



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

Friday, January 19, 2024

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION



Cleveland City Planning Commission

Preamble

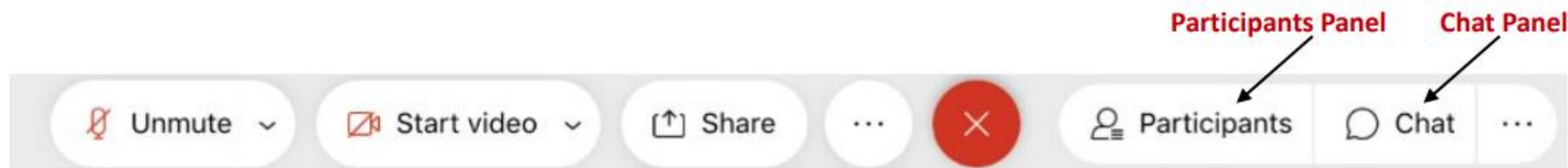
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO 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 YOU 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



January 19, 2024

Cleveland City Planning Commission

Preamble

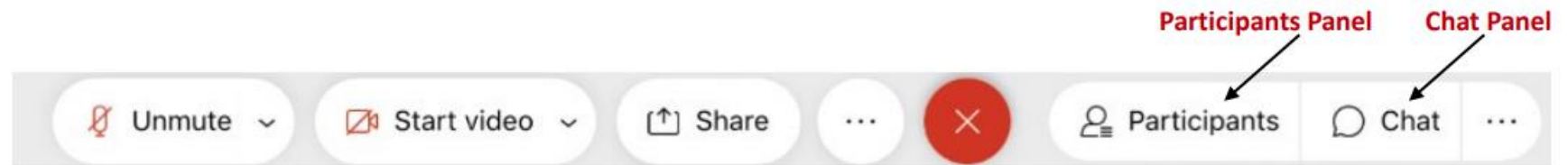
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

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)



January 19, 2024

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 Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. 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

January 19, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Cleveland City Planning Commission

Conditional Use



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Conditional Use: Residential Facility

January 19, 2024

For PPN# 015-02-004

Address: 3247 West 41st Street

Per §337.08(g): A Residential Facility for 6-16 Persons may be permitted as a Conditional Use

Ward 14- Councilmember Santana

SPA: Clark-Fulton

3247 West 41st Street Residential Facility

City Planning Commission Hearing
January 19, 2024



Proposal

- Residential Facility for 8-10 adults in a Multi-Family Residential Zoning District



Proposal

The owner Francois Banyeretse has given notarized authority to Shared Living LLC who is leasing the property and proposing a residential facility for 8 – 10 participants with 2 caregivers. There are no improvements proposed to the exterior of the home. The facility will be State Licensed and is not Within 1,000 feet of another residential facility.



Notary & Title Services.....
5501 Clark Ave dn. Front Cleveland, Ohio 44102 Phone/Fax (216) 281-1339

January 13, 2024

To whom it may concern;

I, **FRANCOIS BANYERETSE** resident of the city of Largo, State of Fl, being of legal age, do hereby depose and say under oath as follows:

1. That I'm the owner of the property located at 3247 W. 41st St., Cleveland, Ohio 44109, here do agree that the property is to be used by Shared Living LLC as a Residential Care Facility (GROUP NAME), and I do Authorize Shared Living LLC to speak on my behalf to get all documents (PERMITS) needed to start operations.
2. Any questions please feel free to contact me at 216-318-2075.

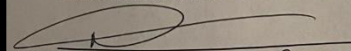
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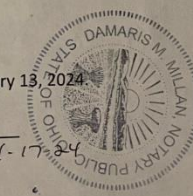
FRANCOIS BANYERETSE

The following form of oath is suggested for me:

State of Ohio)
) SS
County of Cuyahoga)

Sworn and subscribed to me on January 13, 2024


Notary Public *Jan 13 2024*

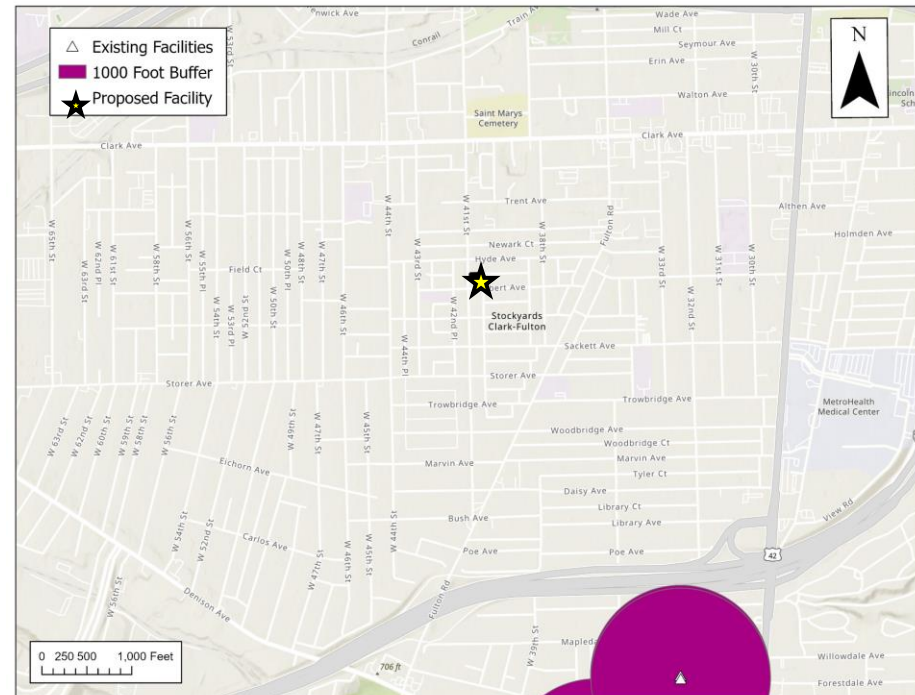
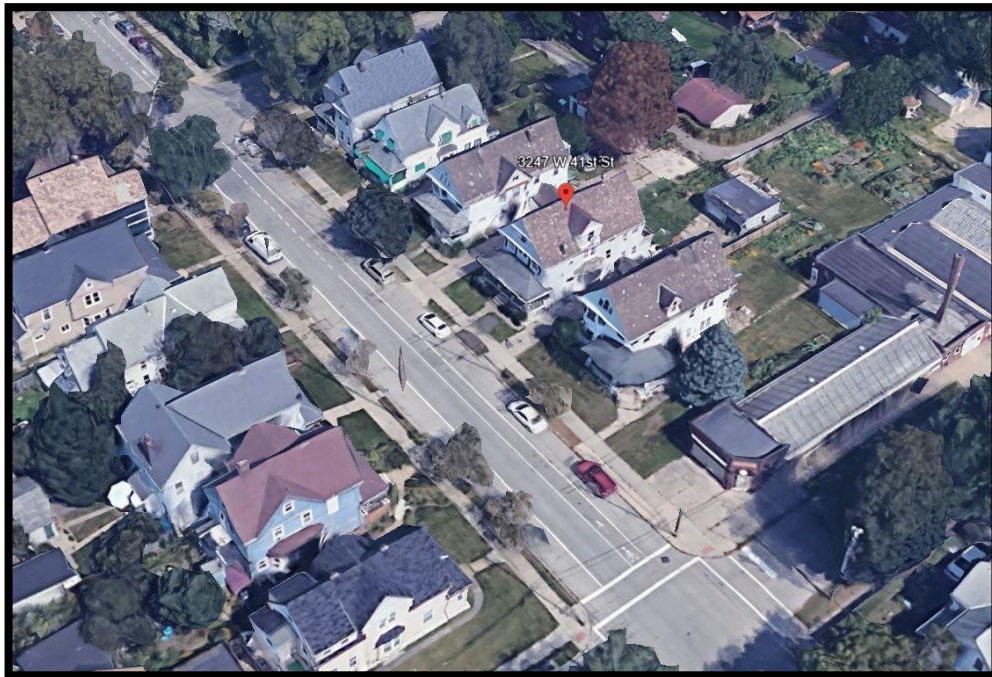


Current Zoning & Location



Why are we here?

A residential facility is permitted as a *Conditional Use* in a Multi-Family District so long as it meets the requirements & not within 1,000 Ft of another existing residential facility.



Why are we here?
Conditional Uses to
residential facilities in Multi-Family Zoning Districts

- 1.) Is the architectural design and site layout of the home compatible with adjoining land uses and the residential character of the neighborhood?**
- 2.) Is there another residential facility to be located within 1,000 feet from the proposed facility?**

Street Context

- Residential Facility in a Multi-Family Residential Zoning District



Conditional Use in a MF District

Is the architectural design and site layout of the home compatible with adjoining land uses and the residential character of the neighborhood?



2.) Is there another residential facility to be located within 1,000 feet from the proposed facility?

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

FW2023-025 – Depot on Detroit New Construction: Seeking Final Approval

Project Address: 10300 Detroit Avenue

Project Representative: Katie Veasey Gillette, City Architecture

Note: the Planning Commission granted this item Schematic Design Review with Conditions on November 3, 2023: Incorporating the DRAC's comments and also increasing the site's favorability for multi-modal transportation, such as [including] bike racks, internal bike parking, etc.

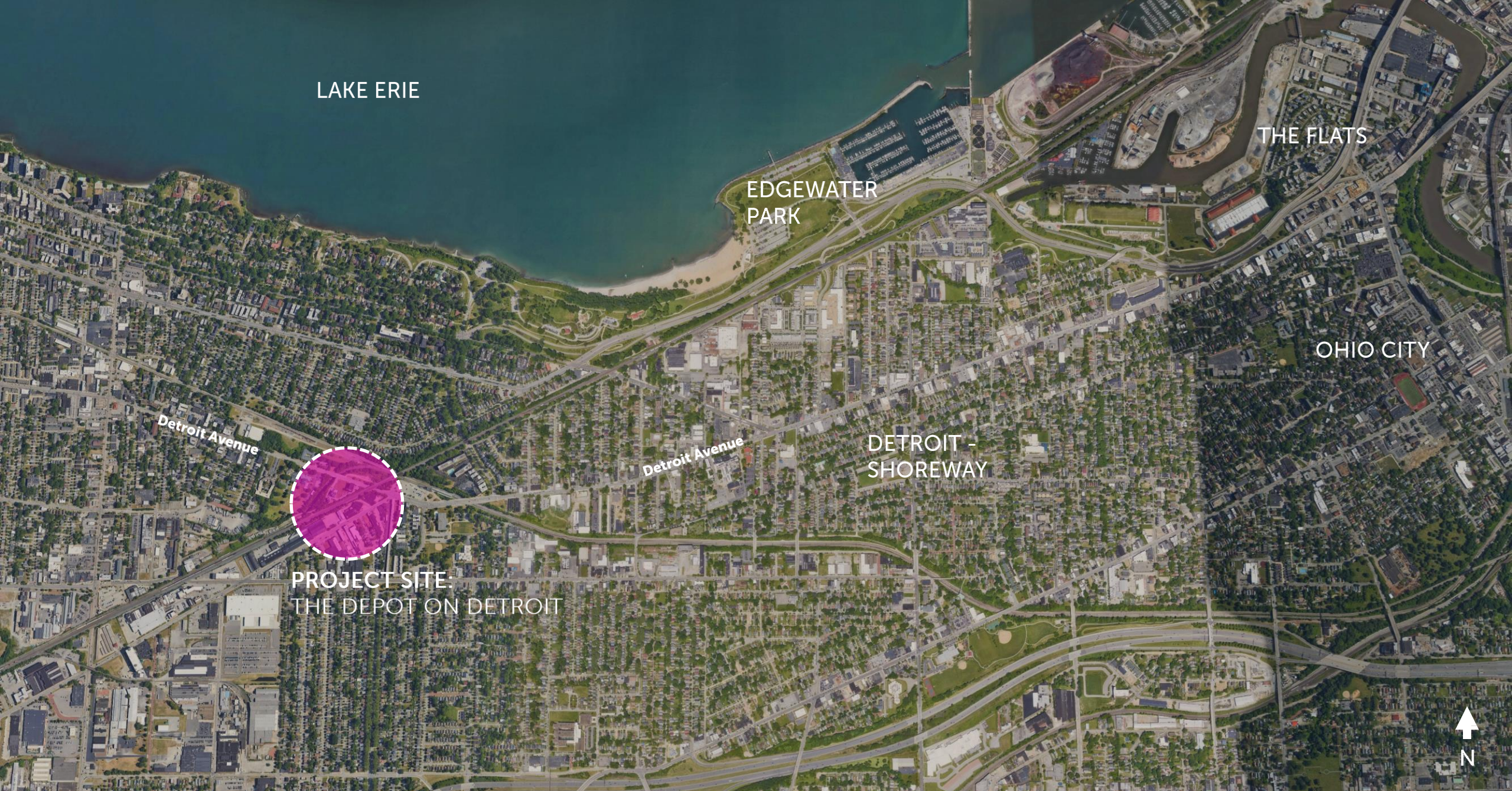
Ward 15- Councilmember Spencer | SPA: Edgewater



+

The Depot on Detroit

Flaherty & Collins Properties | Design Review & Planning Commission | 01.10.2024



LAKE ERIE

THE FLATS

EDGEWATER
PARK

OHIO CITY

Detroit Avenue

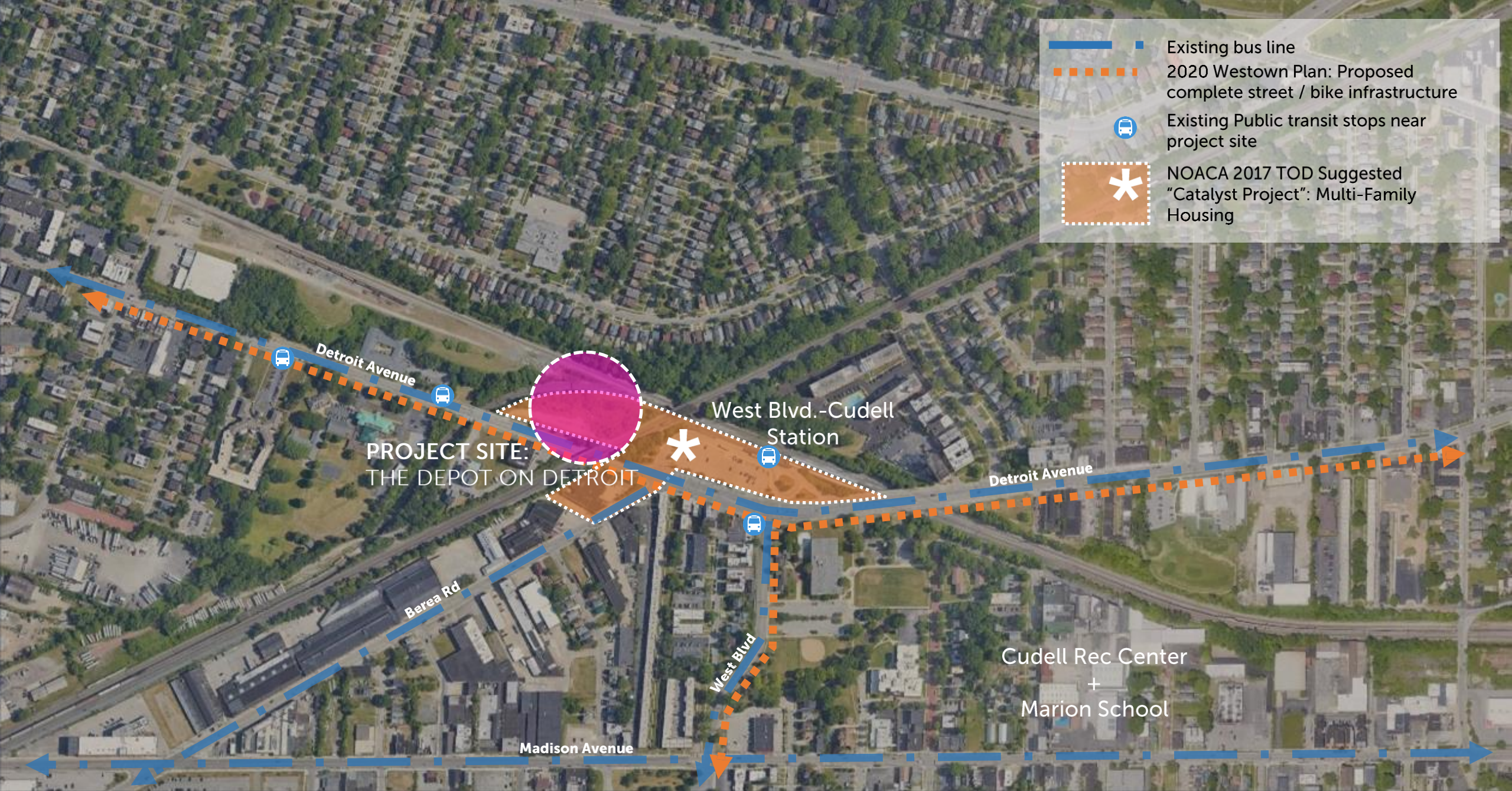
Detroit Avenue

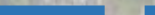



DETROIT -
SHOREWAY



PROJECT SITE.
THE DEPOT ON DETROIT





-  Existing bus line
-  2020 Westtown Plan: Proposed complete street / bike infrastructure
-  Existing Public transit stops near project site
-  NOACA 2017 TOD Suggested "Catalyst Project": Multi-Family Housing

PROJECT SITE:
THE DEPOT ON DETROIT

West Blvd.-Cudell Station

Cudell Rec Center
+
Marion School



Site Entry at Detroit Ave – Looking East



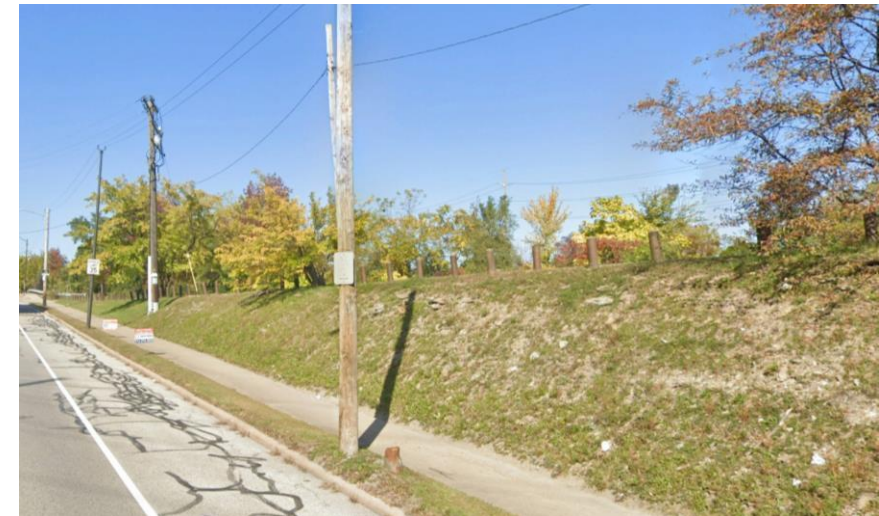
Site Aerial – Looking West Down Detroit Ave



