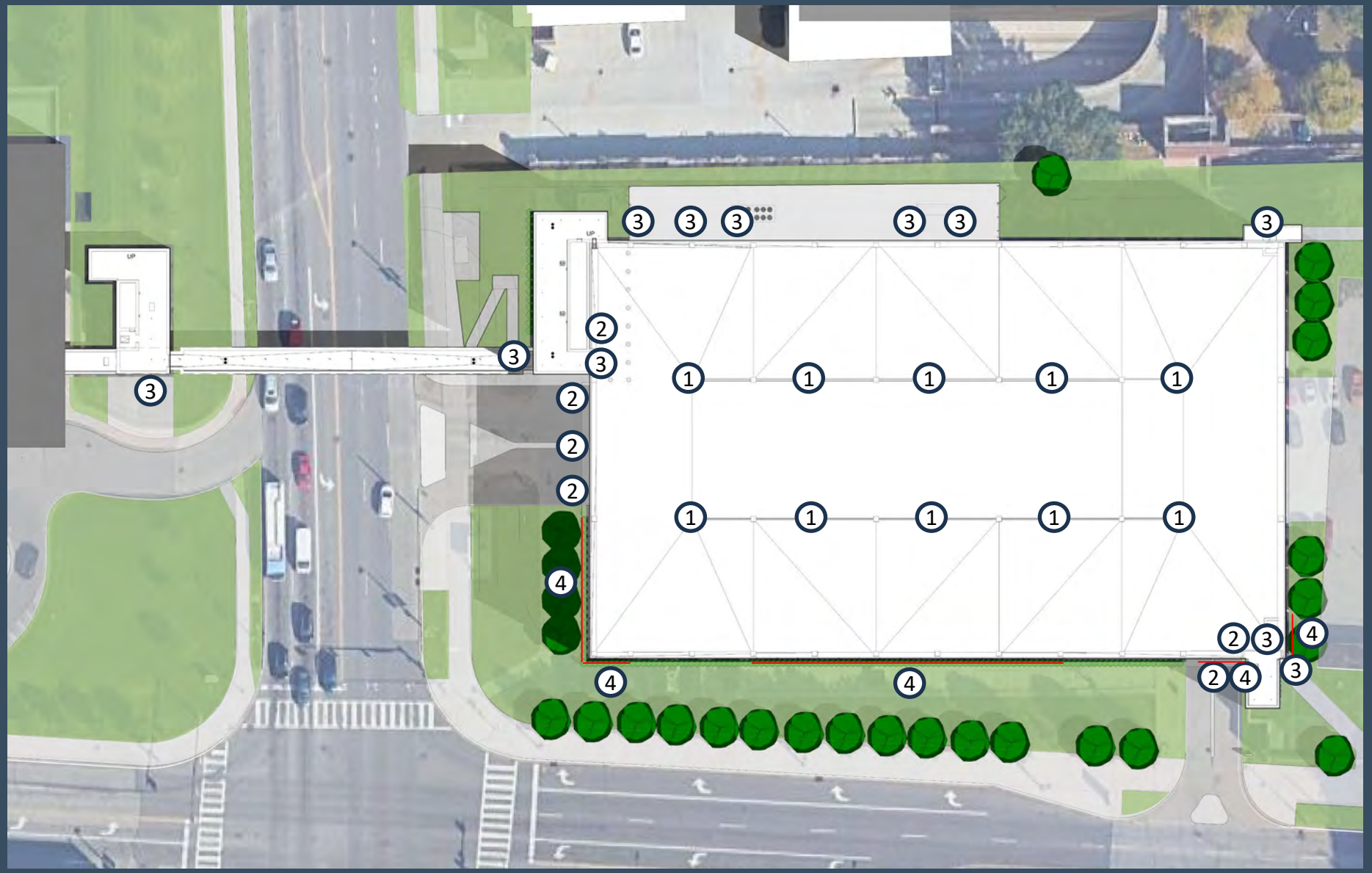


West Elevation Illuminated Channel Letters



East Elevation Illuminated Channel Letters

Site Lighting Plan



EXTERIOR LIGHTING KEY

1 Parking Garage Roof Lighting



- Pole mounted, dual head
- 20’ height
- Motion/daylight sensing

2 Drive/Building Lighting



- Wall mounted
- Motion/daylight sensing

3 Exit Lighting



- Wall mounted
- Full cut-off
- Motion/daylight sensing

4 Screening Lighting



- “Shelf” mounted, linear
- Daylight sensing

MOTION SENSING: Power output will be reduced based upon duration of no motion

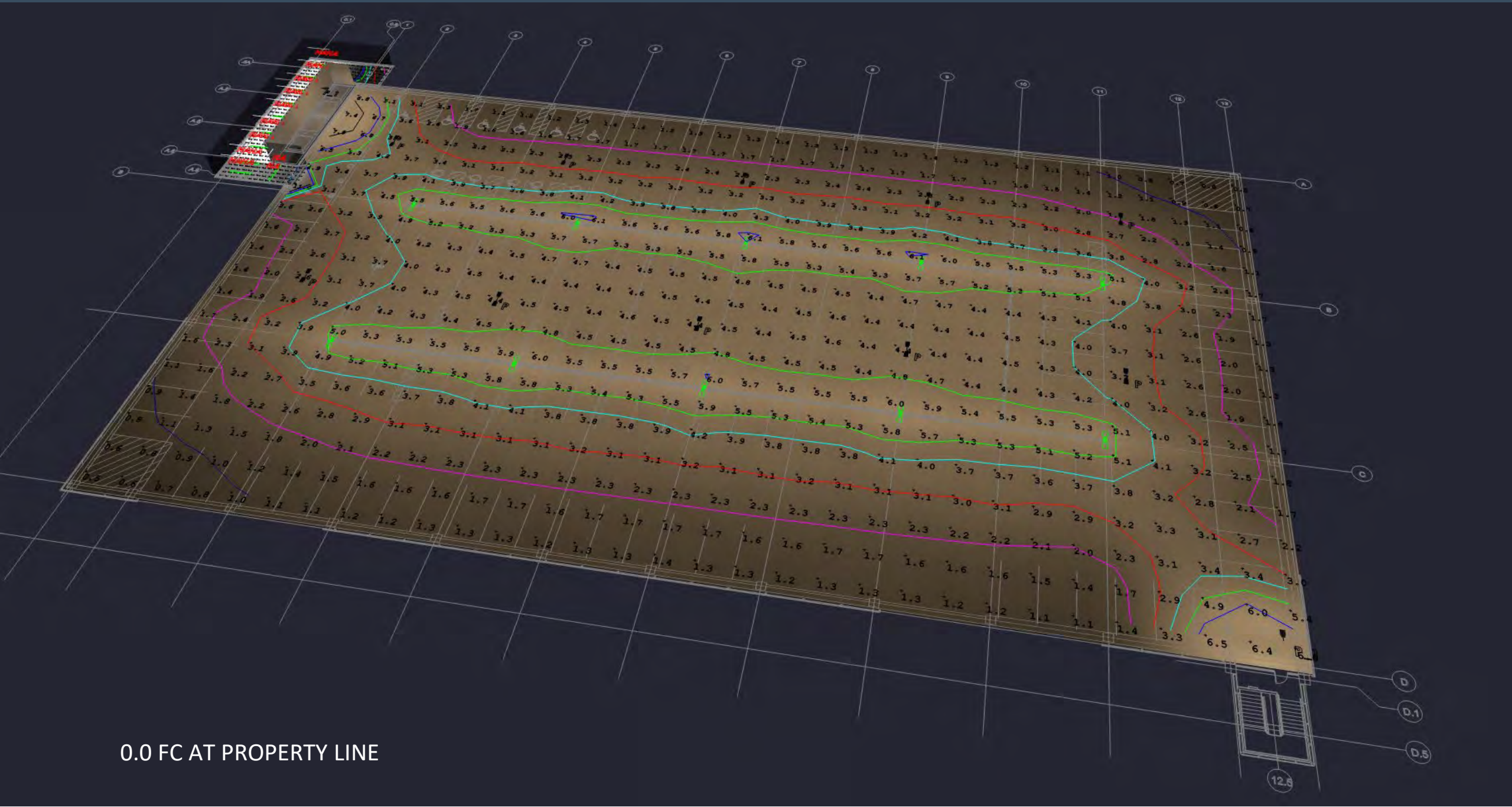
DAYLIGHT SENSING: Power output will be reduced based upon natural light level

INTERIOR LIGHTING



- Located at typical parking levels
- Pendant hung
- Motion/daylight sensing

Garage Lighting Photometrics



0.0 FC AT PROPERTY LINE

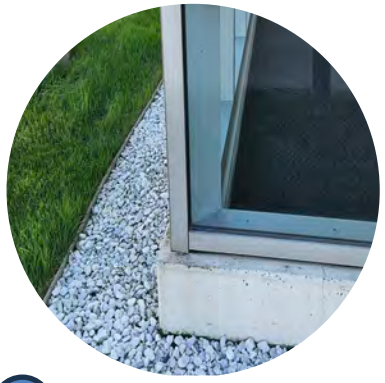
Basis of Design – E. 105th Garage



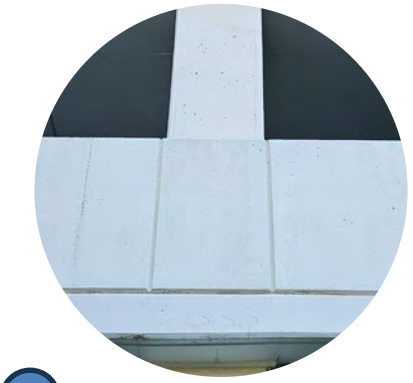




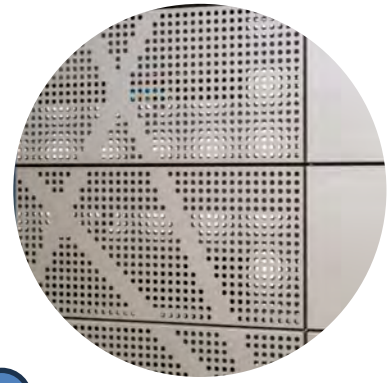
Building Materiality



A Vision Glass and Curtain Wall



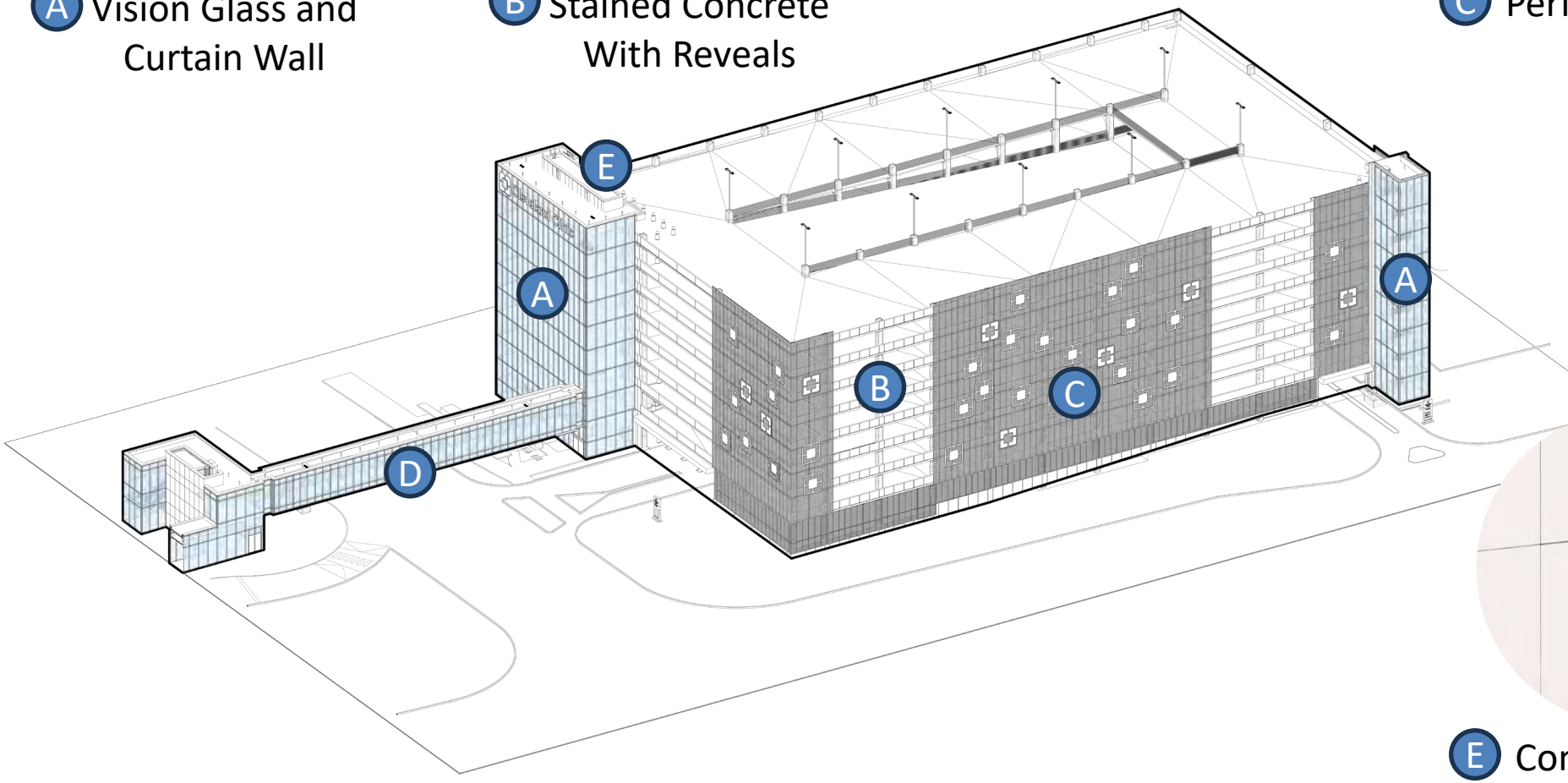
B Stained Concrete With Reveals

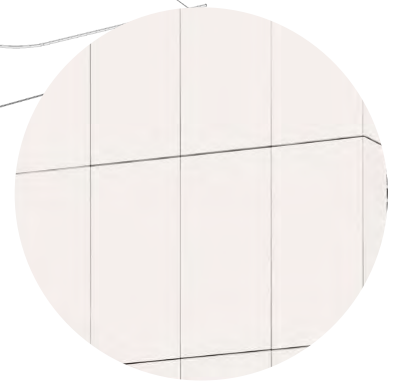


C Perforated Panels



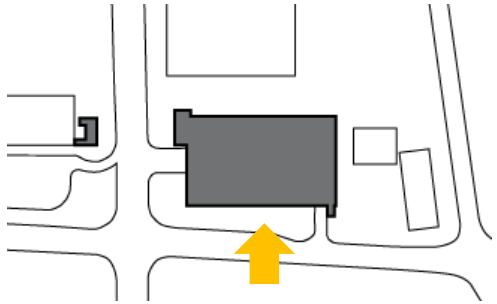
D Spandrel and Vision Glass

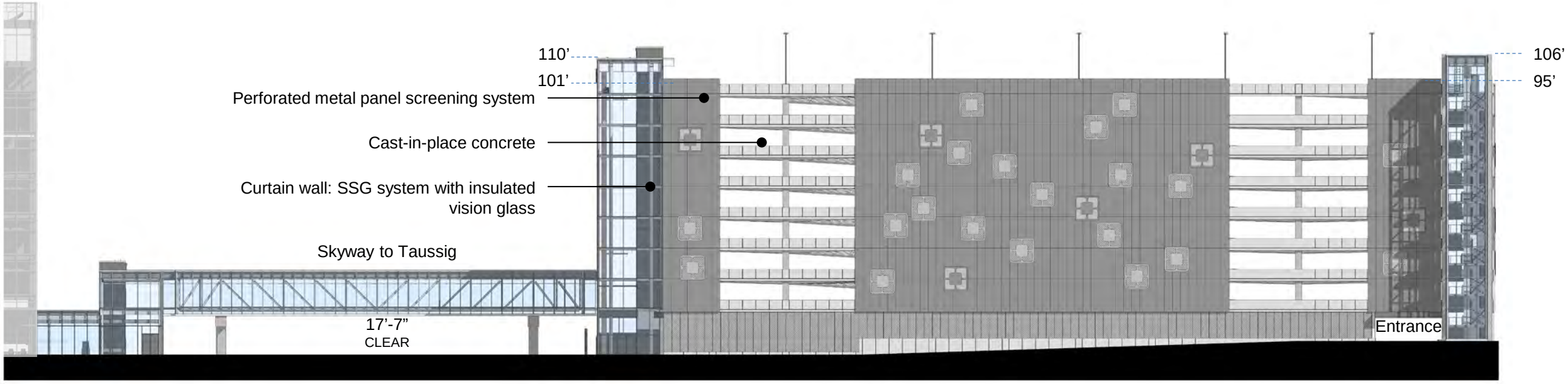




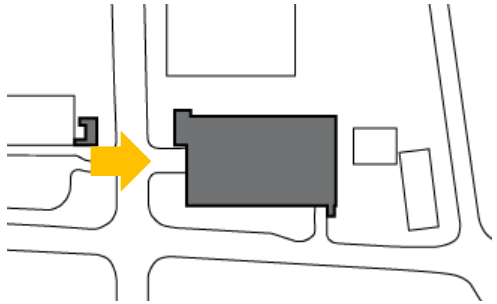
E Concrete Panel

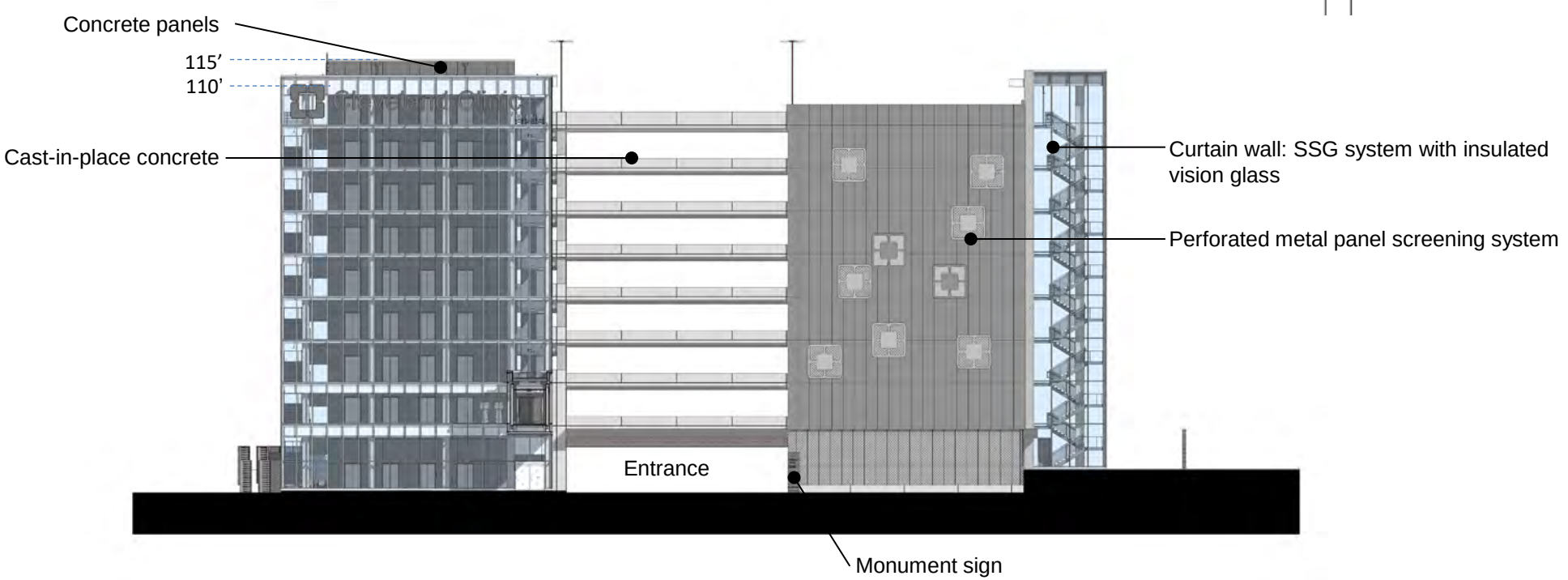
South Elevation



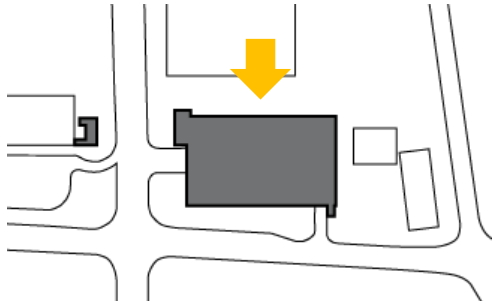


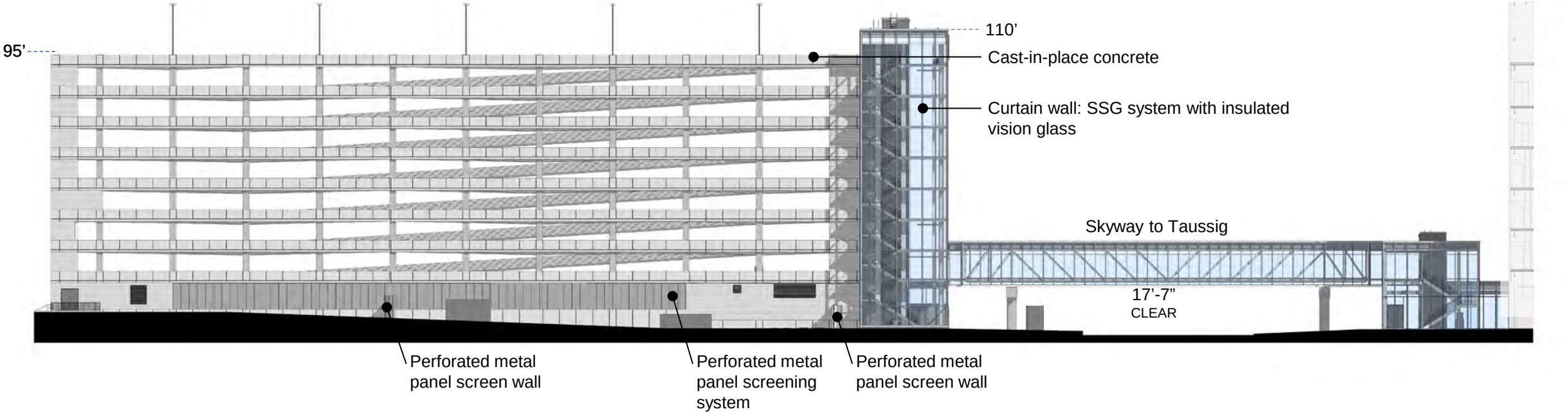
West Elevation



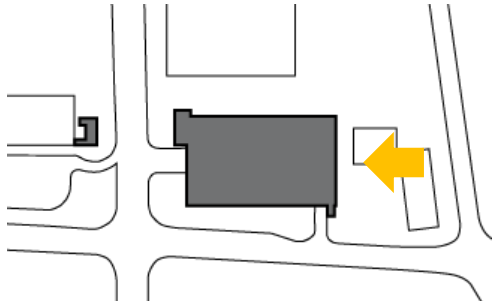


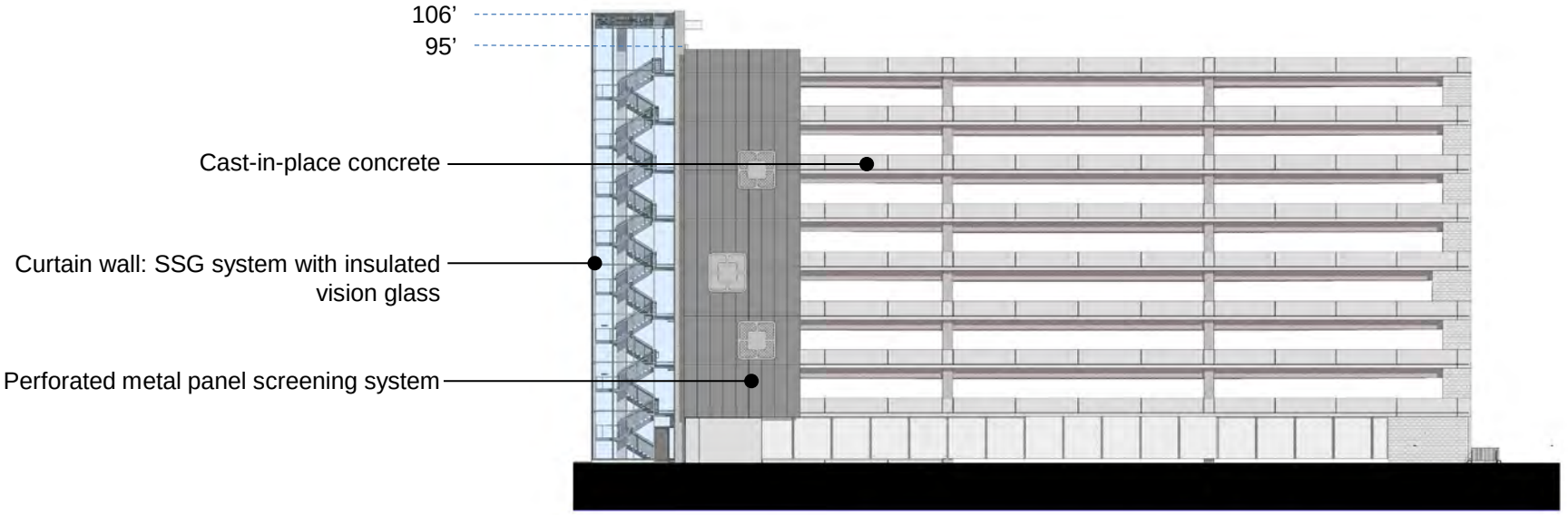
North Elevation





East Elevation





Renderings - view from across Carnegie at E 105th



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



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



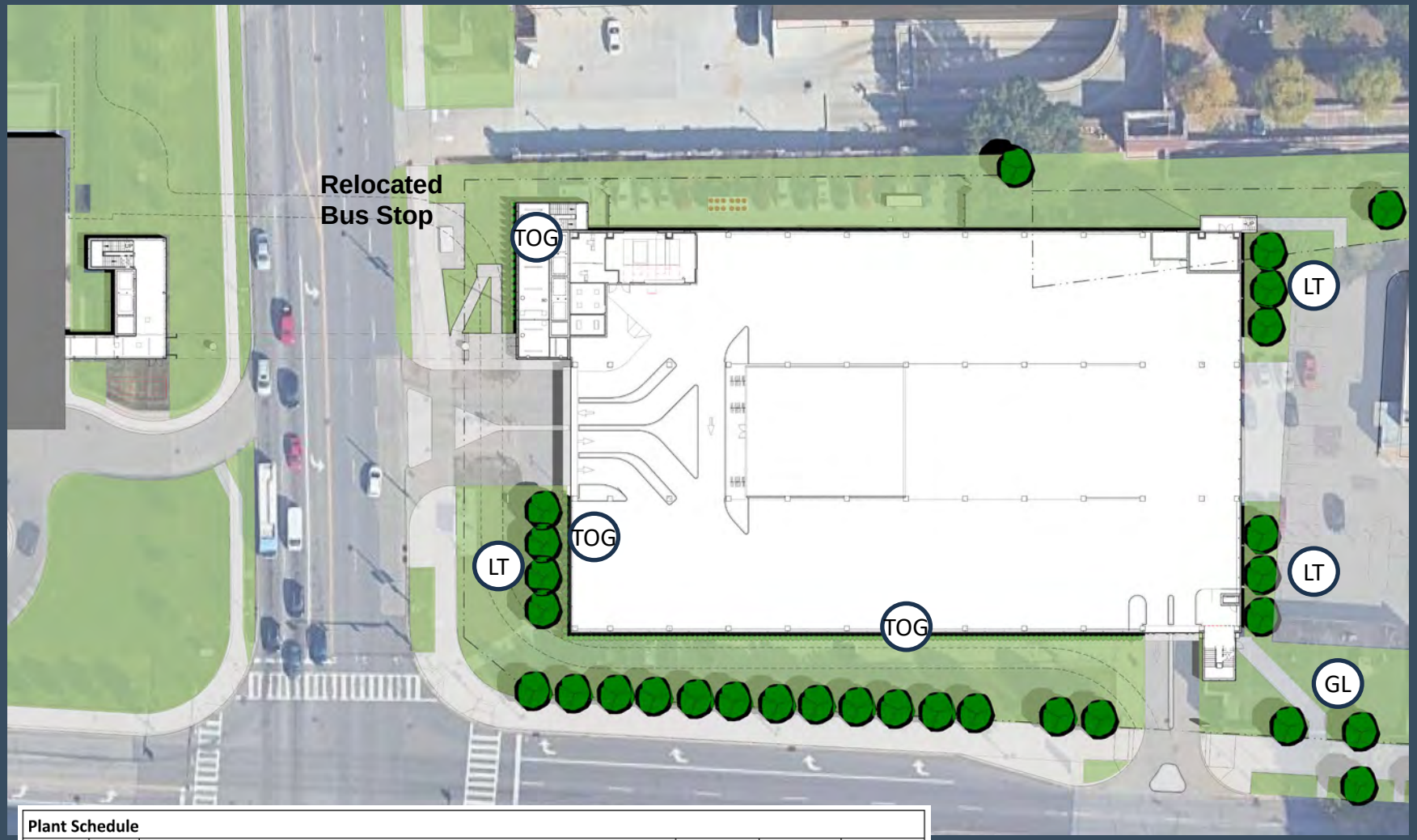
Renderings – view along Carnegie



View from Tudor Arms

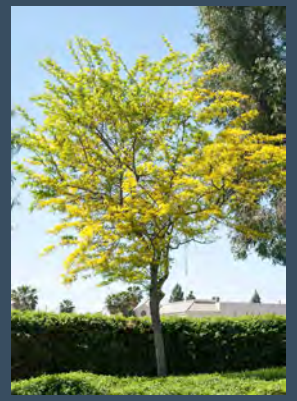


Landscape and Streetscape Plan



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)



Golden Globe (GL)



Existing Trees to remain along Carnegie Ave

Cleveland Clinic

100 YEARS

EST. 1921

THE FUTURE OF HEALTHCARE DESIGN SINCE 1921

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CE2026-008 - CCF East Parking Garage

May 15, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval as presented (with no conditions) on 5/14/26.

City Planning Staff Recommendations:

Planning staff is in support of this project.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CE2026-007 - CCF West Parking Garage

May 15, 2026

Project Address: East 86th & Carnegie

Type: New Construction

Project Representative: Tom Owings, Perspectus

Approval: Final

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

– PAST CONDITIONS – CPC SCHEMATIC APPROVAL

CE2026-007 - CCF West Parking Garage

May 15, 2026

CPC granted schematic approval on 4/17/26 with the condition that the applicant continue working with staff and traffic engineering to understand the impact of the garages from a public realm perspective.

Cleveland Clinic Main Campus West Parking Garage

Central East Design Review

Final Design Review

May 14, 2026

Agenda

- **Review Schematic Submission Comments**
- **Site Review**
- **Signage**
- **Lighting**
- **Building Materiality**
- **Exterior Elevations**
- **Exterior Renderings**
- **Landscape + Site Enhancements**

Requirement Checklist

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

Schematic Approval – Received 04/17/2026

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

Final Approval:

- Signage Plan
- Lighting Plan
- Material, Color, and Finishes
- Final Landscaping

Review Comments / Responses

Comment

1. Additional traffic studies and coordination with Traffic Engineering
2. Additional information on screening, materials, colors, signage, and lighting
3. Review design to address North elevation as it relates to site entry off of Euclid Avenue
4. Landscaping along East 86th Street
5. Pedestrian plan to indicate how pedestrians migrate across campus

Response

1. **Cleveland Clinic has conducted a current traffic study and coordinated findings with Traffic Engineering to establish acceptability of project and approach.**
2. **New slides have been included to provide materials information, signage direction, and lighting approach.**
3. **The north elevation was designed for flexible future site development**
4. **Trees will be places in some locations along 86th to help screen utilities**
5. **Pedestrian circulation from the new garage will primarily be via the skyways that connect the garages to the new Neuro Institute and then the rest of the campus.**

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

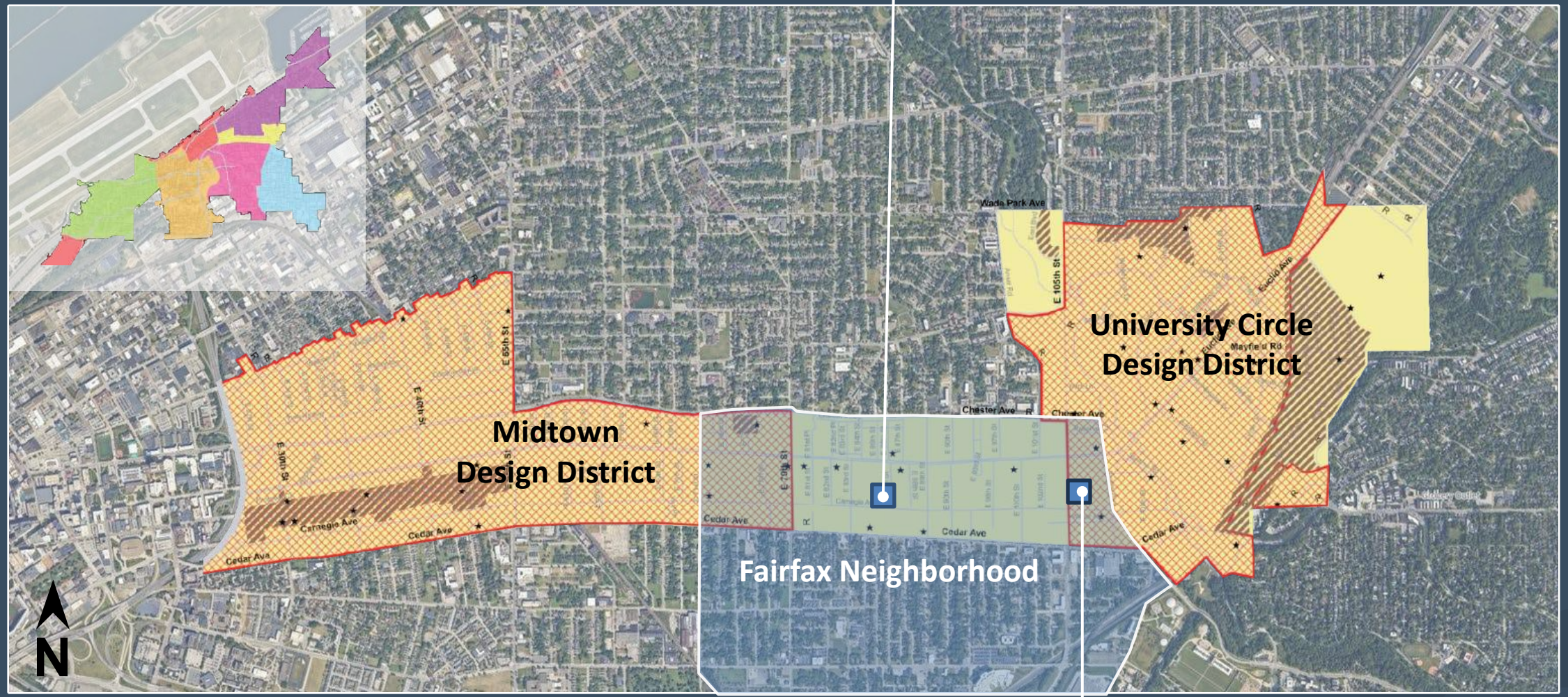
- Increased set back from Carnegie allows for increased landscaping

- 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

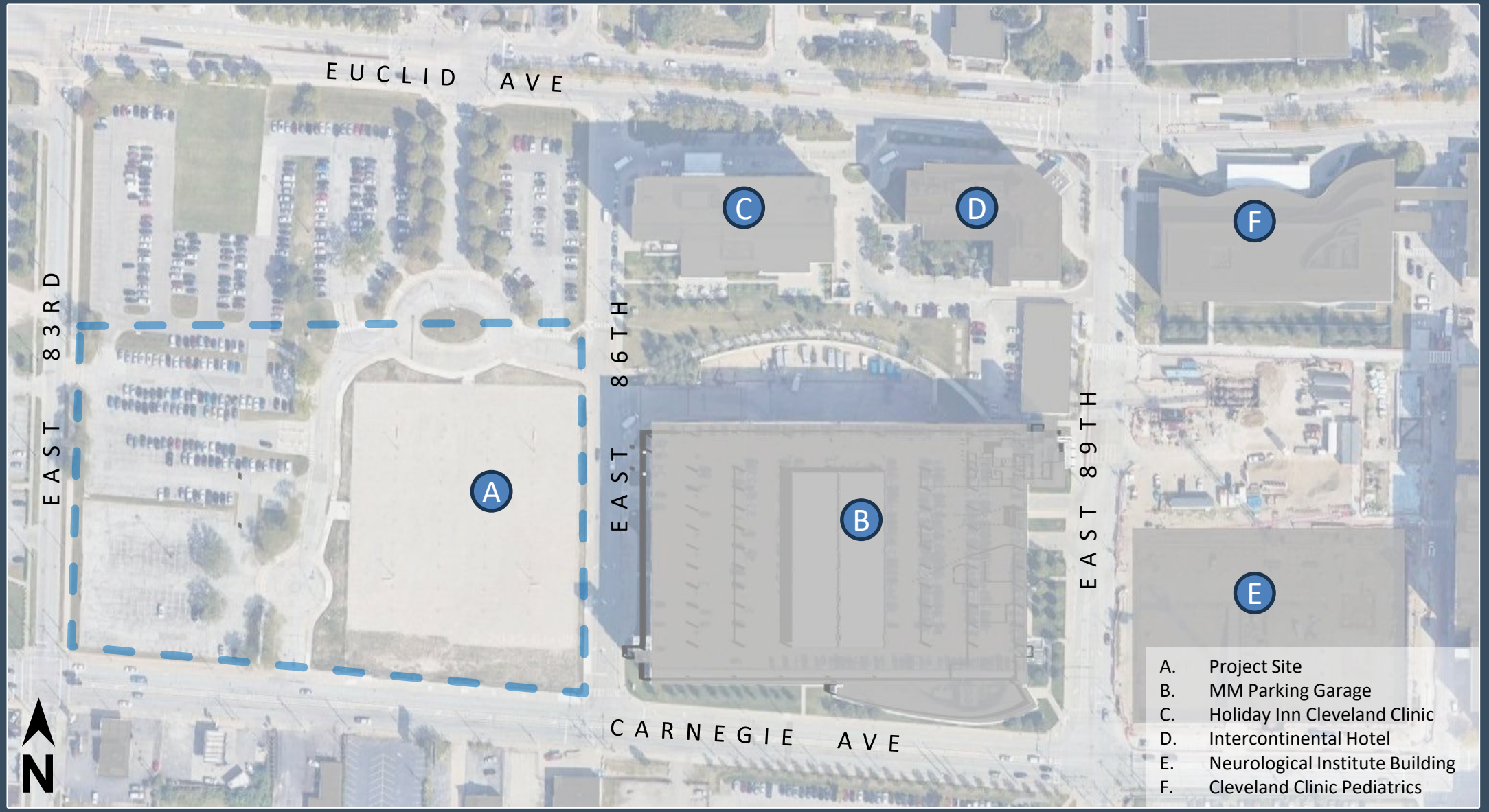


4,000 Future Patient/Visitor Spaces
(Existing Caregiver Garage)

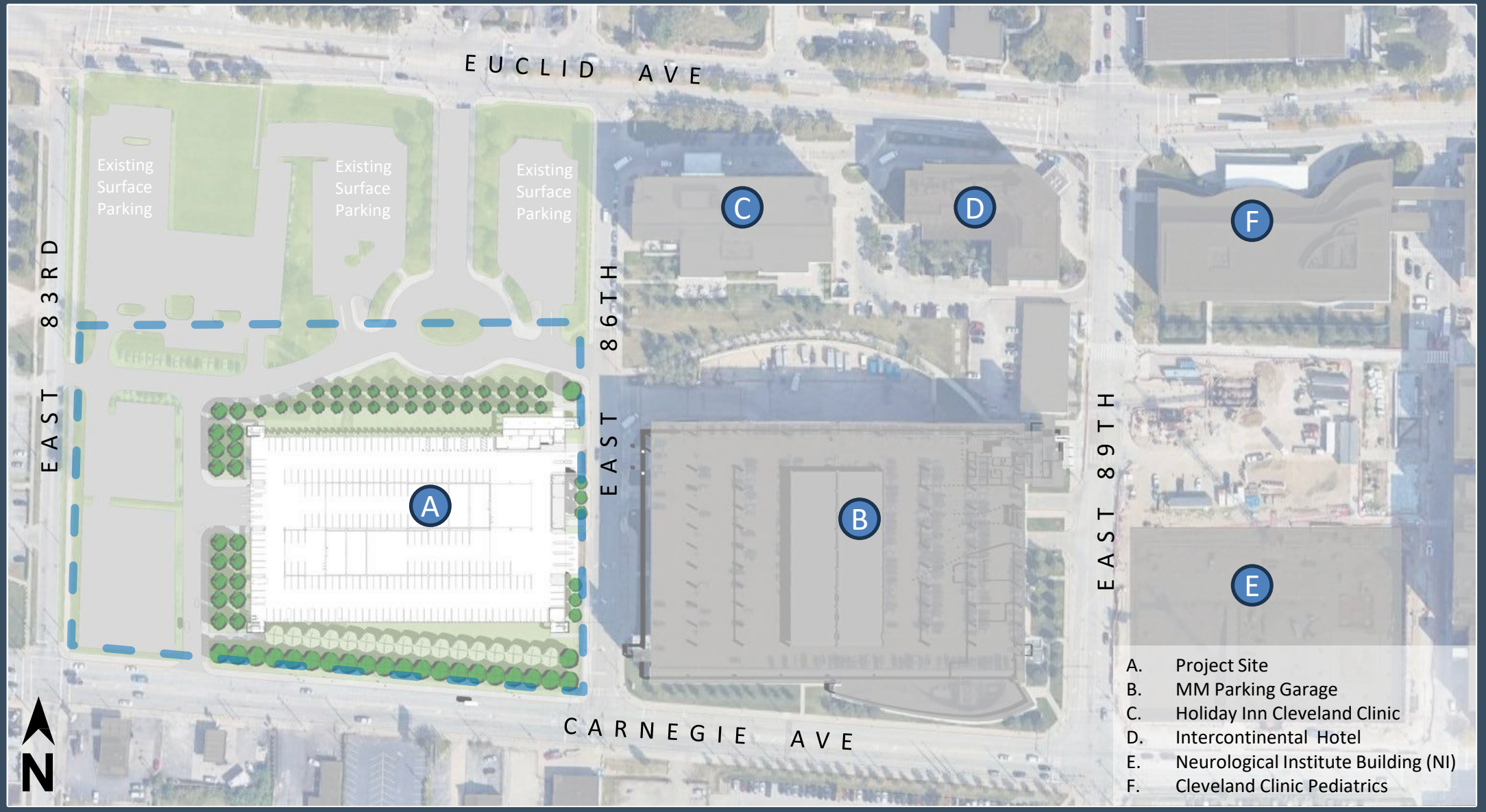
1,424 Patient/Visitor Spaces
1,490 Caregiver Spaces

