



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

January 3, 2025

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

Lillian Kuri, Commission Chair

Marka Fields, Interim Director



Cleveland City Planning Commission

P R E A M B L E

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

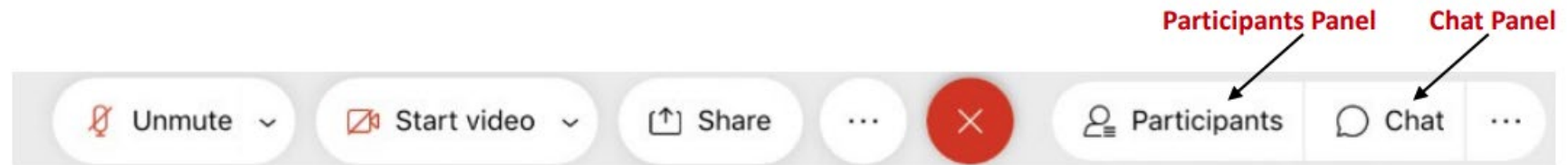
All boards and commissions under the purview of the city planning department conducts its meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the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

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

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



CALL-IN USERS CAN UNMUTE BY USING *6



Jan 3, 2025

Cleveland City Planning Commission

P R E A M B L E

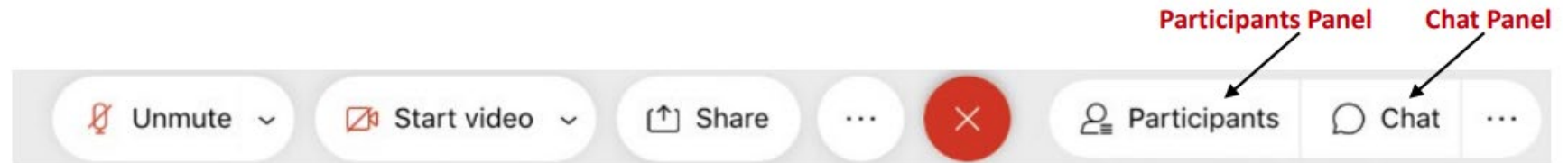
All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

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

Communication with members of this body must follow proper channels for consideration. Any comments received by the **Wednesday 12:00 pm** deadline are collected by city planning staff and Disseminated to the commission members prior to any scheduled meeting.

Proper channels for public comment:

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



Jan 3, 2025

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting 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.

Lillian Kuri, Chair

Jan 3, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

Dec 20, 2024

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Downtown/Flats Design Review

DF2024-047 – *Canal Basin Park*

Jan 3, 2025

Project Address: 1575 Merwin Ave

Type: New Construction – City of Cleveland Park

Project Representative: Jim McKnight, City of Cleveland &

Nina Chase, Merritt Chase

Approval Level: Conceptual

Ward 3- Councilmember McCormack

SPA: Cuyahoga Valley

Canal Basin Park *Cleveland, Ohio*

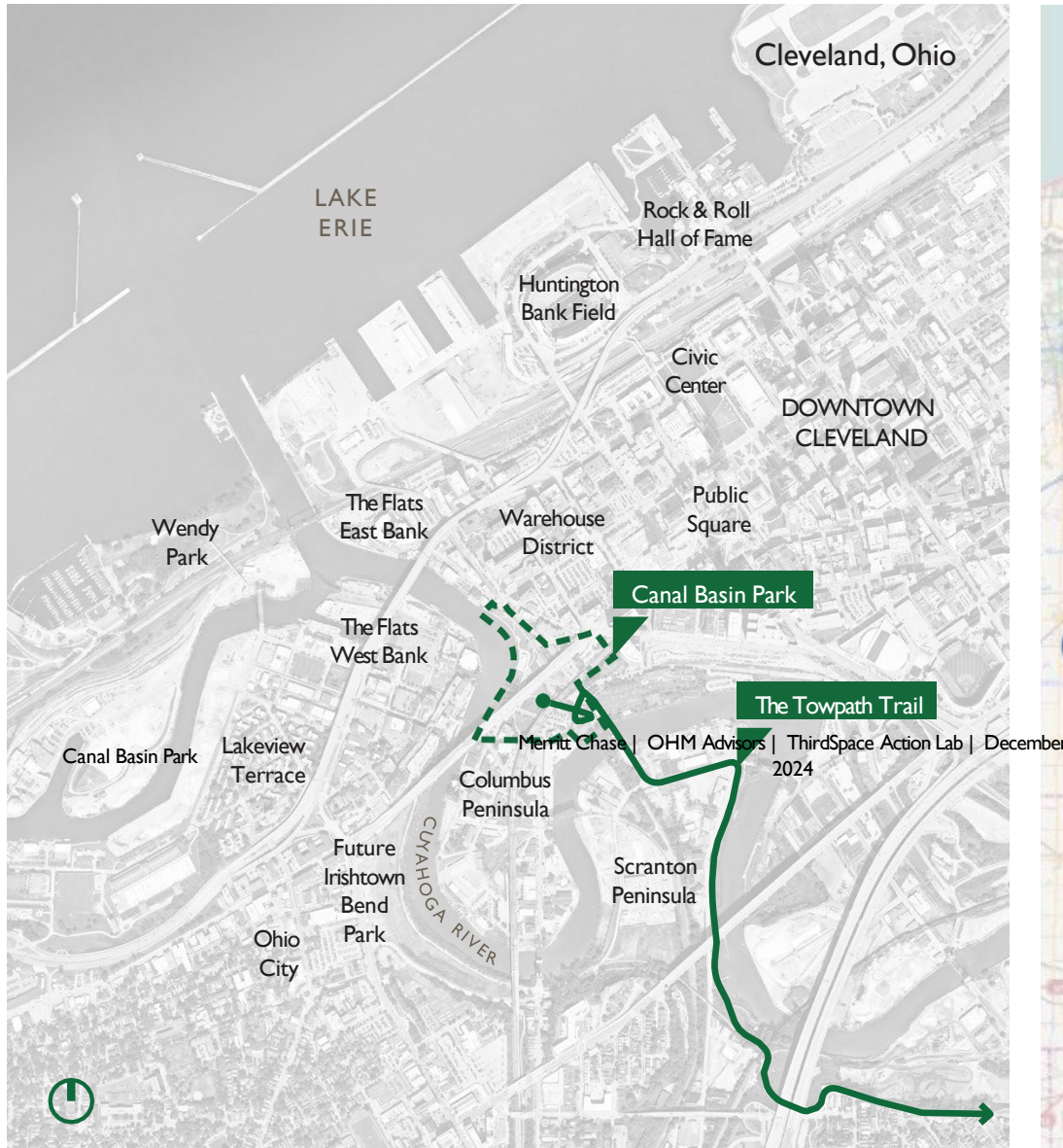
November 15, 2024

City of Cleveland
Mayor's Office of Capital Projects

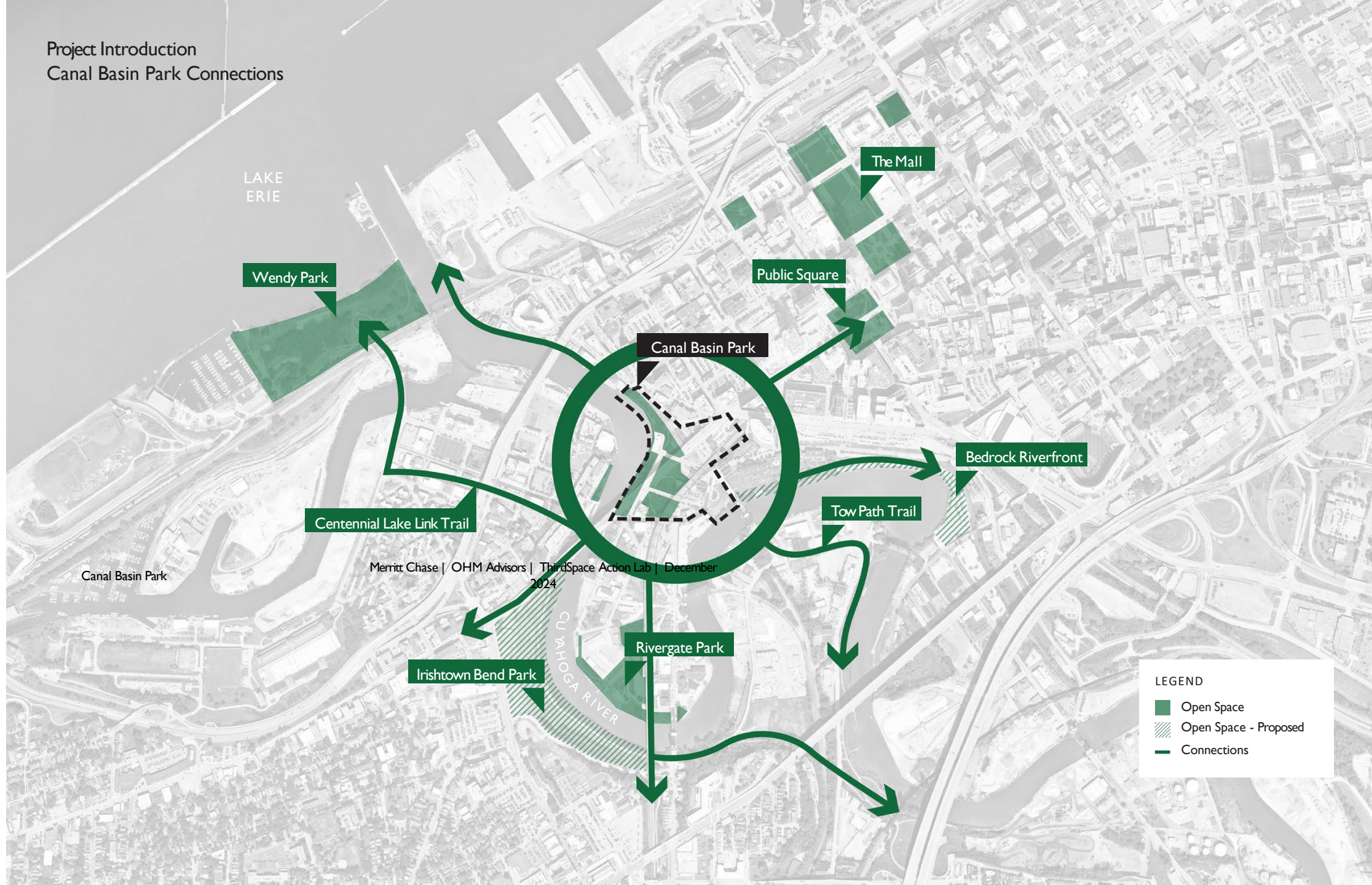
Merritt Chase | OHM Advisors | ThirdSpace Action Lab

Project Introduction
Park History and Existing Conditions
Public Engagement
Schematic Design Plan
Phasing Strategy