Southwest Corner of Site – Looking East



Site Aerial – Looking South from the Northwest Side of the Site



Southeast Corner of the Site – Looking West Down Detroit Ave



Northridge Commons Apartments, 10462 Detroit Avenue



RTA West Boulevard - Cudell Station, 10108 Detroit Avenue



Chicle Apartments, 10307 and 10335 Detroit Avenue



Eliza Jennings Health Campus, 10603 Detroit Avenue



10109 Detroit Avenue

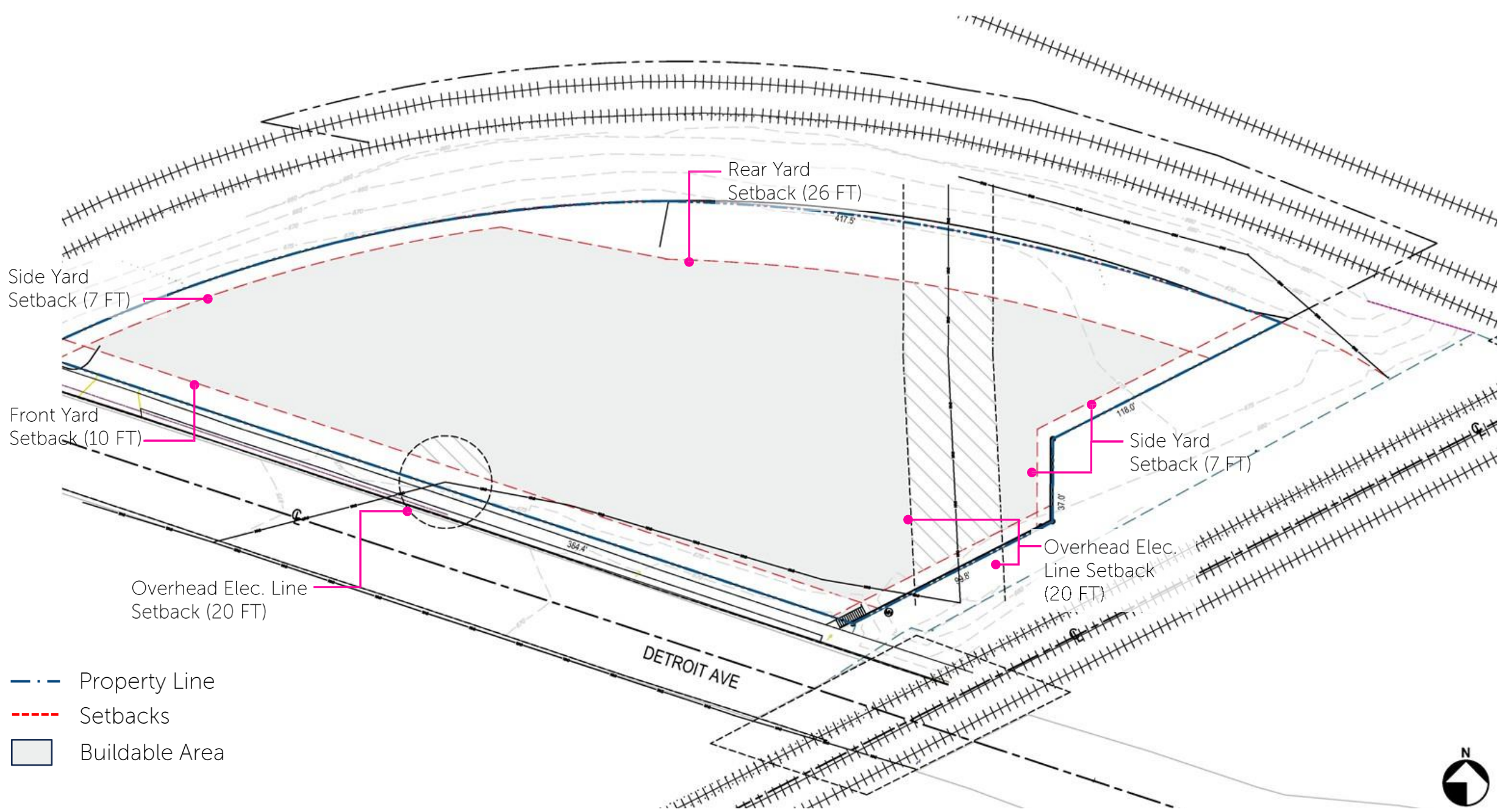
The Depot on Detroit Site

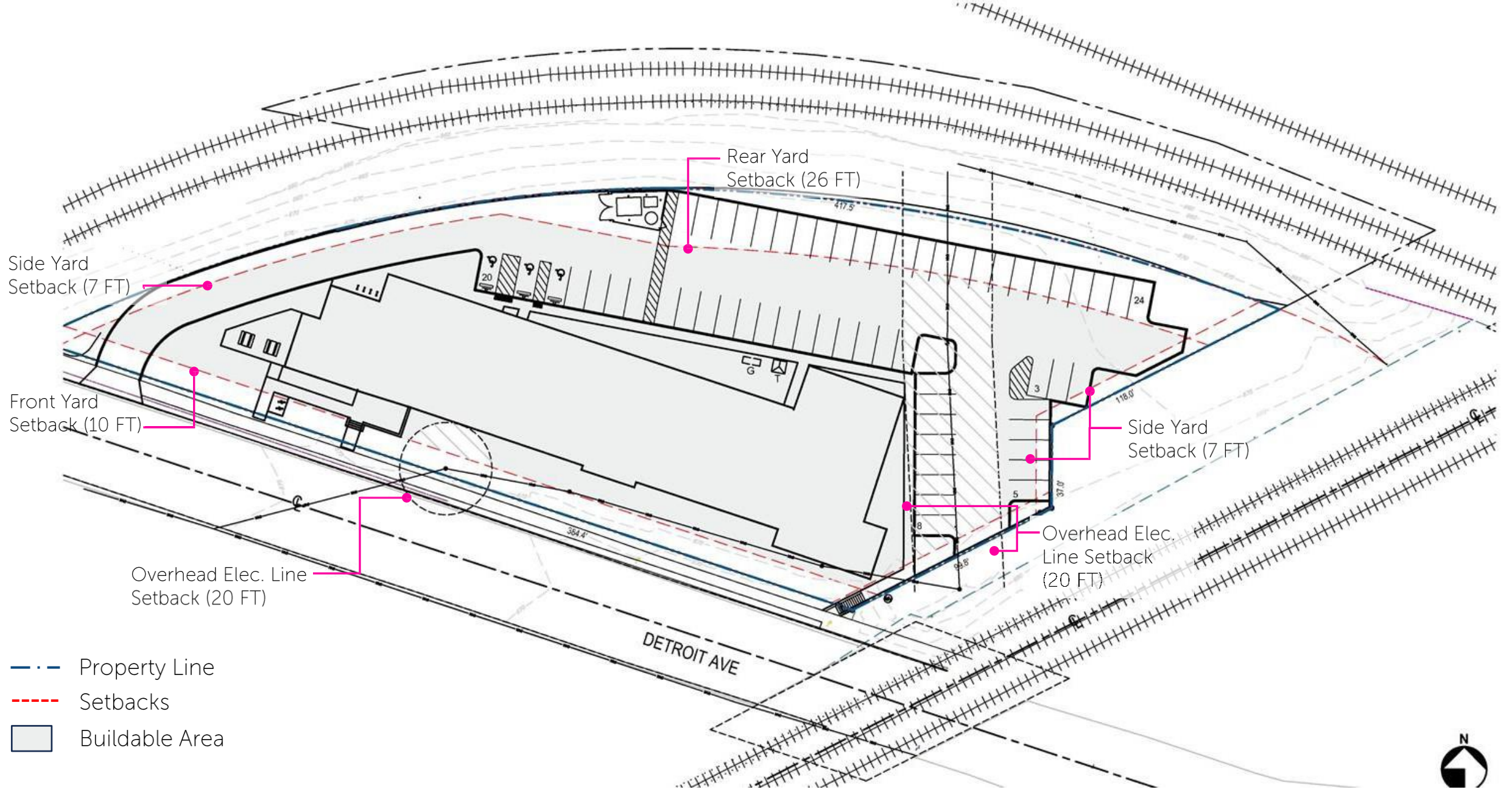
4 stories tall
60 units
Type VA Construction

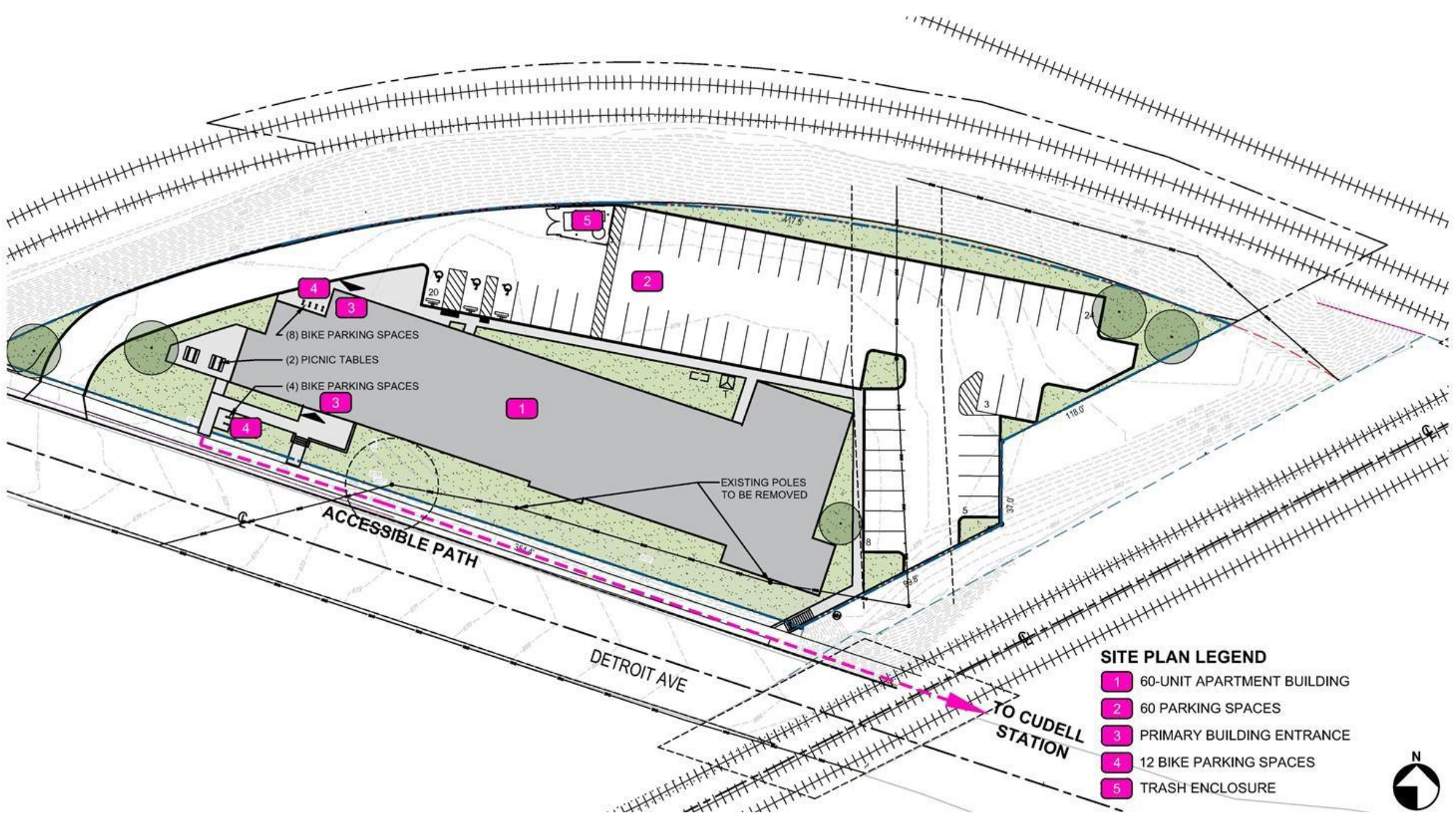
West Blvd - Cudell Station

Detroit Avenue



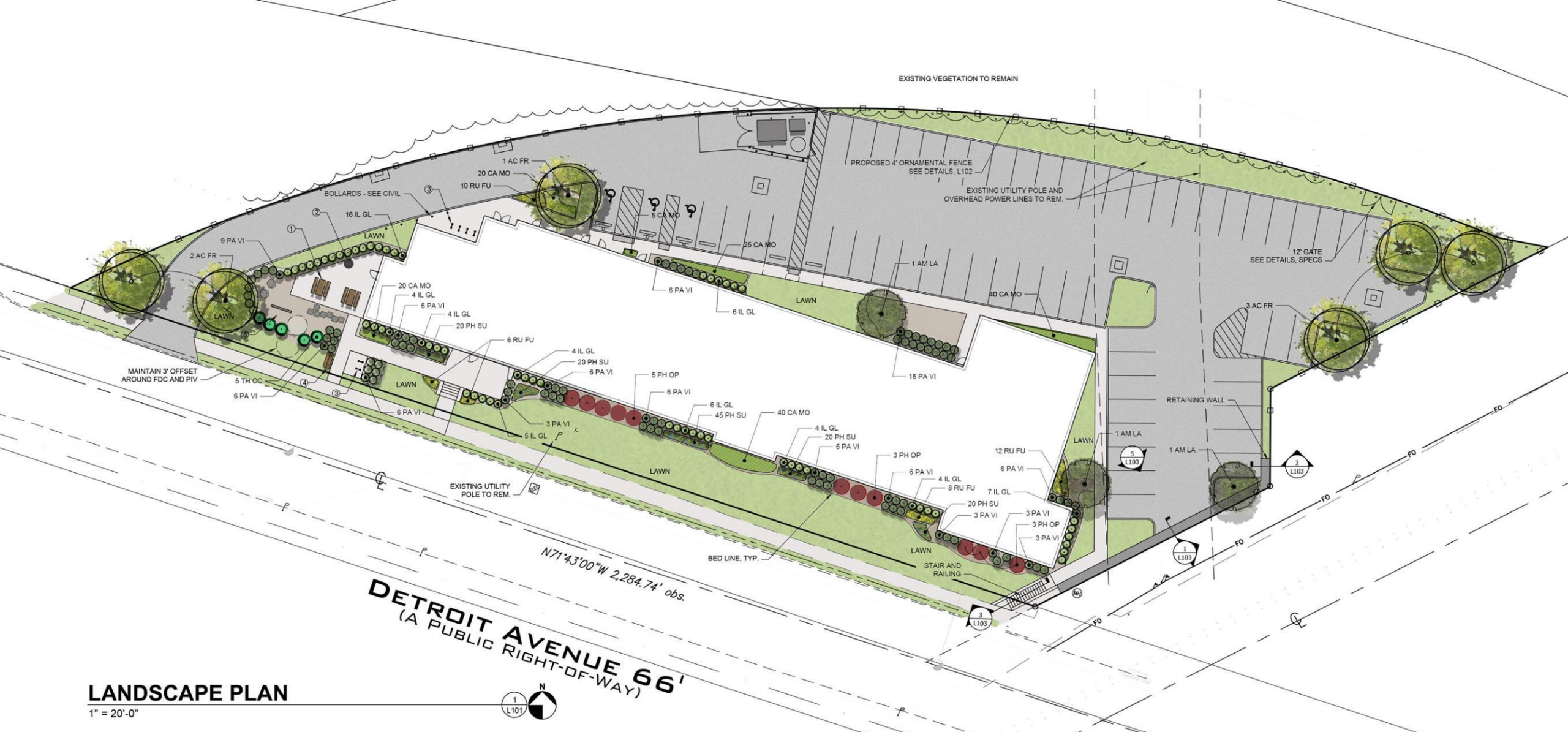






- SITE PLAN LEGEND**
- 1** 60-UNIT APARTMENT BUILDING
 - 2** 60 PARKING SPACES
 - 3** PRIMARY BUILDING ENTRANCE
 - 4** 12 BIKE PARKING SPACES
 - 5** TRASH ENCLOSURE





LANDSCAPE PLAN

1" = 20'-0"



AUTUMN BLAZE MAPLE



ALLEGHENY SERVICEBERRY



SHAMROCK INKBERRY HOLLY



DIABLO NINEBARK



GREEN GIANT ARBORVITAE



ICE DANCE SEDGE



RED RAYS SWITCH GRASS



EMERALD BLUE MOSS PHLOX



BLACK EYED SUSAN



"Montage II" 4" Black Ornamental Steel Fence by Ameristar



Landscape Forms "Gretchen" Picnic Table



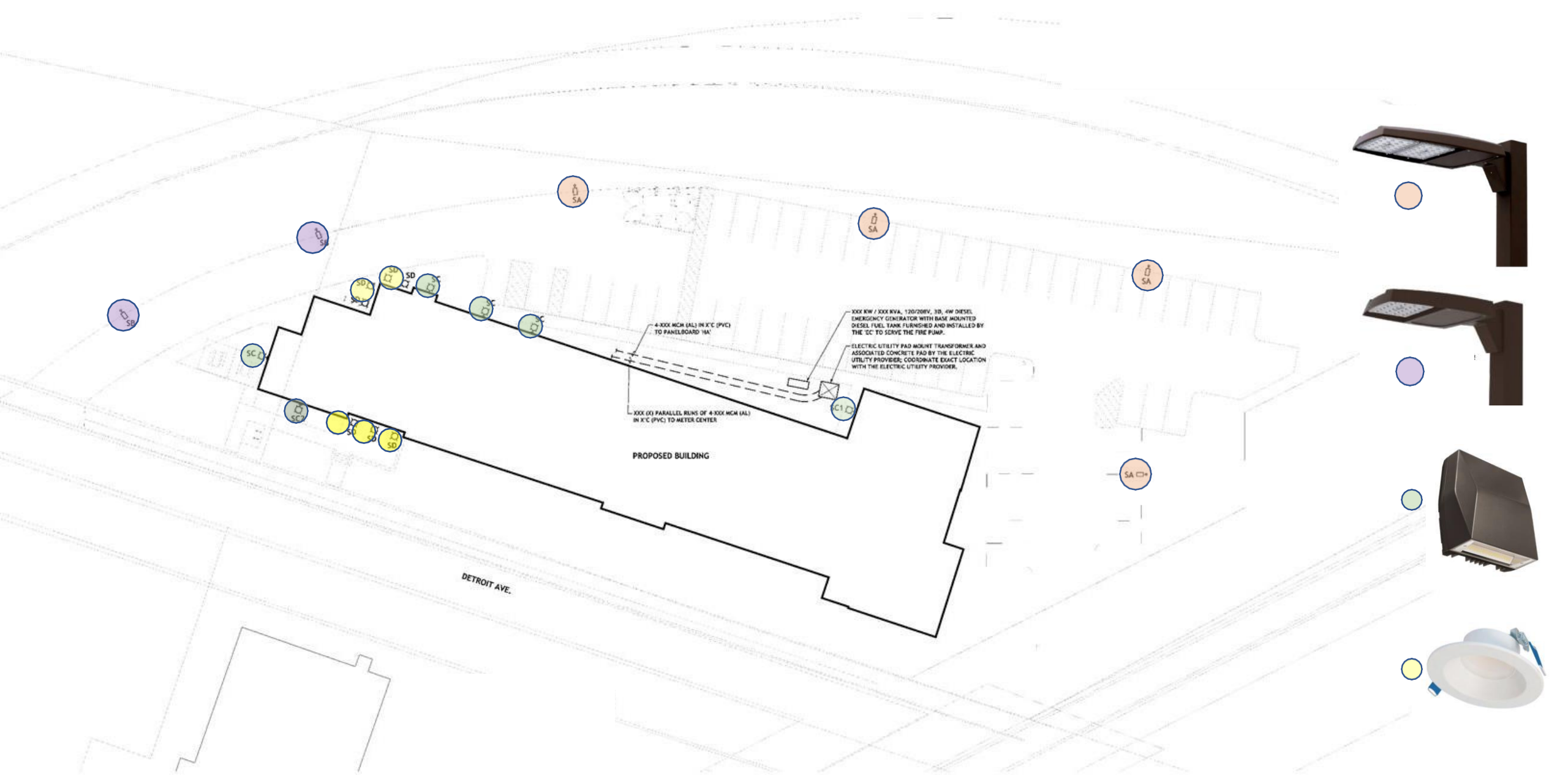
Landscape Forms "Presidio" Bench



Victor Stanley "U-Shaped" Bike Rack (Black)



Landscape Forms "Scarborough Litter Receptacle" (Steel)





GROUND FLOOR PLAN

-  Common Area
-  1 Bedroom
-  2 Bedroom
-  3 Bedroom



SECOND FLOOR PLAN



THIRD FLOOR PLAN

-  1 Bedroom
-  2 Bedroom
-  3 Bedroom



FOURTH FLOOR PLAN



TYPE A1
(578 SF)



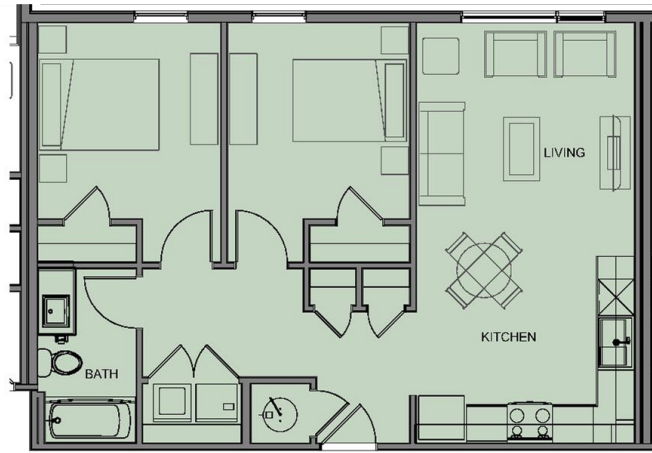
TYPE A2
(647 SF)



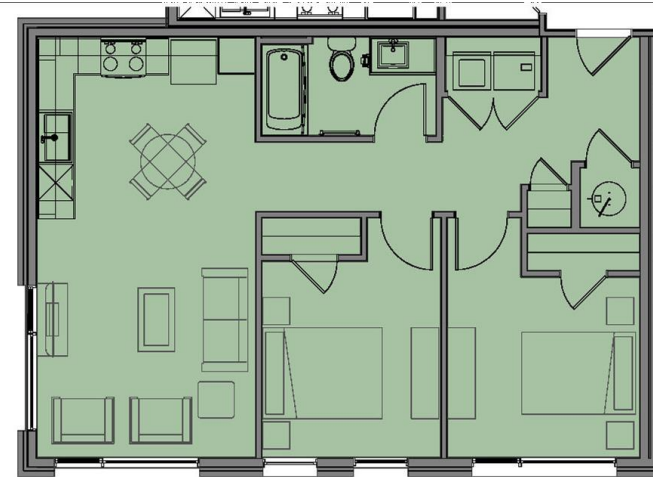
TYPE A1.2
(598 SF)



TYPE A1.3
(638 SF)



TYPE B1
(815 SF)



TYPE B2
(826 SF)



TYPE B3
(947 SF)



TYPE B4
(877 SF)

TYPE C1
(1,180 SF)

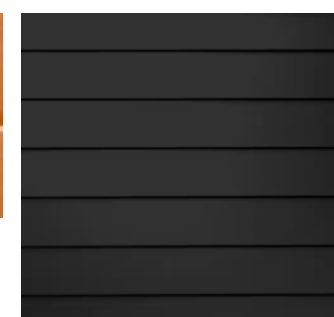
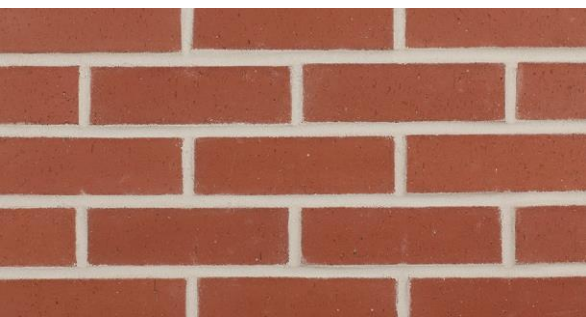


TYPE C2
(1,104 SF)



TYPE C3
(1,159 SF)





Brick 1

Metal Siding 1

Metal Siding 2

Black Metal Panel (Canopy)

Coper Metal Panel (Canopy)

Fiber Cement Lap Siding Color 1 – Pre-finished

Fiber Cement Lap Siding Color 2 - Painted





SOUTH ELEVATION (DETROIT AVENUE)



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION (PARKING LOT)



Depot on Detroit | Overall Project View



Depot on Detroit | View from Detroit Avenue

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

CSE2024-001 – Proposed Demolition of a 3-Story Mixed-Use Building: Seeking

Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 8306 Cedar Avenue

Project Representative: Andre Cisco, PACE Infinite

Ward 6- Councilmember Griffin

SPA: Fairfax



City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F:

216/664-3281

www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE: 12/1/2024

PROJECT NAME: 8306 Cedar

PROJECT ADDRESS: 8306 Cedar Ave, Cleveland, OH 44103

PROJECT LOCATION (if no address):

CONTACT PERSON (for design review): Jasmine Cisco

COMPANY: P.A.C.E. Infinite LLC

PHONE: 216-256-7960

EMAIL: paceinfinite@gmail.com

OWNER: P.A.C.E. Infinite LLC

ARCHITECT/ CONTRACTOR: Crawley LLC

PROJECT TYPE: New Building Rehabilitation Addition Sign Fence Parking

USE TYPE: Residential Commercial Industrial Institutional Mixed-Use

Review Level: Storefront Conceptual Schematic Design Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

12/1/2024

Signature and date

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:

Location: 8306 Cedar Ave, Cleveland, OH 44103

Overview: The proposed project involves the redevelopment of the current two-story residential duplex on the lot located at 8306 Cedar Ave., with the objective of transforming the site into an improved corner lot adjacent to a mixed-use, renovated building (8302 Cedar Ave) that we own and are also currently renovating. This development aims to contribute positively to the neighborhood's fabric.

Scale and Investment: The scale of the project includes the demolition of the existing duplex and the creation of a mixed-use space on the lot. The investment will cover site preparation, demolition of the current structure, and sustainable design elements.

Number of Units: The project is void of units, but will contribute to the diversity and vitality of the neighborhood, offering a green space and garden for community residents.

Square Feet: The total square footage of the lot is 5576 square feet.