3,000 Caregiver Spaces

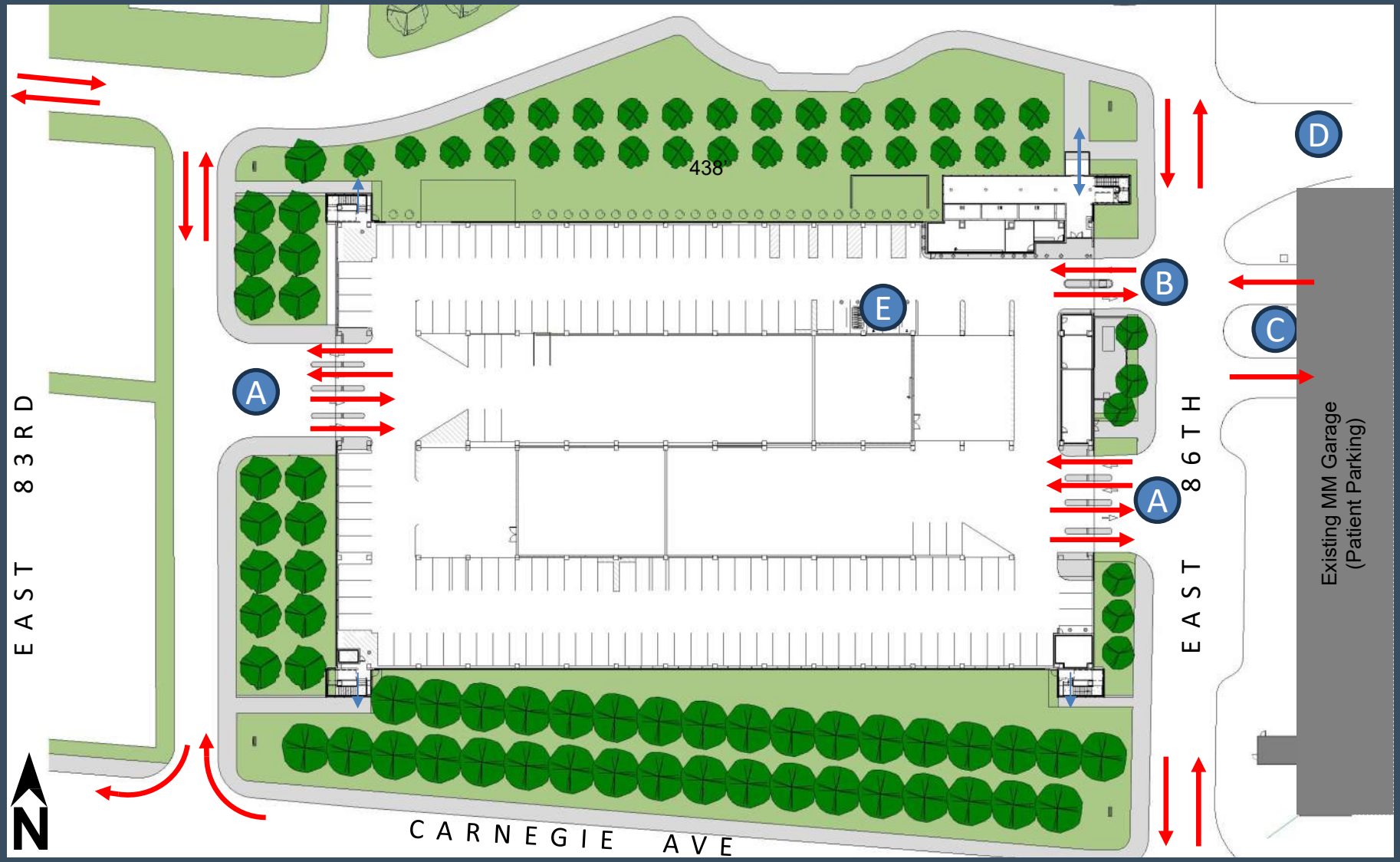
Existing Site Map



Proposed Site Map

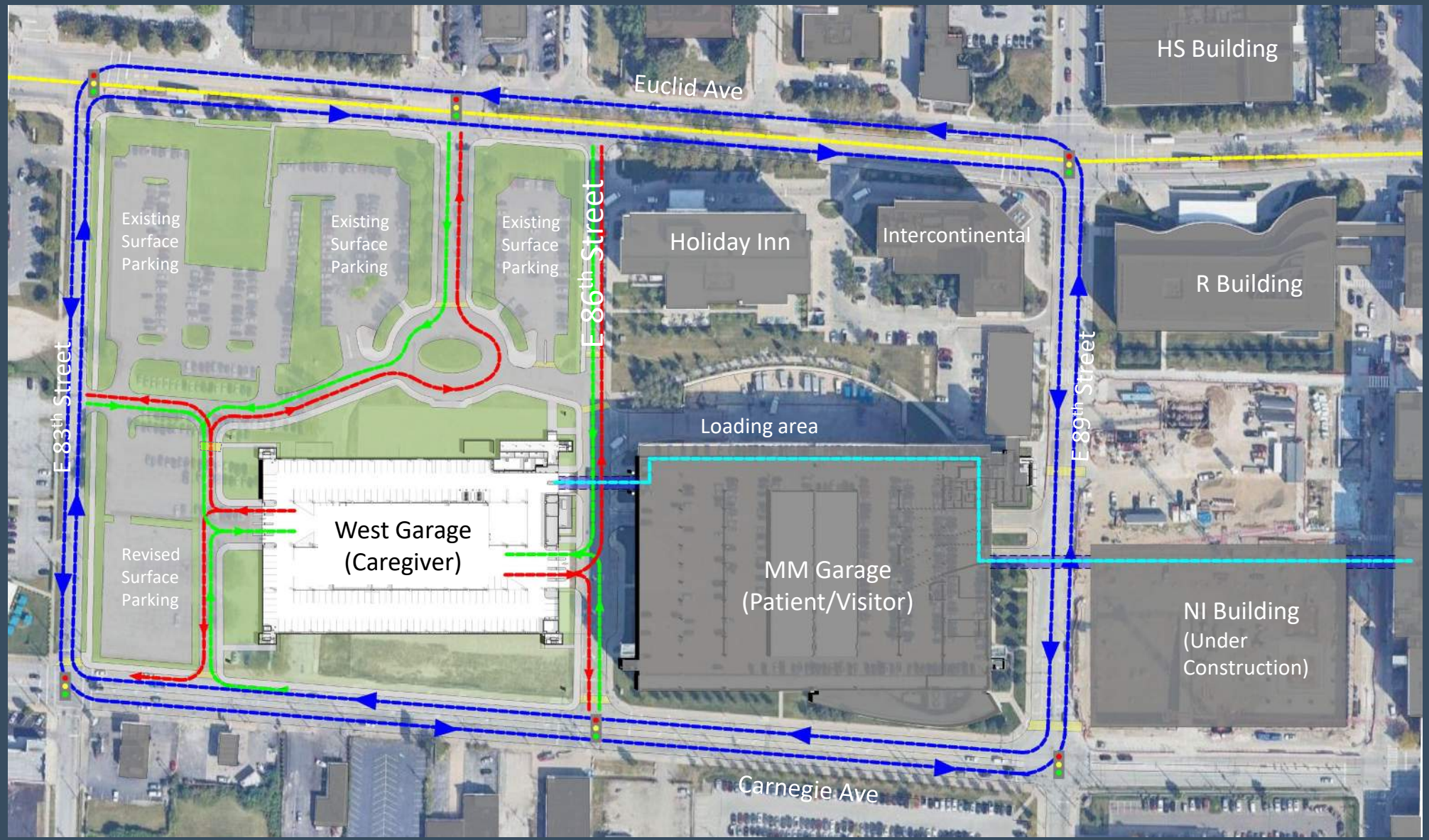


Building Floor Plans: First Floor



A. Employee Entrance
B. Valet Entrance
C. Existing MM Garage Entrance
D. Loading Entrance
E. Bicycle Parking

Traffic Plan



Site Signage



Illuminated Channel Letters:

A. Building Mounted Sing
Refer to next slide

Illuminated Monument Signs:

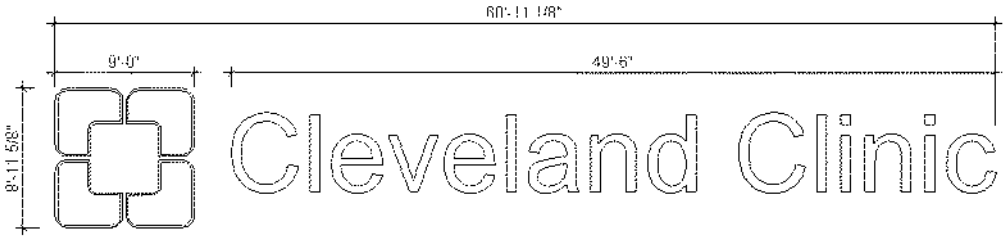
B. Monument Sign
10’ x 4’ internally illuminated

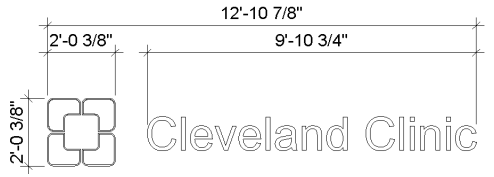
Post and Panel Signs:

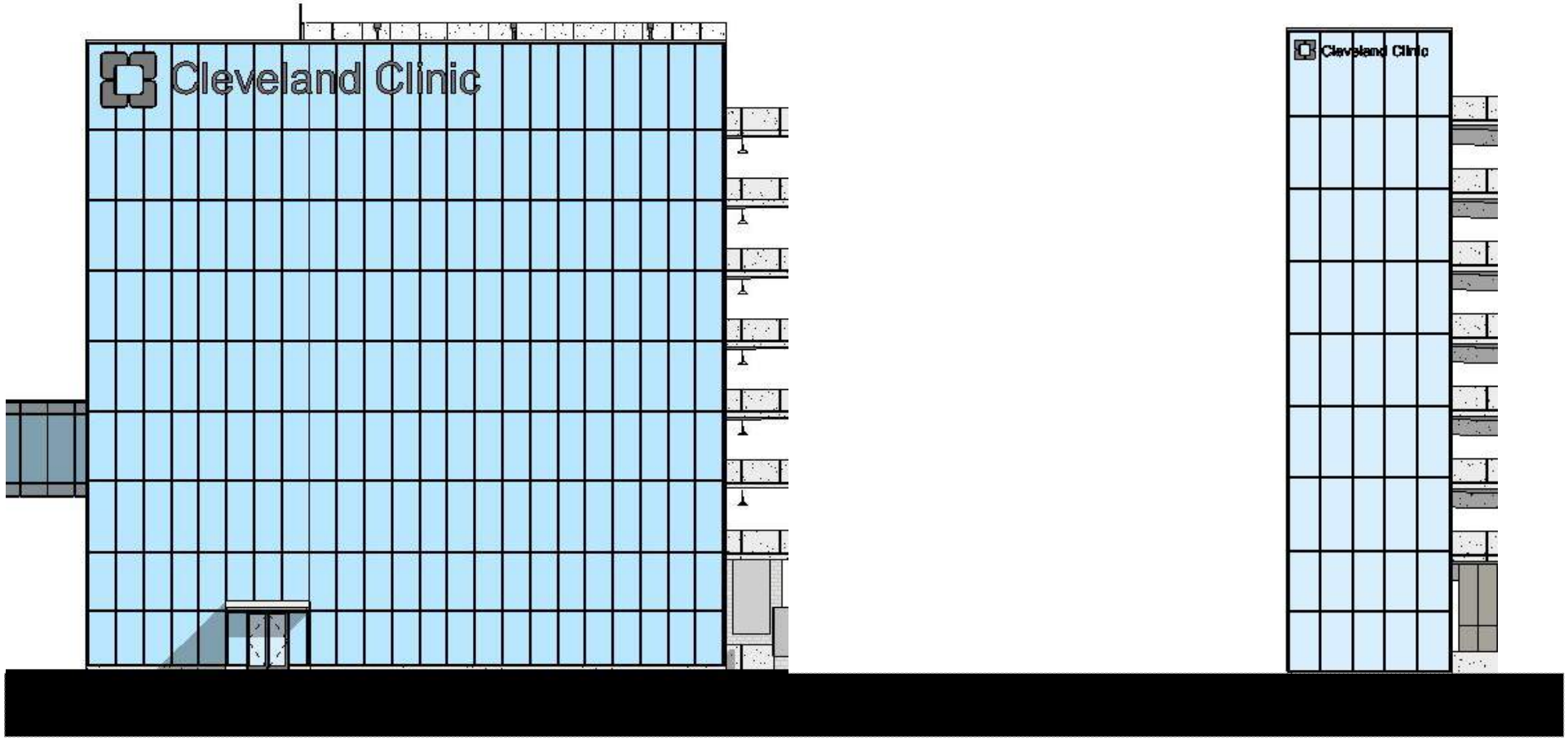
C. Right Turn Only



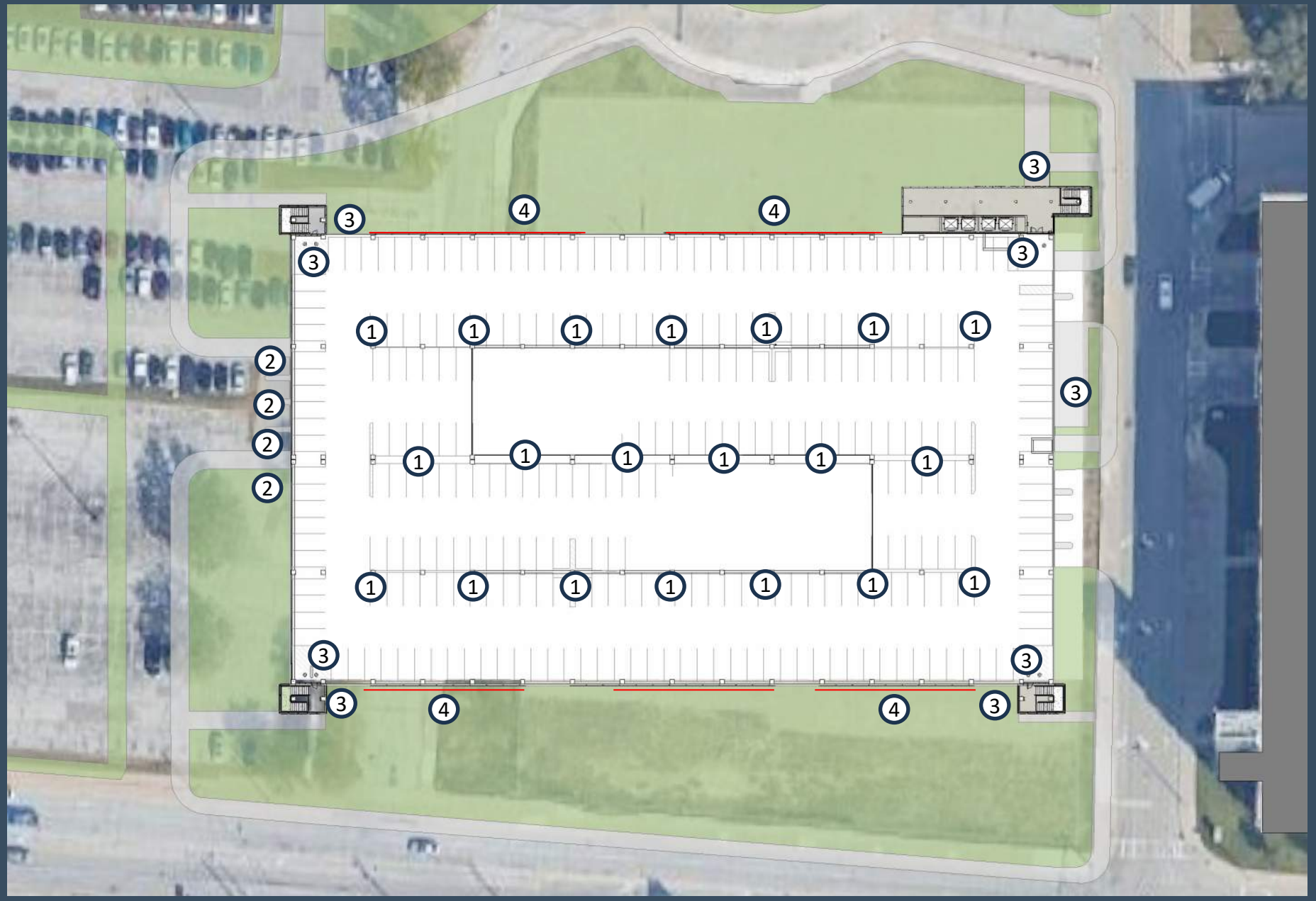
Building Signage







Site Lighting Plan



EXTERIOR LIGHTING KEY

1 Parking Garage Roof Lighting



- Pole mounted, dual head
- 20’ height
- Motion/daylight sensing

2 Drive/Building Lighting



- Wall mounted
- Motion/daylight sensing

3 Exit Lighting



- Wall mounted
- Full cut-off
- Motion/daylight sensing

4 Screening Lighting



- “Shelf” mounted, linear
- Daylight sensing

MOTION SENSING: Power output will be reduced based upon duration of no motion

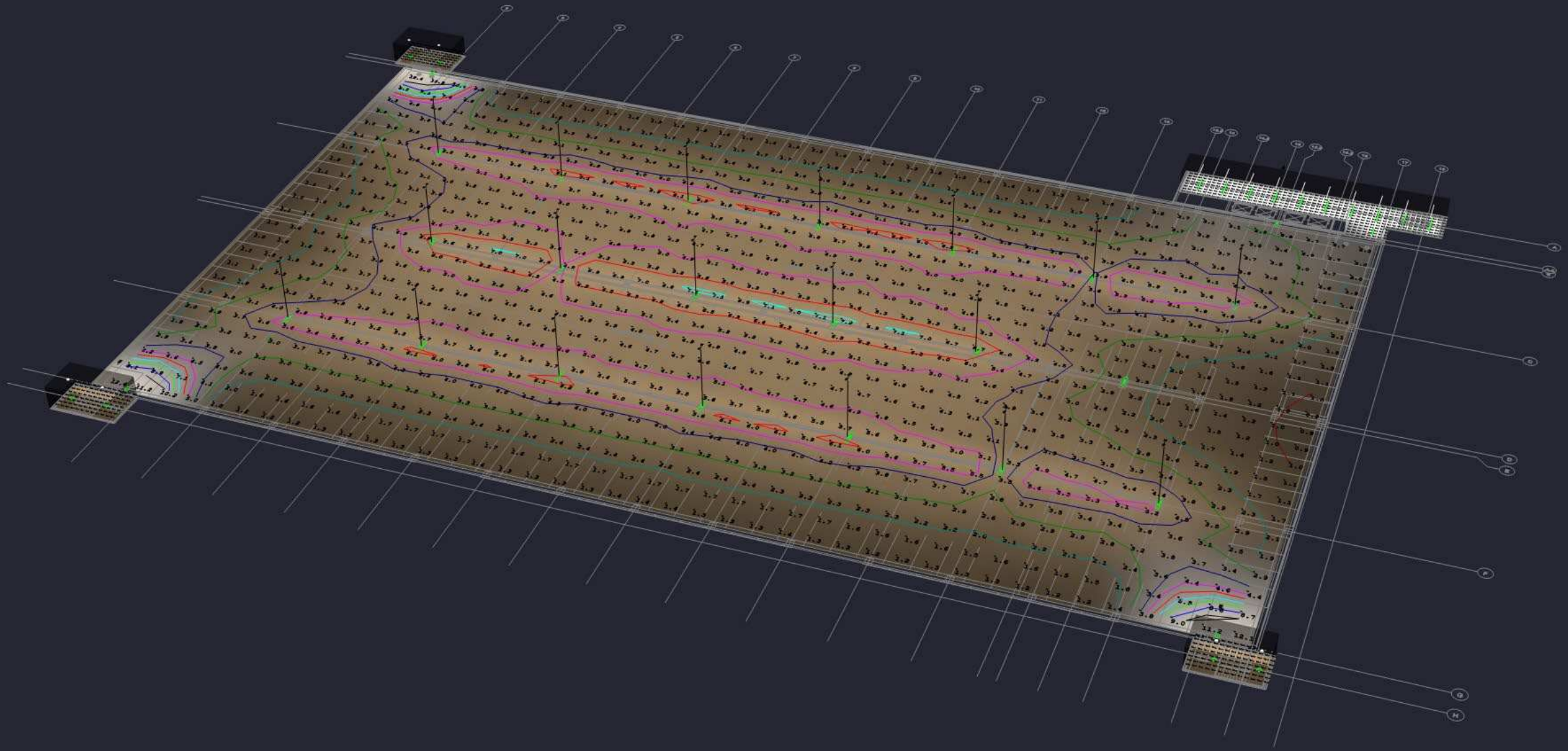
DAYLIGHT SENSING: Power output will be reduced based upon natural light level

INTERIOR LIGHTING



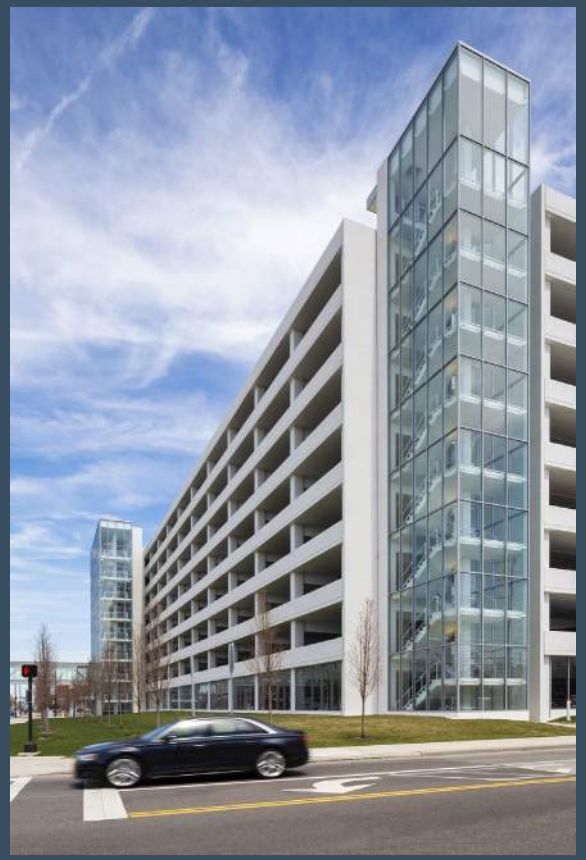
- Located at typical parking levels
- Pendant hung
- Motion/daylight sensing

Photometric Plan



0.0 FOOTCANDLES AT PROPERTY LINE

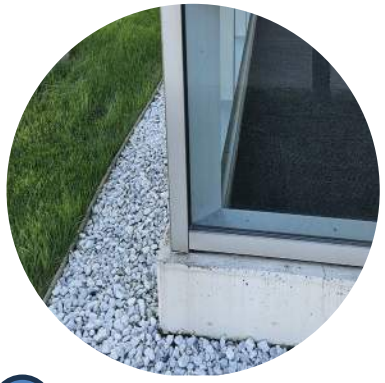
Basis of Design – E. 105th Garage



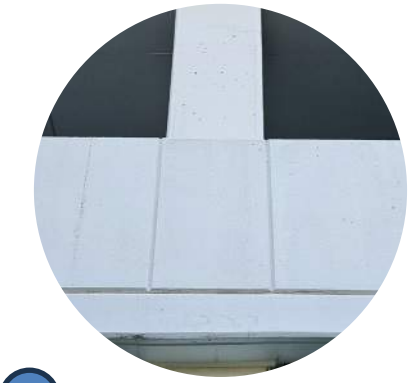




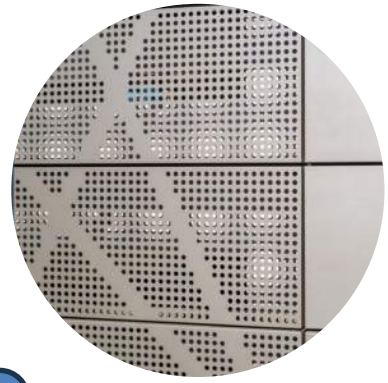
Building Materiality



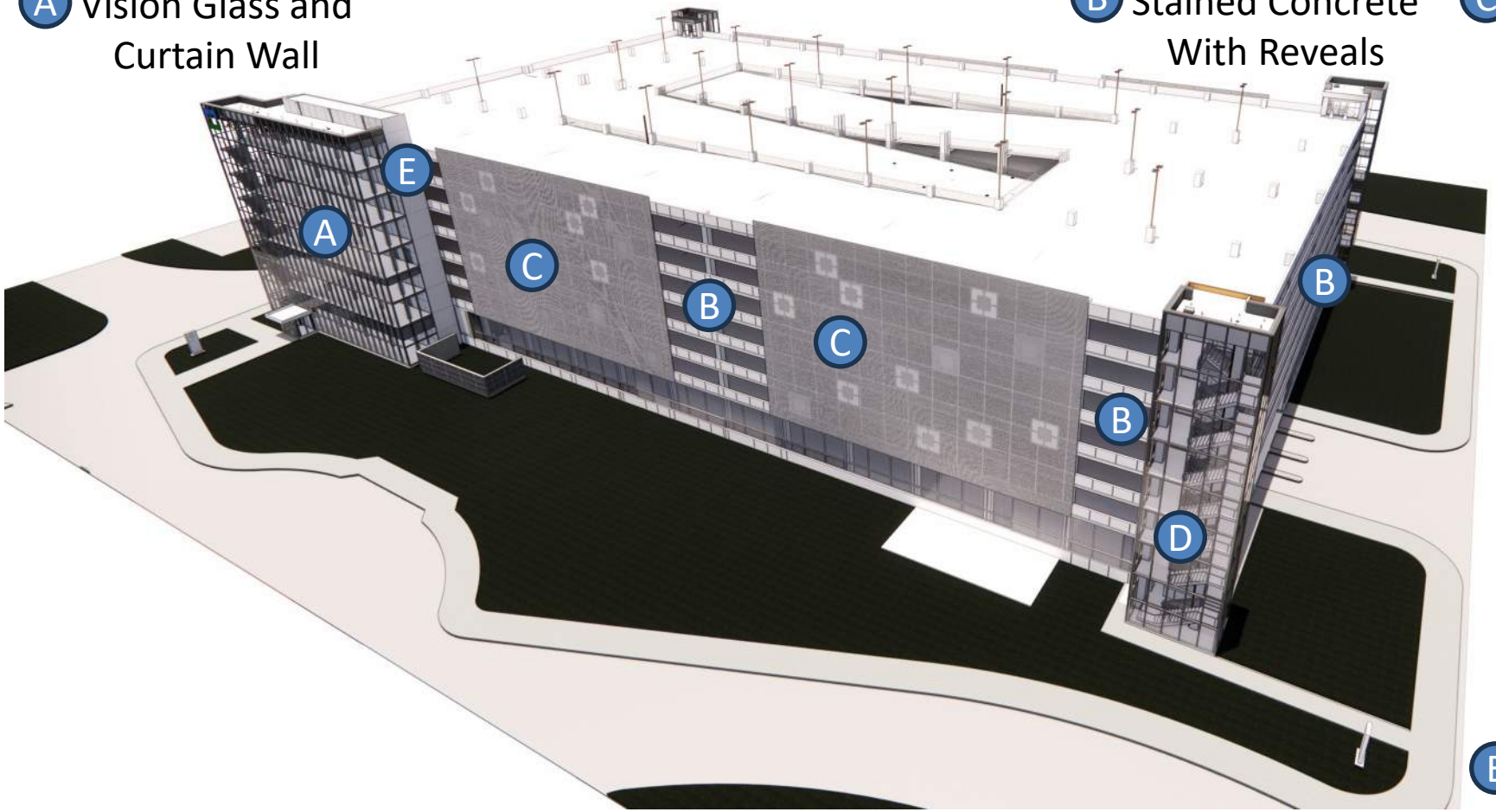
A Vision Glass and Curtain Wall



B Stained Concrete With Reveals

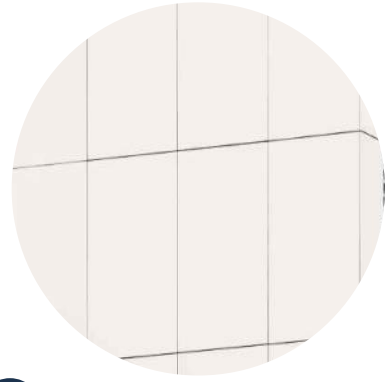


C Perforated Panels



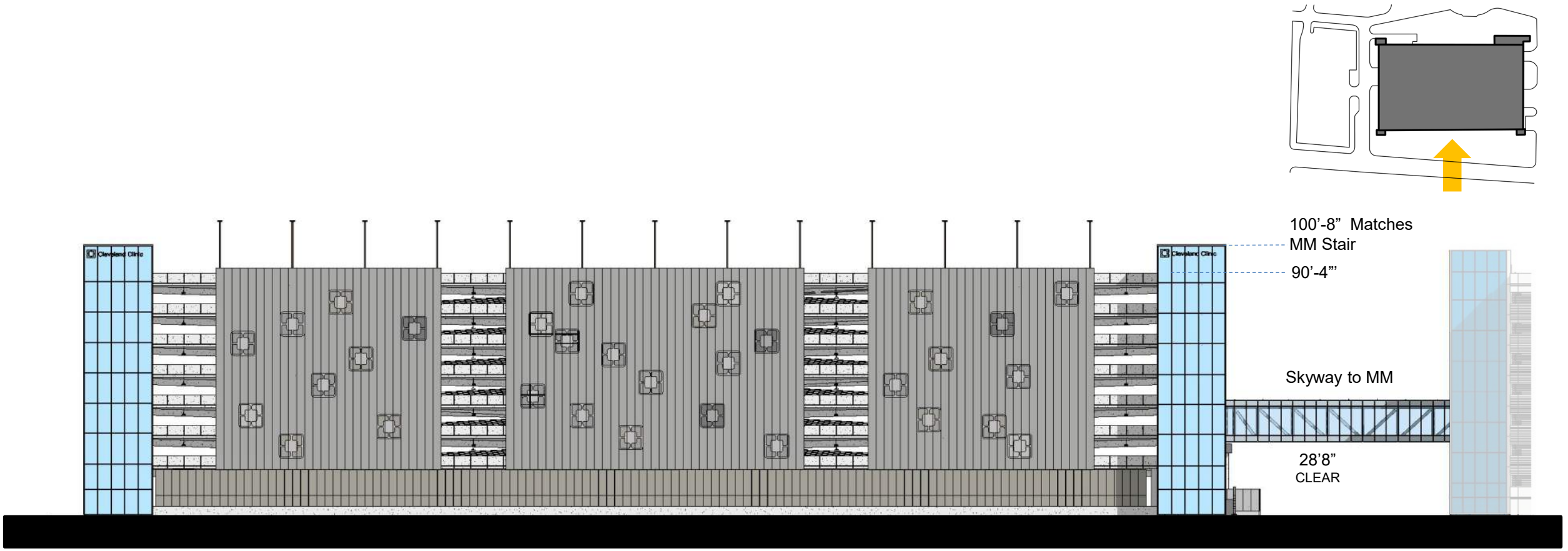


D Spandrel and Vision Glass

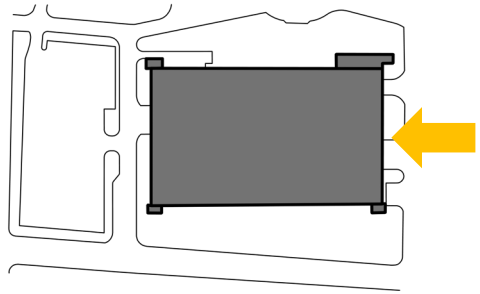


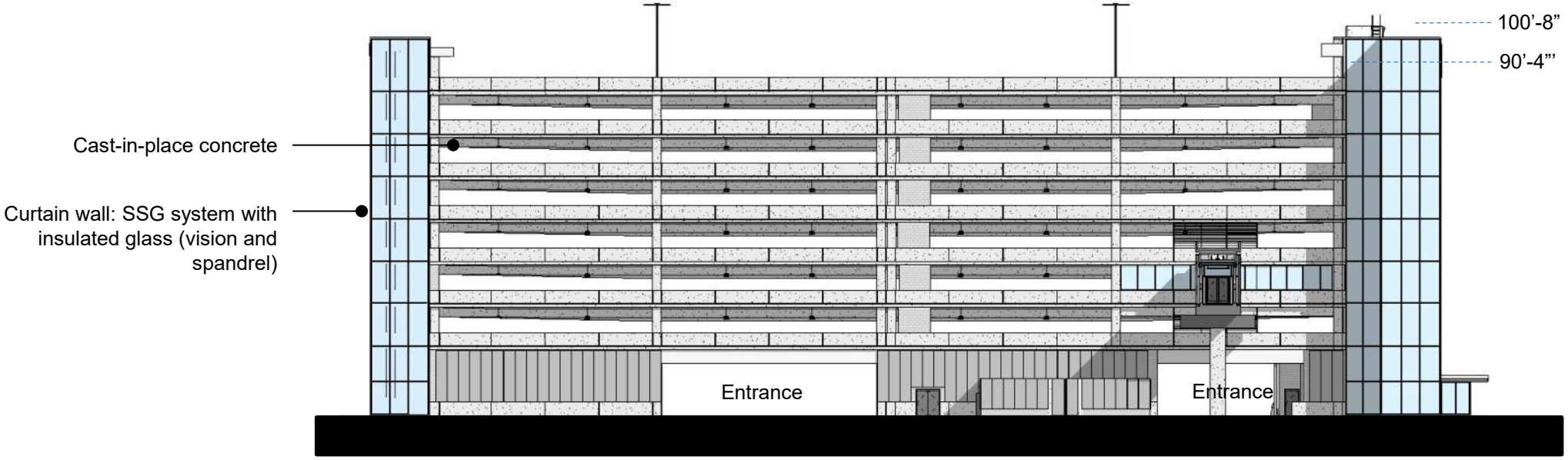
E Concrete Panel

South Elevation



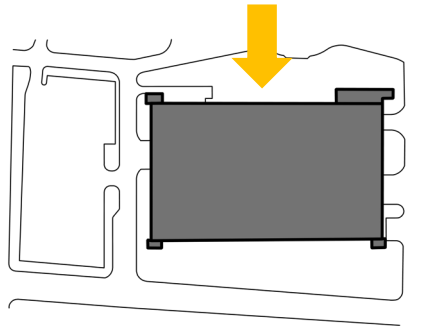
East Elevation

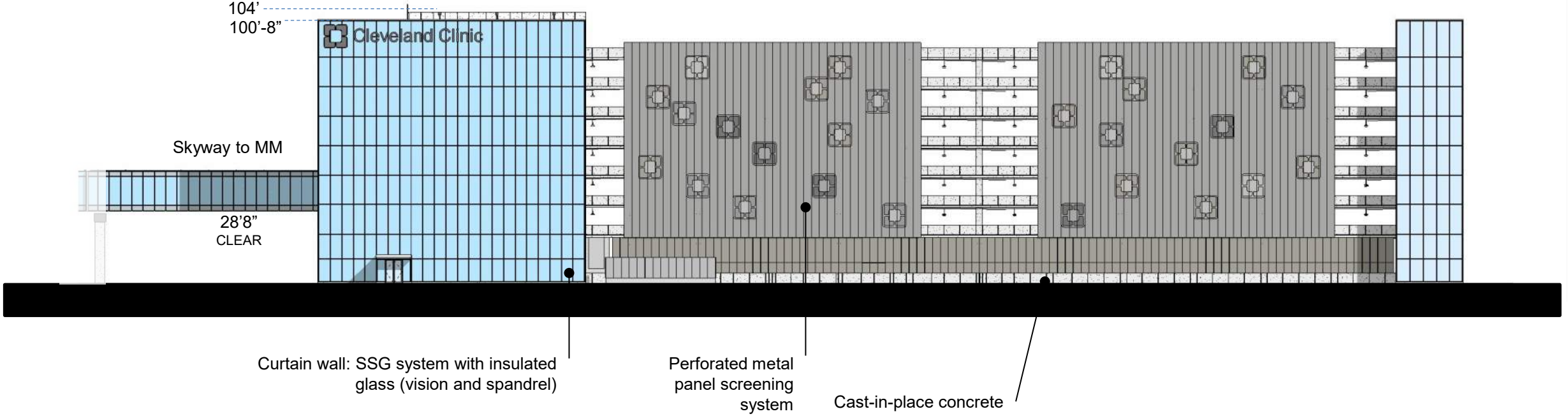




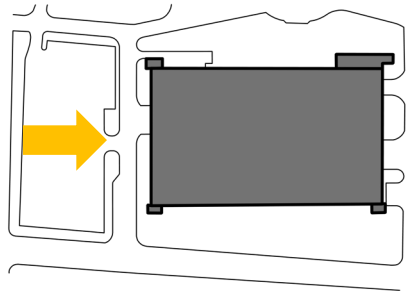
86th Street Elevation

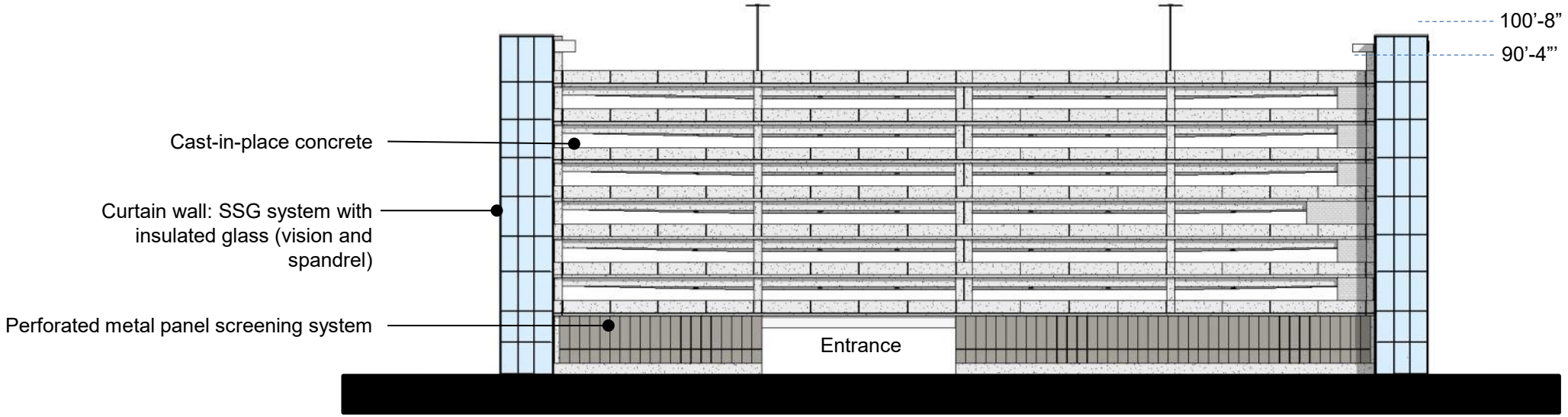
North Elevation





West Elevation





Renderings view near 83rd and Carnegie looking north



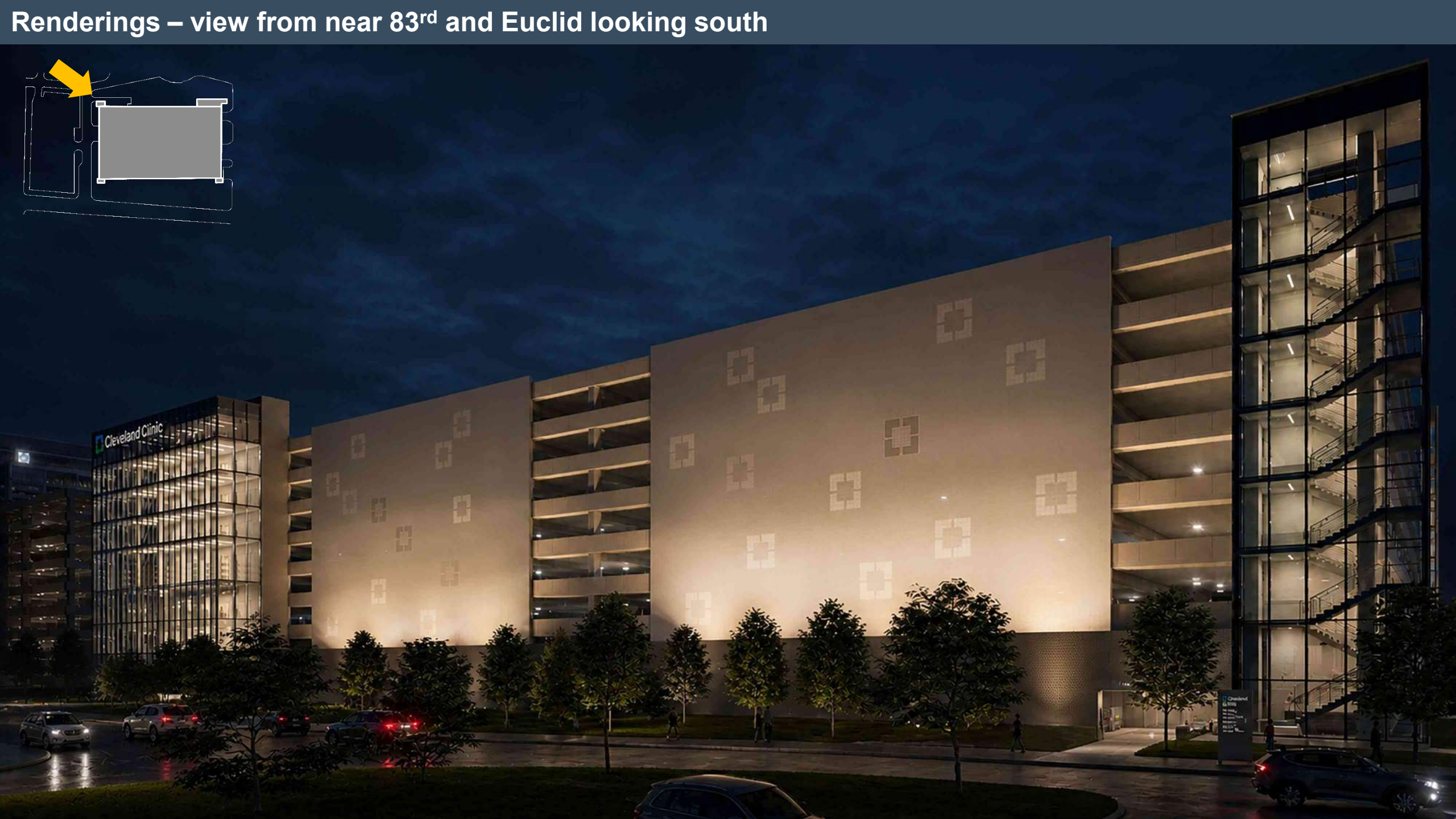
Renderings view near 83rd and Carnegie looking north



Renderings – view from near 83rd and Euclid looking south



Renderings – view from near 83rd and Euclid looking south



Renderings – view from 86th looking north



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)

Cleveland Clinic

100 YEARS

EST. 1921

THE FUTURE OF HEALTHCARE DESIGN SINCE 1921

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CE2026-007 - CCF West Parking Garage

May 15, 2026

CEDRAC Recommendations:

City Planning Staff Recommendations:

Planning staff is generally in support of this project, and recommends that more vibrant artwork be considered.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-014 - Connecting the Circle - Public Realm Master Plan

May 15, 2026

Project Address: University Circle

Type: Neighborhood Plan

Project Representative: Elise Yablonsky, UCI

Approval: Final

Ward 9: Council Member Kevin Conwell | **SPA: University**



CONNECTING THE CIRCLE

Public Realm & Land Use Master Plan

May 2026

UNIVERSITY CIRCLE INC.
ACTION PLAN

PEOPLE

PLACES

STORIES



CONNECTING THE CIRCLE

CONNECTING THE CIRCLE

A public realm and land use plan to guide our stewardship of the place.

Grounded in community engagement and responsive to the histories that shaped the Circle and the communities it borders.

Plan recommendations are rooted in

- 900+ comments from
- 15+ distinct community engagements and online survey, and
- 30+ stakeholder meetings



Meet Me in the Park engagement event, September 2025

A DISTRICT SHAPED BY HISTORY & PHILANTHROPY

- Creation of extraordinary institutional assets that define Cleveland's civic identity.
- Past prioritization of institutional growth and automobile access created physical and social barriers.
- Untold stories, particularly of Black history in the Circle, limit sense of belonging.
- **Future work must repair, connect, and reimagine.**



University Circle, circa 1900. Source: University Circle Inc.



Wade Park Lagoon, 1930. Source: Cleveland Historical



Representatives of University Circle Development Foundation (UCDF) and Cleveland City Planners, circa 1950s.
Source: University Circle Inc.



Winston Willis and Charlene, 1963.
Source: Green Book Cleveland



Judy's Hand Sculpture by Tony Tasset, 2018
Source: Cleveland 101



Aerial View of University Circle, 2021.
Source: Cleveland.com

ENGAGEMENT

- Inclusive, multi-stakeholder engagement
- 30+ stakeholder meetings
- Activations from special events to everyday
- Multiple engagement methods
  - Workshops and institutional meetings
  - Resident and community conversations
  - Walking and cycling audits
  - Pop-up events and activations in public space


3D Model Discussion on Toby's Plaza



Master Plan Open House: TInkham Veale



Tabling Activities on Wade Oval

900+
comments gathered through CoMap and in-person engagement events

15+
major public engagement events

CONNECTING THE CIRCLE

Within a remarkably compact geography, University Circle brings together globally recognized museums and performance venues, major research universities and leaders in arts education, nationally ranked healthcare institutions, public parks, and surrounding neighborhoods with legacies all their own.

Collectively, these institutions attract millions of visitors each year, support tens of thousands of jobs, and contribute profoundly to Cleveland's identity as a center of culture, research, and innovation. And yet...

The public spaces in University Circle do not yet reflect the significance of what it contains and the communities it connects.



Connecting the Circle is guided by a simple but significant idea:

University Circle must function as a Connected Civic Commons

CONNECTED CIVIC COMMONS

The district's streets, parks, paths, and public spaces are shared civic infrastructure—

where institutional excellence becomes everyday experience.

WHY A CONNECTED CIVIC COMMONS?

