



CITY OF CLEVELAND
Mayor Justin M. Bibb

2026 City of Cleveland

Landmarks Commission

June 11th, 2026

Julie Trott, Commission Chair
Daniel Musson, Secretary





CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

June 11th, 2026



Case 26-011

Certificate of Appropriateness

Playhouse Square Historic District

Tabled February 26th,
2026

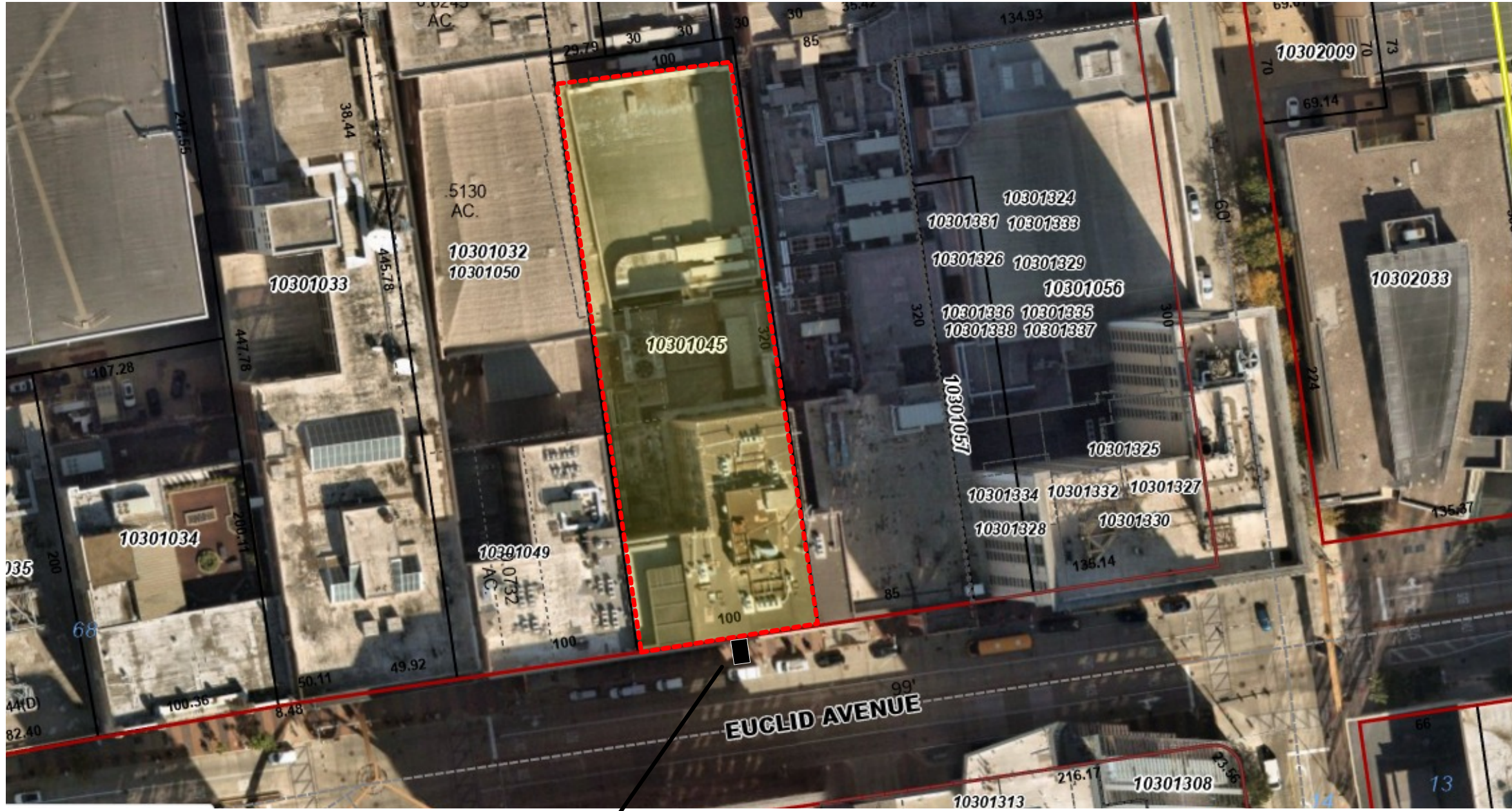
Bulkley Building 1501 Euclid Avenue

Canopy

Project Representatives: Kevin Potoczak, Ohio Awning & Manufacturing Co.

Ward 5: Councilmember Starr





EUCLID AVENUE

PROPOSED FREESTANDING CANOPY



SHEET

DRAWN KP

CLIE

**EXISTING
CONDITIONS**

ORD NO: 25-275-K

DATE: 5-7-26

**BULKLEY BUILDING
1501 EUCLID AVE.**



**OHIO AWNING
& MANUFACTURING COMPANY**

5777 GRANT AVE.
CLEVELAND OHIO
44105 216-861-2400
OHIOAWNING.COM

160 years
of craftsmanship & innovation



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EXISTING CONDITIONS OF AREA OF PROPOSED CANOPY



ENTRY WAY

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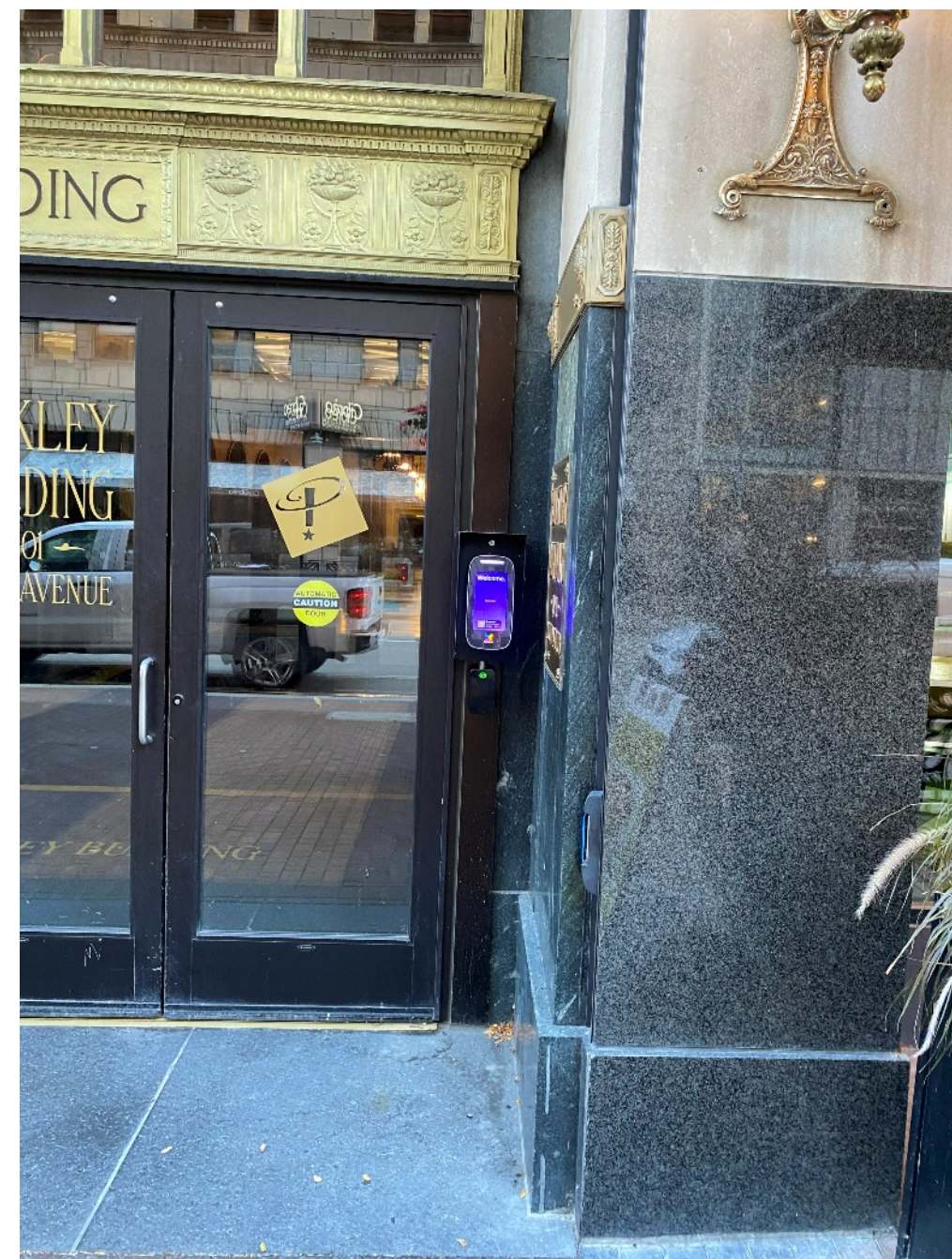


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ENTRY WAY

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EXISTING CONDITIONS OF AREA OF PROPOSED CANOPY



ENTRY WAY

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EXISTING CONDITIONS OF AREA OF PROPOSED CANOPY



RIGHT SIDE EDGE OF THE CANOPY



CURB LINE-CANOPY POST TO BE IN LINE WITH UTILITY POLE

SHEET

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EXISTING CONDITIONS OF AREA OF PROPOSED CANOPY



SHEET
FS

1 OF 5

DRAWN KP
ORD NO: 25-275-K
DATE: 5-7-26

CLIE
BULKLEY BUILDING
1501 EUCLID AVE.



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ASSEMBLED FREESTANDING AWNING FRAME QTY: ONE (1)
13'-8" W x 4'-0" H x 18'-0" P



**BULKLEY BUILDING
1501 EUCLID AVE.**



**OHIO AWNING
& MANUFACTURING COMPANY**

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**ASSEMBLED FREESTANDING AWNING FRAME QTY: ONE (1)
13'-8" W x 4'-0" H x 18'-0" P**





ASSEMBLED FREESTANDING AWNING FRAME QTY: ONE (1)
13'-8" W x 4'-0" H x 18'-0" P

B



ELEVATION OF CANOPY
10'-0" TO B.O. FRAME

Canopy lower elevation
will be above ornate
molding and existing signage
above the doors
1'-10 1/2" above doors

8' 1/2" DOOR HEIGHT

AWNING FRAME / FABRIC NOTES:

1. FRAMEWORK TO BE CONSTRUCTED OF WELDED 1" SQ. & 1x2" RECT. (0.090 WALL 6063-T6), ALUMINUM STAPLE CHANNEL TUBING.
2. OPEN FRONT AND BACK NOSES
3. FABRIC ATTACHMENT: STAPLE
4. FABRIC MFG / COLOR: BLACK RECSYSTEM FR
5. POWDERCOAT COLOR: BRASS COLOR

FOR THE PURPOSE OF ANALYSIS THIS AWNING / CANOPY STRUCTURE HAS BEEN LOADED AS FOLLOWS AS PER OBC 1607.12.4:

- LIVE LOAD 5.0 PSF OBC 1607.1 & TABLE 1607.1.26
- WIND LOAD 20.7 PSF (90 mph) OBC 1609
- SNOW LOAD 30.0 PSF OBC 1608

FREESTANDING CANOPY

DRAWN	KP	CLIE
ORD NO.	25-275-K	
DATE:	5-7-26	

BULKLEY BUILDING
1501 EUCLID AVE.

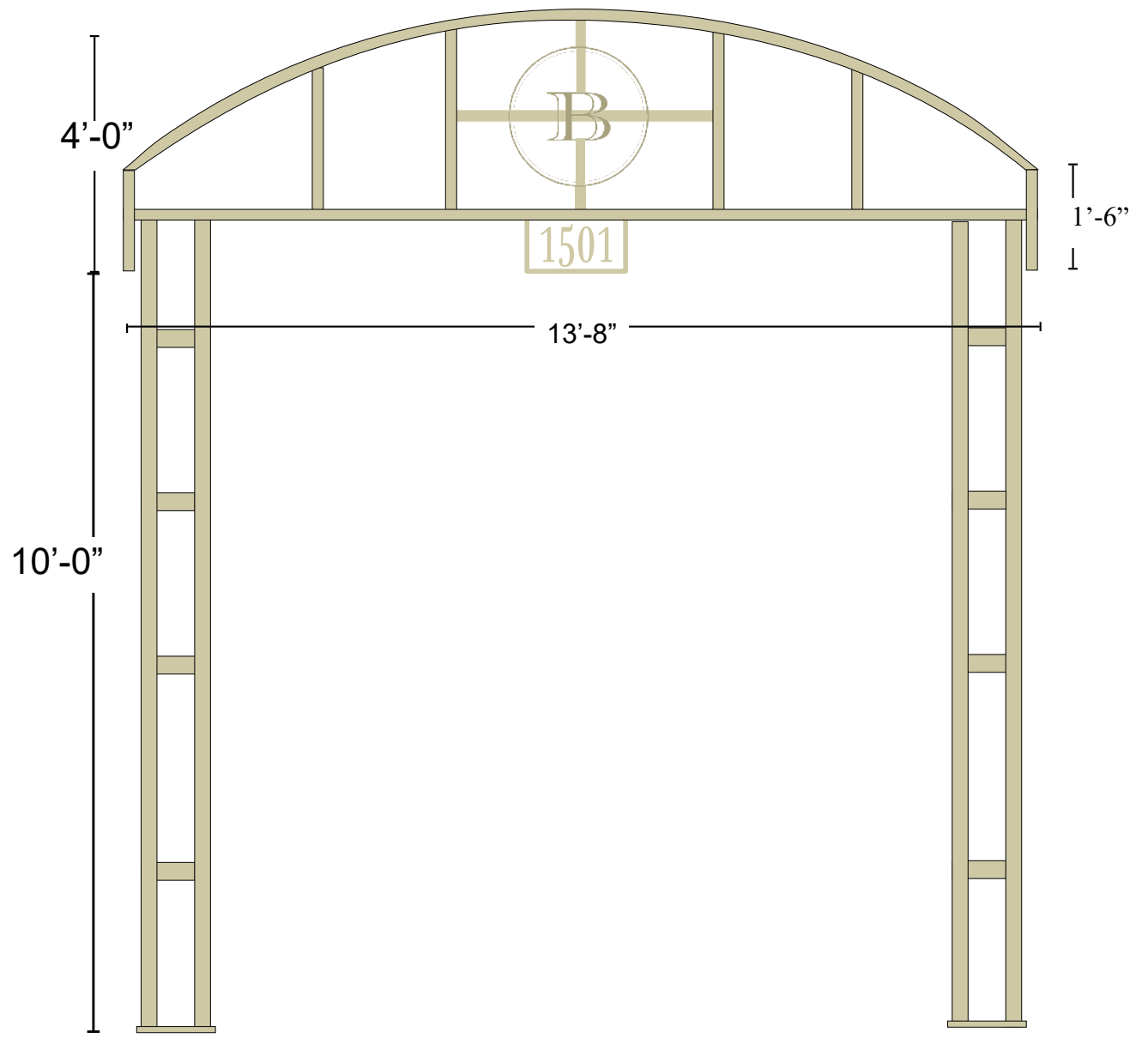
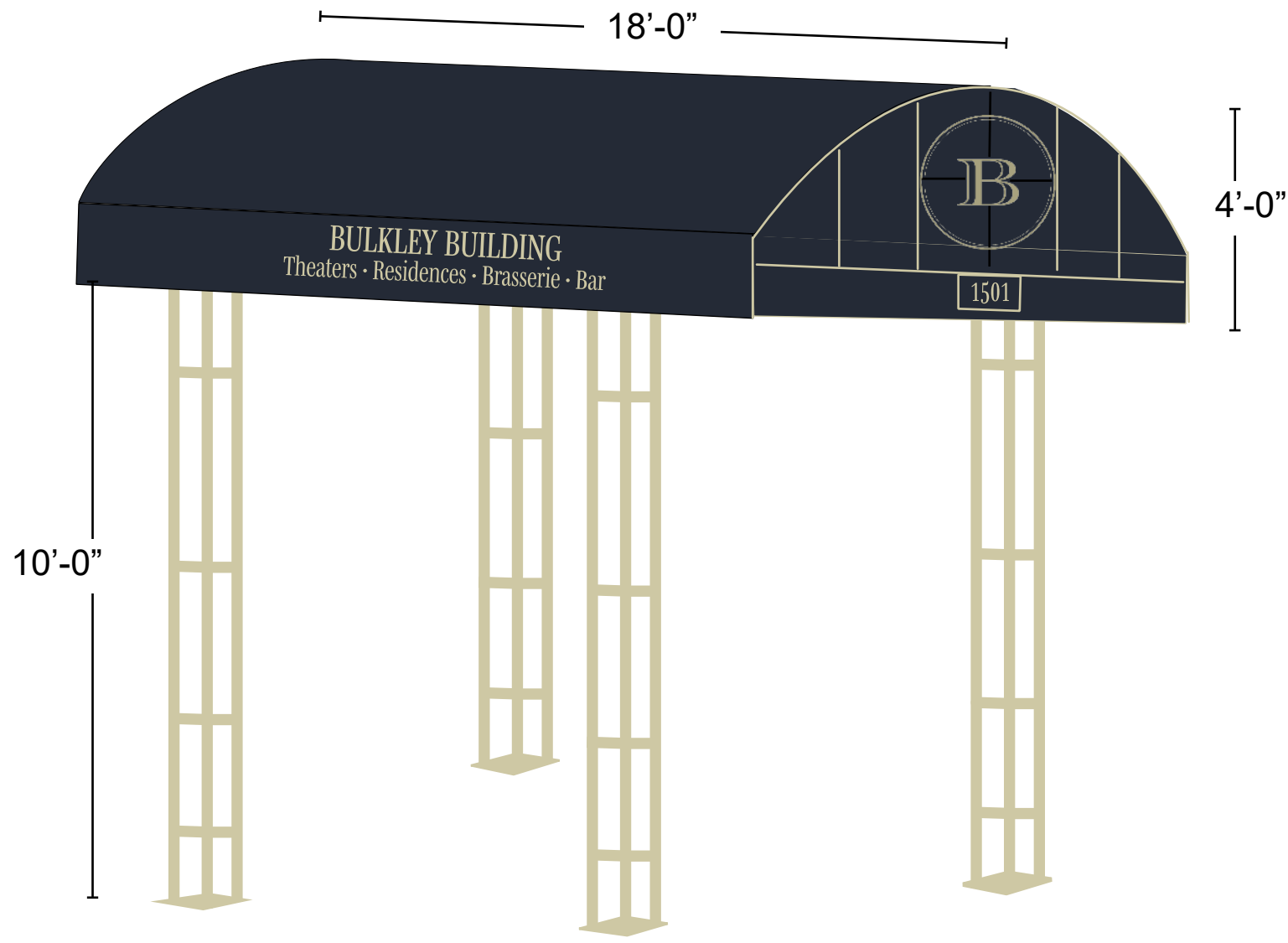