Potential Code Issues: We have not identified any code issues. We will address any potential code issues related to zoning, building regulations, and other relevant codes in collaboration with city authorities and adherence to all required standards.

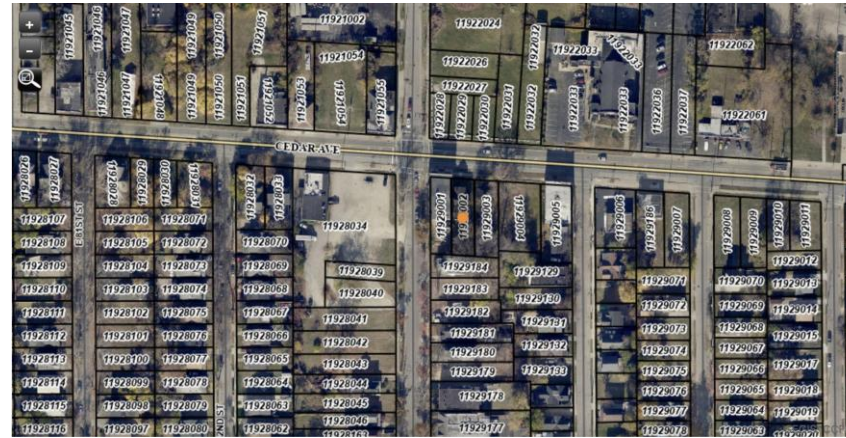
Sustainable Features: The development prioritizes sustainability, incorporating eco-friendly practices such as energy-efficient design, green space, and responsible waste management. The project team is committed to obtaining relevant certifications, ensuring a positive environmental impact.

Community Benefits: The project aims to enhance the overall aesthetic and functional quality of the neighborhood, contributing to its economic and social development. Our goal is to eliminate a potential hazard and add to the development taking place on this corner lot at Cedar and E. 83rd St. in conjunction with our other renovation project in collaboration with the Storefront Renovation Project at 8302 Cedar Ave. The revitalization of a neighborhood through the removal of blighted structures and the addition of green space can and will positively influence property values, benefiting homeowners and business owners in the neighborhood.

Conclusion: The proposed redevelopment at 8306 Cedar Ave aligns with our commitment to creating a sustainable, vibrant, and positive impact on the neighborhood. We look forward to working collaboratively with the City Planning Commission and the community to bring this project to fruition, contributing positively to the neighborhood's growth and prosperity.

Jasmine Cisco
PACE Infinite LLC

SITE MAP



EXISTING CONDITIONS PLAN



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

CSE2024-003 – Proposed Demolition of a 2-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 8637 Buckeye Road

Project Representative: Elizabeth Mackey, City of Cleveland

8637 BUCKEYE RD.

- Proposal for a demolition in the Opportunity Corridor
- Design Review District

PROPOSED DEMOLITION OF 8637 BUCKEYE RD.



8637 BUCKEYE RD.

- **Demolition:** We are seeking the approval of the complete demolition of this two (2) story, commercial structure built in 1920.
- **Current Owner:** Pernel Jones & Sons Funeral Home, Inc.
 - Condemnation notice issued 01/27/2021.
- **Vacant:** Yes.
- **Complaints:** The City has received five (5) formal complaints; 1 due to a fire.
- **Board-ups:** The city has boarded up this property two (2) times.
- **Back Taxes:** \$3,525.34.
- **Site Plan:** The remaining land will be cleared, graded, and seeded.
 - We have no knowledge of interest from contractors or private investors.
 - Council President Blaine Griffin approves of demolition.
 - Property is a priority demolition for the Director of Building & Housing.



Site location and context





View north from the northern margin of the subject property.



View west of the back of the structure.



View northwest of the structure.



View of a vandalized HVAC unit on the east side of the structure.

View northwest of the structure.



View west from the western margin of the subject property.

View of a fenced-in area on the east side of the structure.



View south from the southern margin of the subject property.



8637 Buckeye Road

Cleveland, Ohio

September, 2023



View northwest at the front of the structure on Buckeye Road.



View north on the west side of the structure.



View of the interior of the theater & dance hall with collapsed roof.



View of the electrical utility area in the basement.



View of the dumbwaiter elevator shaft and piping in the basement.



View of a natural gas fired furnace in the basement.



8637 Buckeye Road

Cleveland, Ohio

September, 2023



View of the entry hallway on the first floor.



View of a typical first floor room.



View of a typical bathroom.



View of the second floor hallway.



View of a typical second floor room.



View of the storage space under the stage area.

Site plan



Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

CSE2024-004 – Proposed Demolition of a 1-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 17503 Harvard Avenue Project

Representative: Elizabeth Mackey, City of Cleveland

17503-5 HARVARD AVE.

- Proposal for a demolition in the Lee-Harvard Area of the Central Southeast Design Review Committee

PROPOSED DEMOLITION OF 17503-5 HARVARD AVE.



17503-5 HARVARD AVE.

- **Demolition:** We are seeking the approval of the complete demolition of both single story structures, zoned local retail with a use of day care center, that were built in 1944.
- **Current Owner:** City of Cleveland Industrial-Commercial Land Bank
 - Condemnation notices for both structures issued 07/19/2022.

Vacant: Yes.
- **Complaints:** The City has two (2) formal complaints.
- **Board-ups:** The city has boarded up this property once.
- **Back Taxes:** \$25,900.40.
- **Site Plan:** The structures will be demolished to slab. Remaining area to be cleared, graded, and seeded.
 - Harvard Community Services Center Director Richard Goudreau approves of demolition.
 - Property is a priority demolition for Mayor Bibb's SE Strategy Team.



17503-5 HARVARD AVE. SITE LOCATION AND CONTEXT



20600 Chagrin Blvd., Suite 500
Shaker Heights, Ohio 44122
Tel: 216.378.1490
Fax: 216.378.1497
www.MannikSmithGroup.com

**Figure 2: Subject
Property Detail Map**
17503-17505 Harvard
Avenue,
Cleveland, Ohio 44128

Base Map adapted from Aerial
Photograph from Google Earth,
2022.

— Approx. Subject Property
Boundary

Approx. Scale: 1 inch = 75 feet





Photo 1: Eastern side of Subject Property building and entrance.



Photo 2: Eastern side of rear Subject Property building.



Photo 3: Interior view of Subject Property building.



Photo 4: Additional interior view of Subject Property building.



Photo 5: Exterior view outside Subject Property buildings.



Photo 6: Parts cleaner noted on Subject Property.



East

17503-5 HARVARD AVE. ORIENTATION



North

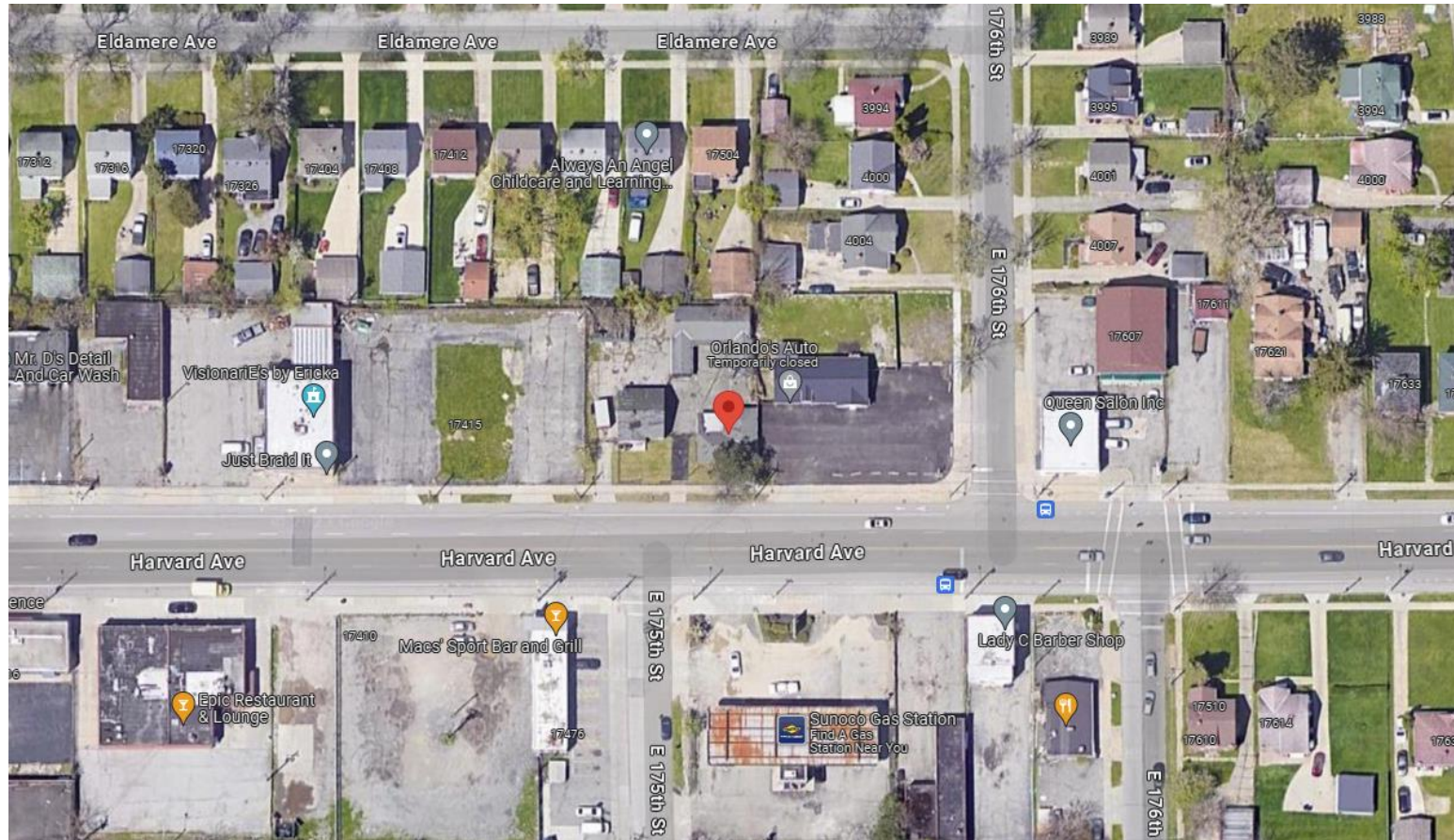


West



South

17503-5 HARVARD AVE. SITE PLAN



- Demolish both structure to slab. Level landscaped portion of site to grade with clean backfill, topsoil, seed, and straw. City of Cleveland Department of Economic Development will manage site and sell to appropriately vetted owner.

Cleveland City Planning Commission

Staff Report



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January 19, 2024

Cleveland City Planning Commission

Downtown | Flats Design Review



CITY OF CLEVELAND

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January 19, 2024

**DF2023-045 – Cleveland Police Department Headquarters
Renovation & New**

Construction: Seeking Final Approval

Project Address: 2530 Superior Avenue

Project Representative: Michael Augoustidis, Vocon



DOWNTOWN FLATS ARCHITECTURAL REVIEW BOARD:
FINAL APPROVAL

JAN 18 2024

**TURNDEV
CLEVELAND DIVISION OF POLICE HQ**

PROJECT DESCRIPTION

Redevelopment of the existing Art Craft Building into a state of the art headquarters for the Cleveland Division of Police. The building will house all administrative police services and will include the Cleveland Police Museum and a community meeting space on the first floor to provide a needed community meeting space in the district. The 300,000 SF building will undergo a full envelope restoration that includes a comprehensive window replacement.

SITE PLAN

Seeking Final approval of the proposed site plan.

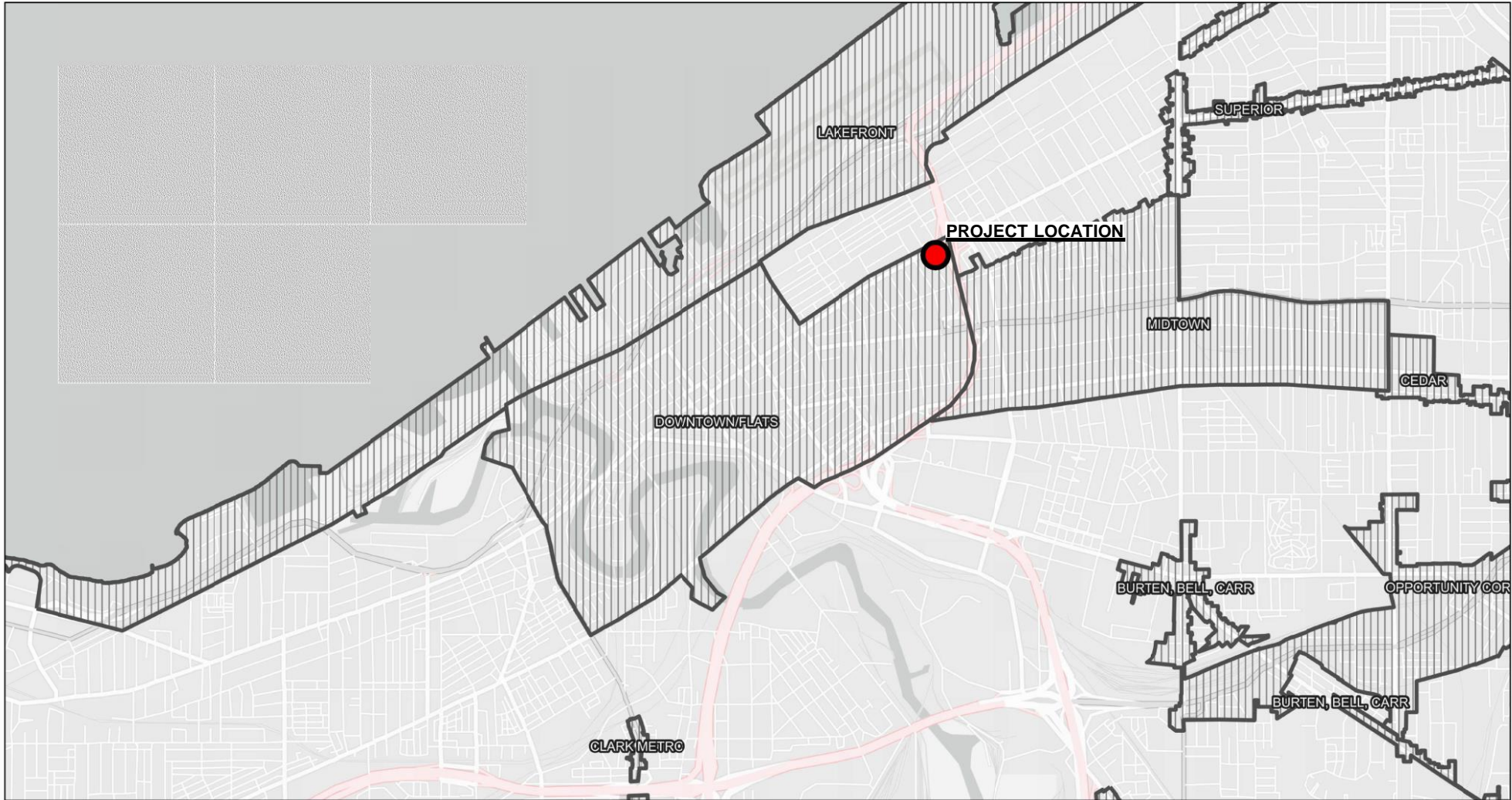
Critical components of the site plan as follows:

1. Positioning of main entry plaza and associated visitor parking.
2. Positioning of Category IV Building and parking garage.
3. Pedestrian approach at Superior and East 25th.
4. Vehicular approach for visitors and associated parking.
5. Hardening of the site to protect staff and visitors. Landscape elements will be required to prevent vehicles from crashing into building. These elements will be integrated into the final landscape solution to provide a softer look. Thoughtful landscaping to provide clear site lines of visitors approaching building for the central security desk.

ART CRAFT, CATEGORY IV BUILDING AND PARKING GARAGE

Seeking Final approval of the Art Craft Building, Category IV and Parking Garage.

REVIEW SCOPE







A



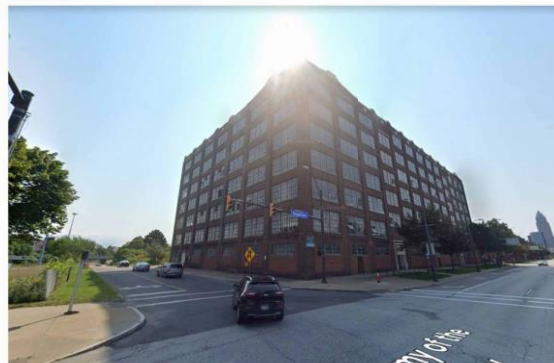
B



C



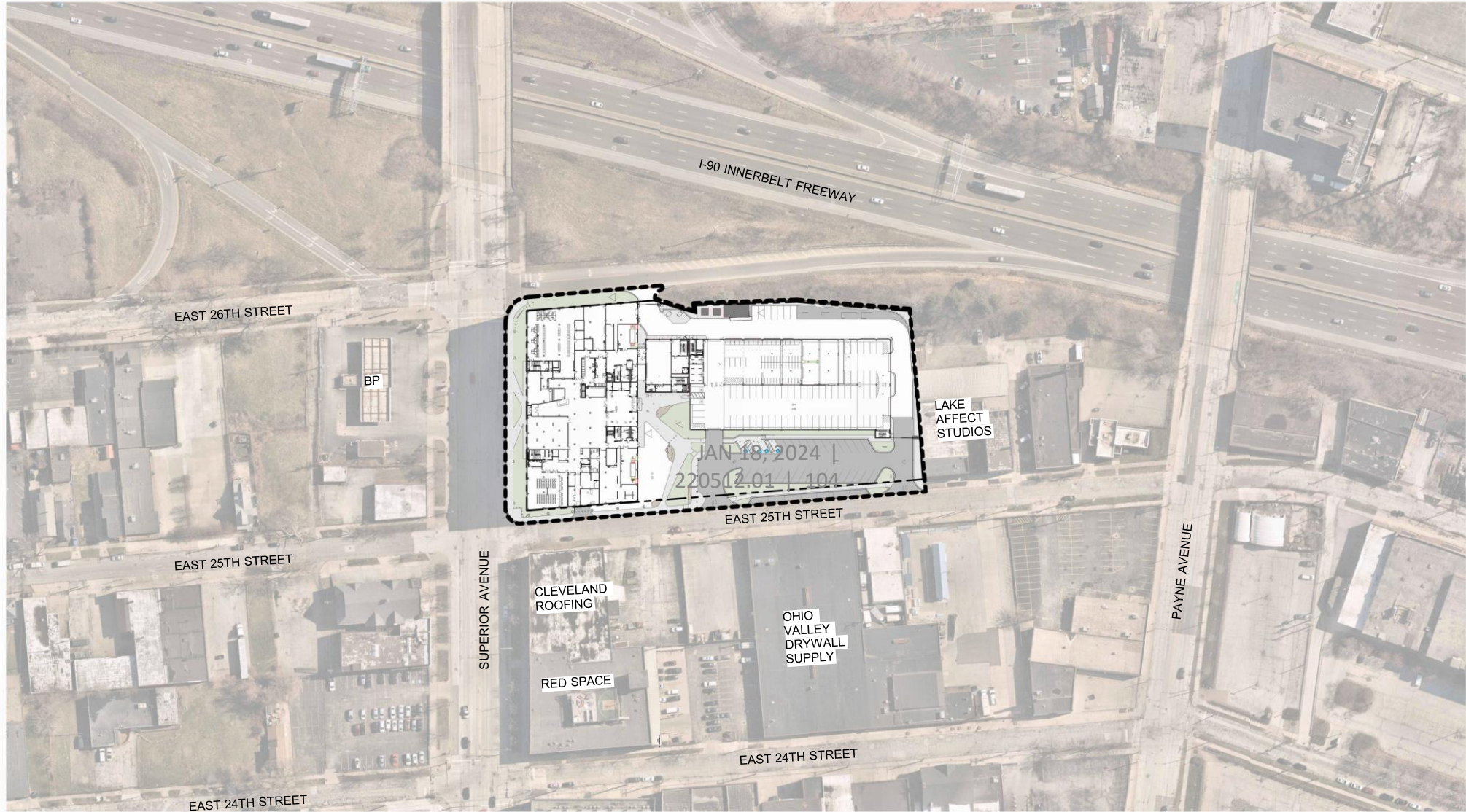
D



E



F





BENCH



BOULDER



PLANTER



BOLLARD LIT



BOLLARD SECURITY



PEDESTRIAN LIGHT



GREEN PILLAR
(Gleditsia t.)



SKYLINE
(Quercus p.)



ARBORVITAE
(Thuja o.)