- Making our public realm more accessible, vibrant and welcoming will:
  - Build community and belonging
  - Improve access to the City's second largest employment center
  - Enhance visitor experiences and increase visitation

- Opportunity to expand the narrative to **"Shore to Core to Shore <u>to Culture</u>"**



SIGNATURE MOVES

A series of Signature Moves create the Circle's Civic Commons:

- **Euclid and the Cultural Corridor**
  East-West Civic Spines
- **East 105th Street**
  North-South Civic Spine
- **Harrison Dillard Trail**
  The Equity Spine
- **South Rockefeller Park**
  Campus + Community Connector
- **Wade Oval**
  The Civic Heart



ENABLING SYSTEMS

The Signature Moves depend on a set of underlying systems that determine whether public space feels safe, understandable, and usable on ordinary days and during events. These Enabling Systems include:

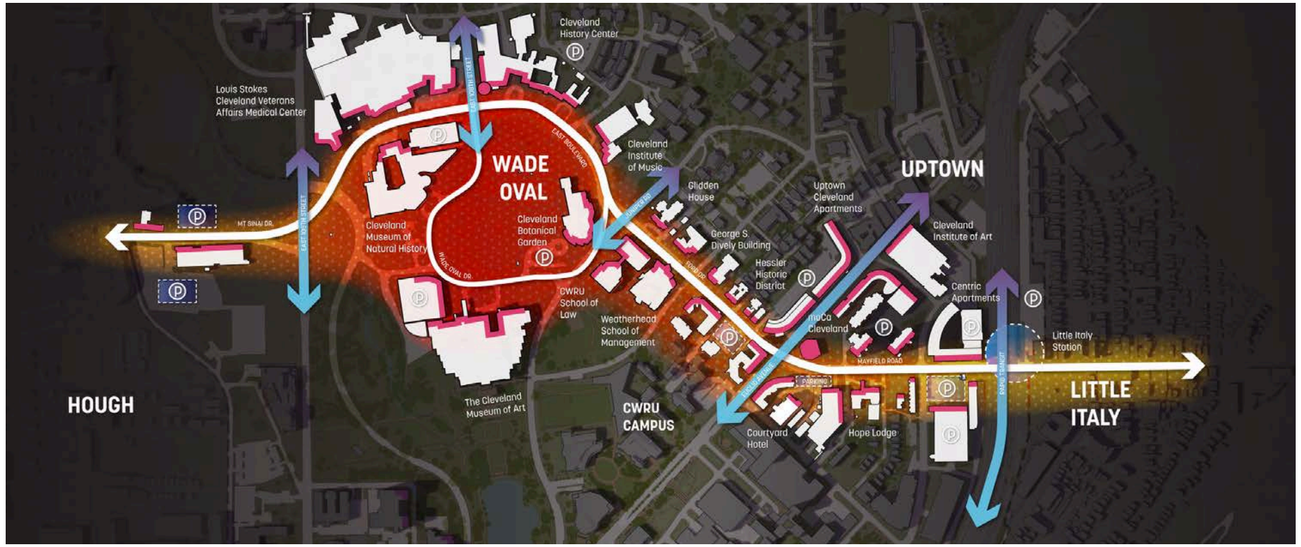
- **Street Network Study**
- **Multi-Modal Wayfinding Refresh**
- **Elevate Visitor Parking in “Park Once” District**
- **Renewed Transportation Demand Management**
- **Activated District Thresholds**
- **Festival Streets**
- **Ongoing Infrastructure Advocacy**
- **Stewardship, Operations and Maintenance**



EUCLID AND THE CULTURAL CORRIDOR

- East-West corridors of Euclid and Mayfield/Ford/East/Mt. Sinai/Hough
- Connect Wade Oval to Uptown
- Connect to Hough, Glenville, East Cleveland, and Little Italy
- Existing conditions:
  - Challenging intersections
  - Inconsistent wayfinding
  - Uneven landscape and programming
  - Uneven ground floor activation
  - Barriers at neighborhood thresholds





EUCLID AND THE CULTURAL CORRIDOR

Recommendations:

- Intersection safety improvements
- Streetscape investment
- Placemaking & public art
- Wayfinding signage
- Welcoming entrances at district thresholds
- Supportive infill development with active ground floors

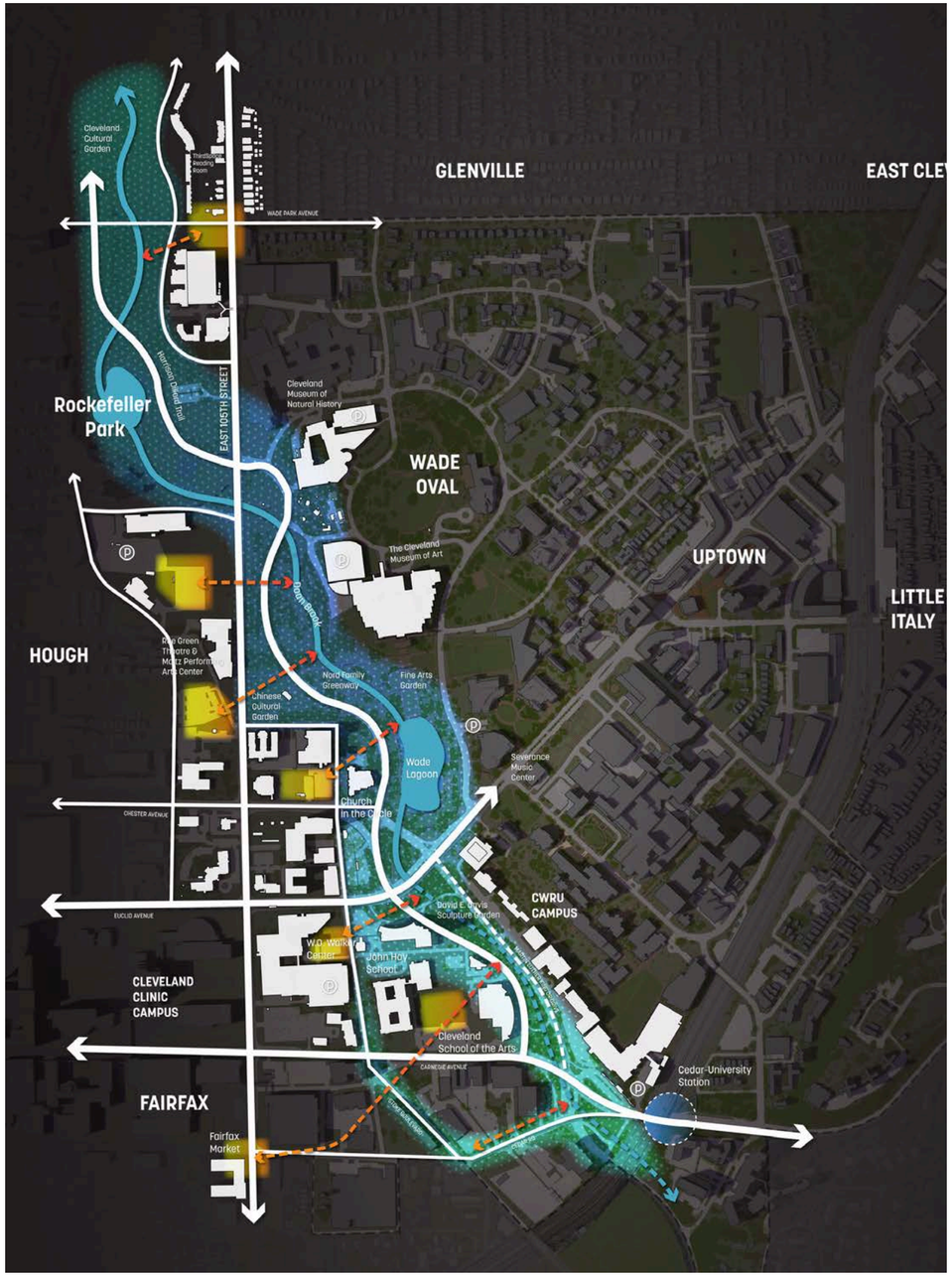


Conceptual rendering of Cultural Corridors at Euclid-Ford-Mayfield Intersection

EAST 105TH STREET

- East 105th Street is the primary north-south connector
- Connects Glenville, Hough, University Circle, Fairfax, and Opportunity Corridor
- Existing conditions:
  - High speeds
  - Unsafe intersections, network confluences
  - Uneven activation





EAST 105TH STREET

Transform a barrier into a seamless north-south spine, connecting the Fairfax, Hough, Glenville, and University Circle neighborhoods.

Recommendations:

- Intersection safety improvements
- Streetscape investment
- Wayfinding signage
- Welcoming entrances at district thresholds
- Supportive infill development with active ground floors

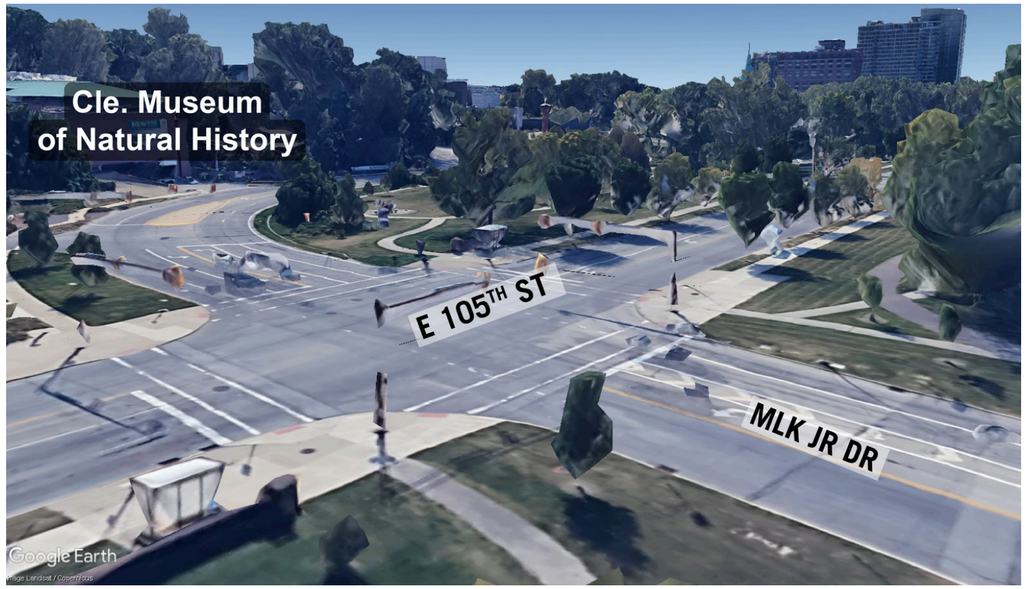


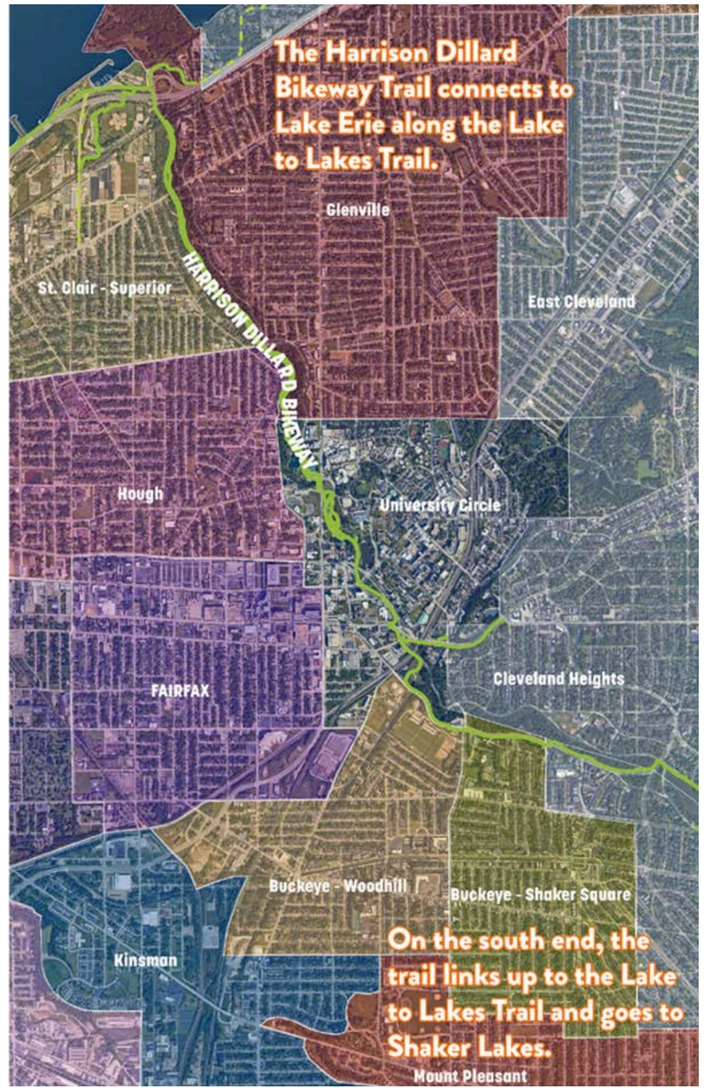
Conceptual rendering of potential infill development and improvements to East 105th Street

HARRISON DILLARD TRAIL: EQUITY SPINE

- Oldest “trail” in the City of Cleveland
- Connects Lake Erie to Shaker Lakes over 3.74 miles
- Navigates three major intersections in the Circle
- Minimal signage, insufficient width, no infrastructure
- Limited recognition of Harrison Dillard







HARRISON DILLARD TRAIL: EQUITY SPINE

Reinvest in Cleveland's oldest bikeway to create a true equity spine - a multi-purpose trail connecting culture, economy, community, and lakefront.

- Widen the trail to accommodate multi-use
- Improve safety at intersections
- Add trail infrastructure (ex. signage, seating, lighting)
- Add trail connectors (ex. Wade Oval, neighborhoods)
- Uplift the legacy of Harrison Dillard



Conceptual rendering showing the Harrison Dillard Trail at E. 105th St. and MLK Jr. Dr.

SOUTH ROCKEFELLER:
CAMPUS + COMMUNITY CONNECTOR

Existing Conditions

- Transient passthrough for CMSD high school students, CWRU students, GCRTA riders, trail users, employees, and residents
- Dominated by wide roadways, complex intersections
- Sits at nexus of burgeoning development of western University Circle and Fairfax at Opportunity Corridor



SOUTH ROCKEFELLER:
CAMPUS + COMMUNITY CONNECTOR

Transform a landscaped median into a true public space that connects campus to community and transit to trail.

- Roadway and interchange modifications, supported by Street Network Study
- Civic infrastructure: seating, art, trail, lighting, recreation opportunities.
- Cedar Multi-Modal Transit Hub



Conceptual rendering of South Rockefeller Park

WADE OVAL: CIVIC HEART

Existing Conditions

- Current programming focused on periodic events not everyday use.
- Lacking necessary infrastructure for more regular use by residents, employees, students, and neighbors (ex. permanent restrooms and dining opportunities)
- Lacking covered, indoor spaces to support more regular programming by UCI and others.



WADE OVAL: CIVIC HEART

Wade Oval becomes the Circle's primary shared civic room: a place designed for both celebration and regular use across seasons, ages, and abilities.

- Preserved central green
- Multi-purpose pavilion with permanent restrooms
- Connected, active edge with play, seating and discovery opportunities
- Enhanced pedestrian paths



Conceptual rendering of Wade Oval

Thank You!

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-014 - Connecting the Circle - Public Realm Master Plan

May 15, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval as presented (with no conditions) on 5/14/26.

City Planning Staff Recommendations:

Planning staff is in support of this new master plan being implemented, in order to connect University Circle in a new way with the city.

Cleveland City Planning Commission

Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXXX - Park Apartments Phase II

May 15, 2026

Project Address: 1859 Brevier Ave

Type: New Construction

Project Representative: Westleigh Harper, Horton Harper Architects

Approval: Final

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

– PAST CONDITIONS – CPC SCHEMATIC APPROVAL

PRJ26-XXXX - Park Apartments Phase II

May 15, 2026

CPC granted schematic approval as presented (with no conditions) on 4/17/26.

PARK APARTMENTS - PHASE 2

Final Design Package
April 2026

PROPERTY ADVISORS

WHITE LABEL CONSTRUCTION

HORTON HARPER ARCHITECTS



VICINTY MAP
NTS Plan North>

161.85'

11.01'

18.12'

79.34'

Existing Walkway

Exist. Trash Enclosure

1859 BREVIER AVENUE

Parcel: 004-07-114

37,367sf Total

Currently Vacant

115.91'

130.53'

187.47'

20.00'

Existing Parking

94.46'

EXISTING SITE PLAN

1"=20'-0" Plan North>









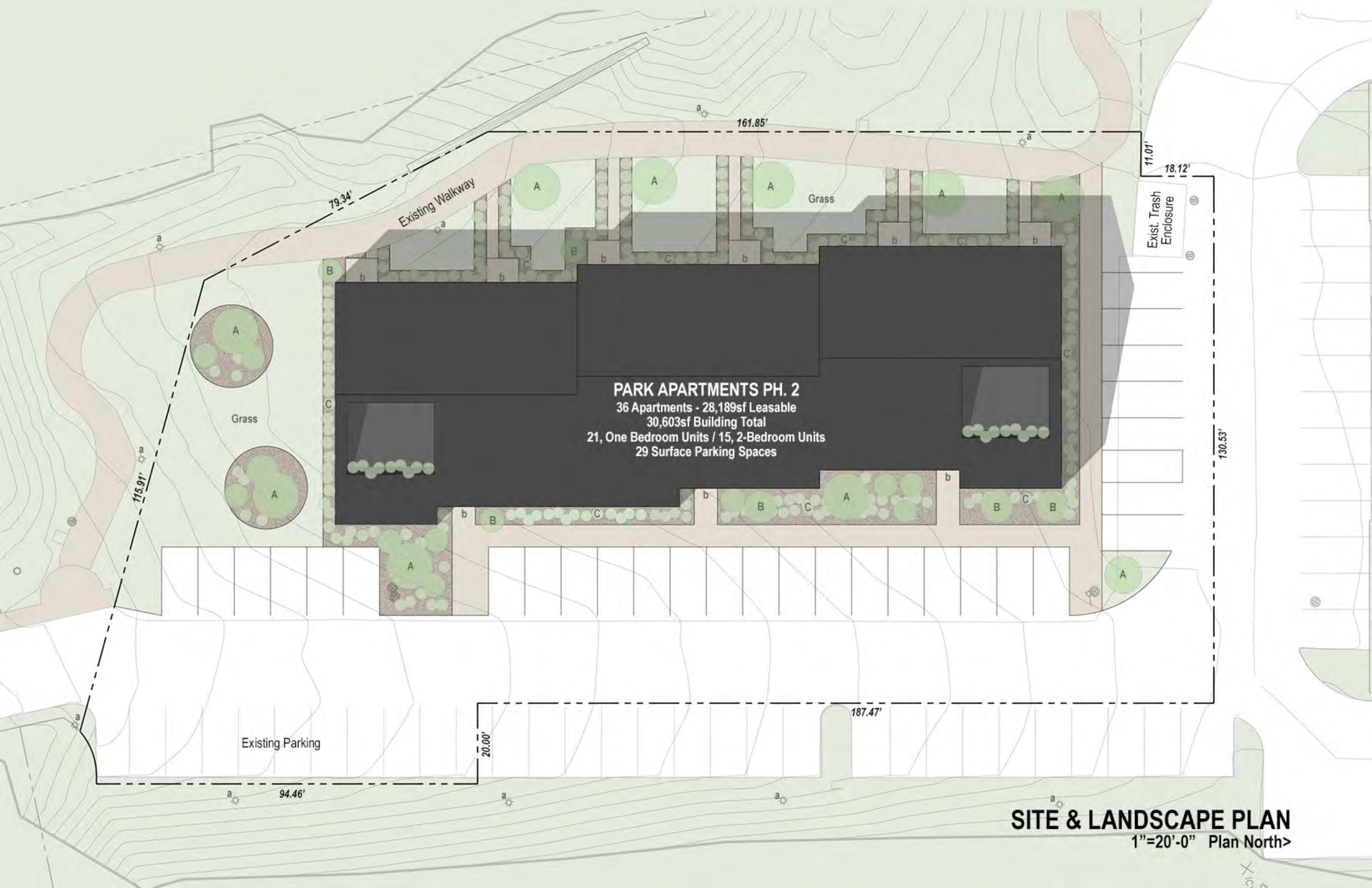
CONTEXT




The
PARK
1851







SITE & LANDSCAPE PLAN

1"=20'-0" Plan North>



OVERALL DEVELOPMENT SITE

NTS 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

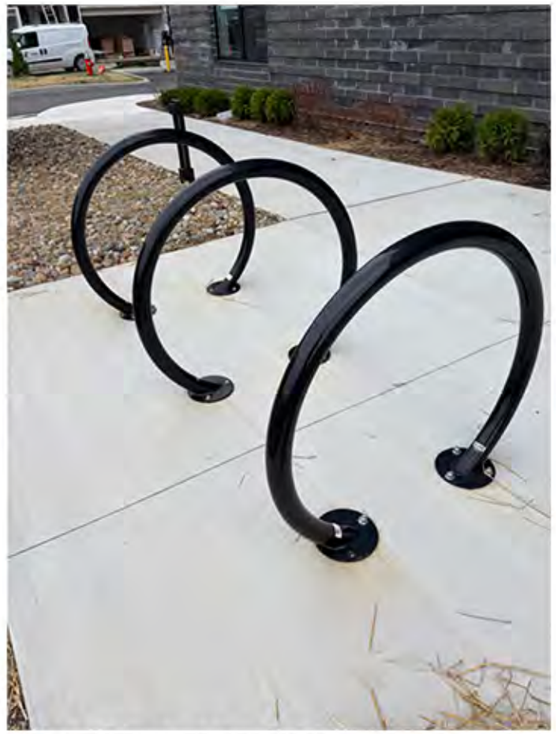
MATERIAL PALETTE



A - Eastern Hemlock
Tsuga Canadensis



B - Green Giant Arborvitae
Thuja Standishii x Plicata



1 - PUBLIC BIKE RACKS



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)



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 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 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 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"

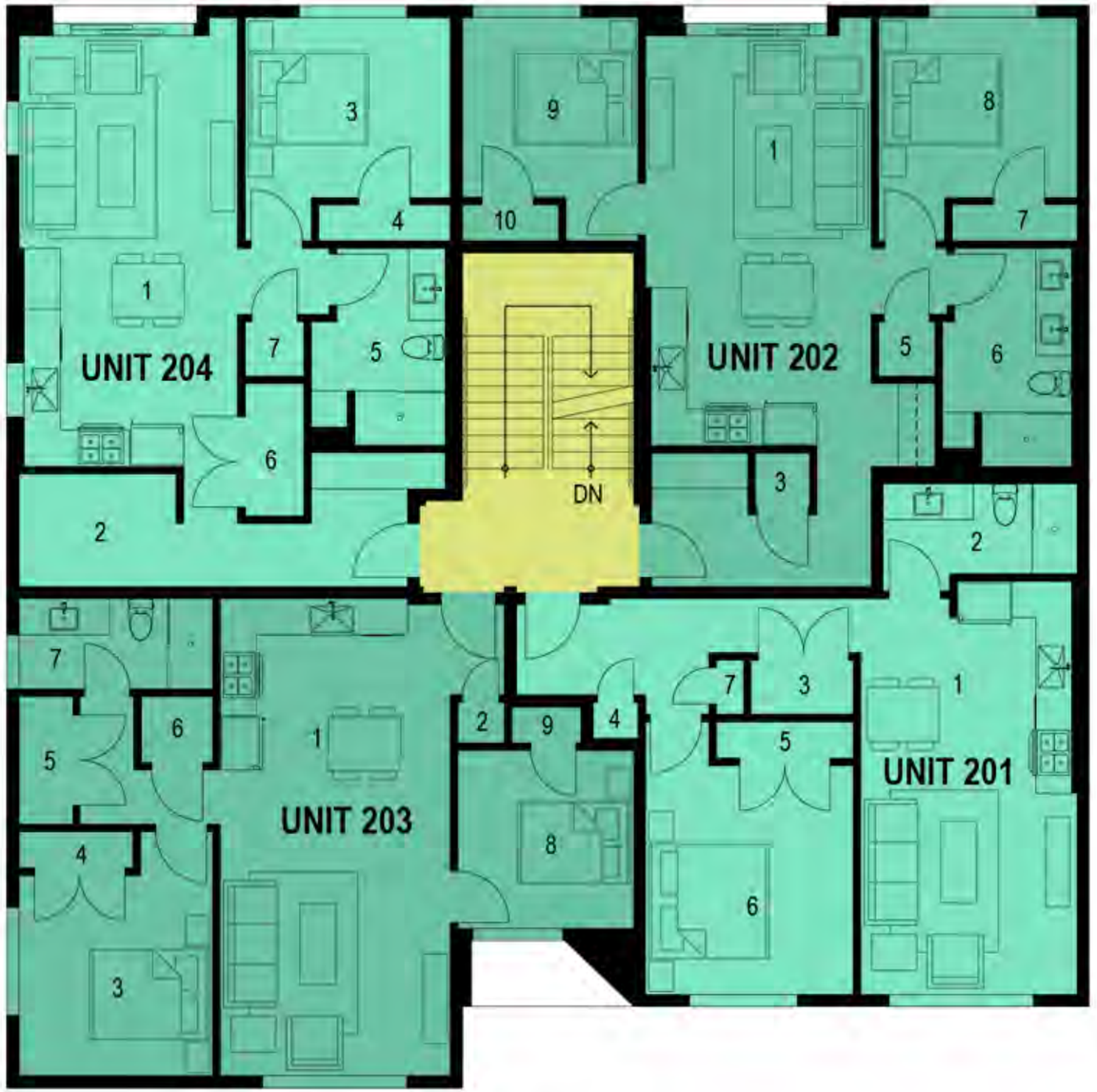
TYP. BUILDING 1ST FLOOR PLAN

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 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 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 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 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 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 201 (700sf)

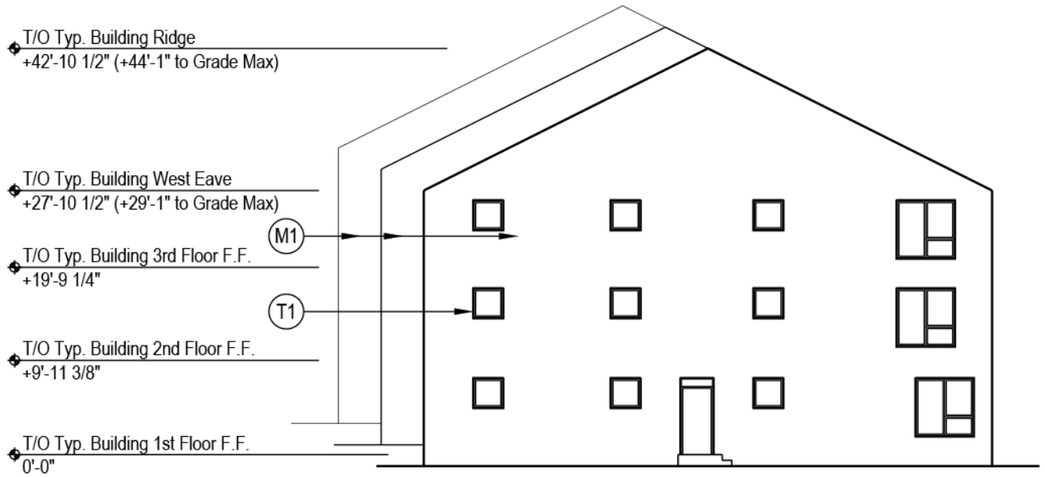
1	Living Room/Kitchen	11'-9" x 22'-11"
2	Bathroom	10'-9" x 5'-0"
3	Laundry/Utilities	5'-6"x 3'-0"
4	Coat	2'-6" x 2'-0"
5	Closet	7'-7" x 2'-0"
6	Bedroom	11'-6" x 12'-8"
7	Linen	1'-6" x 3'-0"

TYP. BUILDING 3RD FLOOR PLAN

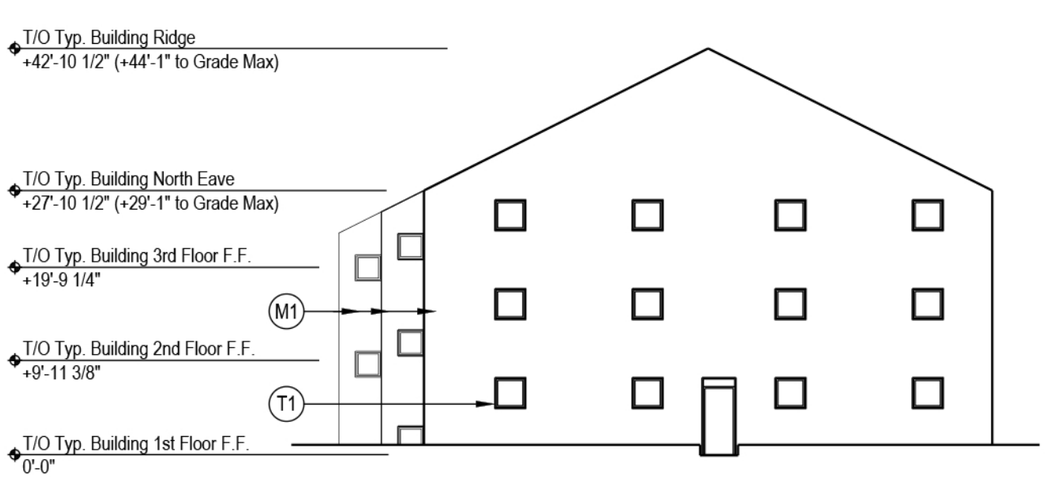
1/8" = 1'-0" Plan North >



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-XXXX - Park Apartments Phase II

May 15, 2026

NWDRAC Recommendations:

NWDRAC recommended final approval as presented (with no conditions) on 5/13/26, with the request to consider replicating the larger window, and to consider painting/staining the garbage enclosure a darker color to blend with the building, site, and landscape.

City Planning Staff Recommendations:

Planning staff is in support of the project.

Cleveland City Planning Commission

Southeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2026-005 - Red Chimney Demolition

May 15, 2026

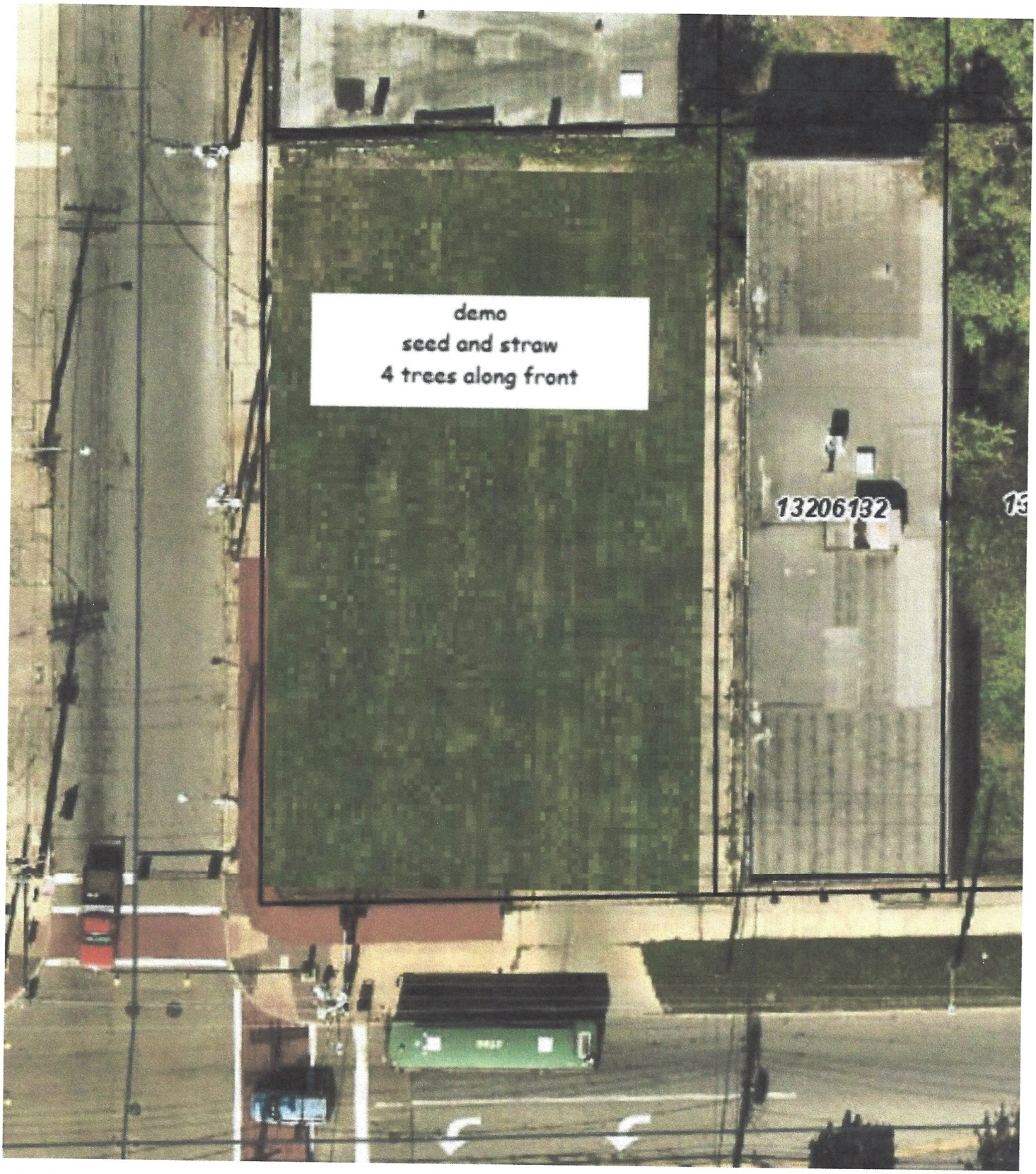
Project Address: 6501 Fleet Ave

Type: Demolition

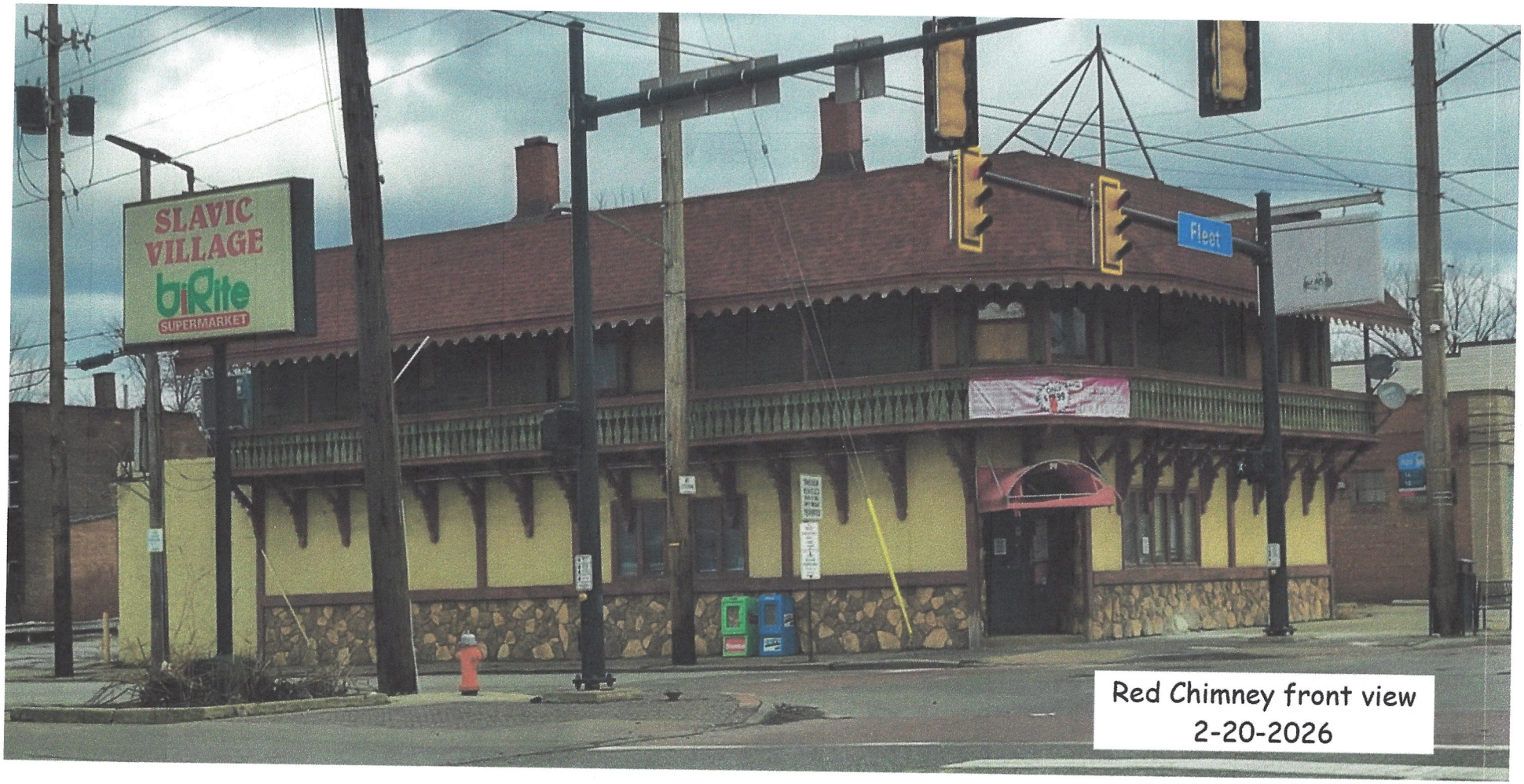
Project Representative: Tony Brancatelli

Approval: Final

Ward 3: Council Member Deborah Gray | **SPA: Broadway-Slavic Village**


demo
seed and straw
4 trees along front
13206132

before demo
13206133
13206132



Red Chimney front view
2-20-2026


Red Chimney rear view
6501 Fleet
2-20-2026

Record PRJ26-011253:

Add to cart
Add to collection
Post

Construction Project

Record Status: Awaiting Plans

Record Info Payments

Work Location

6501 Fleet AVE
Cleveland OH 44105 *

Record Details

Applicant:

Anthony Brancatelli
resident
6924 Ottawa Road
Cleveland, OH, 44105
United States
Contact Phone216-513-4015
Mobile Phone:216-513-4015
tonyb@slavicvillage.net

Project Description:

[Demolition]: Red Chimney Demolition
Demolish the fire damaged former restaurant, the Red Chimney, city of cleveland is prosecuting the owner

Owner:

> More Details

Related Contacts

> Additional Information

Job Value($):

$70,000.00

Housing Units:

2

Number of Buildings:

1

> Application Information

Project Information	Commercial Building
Project Type:	2
Number of Units:	
Is this property owned under a business name? :	Yes
How will you be submitting Plans for your Project?:	Paper Plans

PROJECT DETAILS

Demolition

Nature of Job Description:

Yes

Is Site work included? :

Is there an expectation to obstruct or place equipment in the Right of Way i.e. Dumpsters, Equipment, etc.?:

No

CONSTRUCTION DETAILS

70000

What is the total construction cost? :

DIMENSIONS

4,840

What is the total square footage of the structure?:

2

What is the number of stories? :

0

What is the total square footage of area being renovated?:

What is the size of the building footprint?:

2420

Construction Type:

UNKNOWN

Stormwater

< 0.5 Acres

What is the total disturbed area of the land?:

Right of Way

No

Are you planning to do any work in the Right of Way?:

Water Service

No

Will you do any water service work, or will your changes result in an increase of water demand?:

Sewer Service No

Will you need to do any sewer service work?:

Power Service No

Will you do any power service work?:

Natural Gas Service No

Will you need to have new natural gas service supplied to your location?:

Survey No

Will a lot split or consolidation be needed?:

Urban Forestry No

Will your work affect any trees?:

TRANSFER FROM OPENCOUNTER No

Do you wish to make any final edits before continuing the submission process?:

Parcel Information

2023 City of Cleveland All Rights Reserved


BEVERAGE
ENTRANCE


ENTRANCE
SLAVIC VILLAGE


ENTRANCE
RED CHIMNEY RESTAURANT
NO LITTERING
25


NO
PARKING
ANY
TIME
ENTRANCE
BEVERAGE


ONE HOUR PARKING
Scene
CHIMNEY RESTAURANT

Fleet

RED CHIMNEY RESTAURANT

ONLY $7.99 9 am to 11 am

RED CHIMNEY
BREAKFAST SPECIAL
216.441.0053

NO LITTERING

THROUGH VEHICLES OVER 4 TONS EMPTY WEIGHT PROHIBITED

NO PARKING ANY TIME

ONE HOUR PARKING 7 am - 6 pm

DRIVE

RTA
16
18

Fleet

RED CHIMNEY RESTAURANT

NO PARKING ANY TIME


RED CHIMNEY
RESTAURANT
DELI
MARKET
BEER
RED CHIMNEY RESTAURANT
RED CHIMNEY PARKING
NO CLINIC PARKING

RED
CHIMNEY
PARKING Only

NO
CLINIC
PARKING
AUTOS
WILL BE TOWED






WELCOME TO THE RED












EXIT


EXIT


EXIT




Smoke Free Area
EXIT
EXIT
EXIT


NO SMOKING


EXIT


EXIT


CAUTION
EXACT
PROWASH
Cleveland
SteamCraft
Ultra 3




NO SMOKING


NO
SMOKING
Lasko








WARNING




ST


Evaporator
Junction
Box
Gordon
CHOICE
Cauliflower Florets
YT


Napkin Bands
2,000/Box
100 COUNT
NET WT/PESO NETO
129 OZ (8 LB 1 OZ) 3.62 kg
FOR DISTRIBUTION EXCLUSIVELY BY /
PARA SU DISTRIBUCIÓN EXCLUSIVA POR
GORDON FOOD SERVICE®
WYOMING, MI 49509 / 0219


Gordon
CHOICE


THIS SIDE UP
THIS SIDE UP
















































APA







– STAFF REPORT – Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2026-005 - Red Chimney Demolition

May 15, 2026

SEDRAC Recommendations:

SEDRAC recommended final approval as presented (with no conditions) on 5/12/26. It was noted by the committee that the building remains structurally sound.

City Planning Staff Recommendations:

Planning staff confirms the building is still structurally sound and would prefer rehabilitation over demolition; the building owner may be considering listing the building on the market for some time and if no one takes it, then the applicant may proceed with demolition request.

Cleveland City Planning Commission

Public Art Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Buckeye/S. Moreland Garden Lady Sculpture Location Change

May 15, 2026

Project Address: Helen Simpson Park (13201 S. Woodland Rd)

Type: Public Art

Project Representative: Tarra Petras, Public Art Coordinator

Approval: Final

Note: This was originally approved by CPC on 9/6/24 for the NW corner of Buckeye at S. Moreland.

Ward 3: Council Member Deborah Gray | **SPA: Buckeye-Shaker Square**







CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING

City of Cleveland Public Art Program

Presentation to CPC May 15, 2026

Artwork Relocation – Garden Lady Sculpture (Buckeye Rd. Streetscape)

Tarra Petras, Public Art Project Coordinator

PROJECT BACKGROUND

- Buckeye Road Streetscape public art component called for four “entry features” along the Buckeye Corridor between Woodhill and S. Moreland.
- Pittsburgh-based artist, James Simon, was contracted for four sculptures at intersections of Woodhill (1), MLK Blvd (2) and S. Moreland (1) – all of which are 8’ in height, and double-sided(one side of each one with glazed ceramic relief)
- The sculptures and locations *(“Four Corners Mosaic Sculptures”)* were approved by the Public Art Committee and Planning Commission in the Fall of 2024. 3 of the 4 foundations were poured last week, and are ready for installation in the next 2-3 weeks.
- When preparing the foundation last week, unmarked gas lines were discovered at the original location of the 4th location (NW corner of Buckeye and S. Moreland). Due to protection of the custom metal fittings in the foundations, and artist/contractor schedule, there is urgency to get all four installed at the same time.

MAP OF ALL ORIGINAL/APPROVED LOCATIONS



1. Boom Box Kid (SE Corner Buckeye & Woodhill)
2. Boxer (SE corner of Buckeye & MLK Jr. Blvd.)
3. Astronomer (NW corner of Buckeye & MLK Jr. Blvd.)
4. Garden Lady (NW Corner of Buckeye & S. Moreland)

ARTIST STATEMENT

MOSAIC SCULPTURE SERIES

Ceramic and Glass Mosaic Sculptures

After talking and receiving feedback from many folks and businesses in the Buckeye community, the four concepts that have been chosen are , The Boxer, The Boom Box Kid, Garden Lady, and The Astronomer. The installations will be a larger-than-life mix of flat mosaics and three-dimensional sculptures. The bodies will be constructed of mosaics, and the hands, head and additional elements such as animals, birds, etc., will be sculpted in clay, cooked, and glazed. This combination will make it possible for me to create the necessary scale (8 foot sculptures) needed to have a strong visual presence on the four corner sites. They will be colorful, unique installations, celebrating the community's history and everyday life.

The mosaic sculptures will be double-sided, and readable from front and back. I will create them with a strong water-proof structure of concrete board with an interior metal skeleton. The outside will be sealed with waterproof grouts and adhesives. They will be freeze/thaw all weather resistant. The ceramic sculptural aspects will be high-fired for strength and durability, with beautiful baked glazes.

PROGRESS PHOTOS – A SIDES/B SIDES











In-Progress Examples
Mosaic Sculptures

Boxer, side B (left); side A (right)

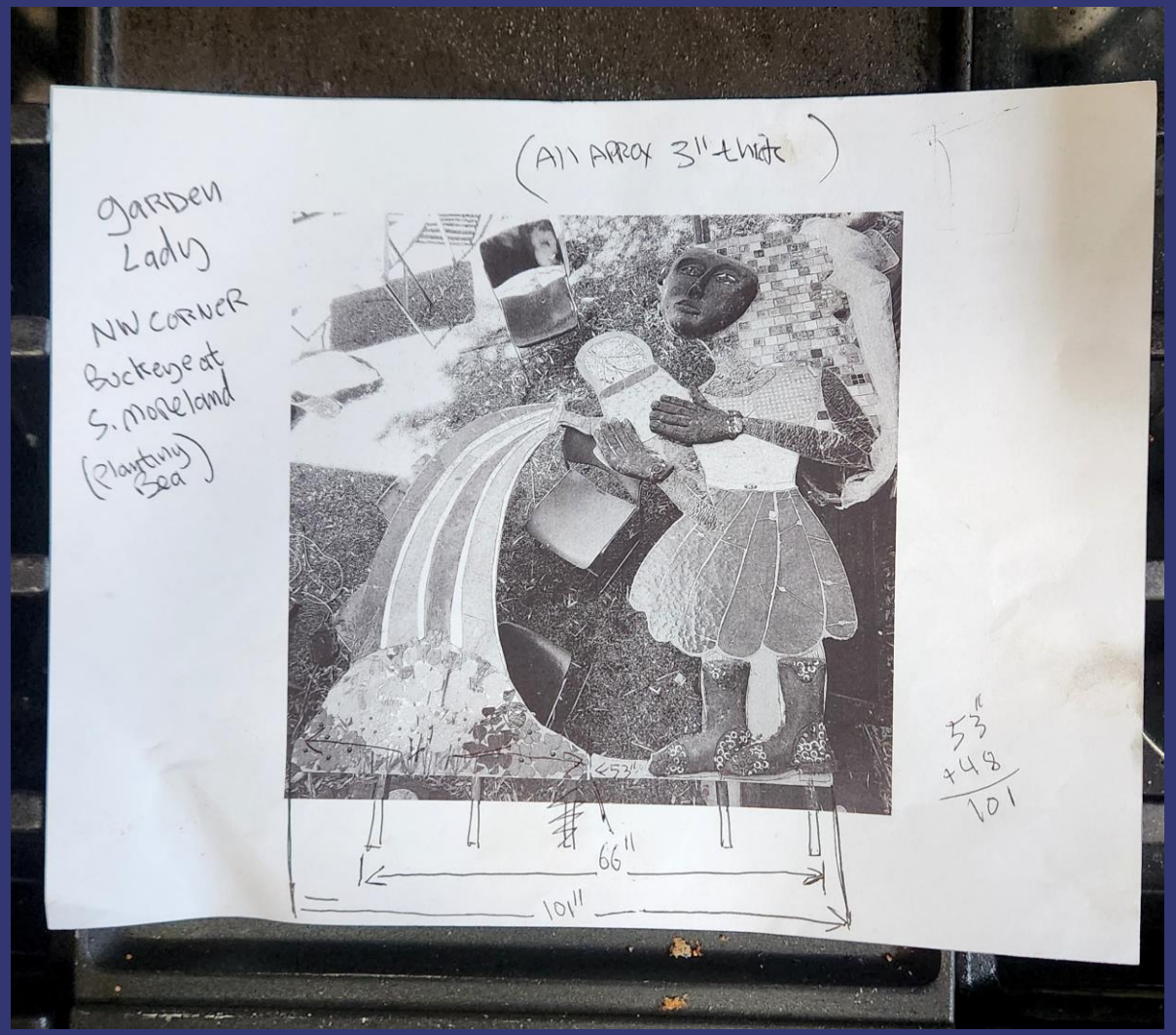
These demonstrate the mosaic and relief integration approach.

Final tinting/patinas still to be applied to relief areas in photos.