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ASSEMBLED FREESTANDING AWNING FRAME QTY: ONE (1)
13'-8" W x 4'-0" H x 18'-0" P



THE 4' HEIGHT WOULD ESSENTIALLY TAKE UP THE ENTIRE WINDOW AREA ABOVE THE ORNATE SIGN AREA. AND THE OPEN ENDS' VERTICALS WOULD LINE UP WITH THE WINDOW PANE OPENINGS

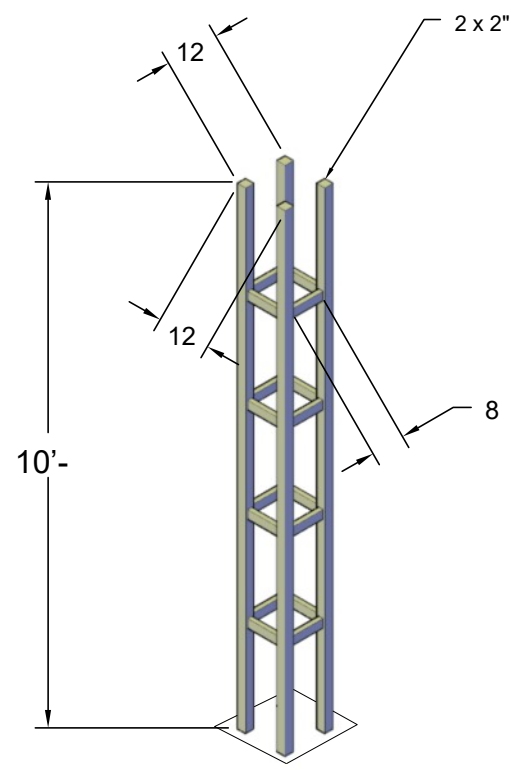


█ POST LOCATIONS

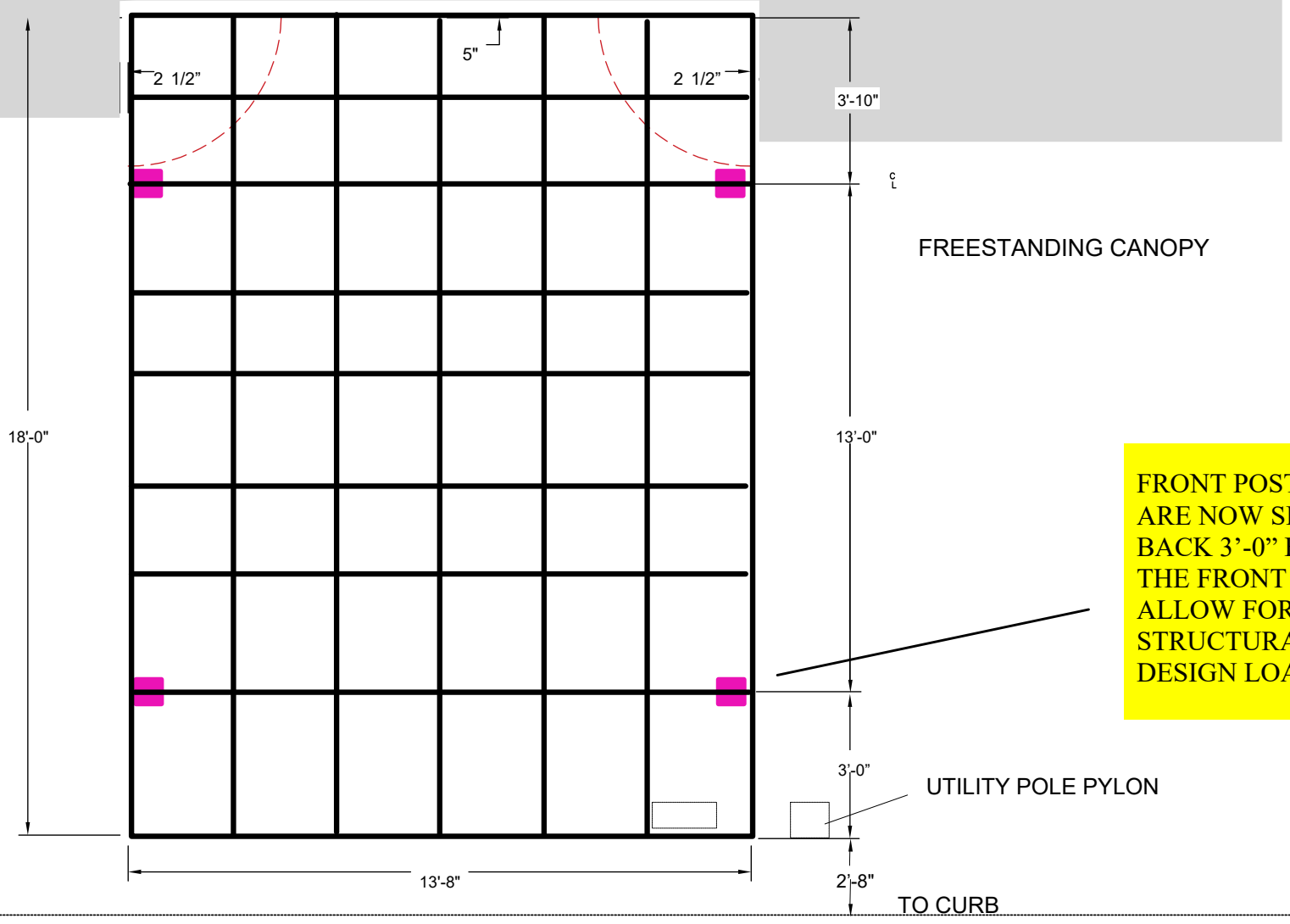
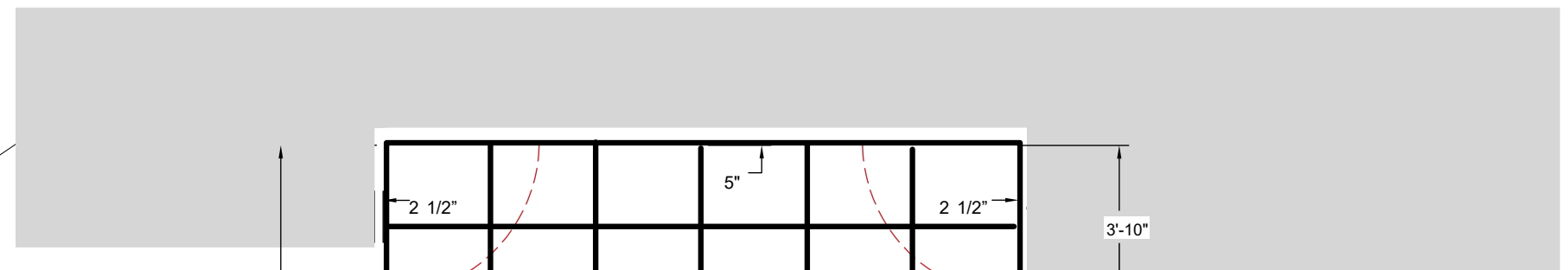
- - - DOOR SWEEP PATH

ASSEMBLED AWNING FRAME QTY: ONE (1)
13'-8" W x 3'-2" H x 18'-0" P

SHADED AREA
REPRESENTS
BUILDING



ISOMETRIC



FREESTANDING CANOPY

FRONT POSTS
ARE NOW SET
BACK 3'-0" FROM
THE FRONT TO
ALLOW FOR THE
STRUCTURAL
DESIGN LOAD TO

UTILITY POLE PYLON

TO CURB

PROPOSED BOX POST TO ELIMINATE
2 MIDDLE POSTS (THIS POST DESIGN IS A TAKE
ON THE CHANDELIER POSTS DOWN THE BLOCK)

PLANVIEW WITH POST LOCATIONS

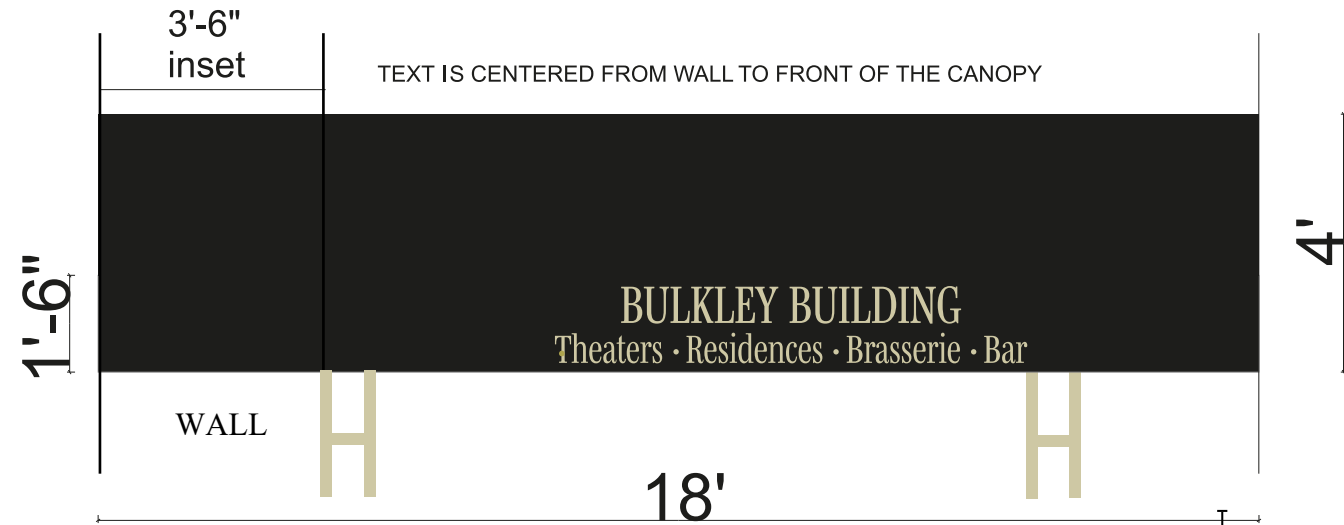


PROPOSED GRAPHIC LAYOUT

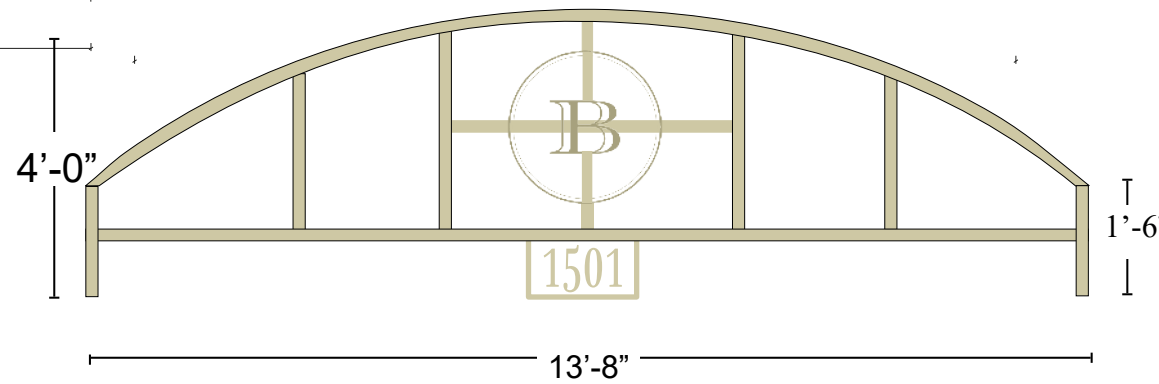
BULKLEY BUILDING THE BRASSERIE CANOPY
FONT: MENCKEN STANDARD NARROW

COLOR: BRASS

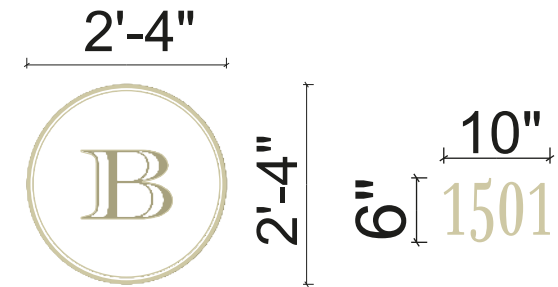
LETTERING



MENCKEN STANDARD NARROW-TOP LINE ALL CAPS
BOTTOM LINE TITLE CASE W/BULLET POINTS



LOGO 28"W X 28"H CENTERED ON THE NOSE
ADDRESS 6"H HIGH CENTERED ON THE NOSE



CNC LASER 3/8" ALUM
CUT SIGNS
ON NOSE OF CANOPY

**MATERIALS LIST:**

CANOPY FABRIC: RECSYSTEM FR is a high performance fire-retardant fabric designed for outdoor applications. Woven solution-dyed modified acrylic yarn offering years of durability for holding its color, water repellency, and UV protection. The fabric meets NFPA 701 (2015), CSFM Title 19, and CPAI-84. The weight of the fabric is 10 ounces per square yard with the underside resin-coated for higher water repellency

CANOPY COLOR: BLACK

**CANOPY GRAPHICS WILL BE PAINTED ON THE FABRIC
ON BOTH SIDES AND THE FRONT NOSE**

GRAPHICS COLOR: BRASS

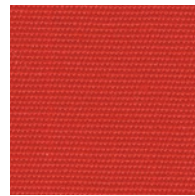
CANOPY UPPER FRAMEWORK: Welded aluminum tubing with radius corners consisting of 1"square, 1"x2"rectangle, and 2"square components. This portion will be powder coated in Black.

CANOPY POSTS: Welded aluminum tubing using 6"round to be powder coated in a brass color to match existing colors on the entry way.

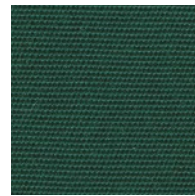
Recsystem^{FR}

Recsystem FR is the ultimate fire-retardant fabric for awnings and shade. Woven with inherently fire-retardant modified acrylic yarn, it is certified to meet all relevant FR codes. A proprietary back coating makes Recsystem FR waterproof when properly installed.

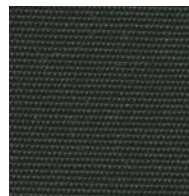
Colors



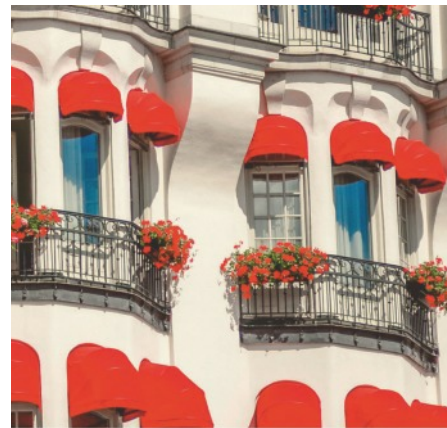
FR-176
Red



FR-102
Forest Green



FR-103
Black



RECASENS USA
BCN 1886

customerservices@recasensusa.com
www.recasensusa.com

Technical Specifications

FABRIC CHARACTERISTICS		NORM
Composition	Modified solution-dyed acrylic fiber	
Type of fabric	Waterproof acrylic (When properly used and installed)	
Finish	Resin-coated weldable on 1 side. Special "Infinity" treatment for awnings that repels water and dirt, creating an anti-stain and anti-mold barrier, while allowing the canvas to breathe.	BS 7209
Color range	10 colors	
Use	Out door	
TECHNICAL FEATURES		
Weight	10 oz/yd ²	UNE-EN 12127
Thickness	0,45 mm	UNE-EN ISO 5084
Width	60 "	
Standard roll length	65 yards	
Water column	≥ 1000 mm	UNEEN 20811Tensile
strength (warp/weft)	140/60 daN/5 cm	UNE-EN ISO 13934-1
Tear strength (warp/weft)	4/2 daN	UNE-EN ISO 13937-2 Oil
repellency	4	UNE-EN ISO 14419
Water repellency	4	UNE-EN ISO 4920 Fire
classification	NFPA 701(2015), CSFM Title 19, CPAI-84	
Spray test	5	

QUALITY MANAGEMENT SYSTEM		ISO 9001
ISO 9001		

SAFETY, HEALTH AND ENVIRONMENT		AS-NZS 4399
Ultraviolet protection factor - UPF	50+ (Excellent protection)	



ADVANTAGES AND BENEFITS



Textile look and feel



Wide range of colors



Printable fabrics



Suitable for marine environments



Easy to maintain



Energy saving



Cost saving



Stands the test of time



RECASENS
BCN 1886



The indicated technical values are average values allowing a tolerance of +/- 5%.

The technical specifications are provided for reference purposes only and are accurate as of the date printed. Information is subject to change as product improvements are made in response to market demands and technical advances. It is the customer's responsibility to verify that the data being referenced corresponds to the latest version of the product.

The client is responsible for the correct use of the product in accordance with the application for which it is designed and recommended. S.A. RECASENS is not responsible for the assembly and installation of the product. S.A. RECASENS is not responsible for the improper installation or use of its products, or for the failure to install or use its products in accordance with current laws and regulations.