Project Introduction
Canal Basin Park Location



Project Introduction
Canal Basin Park Connections



LAKE
ERIE

Wendy Park

Public Square

The Mall

Canal Basin Park

Bedrock Riverfront

Centennial Lake Link Trail

Tow Path Trail

Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Rivergate Park

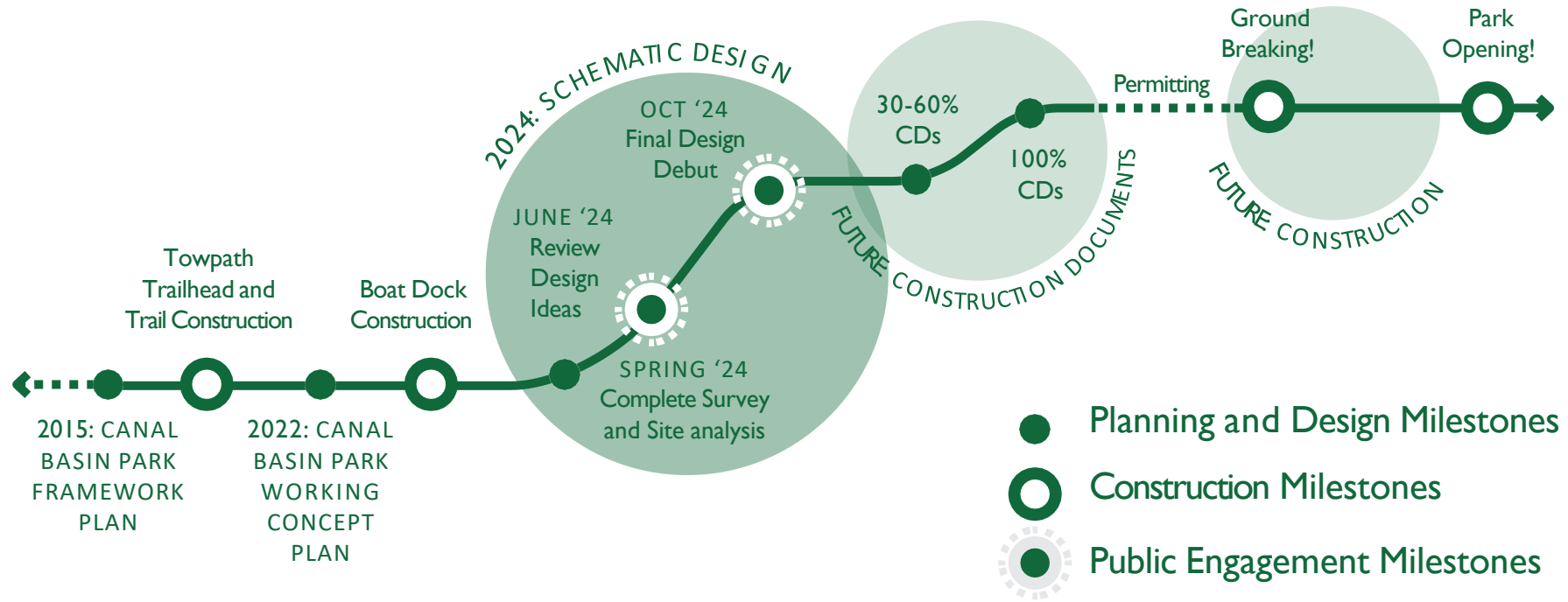
Irishtown Bend Park

CUYAHOGA RIVER

LEGEND

- Open Space
- Open Space - Proposed
- Connections

Project Introduction
Schedule



Project Introduction
Previous Plans

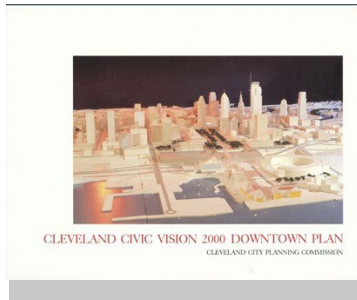
Canal Basin Park Framework Plan, 2015



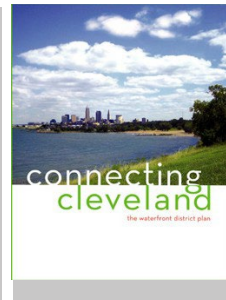
Canal Basin Park Working Preliminary Plan, 2022



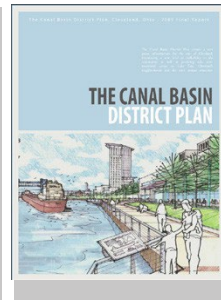
Project Introduction
Previous Plans



Cleveland Civic Vision Downtown Plan
2000



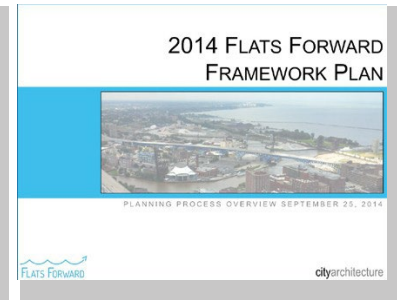
Waterfront District Plan
2004



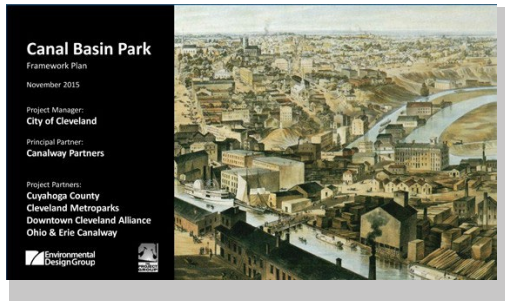
Canal Basin District Plan
2010



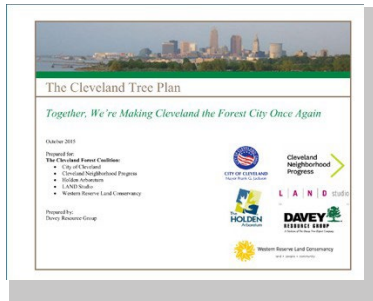
Wendy Park on Whiskey Island | Management Plan
2012



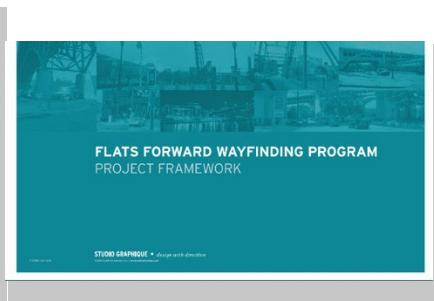
Flats Forward Framework Plan
2014



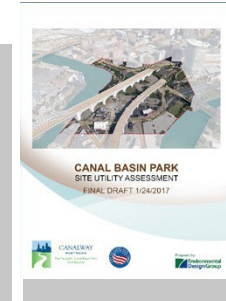
Canal Basin Park Framework Plan
2015



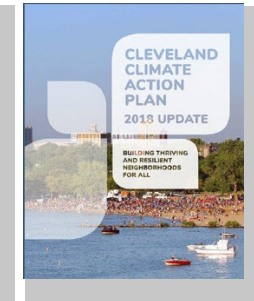
The Cleveland Tree Plan
2015



Flats Forward Wayfinding Program
2016



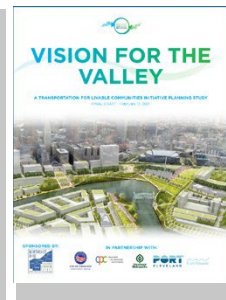
Canal Basin Park Site Utility Assessment
2017



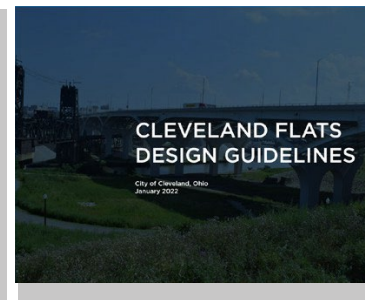
Cleveland Climate Action Plan Update
2018



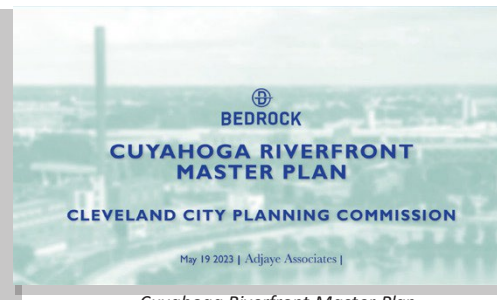
Cleveland Tree Plan: Tree Canopy Progress Report
2020



Vision for the Valley
2021



Cleveland Flats: Design Guidelines
2022



Cuyahoga Riverfront Master Plan
2023



Irishtown Bend

Project Introduction
Key Themes

1. History & Identity



2. Context & Connectivity



3. Inclusion & Belonging



4. Amenities & Programming



5. Infrastructure & Utilities

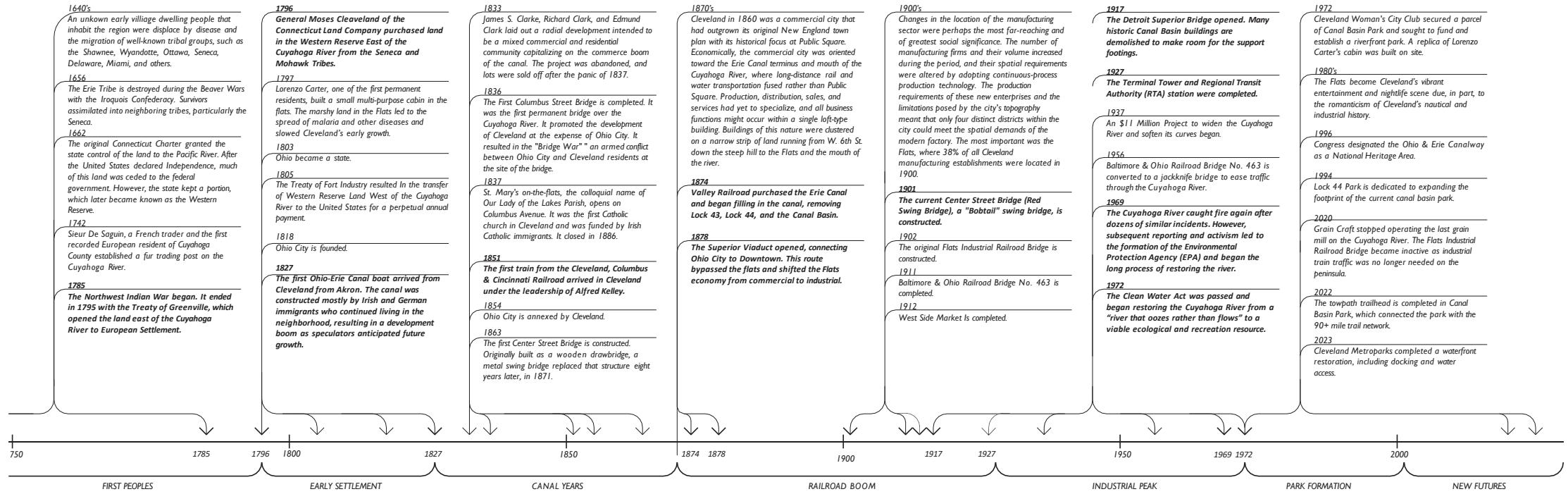


6. Funding & Operations



Project Introduction
Park History and Existing Conditions
Public Engagement
Schematic Design Plan
Phasing Strategy

Park History Timeline

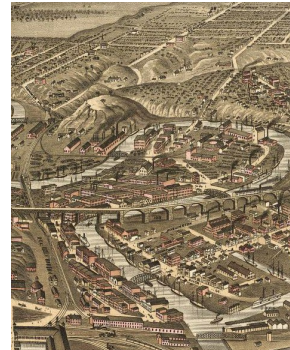
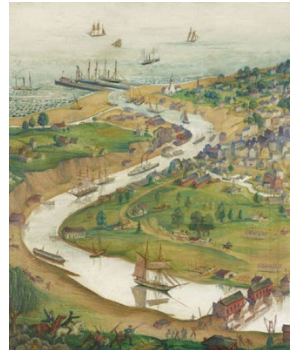