Screenshot

GARDEN LADY FOUNDATION SPECS AND PROGRESS PHOTOS







ORIGINAL LOCATION OF GARDEN LADY (NW Corner of Buckeye & S. Moreland)

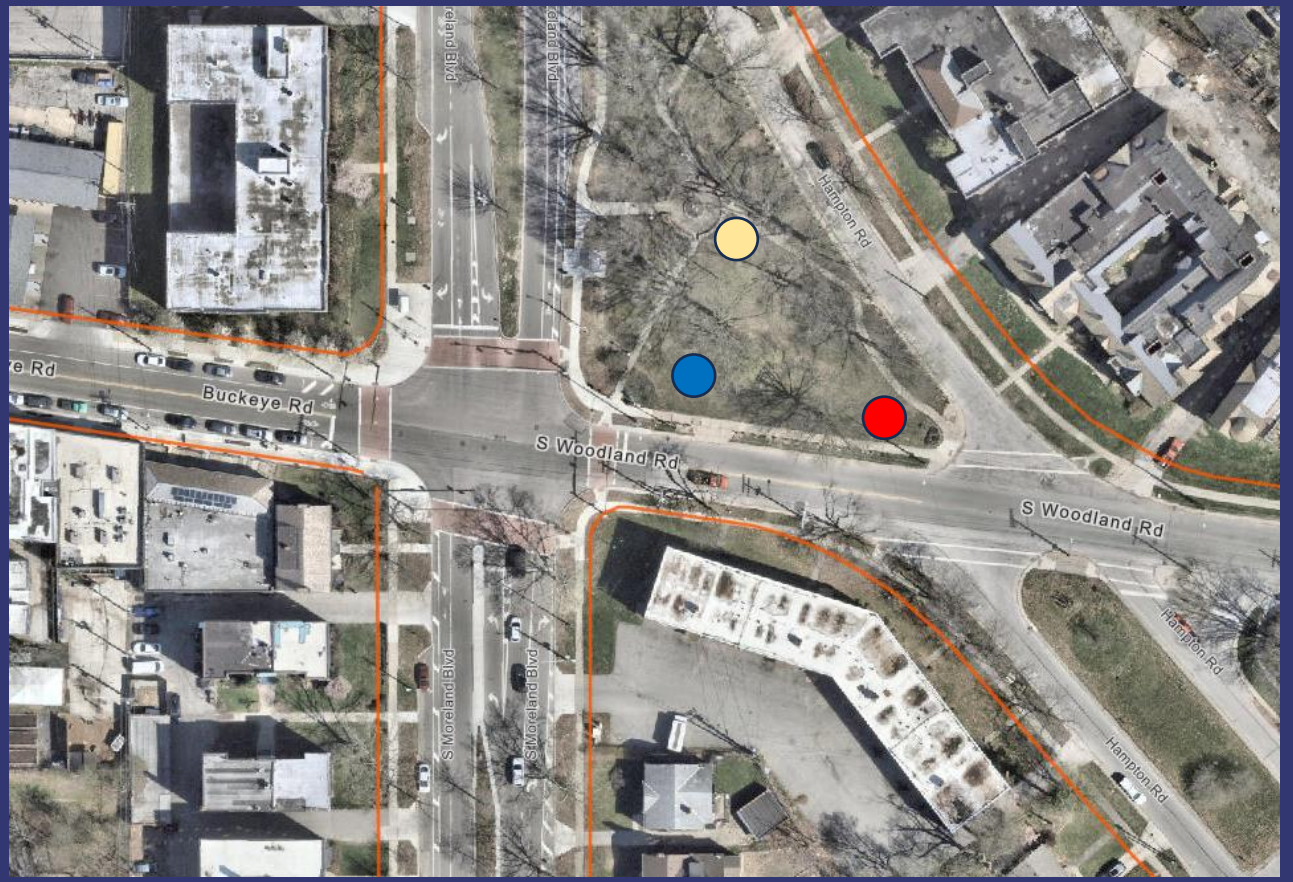




PROPOSAL TO MOVE TO HELEN SIMPSON PARK

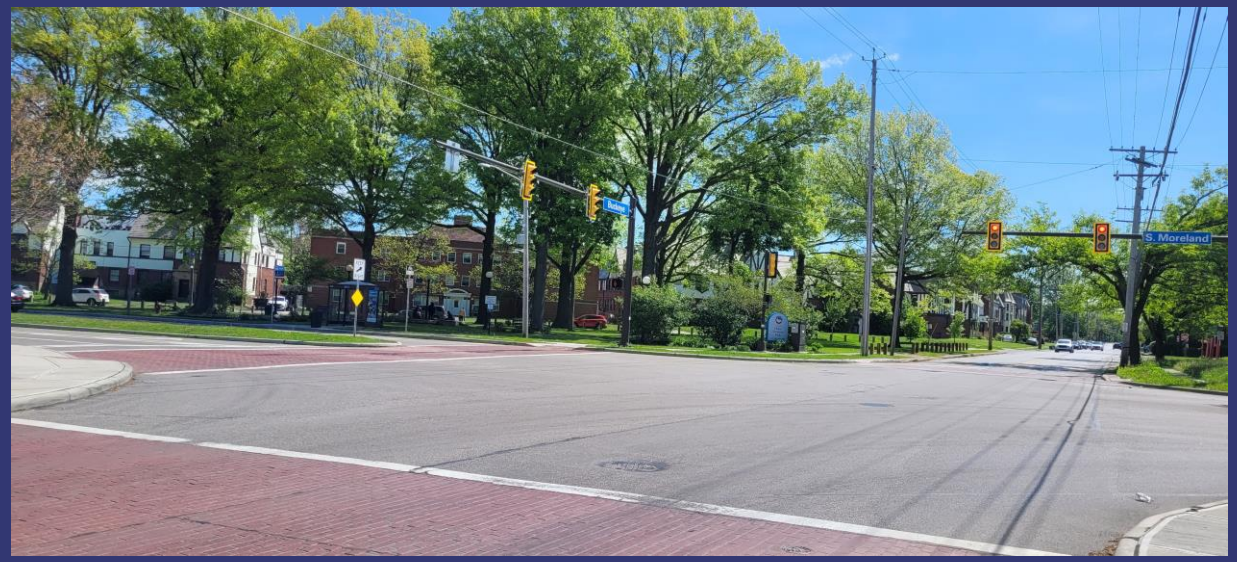
- Still City-owned property, and with immediate proximity to the original location
- Still in the original spirit of “entry features” along the corridor
- Representatives from Parks, MOCAP and City Planning met on site on May 11th and to find possible options and are requesting approval of the preferred site, with flexibility to pivot to any of the ones shown.
- The City will meet with the Morelands Group (who keep up the flower gardens in the park) next week regarding our proposed location, or an alternate at the park that make sense.

AERIAL PHOTO – PARK/INTERSECTIONS w/PREFERRED SITE (RED) & ALT. SITES (BLUE/YELLOW)



OVERALL AREA CONTEXT PHOTOS







CONTEXT PHOTOS – PREFERRED SITE @ HAMPTON RD. & S. WOODLAND









CONTEXT PHOTOS – POTENTIAL APPROXIMATE ALTERNATE SITES (LESS DESIRABLE)





Thank you for your time!

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-010256 - Bedrock 401 Stones Levee Demolition

May 15, 2026

Project Address: 401 Stones Levee

Type: Demolition

Project Representative: Nora Romanoff, Bedrock

Approval: Final

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

Proposed Demolition of 401 Stones Levee

DEMO PERMIT# PRJ26-010256

BEDROCK

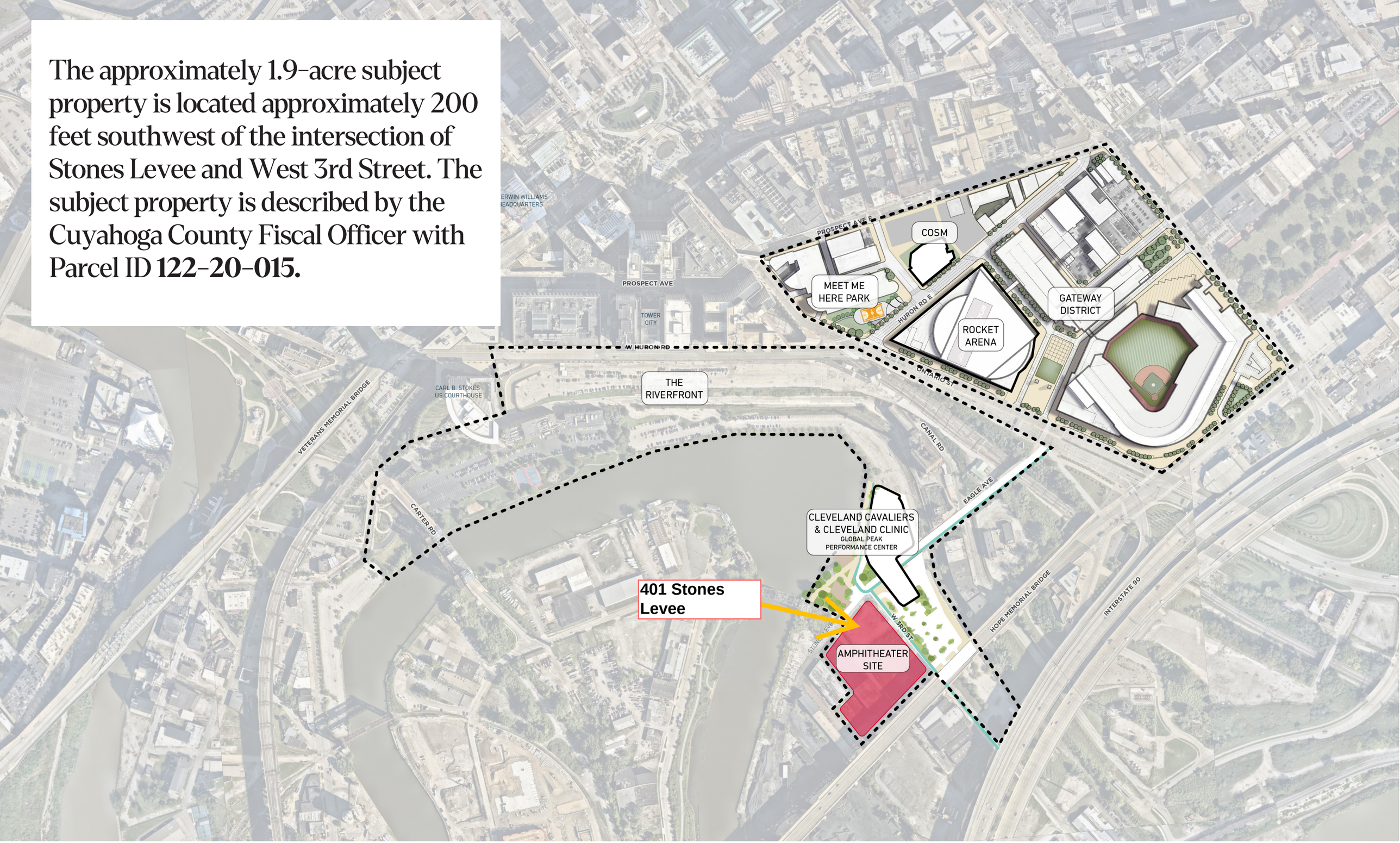
PROJECT SUMMARY

Bedrock and Rock Entertainment Group will bring an outdoor amphitheater to downtown Cleveland as part of its transformational development on The Riverfront. The 6,200-seat entertainment venue will be operated under an agreement with Live Nation, which has a long history of promoting live entertainment in Cleveland, to host concerts, festivals and other events. Welcoming nearly 192,000 expected patrons each year, approximately 40% of tickets would be sold to visiting fans. Adjacent to the Cleveland Cavaliers' Cleveland Clinic Global Peak Performance Center, the amphitheater amplifies Bedrock's vision to create an active waterfront destination with publicly accessible, open space for the community in downtown Cleveland.

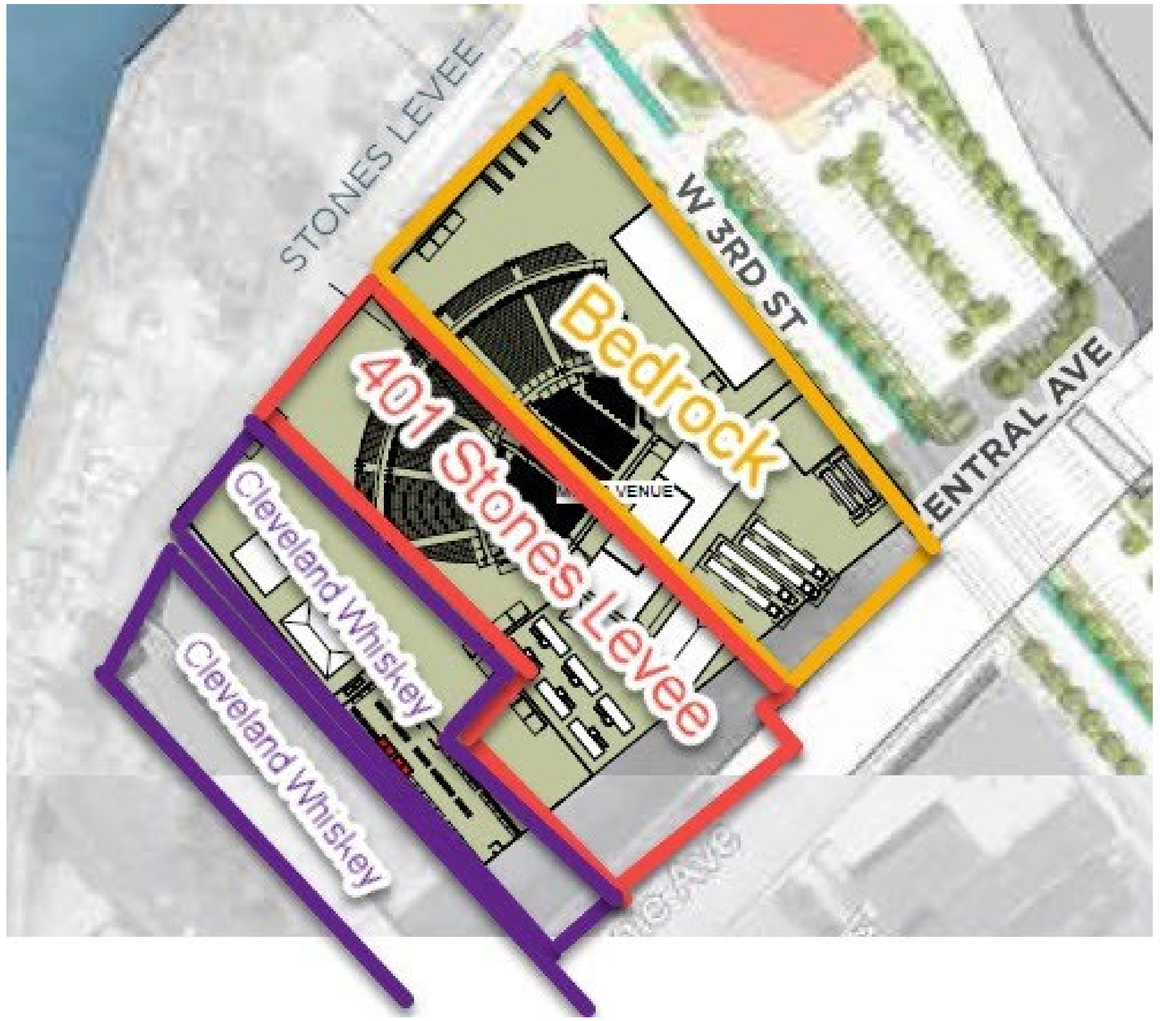
Bedrock has enlisted local architecture firm DLR Group as the lead designer for the amphitheater with support from Blueprint Studio, Live Nation's in-house design and development group. Designed for both energy and intimacy, the venue will be big enough for national touring acts while maintaining an artist-audience connection. Bedrock and Rock Entertainment Group's plans for The Riverfront, Tower City and Rock Block are part of a larger focus to expedite an experience-driven economy in Cleveland. This includes the riverfront amphitheater and anticipated unveilings of Cosm Cleveland, the Cavs' Cleveland Clinic Global Peak Performance Center, mixed-income residential options, a 3,000-footpublicly accessible riverwalk and more. The Riverfront is an integral component of City of Cleveland Mayor Justin Bibb's transformational Shore-to-Core-to-Shore (SCS) development plan. The SCS connects Cleveland's core Downtown Business District and Neighborhood to its two waterfronts—the Cuyahoga River and Lake Erie through a series of urban spaces, parks, streets and plazas.

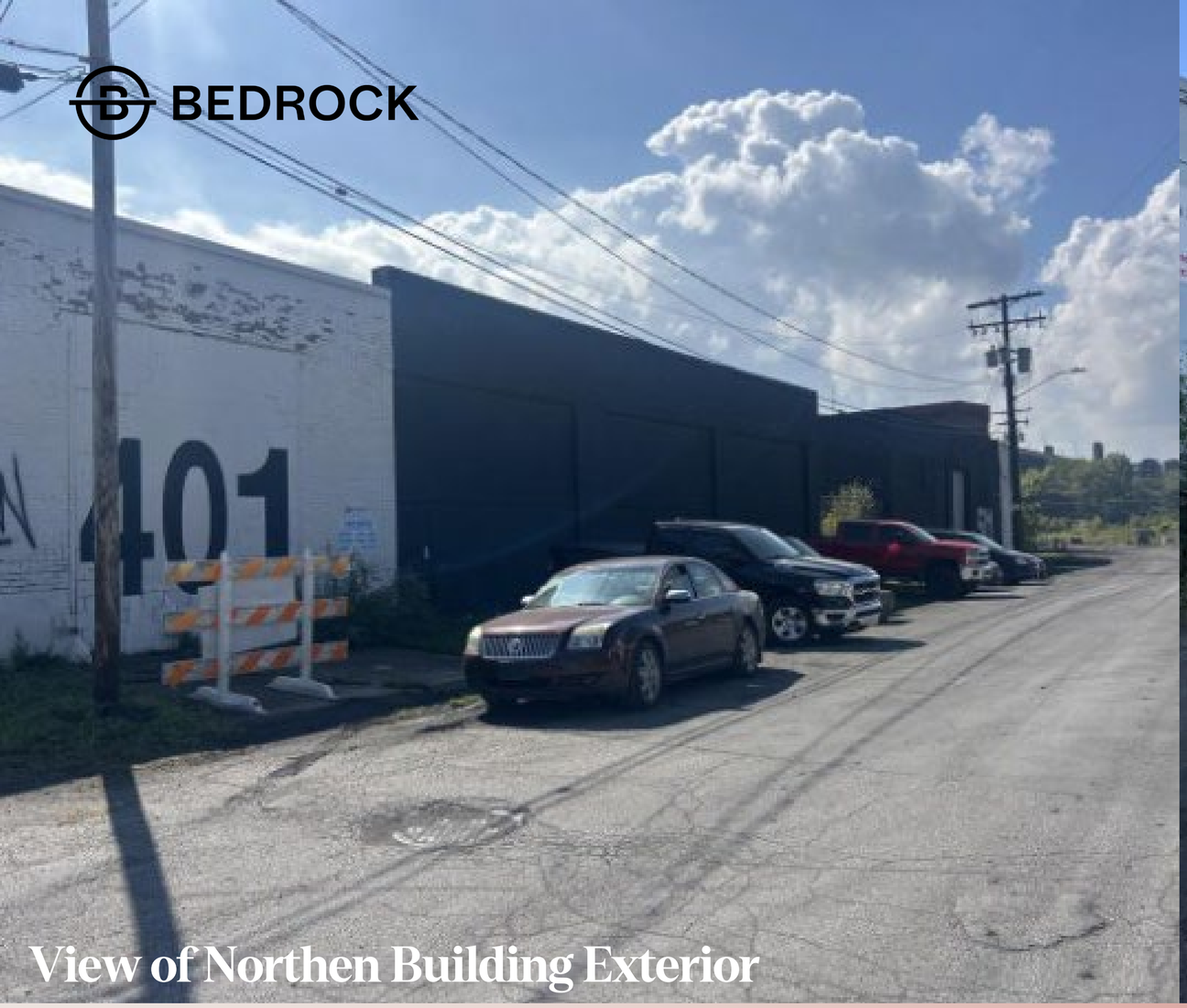


The approximately 1.9-acre subject property is located approximately 200 feet southwest of the intersection of Stones Levee and West 3rd Street. The subject property is described by the Cuyahoga County Fiscal Officer with Parcel ID **122-20-015.**



SITE LOCATION MAP


STONES LEVEE
W 3RD ST
Bedrock
401 Stones Levee
Cleveland Whiskey
Cleveland Whiskey
ENTRAL AVE



View of Northen Building Exterior



View of Eastern Building Exterior

Exterior Photos- Existing Conditions

Photos Taken 9/26/2025



View of Southern Building Exterior and Paved Areas



View of Unused Loading Dock on Eastern Exterior of the Building

Exterior Photos- Existing Conditions

Photos Taken 9/26/2025



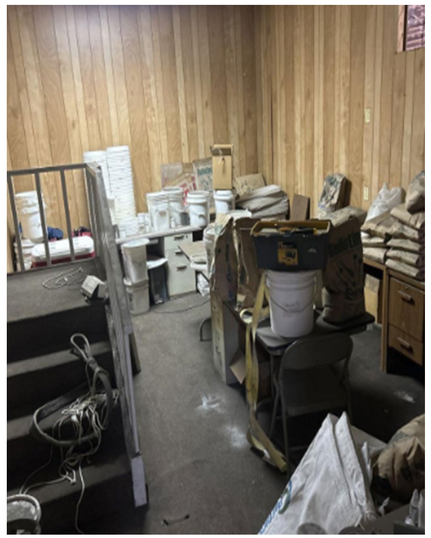
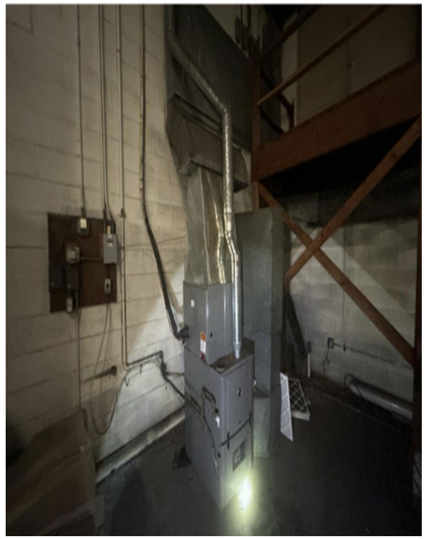
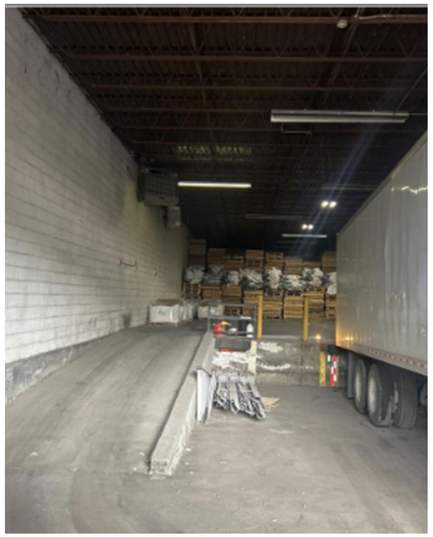
View of Western Building Exterior

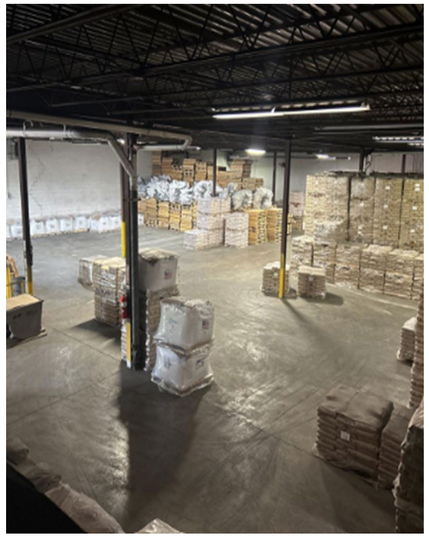


View of Vegetated Area atop Concreate pad on Western Building Exterior

Exterior Photos- Existing Conditions

Photos Taken 9/26/2025

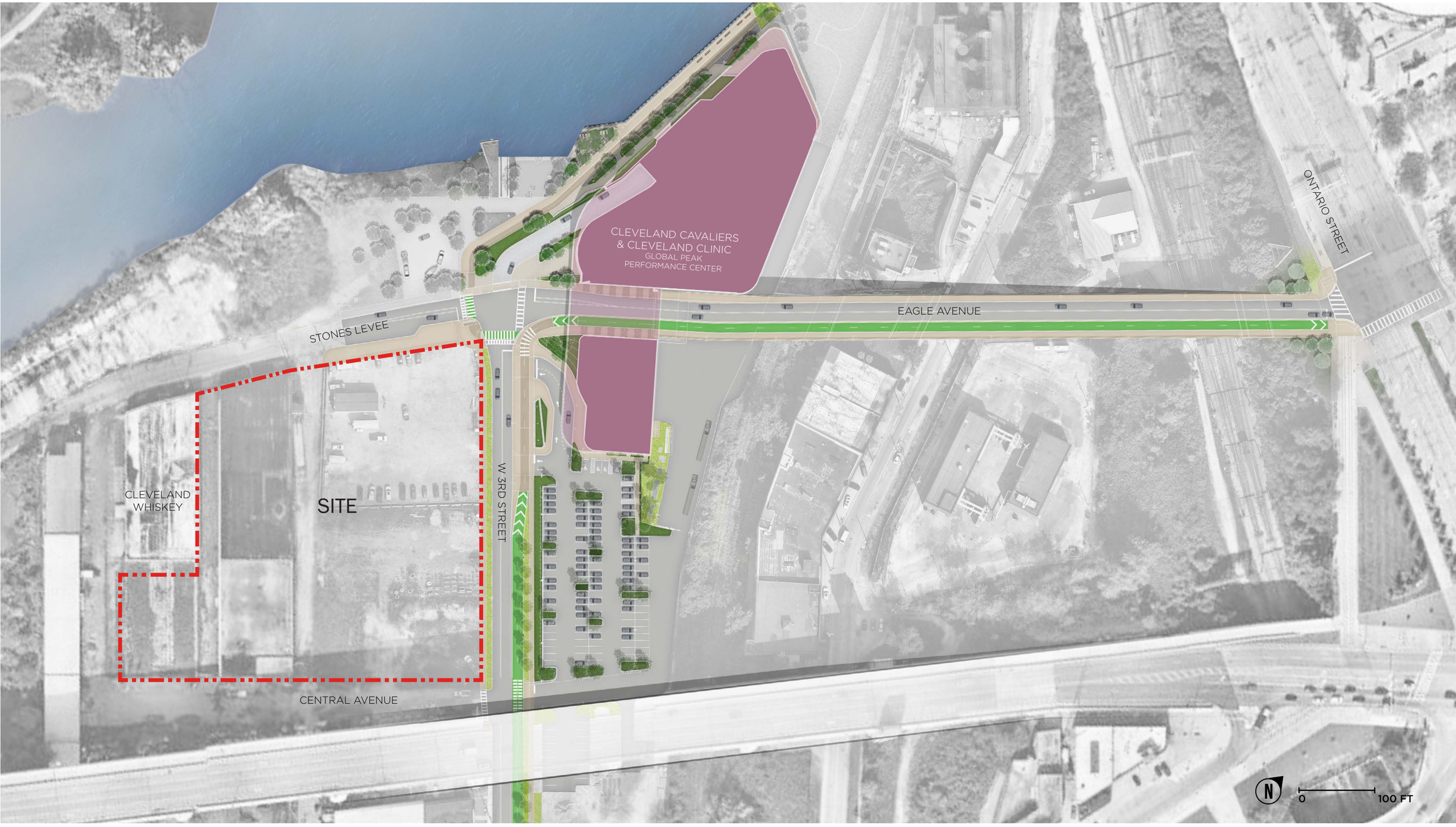







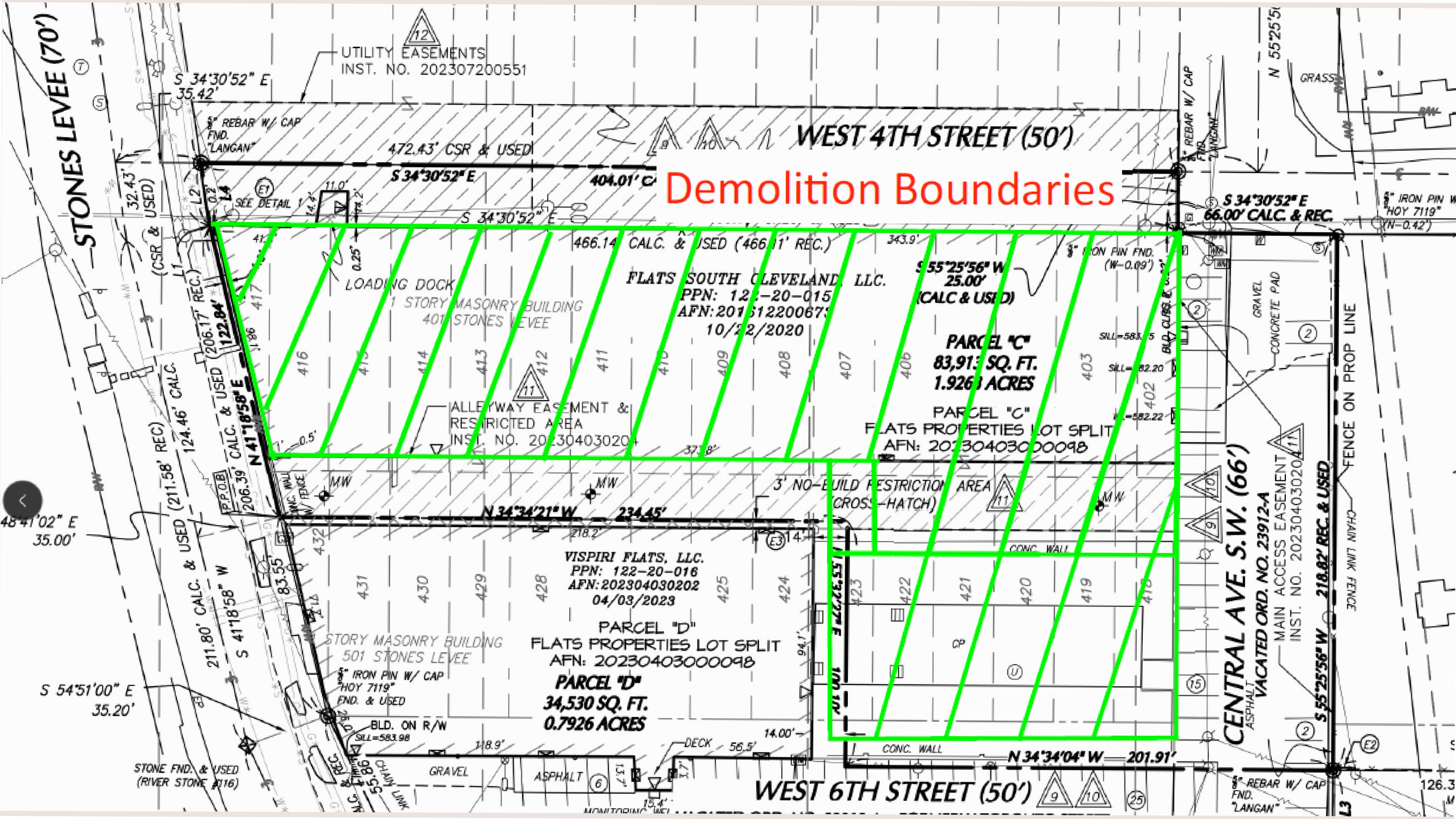
Interior Photos- Existing Conditions

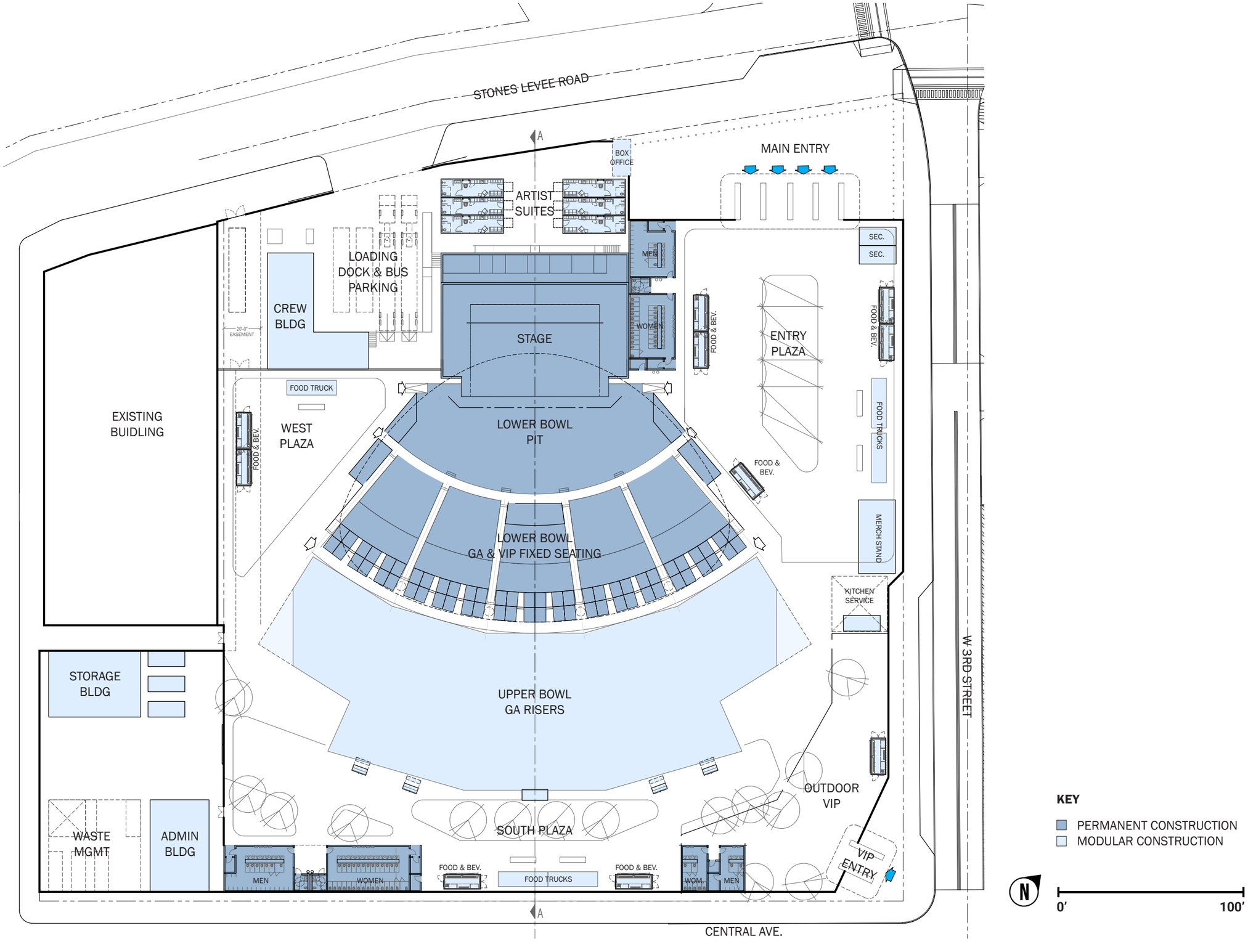
Photos Taken 9/26/2025

Interior images taken inside warehouse, including storage room, remaining furnace and ceilings. Currently there are no identified salvage materials.



Site Plan Context– Cleveland Amphitheater

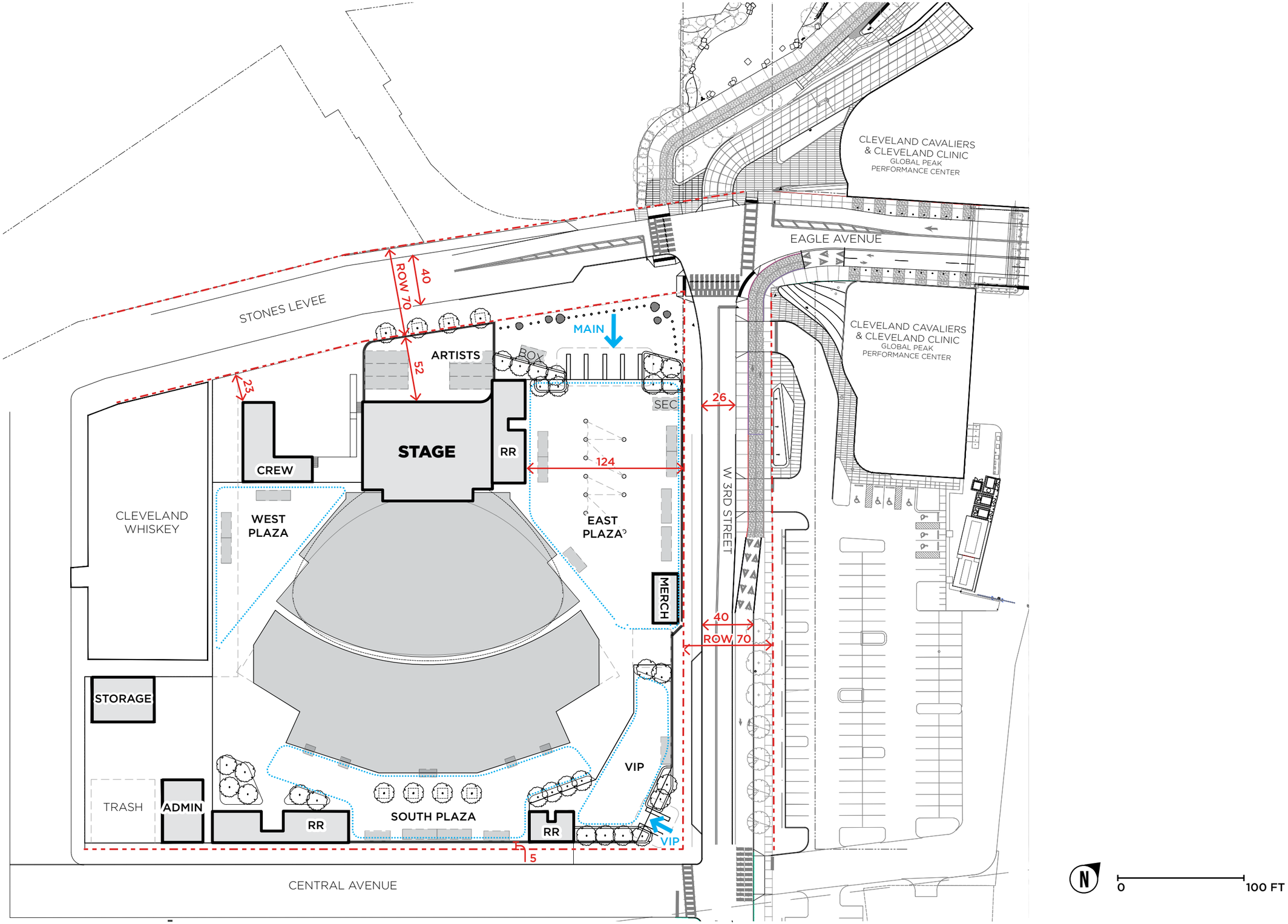

Demolition Boundaries
WEST 4TH STREET (50')
WEST 6TH STREET (50')
STONES LEVEE (70')
CENTRAL AVE. S.W. (66')
UTILITY EASEMENTS
INST. NO. 202307200551
S 34°30'52" E
35.42'
472.43' CSR & USED
S 34°30'52" E
404.01' C
466.14' CALC. & USED (466.11' REC.)
FLATS SOUTH CLEVELAND, LLC.
PPN: 122-20-015
AFN: 201612200673
10/22/2020
LOADING DOCK
1 STORY MASONRY BUILDING
401 STONES LEVEE
S 55°25'56" W
25.00'
(CALC & USED)
PARCEL "C"
83,913 SQ. FT.
1.9268 ACRES
PARCEL "C"
FLATS PROPERTIES LOT SPLIT
AFN: 20230403000098
ALLEYWAY EASEMENT &
RESTRICTED AREA
INST. NO. 202304030204
3' NO-BUILD RESTRICTION AREA
(CROSS-HATCH)
N 34°34'21" W
234.45'
VISPIRI FLATS, LLC.
PPN: 122-20-016
AFN: 202304030202
04/03/2023
PARCEL "D"
FLATS PROPERTIES LOT SPLIT
AFN: 20230403000098
PARCEL "D"
34,530 SQ. FT.
0.7926 ACRES
STORY MASONRY BUILDING
501 STONES LEVEE
N 41°18'58" E
122.84'
S 41°18'58" W
S 54°51'00" E
35.20'
S 34°30'52" E
66.00' CALC. & REC.
S 55°25'56" W
218.82' REC. & USED
N 34°34'04" W
201.91'
CONC. WALL
GRAVEL
ASPHALT
CONCRETE PAD
FENCE ON PROP LINE
CHAIN LINK FENCE
MAIN ACCESS EASEMENT
INST. NO. 202304030204
VACATED ORD. NO. 23912-A
STONE FND. & USED
(RIVER STONE #116)
BLD. ON R/W
DECK
GRASS



CLEVELAND AMPHITHEATER

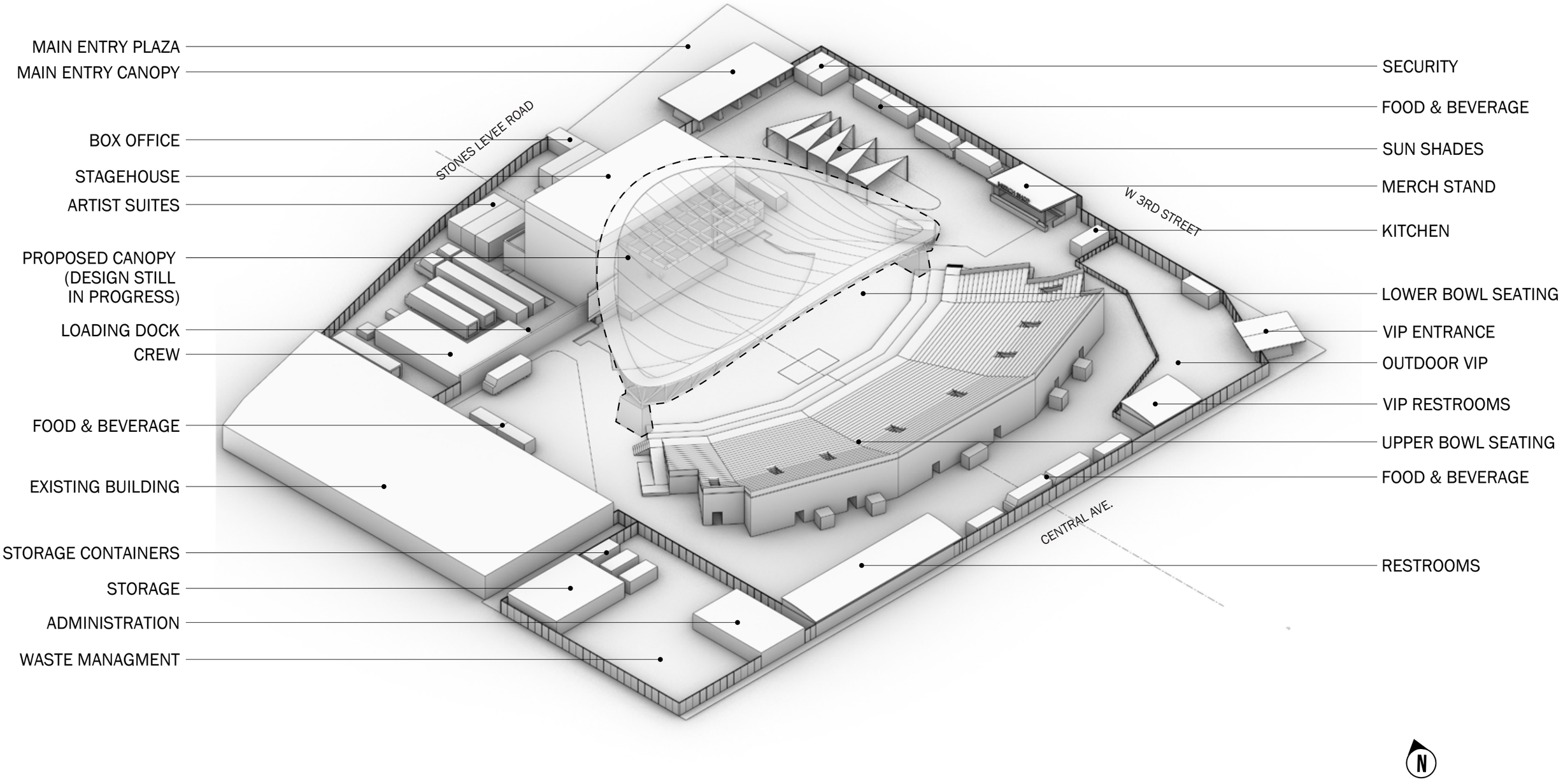
FLOOR PLAN

APRIL 9, 2026



CLEVELAND AMPHITHEATER

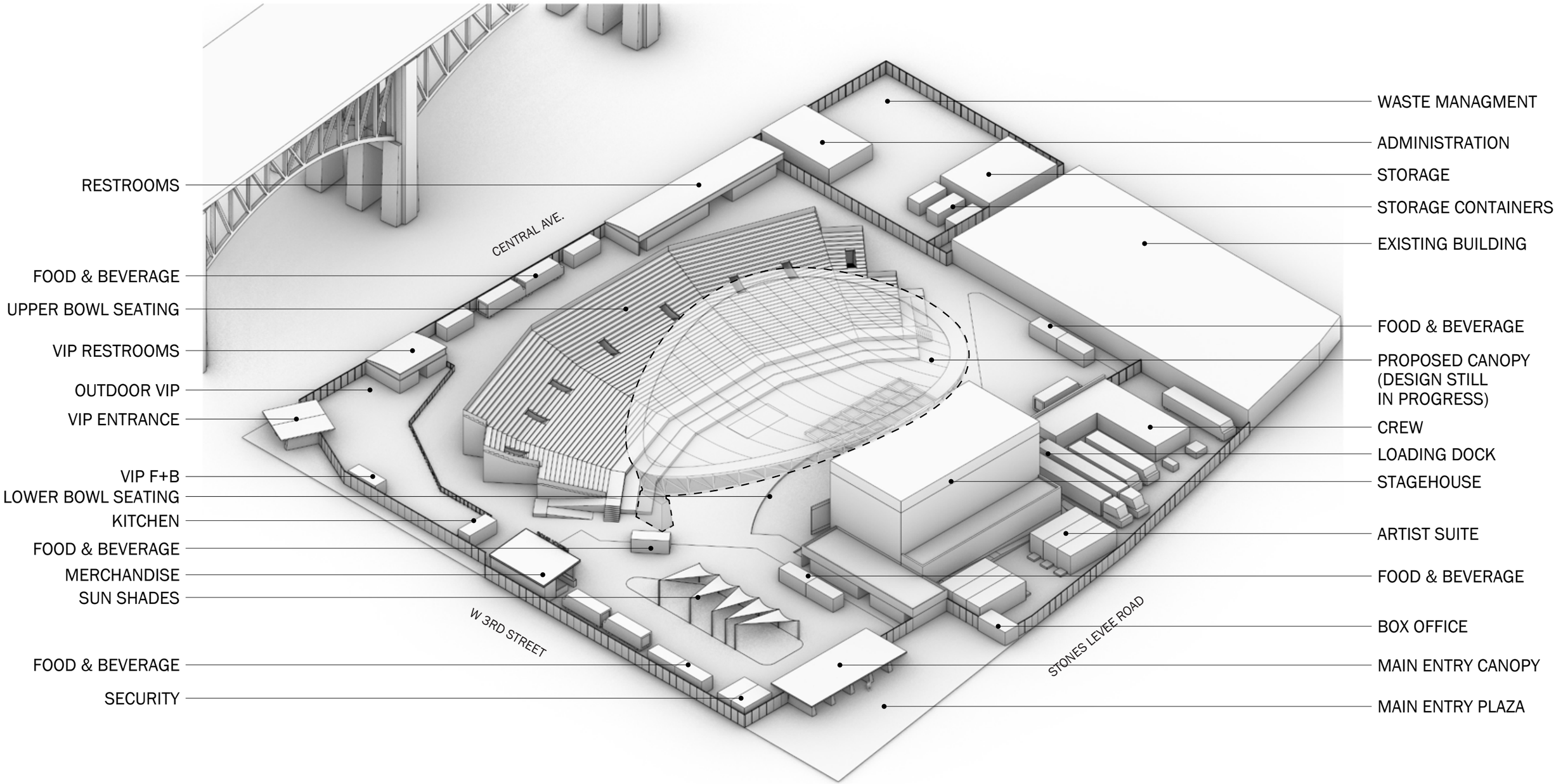
SITE PLAN



CLEVELAND AMPHITHEATER

SOUTHWEST ISOMETRIC

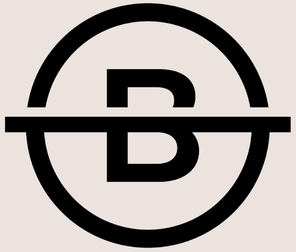
APRIL 9, 2026



CLEVELAND AMPHITHEATER

NORTHEAST ISOMETRIC

APRIL 9, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

401 Stones Levee Demolition

Staff Report

May 2025

§ 341.08 Demolition and Moving - *Criteria for Action*

1) *The architectural and historic significance of the subject building or structure;*
   Typical industrial building.
2) *The significance of the building or structure in contributing to the architectural or historic character of its environs;*
   No significance to industrial district or Landmarked 'Consolidated Fruit Auction Co.'
3) *In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;*
   Not applicable.
4) *The present and potential economic viability of the subject building or structure, given its physical condition and marketability;*
   Existing Tenant, new use proposed.
5) *The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;*
   None presented.
6) *The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and*
   None presented.
7) *The design quality and significance and the appropriateness of the proposed re-use of the property.*
   New use proposed: Cleveland Amphitheatre.

– STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-010256 - Bedrock 401 Stones Levee Demolition

May 15, 2026

DFDRAC Recommendations:

DFDRAC recommended final approval on 5/14/26 with the following conditions:

- Coordinate with Habitat for Humanity or other salvage companies on potential re-use of interior or building components.

City Planning Staff Recommendations:

Planning Staff is in support of the project per criterion #7 of the demolition code, as it enables the Cleveland Amphitheatre project and supports the wider Bedrock Riverfront Development.

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Mandatory Legislative Referrals - Presentations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 15, 2026

Res. No. XXX-2026 (to be introduced) Authorizing the Director of Development to acquire and re-convey certain parcels from/to Starling Stone LLC or designee, in order to enter into the chain-of-title prior to the institution of a TIF.

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cuyahoga Riverfront Amphitheater, Chain of Title

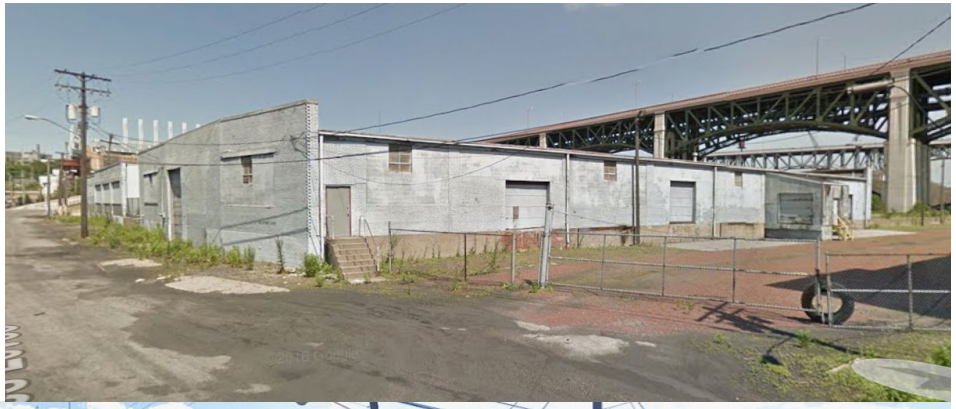
May 15, 2026

Development Background

- Starling Stone LLC an affiliate of Bedrock acquired the property located at 401 Stones Levee (PPN 122-20-015) in February 2026. The property and adjacent parcels will be utilized for the construction of the project.
- The Riverfront Amphitheater development is led locally by Bedrock Cleveland and Rock Entertainment Group.
- Bedrock, and its affiliates, are leading other local developments including COSM in the Gateway District and the Cleveland Clinic Global Peak Performance Center on the riverfront.

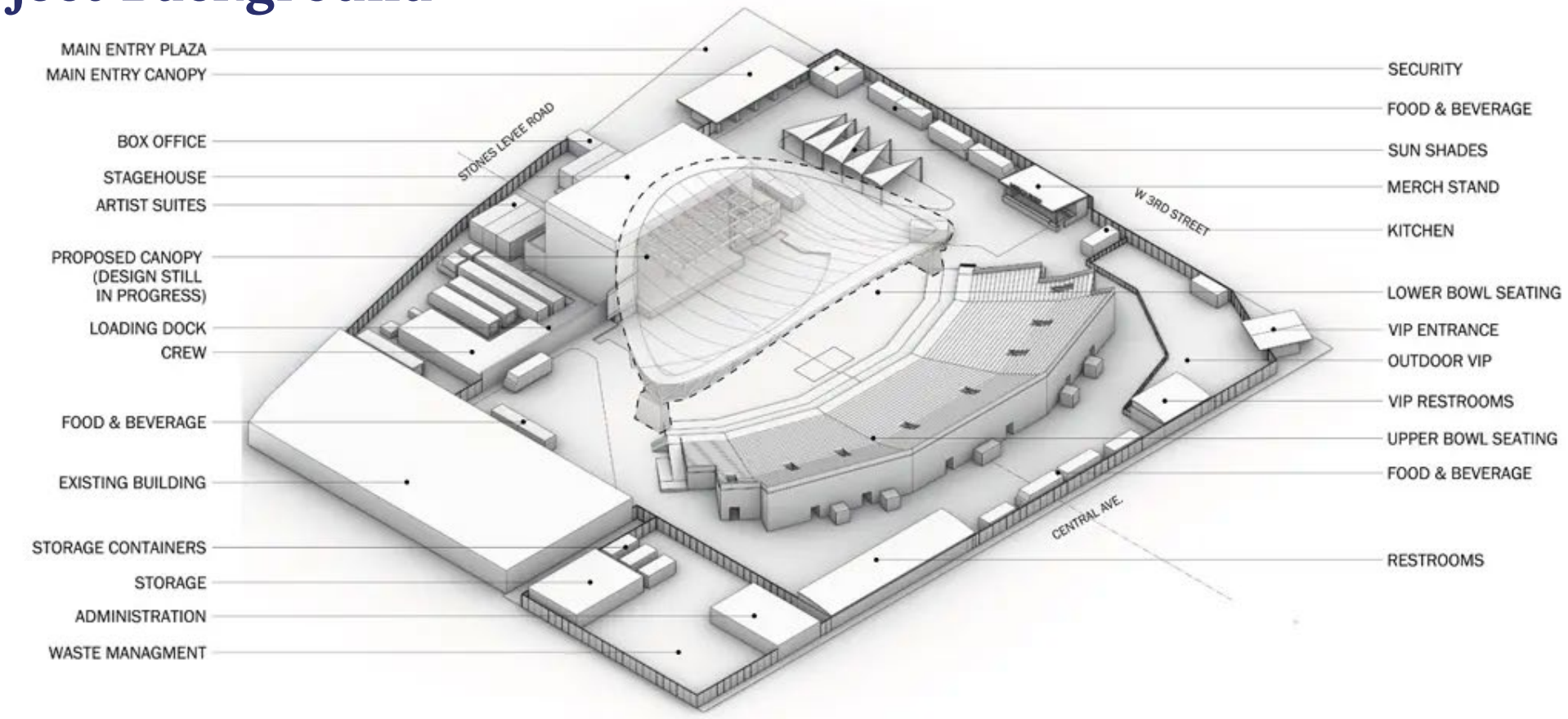
Property Background

- 401 Stones Levee Rd. / PPN 122-20-015
- Easternmost existing warehouse structure to be demolished.
- GI-B3: General Industry zoning.
- Developer owns parcel 101-30-001, west-adjacent to the subject property.





Project Background



Source: City Planning Commission April 9, 2026

Project Background

- Construction of a new, 6,200 capacity riverfront amphitheater in Downtown Cleveland.
  - Includes storage and amenities tied to the amphitheater.
  - Will be operated by Live Nation.

- Creation of approximately 60 new FTE jobs and $3.1 million payroll.

Tax Increment Financing Estimate

- Provides 100% non-school TIF over a 30-year period.
  - Median annual TIF value to Developer: $331,175.
  - Estimated total value of 30-year TIF at $9,935,267.
  - CMSD projected to benefit from $16,073,010 in total new income over the course of the TIF.
  - Creation of 60 FTE jobs providing approximately $77,500 in new annual income tax.

ESTIMATED NET INCREASE *OF* **+$18,398,010** *IN INCOME TAX REVENUE TO THE CITY AND PAYMENTS IN LIEU OF TAXES TO CMSD OVER 30 YEARS.*

- Community Benefits:
  - Project subject to the existing Cuyahoga Riverfront Development CBA, executed between Cleveland LD LLC (a Bedrock affiliate) and the City of Cleveland on March 31, 2025, and all requirements therein.

Mandatory Legislative Referrals - Presentations

May 15, 2026

Ord. No. 552-2026 (introduced by Council Members Santana, Bishop, Polensek, Kazy, and Griffin - by departmental request) Authorizing the Director of Development to transfer various Permanent Parcels to the control, possession, and use of the Departments of Parks and Recreation, Public Safety and Public Utilities for the future development of parks, recreation centers, trails, and public facilities.

Presentation to City Planning Commission
Ordinance No. 552-2026

May 15, 2026

Cleveland Land Bank Parcel Transfers for Public Uses

CITY OF CLEVELAND
Mayor Justin M. Bibb

Lank Bank Parcel Transfers for Public Uses

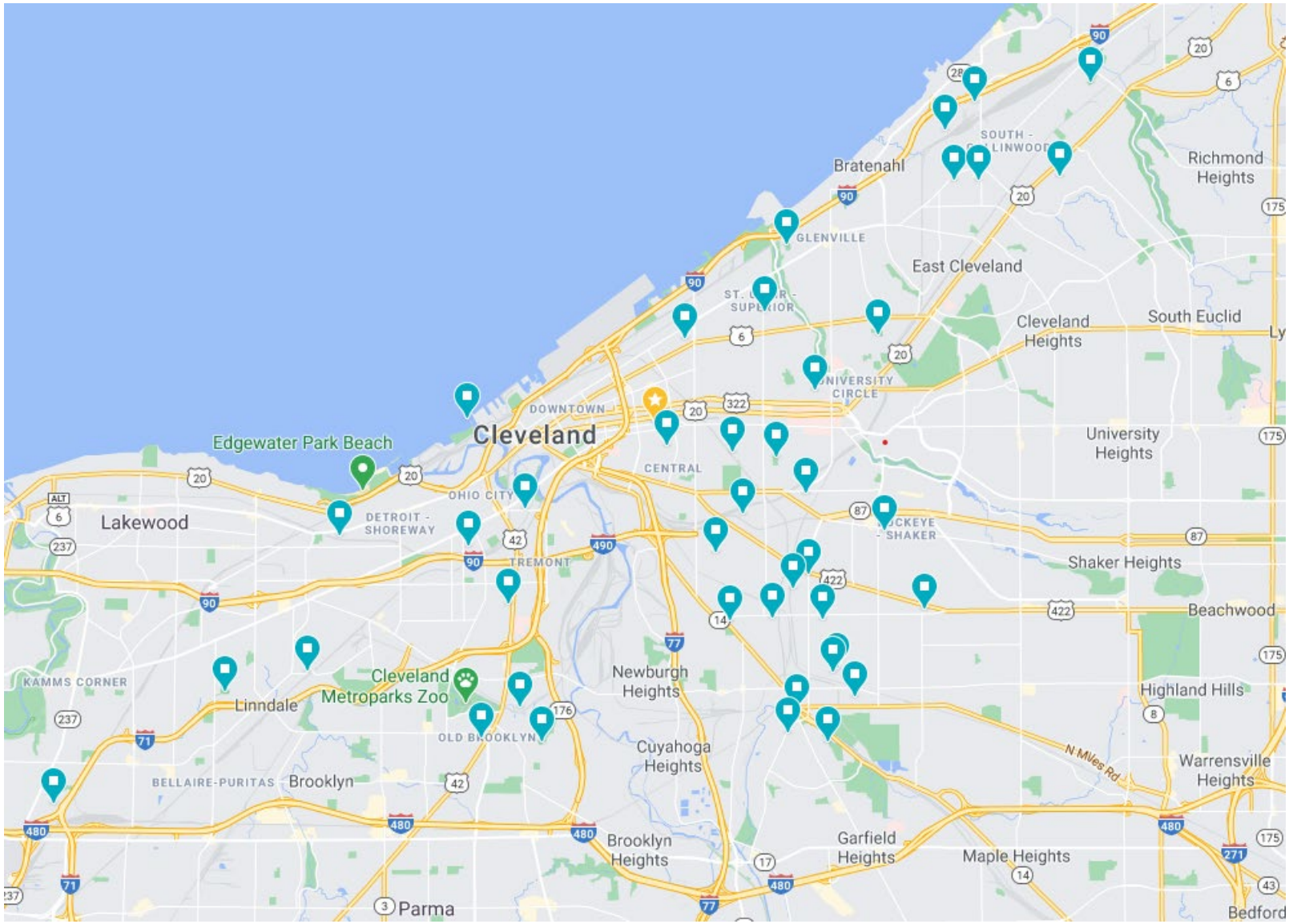
- The City has identified 134 parcels presently owned by the City Land Bank for transfer to City departments for public uses.

- The transferred parcels will be used for Parks and Recreation, Public Safety, and Public Utilities uses.

County and CMSD Approval Needed for Transfer of Land Bank Parcels to City for Public Use

- Ohio Rev. Code § 5722.07 requires any municipality wishing to retain for public use “nonproductive land” held in its land reutilization program to first obtain approval of the legislative authorities of affected taxing districts. In this case, Cuyahoga County and the Cleveland Metropolitan School District are affected taxing districts.

Land Bank Parcel Location Map



Number of Facilities by Department

- Parks and Recreation
  - 35 Parks and Playgrounds
  - 4 Rec Centers and Athletic Facilities
  - 1 Trail Connector
- Public Utilities
  - 1 Stormwater Facility
- Public Safety
  - 1 Fire Facility
  - 1 Animal Care & Control Facility

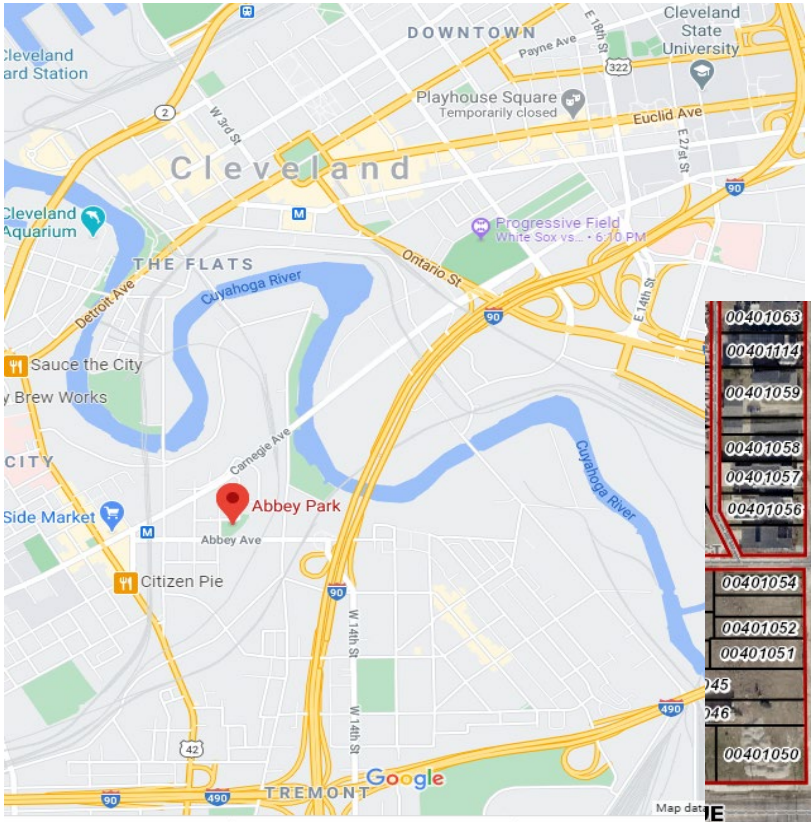
City Land Bank Parcel Transfer Summary

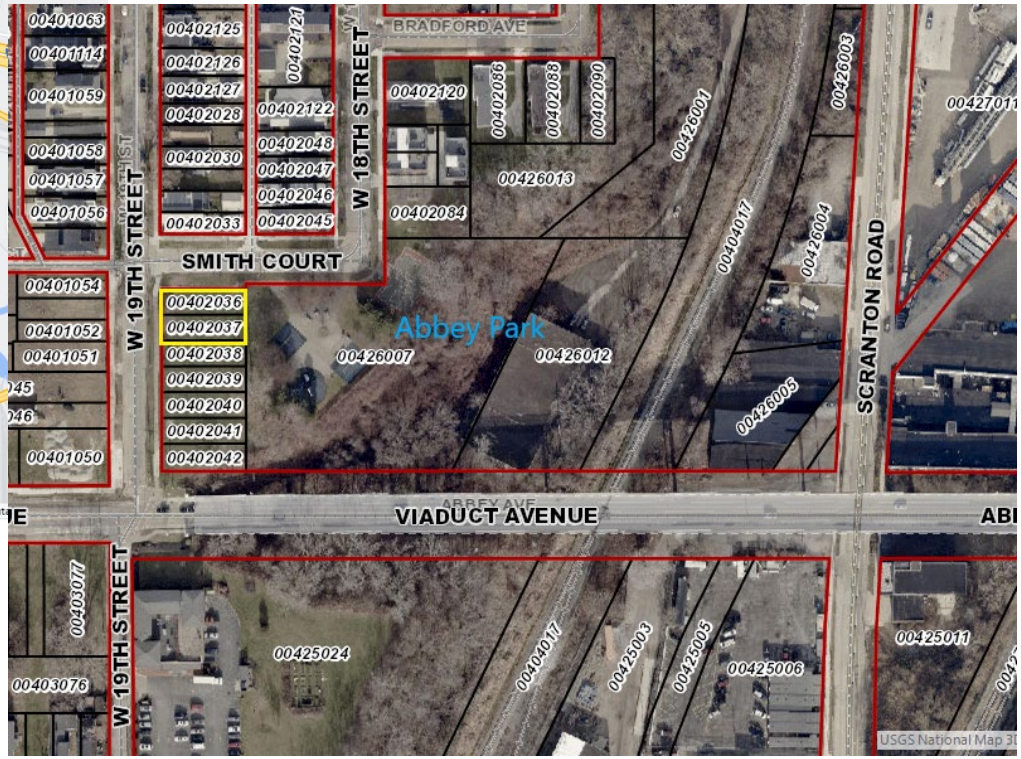
- Land bank parcels will:
  - Supplement footprints of 40 City parks and recreation centers
  - Provide locations for 3 new City facilities
- Total annual value of tax exemptions: $167,652.59
  - For park uses: $104,065.84
  - For other public uses: $63,586.76

Land Bank Parcel Transfers for Parks and Recreation Centers

Abbey Park

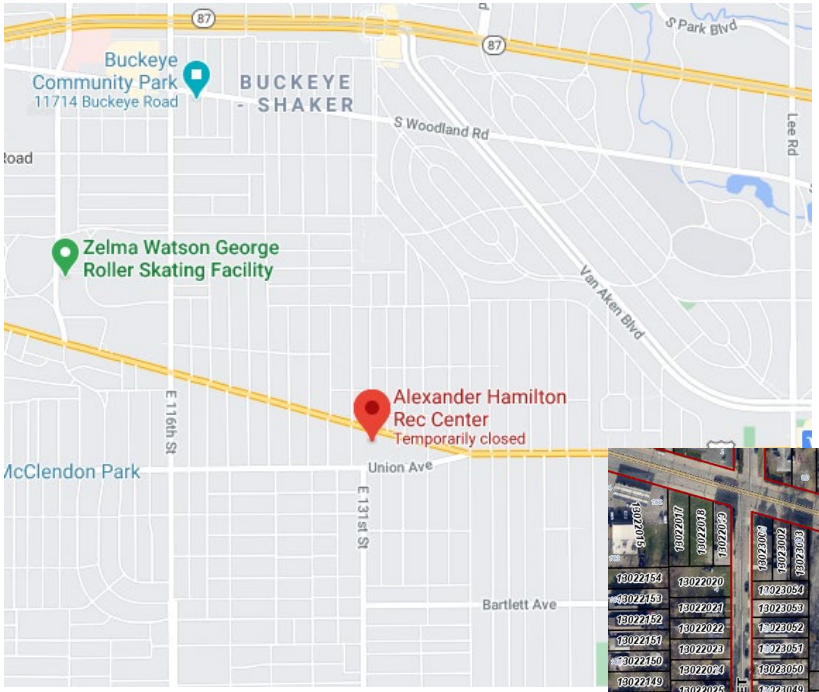
- Ward 7/Council District 7
- Two parcels to transfer
- Annual property taxes exempted: $144.49





Alexander Hamilton Recreation Center

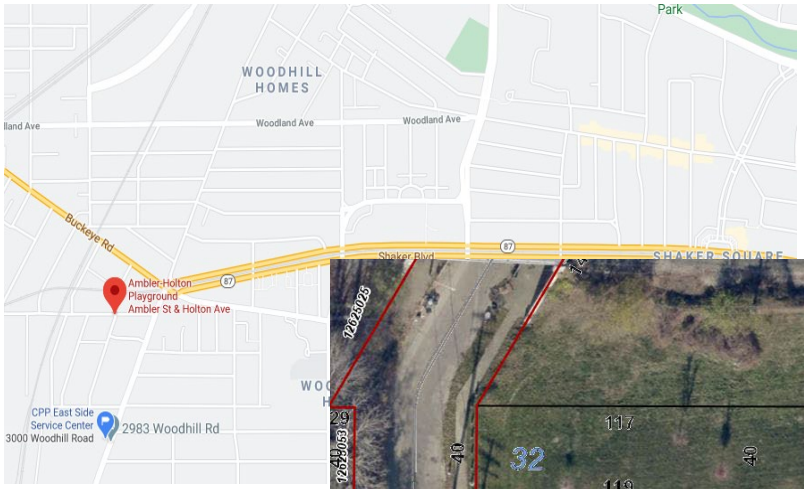
- Ward 3/Council District 9
- Six parcels to transfer
- Annual property taxes exempted: $541.84





Ambler-Holton Playground

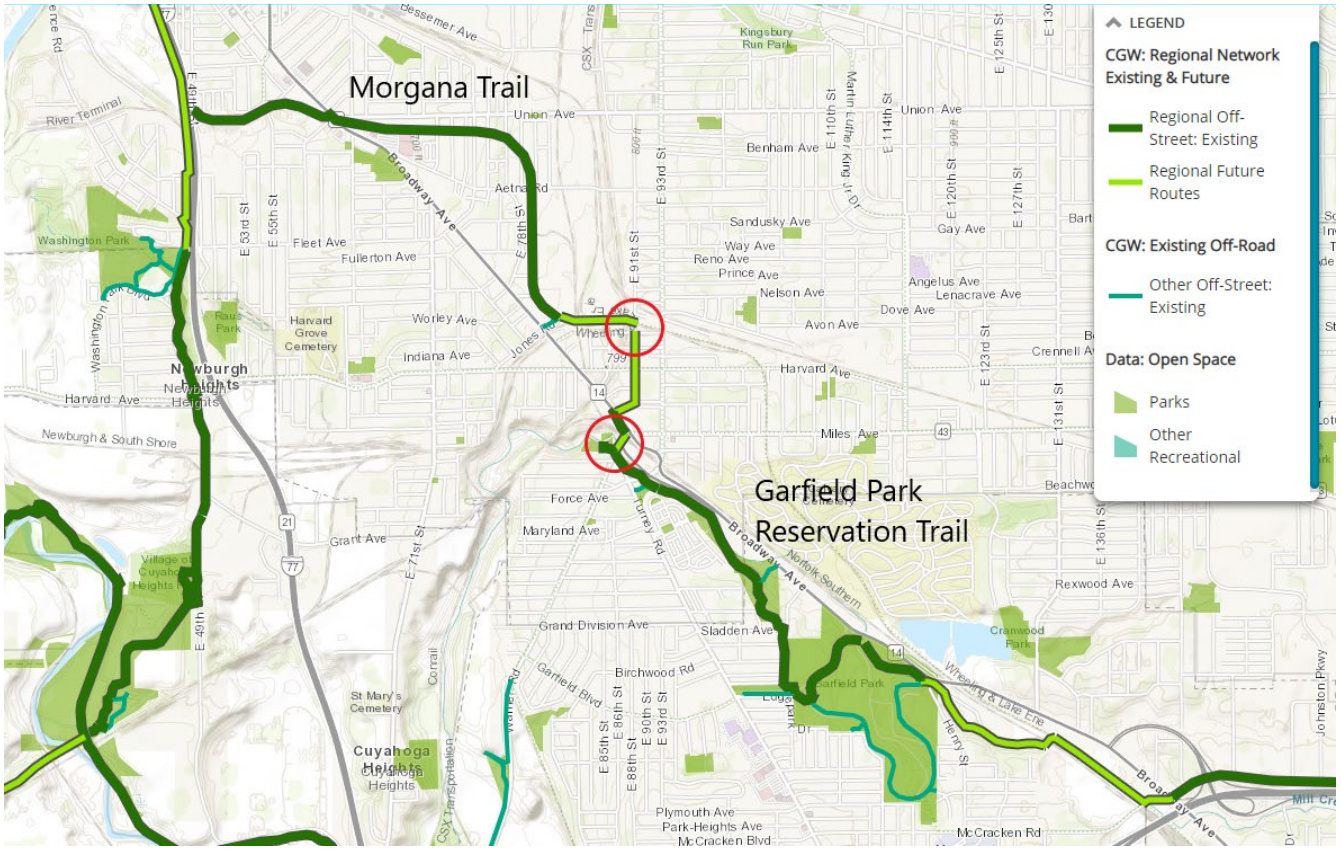
- Ward 6/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $72.25





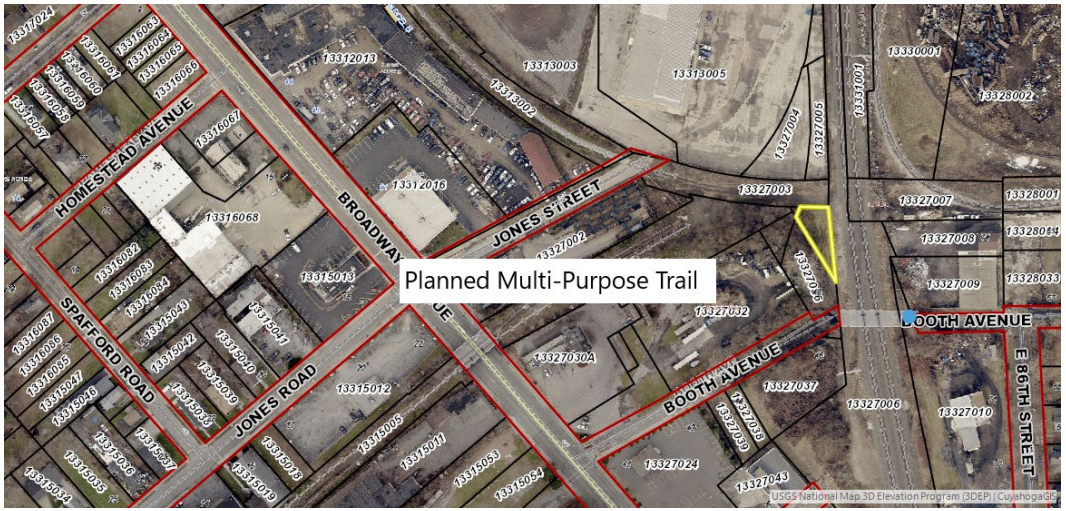
Booth Avenue Trail/ Morgana Run Extension

- Wards 2 (& 12)/Council District 7
- Two parcels to transfer
- Annual property taxes exempted: $144.49



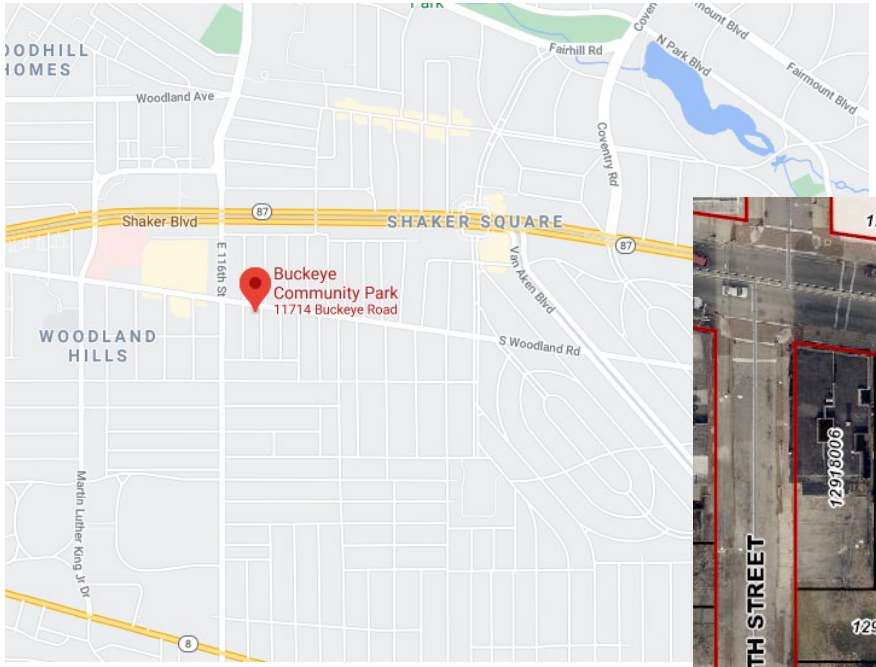
Booth Avenue Trail/Morgana Run Extension

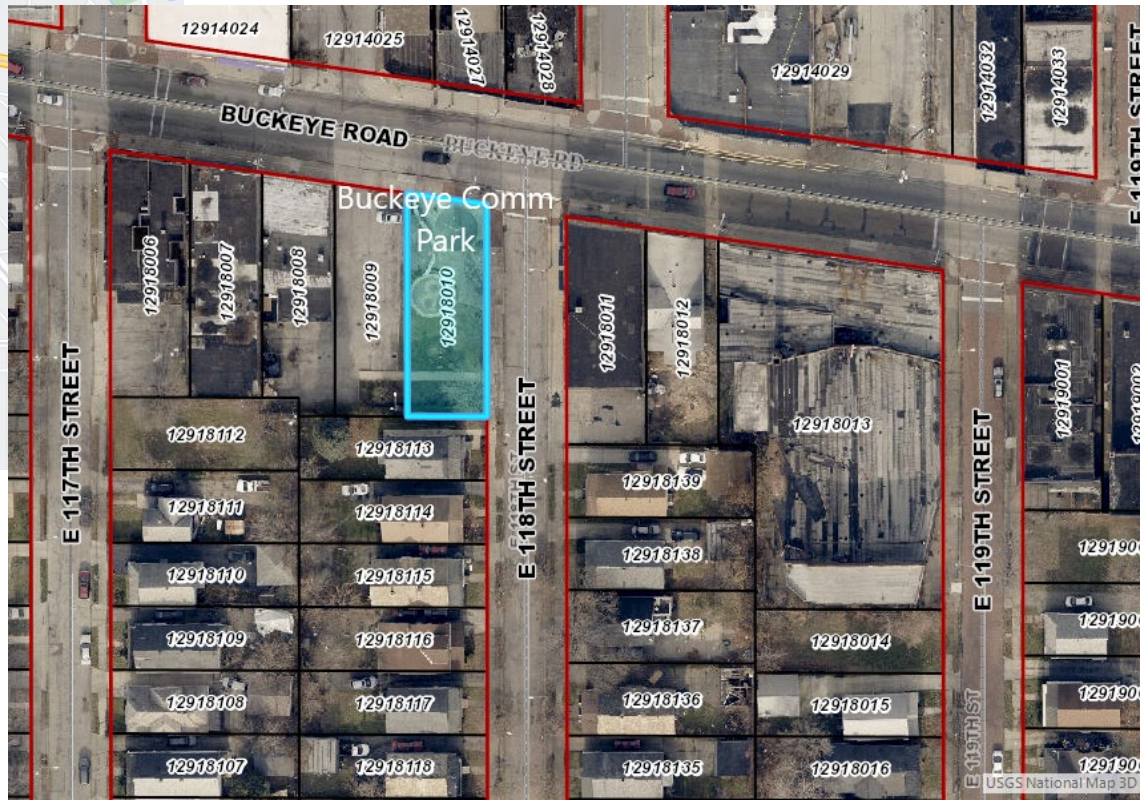




Buckeye Community Park

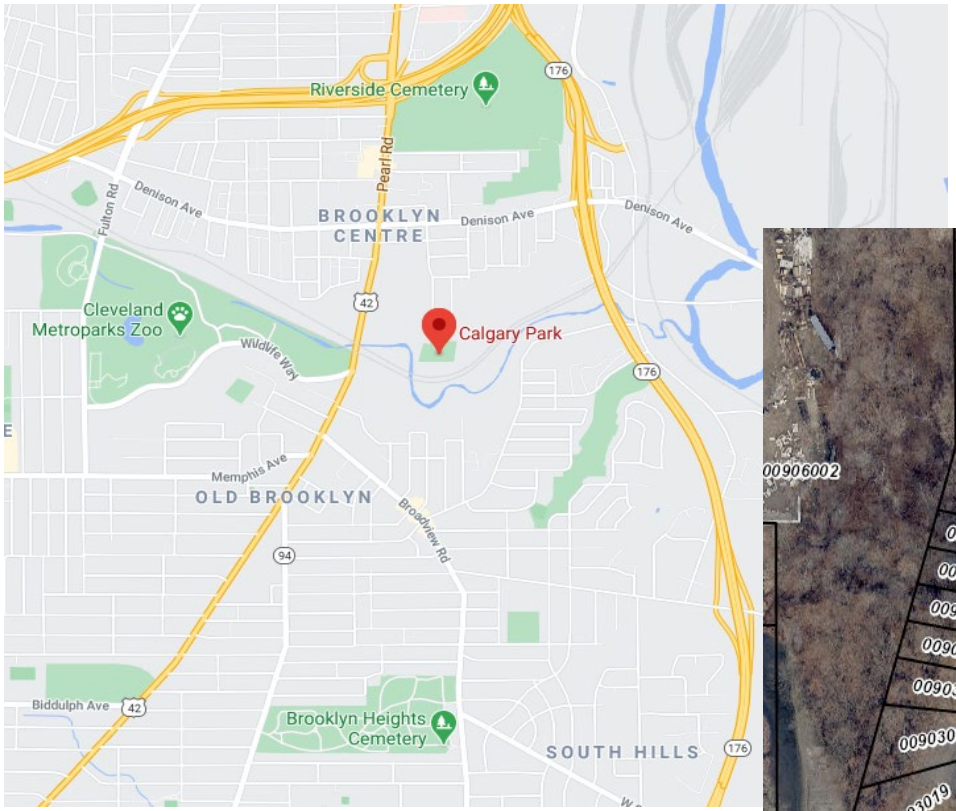
- Ward 6/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $72.25





Calgary Park

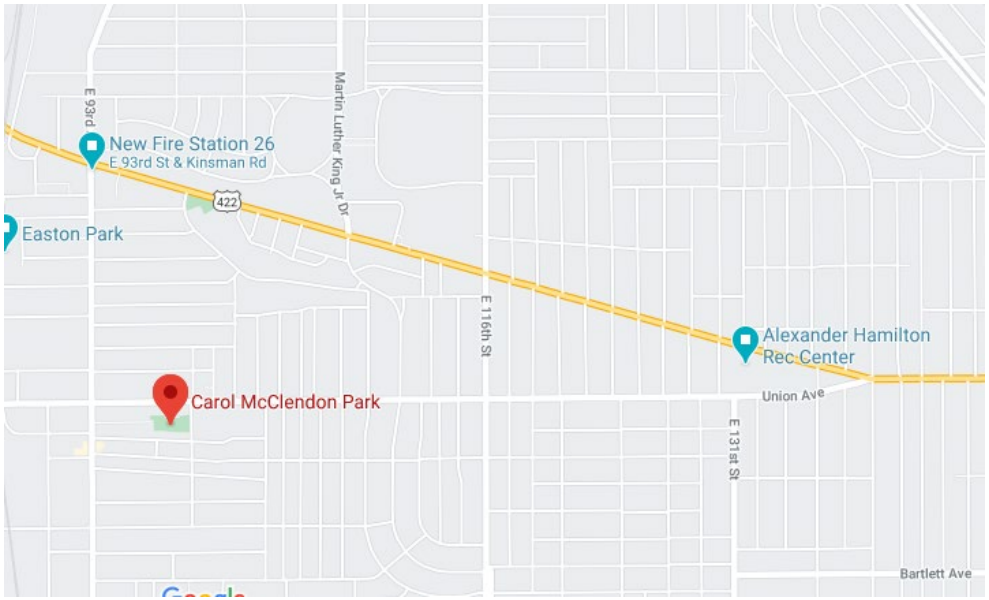
- Ward 14/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $72.25





Carol McClendon Park

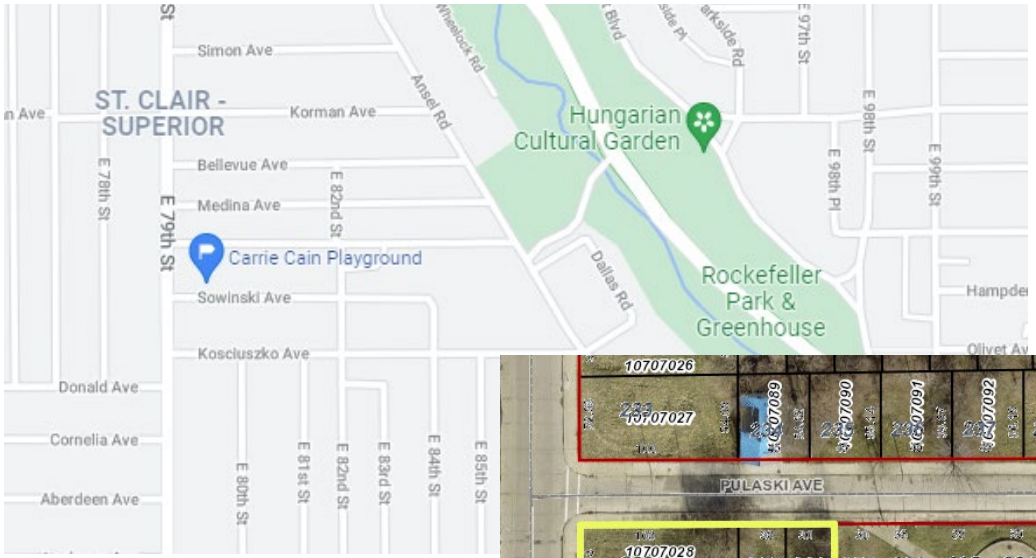
- Ward 3/Council District 8
- Three parcels to transfer
- Annual property taxes exempted: $216.74

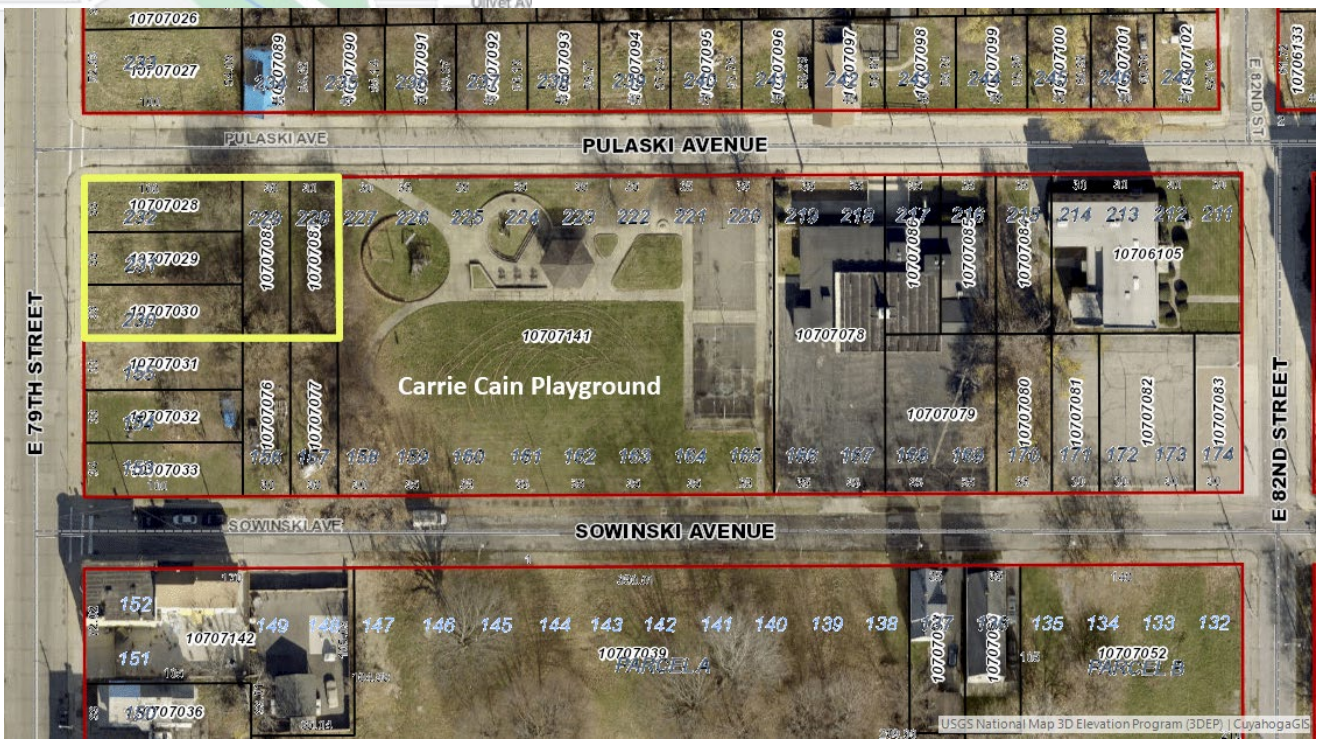




Carrie Cain Playground

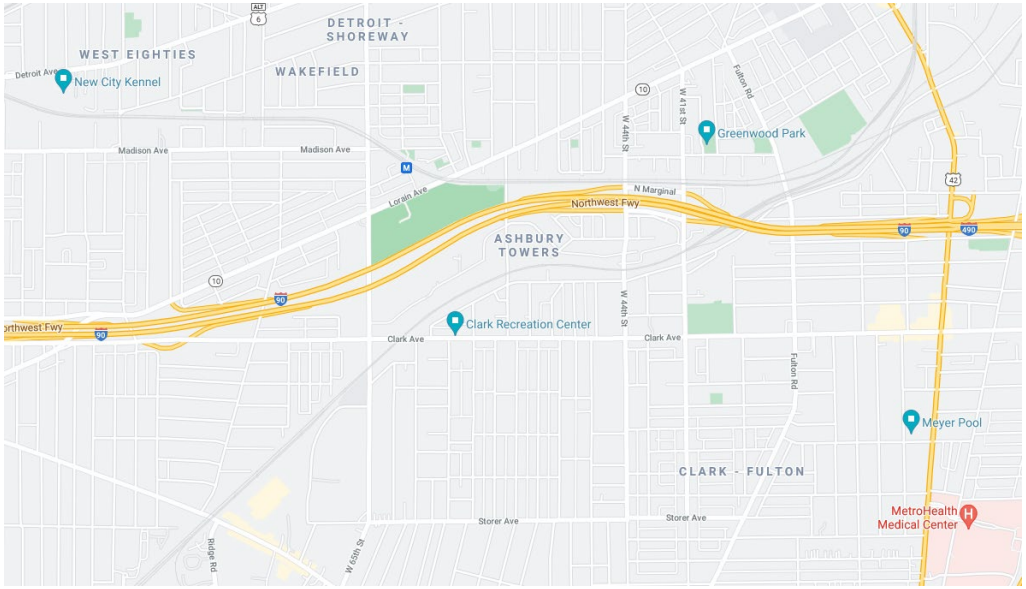
- Ward 8/Council District 7
- Five parcels to transfer
- Annual property taxes exempted: $361.23