Case 26-036

Certificate of Appropriateness

Lorain Avenue Historic District

Hereafter Bar 4732 Lorain Avenue

Signage

Project Representatives: Taylor Hannah, L3 Sign & Image

Ward 7: Councilmember Davis



SIGNAGE PLANS

Hereafter
Bar + Restaurant

4732 Lorain Ave
Cleveland, OH 44102

APPLICANT/DESIGNER

Taylor Hannah (L3 Sign & Image)

OWNER

Gabriela Holzer

CONTENTS

- 01 Summary
- 02 Site Context
- 03 Existing Conditions
- 04 Plans & Drawings: Wall Sign
- 05 Plans, Drawings, & Variance Request: Blade Sign
- 06 Site Plans
- 07 Visual of Finished Project

SUMMARY

Hereafter is an intimate, mindful cocktail bar + restaurant opening in Ohio City. The exterior signage serves as the first note of the guest experience – a calm, inviting beacon that honors the humble devotion to detail found behind the bar.

Our plans include two exterior signs: timeless, individually-mounted metal letters with an external light source, and a custom fabricated blade sign.

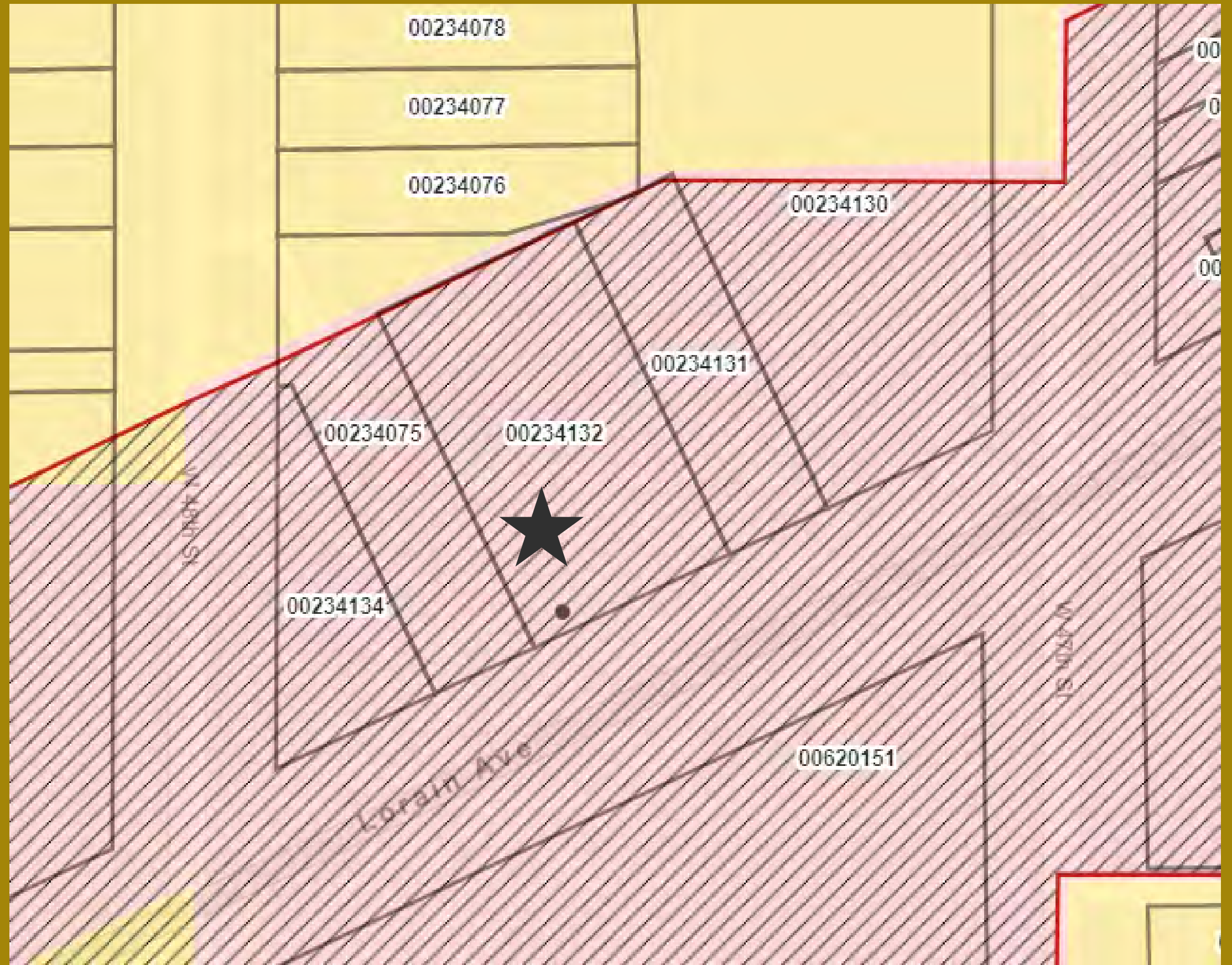
In addition to design approval, our application requests the committee's consideration of a variance related to the projecting sign's height above the sidewalk.

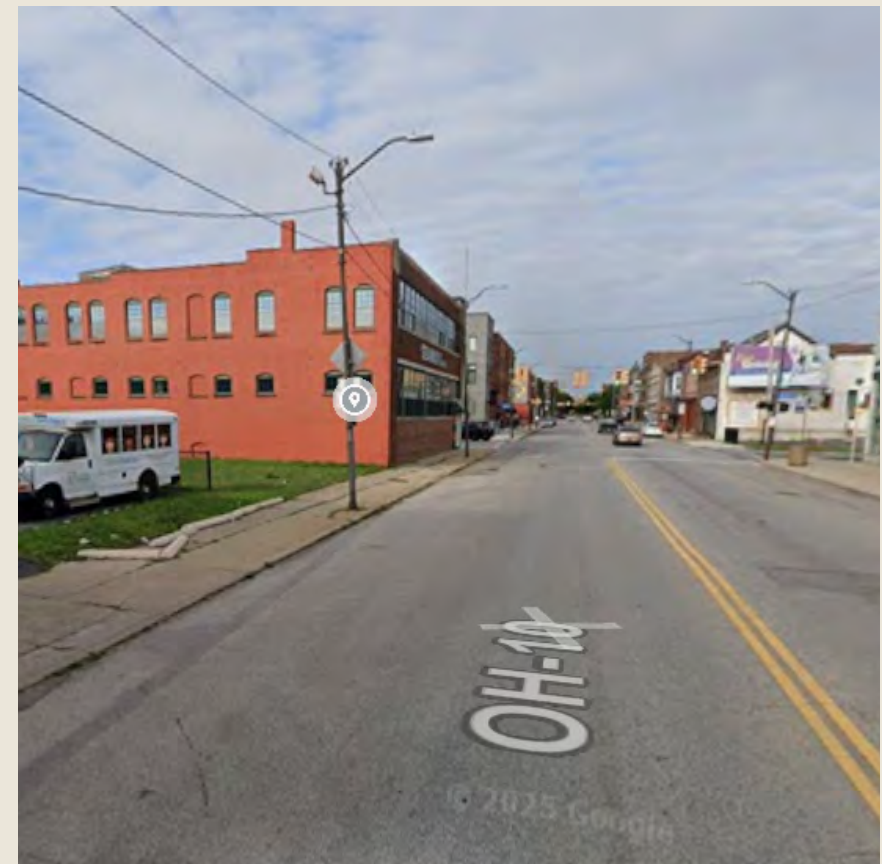
SITE CONTEXT

PPN
00234132

ZONING
Local Retail
Business

Located between
West 47th and
West 48th

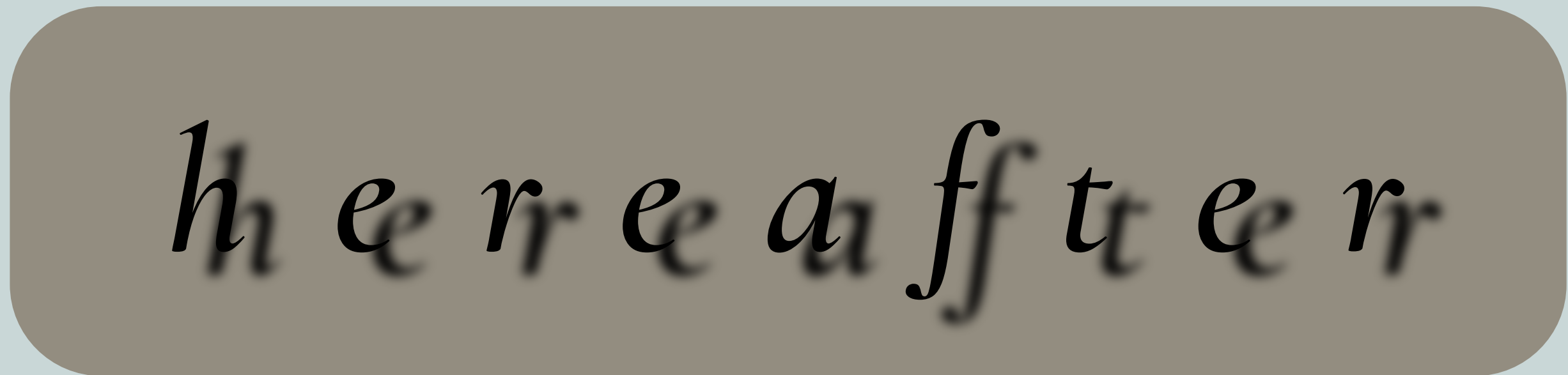
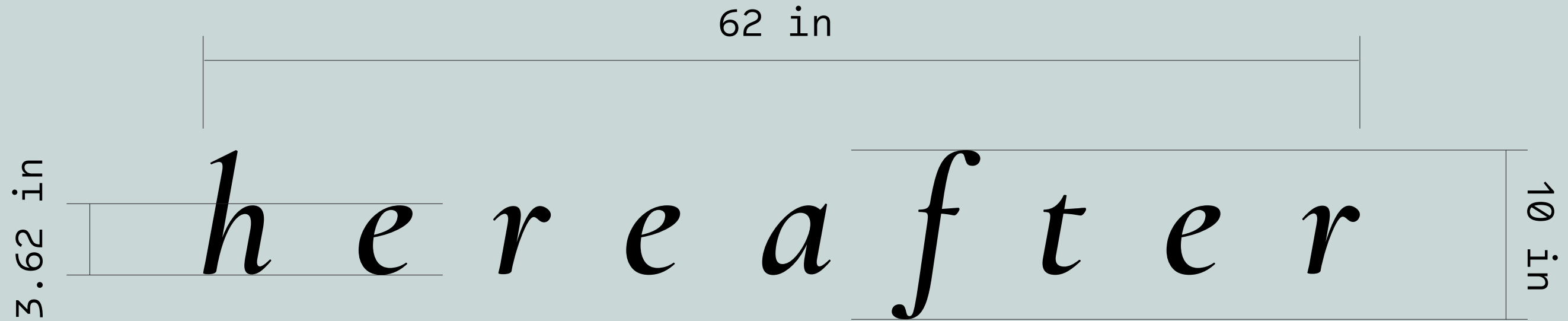




EXISTING CONDITIONS

SIGN 1: WALL SIGN

ONE (1) SET INDIVIDUAL FABRICATED ALUMINUM LETTERS. NON LIT. STUD MOUNTED. PAINTED BLACK





WALL SIGN RENDERING - DAY



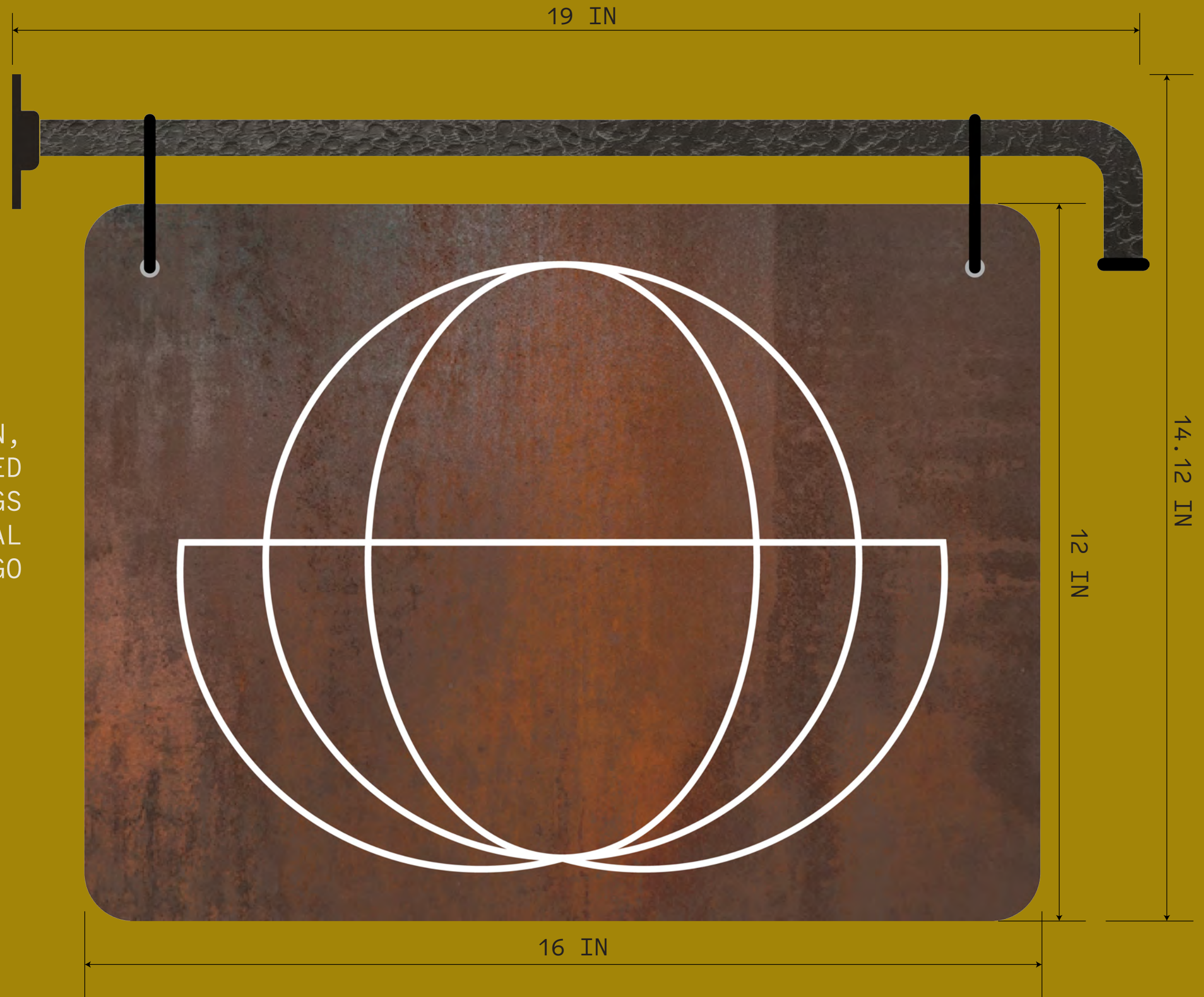
WALL SIGN RENDERING - NIGHT



CUSTOM LIGHT FIXTURE, MADE WITH EXTRA
LONG ARM TO ACCOUNT FOR THE FRONT
FACADE'S PROJECTION FROM THE WALL

EXTERNAL LIGHT SOURCE CHOSEN TO CREATE
A VERY GENTLE GLOW

SIGN 2: BLADE SIGN



* METAL BLADE SIGN,
CONSISTING OF AN AGED
METAL PANEL THAT HANGS
FROM A CUSTOM-MAD METAL
BRACKET. HEREAFTER'S LOGO
IN WHITE ON BOTH SIDES

* AREA: 1.33 SQFT

SIGN ELEVATIONS & VARIANCE REQUEST

While the blade sign does not meet minimum height requirements, its elevation was purposefully chosen to complement the cocktail bar's character – a space where every detail has been thoughtfully contemplated. A variance would allow the exterior signage to remain consistent with that same level of intentionality.

As demonstrated on the elevation drawing in yellow, installing the sign at the required 10 feet or higher causes the blade sign to impede on the wall sign's space. (*note about lighting)



PLANS

SIGN ELEVATIONS

WALL SIGN: 11.5 FT
BLADE SIGN: 7.75 FT *


*VARIANCE REQUESTED

PROJECT
Hereafter

CUSTOMER
Gaby Holzer

PROJECT ADDRESS
4732 Lorain Ave
Cleveland, OH
44102

ISSUE DATE

 L3 SIGN & IMAGE
212 WARDEN AVE
ELYRIA, OH 44035

The following concepts are the proprietary property of L3 Sign & Image and are provided for internal review only. All designs are intended exclusively for the addressee and may not be shared, distributed, or disclosed to any third party without prior authorization.