PALABIN LILAC
(Syringa meyer)



EXTERIOR MATERIALS

SOUTH ENTRY CANOPY SOFFIT

MFR: LONGBOARD



COLOR: LIGHT BAMBOO

SECURITY FENCE: METAL PANEL

MFR: AMETCO STYLE: SATURN COLOR: BLACK



EXTERIOR METAL PANEL

MFR: ALUCOBOND

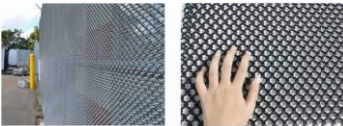


COLOR: BONE WHITE

COLOR: AZURE BLUE

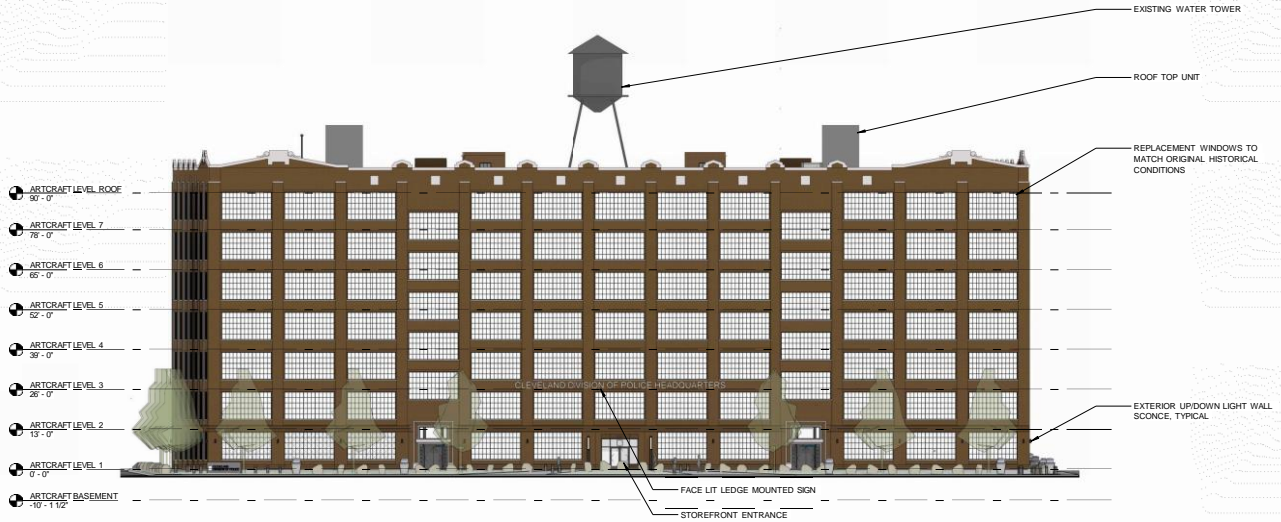
SECURITY FENCE: 1/2" MINI MESH

COLOR: BLACK



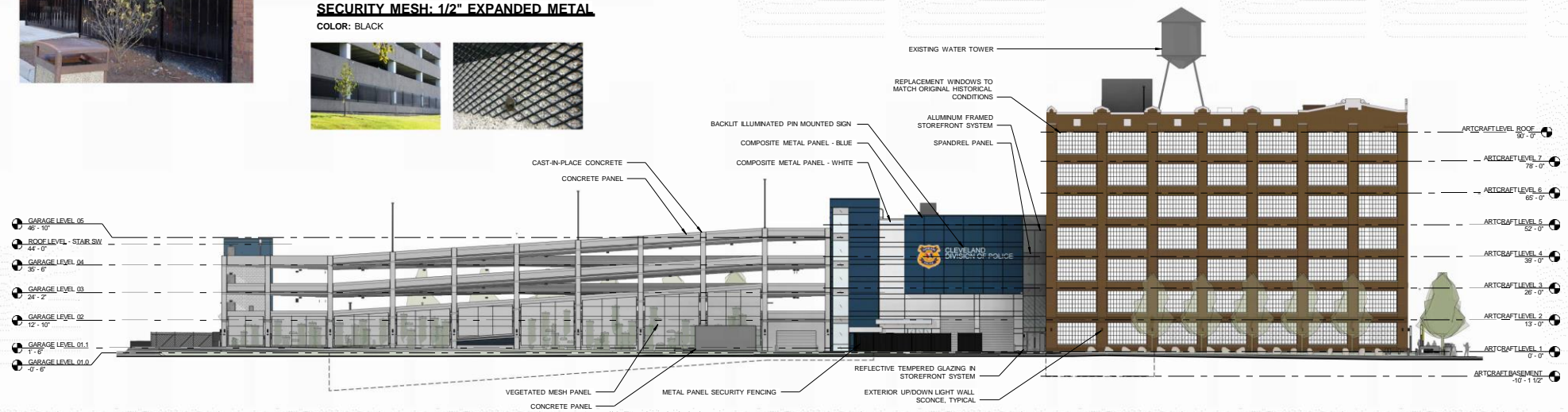
SECURITY MESH: 1/2" EXPANDED METAL

COLOR: BLACK



NORTH ELEVATION

SCALE: 3/8" = 1'-0"



EAST ELEVATION

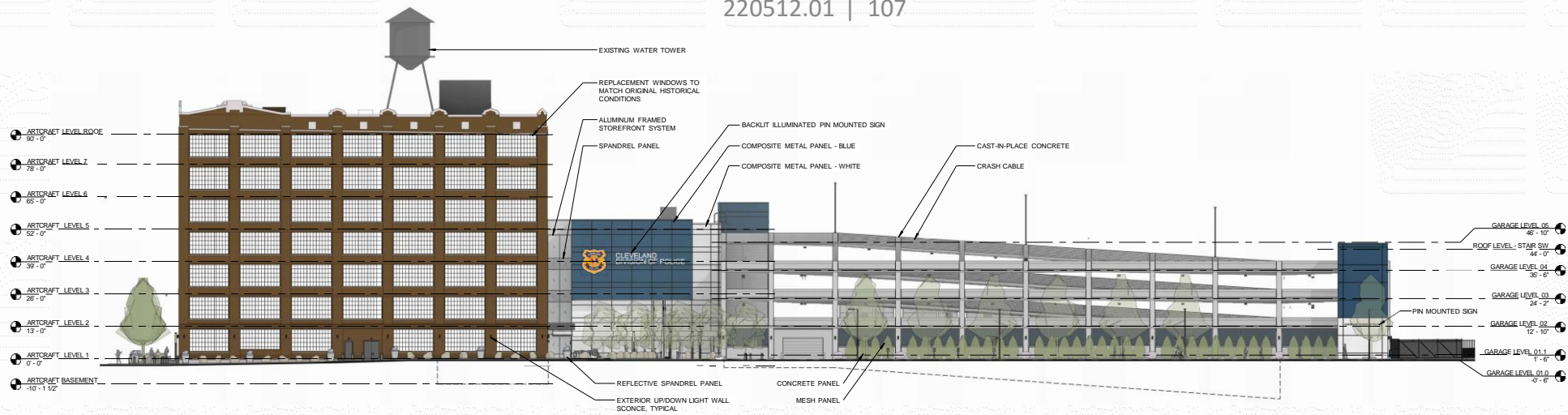
SCALE: 3/8" = 1'-0"

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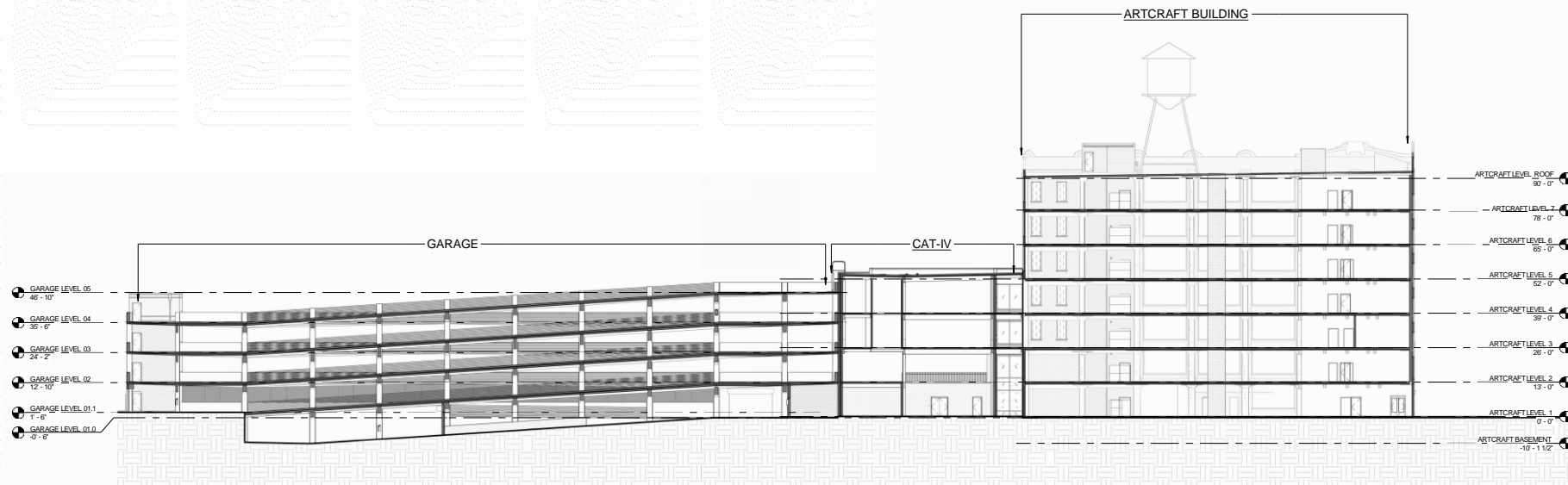


SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

JAN 18, 2024 |
220512.01 | 107



WEST ELEVATION
SCALE: 3/8" = 1'-0"



























JAN 18, 2024
220512.01 | 120





vocon.

**LET YOUR
SPACES SPEAK.**

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

DF2024-002 – Flats East Bank Old River Road Renovation & New Construction:

Seeking Schematic Design Approval

Project Addresses: 1198, 1204, & 1220 Old River Road

Project Representative: William Lewis, Bowen+

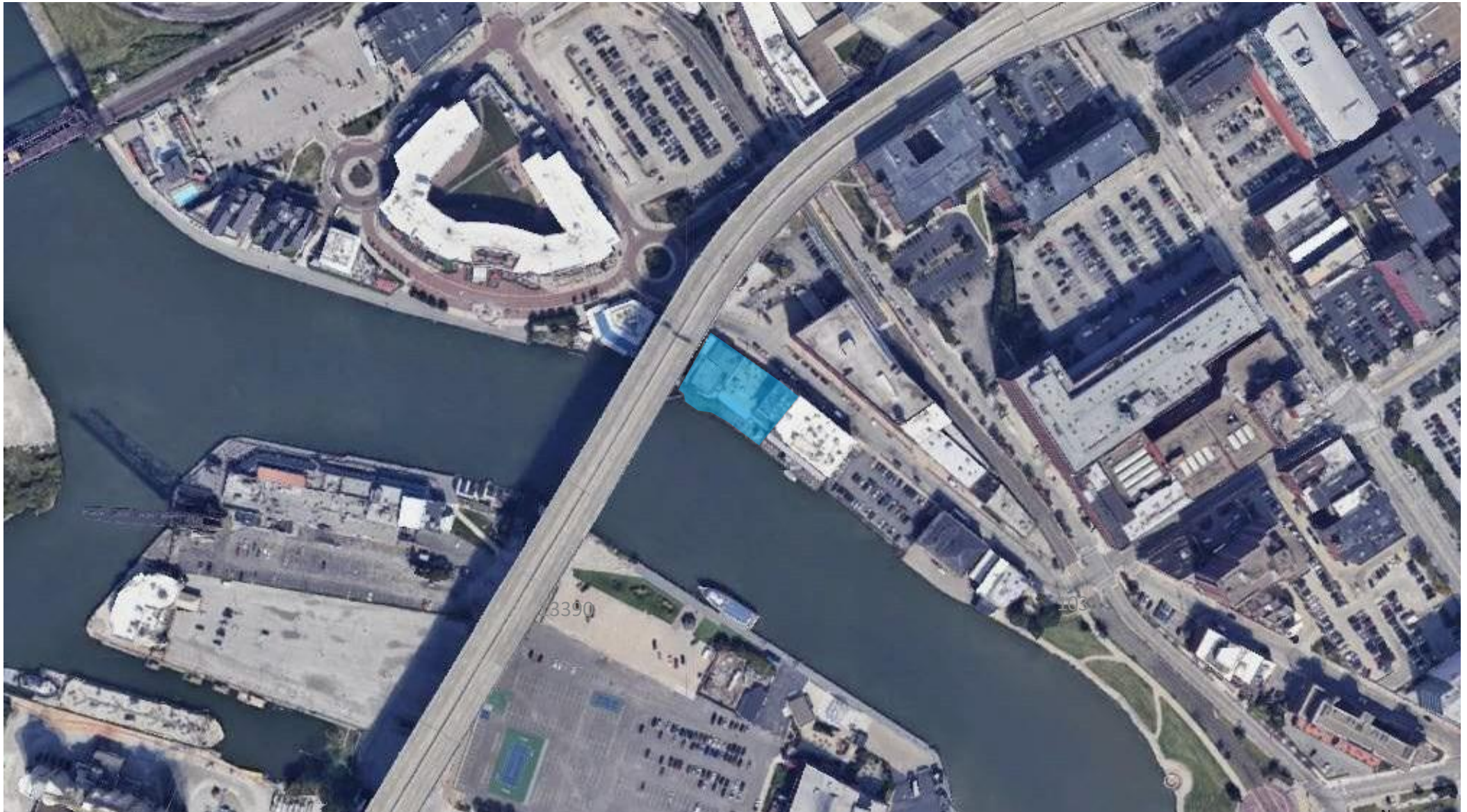
THE FLATS EAST BANK

OLD RIVER ROAD REDEVELOPMENT

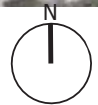
RIVER GARDEN



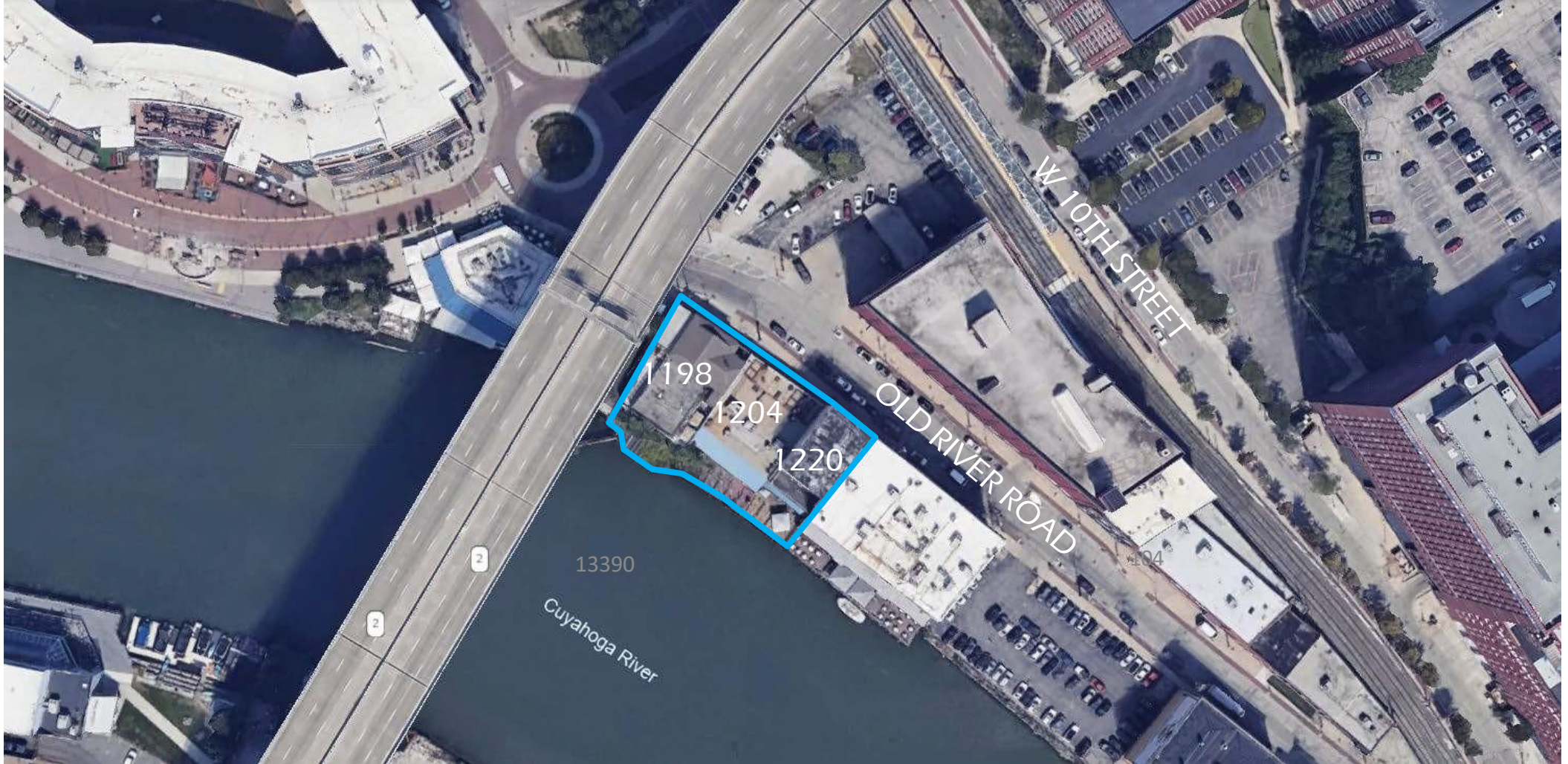
01.11.24



DISTRICT SITE PLAN



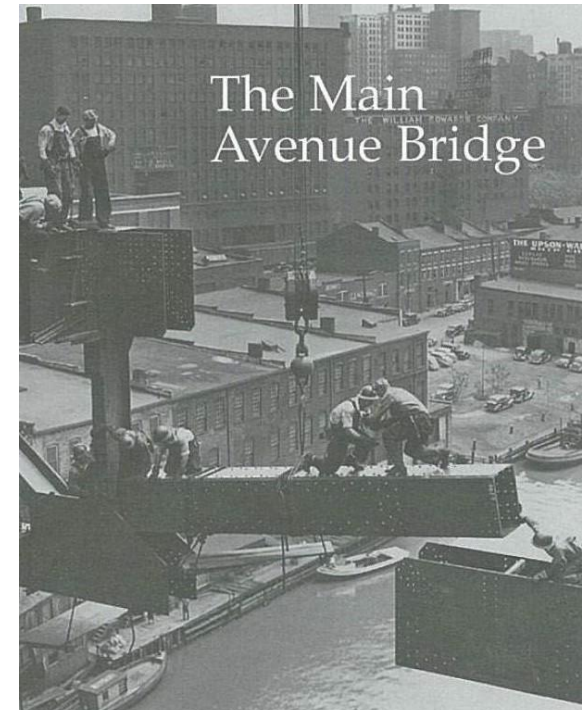
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EXISTING SITE CONTEXT PLAN



VIEW FROM RIVER C. 1903
THE HAUSHEER AND SONS BUILDING



VIEW FROM RIVER C. 1939 - THE HAUSHEER AND SONS BUILDING



VIEW FROM RIVER C. 1920
THE HAUSHEER AND SONS BUILDING

HISTORIC PHOTOS

01.11.24



VIEW FROM RIVER C. 1060S - THE HAUSHEER AND SONS BUILDING

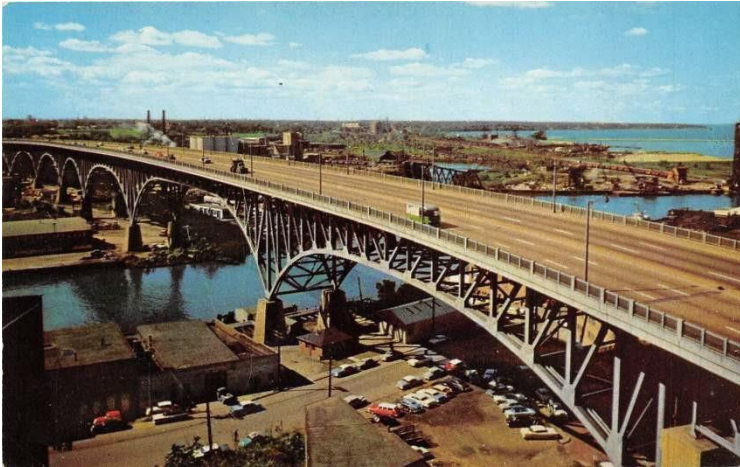


VIEW FROM RIVER C. 1060S - THE HAUSHEER AND SONS BUILDING

HISTORIC PHOTOS



VIEW FROM BRIDGE C. 1939



VIEW FROM BRIDGE C. 1962



VIEW FROM BRIDGE C. 1940

HISTORIC PHOTOS

01.11.24



EXISTING CONDITIONS



13390

109

EXISTING CONDITIONS

1220, 1204, 1198

01.11.24



EXISTING CONDITIONS

1220, 1204, 1198

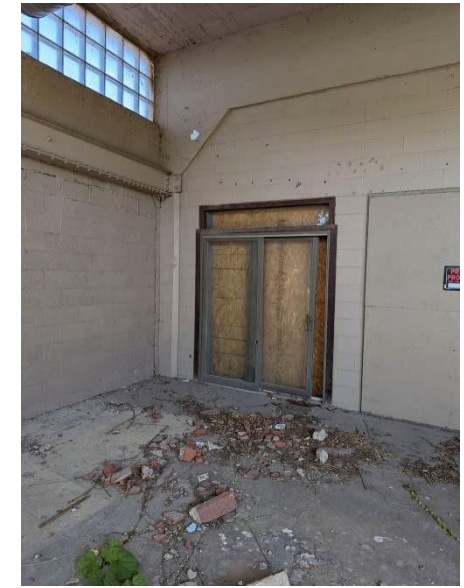
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EXISTING CONDITIONS

1198 EXTERIOR

01.11.24

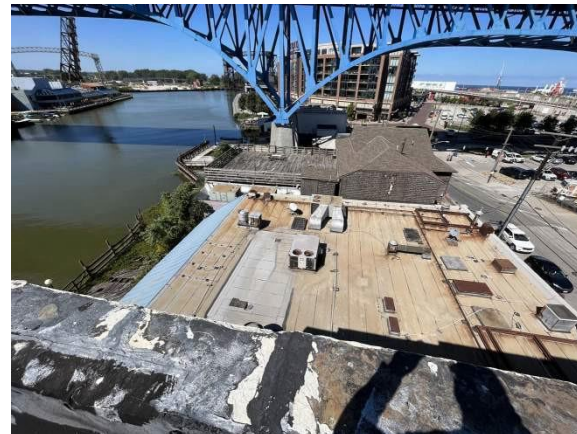
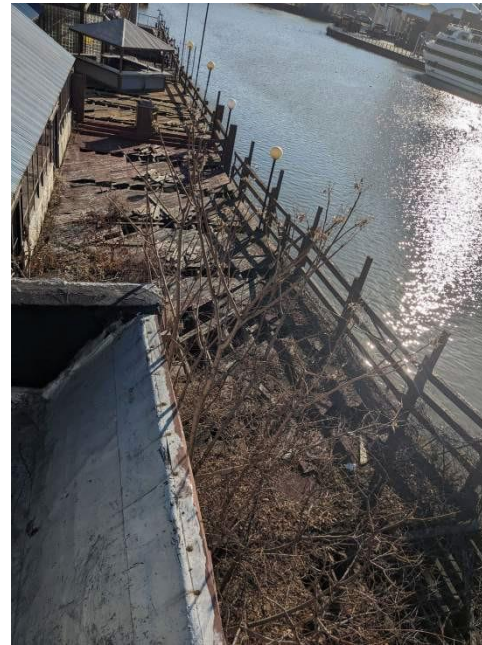