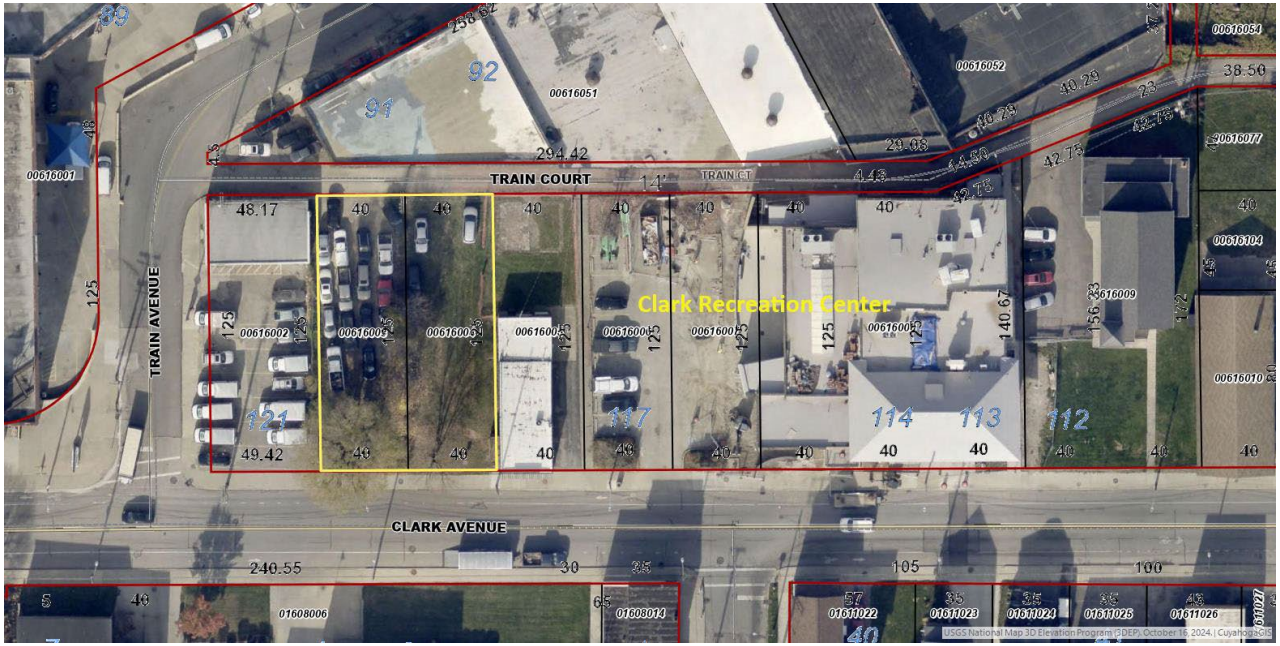




Clark Recreation Center

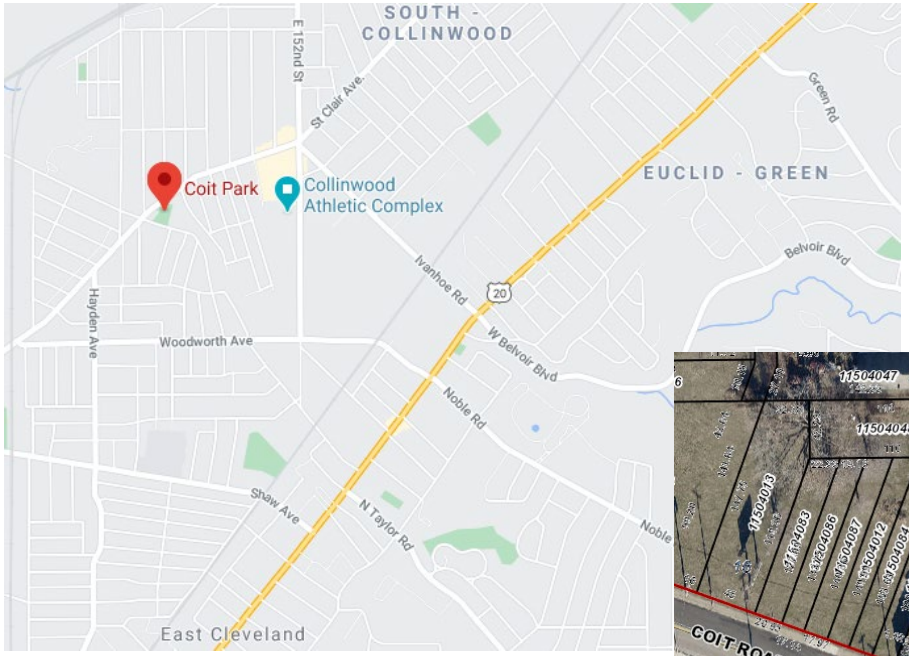
- Ward 14/Council District 3
- Two parcels to transfer
- Annual property taxes exempted: $144.49

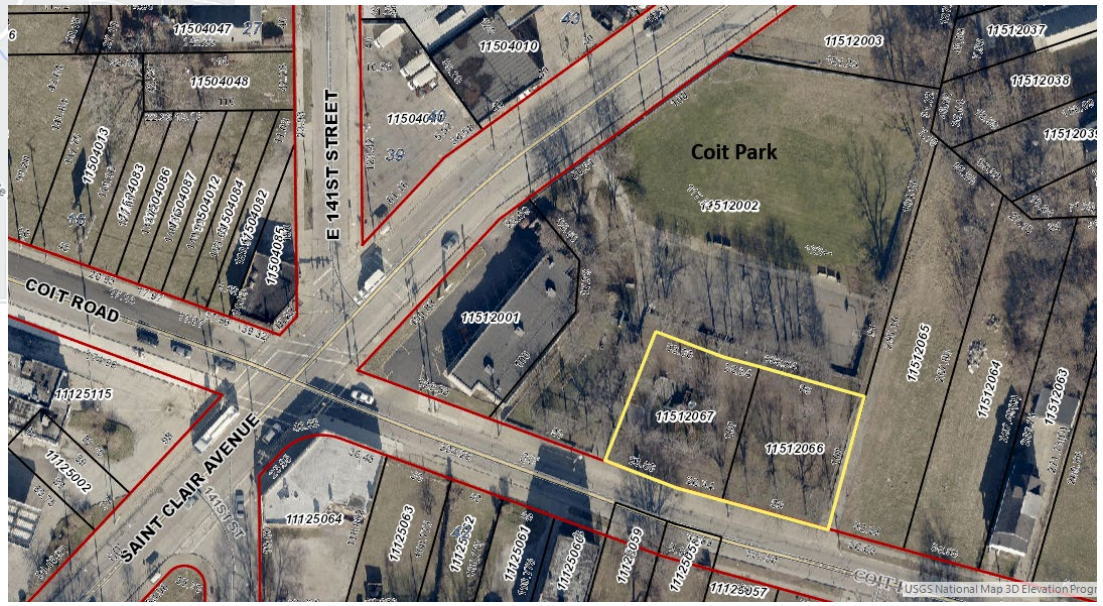




Coit Park

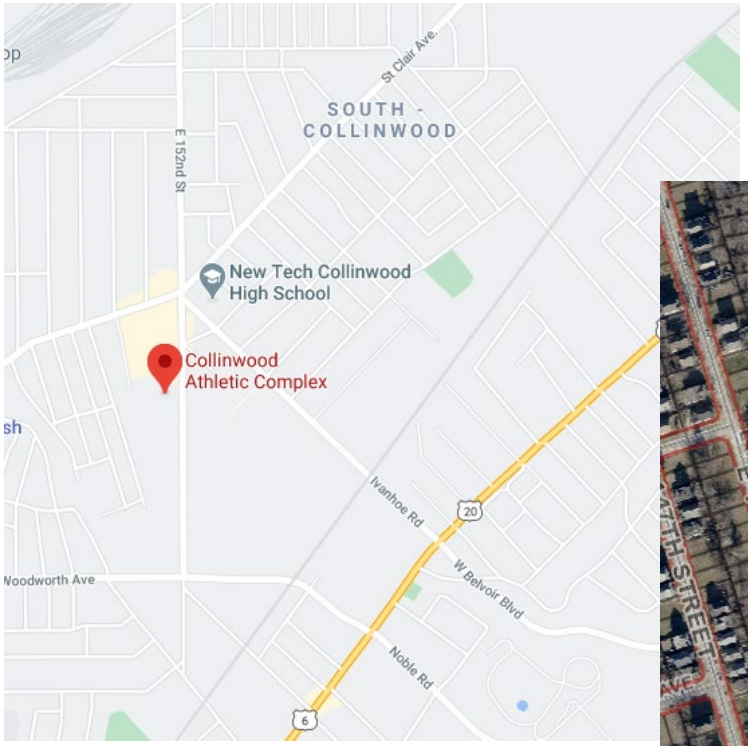
- Ward 9/Council District 10
- Two parcels to transfer
- Annual property taxes exempted: $8,766.98

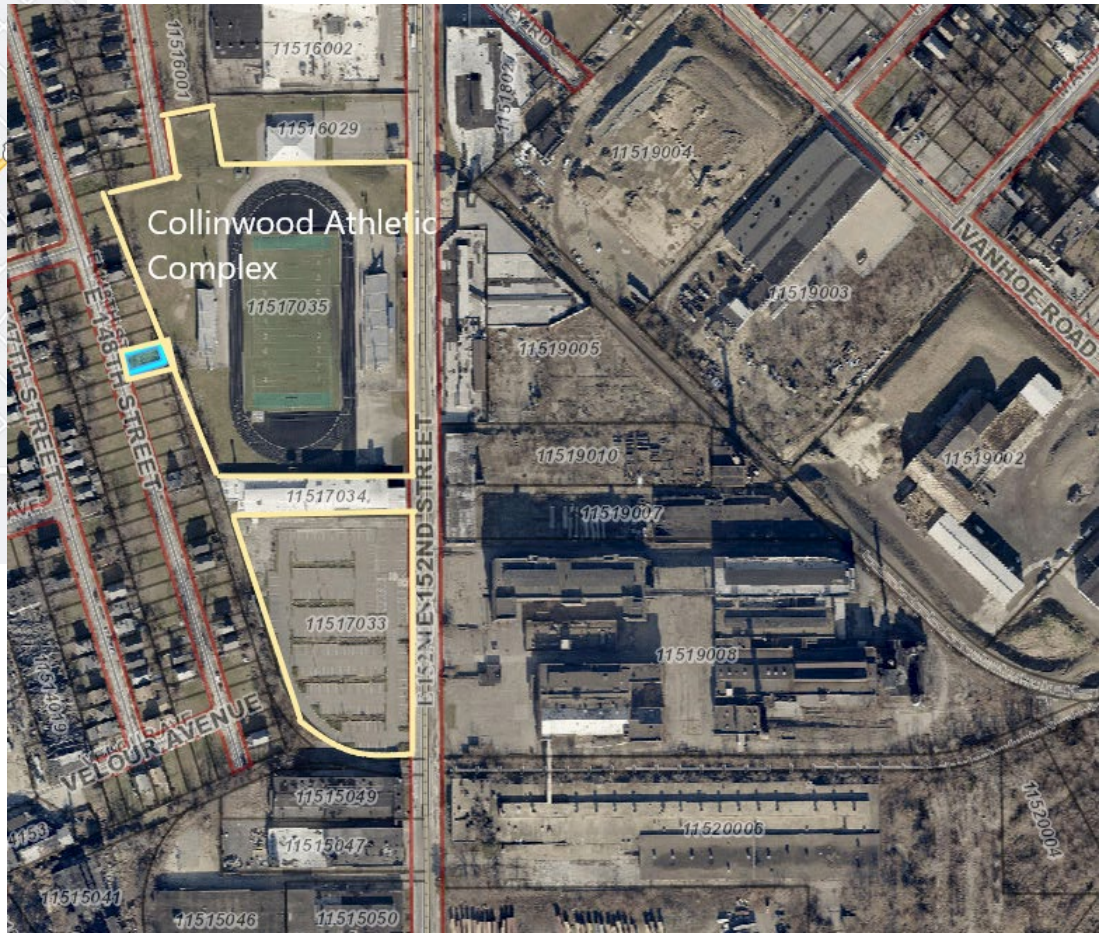




Collinwood Athletic Complex

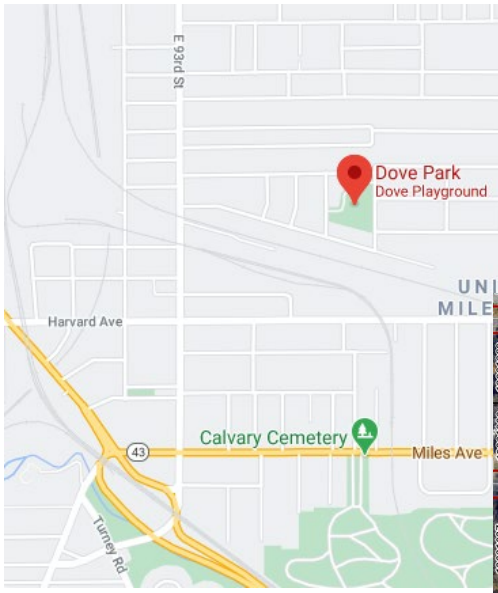
- Ward 9/Council District 10
- Two parcels to transfer
- Parcels contain stadium and parking lot
- Annual property taxes exempted: $64,031.07

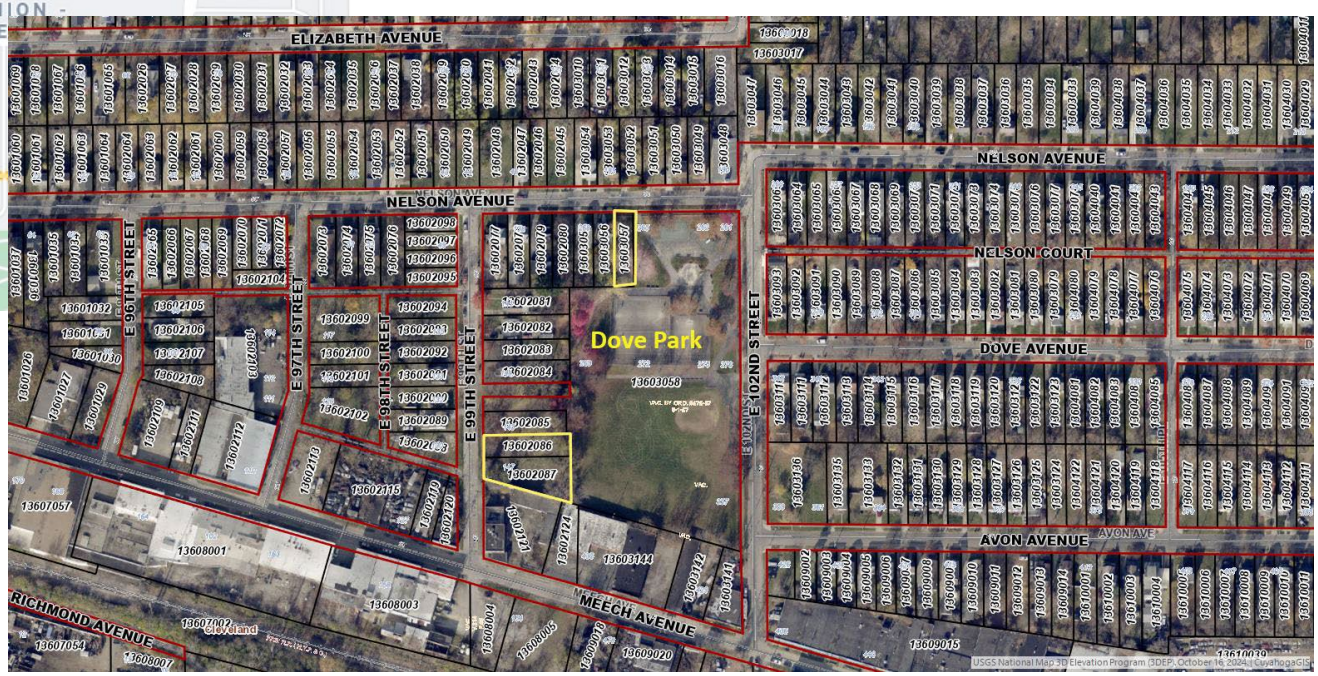




Dove Park

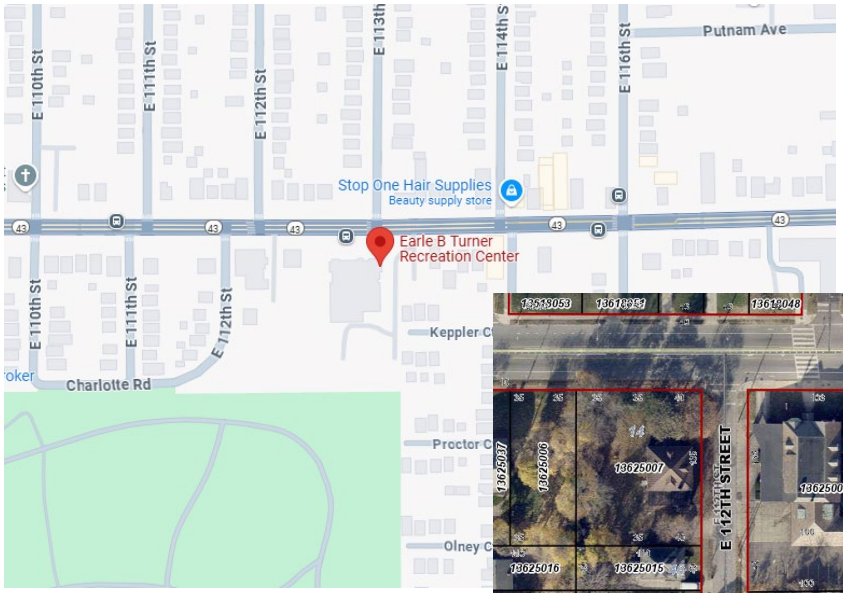
- Ward 2/Council District 8
- Three parcels to transfer
- Annual property taxes exempted: $216.74

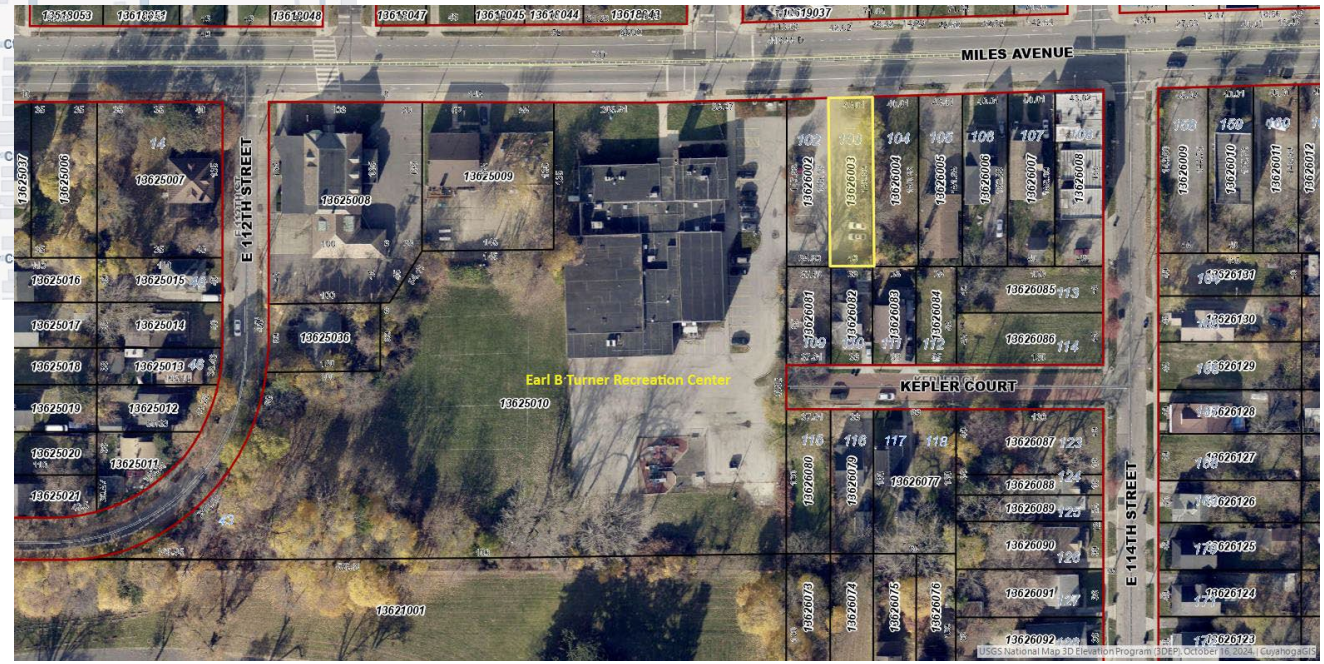




Earle B Turner Recreation Center

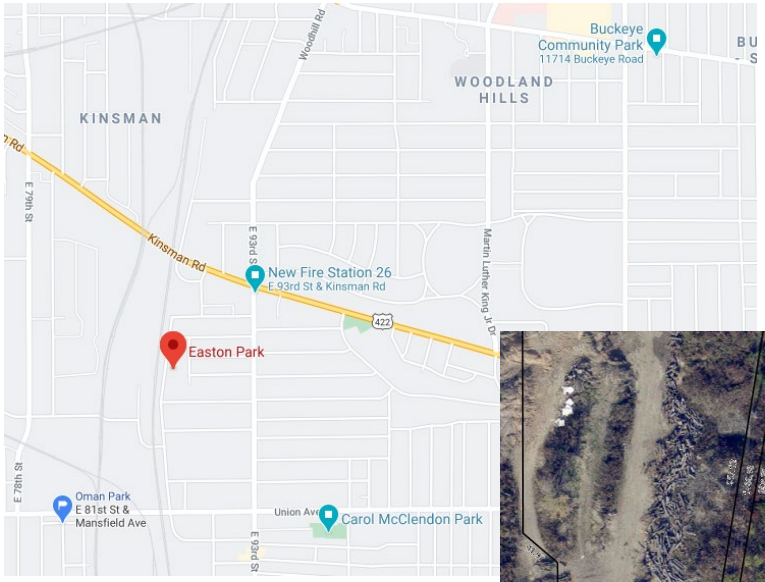
- Ward 2/Council District 8
- One parcel to transfer
- Annual property taxes exempted: $72.25





Easton Park

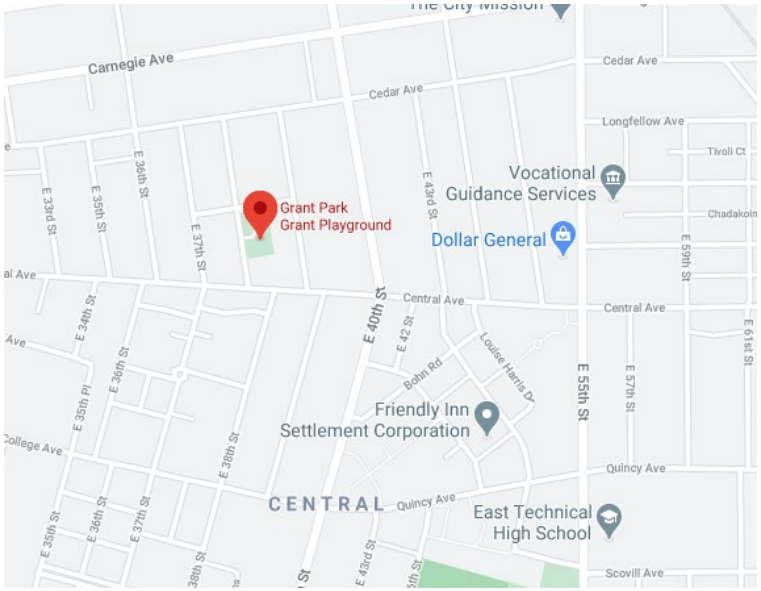
- Ward 6/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $72.25





Grant Park

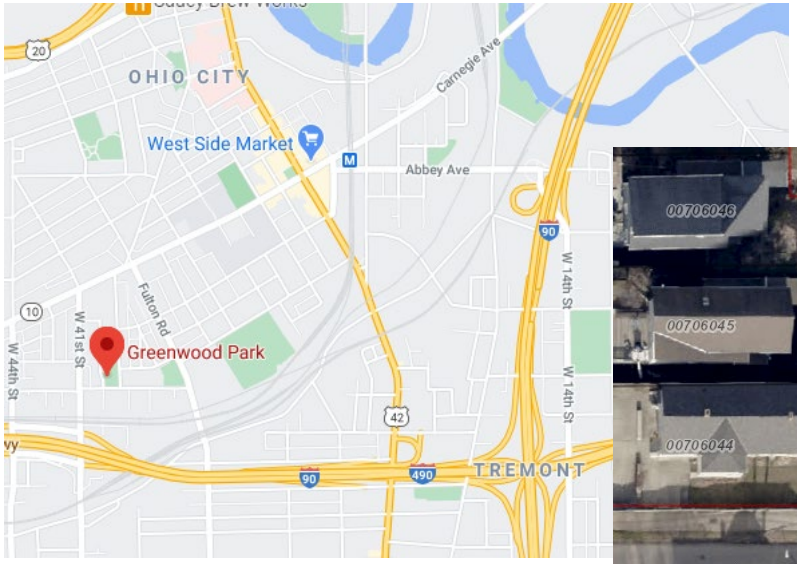
- Ward 5/Council District 8
- Three parcels to transfer
- Annual property taxes exempted: $3,456.94





Greenwood Park

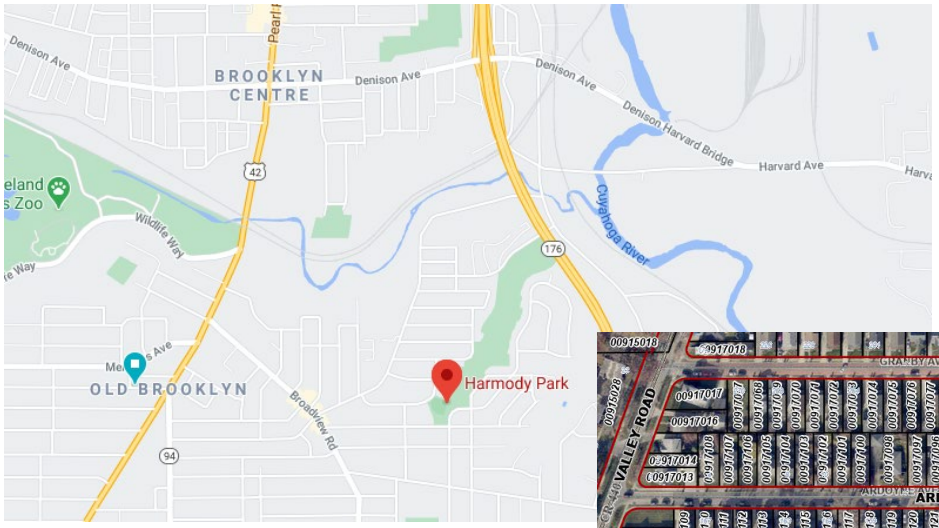
- Ward 7/Council District 10
- Two parcels to transfer
- Annual property taxes exempted: $144.49





Harmody Park

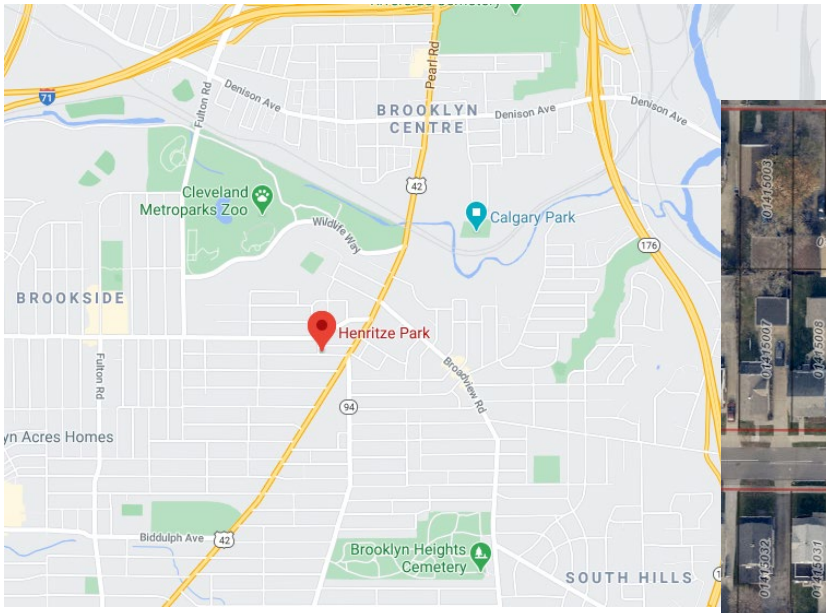
- Ward 4/Council District 7
- Eight parcels to transfer
- Annual property taxes exempted: $433.47





Henritze Park

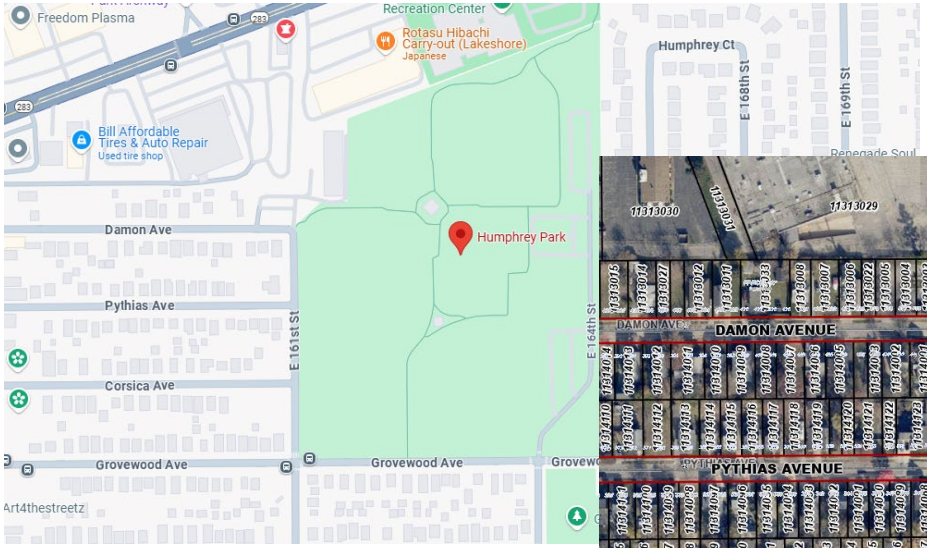
- Ward 11/Council District 3
- Two parcels to transfer
- Annual property taxes exempted: $144.49

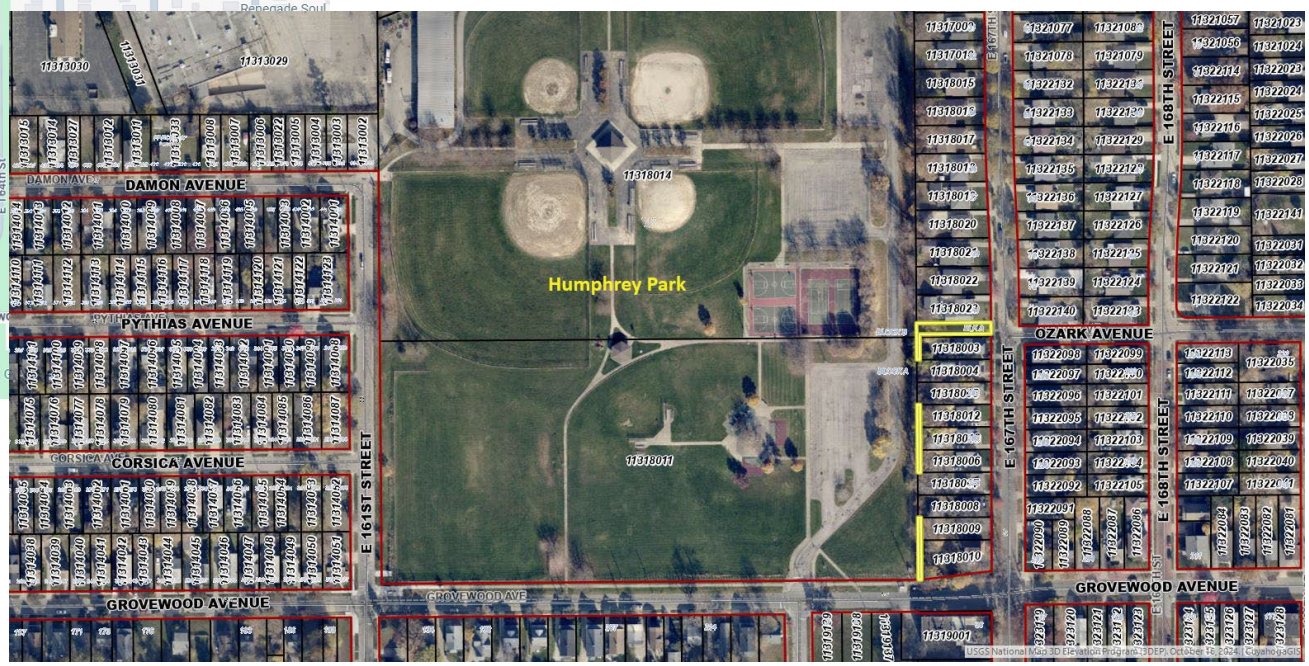




Humphrey Park

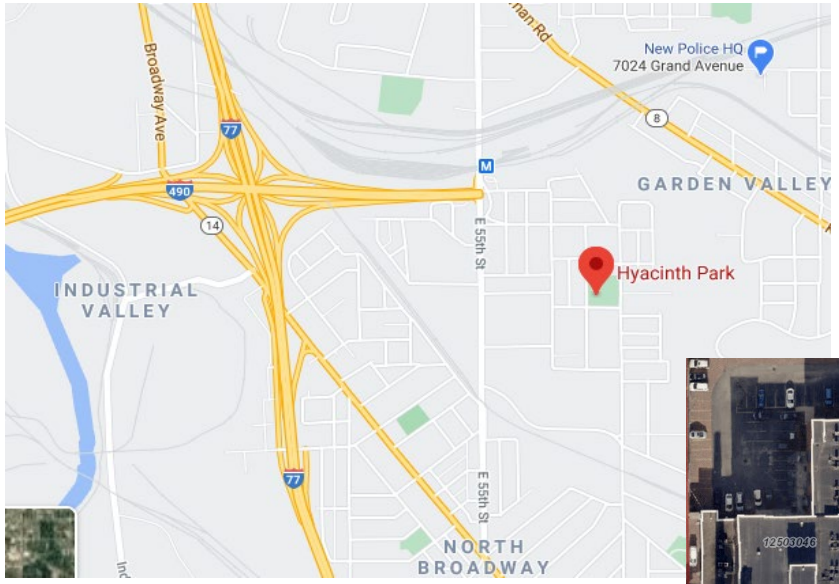
- Ward 10/Council District 10
- One parcel to transfer
- Annual property taxes exempted: $72.25

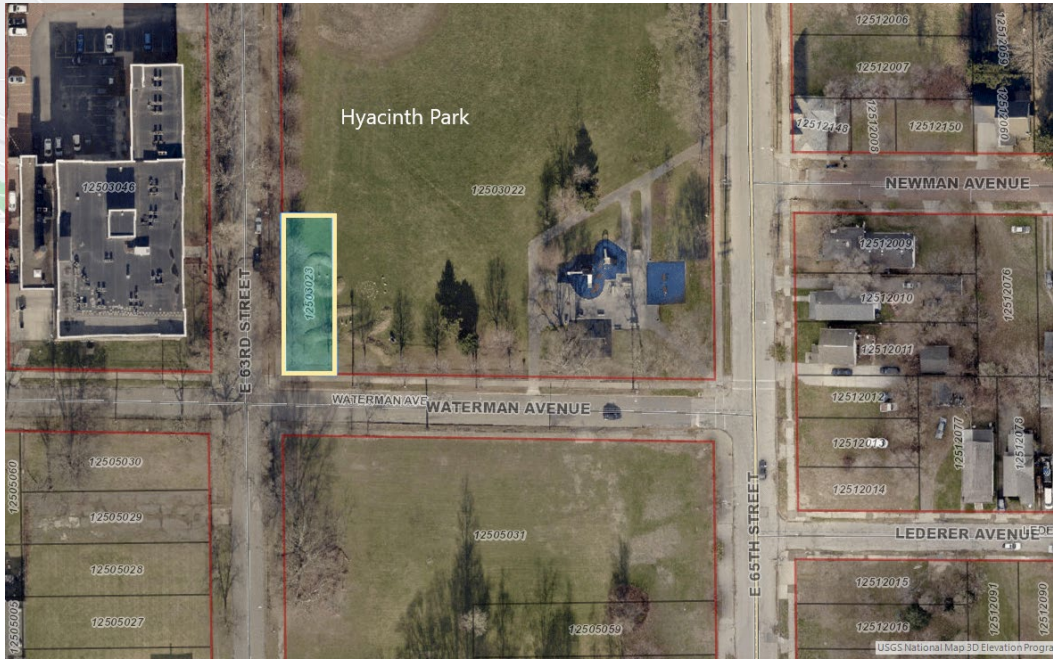




Hyacinth Park

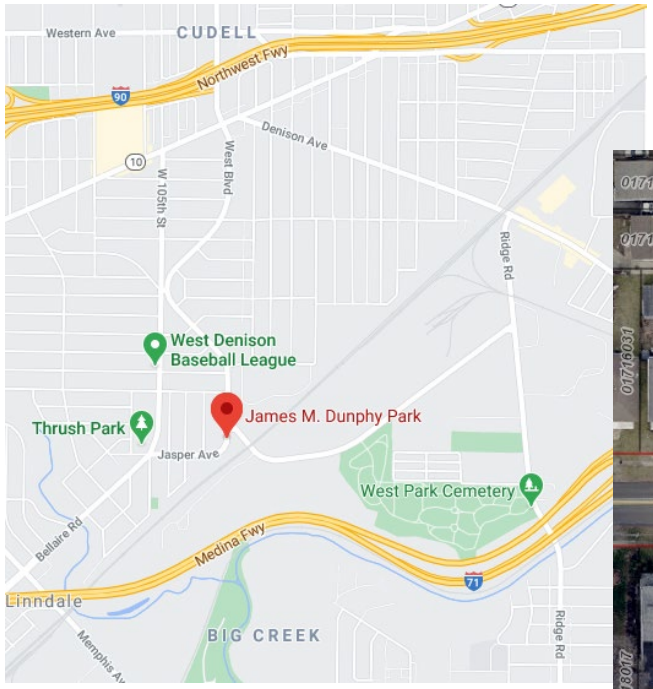
- Ward 3/Council District 8
- One parcel to transfer
- Annual property taxes exempted: $72.25

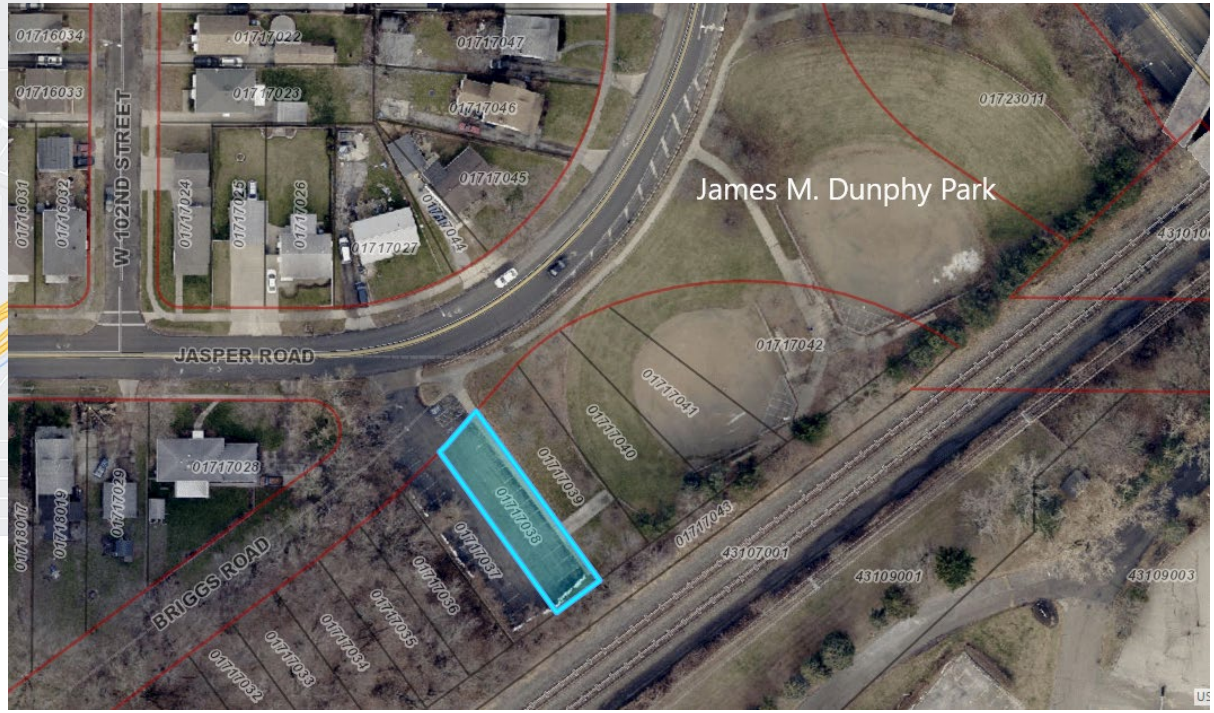




James M. Dunphy Park

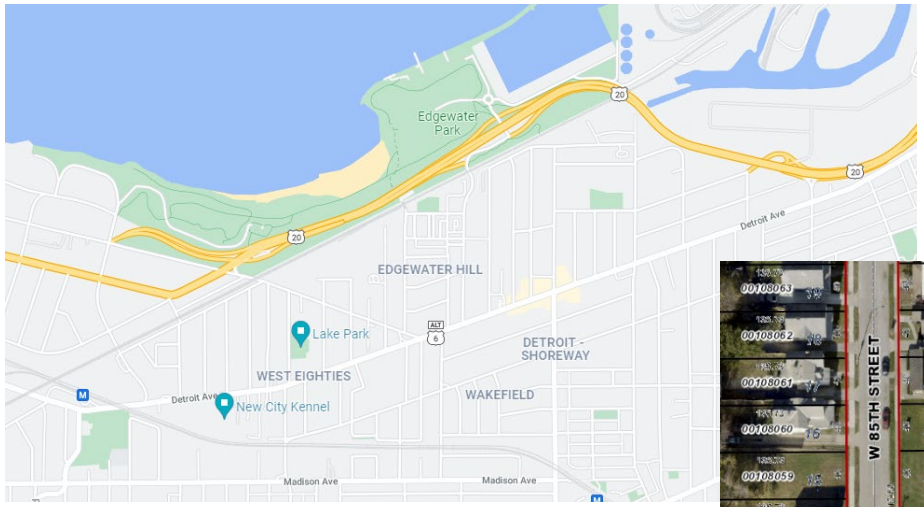
- Ward 12/Council District 8
- One parcel to transfer
- Annual property taxes exempted: $285.37





Lake Pool Park

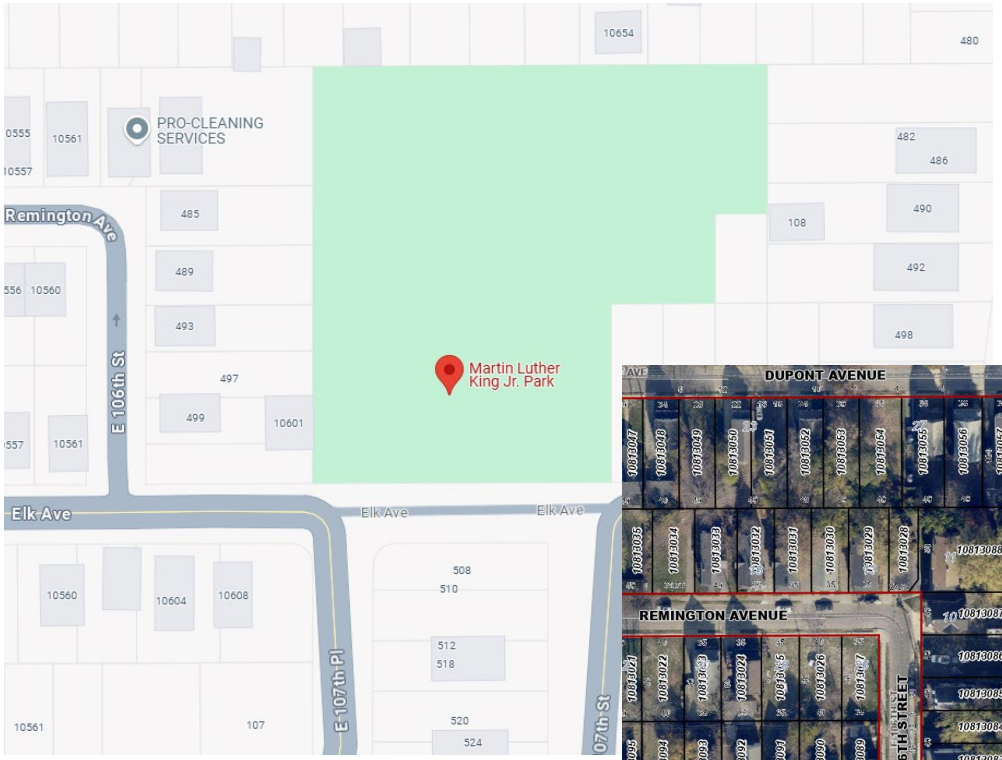
- Ward 11/Council District 3
- Two parcels to transfer
- Annual property taxes exempted: $144.49

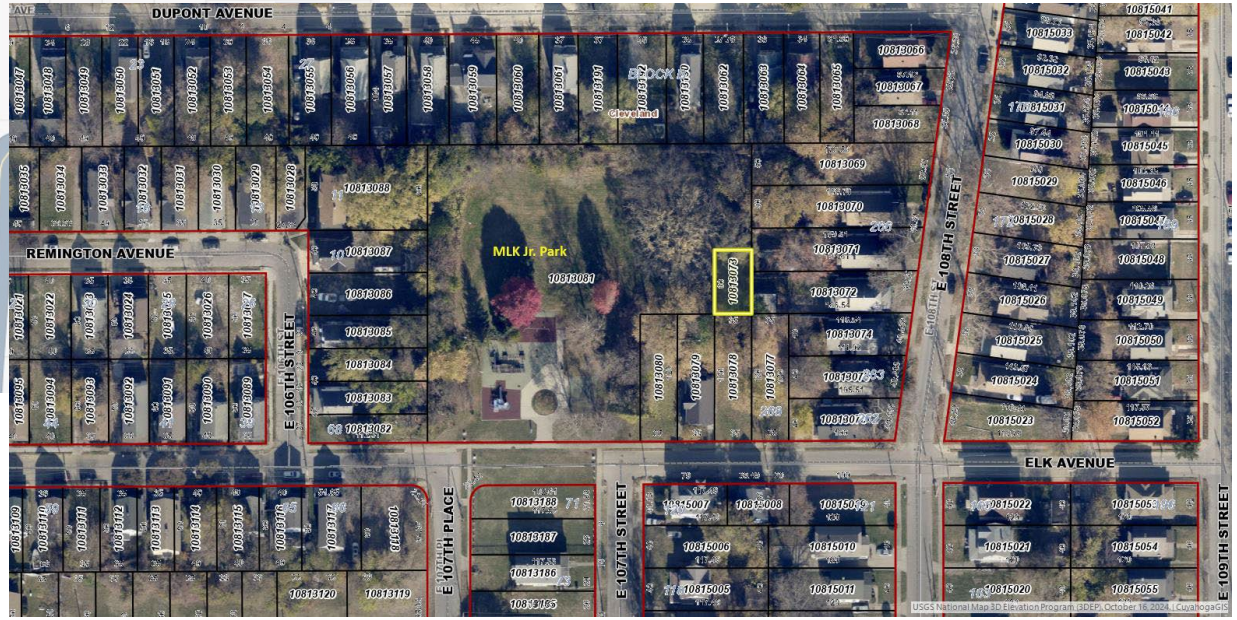




MLK Jr. Park

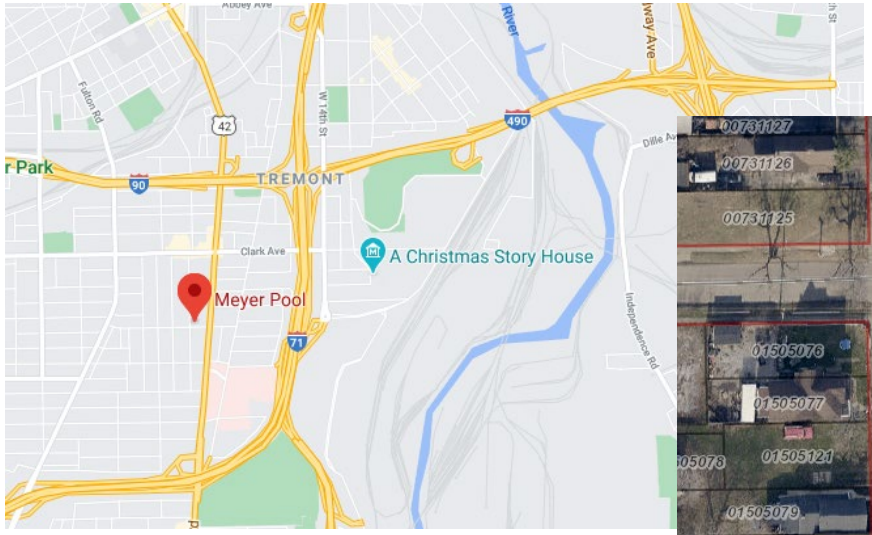
- Ward 9/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $72.25