BLADE SIGN MATERIALS



HAND FORGED, HAMMERED METAL
ROD

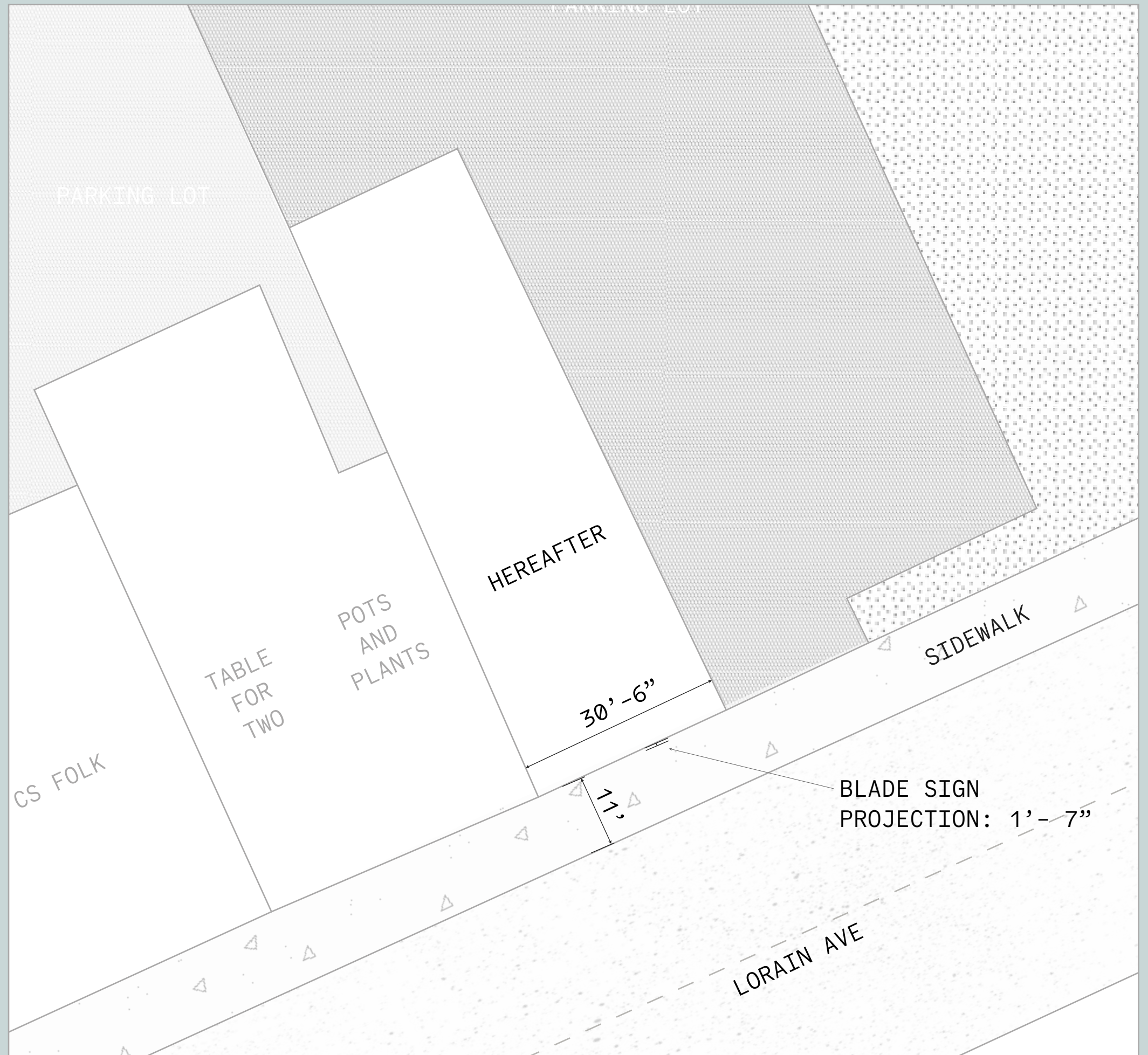


AGED METAL PANEL



1 SHOT ENAMEL PAINT IN
POLAR WHITE

SITE PLAN





FINISHED PROJECT - NIGHT RENDERING - FRONT

BLADE

Case 26-037

Certificate of Appropriateness

Clifton/West Boulevard Historic
District

9802 Clifton Boulevard

Window and Siding Replacement

Project Representatives: Anatoly Yuskiv, Owner Representative

Ward 11: Councilmember Hudson



Window and Siding
Replacement
9802 Clifton Blvd



← old fascia
and soffit



white aluminum fascia

white vinyl soffit





← most neighboring house have vinyl windows

same size windows as old ones, all we did was replace them with → the best vinyl windows that have lifetime warranty



old siding - unarguably needed replacement



Galaxy S23 Ultra



Galaxy S23 Ultra



Galaxy S23 Ultra



Galaxy S23 Ultra



← similar double 4 inch vinyl siding as this neighbor's house across the street



many neighboring houses with the → siding as well

Sorry we started this project before all documentation because of some miscommunication.

This is where we are currently at with the project.

Thank you for understanding.

Have a blessed day.

- Anatoly Yuskiv
- (216)256-8990
- 2568990@gmail.com

Shopping Cart



Cart (1)

Saved For Later

Pickup (1)

[Change Store](#)

Macedonia Lowe's



United Window & Door
PRO Series 35-1/2-in x
59-1/2-in Black Exterior...

\$444.00

- 1 +

[Remove](#)

[Save for
Later](#)



Store Pickup at Macedonia Lowe's

Ready Today



Sign In to Checkout



Shop



Lists



Cart

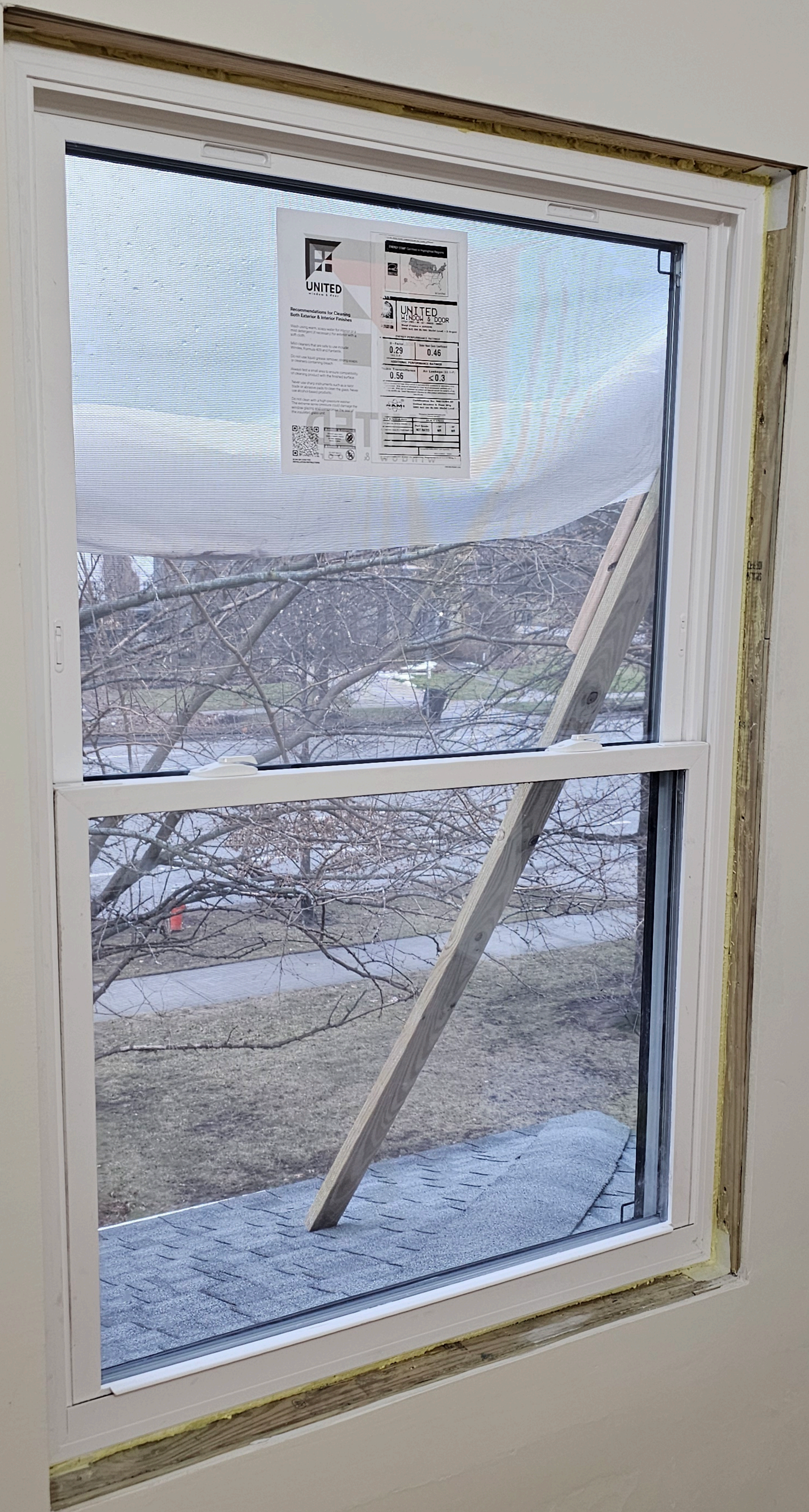


Wallet



Account





UNITED WINDOW & DOOR

Recommendations for Cleaning Both Exterior & Interior Finishes

Wash using warm, soapy water for exterior and mild detergent for interior. Rinse thoroughly with soft water.

Mild detergent that are safe to use on vinyl, aluminum, fiberglass, and steel.

Do not use harsh abrasive cleaning products or metal scrubbing pads.

Always test a small area to ensure compatibility of cleaning product with the finish of the window.

Never use sharp instruments such as a razor blade or wire brush to clean the glass. Never use alcohol-based products.

Do not clean with a high-pressure washer. The extreme force can damage the window frame or cause the glass to shatter.

For more information, visit www.unitedwindow.com

UNITED WINDOW & DOOR

Model: 6000 Series
Material: Vinyl
Color: White

U-Factor	Solar Heat Gain Coefficient
0.29	0.46

Air Leakage: 0.56
Water Resistance: <math>< 0.3</math>

Energy Star Certified

QR Code





Recommendations for Cleaning Both Exterior & Interior Finishes

Wash using warm, soapy water for interior or a mild detergent (if necessary) for exterior with a soft cloth.

Mild cleaners that are safe to use include: Windex, Formula 409 and Fantastik.

Do not use liquid grease remover, strong soaps or cleaners containing bleach.

Always test a small area to ensure compatibility of cleaning product with the finished surface.

Never use sharp instruments such as a razor blade or abrasive pads to clean the glass. Never use alcohol-based products.

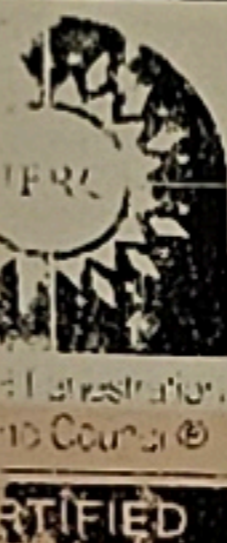
Do not clean with a high-pressure washer. The extreme spray pressure could damage the window glazing and compromise the seal of the insulated glass unit.



SCAN QR CODE FOR INSTALLATION INSTRUCTIONS

⚠ WARNING ⚠ ADVERTENCIA
DO NOT use a razor blade or metallic objects to clean windows, doors, or glass

⚠ WARNING ⚠ ADVERTENCIA
DO NOT store in direct sunlight



ENERGY STAR® Certified in Highlighted Regions



Certified

UNITED WINDOW & DOOR

CPD# UWD-M-67-00033-00001

Vinyl Frame - ARGON

5900 N/C DH BLWH 36x54 LowE-3 Argon

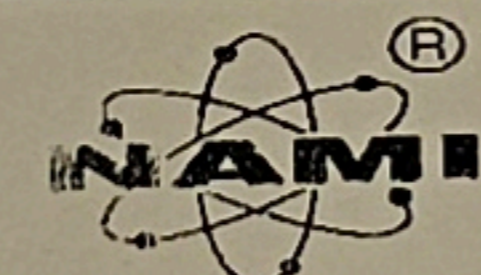
ENERGY PERFORMANCE RATINGS

U-Factor 0.29 <small>(U.S./I-P)</small>	Solar Heat Gain Coefficient 0.46
---	---

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.56	Air Leakage (U.S./I-P) ≤ 0.3
---	---

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole window performance. NFRC ratings are determined for a fixed set of environmental conditions and a fixed product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org



Certification No: NID15394.02
United Window & Door Mfg
5900 N/C DH BLWH 36x54 LowE-3

Manufacturer Stipulates Certification to the following standards:

STANDARD	RATING		
	Perf Grade	+ DP	- DP
AIAA/USA 10111.8.2/A440-17	NOT RATED	NR	NR
ANSI Z97.1-2013			
ASTM E1886-13			
ASTM E1887-13			
ASTM E2818-13			
ASTM E2819-13			
ASTM E3096-13			
ASTM E3097-13			
ASTM E3098-13			
ASTM E3099-13			
ASTM E3100-13			
ASTM E3101-13			
ASTM E3102-13			
ASTM E3103-13			
ASTM E3104-13			
ASTM E3105-13			
ASTM E3106-13			
ASTM E3107-13			
ASTM E3108-13			
ASTM E3109-13			
ASTM E3110-13			
ASTM E3111-13			
ASTM E3112-13			
ASTM E3113-13			
ASTM E3114-13			
ASTM E3115-13			
ASTM E3116-13			
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ASTM E3197-13			
ASTM E3198-13			
ASTM E3199-13			
ASTM E3200-13			

Complies with HUD UM Bulletin 111

ORDER NUMBER : 1303847

U-Value of exceeds CEC & IECC Air Infiltration Requirements of 0.3 CFM/sq.ft.



CITY OF CLEVELAND
Mayor Justin M. Bibb

Schematic Plan Review

June 11th, 2026



Case 26-038
Case 26-039

Schematic Plan Review

Cedar-Central Apartments

Olde Cedar Estate
2302 Cedar Avenue

Demolition and New Construction

**Project Representatives: Matthew Schmidt, Cuyahoga Metropolitan
Housing Authority
Ward 5: Councilmember Starr**





CMHA

ENRICHING LIVES SINCE 1933

CUYAHOGA METROPOLITAN HOUSING AUTHORITY



CMHA

ENRICHING LIVES SINCE 1933

CUYAHOGA METROPOLITAN HOUSING AUTHORITY

Cuyahoga Metropolitan Housing Authority

Providing affordable housing opportunities for over 90 years

INTRODUCTION

CONTEXT AND LOCATION

Olde Cedar is located on the northwest portion of Central, one of Cleveland's 34 neighborhoods. The neighborhood is located immediately southeast of the Downtown, and is named for Central Avenue which runs east-west through the heart of the neighborhood. For the purpose of this study, Central is bounded by East 55th Street to the east, by Interstate 90 to the West, by Euclid Avenue to the North, and Woodland to the South.

Olde Cedar is located on an 18-acre site bounded by East 30th to the East, Cedar Avenue to the North, Central Avenue to the South, and the former County Juvenile Detention Center to the west. Notable surrounding anchoring institutions include St. Vincent Charity Medical Center which lies immediately to the southwest across Central Avenue, the Marion-Sterling Elementary School to the East across East 30th Street. Immediately to the south lies Sankofa Village, Cleveland Central Recreation facility, and the Care Alliance Health Center.





Olde Cedar Statistics

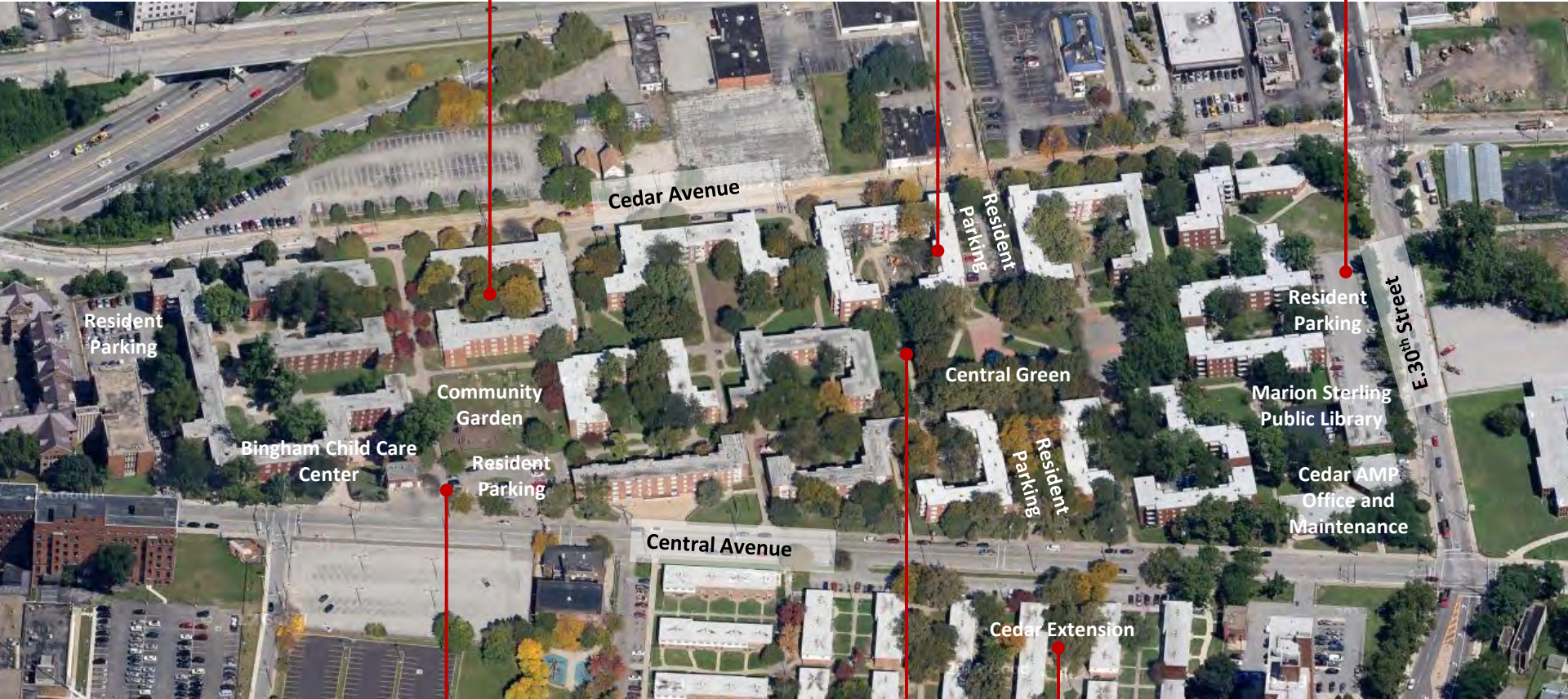
- 18 Acres
- 18 Residential Buildings
- 3 Non-Dwell Buildings
- 550 Units at Olde Cedar Estate (originally a 952-unit AMP)
- 2024 physical score: 59
- 57.4% Occupancy (actively reoccupying units following lead grant construction completion)
- Physically obsolete
- Unable to add accessible units
- Site design isolates residents and emergency responders



The lack of roadways through the site create a superblock that is secluded and cut-off from the surrounding Central Neighborhood

The arrangement of the apartment buildings create pathways and front doors that are visually secluded and unsafe

Resident parking is in lots at the edge of the site, resulting in a long distances between residents' cars and their homes



The nature of the superblock creates difficulties in accessing units for service, garbage collection and safety patrols

Park spaces are located within the center of the site and are not visible from most vantage points, creating unsafe areas for kids to play.