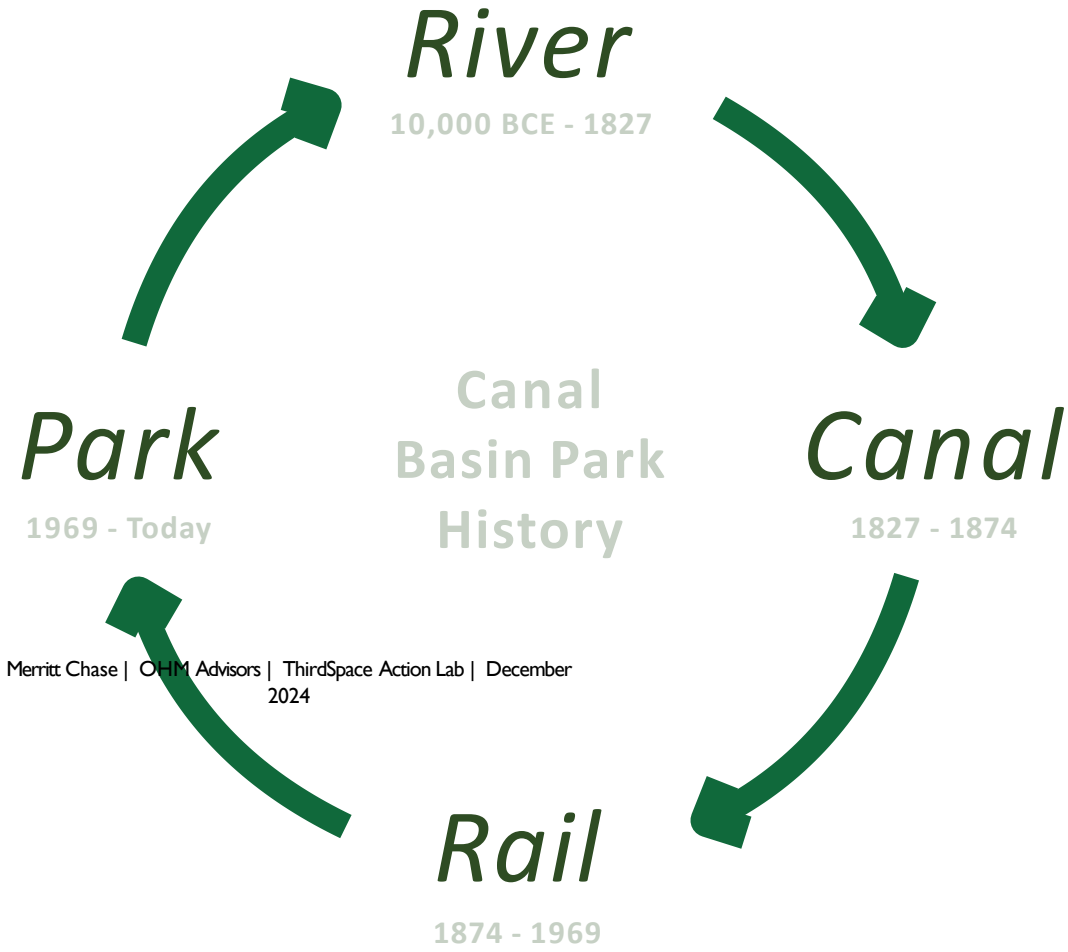
River Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Rail

Park





Park History
Historical Themes | River | 10,000 BCE -1827

LAKE
ERIE

Canal Basin Park

Edge of bluffs
"on the hill"

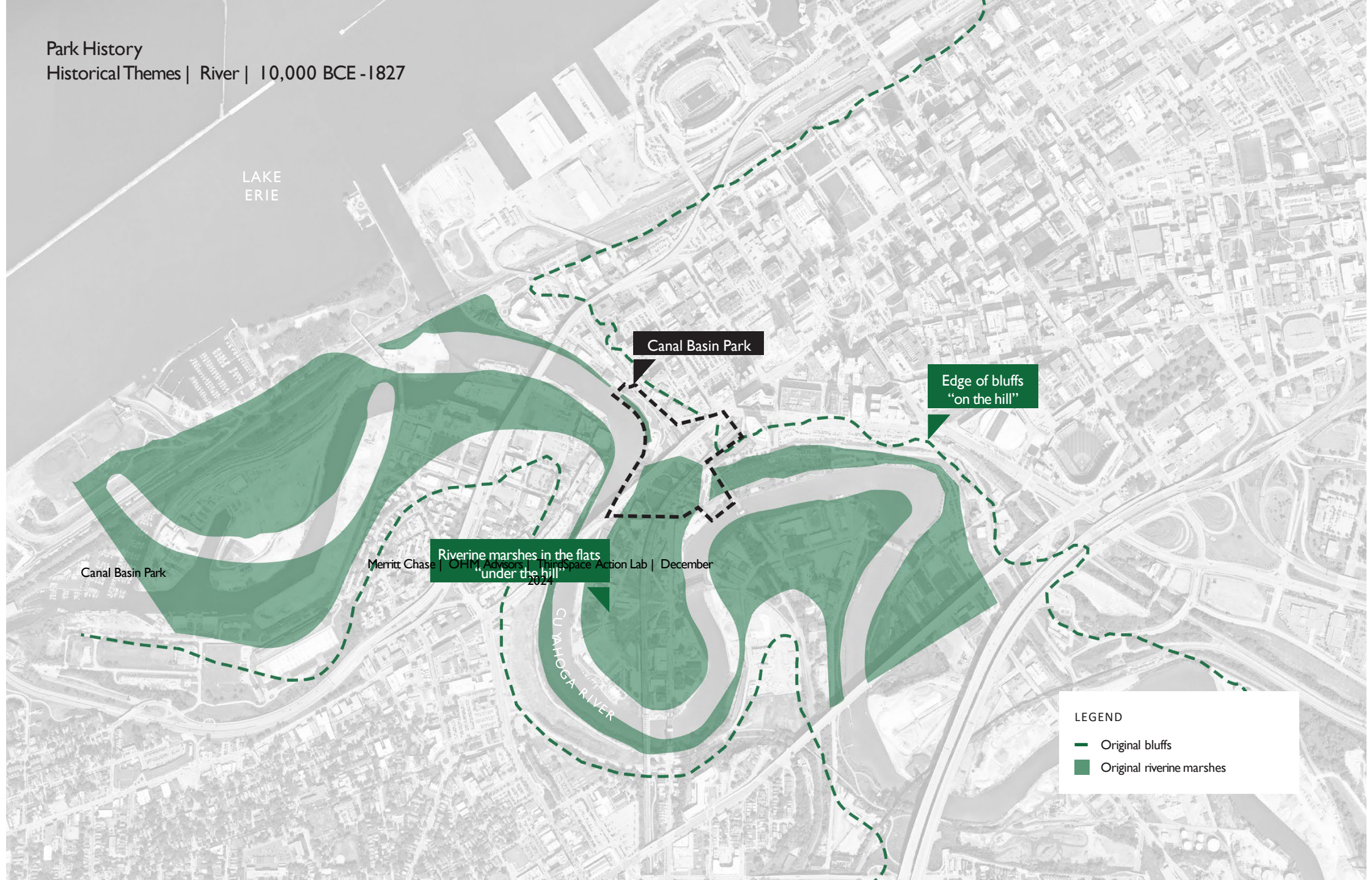
Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024
Riverine marshes in the flats
"under the hill"

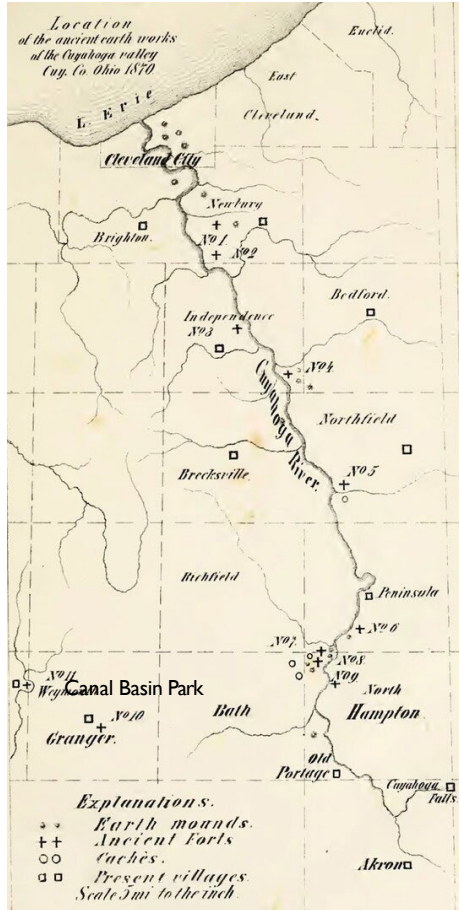
CU AHOGA RIVER

LEGEND

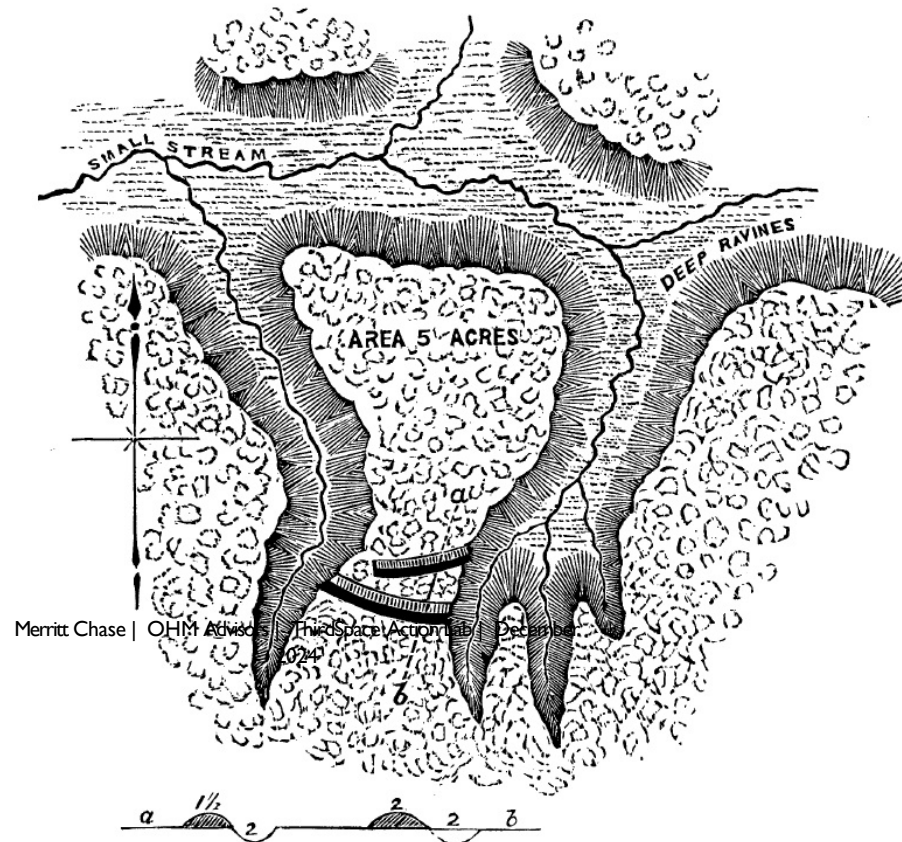
- Original bluffs
- Original riverine marshes