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EXISTING CONDITIONS

1198 INTERIOR



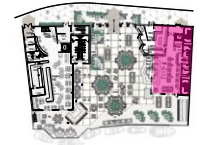
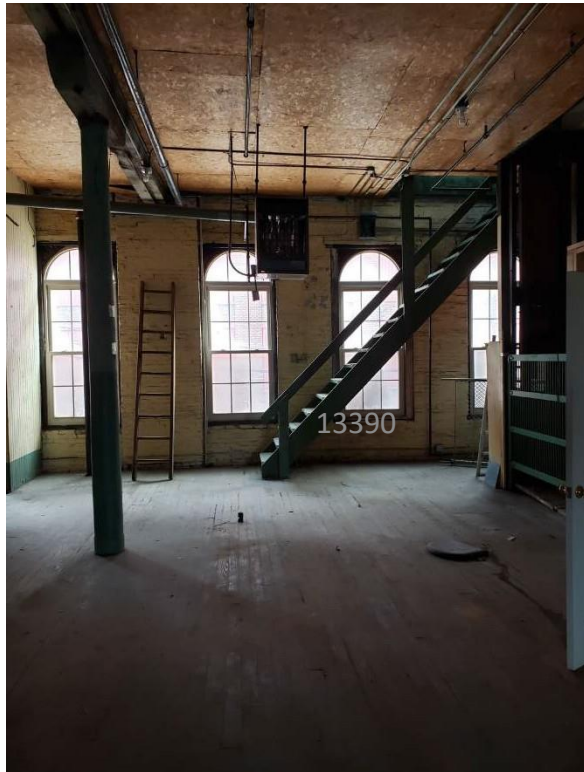
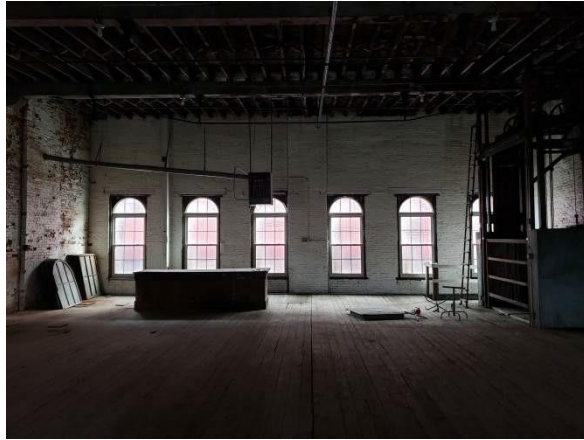
EXISTING CONDITIONS
1204 EXTERIOR



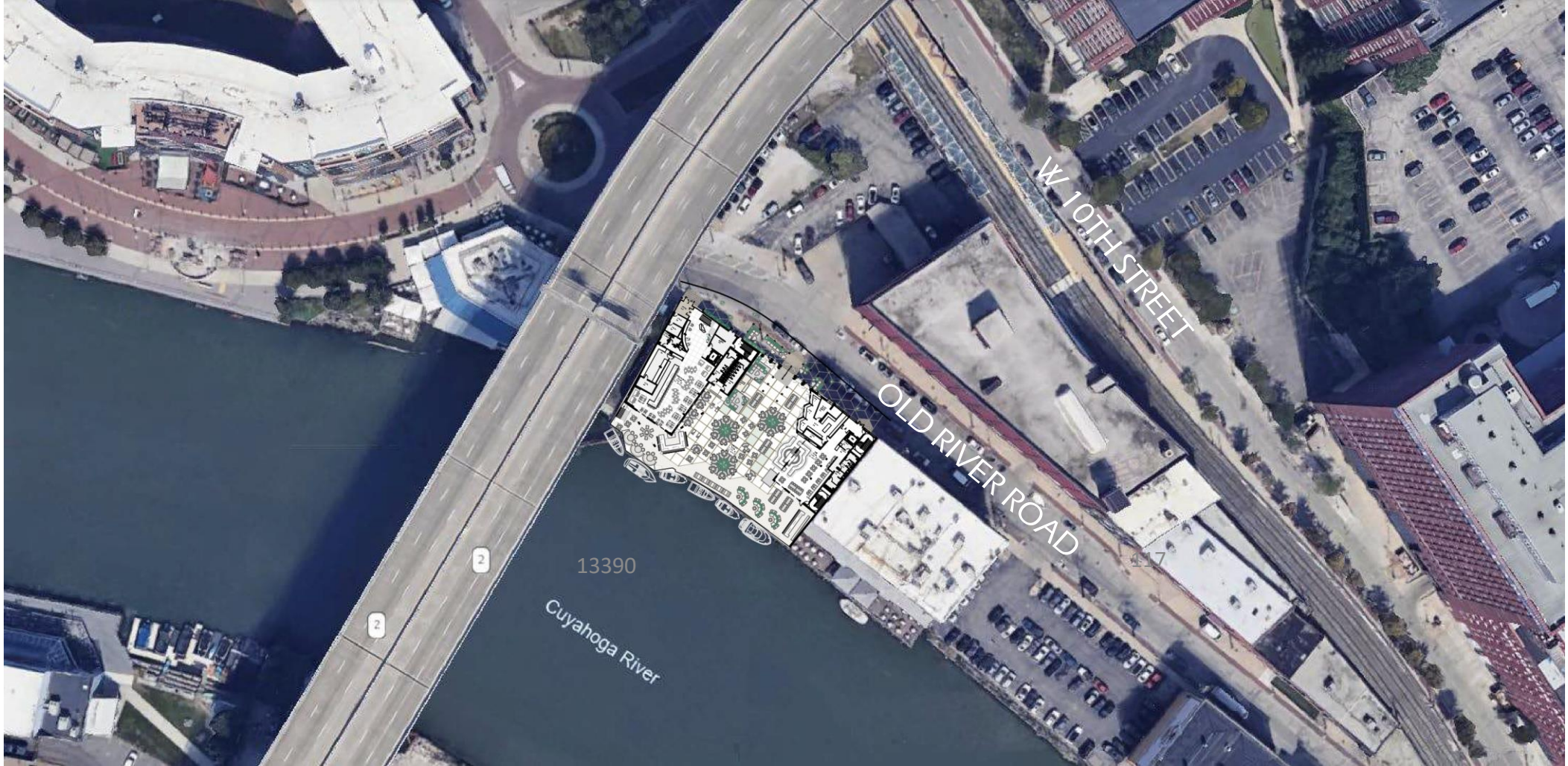
EXISTING CONDITIONS
1204 INTERIOR



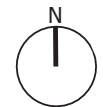
EXISTING CONDITIONS
1220 EXTERIOR



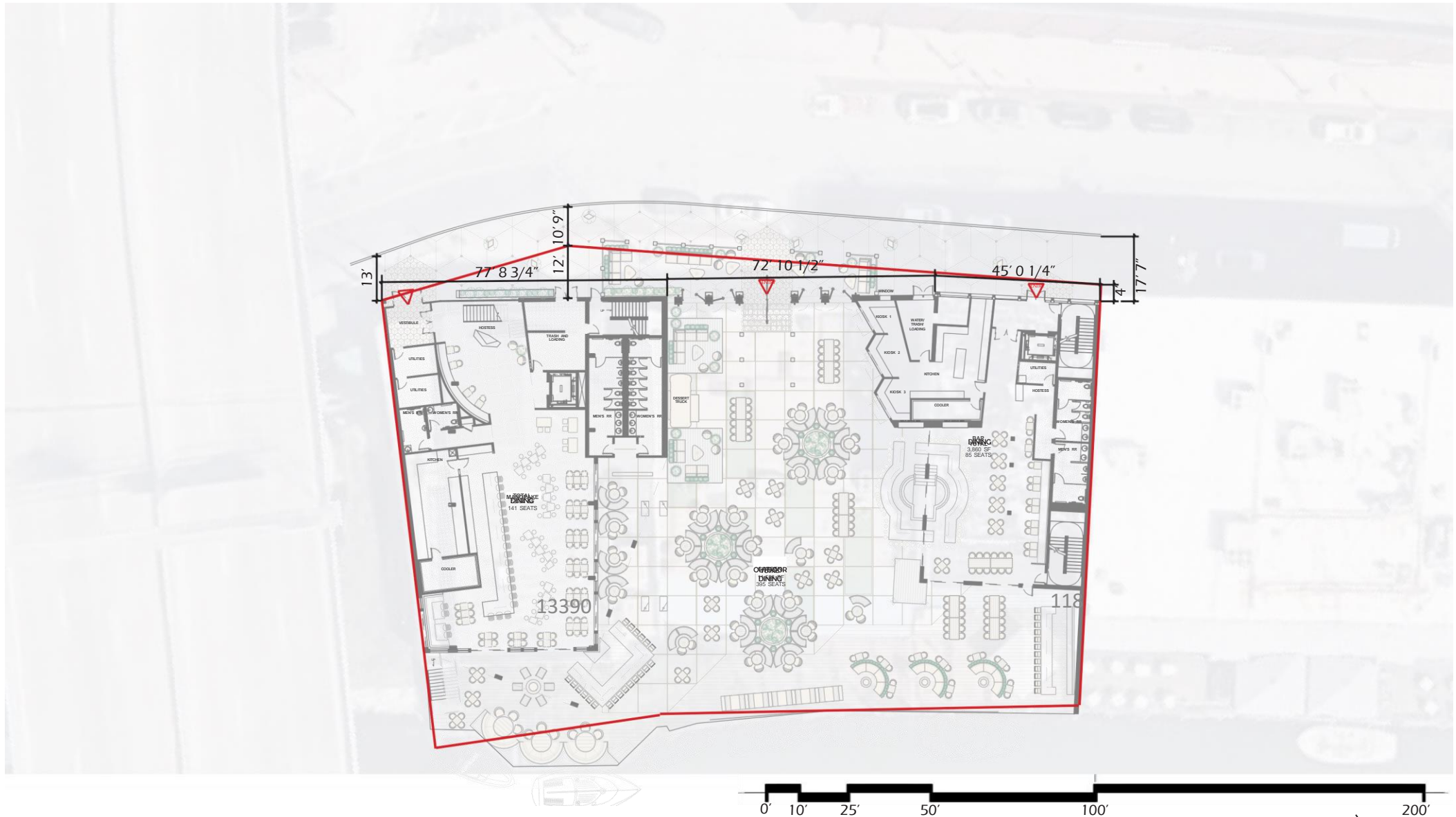
EXISTING CONDITIONS
1220 INTERIOR



PROPOSED SITE CONTEXT PLAN



01.11.24



DIMENSIONED GROUND FLOOR CONTEXT PLAN



01.11.24

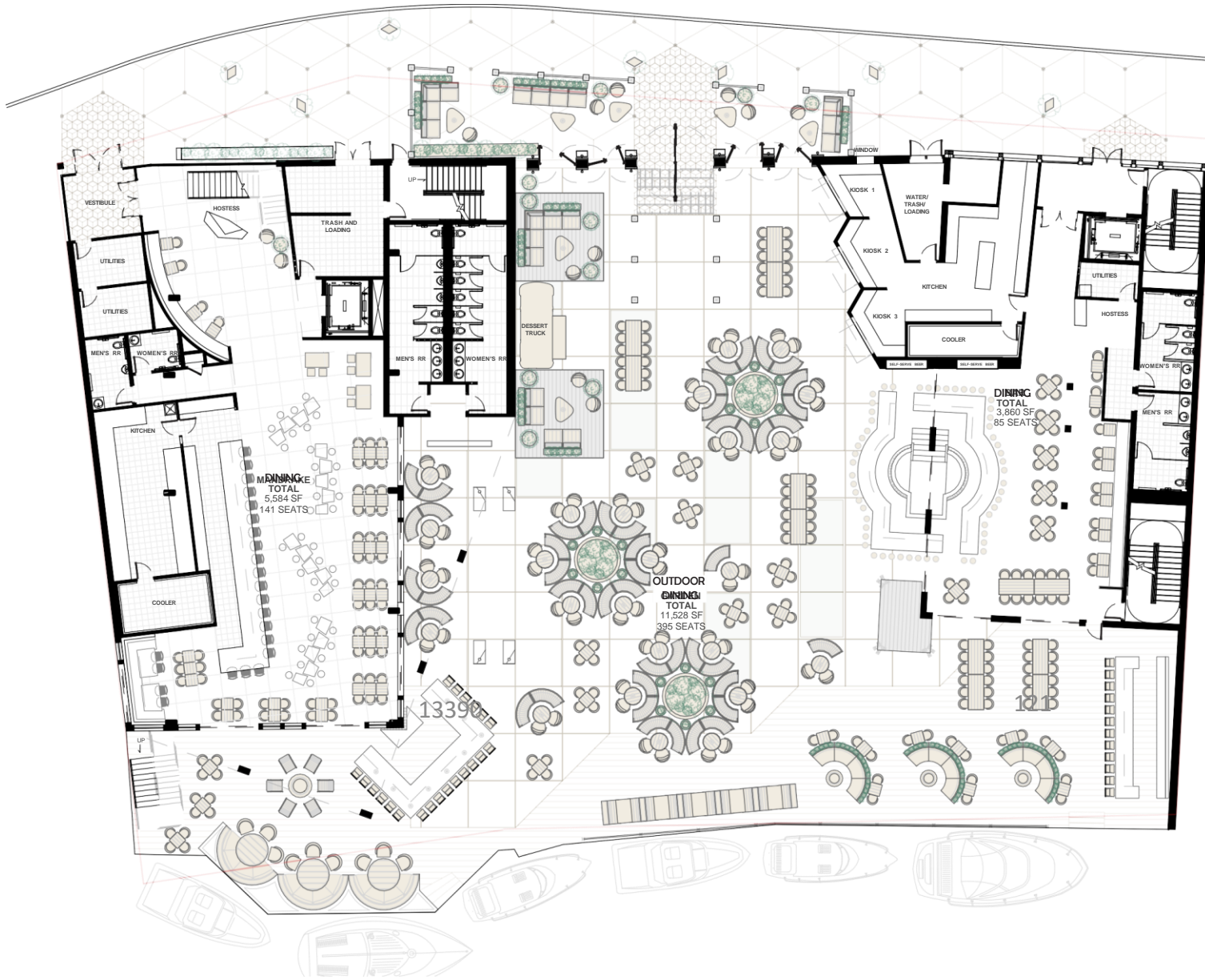


EXISTING AND PROPOSED SITE ELEVATIONS



BUILDING ELEVATIONS

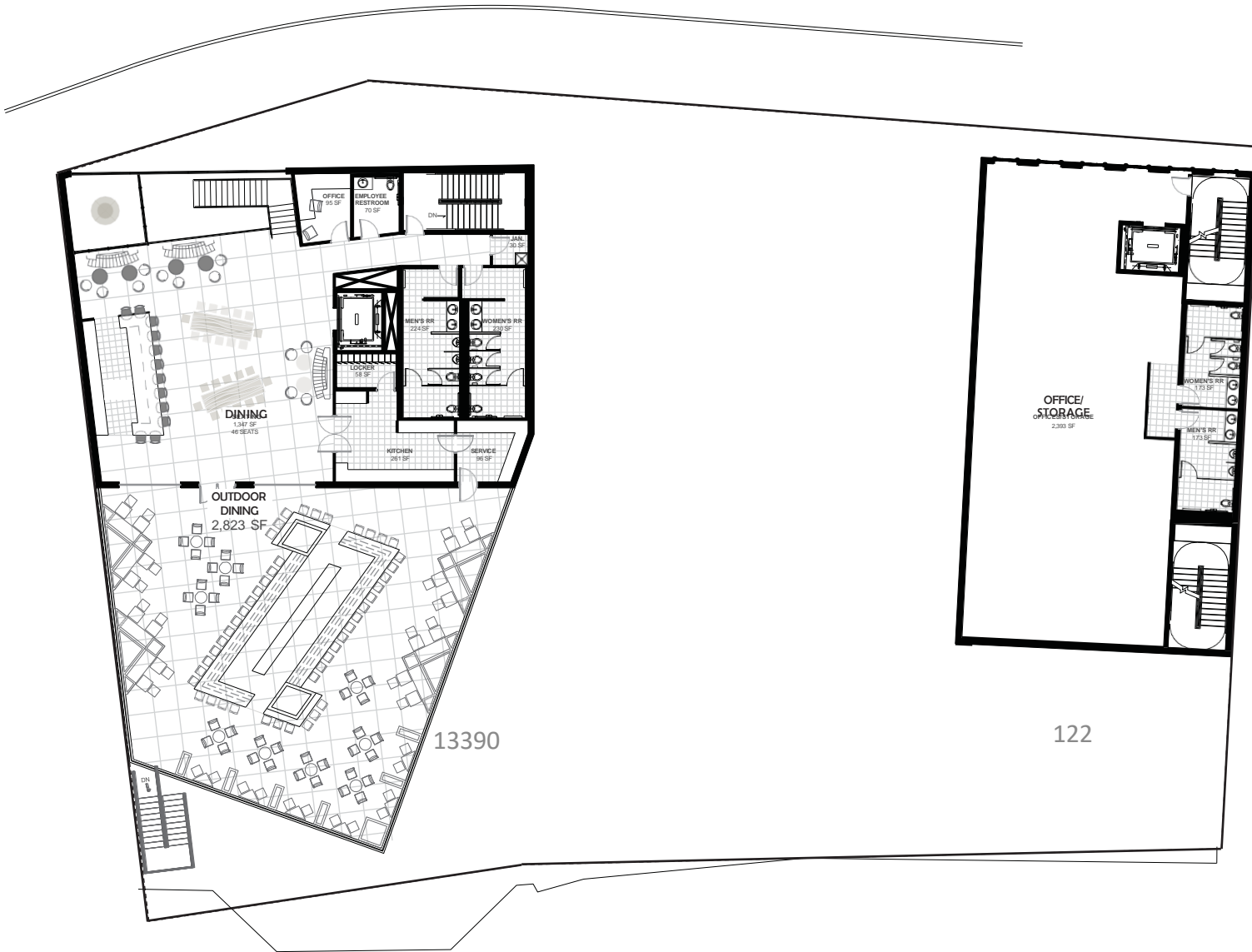
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GROUND FLOOR PLAN



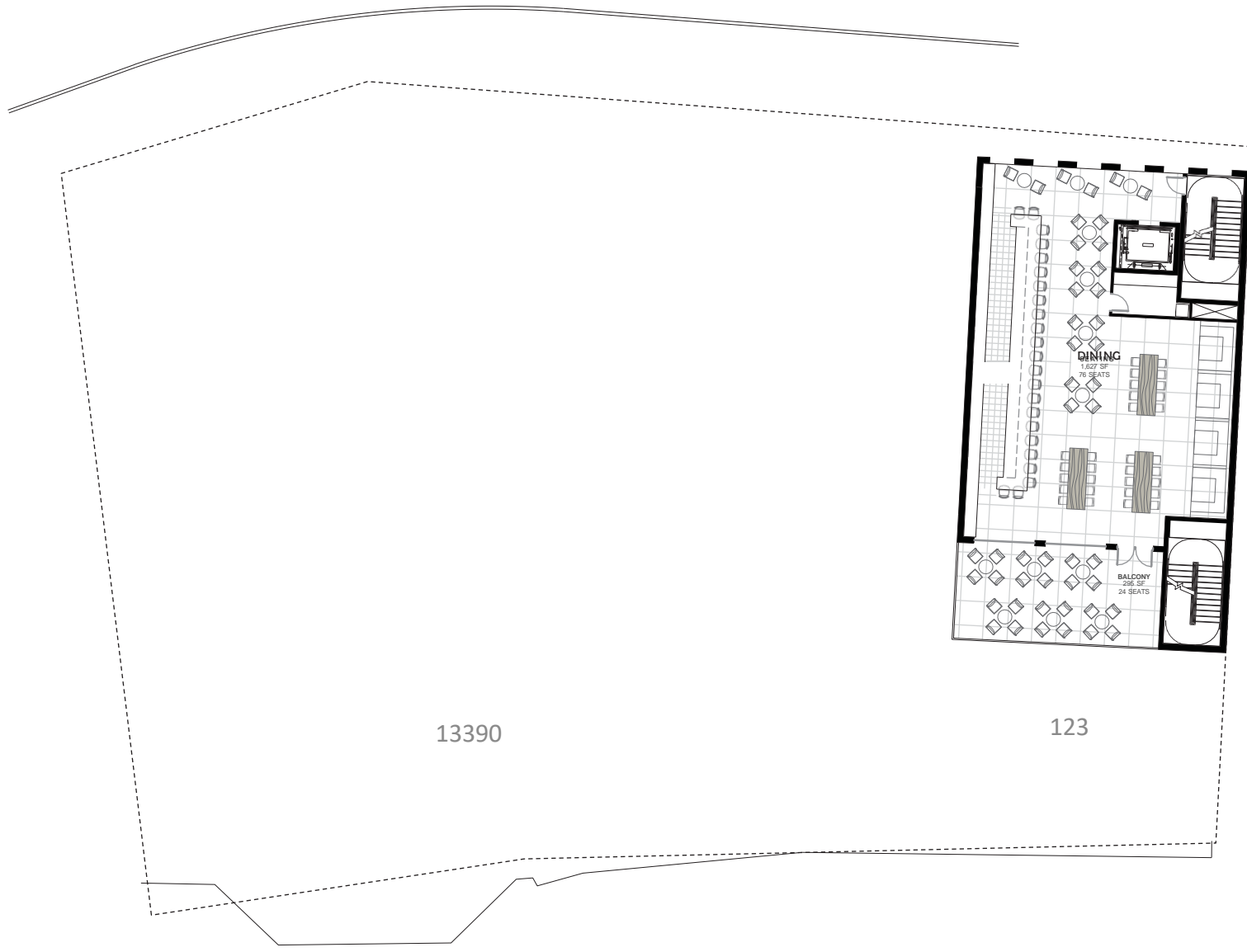
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SECOND FLOOR PLAN



01.11.24



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THIRD FLOOR PLAN



01.11.24



STREET VIEW CORNER

01.11.24



STREET VIEW NORTH

01.11.24



STREET VIEW SOUTH

01.11.24



STREET ENTRY GATE

01.11.24



STREET ENTRY GATE

01.11.24



RIVER GARDEN - WATER EDGE

01.11.24



RIVER GARDEN - WATER EDGE

01.11.24



FOOD STATION

01.11.24



FOOD STATION



FOOD KIOSKS

01.11.24



FOOD KIOSKS



GAME/EVENT AREA

01.11.24



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GAME/EVENT AREA

01.11.24

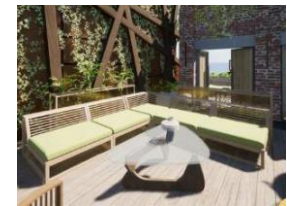


OVERALL VIEW FROM RIVER



OVERALL VIEW FROM RIVER





FURNITURE



01.11.24

1. SMALL TREE
RHODODENDRON



2. MEDIUM TREE
AMUR CORK TREE



3. LARGE TREE
SASSAFRAS



4. MIX OF SHRUBS AND PERENNIALS



- A. RHODODENDRON
- B. MAZARI PALM
- C. GRAPE MYRTLE
- D. VARIEGATED CROTON
- E. QUINCE

5. PERENNIALS



- F. MAZARI PALM
- G. VARIEGATED CROTON
- H. IRIS TECTORUM
- I. SYNGONIUM PODOPHYLLUM

6. CLIMBING IVY



LANDSCAPING



01.11.24

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Ordinance No. 28-2024

(Introduced by Councilmembers Polensek, Hairston and Griffin – by departmental request):

Authorizing the Director of Community Development to accept the donation of real property located at 15610 Waterloo Road from Northeast Shores Development Corporation, or its designee, to be used for public parking.