The success of the planned redevelopment of Cedar Extension into a mixed-income neighborhood will be limited by the perception and conditions of the Olde Cedar Estate

Olde Cedar Estate

Site Characteristics



NO
TRESPASSING
NO
LOITERING







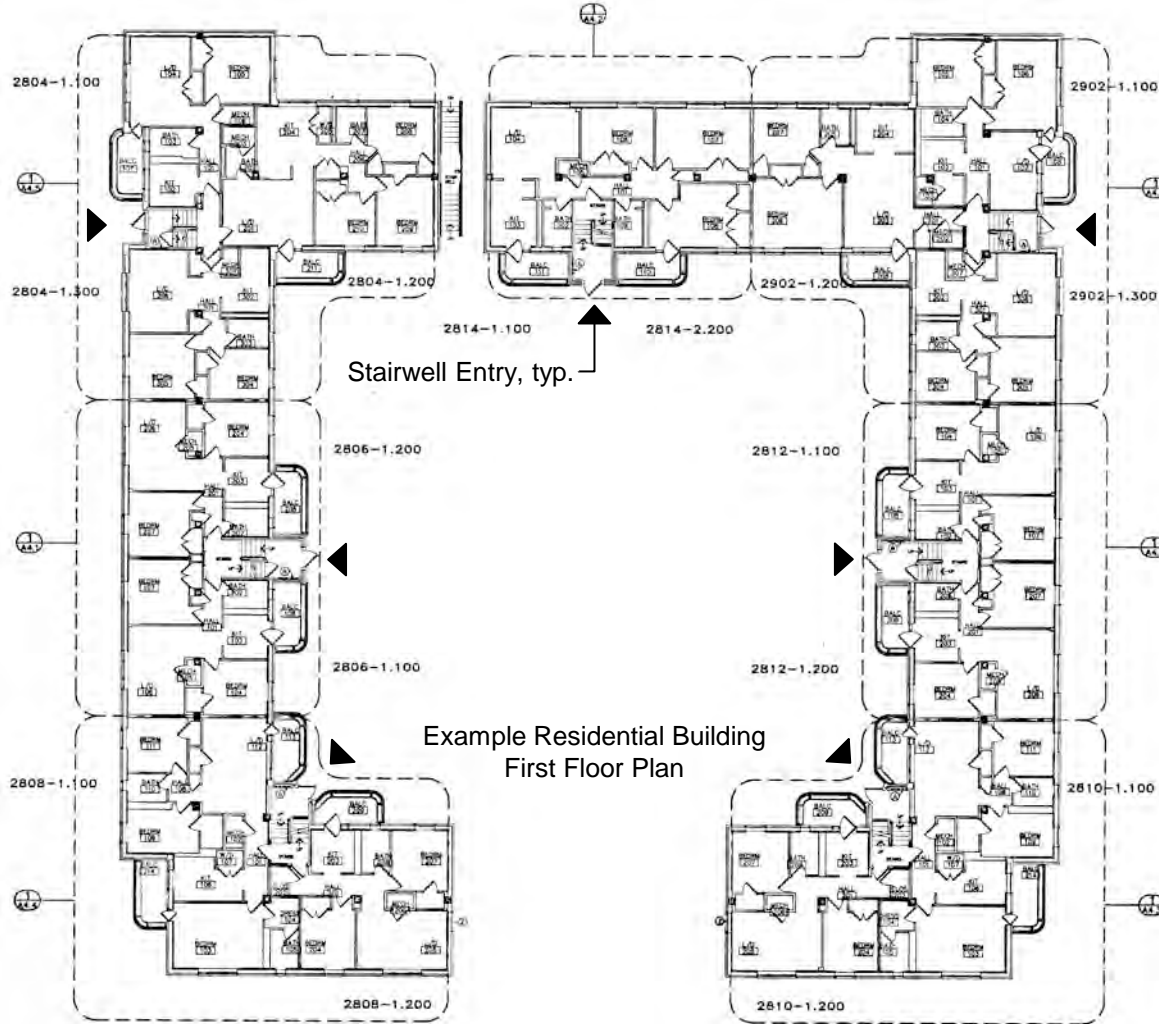
2012





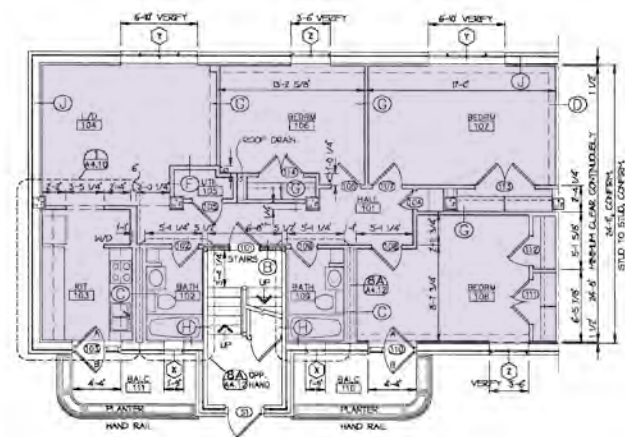
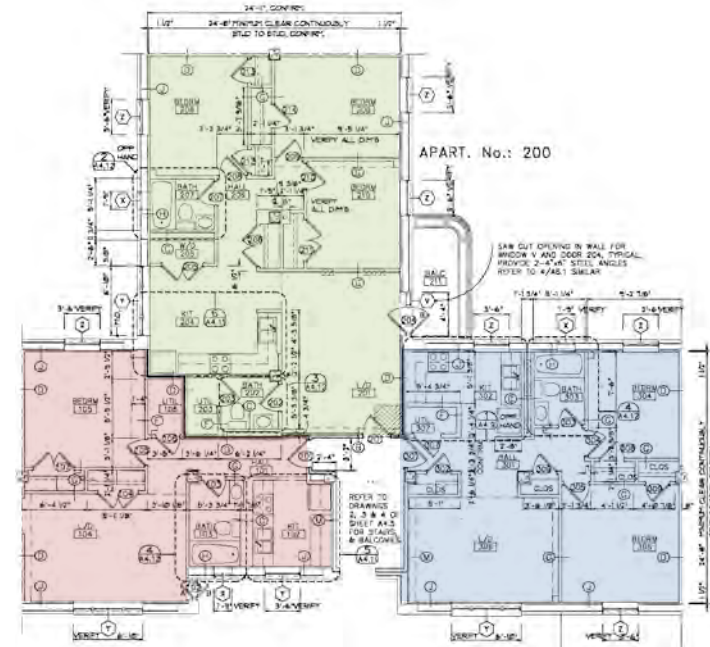






Example Residential Building
First Floor Plan

The buildings were designed and constructed as a series of pods through which units are accessed via a shared stair as seen on the drawing above. The one, two and three-bedroom apartments were last comprehensively renovated in 1994. Due to their solid brick and concrete block construction, it is not possible to alter the plans of the buildings to integrate an elevator or other features that would make the units at Olde Cedar handicapped accessible without requiring their complete reconstruction.

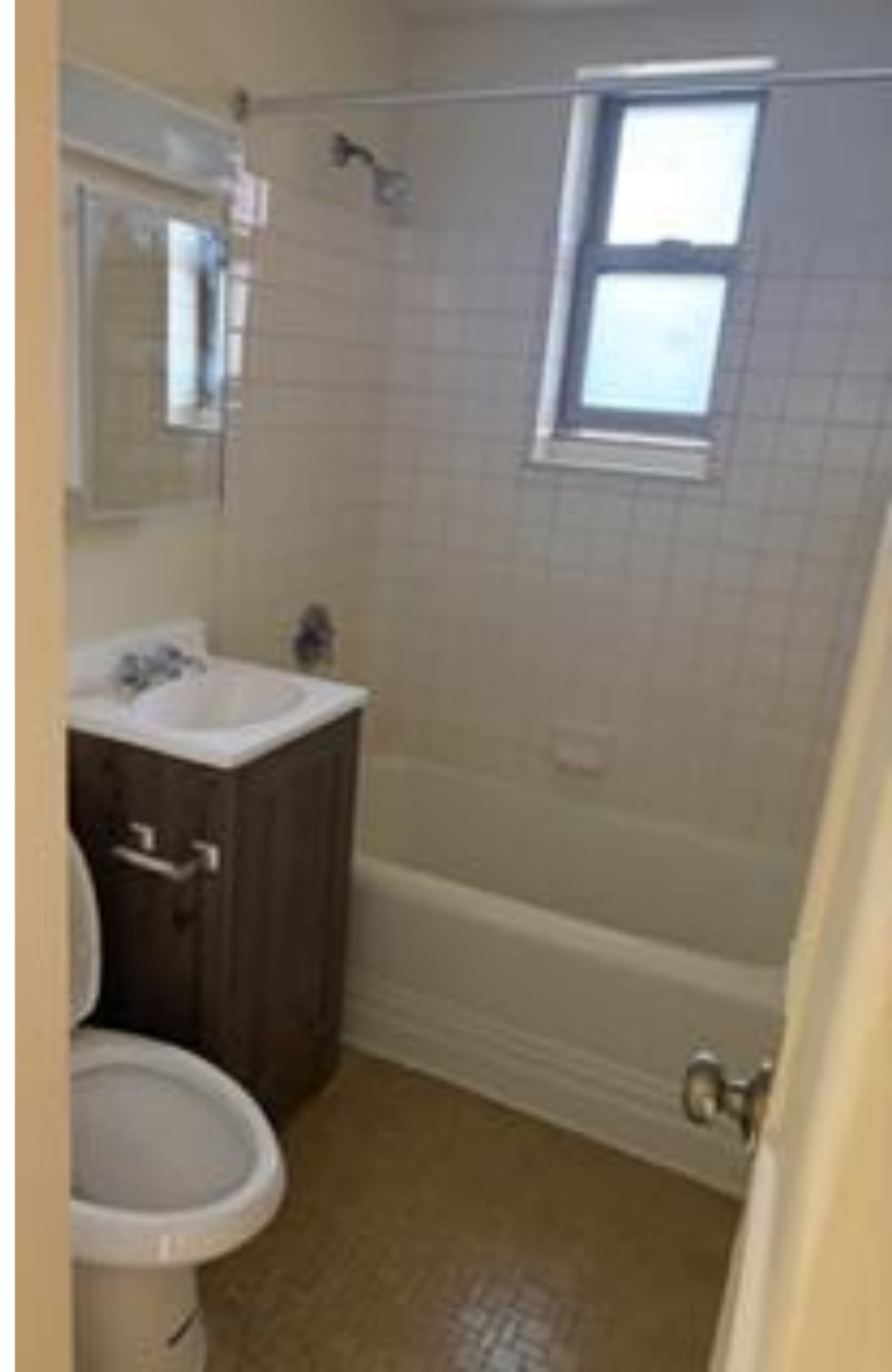


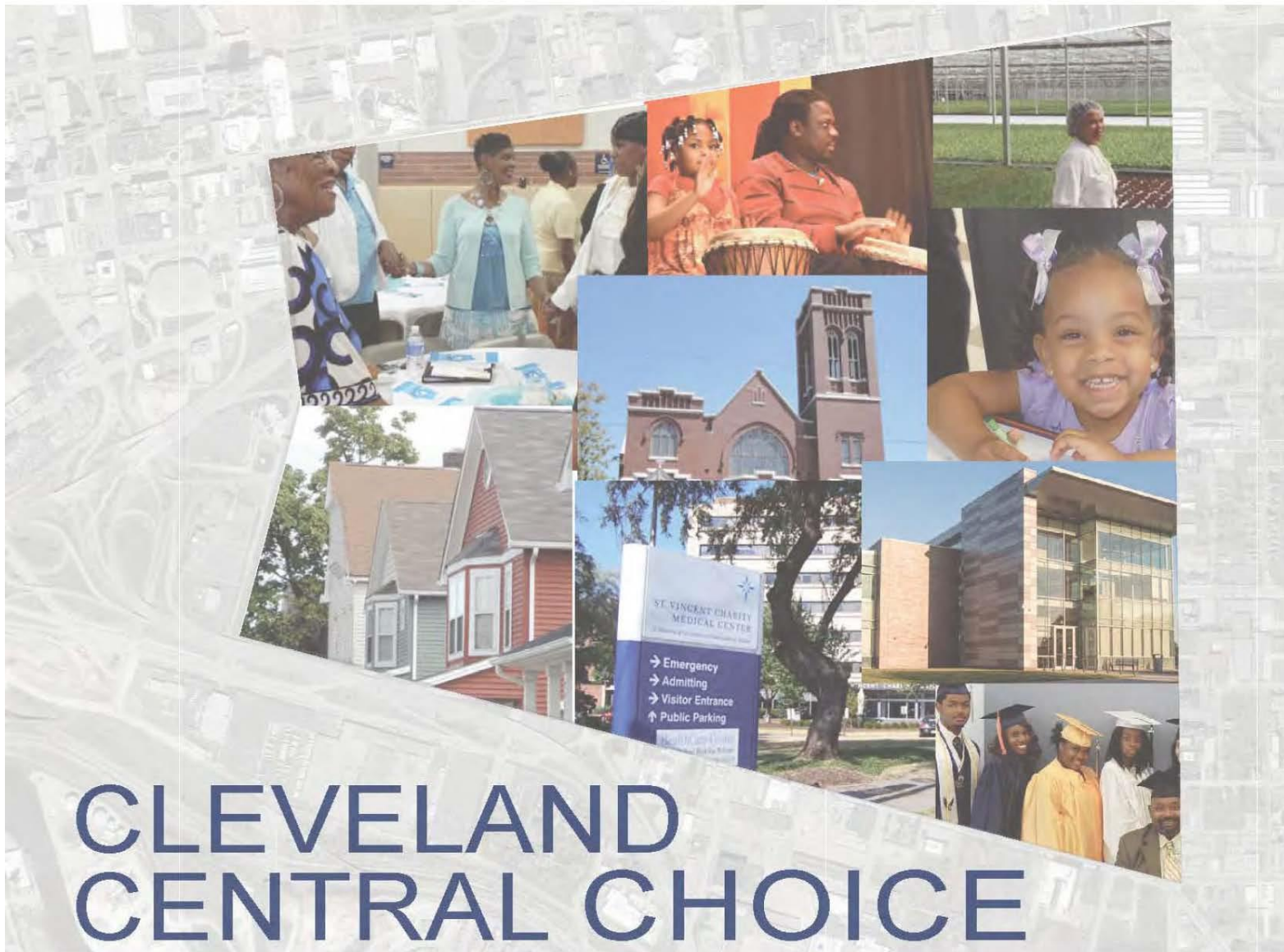
Typical 1, 2 and 3-Bedroom Apartment Pods
Surrounding Central Stairwells

Olde Cedar Estate

Housing Units







CLEVELAND CENTRAL CHOICE

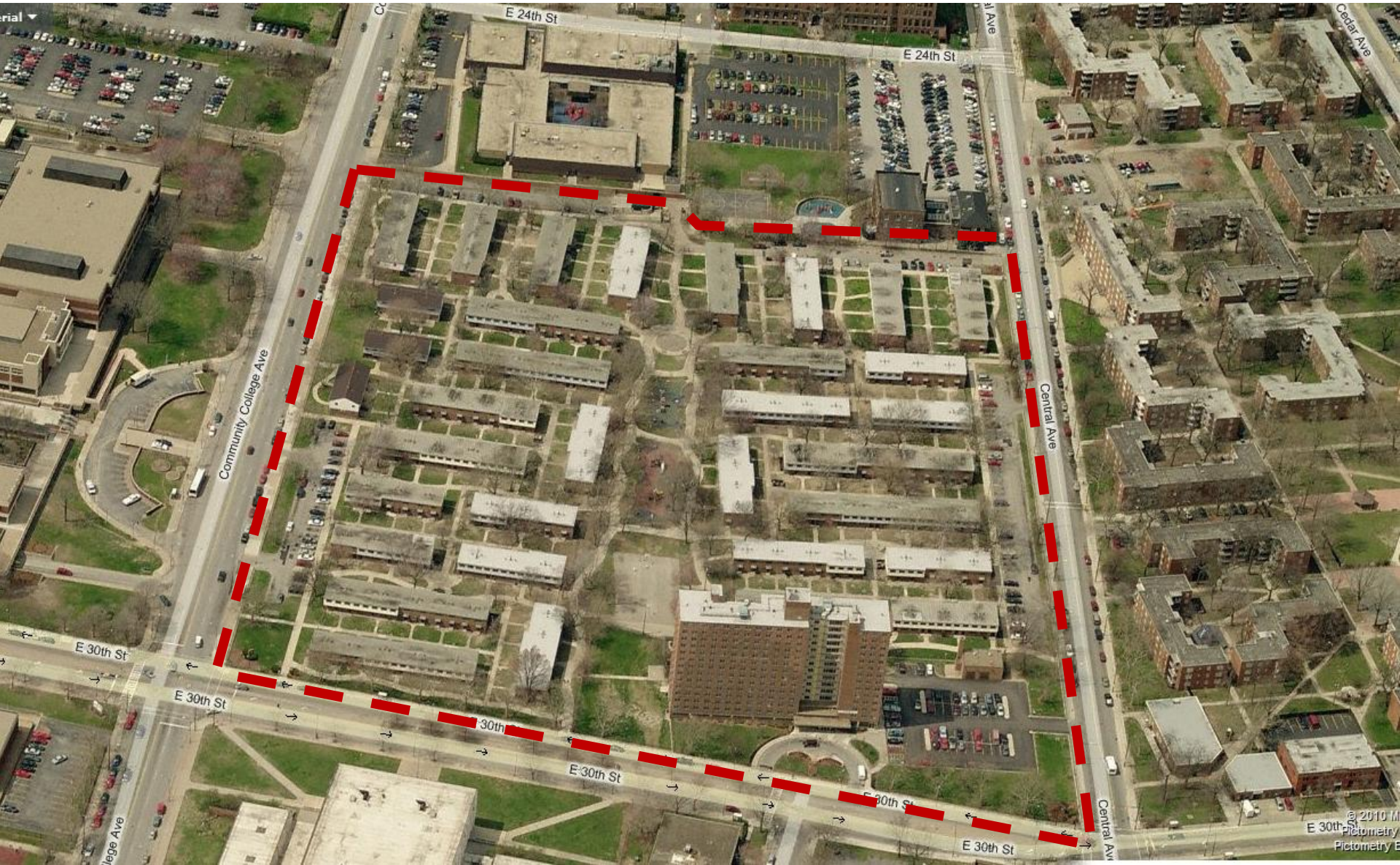
TRANSFORMATION PLAN



PENROSE
We bring it all together



CEDAR EXTENSION ESTATE IS OUR STARTING POINT



© 2010 M
E 30th St
Pictometry B

RESIDENTS HAVE TOLD US IN MEETINGS THAT "IT DOESN'T WORK"

Sankofa Village

Implementing the Choice Neighborhoods Vision

Working with the City of Cleveland, institutional stakeholders, community groups and a wide array of residents, a Choice Neighborhoods Plan was created for the Cedar Central Neighborhood following a 2011 HUD grant award. The Central Neighborhood and the Cedar Extension Estates were both positioned to take advantage of their direct connections with Downtown Cleveland and major employment hubs, as well as their proximity to a number of medical, educational and community services facilities.