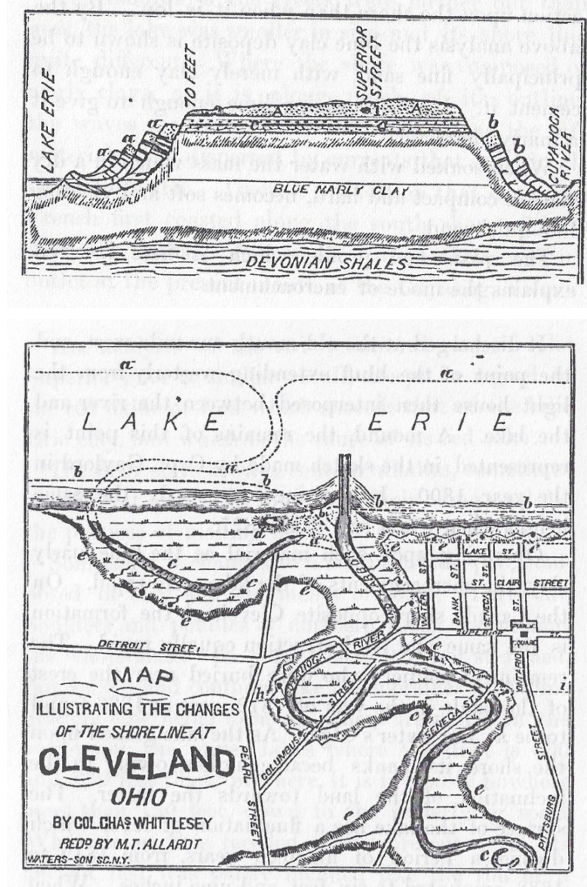
Park History
 Historical Themes | River | 10,000 BCE -1827



Indigenous settlements along the Cuyahoga River

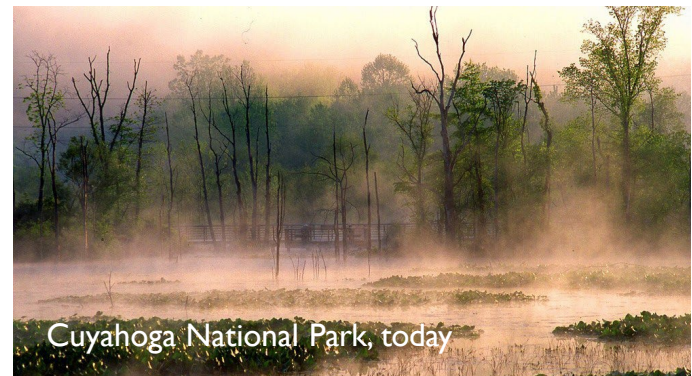
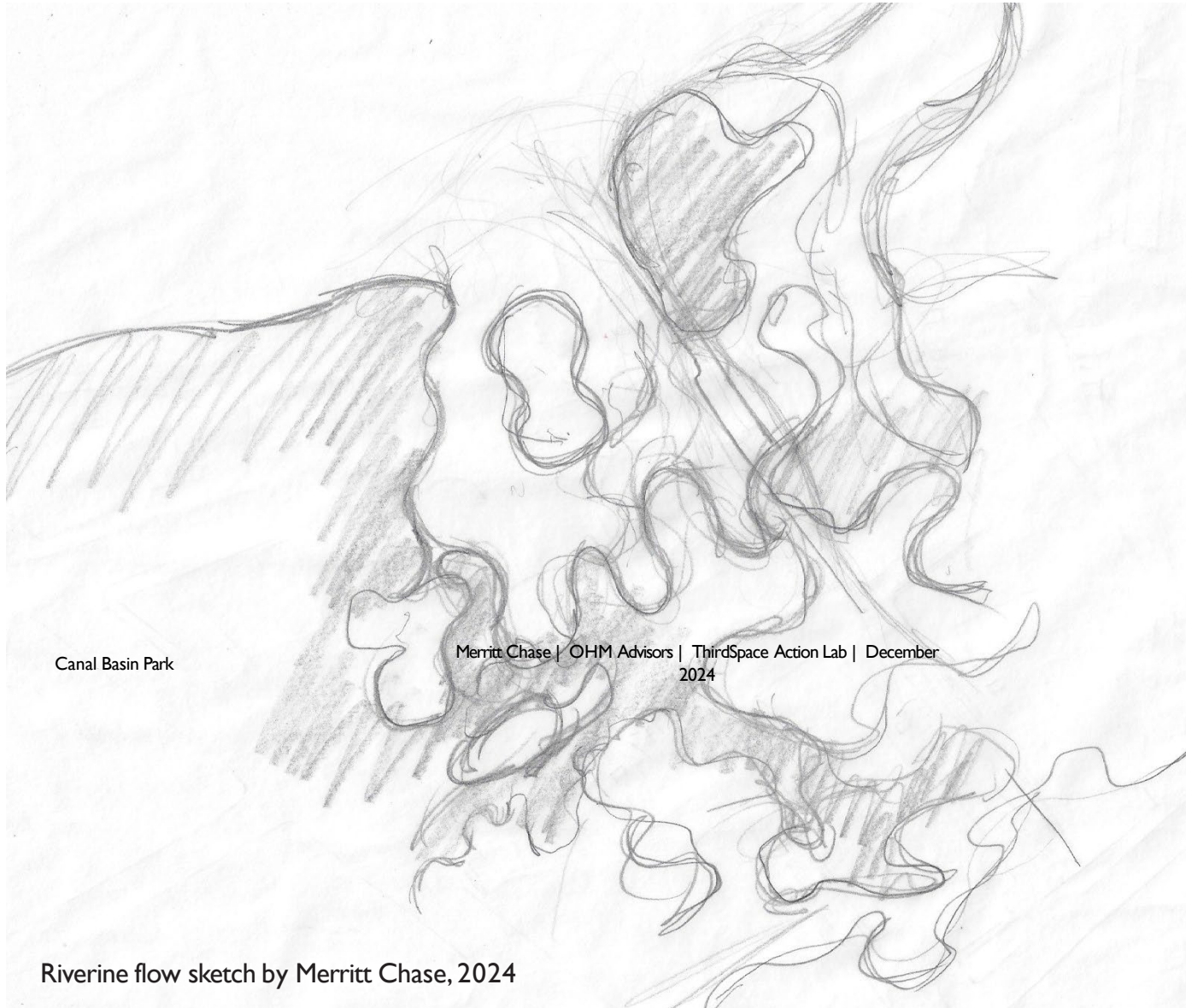


Indigenous settlement patterns on bluffs above rivers and ravines



Cleveland geology and colonial settlement patterns “on the hill”

Park History
Historical Themes | River | 10,000 BCE -1827



Park History
Historical Themes | Canal | 1827 - 1874

LAKE
ERIE

Canal Basin Park

Canal terminus is constructed
and in operation in 1827

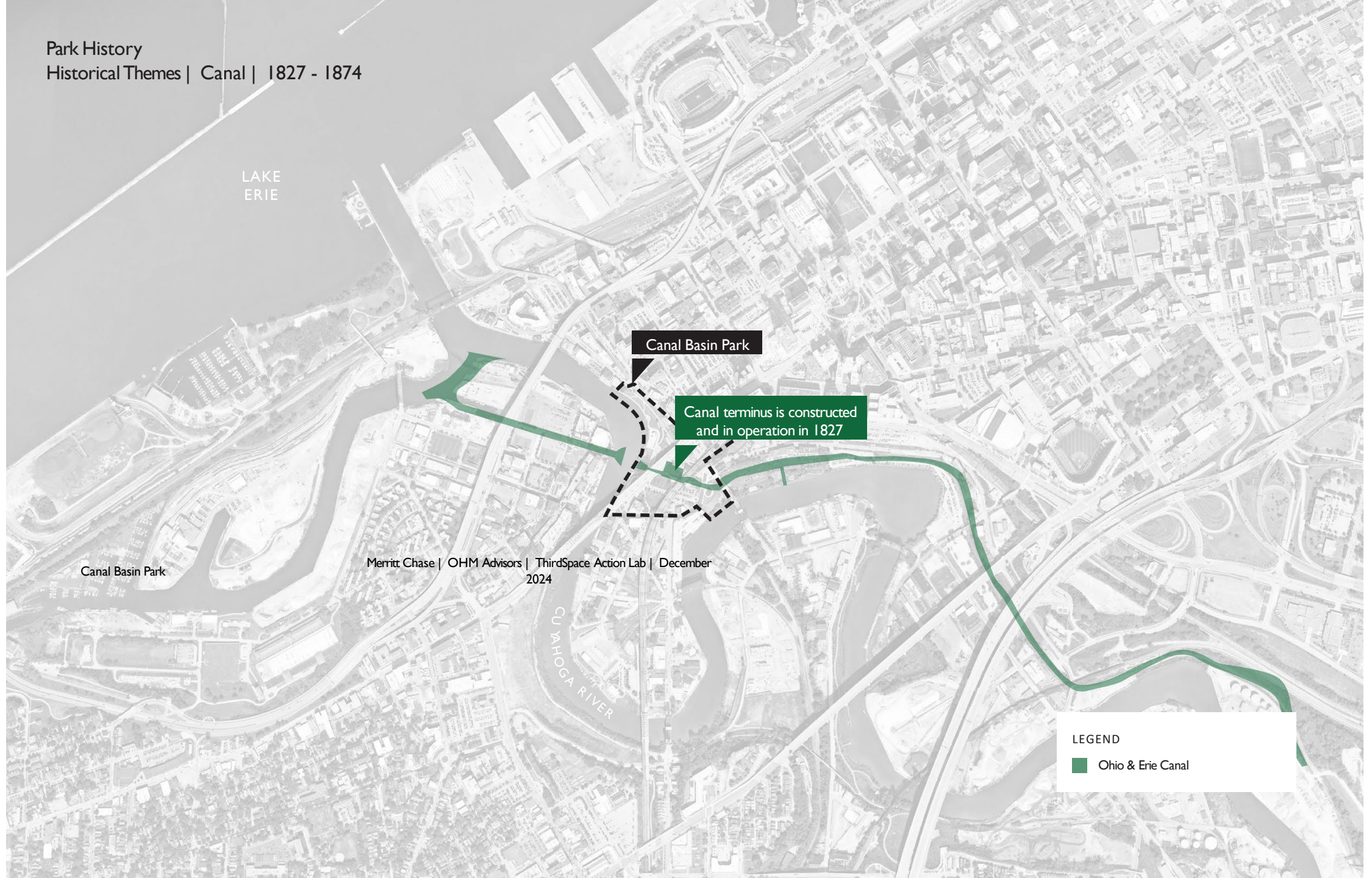
Canal Basin Park

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2024

CU YAHOGA RIVER

LEGEND

Ohio & Erie Canal



Park History
Historical Themes | Canal | 1827 - 1874



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Canal Basin Park

Growth around the canal basin, 1810-1839, painting by Frederick Dana Marsh, 1933

Canal Basin Park



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2024

The Flats, Downtown Cleveland, and Superior Avenue, 1853

Park History
Historical Themes | Rail | 1874 - 1969

LAKE
ERIE

Canal Basin Park

Valley Railroad purchases the Erie Canal and fills in the canal and the Canal Basin in 1874