Ordinance No. 38-2024

(Introduced by Councilmembers Hairston and Griffin – by departmental request):

Establishing the Shore-to-Core TIF District, declaring improvements to certain parcels of real property within that district to be a public purpose and exempt from taxation, describing the public infrastructure improvements to be made to directly benefit the district, requiring the owners of the improvements on such parcels to make service 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.

Shore-to-Core- to-Shore **TIF District**

A plan to invest in critical public infrastructure across the city, funded by growth in Cleveland's core.



CITY OF CLEVELAND
Mayor Justin M. Bibb

Shore-to- Core-to-Shore TIF District

Part of a
Broader Vision for
Cleveland

Shore-to-Core-to-Shore is part of a citywide vision

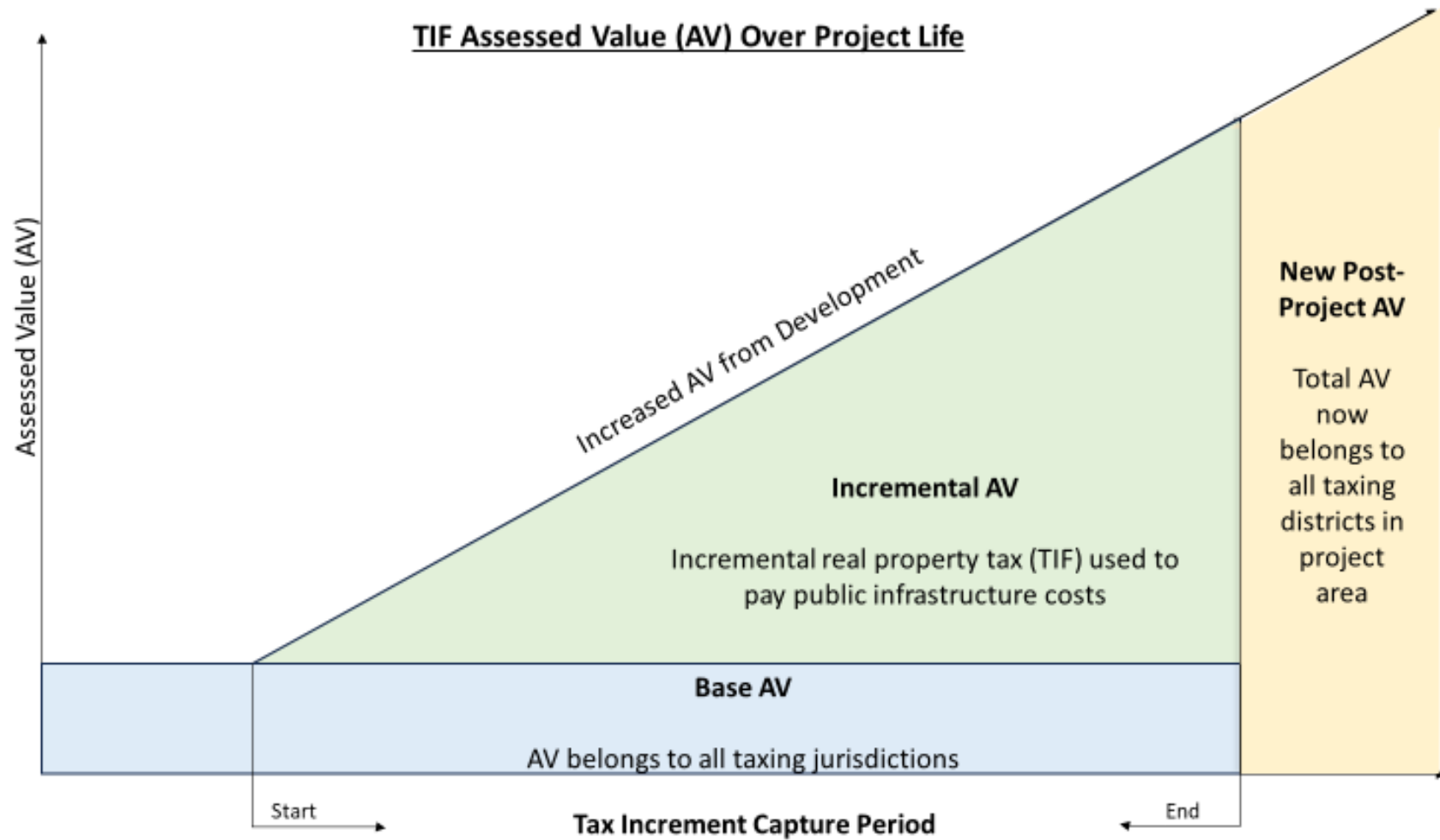
- ✓ Improve quality of life for residents, businesses, and visitors, helping us attract more of each
 - Residents first housing reform, gap financing funding, grants for home repair and rehab, citywide property condition survey
 - RISE investments in public safety workforce and crime prevention technologies
 - Expand affordable internet access to all Clevelanders
 - Increasing accountability and transparency through upgrades in 311
 - *Establish Cleveland as a multi-waterfront world-class City*
- ✓ Drive economic development for the city and region
 - Site Readiness for Good Jobs Fund
 - SE Side investments
 - Leveraging the economic potential of Cleveland's historic assets
 - *Private investments and business attraction and retention due to public investments*
- ✓ Invest in Cleveland's vibrant neighborhoods
 - Investments in multimodal and safety improvements like protected bike lanes and traffic calming
 - \$20M Back-to-Basics program investment in city roadways, playgrounds, and basketball courts
 - *Connect shores through core with multimodal transportation*
 - *Improve experience accessing GCRTA stations and Amtrak*
- ✓ Create equitable access to activated public spaces across Cleveland
 - Parks and recreation masterplan
 - CHEERS project, Irishtown Bend
 - *New 14-acre public park at Cuyahoga riverfront*
 - *Reversing decades of physical separation between Downtown and the Lakefront*

What is a Tax Increment Financing (TIF) District?

A TIF (tax increment financing) district is a designated area where new taxes generated by an increase in property values contribute to a public improvement fund instead of normal taxing jurisdictions.

How it works:

- 1** A city puts a TIF in place.
- 2** Over time, property values within the TIF rise. Property owners continue to pay property taxes, but a portion of the taxes from that **increased** property value are contributed to a separate fund.
- 3** Those funds can be used by the city for authorized direct investments in our community, such as roads, parks, etc. Debt is often issued to generate more money upfront.





Shore-to- Core-to-Shore TIF District

Key Context

In the past, the City of Cleveland has utilized TIFs to fund specific, targeted projects in a confined area, such as a new grocery store or hotel.

The Shore-to-Core-to-Shore TIF District varies from past uses of TIFs in the City of Cleveland because...

Captures natural property tax growth from a broad geographic area—large portions of downtown and the near west side.

Generates revenue that can fund *multiple* public infrastructure investments. These investments enable future development & growth that will increase property values & TIF proceeds

Uses revenue not just for public infrastructure within the TIF District, but also throughout the City

A blue-tinted background image showing a modern building with a glass facade and a body of water in the foreground. The building has a prominent white section and a dark section. The water is dark blue.

Shore-to- Core-to-Shore TIF District

*Eligible Public
Improvements*

Roads & streetscapes

Public parks and recreation facilities

Water and sewer lines

Environmental remediation

Land acquisition

Demolition

Parking facilities

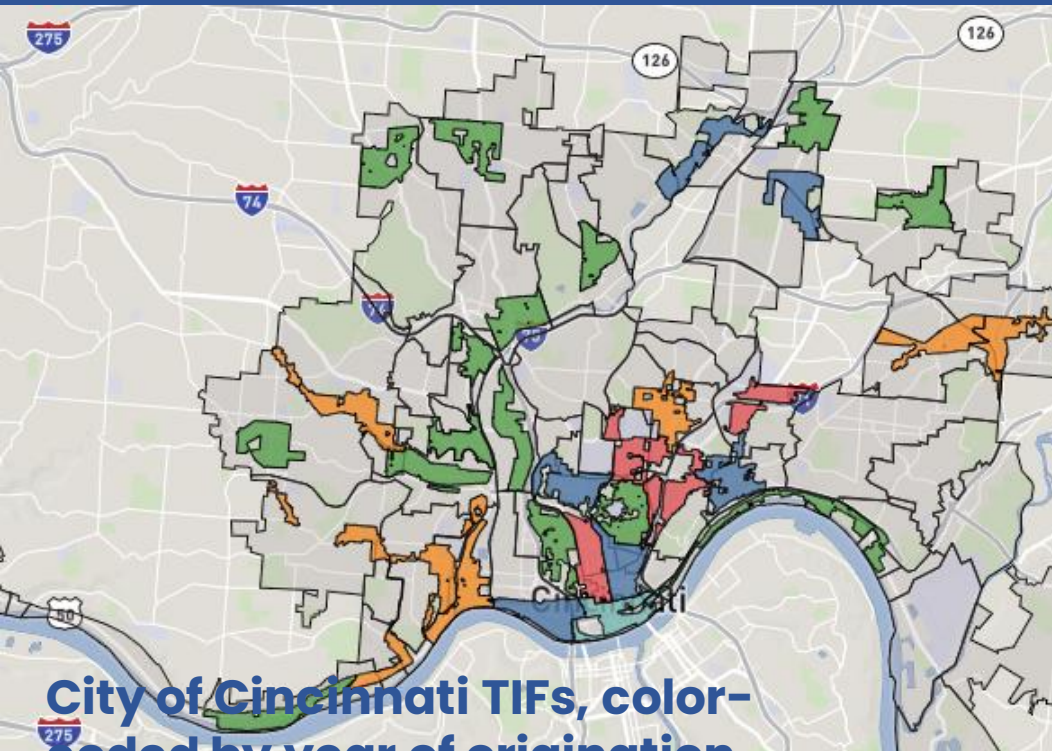
Stormwater and flood remediation projects

Models of Success TIF Districts

Cincinnati, OH

The City of Cincinnati has used TIF districts across the City to fund critical public infrastructure projects, including:

- Downtown/Over-the-Rhine TIFs funded various projects including streetscape improvements and development of a pedestrian plaza
- Infrastructure improvements to public streets in support of casino construction
- Issued TIF bonds to support Uptown Gateway District development which includes office buildings, parking, hospitality, retail, and associated site and infrastructure improvements.
- Public infrastructure around the FC Cincinnati soccer stadium



City of Cincinnati TIFs, color-coded by year of origination

Models of Success *TIF Districts*



Columbus's Arena District

Columbus, OH

Easton TIF

- Originated upon the opening of Easton in 1999 and recently extended for 30 years to fund Easton expansion.
- Throughout the lifetime of the TIF extension (next 30 years) Easton expansion will support 15,000 new jobs.
- Generates over \$8M/year in non-school revenues

Arena District TIFs

- Columbus uses a combination of five TIFs to facilitate a mixed-use district where the Arena District meets the Olentangy river.
- The investment in this area- supported by the TIF- is projected to bring 3,200 new jobs and \$6.5M/year in tax revenue to the City.



Shore-to- Core-to-Shore TIF District

*Why this matters for
residents?*

Shore-to-Core-to-Shore TIF District is an essential source of funding for major projects that will transform the City and benefit residents in every Ward

- Residents gain dynamic, world class, and accessible network of public parks that improve quality of life and builds on Cleveland's identify as a waterfront City
- Ensure our downtown remains a vibrant center of jobs and commerce that attracts businesses and visitors to Cleveland, creating accessible jobs and supporting the City's budget and ability to provide quality services
- Public improvements will spur private investment in Cleveland, leading to more residents, more housing, more shopping, safer streets, and new ways to enjoy our City

Shore-to-Core-to-Shore TIF District

Purpose

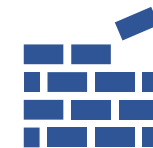
TIF Proceeds



Install public infrastructure required to enable riverfront and lakefront development



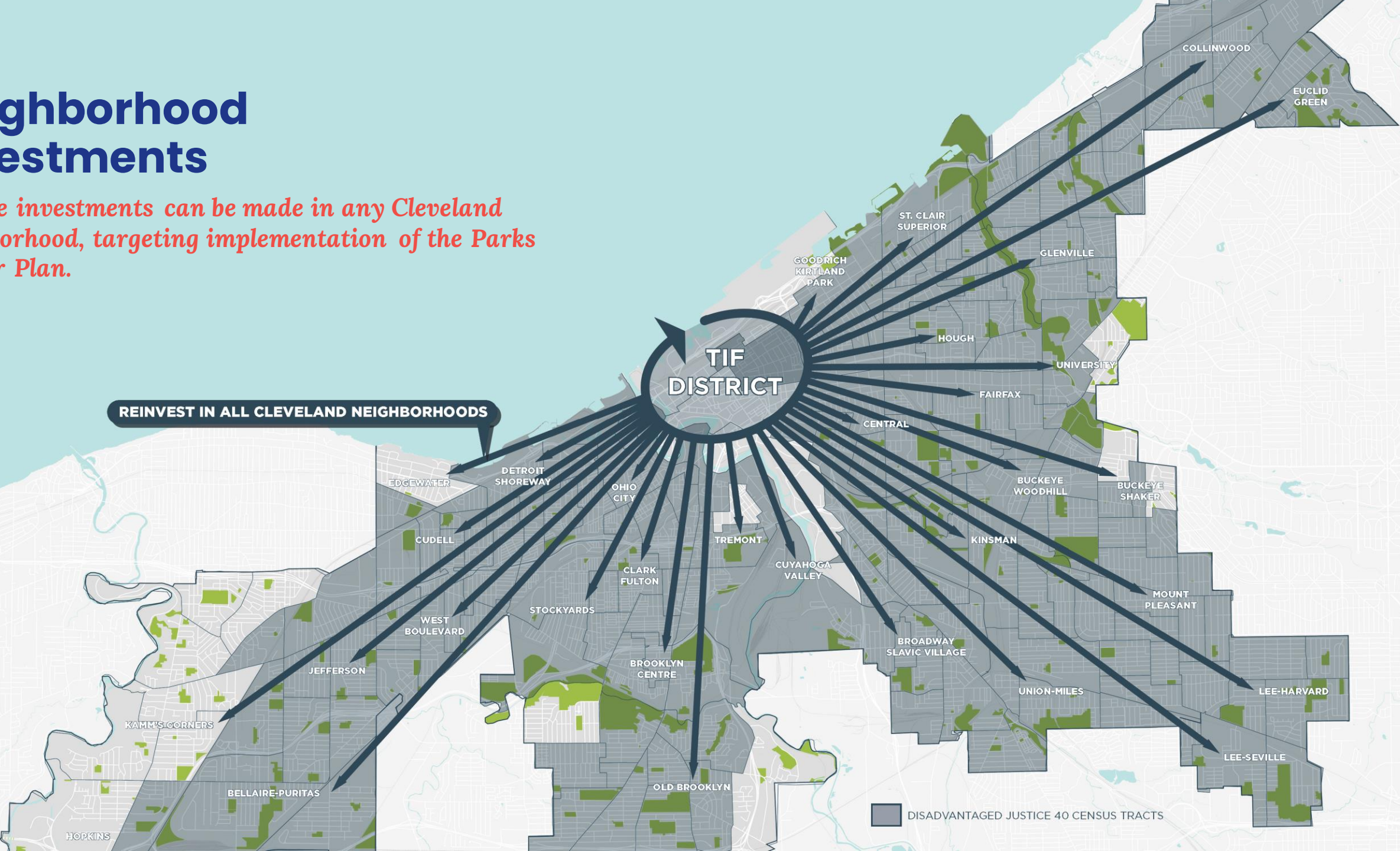
Implementation of the City's parks and recreation master plan across the entire City



Invest in the growth of our core, including parks, bike lanes, lighting, and sidewalks

Neighborhood Investments

Eligible investments can be made in any Cleveland neighborhood, targeting implementation of the Parks Master Plan.



REINVEST IN ALL CLEVELAND NEIGHBORHOODS

TIF DISTRICT

DISADVANTAGED JUSTICE 40 CENSUS TRACTS



Shore-to- Core-to-Shore TIF District

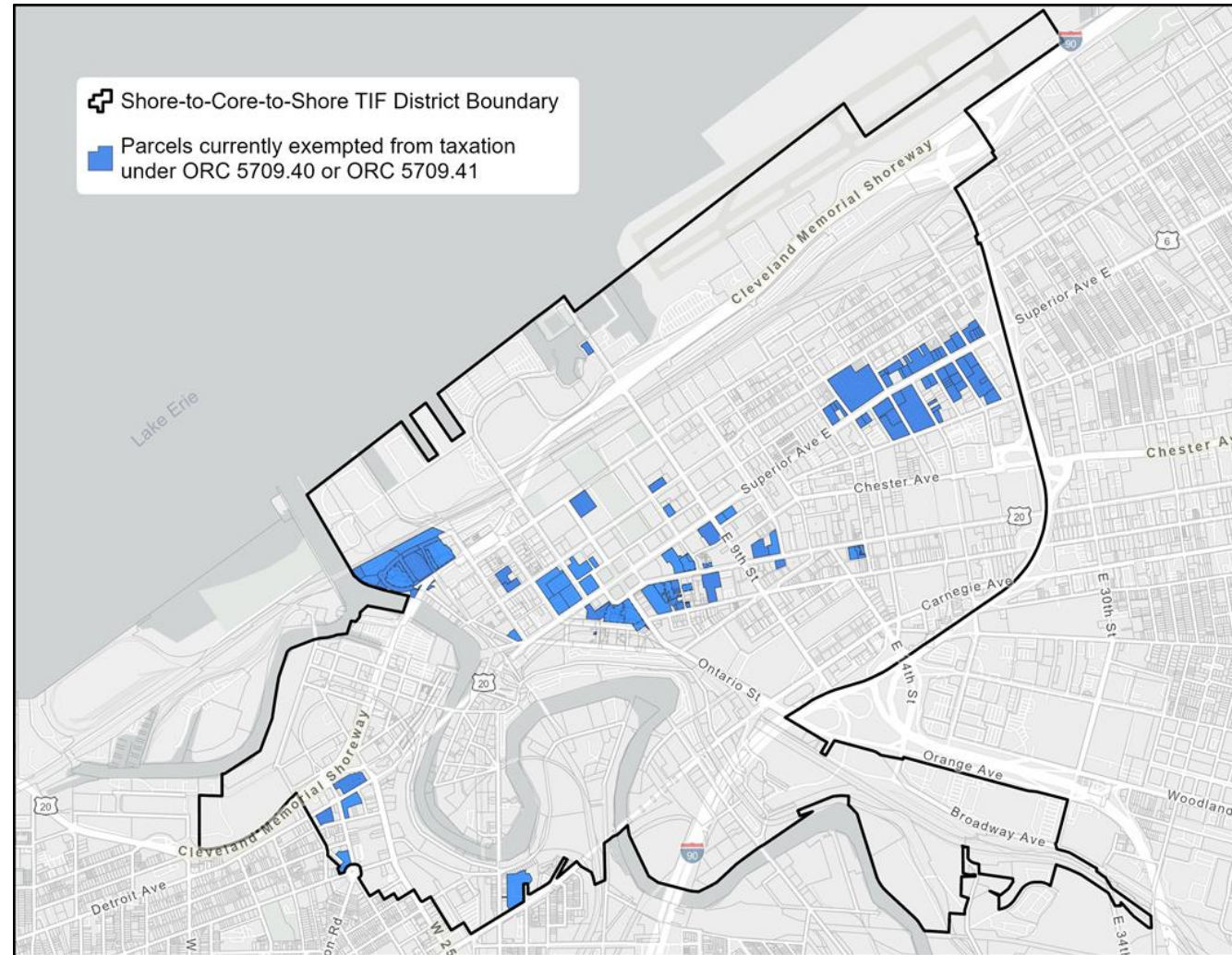
Why now?

Cleveland has historically lacked in private investment- **ranking 97 out of 100 large US cities over the last decade.**

Our peer cities, such as Columbus and Cincinnati, have used this type of creative financing to spur their own tremendous growth.

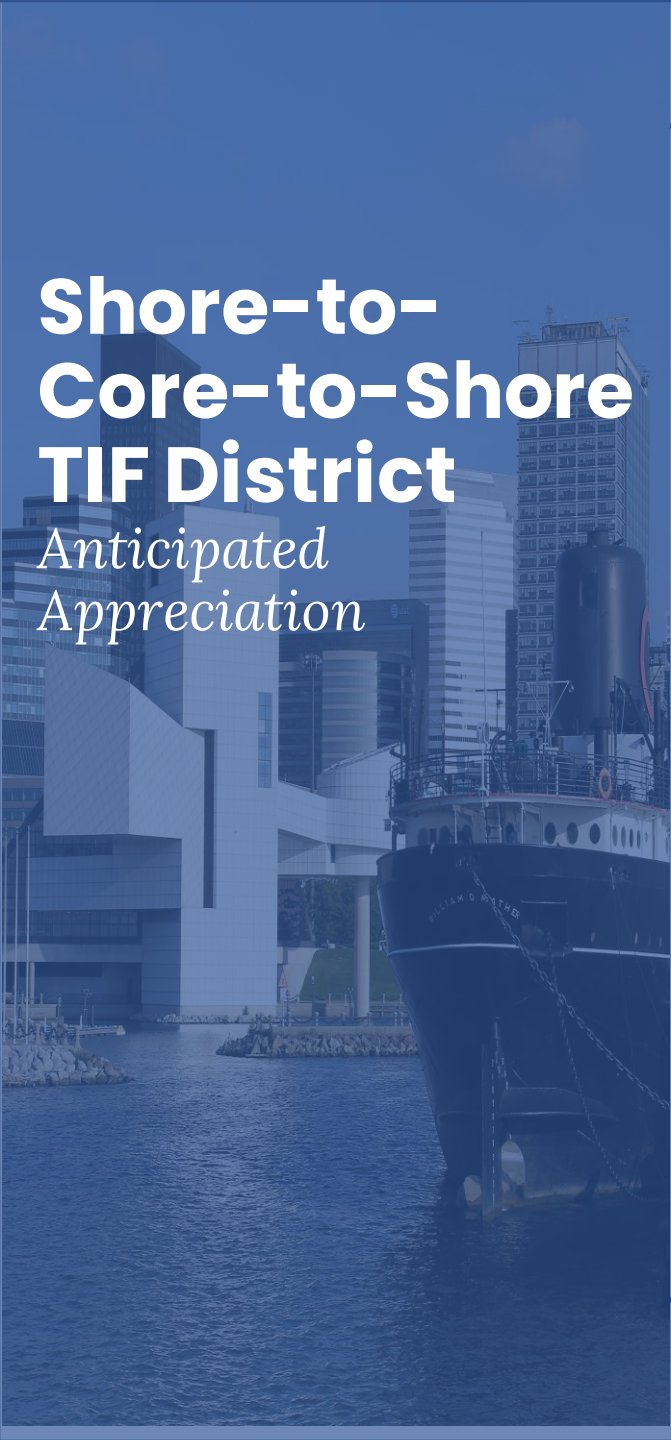
Now is the time to invest- during the down market- to prepare for the future. We need to prepare now to achieve growth and increase our tax base in the future.