Care Alliance Health Center (2015 - 2016)

- Provider of high-quality medical, dental, & behavioral health care

Phase 1 (2015 - 2017)

- Development partnership with Pennrose, LLC
- 60-unit multi-family building with resident amenities
- 5,400 sf of commercial storefronts
- Budget: \$18,744,999
- Funding: RED Capital 221(D)(4), CMHA capital, City of Cleveland Housing Trust Fund, 4% LIHTC

Phase 2 (2016 - 2017)

- Development partnership with Pennrose, LLC
- 60 townhome units
- Budget: \$13,101,699
- Funding: Enterprise Community Loan, City of Cleveland Housing Trust Fund, CMHA capital, 9% LIHTC

Phase 3 (2019 - 2021)

- Development partnership with Pennrose, LLC
- 75 townhome units
- Budget: \$18,254,171
- Funding: RED Capital 221(D)(4), CMHA capital, Ohio Housing Financing Agency, National Housing Trust Fund, 4% LIHTC

Public Infrastructure

- New public right-of-way for East 26th and East 28th Streets
- New public park at city of Cleveland Central Recreation Center
- Funding: City of Cleveland, Cuyahoga County, CMHA Capital

Cleveland Scholar House (2022-2023)

- Developed by CHN Housing Partners
- 40-unit multi-family building with services to support parents enrolled in degree programs
- Project Based Vouchers supplied by CMHA

Phase 4 (Anticipated 2024)

- Development partnership with Pennrose, LLC
- 50 townhome units



Sankofa Village Implementation





OLDE CEDAR

CONCEPTUAL MASTER PLAN



Gensler

MOODY•NOLAN

DLZ

PERA





Open lots for parking (add you)

like parks

no retail on site

like to add playground

green space is more shared by everyone to more centrally located

need more lighting outdoors

community garden

fitness center

green amenities - playground, grill

on-site security surveillance cameras

climate living space and park underneath



change green space (handicap pavillion, big grass)

green space should be more



COMMUNITY ENGAGEMENT

STAKEHOLDER MEETINGS

On July 12 and 13, 2021, the Gensler team had a series of stakeholder interviews, some of which were virtual and some in-person including the following participants.

The Campus District

The Campus District is a CDC that unites the Superior Arts District with the Campus Communities bounded by East 18th Street, East 30th Street, Interstate 90, and Woodland Avenue. It brings together a number of large institutional campuses including Cleveland State University (CSU), Cuyahoga Community College (Tri-C), and St. Vincent Medical Center.

Cleveland Public Library

The Cleveland Public Library (CPL) has the Sterling Branch located in the Central Neighborhood. Sterling is on East 30th Street, on a parcel that is surrounded on three sides by Olde Cedar. CPL would like to expand the Sterling Branch, a consideration for the master plan.

Sisters of Charity owns the St. Vincent Charity

Medical Center in the Central Neighborhood. St. Vincent's is adjacent to the Olde Cedar and Sankofa Village developments. The plan is committed to meet the unmet needs of the community while transitioning from traditional acute care hospital to a high-quality ambulatory facility.

Burten, Bell, Carr Development Inc. (BBC)

BBC is the on-profit community development corporation serving the Central, Kinsman, and Buckeye-Shaker Square-Woodhill neighborhoods. They have a focus on community planning, real estate development, small business development, and community engagement and shared current progress.

Cedar LAC

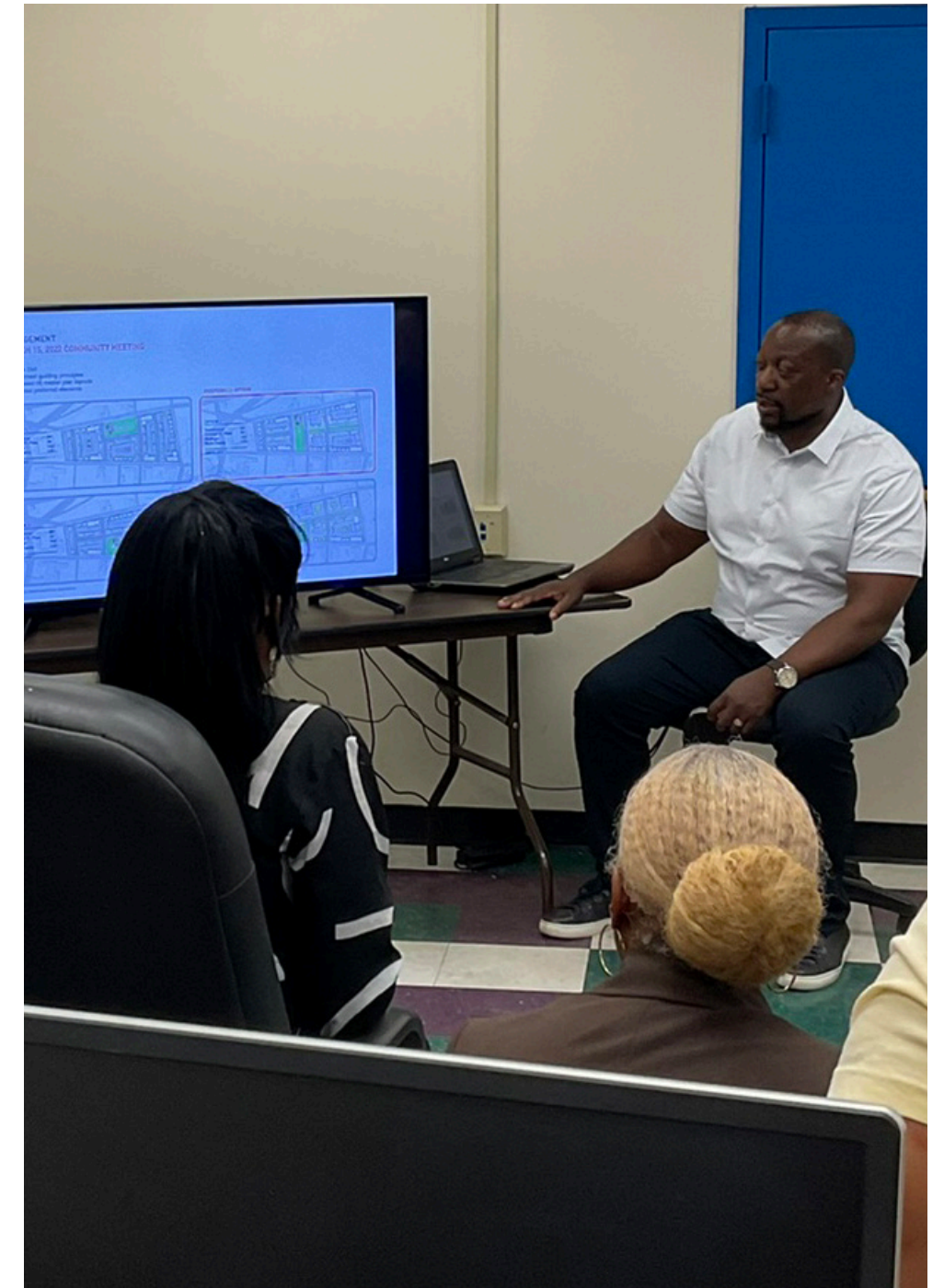
Cedar LAC represents a mix of residents from the Olde Cedar family units and the Cedar High Rise. Members are a diverse range of ages, and have lived on site from 2 to 23 years. During the meeting they were introduced to the planning team and shared their concerns and aspirations for the site and its surroundings.

Outhwaite LAC

Outhwaite LAC represents a mix of residents from Outhwaite. The members present have lived at Outhwaite for 24 and nearly 40 years.

Cleveland City Planning Commission

The City Planning Commission is leading a number of efforts that will impact the future uses at both Olde Cedar and Outhwaite. During the meeting, they shared information on various studies and ongoing initiatives surrounding the sites including development in MidTown, the Opportunity Corridor, transportation planning, housing studies, etc.



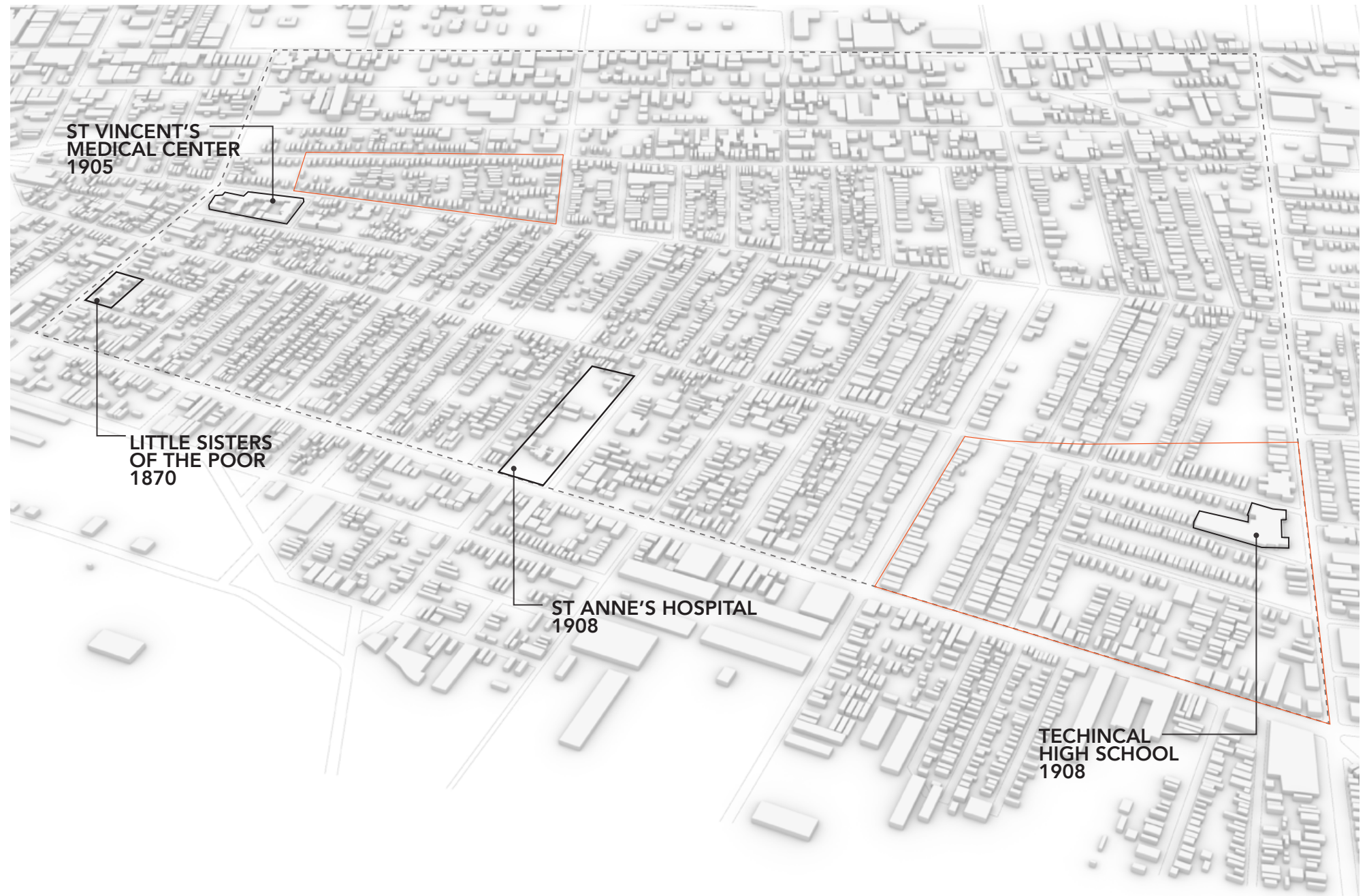
THE NEIGHBORHOOD

EVOLUTION OF CENTRAL: 1920

Central is one of Cleveland's oldest neighborhoods, with settlement beginning in the early 19th century. Germans in the 1830's marked the first in several waves of what would become a gateway community. By 1912 Central was home to many ethnic groups including Jews, Italians, and African Americans, as well as Czechs, Hungarians, and Poles and was fairly integrated at the time. Some the oldest institutions in the City are located in Central, including St. Vincent's Charity hospital on 22nd Street, which opened in 1865 as Cleveland's first permanent general hospital.

By the beginning of World War 1, Central's Jewish community gradually relocated further east to the Glenville neighborhood. By 1921, very few Europeans were arriving in Central due to immigration restrictions passed by Congress. At the same time, the African American community was growing to fill the gap, as new residents from the rural south arrived as part of the Great Migration, growing from 10% of the population in 1910, to 43% in 1920, to 67% in 1930. [1]

By 1930, the city's overall population had nearly doubled to nearly 800,000. This forced many in Central to take refuge in substandard housing that was technically unfit for human habitation. According to an influential analysis of Central published in 1934, Central had become a slum and was plagued with disproportionate crime, vice, and juvenile delinquency. [2]



1. "Central (Neighborhood)". *The Encyclopedia of Cleveland History*. Case Western Reserve University. Retrieved July 14, 2011.

2. "An Analysis of a Slum Area in Cleveland" United States. Federal Civil Works Administration. Ohio., Green, H. Whipple., Navin, R. Bernard., Cleveland Metropolitan Housing Authority. (1934). Cleveland, Ohio: [publisher not identified].

THE NEIGHBORHOOD

EVOLUTION OF CENTRAL: 1960

By 1930, with the onset of the Great Depression, Central had declined to around 22,240 inhabitants. In 1933, in the midst of the Great Depression, the Cleveland Metropolitan Housing Authority was founded with a mission to improve housing for low-income families and to eliminate slums. It was the nation's first public housing administration. The passage of the US Housing Act in 1937 enabled CMHA to plan, construct and manage federally subsidized housing.

In 1937, the CMHA, built two segregated housing projects in a community that had previously not known segregation: the Outhwaite Homes (for African Americans), and the Cedar-Central projects (for whites).[1] Central would become the location for Cleveland's largest concentration of public housing projects, which by 1960 also included the Cedar Extension High Rise, King Kennedy North High Rise, Carver Park, Cedar Ext Family, King Kennedy South Family, Olde Cedar, Outhwaite Homes, and Phoenix Village housing projects.

Institutions were also expanding their presence through neighborhood redevelopment at this time. Cuyahoga Community College (Tri-C), established its metropolitan campus 1963, is Ohio's first and largest community college. In 1965, St. Vincent hospital greatly expanded its campus into the surrounding neighborhood area and the hospital was almost entirely rebuilt.[3] Until just after World War II, Central was a major retail center in Cleveland. Its population peaked at a post-war number exceeding 69,000. Although Central still retained a significant ethnic European population until 1960.[2]



1. "Central (Neighborhood)". *The Encyclopedia of Cleveland History*. Case Western Reserve University. Retrieved July 14, 2011.
2. Eddings, Amy (November 14, 2017). "'Divided by Design: Tracking Neighborhood Racial Segregation in Cleveland'". *WVIZ*. Retrieved July 18, 2019.
3. Sarah Kasper, "St. Vincent Charity Hospital," *Cleveland Historical*, accessed September 3, 2022, <https://clevelandhistorical.org/items/show/624>.