Cleveland, Columbus, Cincinnati, and Indianapolis Railroad connected through the Flats in 1851

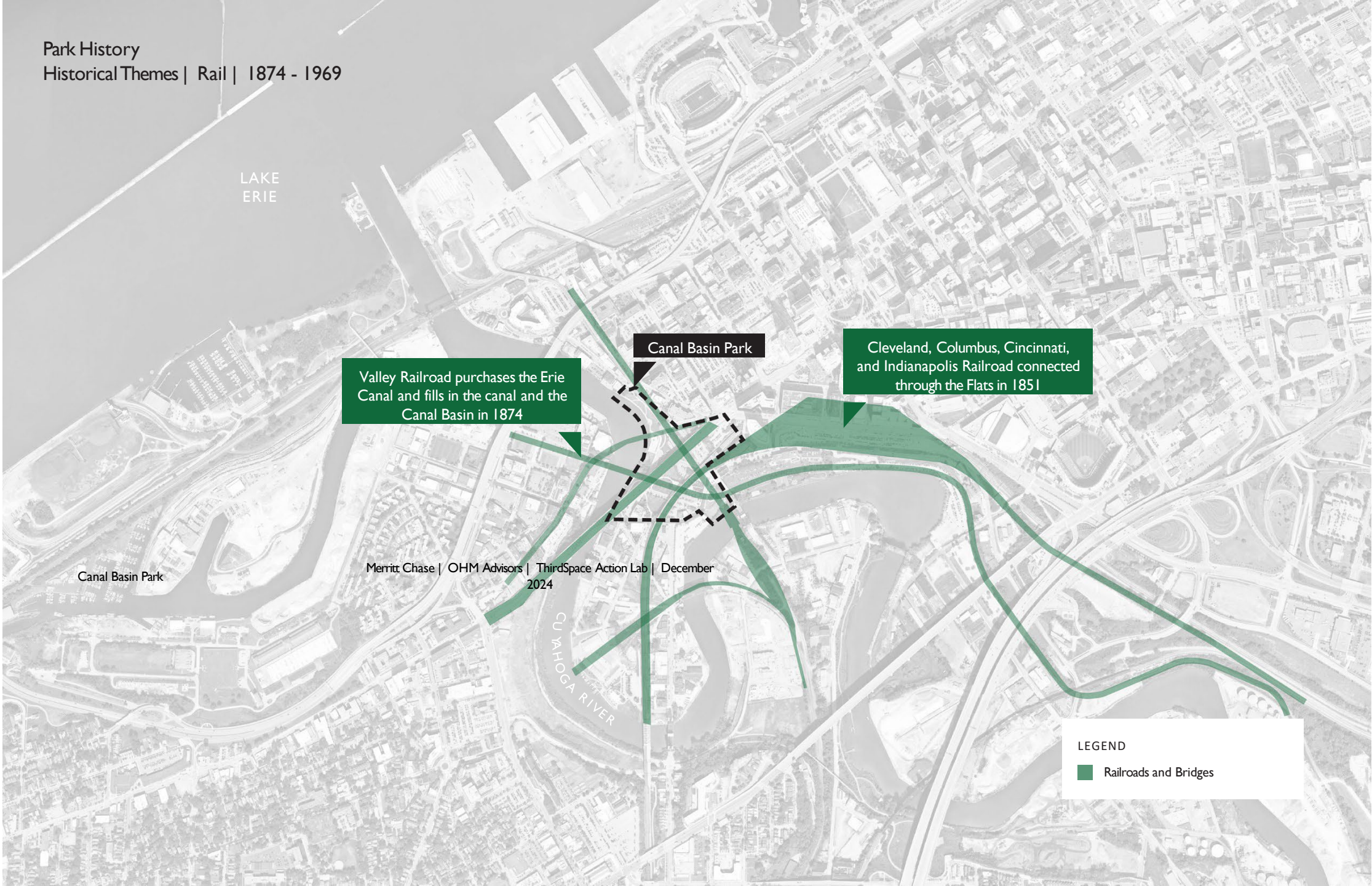
Canal Basin Park

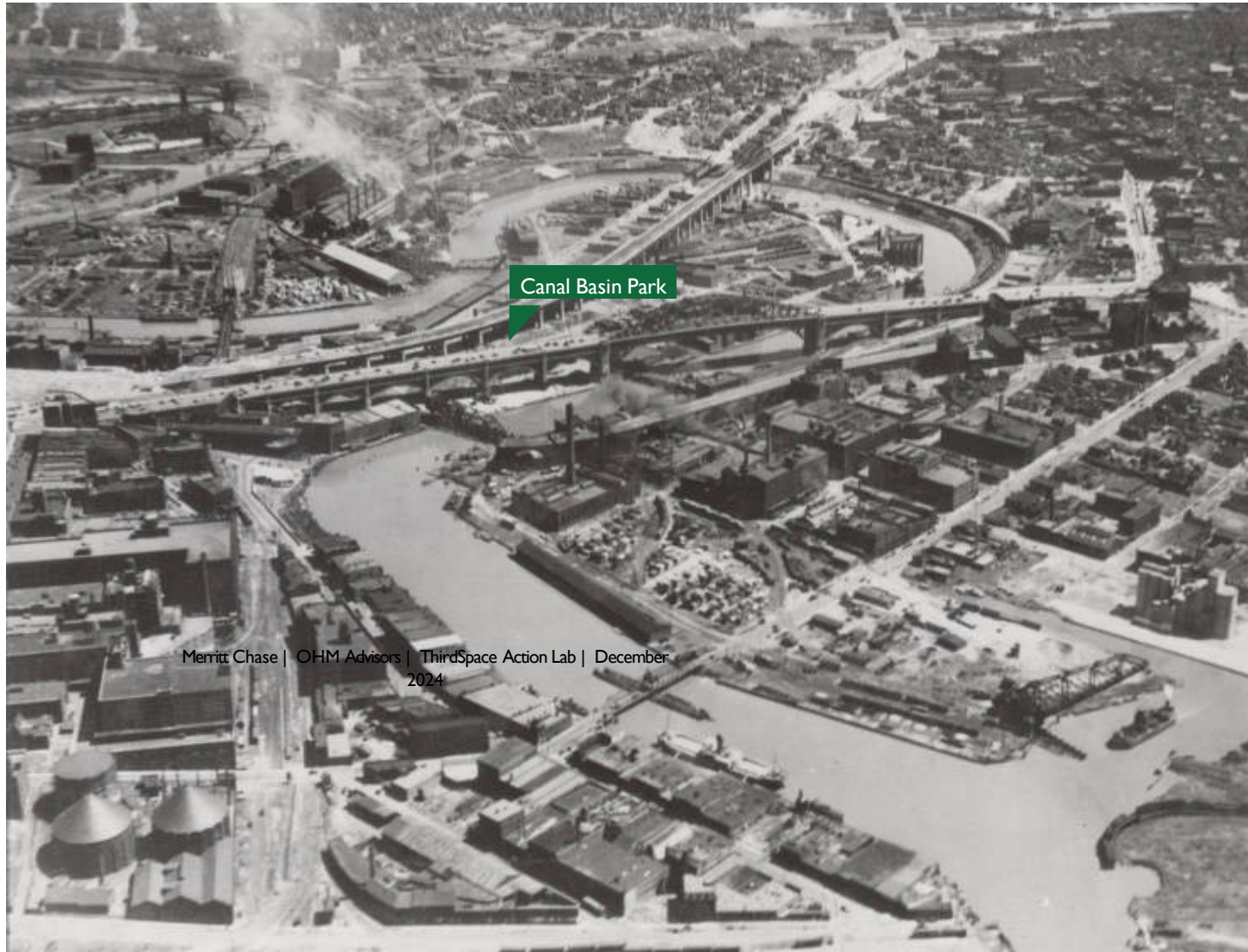
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CU YAHOGA RIVER

LEGEND

- Railroads and Bridges





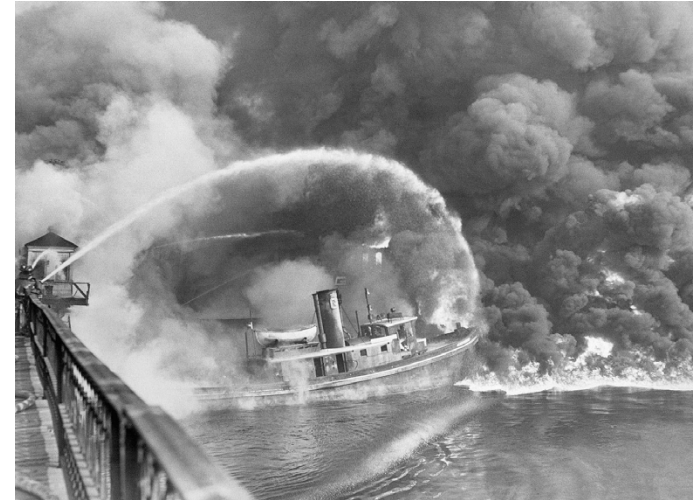
Canal Basin Park

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2024

The Flats, 1934



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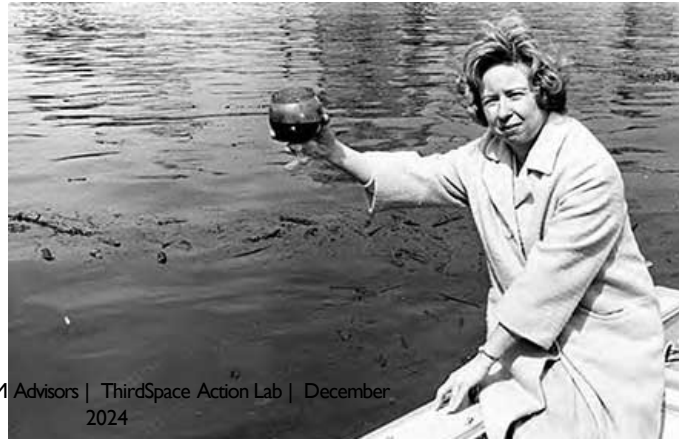