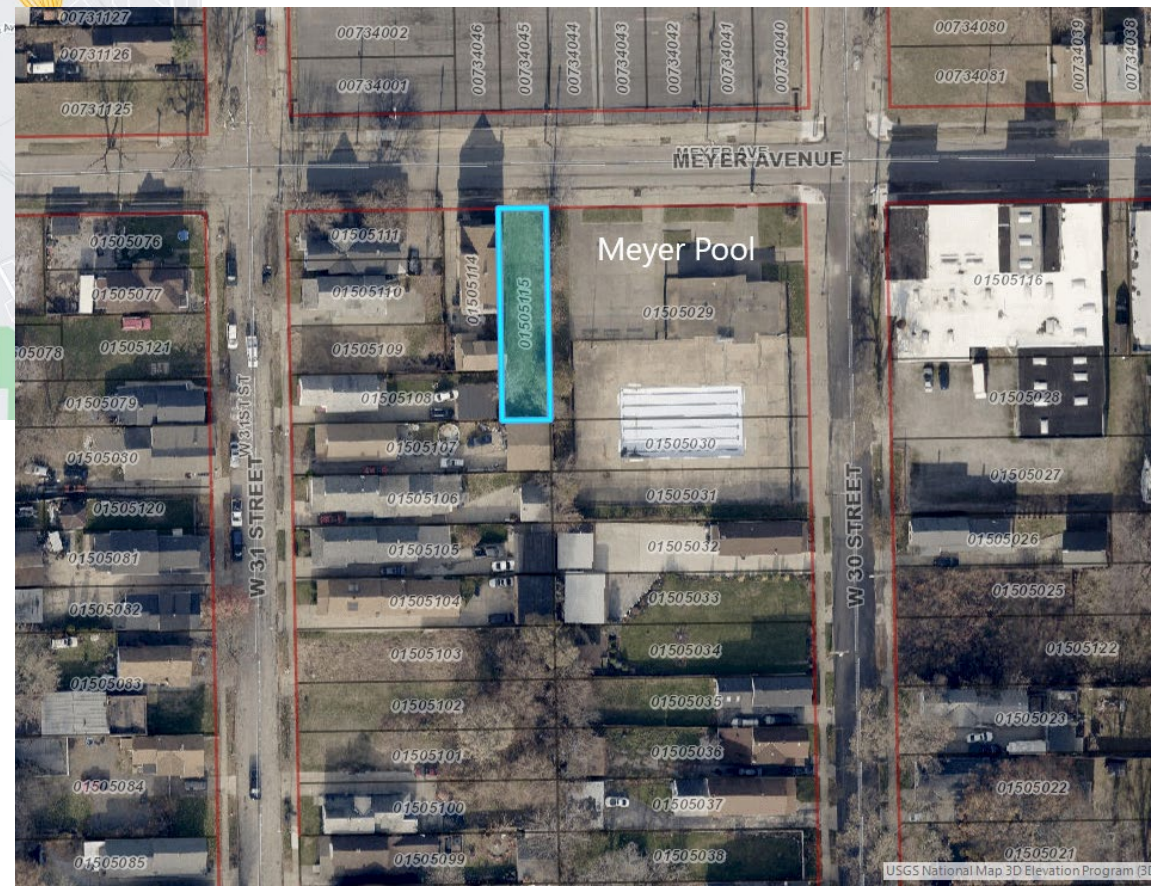




Meyer Pool

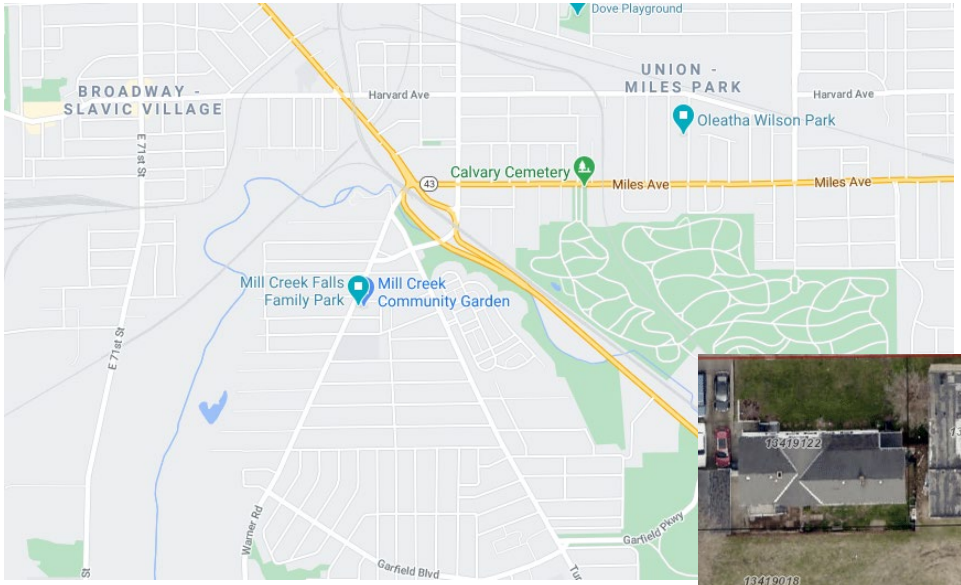
- Ward 14/Council District 3
- One parcel to transfer
- Annual property taxes exempted: $72.25





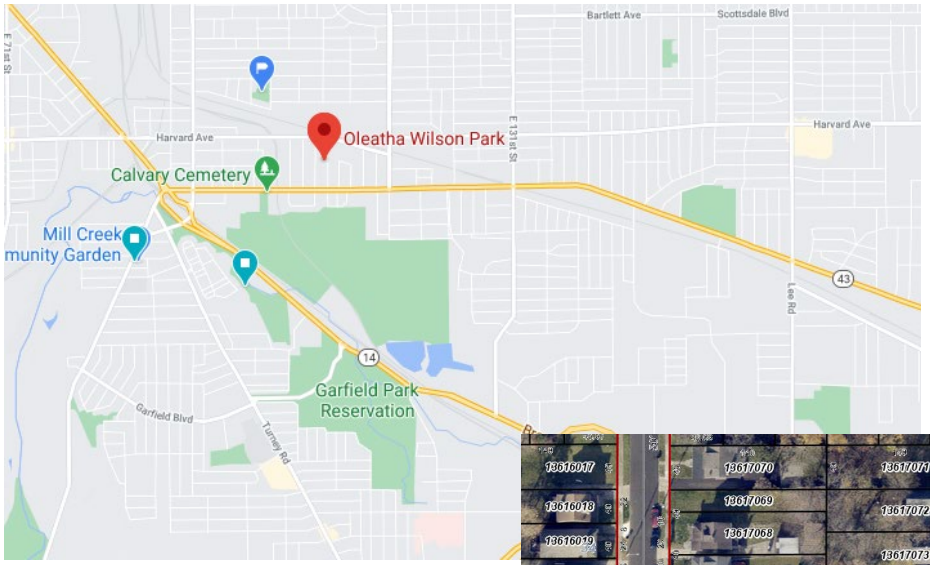
Mill Creek Falls Family Park

- Ward 2/Council District 8
- Two parcels to transfer
- Annual property taxes exempted: $252.86

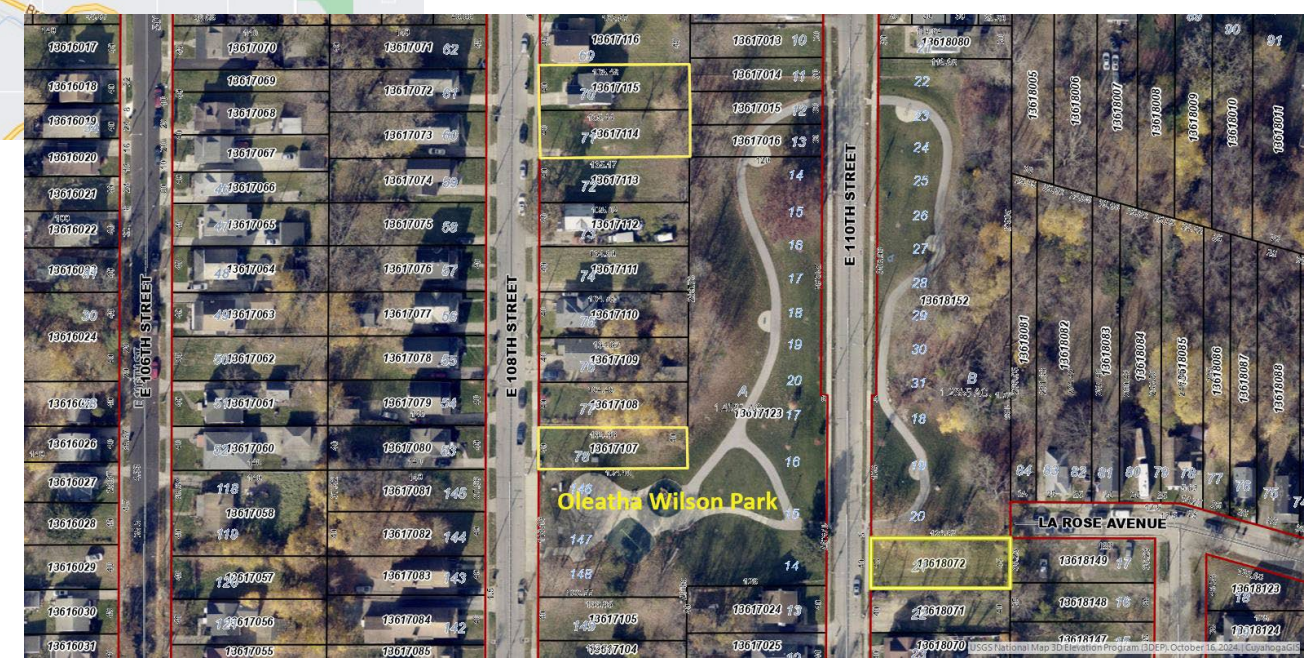




Oleatha Wilson Park

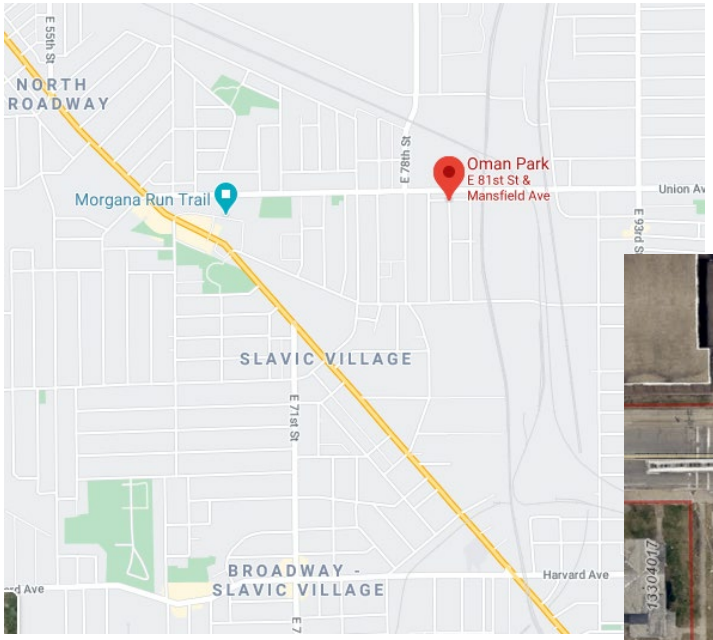


- Ward 2/Council District 8
- Four parcels to transfer
- Annual property taxes exempted: $288.98



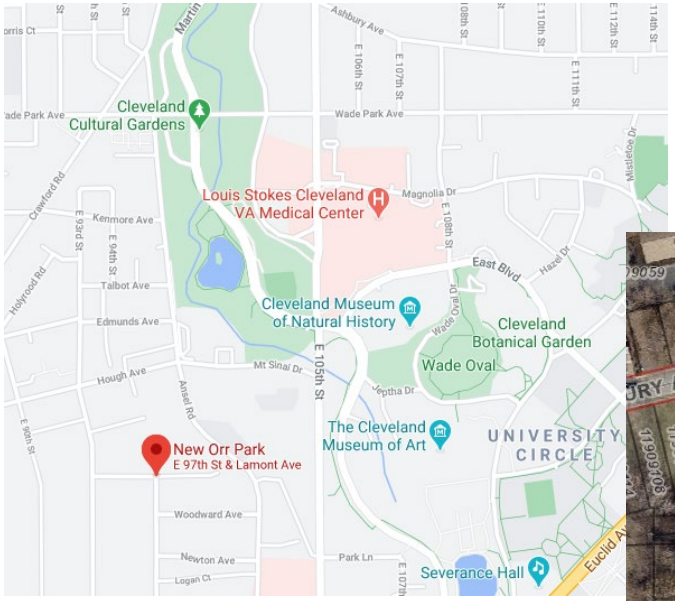
Oman Park

- Ward 3/Council District 8
- Two parcels to transfer
- Annual property taxes exempted: $144.49

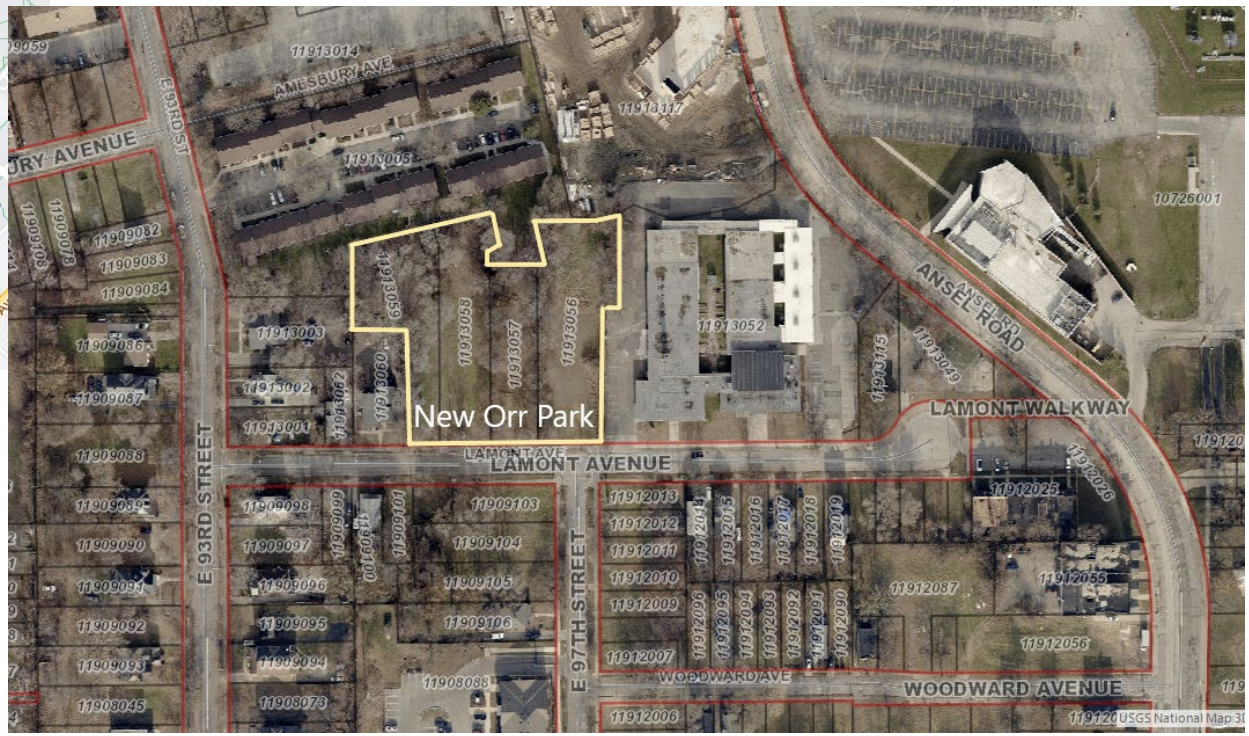




New Orr Park

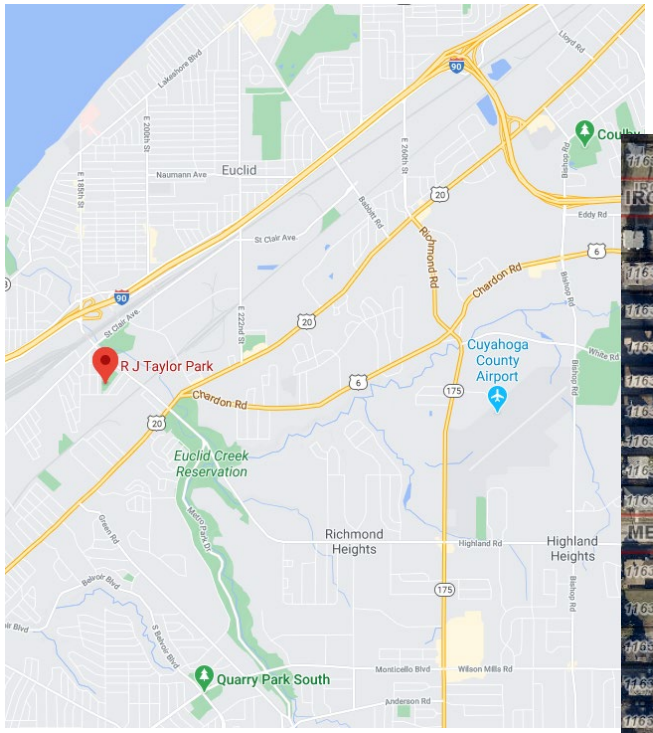


- Ward 6/Council District 7
- Four parcels to transfer
- Annual property taxes exempted: $1,379.89



R J Taylor Park

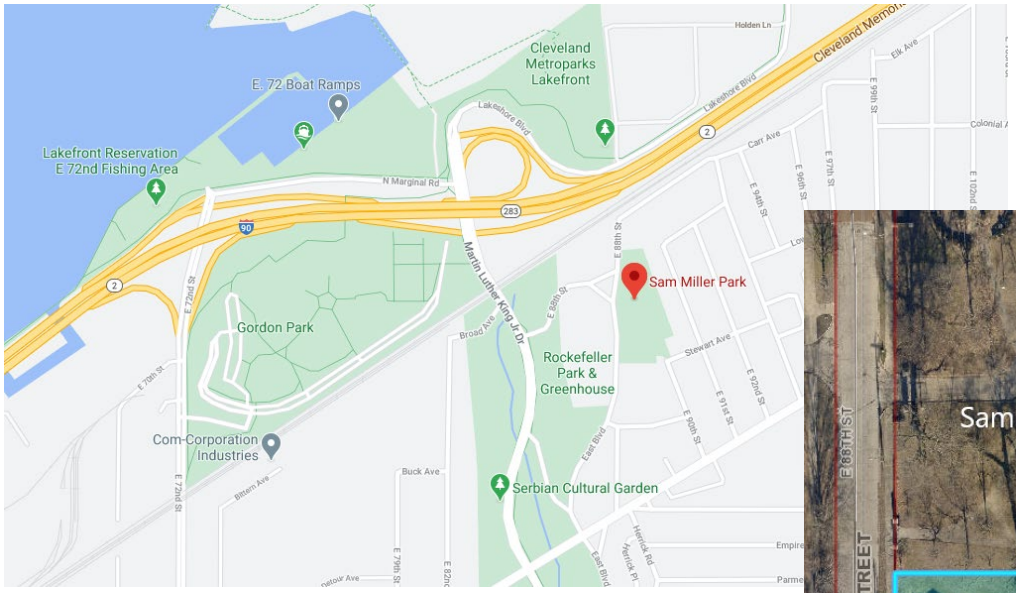
- Ward 10/Council District 10
- One parcel to transfer
- Annual property taxes exempted: $72.25

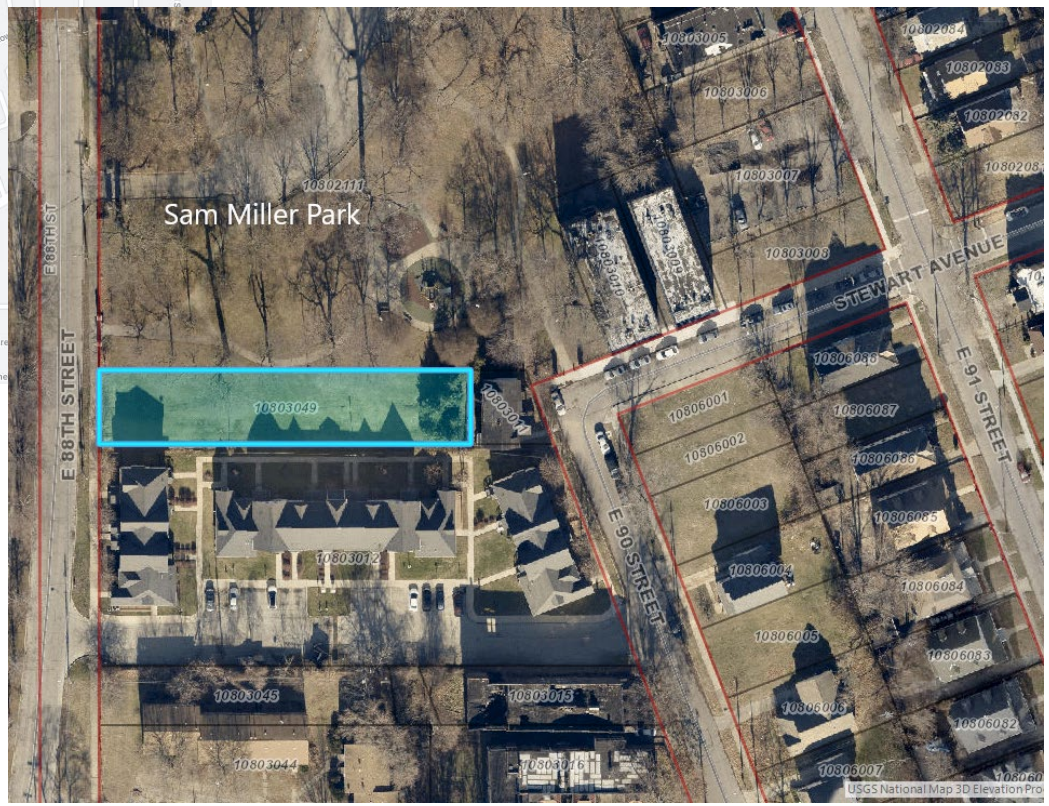




Sam Miller Park

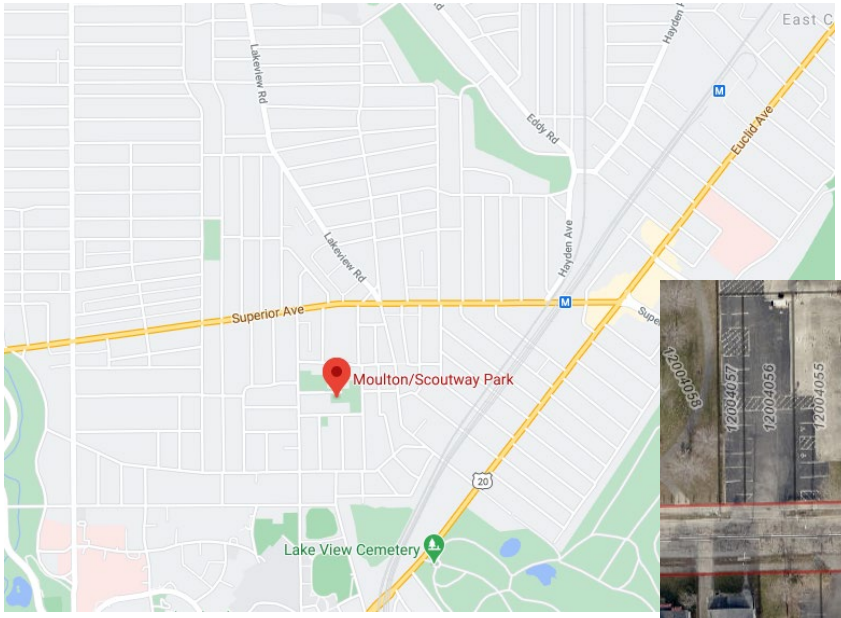
- Ward 8/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $180.61





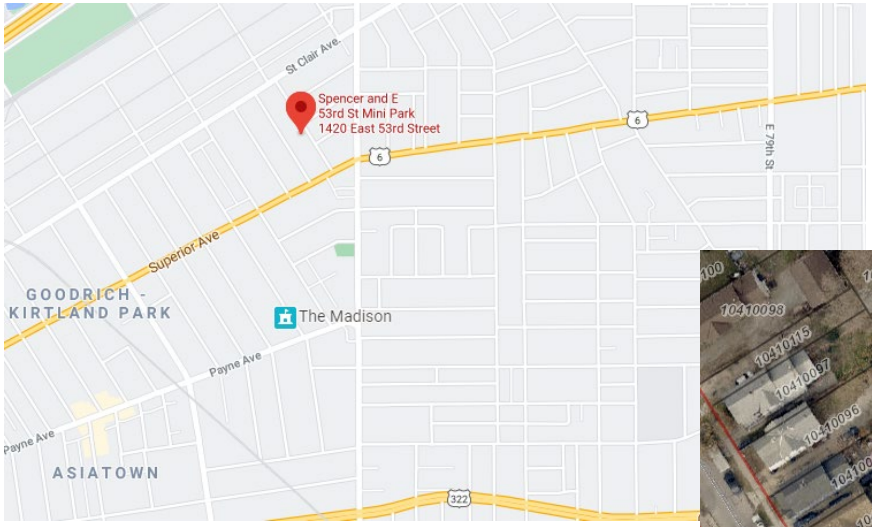
Shirley Chisholm Park (Formerly Moulton /Scoutway Park)

- Ward 9/Council District 7
- Three parcels to transfer
- Annual property taxes exempted: $216.74





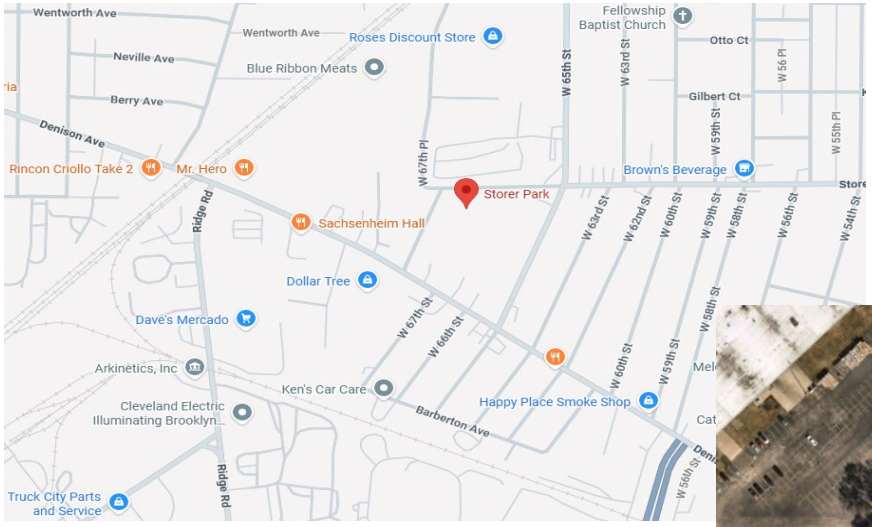
Spencer & East 53rd Street Mini-Park



- Ward 8/Council District 7
- Two parcels to transfer
- Annual property taxes exempted: $144.49



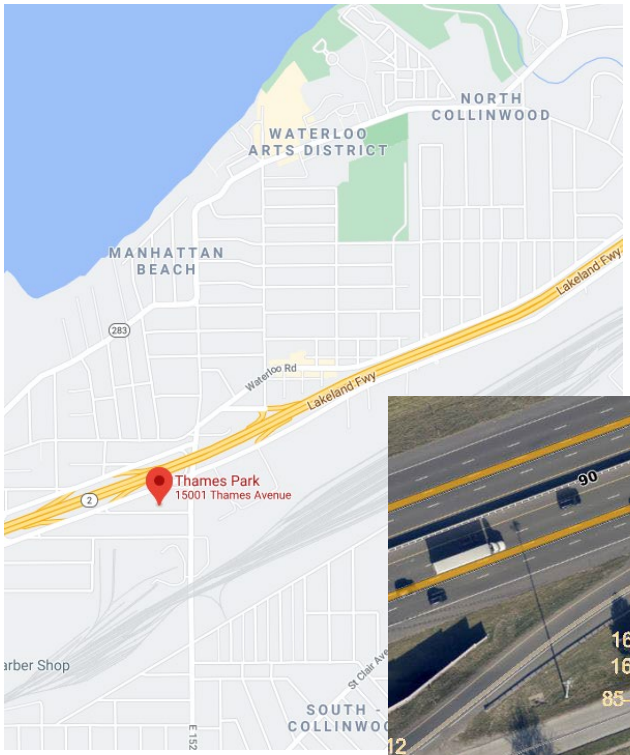
Storer Park



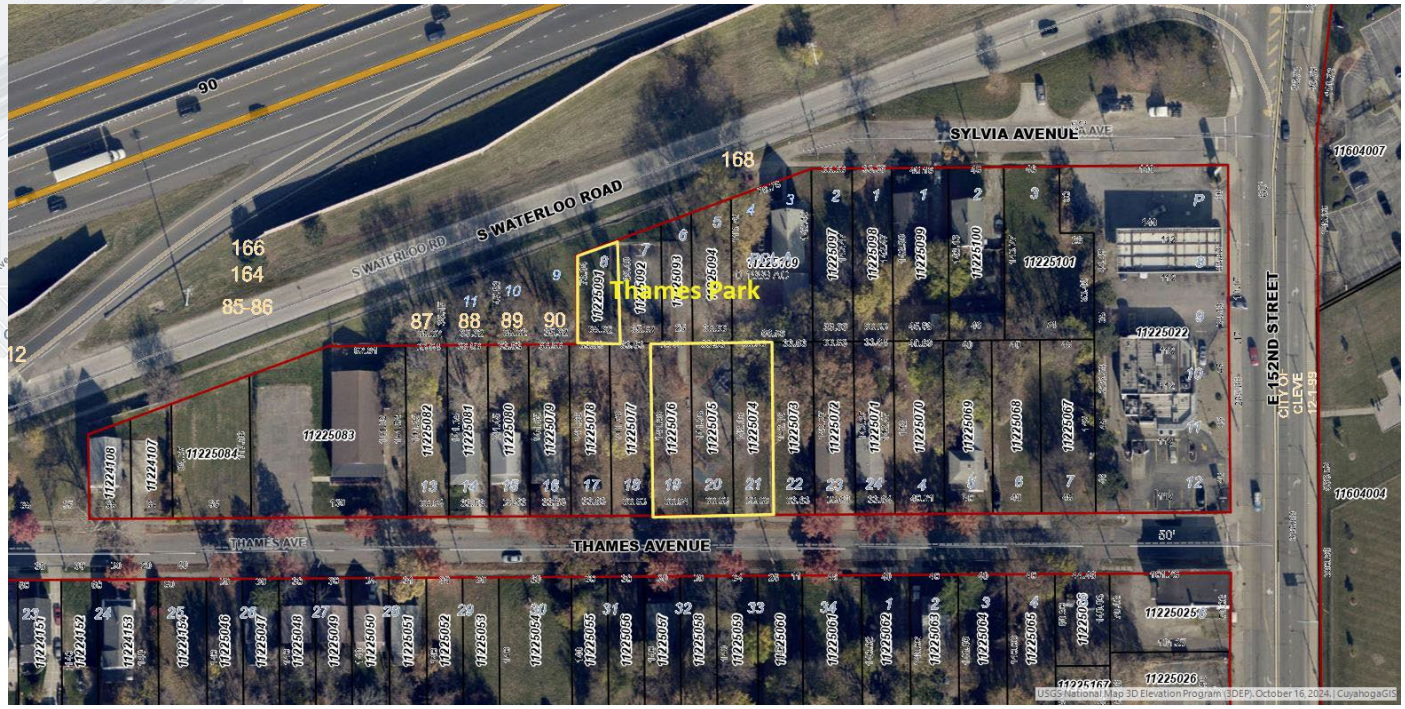
- Ward 14/Council District 3
- One parcel to transfer
- Annual property taxes exempted: $72.25



Thames Park

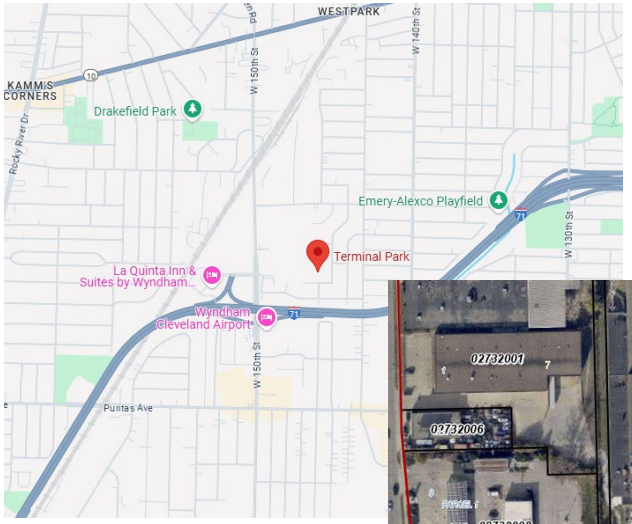


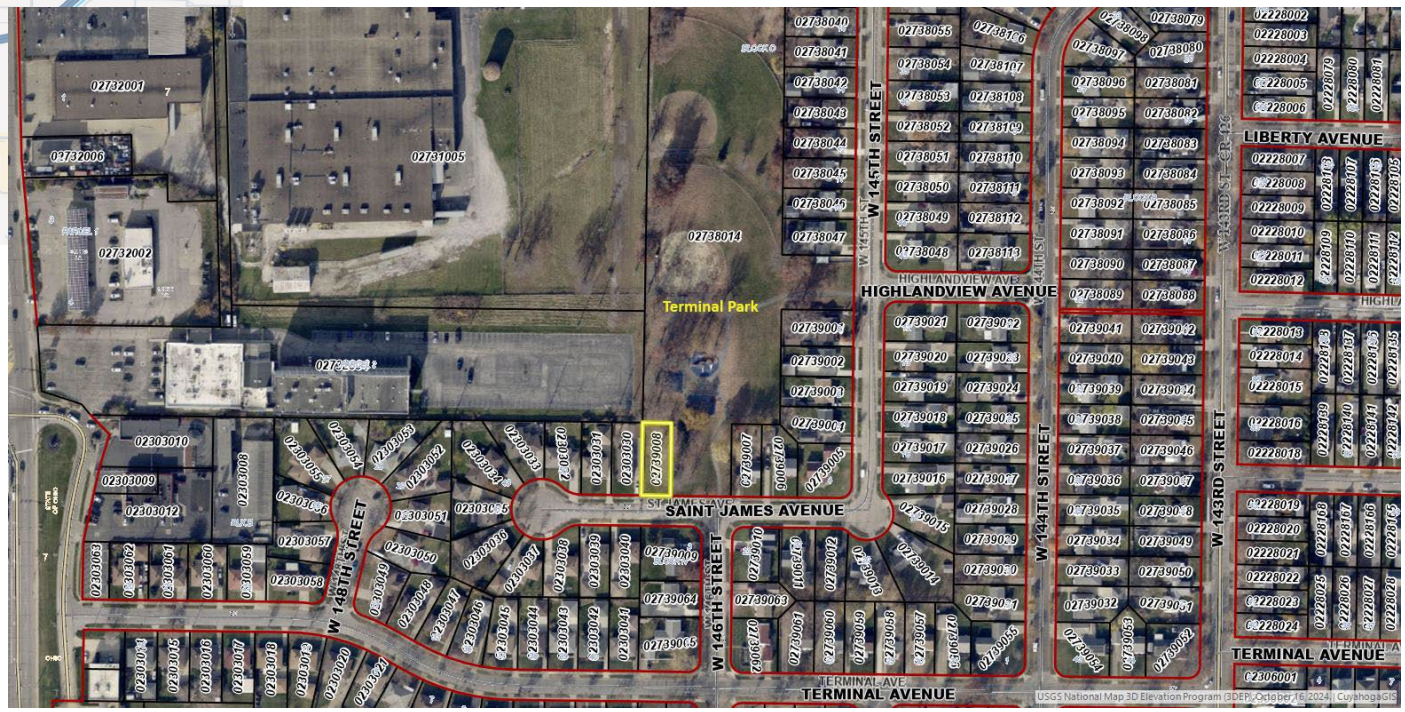
- Ward 9/Council District 10
- Four parcels to transfer
- Annual property taxes exempted: $288.98



Terminal Park

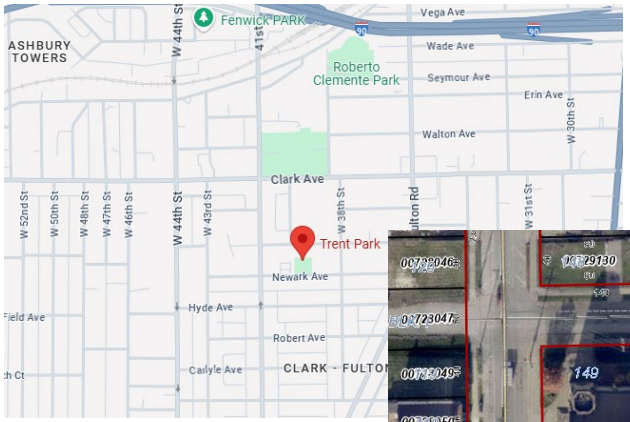
- Ward 13/Council District 3
- One parcel to transfer
- Annual property taxes exempted: $72.25

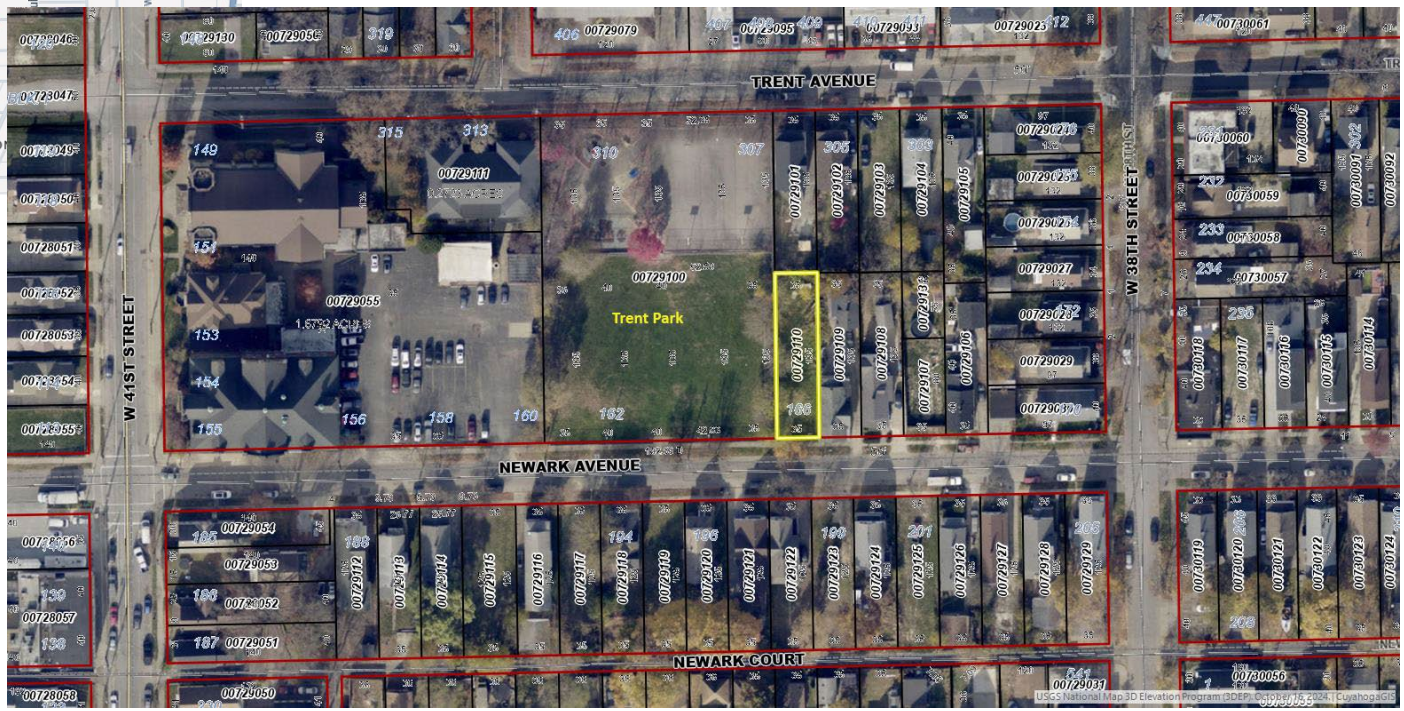




Trent Park

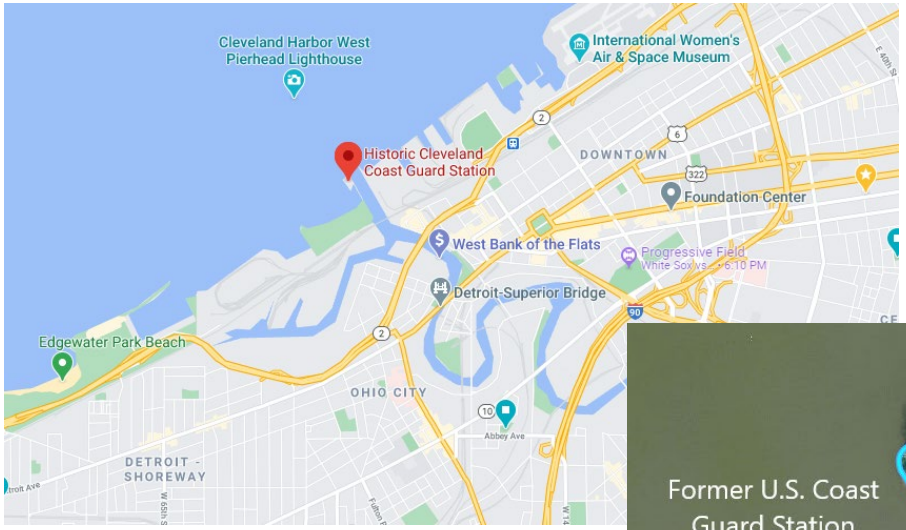
- Ward 14/Council District 3
- One parcel to transfer
- Annual property taxes exempted: $72.25

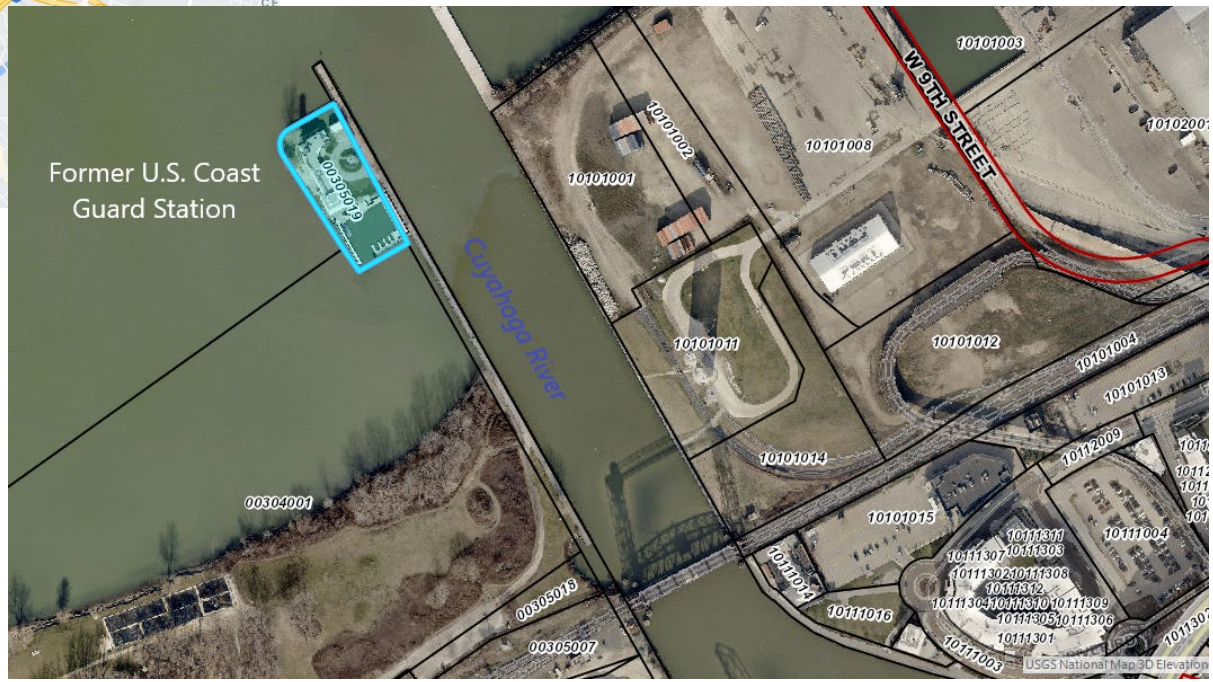




Former U.S. Coast Guard Station

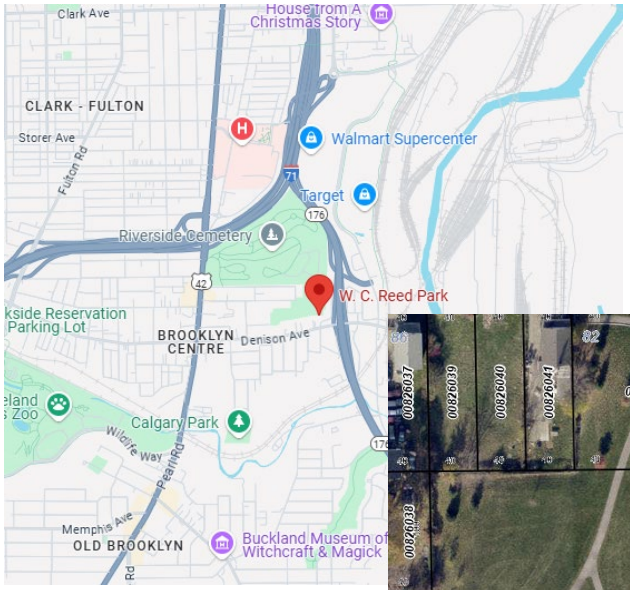
- Ward 7/Council District 3
- One parcel to transfer
- Annual property taxes exempted: $20,376.81