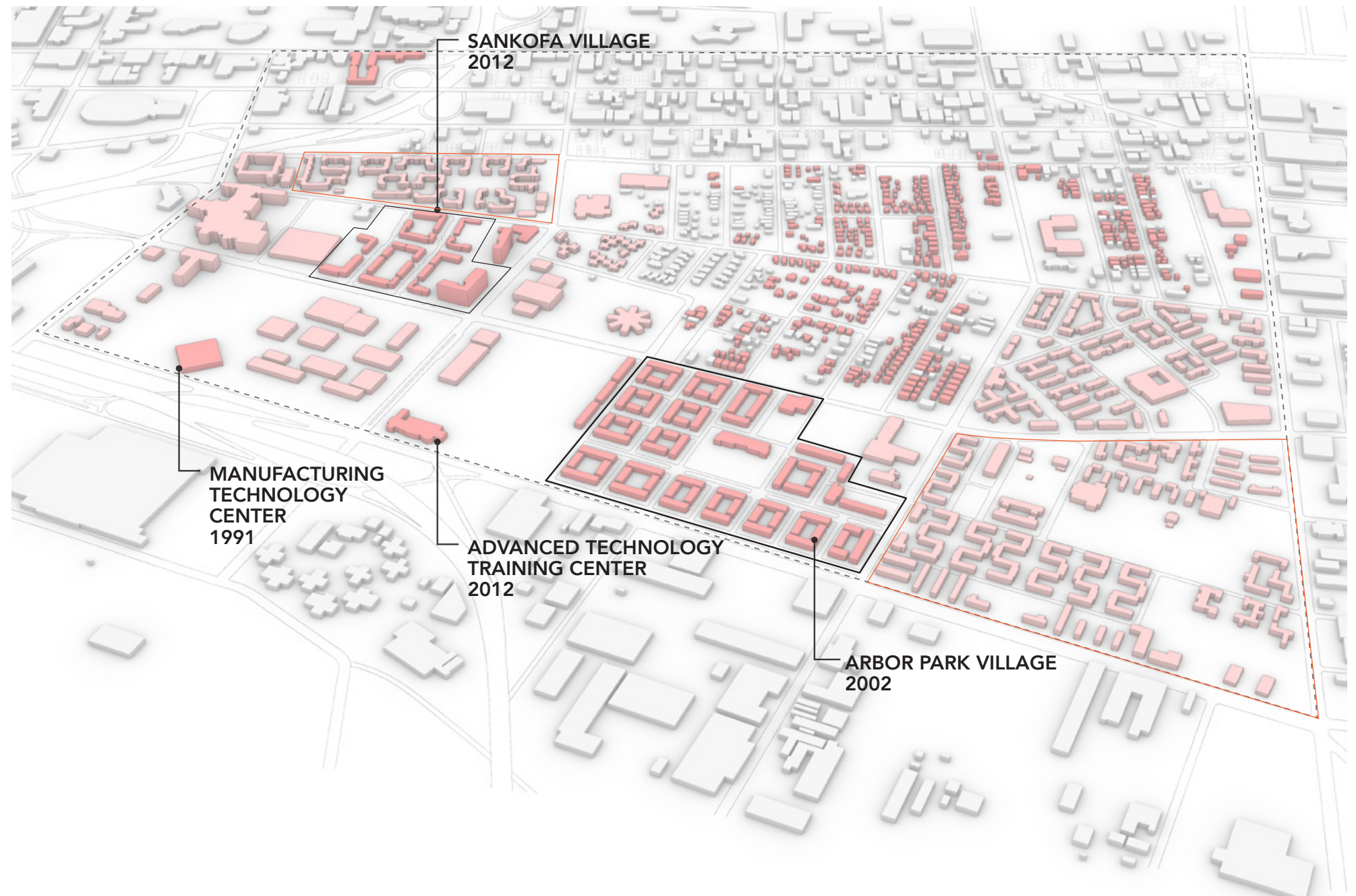
THE NEIGHBORHOOD

EVOLUTION OF CENTRAL: 2020

Central has experienced considerable reinvestment over the past 20 years. While this reinvestment has been largely concentrated in the redevelopment of affordable housing, and the primary institutions at Tri-C and St. Vincent, it has slowly transformed the neighborhood.

Older public housing complexes have been redeveloped to open them up to the surrounding neighborhood and give them less of a “project” appearance as well as providing better quality housing for the tenants. A large private development, Arbor Park Village, transformed about 40 acres of deteriorated and largely vacant public housing into a low-income townhouse development with the look of a prosperous condominium development. A small strip commercial center was included in the redevelopment to add a grocery store and other missing amenities to the neighborhood.

The 15-acre Cedar Extension, located just south of Olde Cedar, has been redeveloped in stages into Sankofa Village, transforming the 1960’s barracks style public housing project, into a traditionally styled townhouse complex, with modern unit amenities. A program to develop affordable single-family detached housing filled in dozens of vacant lots in the center of the neighborhood and added to the area’s look of being more prosperous. And at the western edge of the neighborhood, Tri-C was expanding and adding new programs and buildings to its Metropolitan Campus.



VIEW TO DOWNTOWN

This view above East 30th street looking west shows the downtown proximity and the immense potential of the site to create a diverse living community. The new boulevard and linear park running through the center of the site create a strong unifying element, and a place for residents to gather, play and relax in a park setting.



THE MASTERPLAN OVERVIEW

The Olde Cedar Master Plan provide a vision for the redevelopment of the 18 acre site into a 450-unit, mixed income community. The new layout includes a mix of housing types that are designed to accommodate a range of household sizes and preferences. A traditional street grid provides on-site parking convenient to residents and guests, with additional off-street parking to the rear. At the center of the project is a generous neighborhood park that holds a playground, play courts, and sitting areas to meet and enjoy nature. More details of the layout are explained on the following pages.

MULTIFAMILY FLATS	140 UNITS
FLAT BELOW TOWNS	174 UNITS
TOWNHOMES	46 UNITS
TOTAL: 450 UNITS	90 UNITS



ST. VINCENT MEDICAL CENTER

CLEVELAND CENTRAL RECREATION CENTER

SANKOFA VILLAGE

WILLIAM PATRICK DAY CHILDHOOD

CARE ALLIANCE CENTER

MARION-STERLING SCHOOL

THE MASTERPLAN

STREETS

A network of public streets creates convenient access to the development blocks. Streets are aligned with the existing neighborhood streets where possible to minimize disruptions to the traffic flow and facilitate pedestrian access at designated crossings. Typical streets are designed with 2-travel lanes and on-street parking on both sides. New Street, which runs east-west through the center of the development, also contains a central landscape median that varies in width from 8' to 40'.

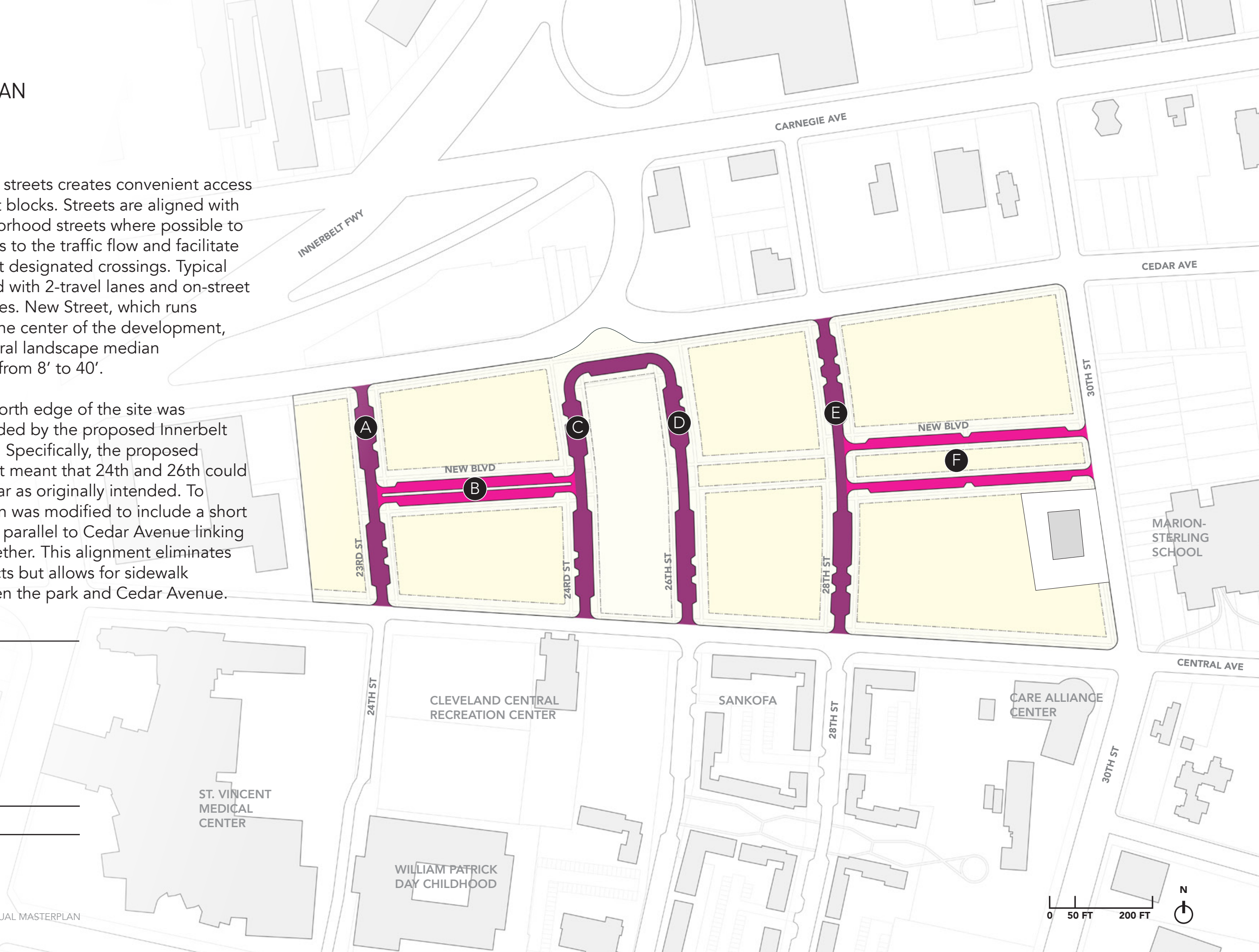
The design of the north edge of the site was modified to respond to the proposed Innerbelt improvement plans. Specifically, the proposed onramp realignment meant that 24th and 26th could not connect at Cedar as originally intended. To resolve this, the plan was modified to include a short loop drive that runs parallel to Cedar Avenue linking the two streets together. This alignment eliminates the vehicular conflicts but allows for sidewalk connectivity between the park and Cedar Avenue.

LINEAR FOOTAGE

- Ⓐ 420 FT
- Ⓑ 400 FT
- Ⓒ 480 FT
- Ⓓ 480 FT
- Ⓔ 610 FT
- Ⓕ 470 FT

TOTAL: 2,860 FT

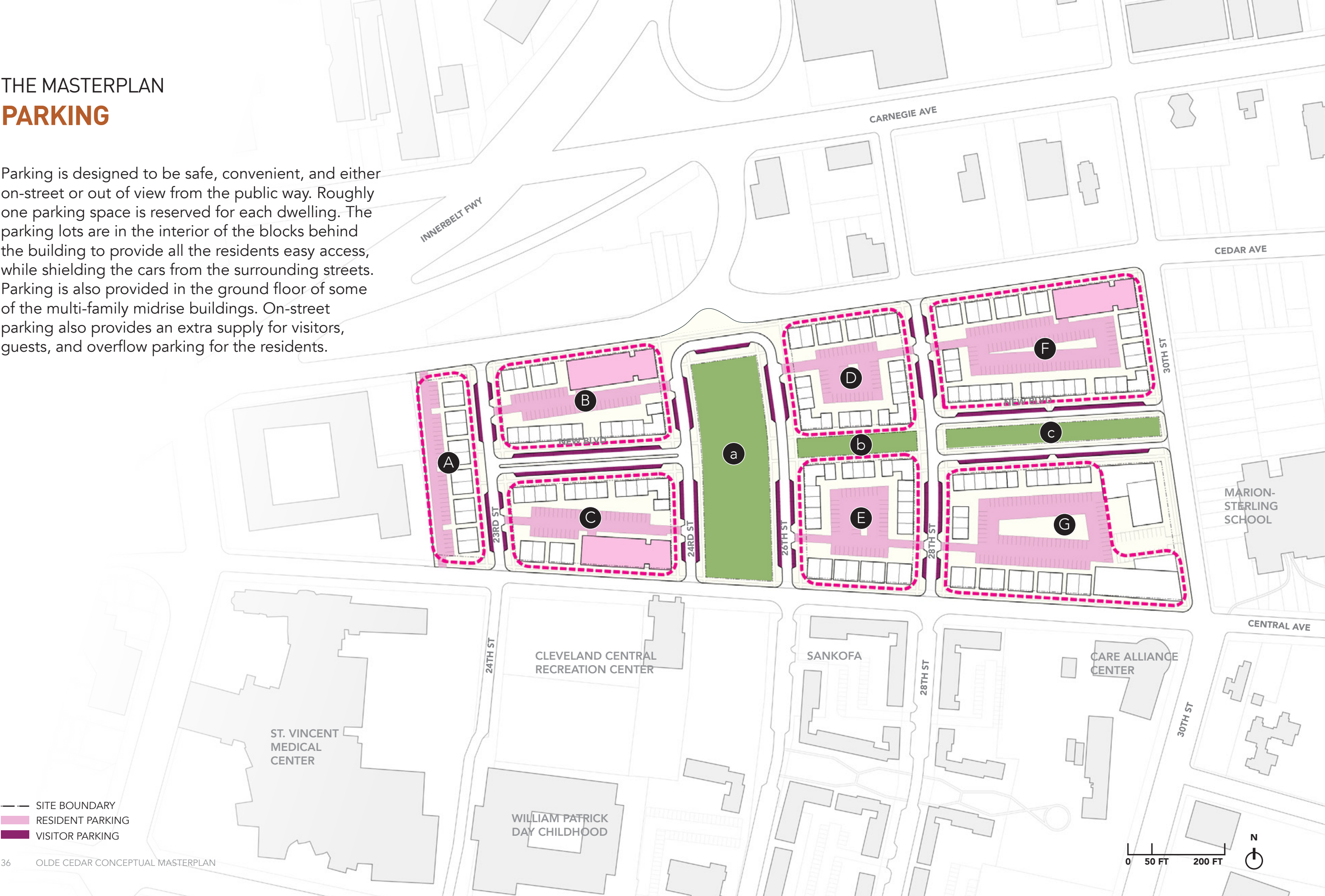
- SITE BOUNDARY
- TWO-WAY STREET
- ONE-WAY STREET



THE MASTERPLAN

PARKING

Parking is designed to be safe, convenient, and either on-street or out of view from the public way. Roughly one parking space is reserved for each dwelling. The parking lots are in the interior of the blocks behind the building to provide all the residents easy access, while shielding the cars from the surrounding streets. Parking is also provided in the ground floor of some of the multi-family midrise buildings. On-street parking also provides an extra supply for visitors, guests, and overflow parking for the residents.



- SITE BOUNDARY
- RESIDENT PARKING
- VISITOR PARKING



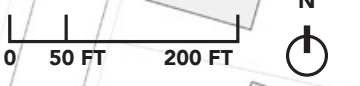
THE MASTERPLAN

TRASH COLLECTION

Trash storage is screened from view and conveniently located behind the residential buildings. Trash pickup runs in efficient collection loops through the alleys and parking areas.



- SITE BOUNDARY
- TRASH TRUCK ROUTE
- TRASH ENCLOSURE



OLDE CEDAR PEDESTRIAN BOULEVARD

View of the pedestrian boulevard looking west toward Central Park. Three story buildings (townhouses over flats) frame this 72' wide space that can contain a variety of activities from table top sports, to splash pads. The undulating landscape serves as a play feature for kids.



THE MASTERPLAN

PARCEL PLAN

The street pattern divides the 18-acre site into seven development parcels totaling roughly 9.4 acres. The balance of the property is reserved for the Sterling Branch Library (0.7 acre), parks and open space (2 acres), and street rights-of-way (6 acres).

DEVELOPABLE PARCELS

- A 0.8 AC
- B 1.2 AC
- C 1.2 AC
- D 1.1 AC
- E 1.2 AC
- F 2.0 AC
- G 1.9 AC

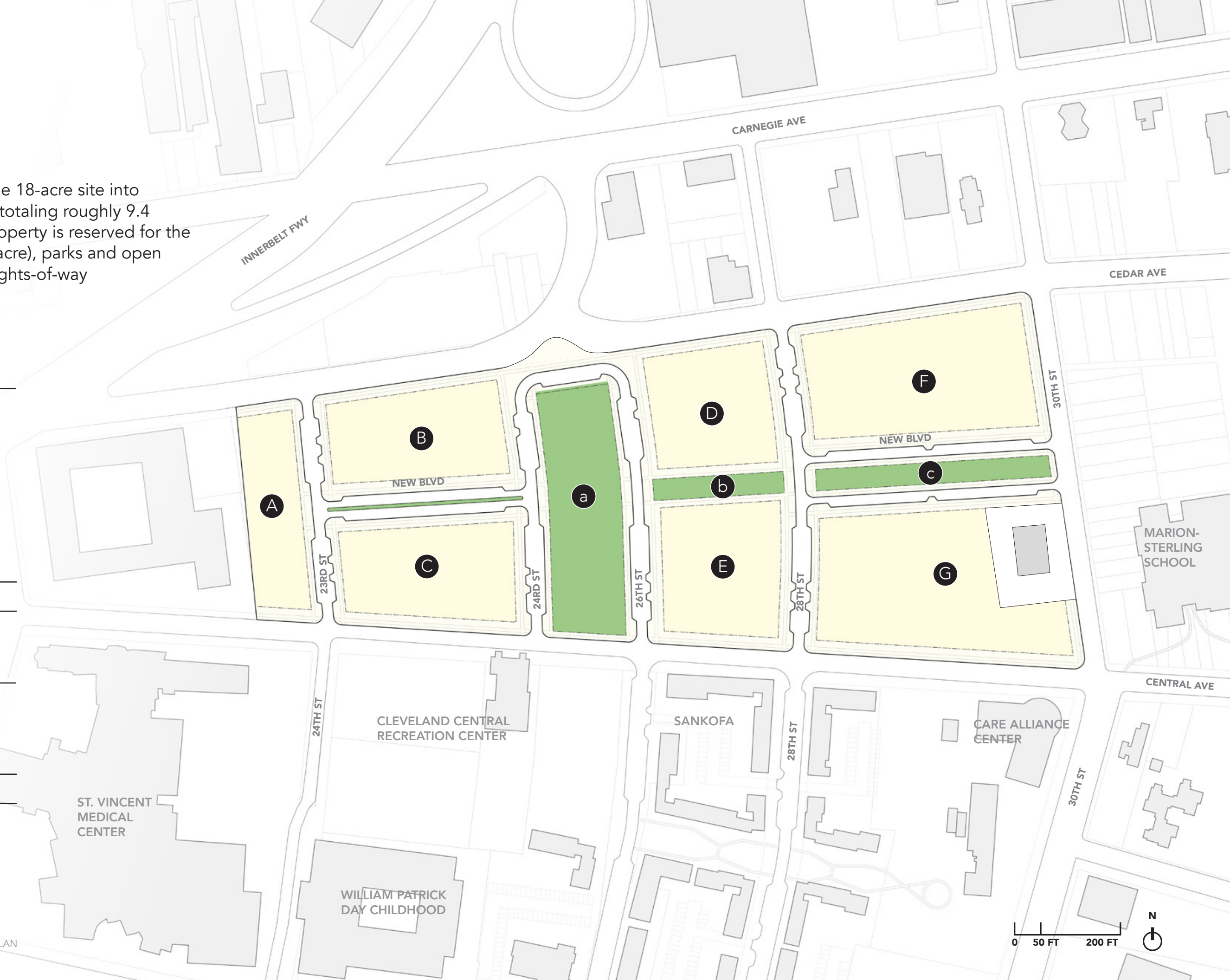
TOTAL: 9.4 AC

OPEN SPACE

- a 1.4 AC
- b 0.2 AC
- c 0.4 AC

TOTAL: 2 AC

DEVELOPMENT PARCEL
OPEN SPACE



OLDE CEDAR SLOPED PARK

This elevated view above Cedar shows the variety of building types bordering Central Park. Note how larger apartment building on Center Street creates a strong edge to the park and Cedar Avenue without overwhelming the rest of the development.