Dominance of the City, Ora Coltman, 1933

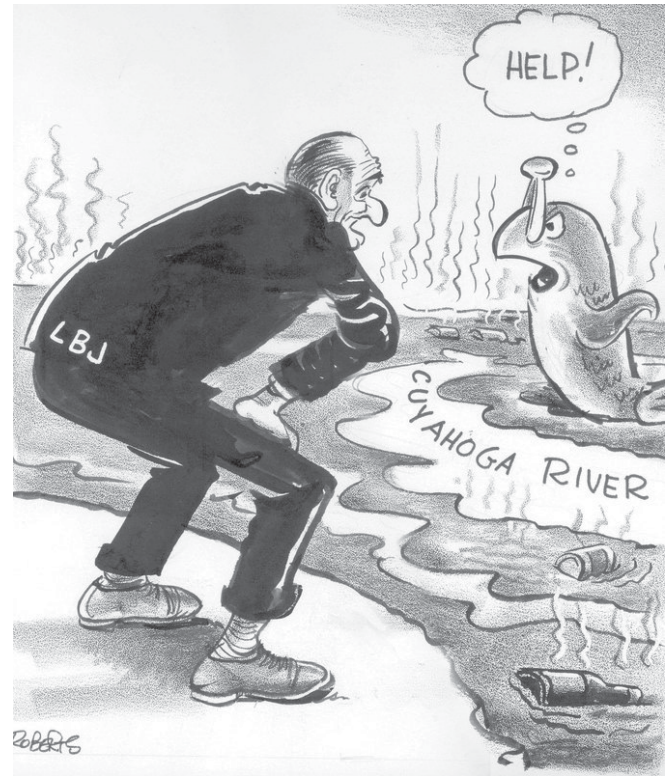
Cuyahoga River fire, undated



Mayor Stoke's Pollution Tour, 1969



Betty Klasic, 1960's



LBJ cartoon, 1969

Park History
Historical Themes | Park | 1969 - Today



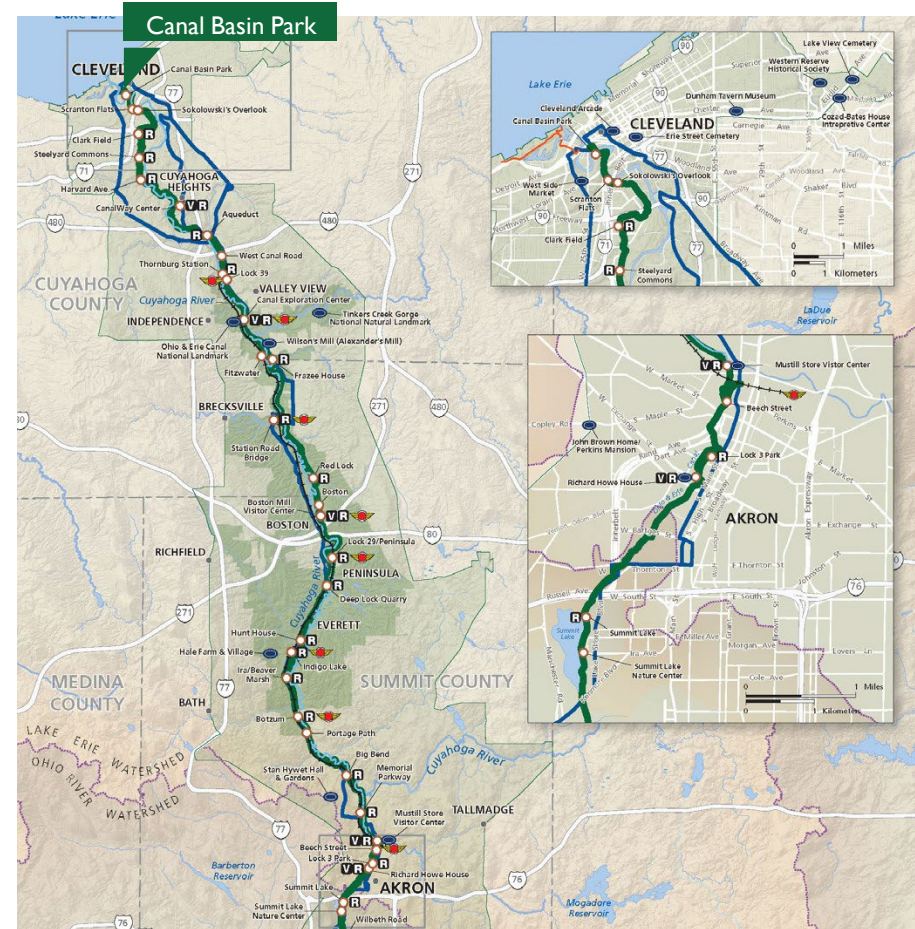
Park History
Historical Themes | Park | 1969 - Today



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Canal Basin Park, Today



Ohio & Erie Canal Towpath Trail, Today

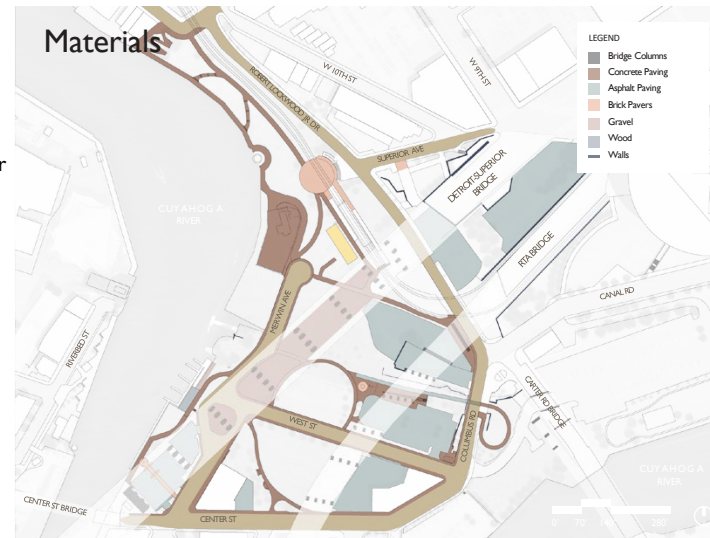
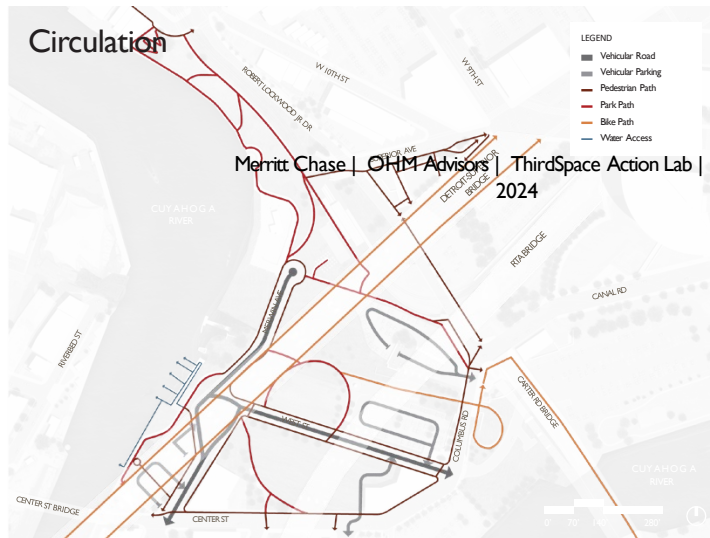
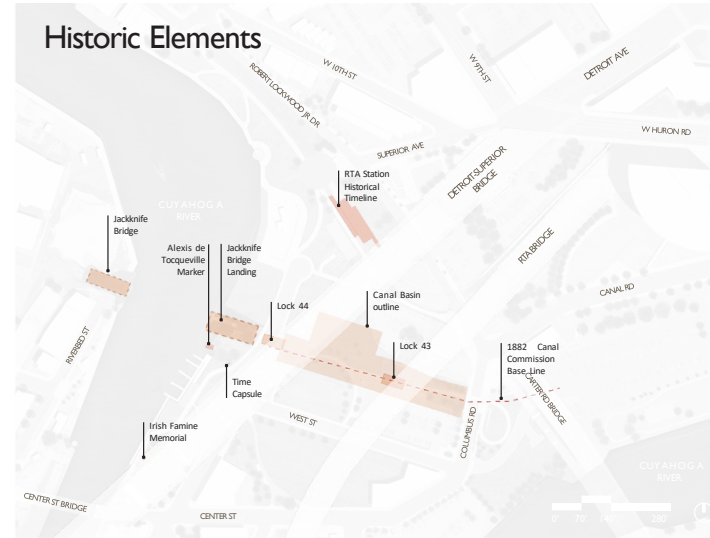
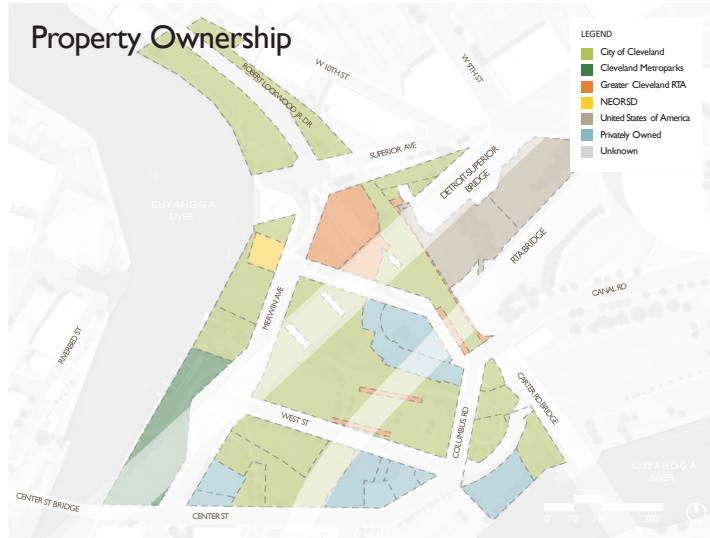
Existing Conditions Survey, Environmental Phase I, and Bulkhead Assessment

Canal Basin Park



UTILITY PLAN LEGEND	
	SAN SAN SANITARY FORCE MAIN
	SAN SANITARY SEWER
	CS COMBINED SEWER
	STORM
	GAS
	WATER
	WATER LATERAL
	OH-E ELECTRIC CONDUIT
	OH-E ELECTRIC OVERHEAD
	FO COMMUNICATION LINES
	CTV COMMUNICATION LINES

Existing Conditions
 Existing Conditions | Inventory & Analysis



Canal Basin Park

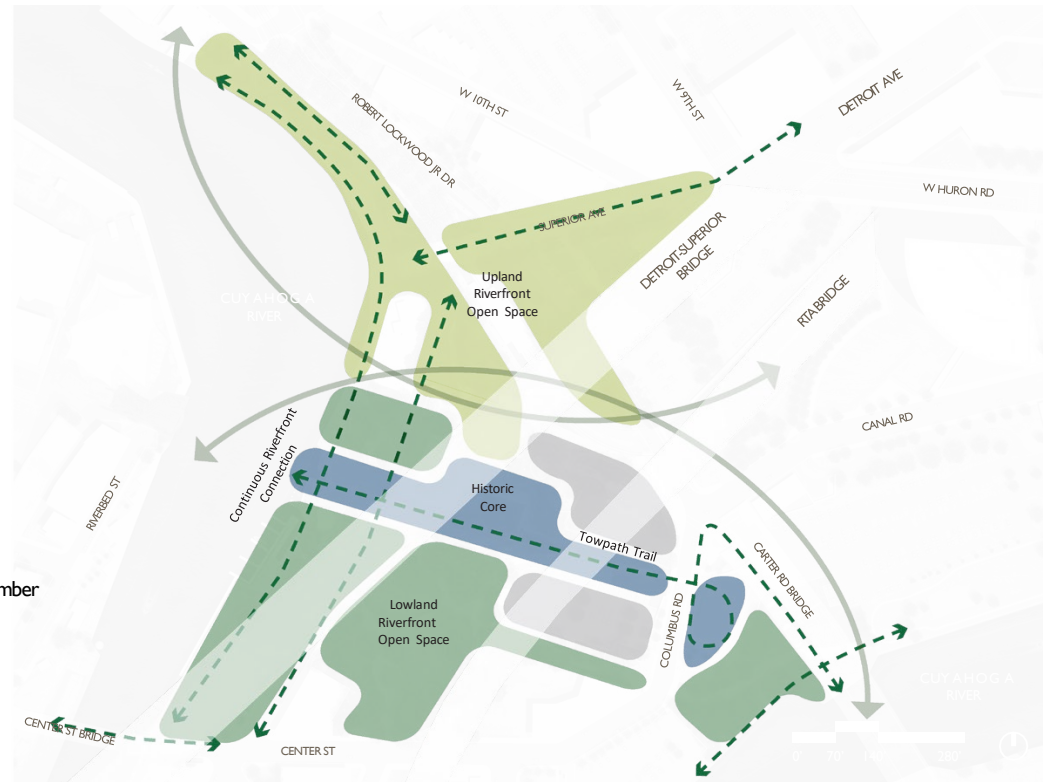
Merritt Chase | CHM Advisors | ThirdSpace Action Lab | December 2024