Shore-to-Core-to-Shore TIF District Geography



The Shore to Core to Shore District accounts for:

- 18% of the assessed property value in the City of Cleveland
- 3.5% of the assessed property value for all of Cuyahoga County



Shore-to-Core-to-Shore TIF District

Anticipated Appreciation

Currently, Cleveland sees about 3% annual increase in property value in the Shore-to-Core-to-Shore TIF District

Public investment in infrastructure has increased property values throughout the City of Cleveland:

**Detroit Shoreway
Detroit Road
W 58th to W 65th**

Total Land Market Value of parcel set:

2010 - \$1,433,640
2022 - \$2,962,000

Total appreciation:
106.6% (8.2% annually)

**Opportunity Corridor
E 105th
Cedar to Quebec**

Total Land Market Value of parcel set:

2010 - \$330,800
2022 - \$3,939,500

Total appreciation:
1,090.9% (83.9% annually)

**Euclid Corridor
Chester Ave
E 55th to E 71st**

Total Land Market Value of parcel set:

2010 - \$3,090,100
2022 - \$17,801,400

Total appreciation:
476.1% (34% annually)



Shore-to- Core-to-Shore TIF District

Estimating Proceeds

Growth downtown will directly impact the amount of proceeds available through the TIF. Estimating conservatively, investments supported by the Shore-to-Core-to-Shore TIF District could raise this number to between **3.5 and 5.5%**

Cumulative proceeds of the TIF (including extensions approved in November) **over 42 years** will be between **\$3.3 billion - \$7.5 billion.**

As property values change over time, so will proceeds. ***An incremental spending approach with bonding and limited direct payments will protect the City's financial position.***



Shore-to- Core-to-Shore TIF District

*Using the TIF for
financing*

Debt Service

- TIF makes it possible to obtain financing secured by the pledge of revenues from the TIF district to complete large-scale projects
 - Series of bond issuances by the Port or other agency
 - Low-interest, long-term, flexible federal funding opportunities
- Timing and amounts of debt issued can be crafted to provide funding for projects when needed
- Due to debt service coverage requirements on bonds, additional cash will build up that can be used to pay for projects directly as needed
- Could issue debt as soon as Q2 2024

Models of Success

Federal Support



Kansas City, MO

The US Department of Transportation recently established a partnership with Kansas City to finance the City's plan for more than **\$15 billion** network of mobility and infrastructure projects.

Under the agreement, USDOT and Kansas City will explore opportunities for innovative project planning, procurement, financing, and delivery that could include using low-interest rate financing and technical assistance grants.

The Shore-to-Core-to-Shore TIF District is a critical financing mechanism that will increase the potential for federal investment because of the secure stream of revenue from the District.

Shore-to-Core-to-Shore TIF District **COUNTY AND OTHER ENTITIES**

The TIF District will not reduce current taxes paid to entities that receive a share of property taxes. The City is making bold and strategic investments to grow the City's and County's economy.

This will lead to revenue growth in income tax, sales tax, and property tax across the entire region, which will more than offset the use of property tax revenue increases from the District for public improvements.

“We believe what is best for our city will be best for Cleveland Public Library.”

- Cleveland Public Library CEO Felton Thomas Jr.



Shore-to-Core-to-Shore TIF District **SCHOOLS**

The City's default approach is to establish "non-school" TIFs, which means that CMSD will continue to receive the amount of property tax payments that would have been payable to the school district if there were no TIF. The proposed TIF District is a non-school TIF.



Shore-to- Core-to-Shore TIF District

What this legislation does not do:

- Does not impact any existing TIFs
- Does not raise taxes
- Does not prohibit the City and a private developer from later agreeing on a TIF and removing that property from the TIF district
- **Does not allocate any future revenue from the Shore-to-Core-to-Shore TIF District**
- Does not spend any City money
- Does not cost the City, County, or any other taxing entity any dollars out-of-pocket
- Does not send money to any private developer
- Will not be used for any sports stadium or arena



Shore-to- Core-to-Shore TIF District

What this legislation does do:

- Creates the Shore-to-Core-to-Shore TIF District
- Defines the geography of the district
- Sets the base value of property in the district – taxes on increases above that value will come to the City for 30 years
- Enables, subject to future legislation authorizing any spending, spending TIF proceeds on public improvements anywhere in the City of Cleveland



Shore-to- Core-to-Shore TIF District

Next Steps

Next steps

- Ongoing engagement with City Council regarding Lakefront
- .41 Project TIF legislation, financing agreement, and community benefits agreement between City of Cleveland and Bedrock regarding public investments necessary for riverfront redevelopment in development. Anticipate introduction to Council March 2024
- Ongoing discussions with Department of Transportation about federal funding opportunities
- Parks and recreation strategic plan scheduled to be complete Q3 2024
- First bond issuance as soon as Q2 2024

Questions?



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

Ordinance No. 34-2024

(Introduced by Councilmember Spencer):

Establishing a zero (0) foot Mapped Building Setback on the western side of West 65th Street and establishing a three (3) foot Mapped Building Setback on the south side of Father Caruso Drive north of Breakwater Avenue (MC 2672).

Ordinance No. 36-2024

(Introduced by Councilmembers Conwell and Griffin – by departmental request):

To amend the title, the second whereas clause, and Sections 1 and 4 of Ordinance No. 895-2022, passed October 3, 2022, relating to authorizing the Director of City Planning to create the Transformative Arts Projects Fund Program; to repeal Section 5 and renumber existing Section 6 to Section 5.

Ordinance No. 30-2024

(Introduced by Councilmembers Spencer, Bishop and Griffin – by departmental request):

To change the name of the “Lake Park” to “Lake Pool Park.”

Cleveland City Planning Commission

Special Presentations



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

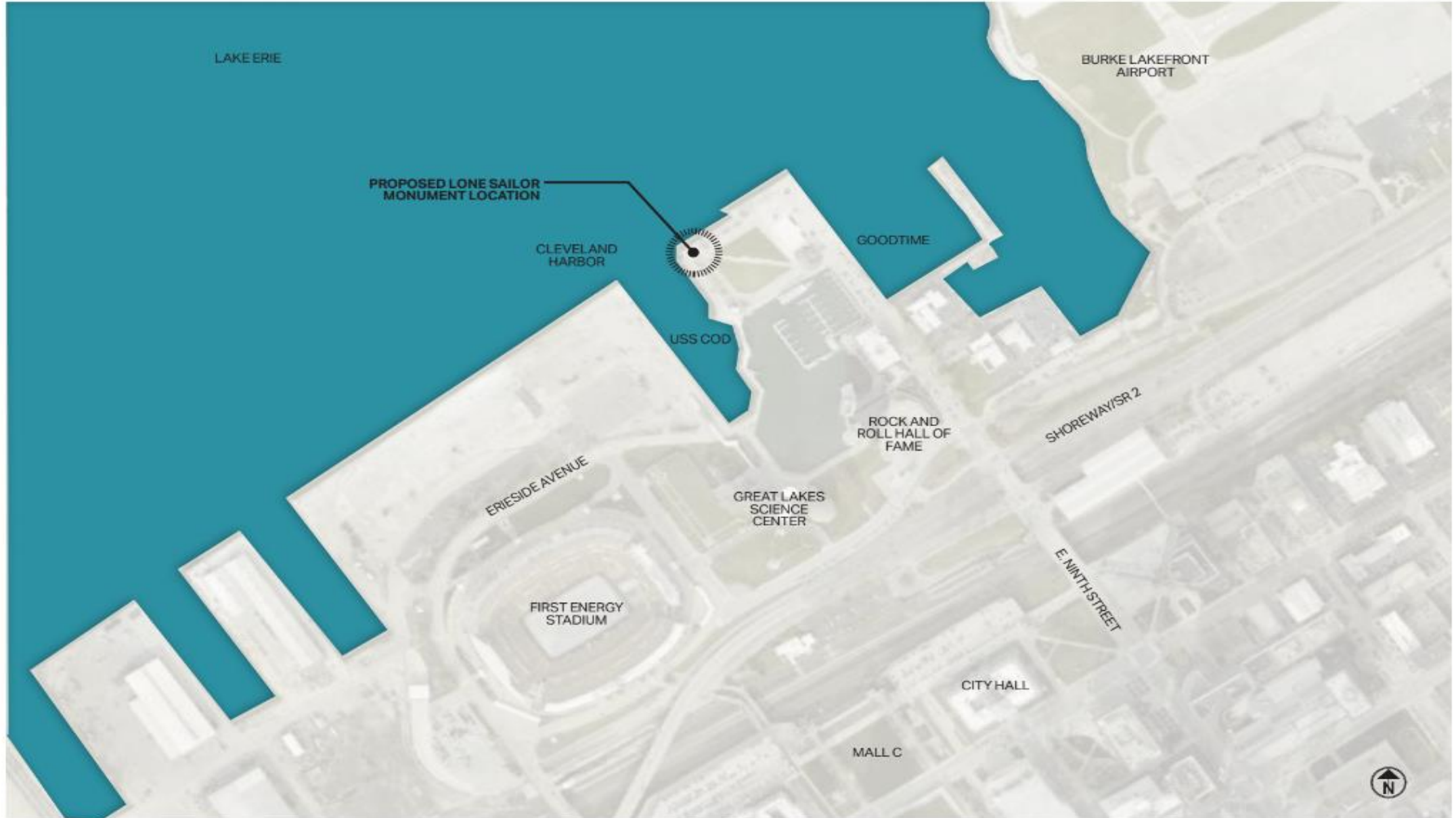
DF2023-071 – Lone Sailor Monument and Plaza: Seeking Final Approval

Location: Voinovich Park at North Coast Harbor

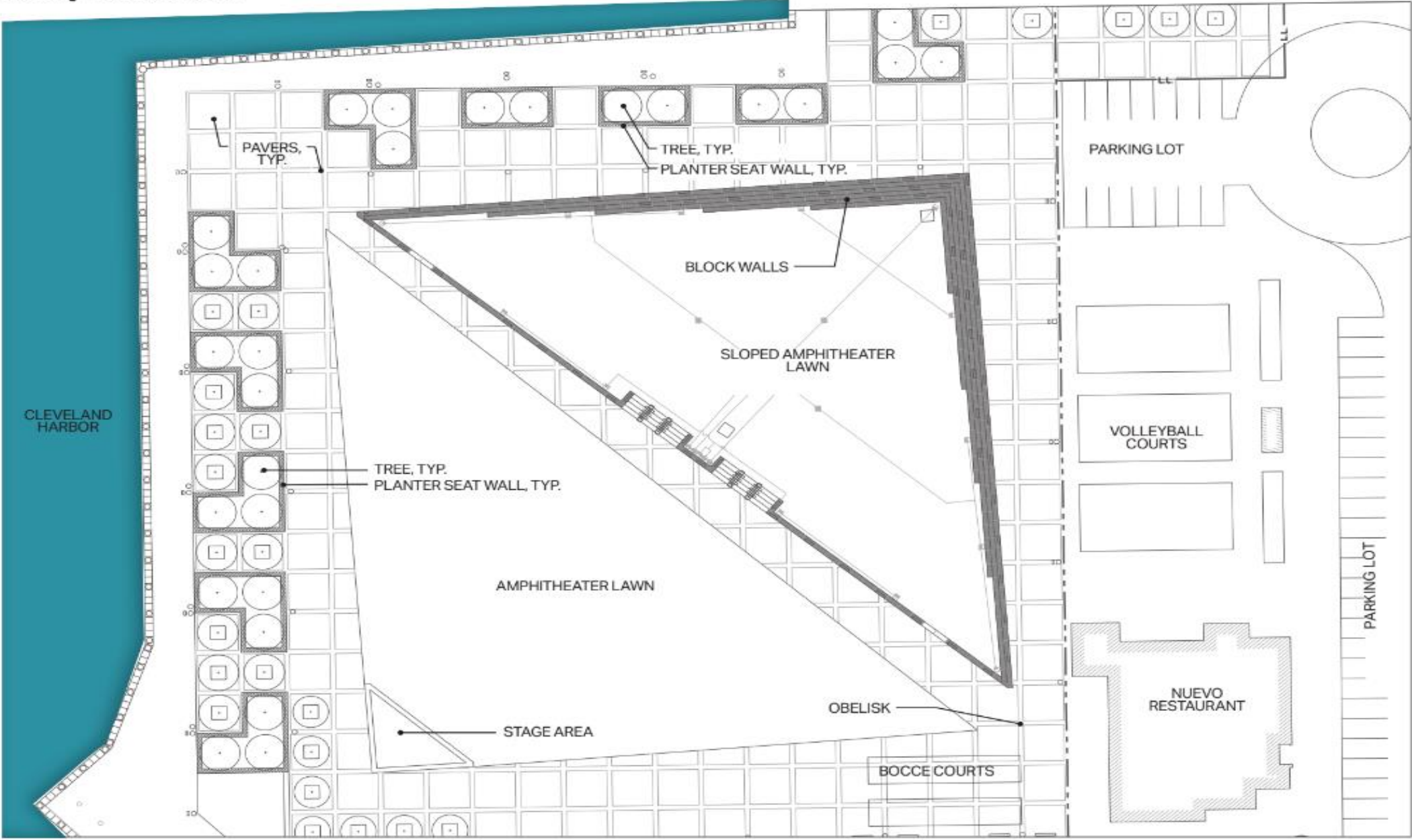
Representative: Jodi McCue, AECOM

Ward 3- Councilmember McCormick

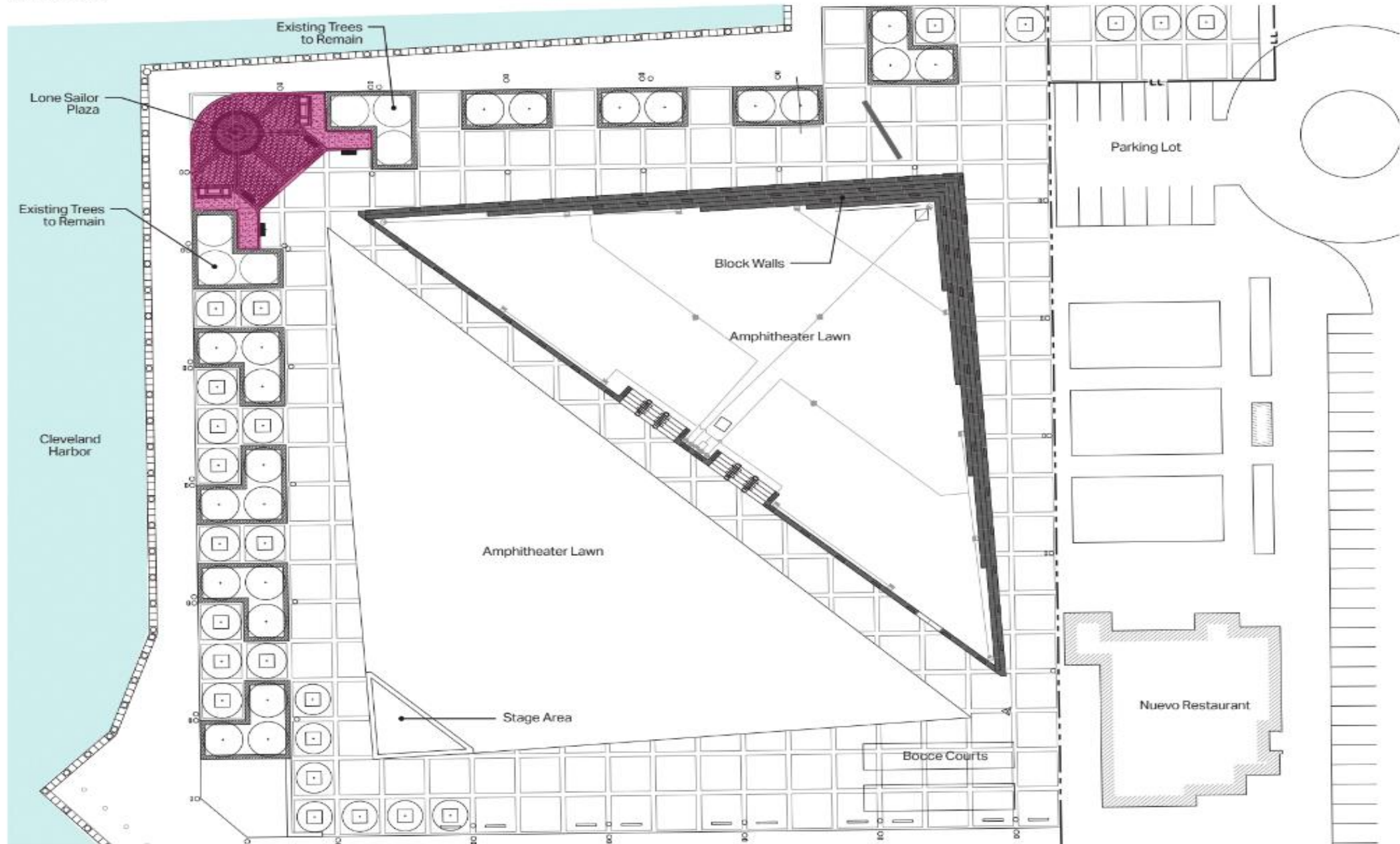
SPA: Downtown



Existing Conditions Plan



Site Plan



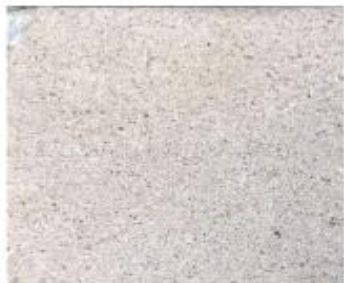
USS Cleveland Legacy Foundation - The Lone Sailor Monument



Site Plan Enlargement



Donor Wall
Polished Cast in Place Concrete
(Medium Gray Color)



Sculpture Base
Cast in Place Concrete
(Sandstone Color)



Reclaimed Pavers
Reclaimed Granite Pavers
(Soldiers & Sailors Memorial)
Size: +/-7-1/4" x +/-7-1/4" x +/-2-1/4"
Pattern: Radial



Reclaimed Curbing
Reclaimed Granite Curbs
(Soldiers & Sailors Memorial)
Size: +/-8" x +/-8" x +/-4"



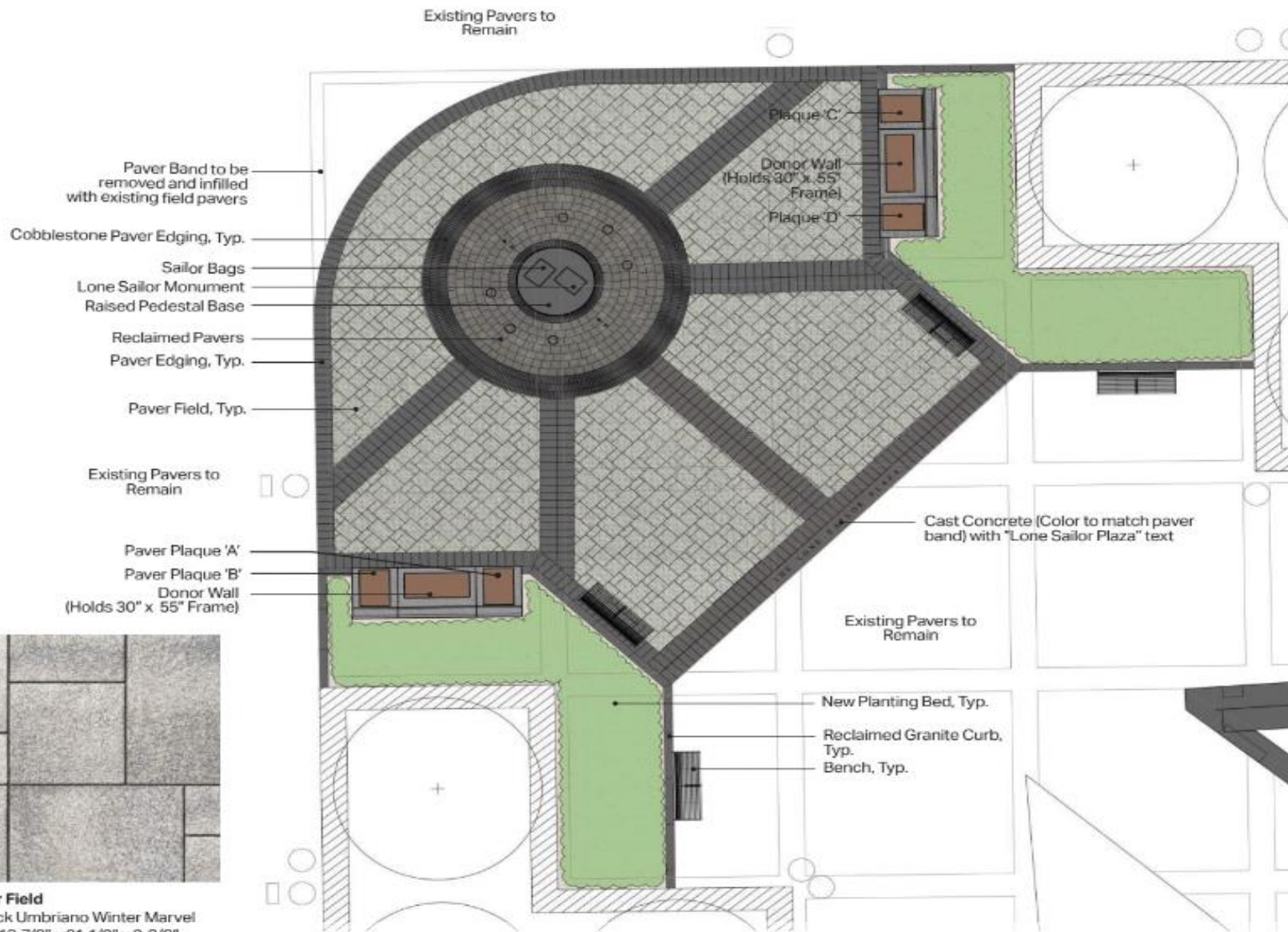
Cobblestone Paver Edging
Unilock Townhall
Size: 3-7/8" x 7-7/8" x 2-3/8"
Pattern: Sailor Course
Single & Triple