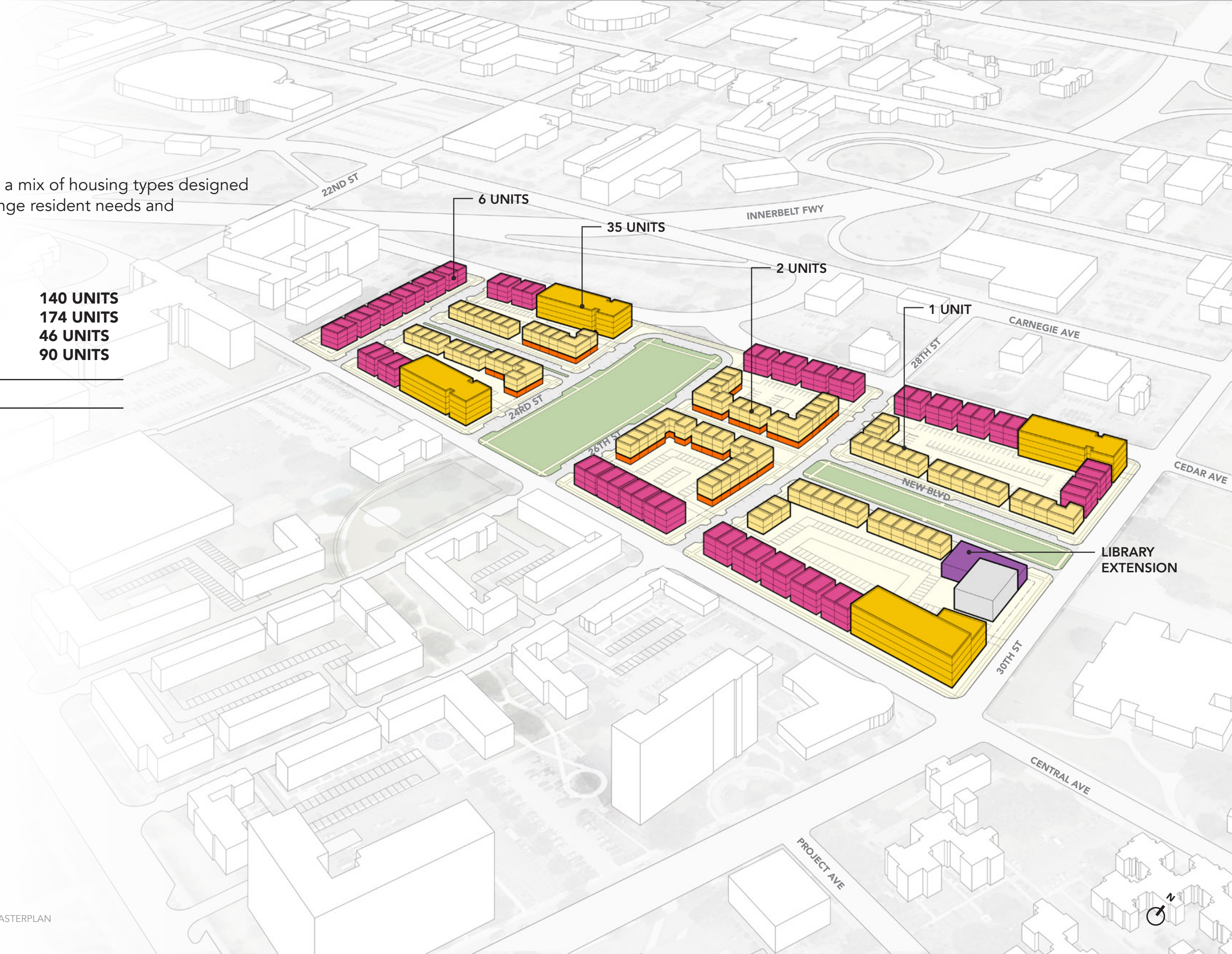


BUILDING TYPES OVERVIEW

Olde Cedar will contain a mix of housing types designed to appeal to a broad range resident needs and preferences.

MULTIFAMILY	140 UNITS
FLATS	174 UNITS
FLAT BELOW TOWNS	46 UNITS
TOWNHOMES	90 UNITS
TOTAL: 450 UNITS	

- MULTI-FAMILY
- 6 FLATS
- FLATS BELOW TOWNS
- TOWNHOMES
- MISCELLANEOUS

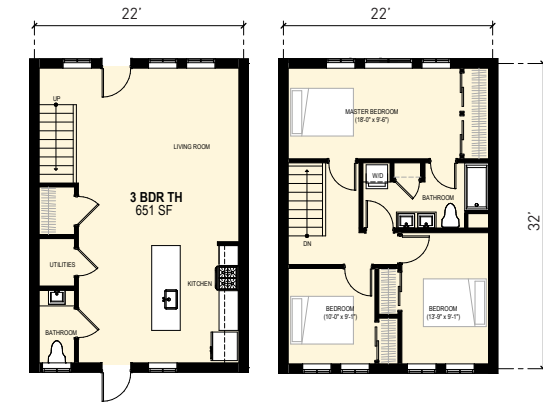
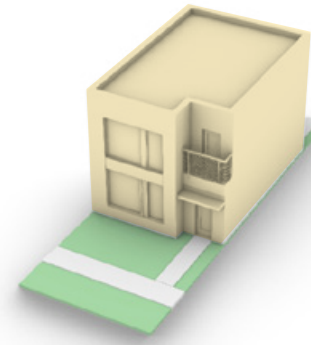


BUILDING TYPES

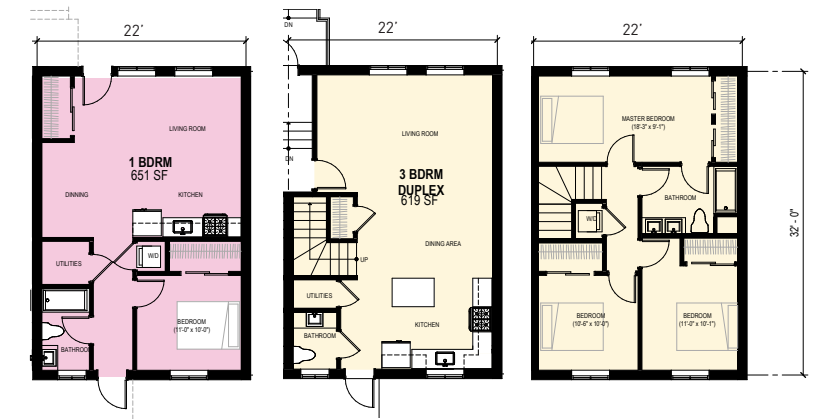
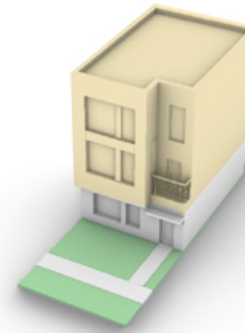
TOWNHOUSE

The town house units are typically 2-3 stories high and separated from their neighbor with a common party wall. They are often combined with 2-8 other units into a single building. Olde Cedar features four types of townhouses. Type I is the traditional 2-story townhouse as previously described. Type II is the same as Type I with a single-story unit (flat) at the ground floor. Type III is 2-unit townhouse configured as a corner building. And the Type IV unit adds a third story to the corner-type accommodate larger townhouse units.

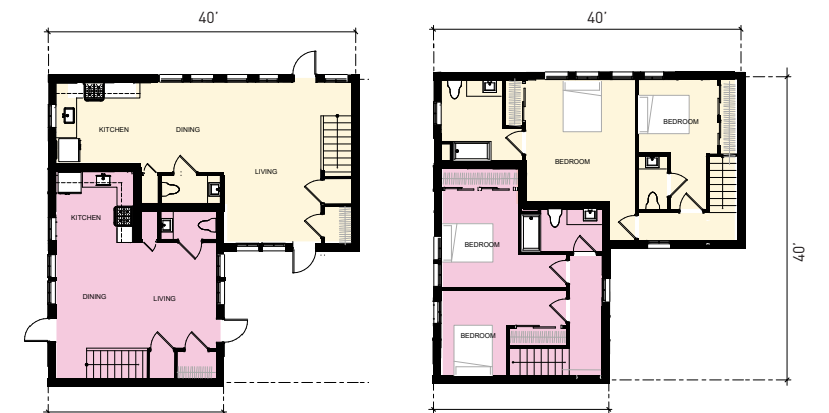
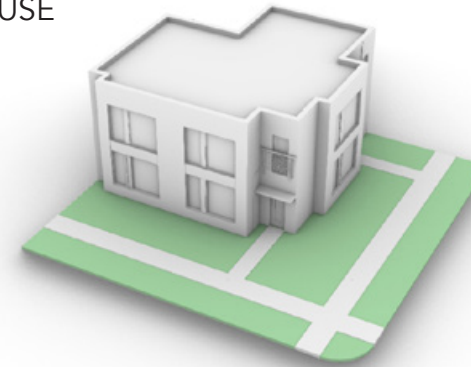
TOWNHOUSE TYPE I:
TOWNHOUSE



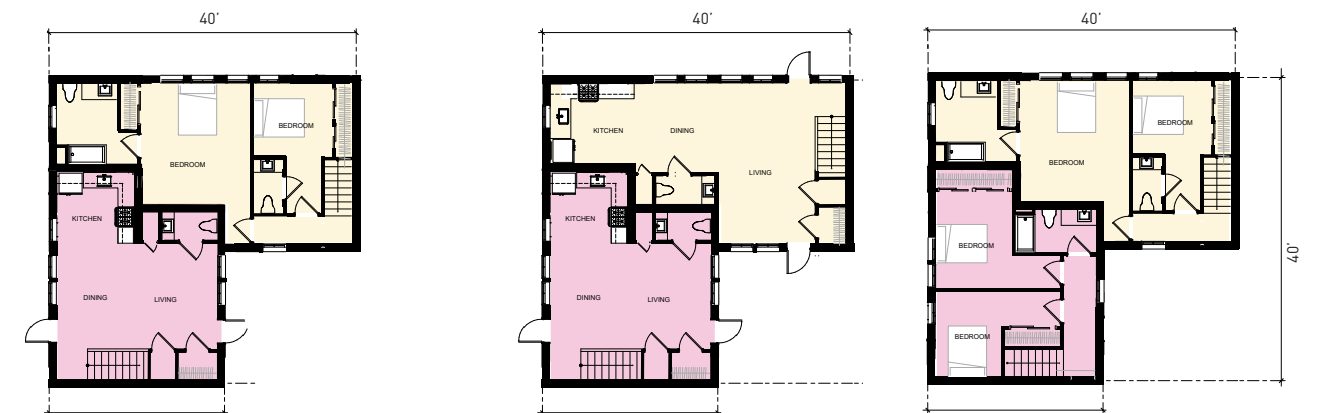
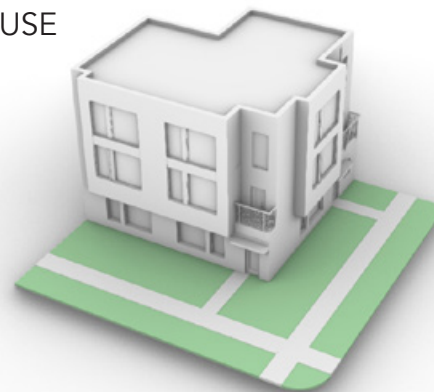
TOWNHOUSE TYPE II:
TOWNHOUSE OVER FLAT



TOWNHOUSE TYPE III:
TWO STORY CORNER TOWNHOUSE



TOWNHOUSE TYPE IV:
THREE STORY CORNER TOWNHOUSE



OLDE CEDAR LINEAR PARK

In the redeveloped Olde Cedar, streets and parks become the center of the community life. This view of New Street looks west to the linear park and central park beyond. Across the street is a generous 40' wide park space in the median.



RECENT PROJECTS & PLANS

- 1 E 22nd St. Bridge Design—ODOT Innerbelt Corridor (2024)
- 2 Justice Center Demolition (2024)
- 3 CCG3A Construction—ODOT Innerbelt Corridor (2024)
- 4 St. Vincent Property Redevelopment (forthcoming)
- 5 Central Recreation Park Redevelopment Site Plan (2024)
- 6 Women Religious Archive Center (2024)
- 7 Soccer Stadium (2024)
- 8 CVSR Downtown Station Concept (2024)
- 9 Tri-C Integrated Facilities Plan (2024)
- 10 CMP Slavic Village Downtown Connector (2023)
- 11 CMHA Sankofa Village (2022)
- 12 CMHA Olde Cedar (2022)
- 13 CSU Proposed Master Plan (2022)
- 14 Central Neighborhood Plan (2016)
- 15 E 22nd St. Corridor Transportation & Redevelopment Plan (2011)

PURPOSE & GOALS

Many stakeholders are undertaking complex projects

- Understand current conditions
- Coordinate plans and stakeholders
- Identify opportunities



Search Google Maps

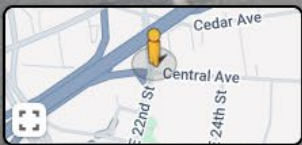


Share X

← 2163 E 22nd St
Cleveland, Ohio

Google Street View

Aug 2024 See more dates



Google Maps

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

NO STOPPING
BUS STOP
NO PARKING
ANY TIME



CSU
MANN

Y

KEEP
RIGHT
→

Central

TO
INTERSTATE
90
↑

Green Dot

Search Google Maps



Share



← 2299 E 22nd St

Cleveland, Ohio



Google Street View

Aug 2024 See more dates

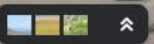
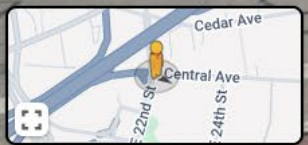
E. 22 St

ST. VINCENT CHARITY MEDICAL CENTER
 ST. VINCENT CHARITY MEDICAL CENTER

↑ Public Parking	→ Public Parking
↑ Visitor Entrance	→ Visitor Entrance
↑ Sisters of Charity Health System Bldg. 2475 E. 22nd St.	→ Sisters of Charity Health System Bldg. 2475 E. 22nd St.

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Google Maps





E. 22 St

ST VINCENT CATHOLIC
MERCY CENTER
→ Public Parking
→ Masses & Entrance
→ Masses of Our St.
→ Masses of Our St.
→ Masses of Our St.
→ Masses of Our St.

CAMPUS
DISTRICT

KEEP
RIGHT



Search Google Maps



Share



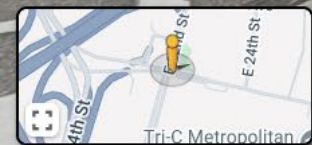
← 2399 E 22nd St

Cleveland, Ohio

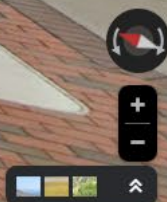


Google Street View

Aug 2024 See more dates



Google Maps



Future Home of THE CENTERS Health

SPEED LIMIT 25

NO PARKING ANY TIME

ST. VINCENT CHARITY MEDICAL CENTER
A Division of the Sisters of Charity Health System
↑ Visitor Entrance
← Public Parking
→ Sisters of Charity Health System Bldg. 2475 E. 22nd St.

ST. VINCENT CHARITY MEDICAL CENTER



SPEED
LIMIT
25

NO
PARKING
EXCEPT
AS SHOWN



ST. VINCENT CHARITY
MEDICAL CENTER
A Division of the Sisters of Charity Health System

- Rosary Hall
- Outpatient Mental Health
- ↑ Visitor Entrance
- ← Public Parking
- Sisters of Charity Health System Bldg. 2475 E. 22nd St.





CENTRAL AVENUE PUBLIC BATHS

OFFICE OF CLEVELAND
Public Works Department
1000 Lakeside Avenue
Cleveland, OH 44115
TEL: 216.442.2200 FAX: 216.442.2201

LITTERING PROHIBITED

25



NO
PARKING
IN DRIVE

STERLING
RANCH

COMMUNITY



CMHA
Community Mental Health Association



Section 106 Compliance

Olde Cedar Estates:
Determined Eligible for
listing on National
Register of Historic
Places

SHPO Determination:
Finding of Adverse
Effect on Historic
Property

Next Steps: Identify
appropriate mitigation
measures and develop
Memorandum Of
Agreement (MOA)