Existing Conditions Park Structure

Existing Park Structure



Proposed Park Structure

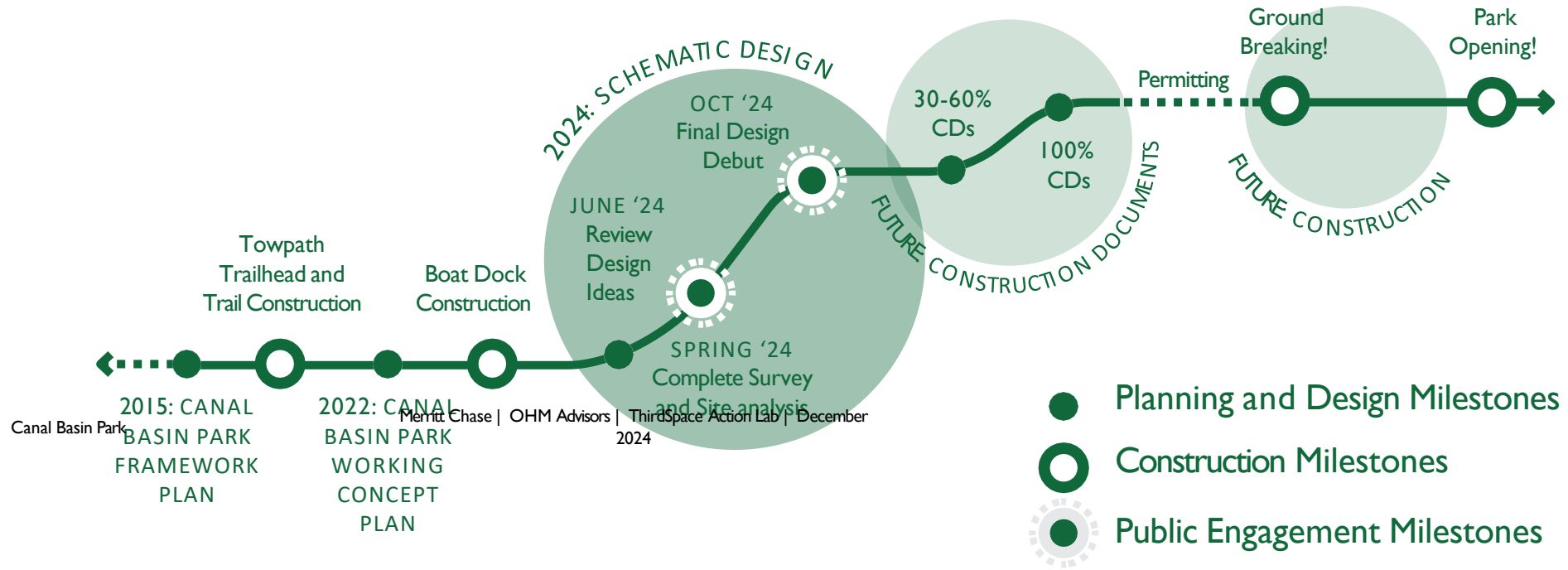


Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Project Introduction
Park History and Existing Conditions
Public Engagement
Schematic Design Plan
Phasing Strategy

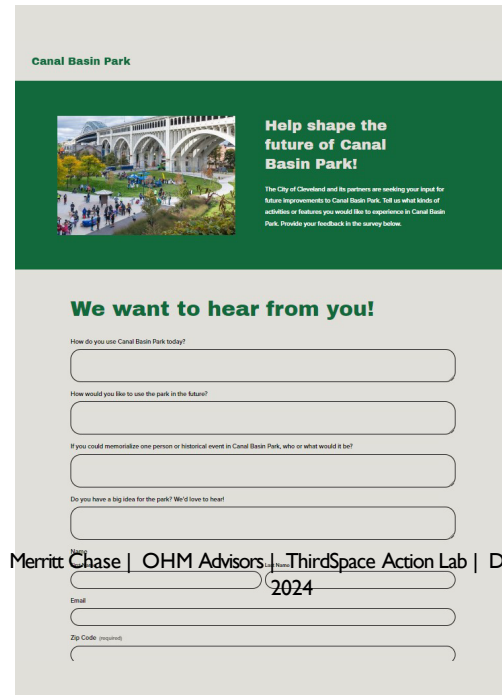
Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Public Engagement Schedule





Flyer



Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Online Survey



Yard Signs in the Park



Historic Canal Basin Outline in the Park

Public Engagement
June 2024 | Rediscover Veterans Memorial Bridge Event



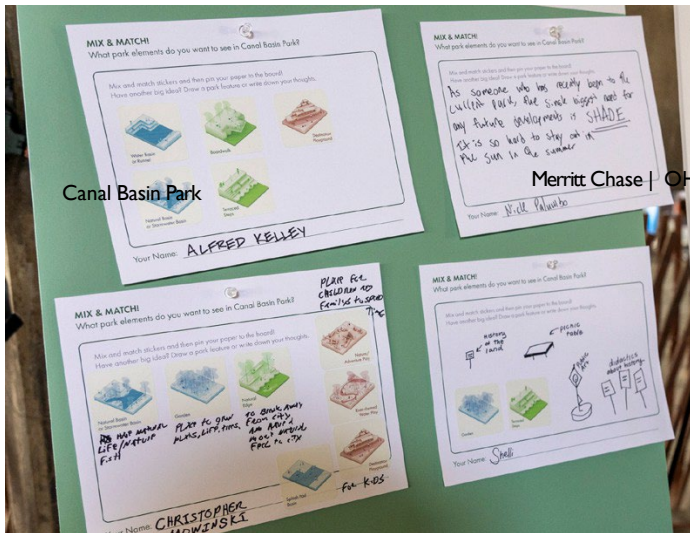
Tabling on the Veterans Memorial Bridge



Interactive Boards



Physical Model



Mix & Match Stickers and Sketching Activities



Survey Handout



Walking Tours



Tour Handout

Public Engagement
June 2024 | Tabling



Canal Basin Park | Merritt Chase | OJM Advisors | ThirdSpace Action Lab | December 2024

Public Engagement
June 2024 | Walking Tours



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024



2. How would you like to use the park in the future?
3. What park features would you like in the park?
 1. How do you use Canal Basin Park today?
4. If you could memorialize one person or historical event in Canal Basin Park who or what would it be?
5. Do you have a big idea for the park?

Connect to larger park and trail networks.

"Expansion of the green space and trails would be great."



"Like to see it as a clear connector to the center street bridge and the centennial trail to Wendy Park"



"Something me and my kids can use each week."



Create a family-friendly park destination.

"Fun destination to take my kids"

"Would love for it to be a place to hang out especially in the summer!"

"Playing with our granddaughter"

"have natural life/ natural fish, under garden - place to grow plants, life, trees"

"show how important canals were to the growth of the region and the entire state"

Incorporate ecological features!

Celebrate the historical significance of this place!

"The workers that constructed the Ohio Canal"



"Highlight the river burning, and start of the EPA"



"So much of the waterfront is not available to Clevelanders"

"I feel like the big Cleveland historical event that isn't properly memorialized is the Cuyahoga River fire which invigorated the environmental movement"

"A park that is alive and dynamic, not just a green space."

"Rain gardens"

Canal Basin Park

Design a comfortable riverfront park with water access.

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"A site for enjoying the river."



"Listening to concert at Jacob's Pavilion"



Plan for community programming.

"Themed seasonal events"

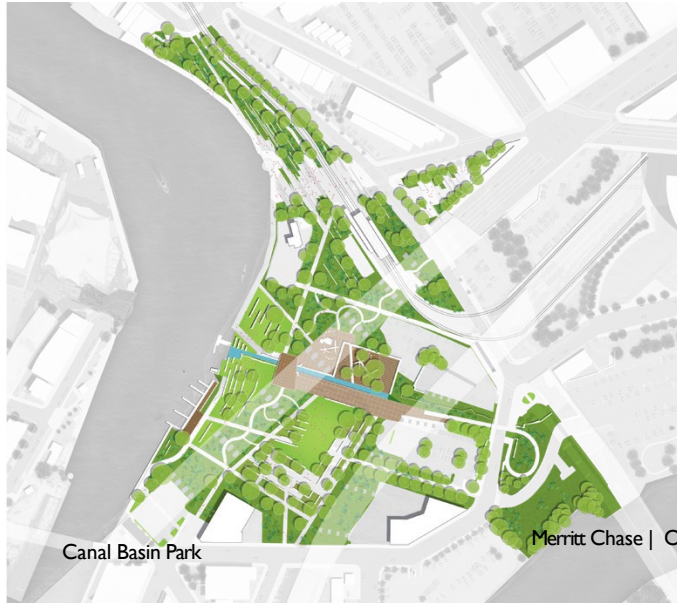
"Honestly, just plant a ton of trees. Give me shade and help me escape from all the gray and asphalt of downtown."

"Neighborhood block party"

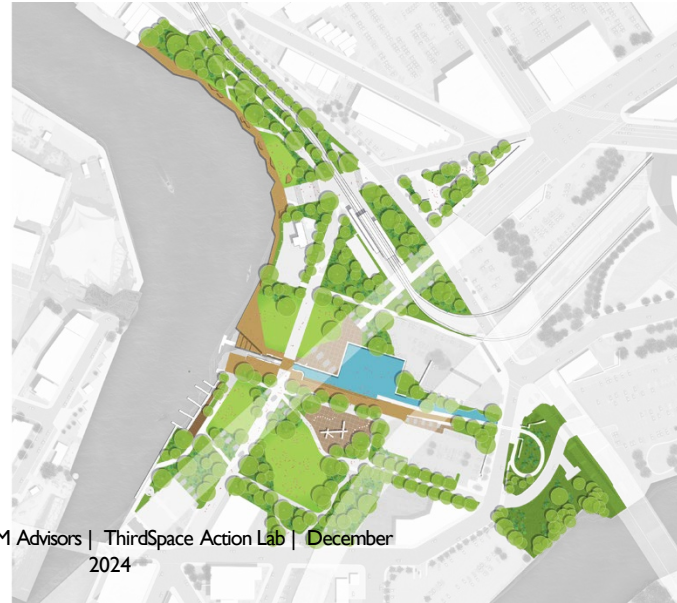


"A place to walk, be entertained, get snacks"