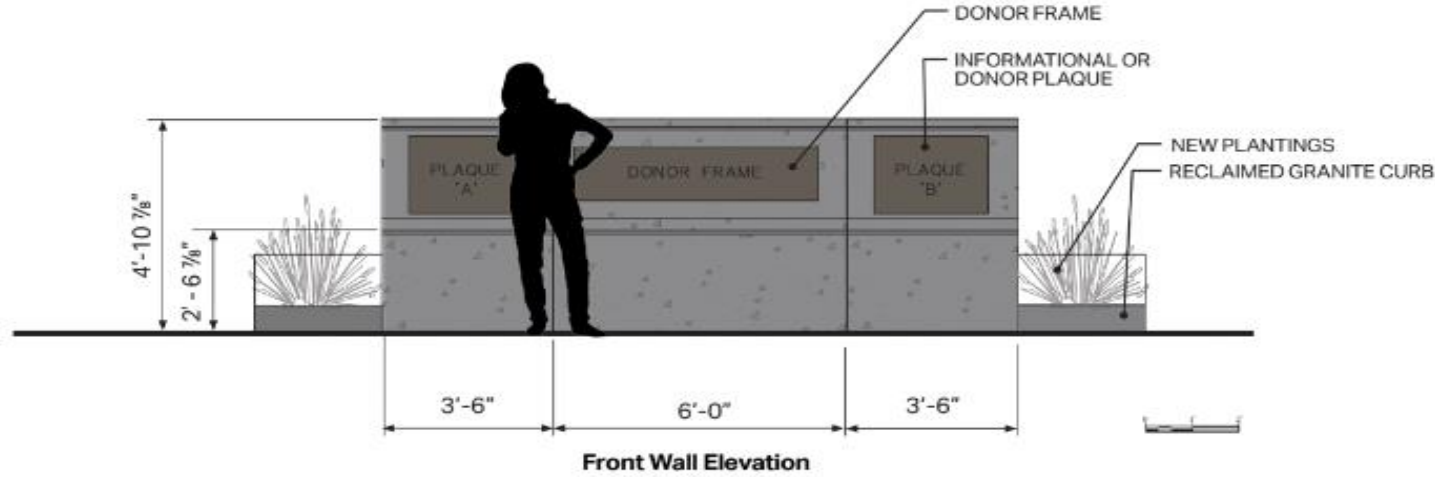
Paver Edging
Unilock Umbriano Midnight Sky
Size: 7-7/8" x 15-3/4" x 2-3/4"
Pattern: Sailor Course
Single & Double



Paver Field
Unilock Umbriano Winter Marvel
Size: 13-7/8" x 21-1/2" x 2-3/8"
14-1/4" x 14-1/4" x 2-3/8"
7" x 14-1/4" x 2-3/8"
Pattern: Random



Wall Elevation



Plaque A
The Lone Sailor Cleveland
44"H x 30"W x 1/2" D



Plaque B
The Lone Sailor Cleveland
38"H x 28"W x 1/2" D



Plaque C
Donor Recognition #1
36"H x 28"W x 1/2" D



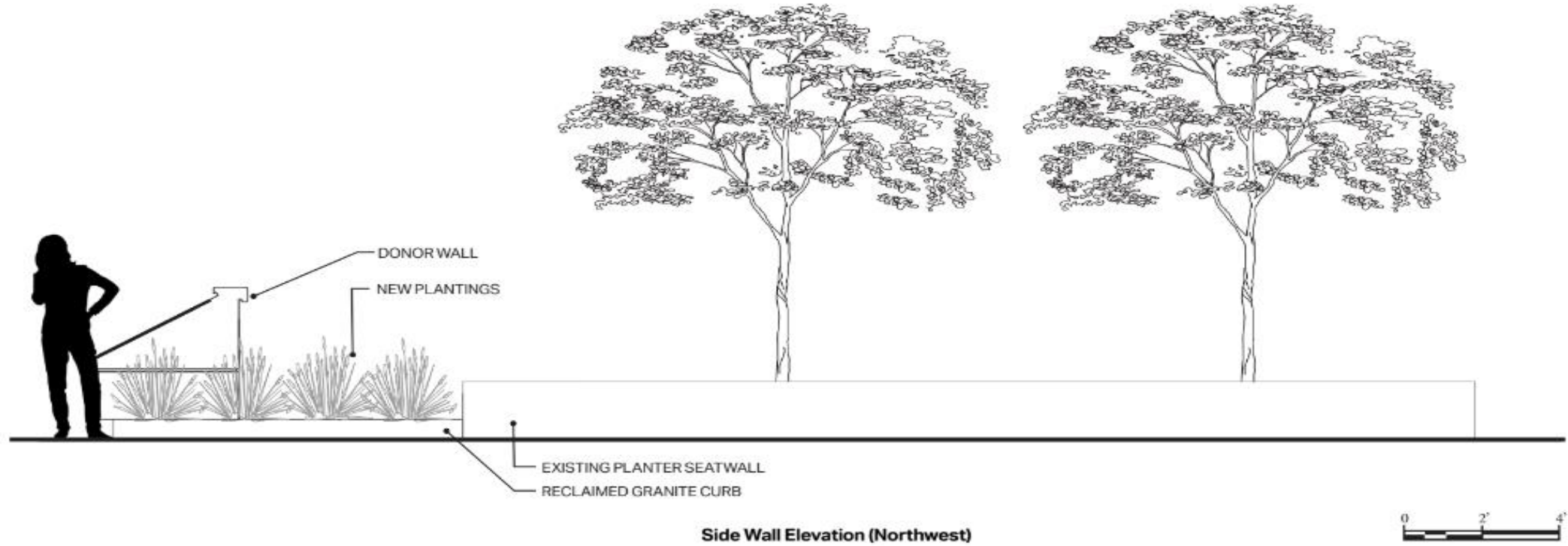
Plaque D
Donor Recognition #2
36"H x 28"W x 1/2" D



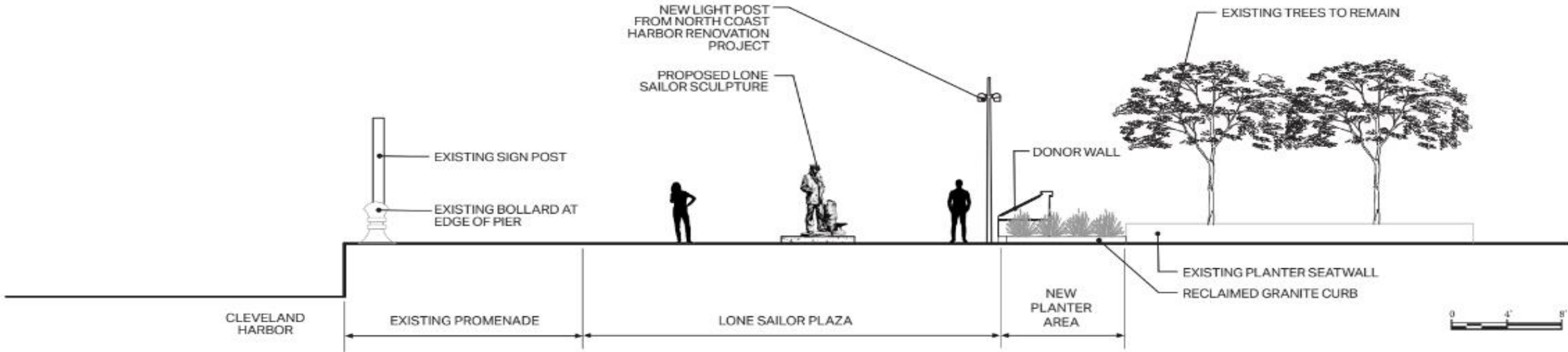
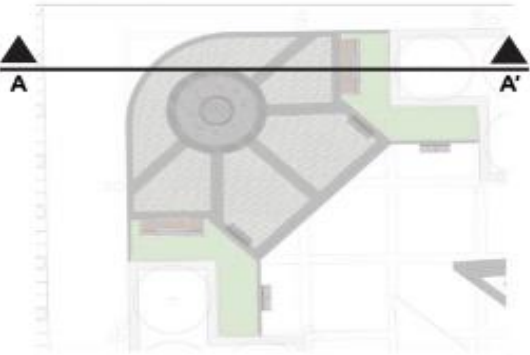
Typical Donor Plaque
30"H x 55"W x 1/2" D
Two (2) Total

Informational and Donor Plaques

Donor Frames



Section



Section A-A'

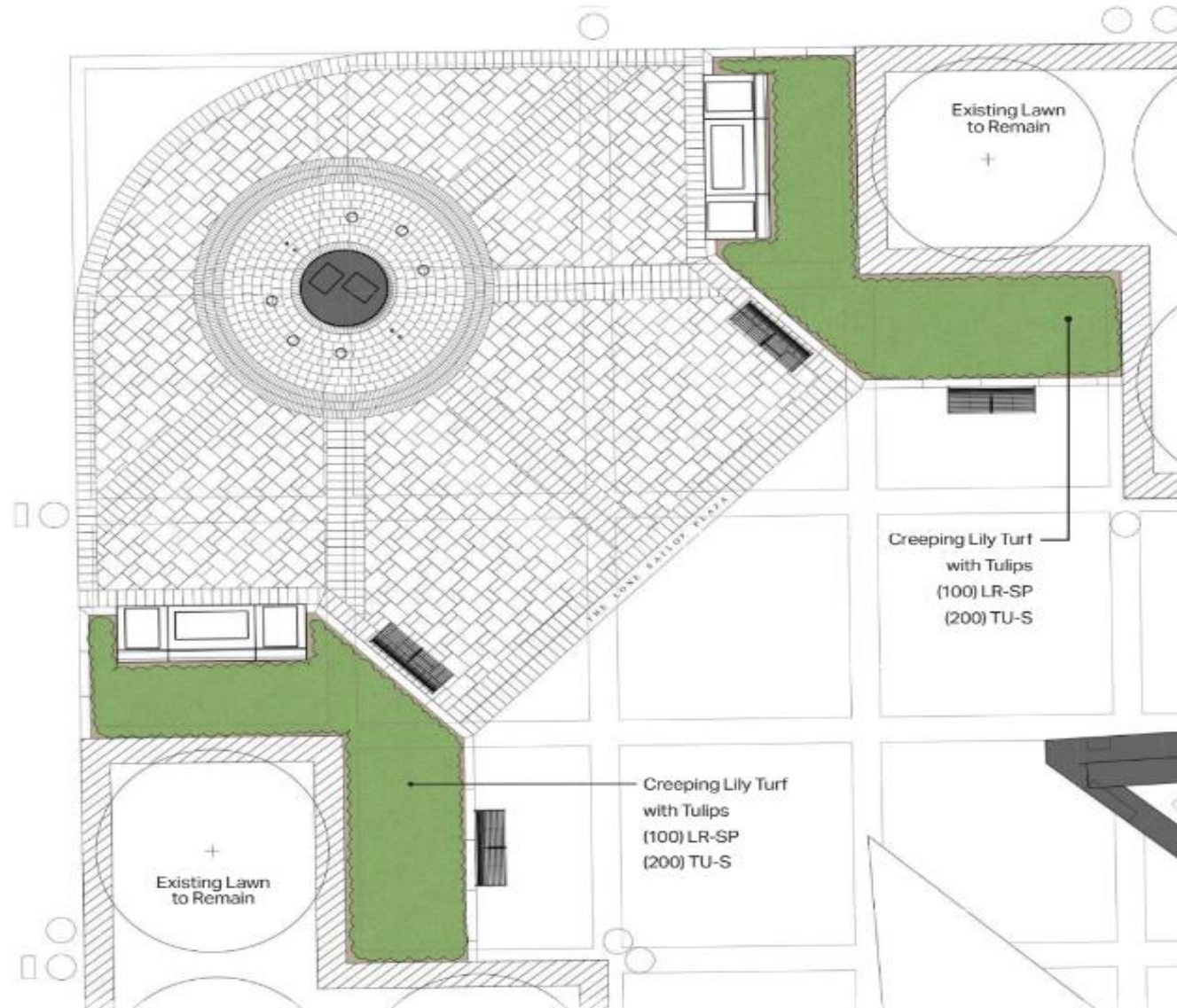
Landscape Plan



Creeping Lily Turf
Liriope muscari



Red Dynasty Tulips
Tulipa 'Red Dynasty' (or equivalent)



PLANT LIST					
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	MATURE SIZE (HEIGHT X WIDTH)
PERENNIALS					
200	<i>Liriope muscari</i>	Creeping Lily Turf	#1 Cont.	18" o.c.	12-18" x 15-18"
BULBS					
400	<i>Tulipa 'Red Dynasty' (or equivalent)</i>	Tulips (Red Dynasty or equivalent)	Bulb	Random Spacing	24-26" Height



Lighting Plan



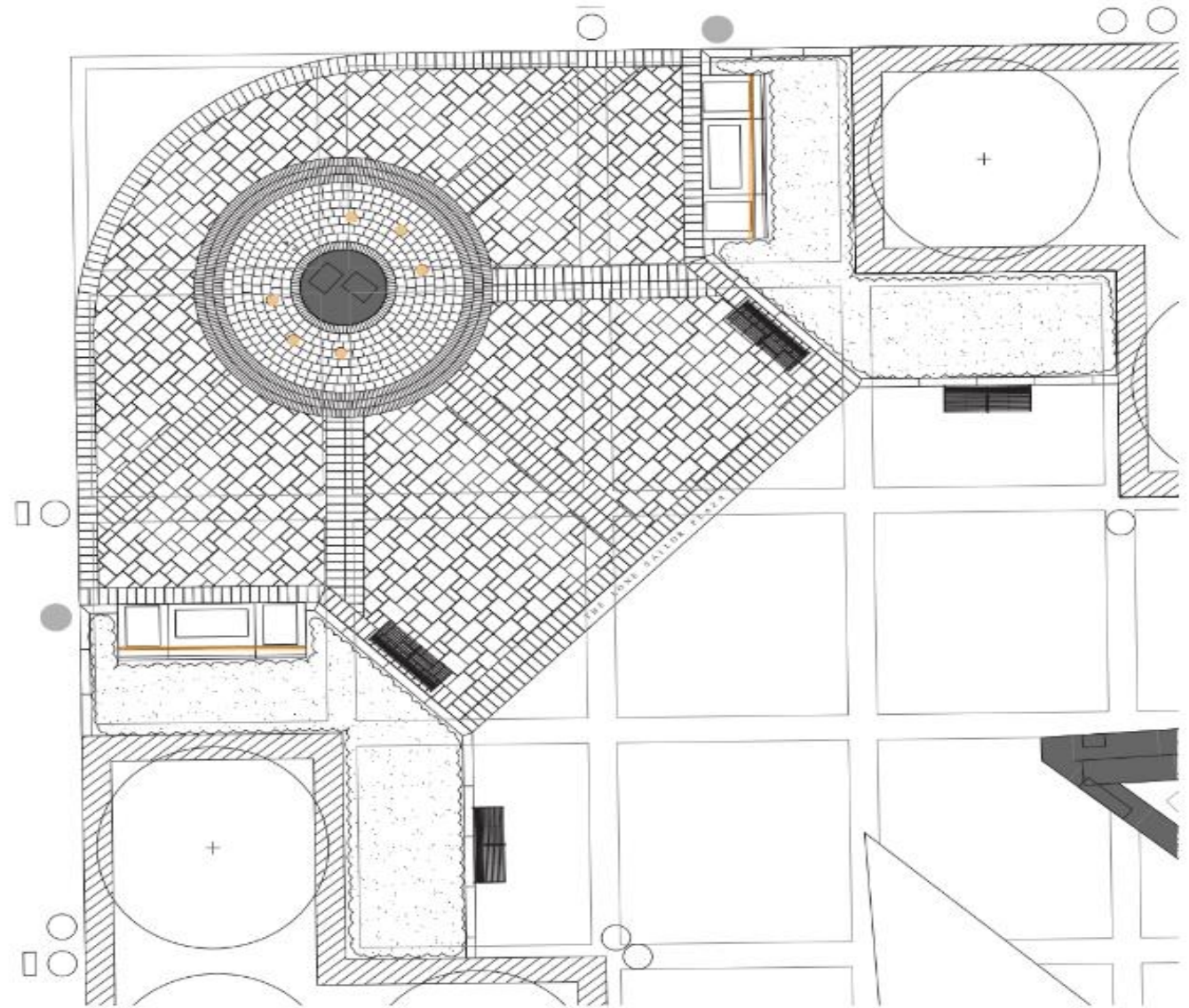
Pole Light
Setux - Olivio Sistema Medio
North Coast Harbor Upgrade



Uplight
Hunza - In-grade Luminaire with Cast Aluminum Canister



Wall Wash
Klus Extrusion Regular



Approach from southeast



USS Cleveland Legacy Foundation - The Lone Sailor Monument

View back toward city skyline





USS Cleveland Legacy Foundation - The Lone Sailor Monument

Special Presentation

January 19, 2024

CITY_{of} **CLEVELAND**
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Complete and Green Streets Update

Presenter: Phil Kidd, City of Cleveland

COMPLETE & GREEN STREETS PROGRAM UPDATE



CITY OF CLEVELAND
Mayor Justin M. Bibb

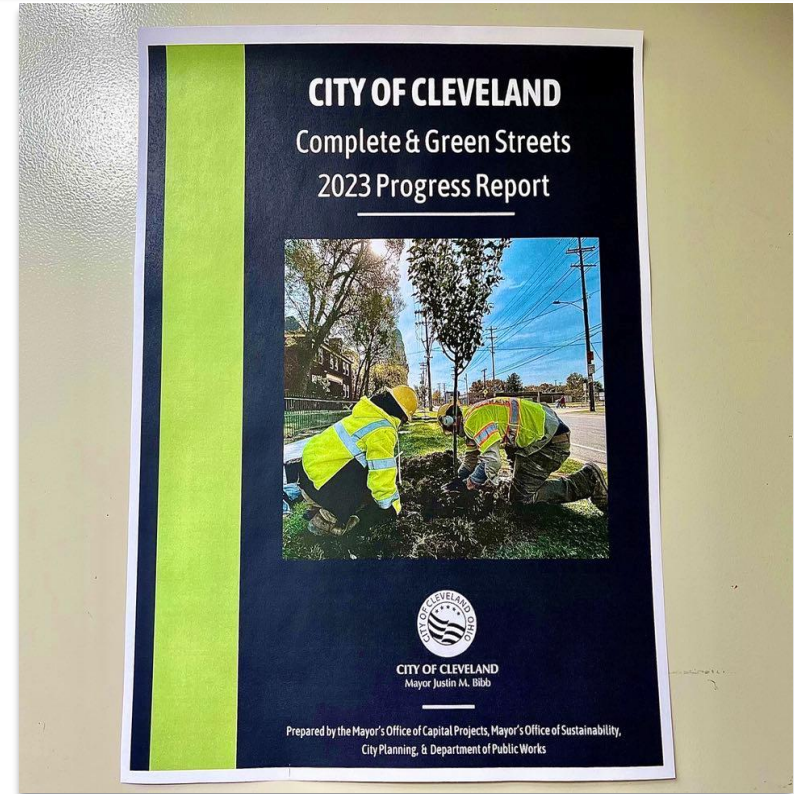
CGS PROGRAM: 2011-2021

- First CGS ordinance passed in 2011
- Resulted in 2013 Complete & Green Streets Typologies Plan
 - Street size, classification & CGS design suggestions for each street type
 - *Envision* rating system
 - New practices: recycled asphalt, Tree Damaged Sidewalk Repair Program (TDS)
- Between 2011-2021:
 - 102 miles of bike lanes & sharrows
 - 3,986 pedestrian curbs ramps upgrades
 - 8,166 street trees added
 - Bicycling Magazine Ranking: 41st to 29th
 - Air Quality Index increased 18 points
 - Water advisory days decreased by 9



CGS PROGRAM TODAY

- 2019: Council begins drafting updated CGS ordinance
 - Stronger language around **design guidance, advisory board oversight** and **transparency**
- 2022: Updated ordinance passed adding the following:
 - CGS Staff Working Group (City of Cleveland)
 - Transportation Infrastructure Advisory Committee (TIAC)
 - Documenting comments & listing exceptions
 - Annual reporting around key metrics listed in ordinance
- Additional improvements:
 - Joint departmental project/funding coordination
 - Updates on *all* CGS related projects @ TIAC & CGS SWG
 - CGS + Trails newsletter (monthly)



COMPLEMENTARY INITIATIVES

- Vision Zero Action Plan
- Cleveland Tree Plan
- Climate Action Plan
- GCRTA Strategic Plan
- ODOT Highway Safety Plan
- ODOT Walk.Bike.Ohio Statewide
- Safe Routes to School
- Transportation for Livable Communities (TLCI) Plans
- 15-Minute City Planning
- Trust for Public Land's 10-Minute Walk to Parks
- Bike Cleveland City Thread Accelerated Mobility Playbook
- Citywide Mobility Plan (2024)



UPCOMING PROJECTS

- **Payne Ave (E. 13 to E. 30) & Carnegie Ave (E. 55 to E. 79):**
 - 38,000 sqft (1.5 miles) of tree lawn restoration
 - 142 street trees + 'no mow' grass pilot
- **Residential street greening**
- **Safe Streets Funding (\$2.3M)**
 - St. Clair Ave (E. 99-E.156) quick build + (8), 1-mile crash area analysis
- **Cleveland Midway (Design)**
- **Lee Road (Southeast Side Promise)**
 - \$15-\$20M CGS project
 - Coordination with Shaker Heights
 - Design (in progress) | Construction: 2027



Thank you!



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024

City of Cleveland awarded \$2,328,908 for Vision Zero efforts.

“

I am excited to share that the City of Cleveland was just awarded a \$2.3 million Safe Streets and Roads for All grant from the U.S. Department of Transportation. Part of President Biden's Bipartisan Infrastructure Law, this grant will fund safety improvements on St. Clair Ave., as well as an extensive analysis of crash patterns in eight critical areas identified through the city's Vision Zero Action Plan and ongoing work. The immediate work on St. Clair will also be evaluated as a model for the other high-crash areas. *We are grateful to our federal partners for this strategic investment in our Vision Zero goal to eliminate traffic crash deaths by 2032.*

MAYOR JUSTIN M. BIBB

**City of Cleveland
receives USDOT award
in Safe Streets for All**

Rules of the Commission Subcommittee

CPC IN THE NEWS/EVENTS

- **Matt Moss (CPC), Cuyahoga County Planning Commission and GCRTA interviewed by NPR about Transit-Oriented Development**

 - **Assistant Director Marka Fields was a panelist at the CLEVLOT capstone at the CSU Levin Forum panel on vacant land reutilization**

 - **Tarra Petras spoke on a panel for Downtown Cleveland City Advocates Cohort Day**
-

STAFFING UPDATE

- **Welcome Nate Lull as the new Far West Neighborhood Planner!**
 - **Appreciations for Maurice Ruelens and Pegah Nourifard**
 - **Job Postings: Senior Zoning Planner**
-

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND

Mayor Justin M. Bibb

January 19, 2024