WC Reed Playfield

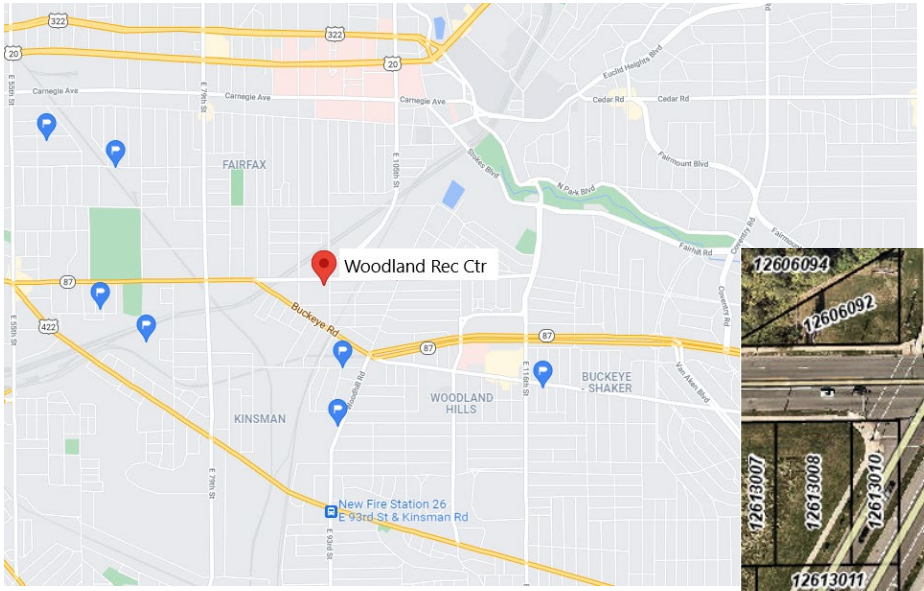
- Ward 14/Council District 7
- One parcel to transfer
- Annual property taxes exempted: $72.25





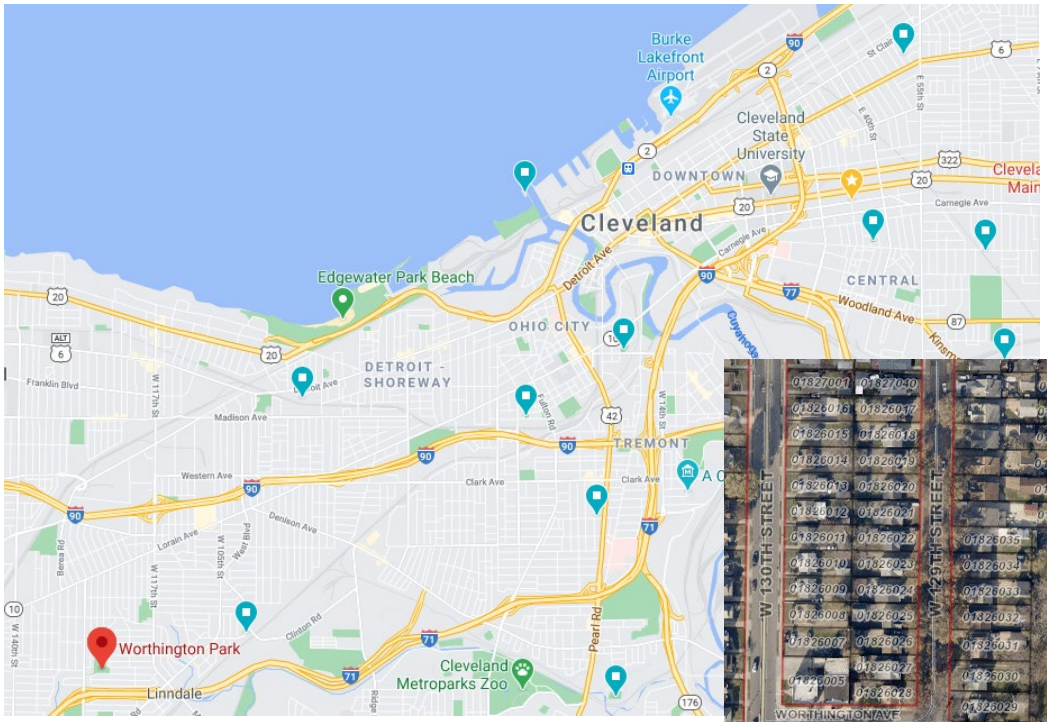
Woodland Recreation Center

- Ward 6/Council District 7
- Eight parcels to transfer
- Annual property taxes exempted: $711.62





Worthington Park

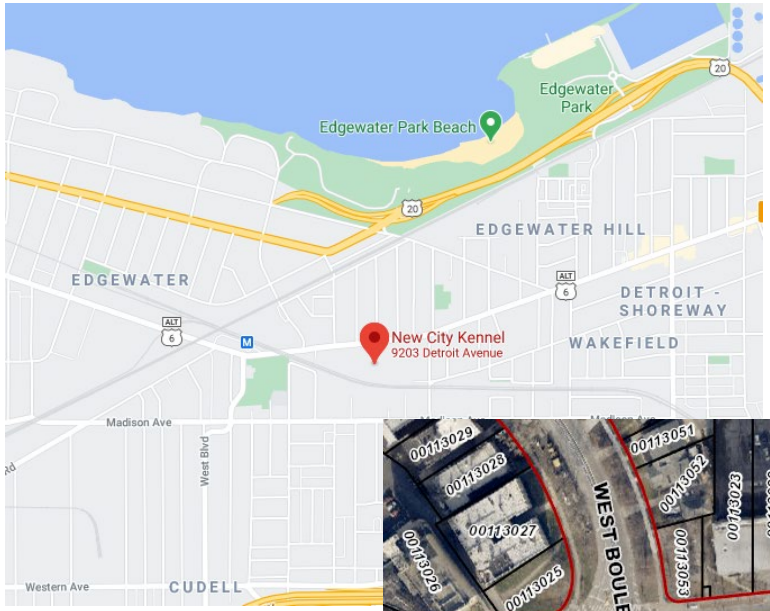




- Ward 12/Council District 3
- One parcel to transfer
- Annual property taxes exempted: $72.25

Land Bank Parcel Transfers for Non-Park Public Uses

City Kennel

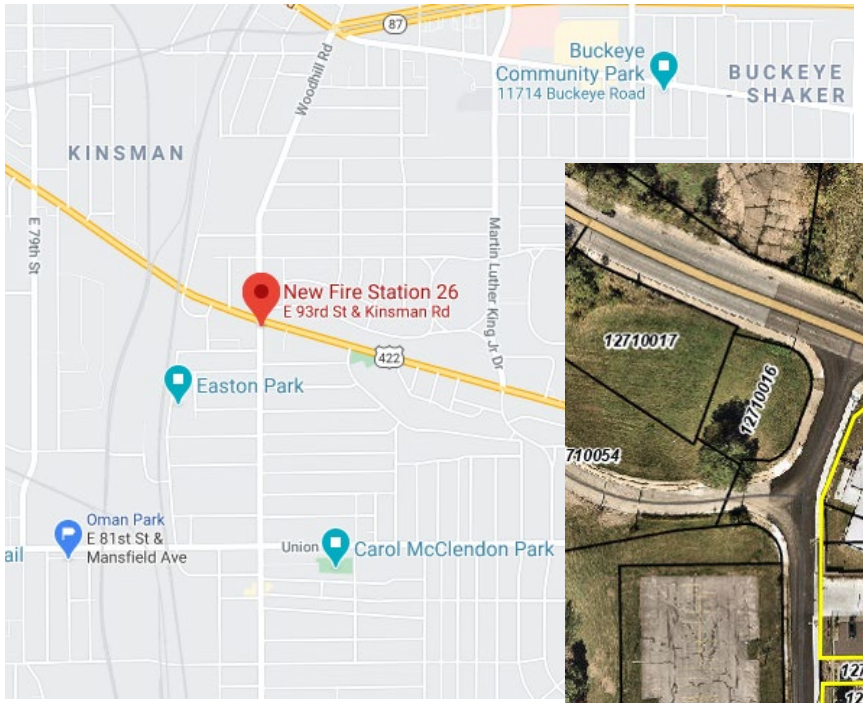


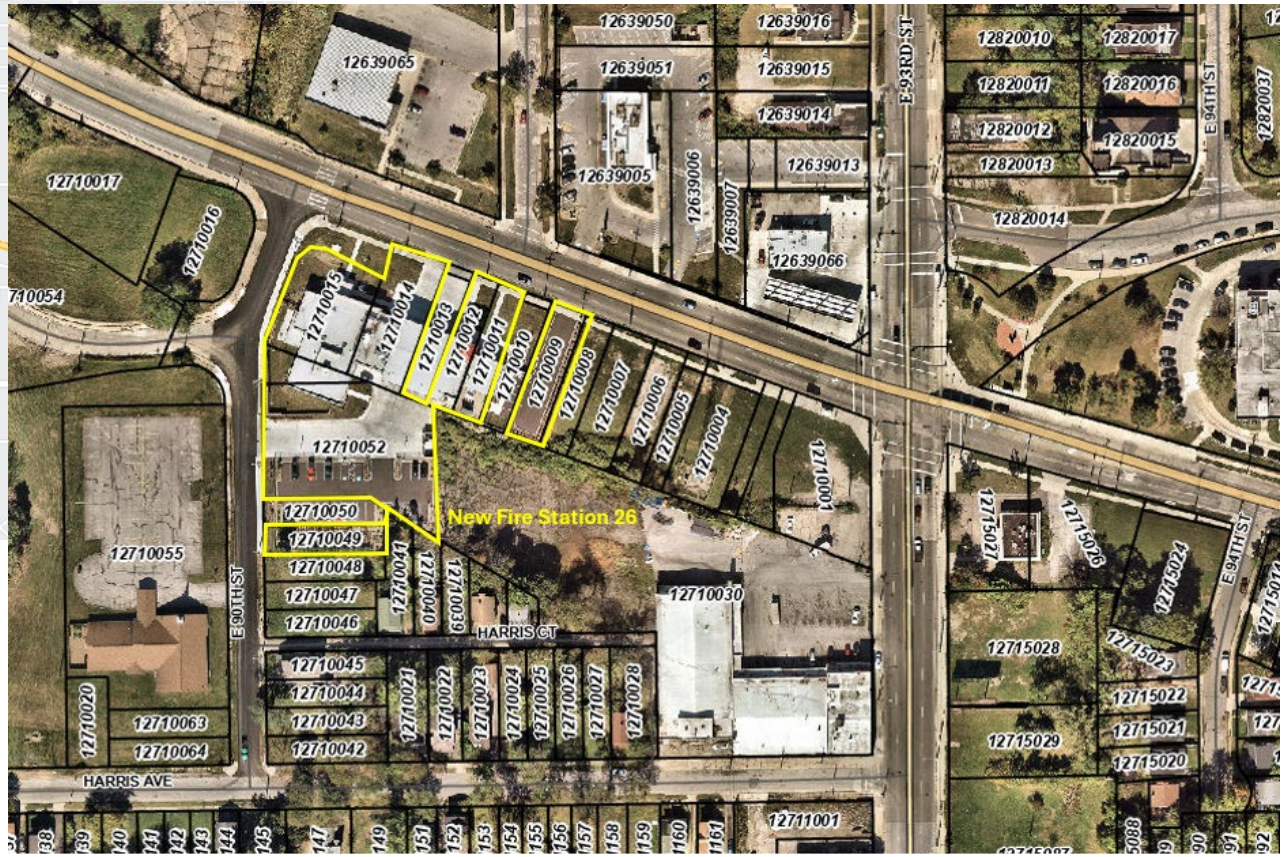
- Ward 11/Council District 3
- One parcel to transfer
- New Kennel opened in 2019
- Annual property taxes exempted: $58,851.07



New Fire Station 26

- Ward 6/Council District 7
- Eight parcels to transfer
- Annual property taxes exempted: $2,279.34





Kerruish Stormwater Control Facility Dam



- Ward 1/Council District 9
- 33 parcels to transfer
- Annual property taxes exempted: $2,456.34



Mandatory Legislative Referrals - Presentations

May 15, 2026

Res. No. 554-2026 (introduced by Council Members Davis, Bishop, and Santana - by departmental request) Declaring the intent to vacate a portion of West 59th Place.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

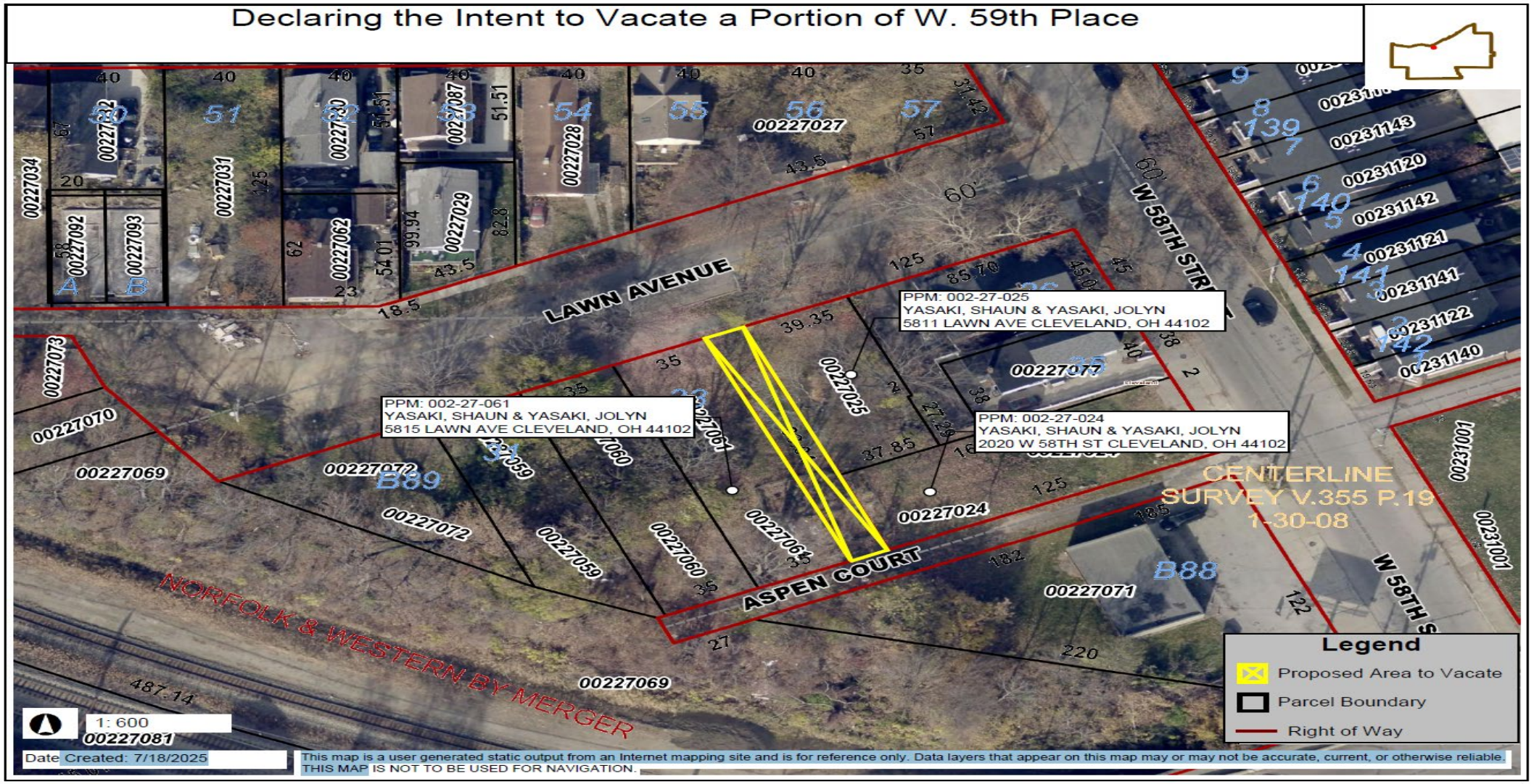
Division of Engineering & Construction

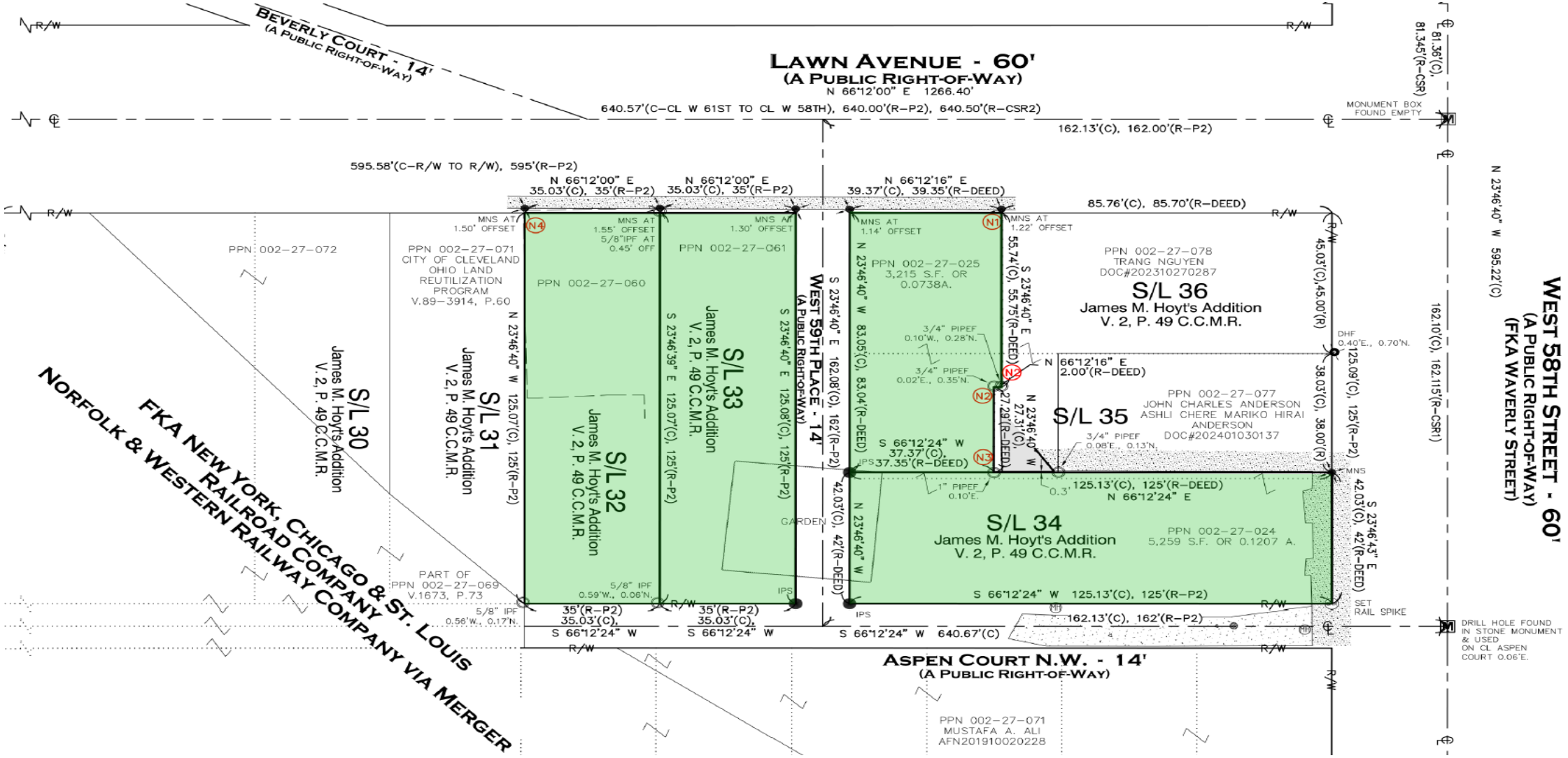
Friday, May 15, 2026

Intent to vacate a portion of West 59th Place
Res. No. 554-2026

Shaun and JoLyn Yasaki are the current abutting owners of the parcels on West 59th Place and intend to consolidate the two lots abutting Lawn Avenue to build a single-family residence home.

Declaring the Intent to Vacate a Portion of W. 59th Place




BEVERLY COURT - 14'
(A PUBLIC RIGHT-OF-WAY)
LAWN AVENUE - 60'
(A PUBLIC RIGHT-OF-WAY)
N 66°12'00" E 1266.40'
640.57'(C–CL W 61ST TO CL W 58TH), 640.00'(R–P2), 640.50'(R–CSR2)
162.13'(C), 162.00'(R–P2)
595.58'(C–R/W TO R/W), 595'(R–P2)
MONUMENT BOX FOUND EMPTY
81.36'(C), 81.345'(R–CSR)
N 23°46'40" W 595.22'(C)
162.10'(C), 162.115'(R–CSR1)
WEST 58TH STREET - 60'
(A PUBLIC RIGHT-OF-WAY)
(FKA WAVERLY STREET)
WEST 59TH PLACE - 14'
(A PUBLIC RIGHT-OF-WAY)
FKA NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY
NORFOLK & WESTERN RAILWAY COMPANY VIA MERGER
PPN 002-27-072
PPN 002-27-071
CITY OF CLEVELAND
OHIO LAND REUTILIZATION PROGRAM
V.89–3914, P.60
PPN 002-27-060
PPN 002-27-061
PPN 002-27-025
3,215 S.F. OR 0.0738A.
PPN 002-27-078
TRANG NGUYEN
DOC#202310270287
S/L 36
James M. Hoyt's Addition
V. 2, P. 49 C.C.M.R.
S/L 30
James M. Hoyt's Addition
V. 2, P. 49 C.C.M.R.
S/L 31
James M. Hoyt's Addition
V. 2, P. 49 C.C.M.R.
S/L 33
James M. Hoyt's Addition
V. 2, P. 49 C.C.M.R.
S/L 32
James M. Hoyt's Addition
V. 2, P. 49 C.C.M.R.
S/L 35
PPN 002-27-077
JOHN CHARLES ANDERSON
ASHLI CHERE MARIKO HIRAI ANDERSON
DOC#202401030137
S/L 34
James M. Hoyt's Addition
V. 2, P. 49 C.C.M.R.
PPN 002-27-024
5,259 S.F. OR 0.1207 A.
PART OF PPN 002-27-069
V.1673, P.73
ASPEN COURT N.W. - 14'
(A PUBLIC RIGHT-OF-WAY)
PPN 002-27-071
MUSTAFA A. ALI
AFN201910020228
DRILL HOLE FOUND IN STONE MONUMENT & USED ON CL ASPEN COURT 0.06'E.
SET RAIL SPIKE

YASAKI RESIDENCE *design development*





Lawn Avenue Street view

Questions & Feedback?

Mandatory Legislative Referrals - Presentations

May 15, 2026

Ord. No. 558-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Authorizing the Directors of Public Works, Development, and/or Parks and Recreation, to enter into one or more agreements with the Board of Education of the Cleveland Metropolitan School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Commissioner of Purchases and Supplies to acquire and convey the properties.

Cleveland City Planning Commission

Real Estate Legislation

May 15, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb

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

Ord. No. 558-2026
Land Swap Between City and CMSD in Ward 5

Legislative Purpose

Authorize the City of Cleveland ("City") to enter into one or more agreements with the Cleveland Municipal School District ("CMSD") for the exchange of various properties. CMSD will transfer land located near the northwest corner of Outhwaite Avenue and East 55th Street at the existing Dwayne Browder Field at Lonnie Burton Recreation Center to Department of Parks & Recreation and the vacant land located at 6412 Central Avenue across the street from the Department of Public Works' equipment building to the Department of Public Works. In exchange the Department of Development will transfer six (6) land bank parcels adjacent to East Technical High School to CMSD that will be used as greenspace until further development plans are made.

CITY OF CLEVELAND
Mayor Justin M. Bibb

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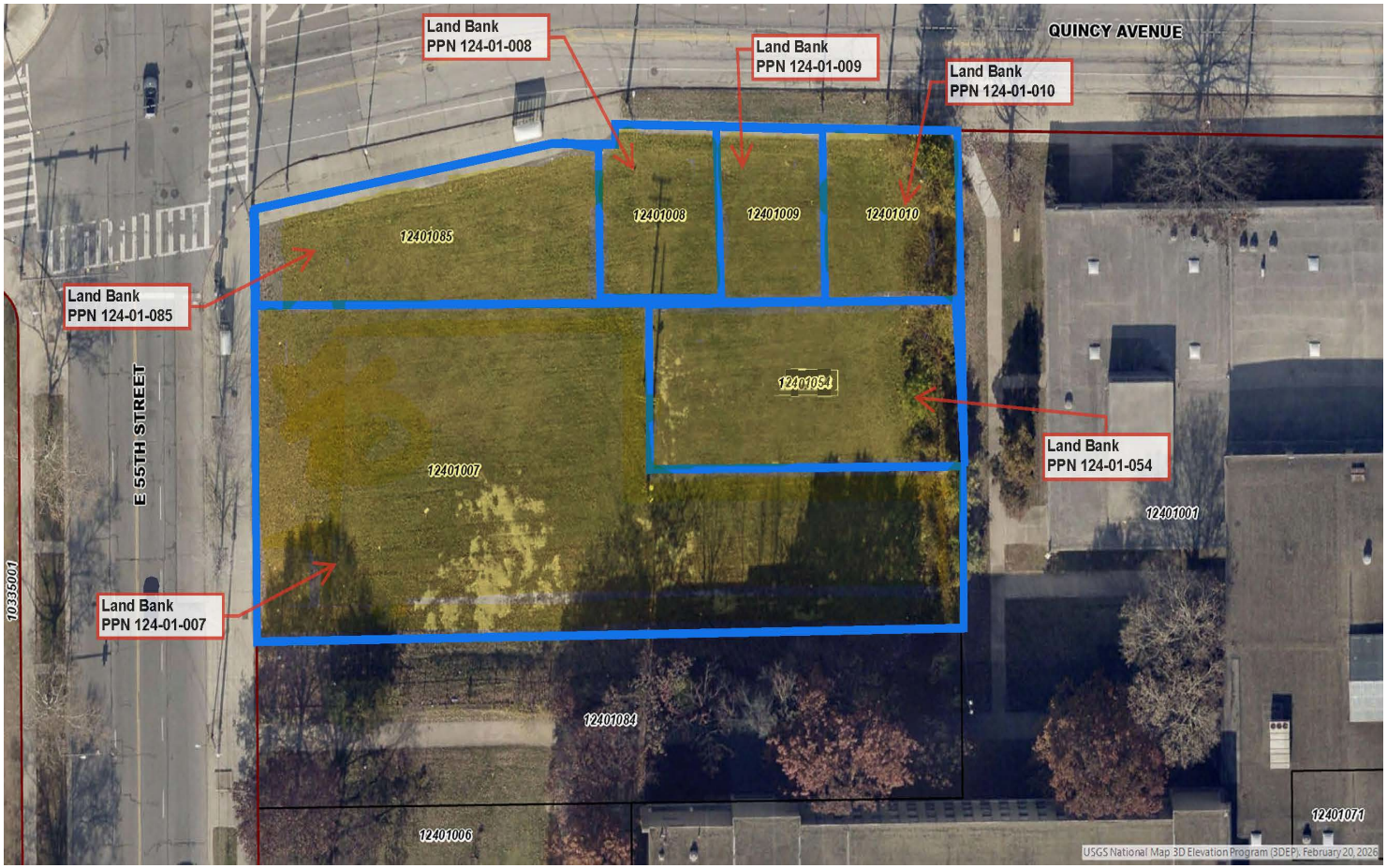
Building Cleveland

Ord. No. 558-2026
Land Swap Between City and CMSD in Ward 5
Location Map



Ord. No. 558-2026

Land Swap Between City and CMSD in Ward 5

Location Map



Ord. No. 558-2026
Land Swap Between City and CMSD in Ward 5
Location Map



Ord. No. 558-2026
Land Swap Between City and CMSD in Ward 5

- An exchange of properties between the City of Cleveland and CMSD is authorized pursuant to Ohio Revised Code Section 3313.40. The exchange of real estate outlined herein will be mutually beneficial to the respective parties and the community of Cleveland
- CMSD owns former East Tech High School (PPN 103-35-009) which is no longer used by CMSD and currently serves as a parking lot supporting City's Dwayne Browder Field, next to the Lonnie Burton Recreation Center.
- CMSD also owns vacant land which was formerly the location of John Burroughs School (PPN 118-30-005) located at 6412 Central Avenue. This land is currently used by the Department of Public Works for equipment storage as it is located across the street from Department of Public Works' equipment building.
- Department of Development owns six (6) land bank parcels on the southeast corner of E. 55th Street and Quincy Avenue. The Department of Development will transfer the six (6) parcels to CMSD for school related uses at East Tech High School in exchange for CMSD transferring the land
- PPN 103-35-009 will transfer to the jurisdiction of Parks & Recreation and PPN 118-30-005 will transfer to the jurisdiction of Public Works

CITY OF CLEVELAND
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Mandatory Legislative Referrals - Presentations

May 15, 2026

Ord. No. 556-2026 Amendment (introduced by Council Members Slife, Kazy, Santana, and Griffin) Declaring a moratorium on the review and issuance of zoning permits, certificates of occupancy, and other license or permit applications, including licenses or permits issued by the Department of Public Utilities, for data centers in the City of Cleveland.

Amendment Updates

- Include “review” as written in originally proposed ordinance
- Change “facility” to “building”
- Moratorium timeline: between 3 months to 1 year

Mandatory Legislative Referrals - Presentations

May 15, 2026

Ord. No. XXX-2026 (to be introduced) To authorize construction, rehabilitation, and renovation for certain areas of Cleveland City Hall and Public Auditorium; to authorize the Director of Capital Projects and the Department of Public Works, as appropriate, to enter into contracts to make said improvements; to employ architects, landscape architects, and engineers to provide professional services; and to direct the employment of the necessary labor.

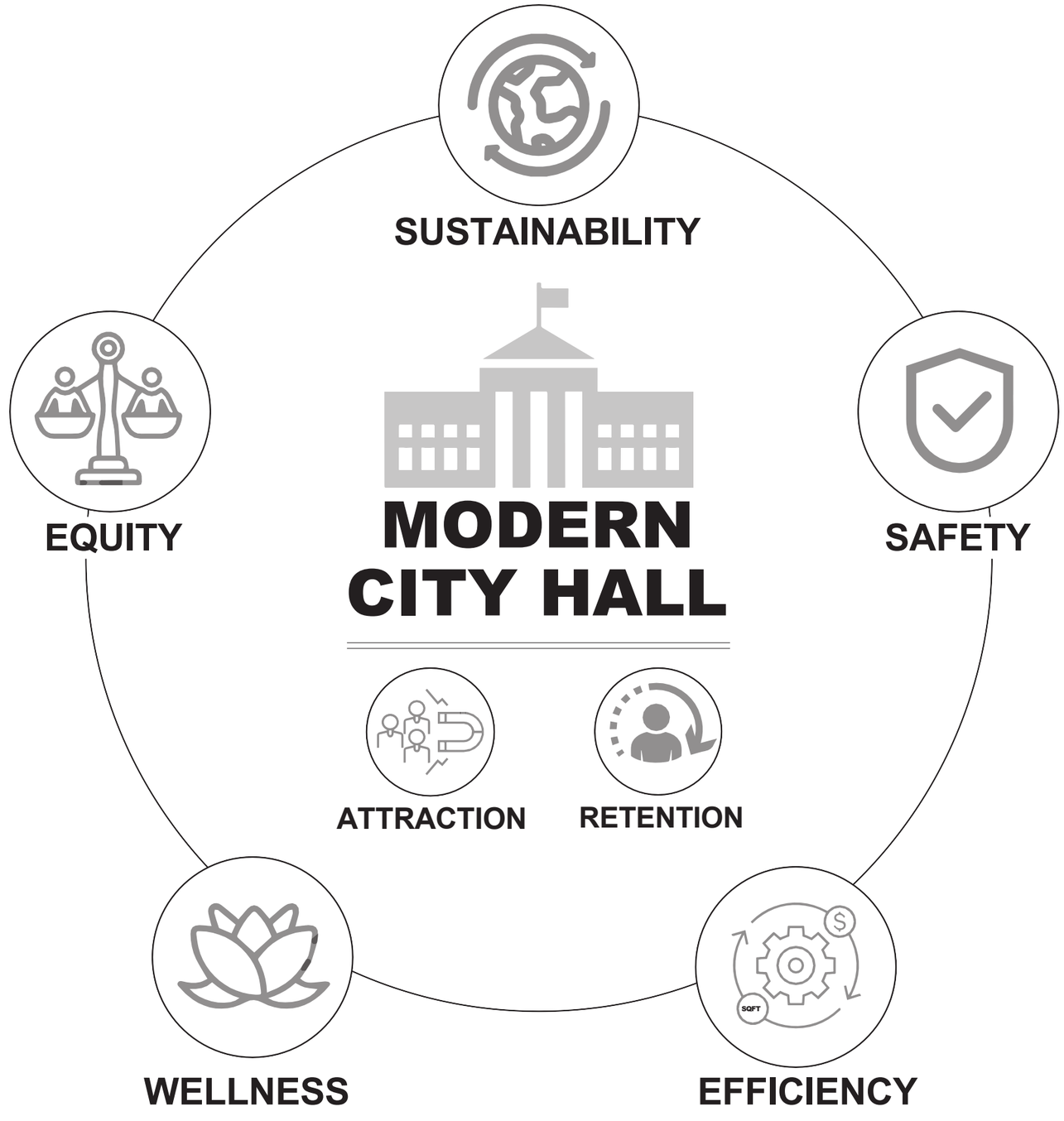
CITY HALL MODERNIZATION

CITY OF CLEVELAND
Mayor Justin M. Bibb

DLRGROUP
PLANNING & DESIGN

Algebra AEC
ENGINEERING

CC&E
COST ESTIMATING

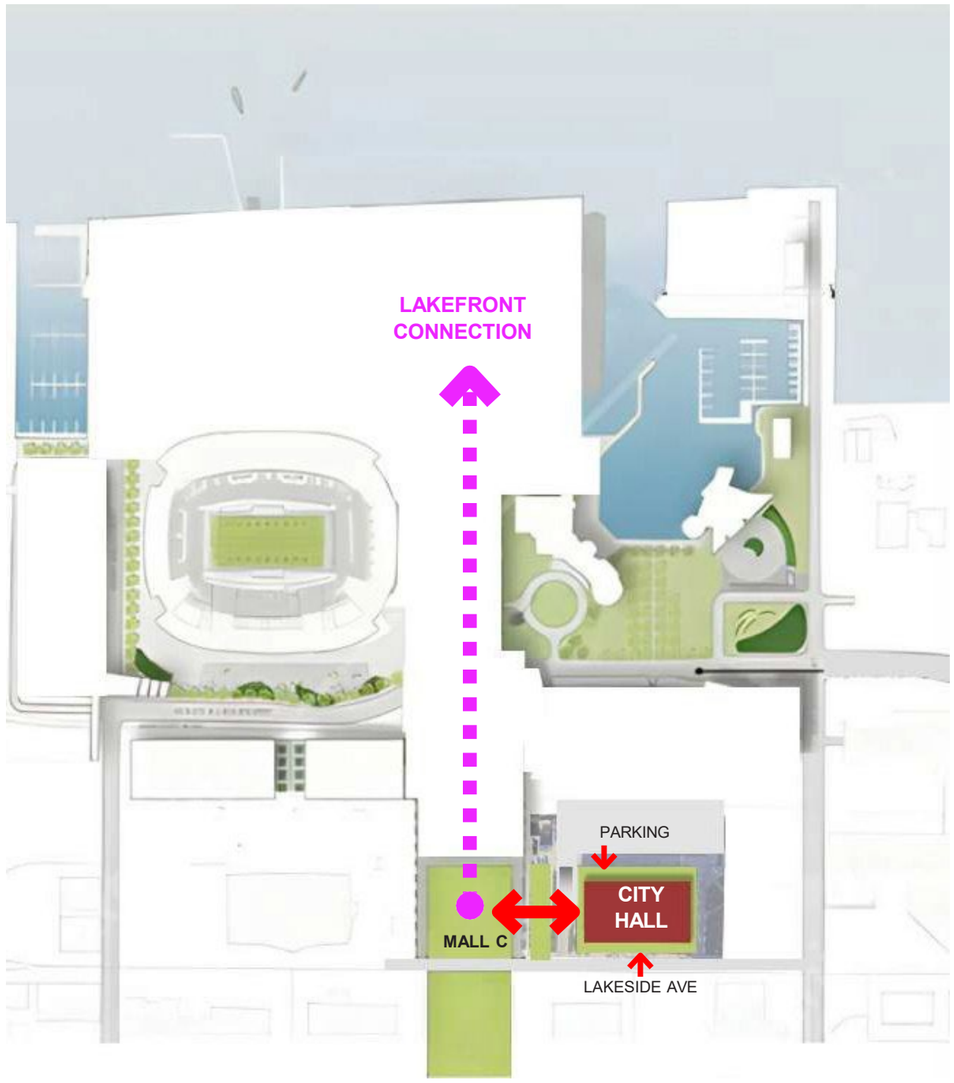

SUSTAINABILITY
EQUITY
SAFETY
MODERN
CITY HALL
ATTRACTION
RETENTION
WELLNESS
EFFICIENCY
SQFT

ACCESSIBILITY

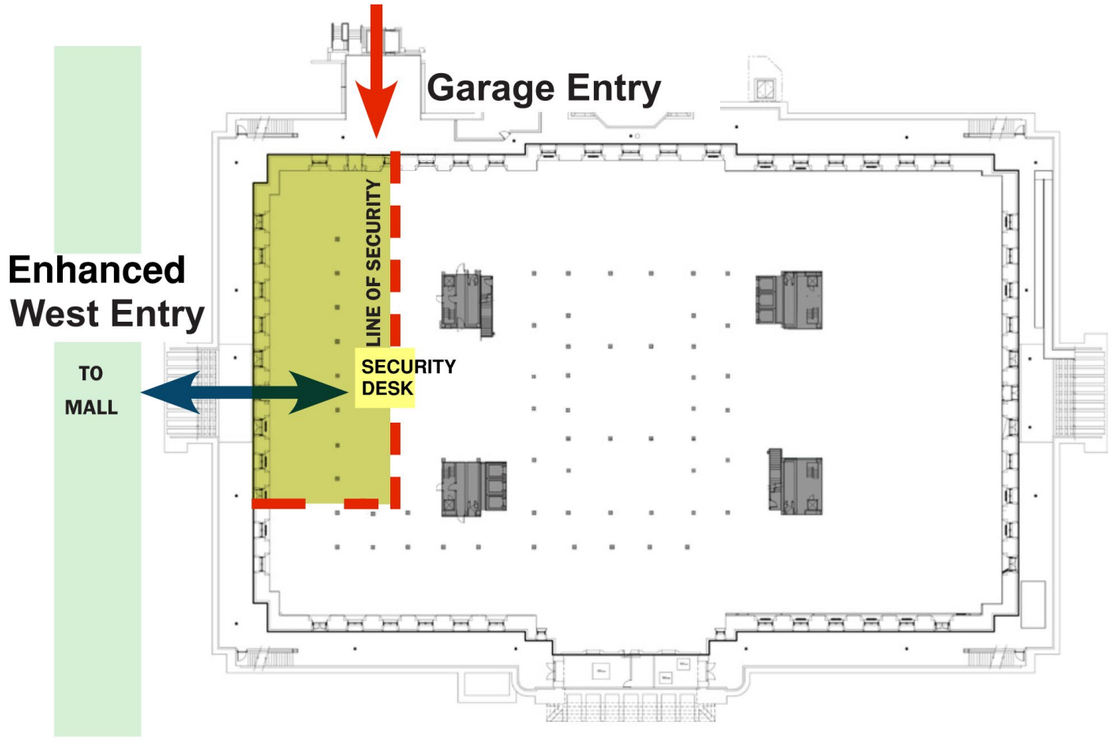
EMPLOYEE ATTRACTION AND RETENTION

ENHANCED DEPARTMENT ADJACENCIES

LAKE ERIE

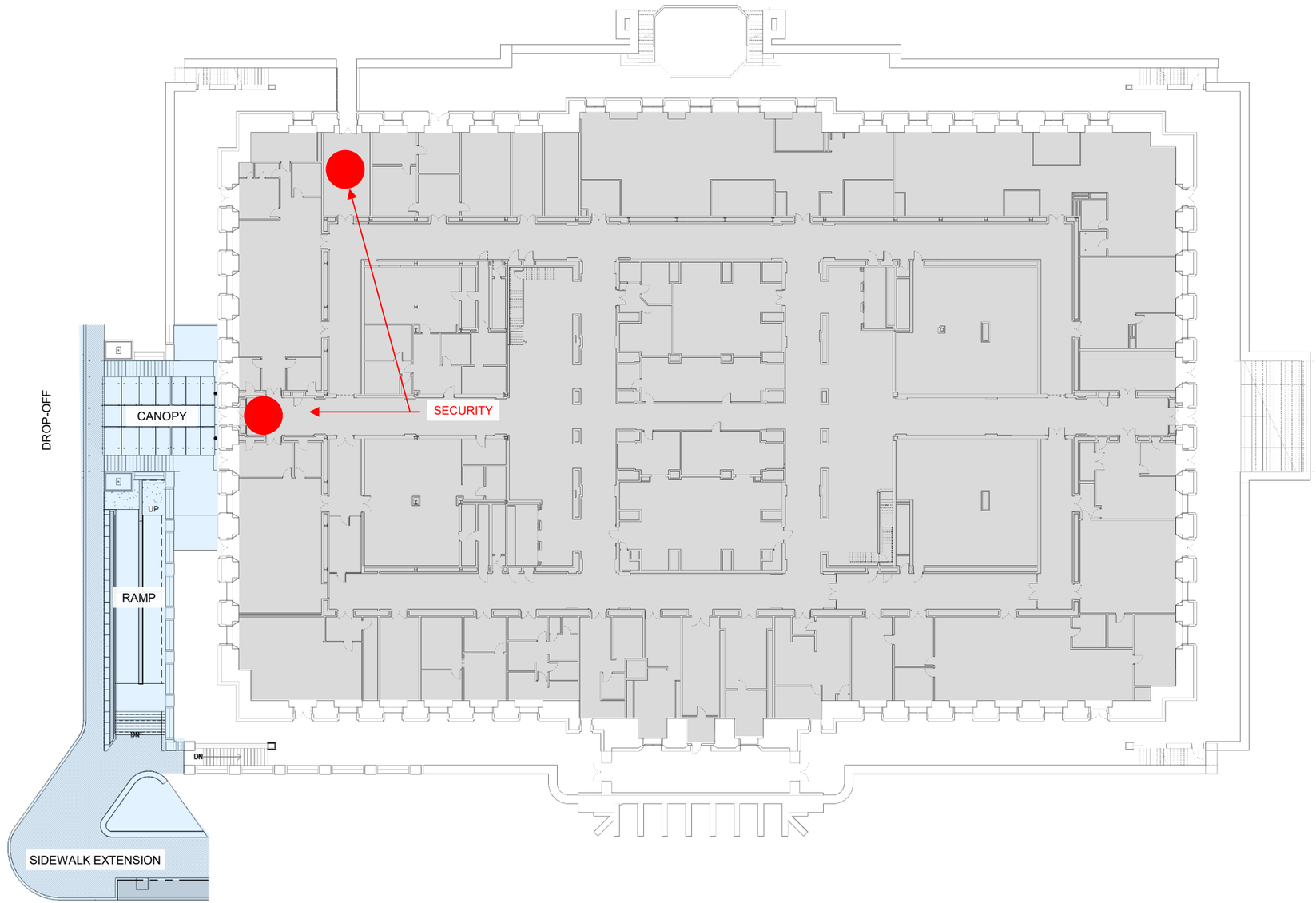


DOWNTOWN CLEVELAND



GARDEN LEVEL

CITY HALL MODERNIZATION PHASE 1A



PROPOSED GARDEN LEVEL PLAN PHASE 1A

CITY HALL MODERNIZATION NEXT PHASE



WEST ENTRANCE RAMP
EXISTING CONDITIONS

CITY HALL MODERNIZATION NEXT PHASE



HANDICAP ACCESSIBLE WEST ENTRANCE
EXISTING CONDITIONS

CITY HALL MODERNIZATION NEXT PHASE



WEST DOORS (FORMER ENTRANCE)
EXISTING CONDITIONS

CITY HALL MODERNIZATION NEXT PHASE



WEST ENTRANCE CANOPY & DROP-OFF
PROPOSED

CITY HALL MODERNIZATION NEXT PHASE



LOBBY - WEST ENTRANCE
EXISTING

CITY HALL MODERNIZATION NEXT PHASE



LOBBY - WEST ENTRANCE
PROPOSED

Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Administratively Approved Mandatory Legislative Referrals

May 15, 2026

Ord. No. 609-2026 (introduced by Council Members Santana and Griffin - by departmental request) Authorizing the Director of City Planning to exercise the second option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc. to provide professional services for on-call planning services.

This legislation was reviewed and approved by CPC on 5/1/26.

Administratively Approved Mandatory Legislative Referrals

May 15, 2026

Ord. No. 615-2026 (introduced by Council Members Starr, Howse-Jones, Santana, and Griffin - by departmental request) Establishing the East Side TIF District, declaring improvements to certain parcels of real property within that district to be a public purpose and exempt from taxation, pursuant to ORC 5709-40, describing the public infrastructure improvements to be made to directly benefit the district, requiring the owners of the improvements on such parcels to make services payments in lieu of taxes, providing for the distribution of those service payments to the Cleveland Municipal School District and to one or more funds established by the City to hold those service payments, determining that satisfactory provision has been made for the public improvement needs of the District and specifying other public improvements that are in support of urban redevelopment within the City.

This legislation was reviewed and approved by CPC on 5/1/26.

Administratively Approved Mandatory Legislative Referrals

May 15, 2026

Ord. No. 620-2026 (introduced by Council Members Harsh, Santana, Kazy, Slife, and Griffin - by departmental request) Determining the method of making the public improvement of constructing solar power generation facilities; authorizing the Directors of Finance, Public Utilities and/or Port Control, as appropriate, to enter into one or more contracts for the making of the improvement; authorizing other contracts for the purchase of items or other services not covered under a public improvement; and to accept gifts, grants and other funding for the improvement.

This legislation was reviewed and approved by CPC on 5/1/26.

Administratively Approved Mandatory Legislative Referrals

May 15, 2026

Ord. No. 622-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) To authorize the Director of Building and Housing to waive construction permitting fees for new one-family to three-family residential construction in the newly-defined East Side TIF District, and to authorize a fifty percent reduction of construction permitting fees for larger new multi-family or mixed-use residential construction in this same designated area.

Administratively Approved Mandatory Legislative Referrals

May 15, 2026

Ord. No. 626-2026 (introduced by Council Members Howse-Jones and Santana - by departmental request) 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).

This legislation was reviewed and approved by CPC on 5/1/26.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 15, 2026

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: June 5, 2026