Concept Version 1 Canal Garden



Concept Version 2 Basin Park



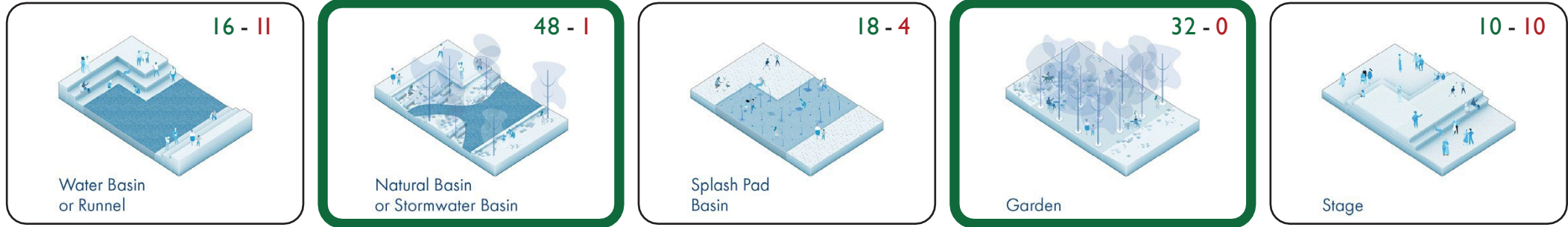
Concept Version 3 River Experience



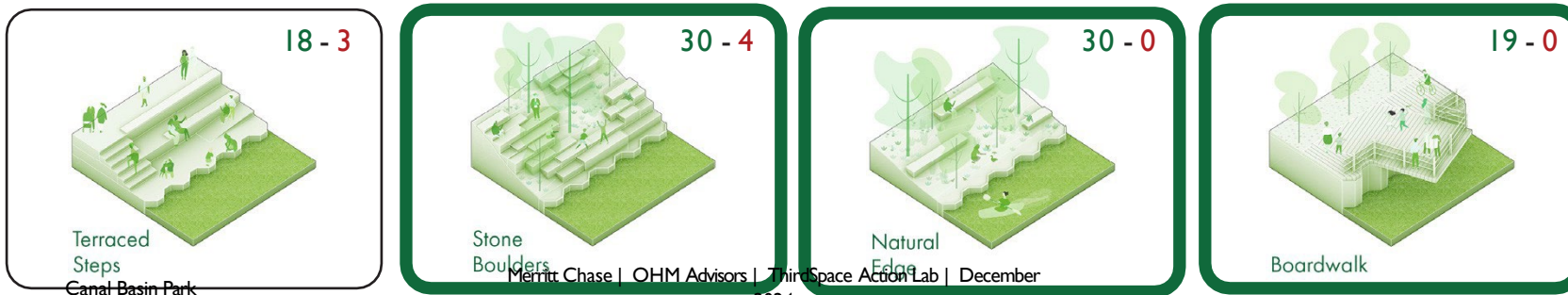
What park features do you like in each plan?

What features would you change?

Interpretation of the Historic Canal Basin



Access to the River



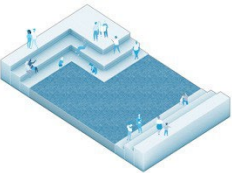
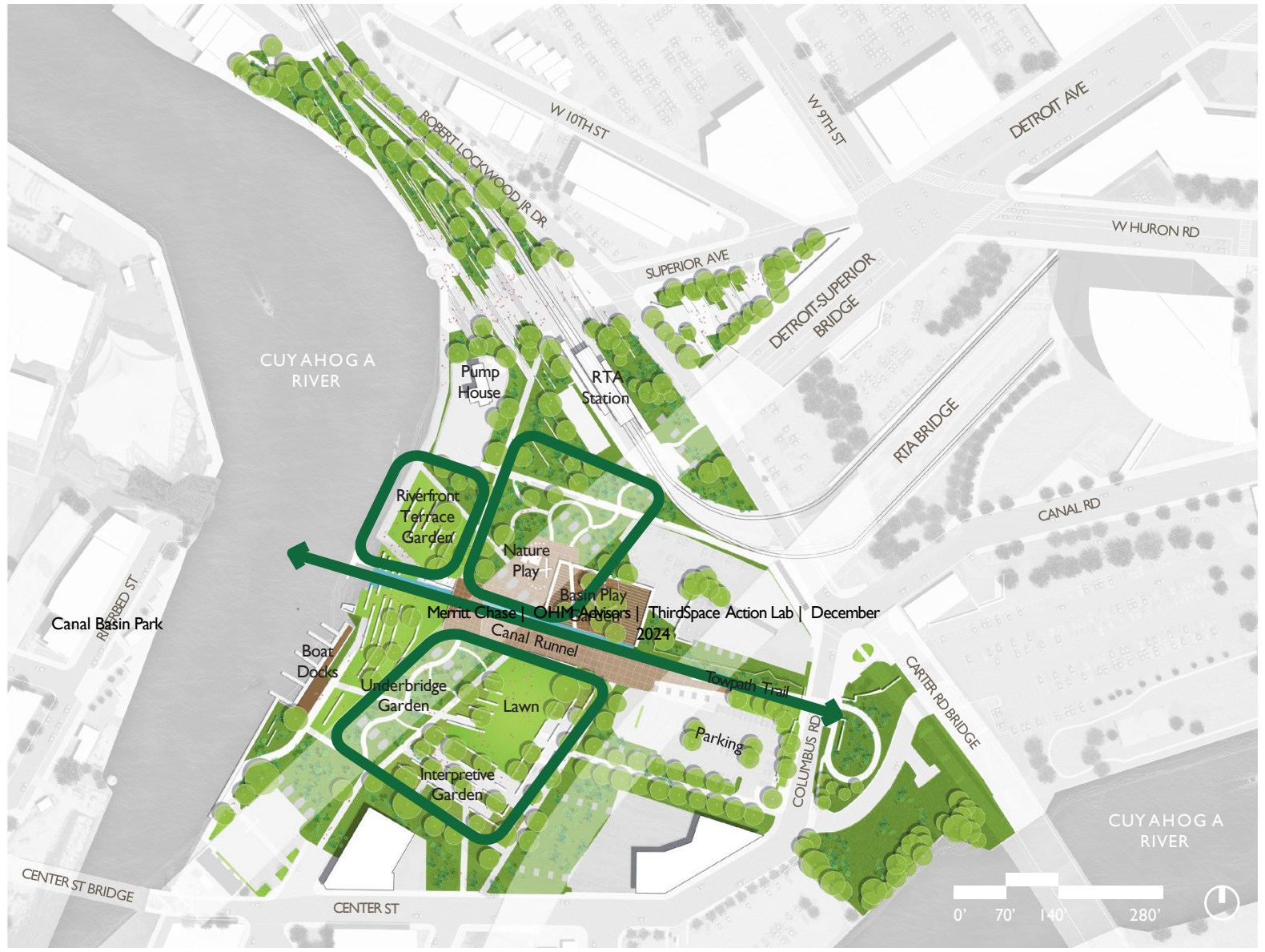
Playful Elements



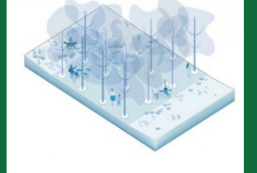
Yes - No
 Responses

 Preferred Park Features

Public Engagement
 June 2024 | Park Feature Preferences | Concept Version I Canal Garden



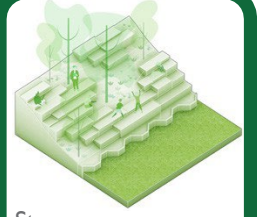
Runnel



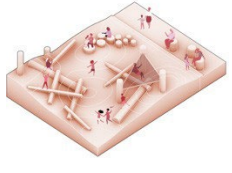
Garden



Stage



Stone Boulders



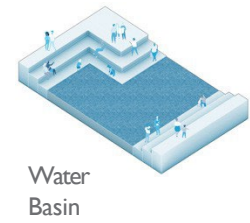
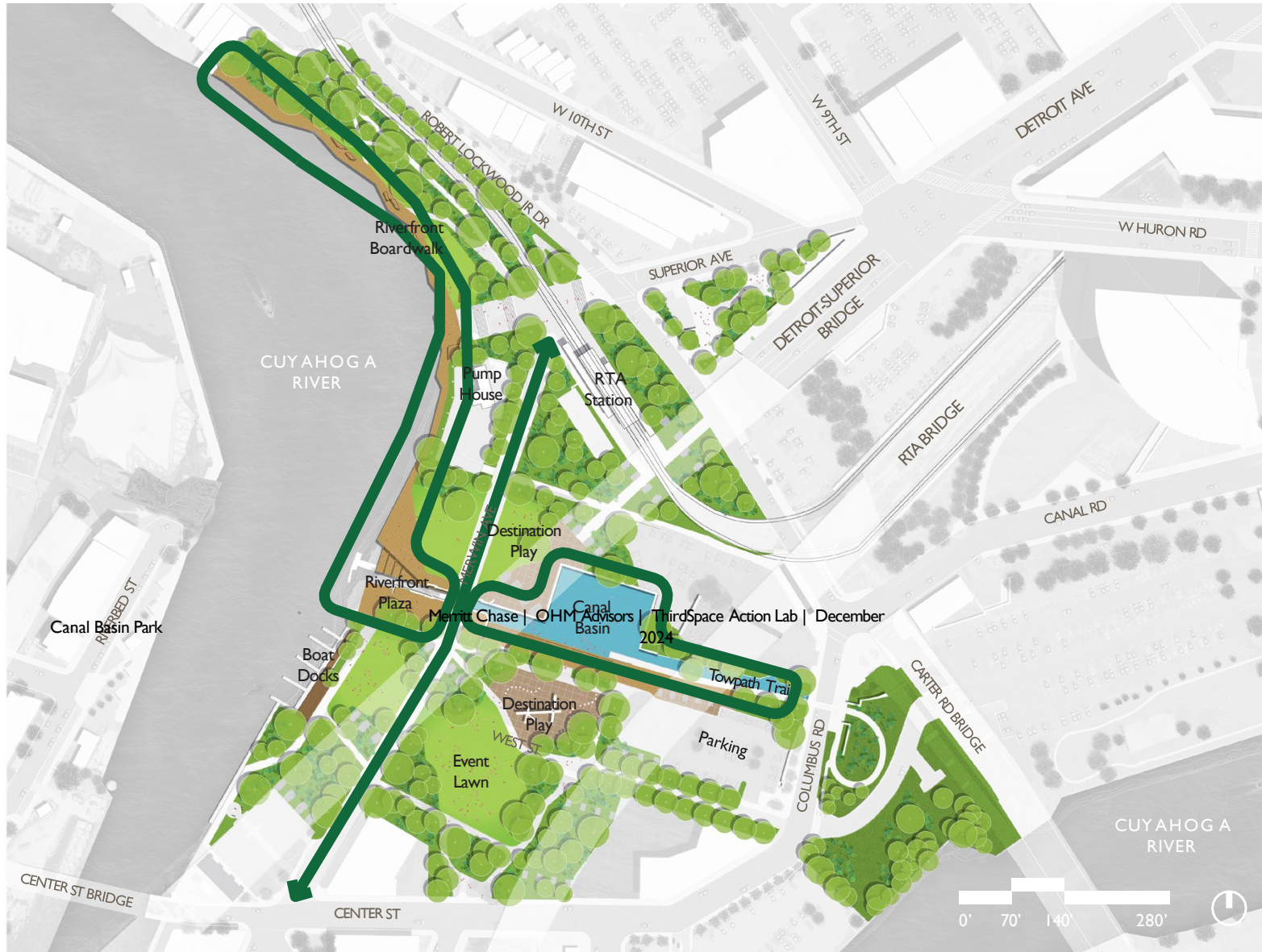
Nature/
Adventure Play



Terraced Steps

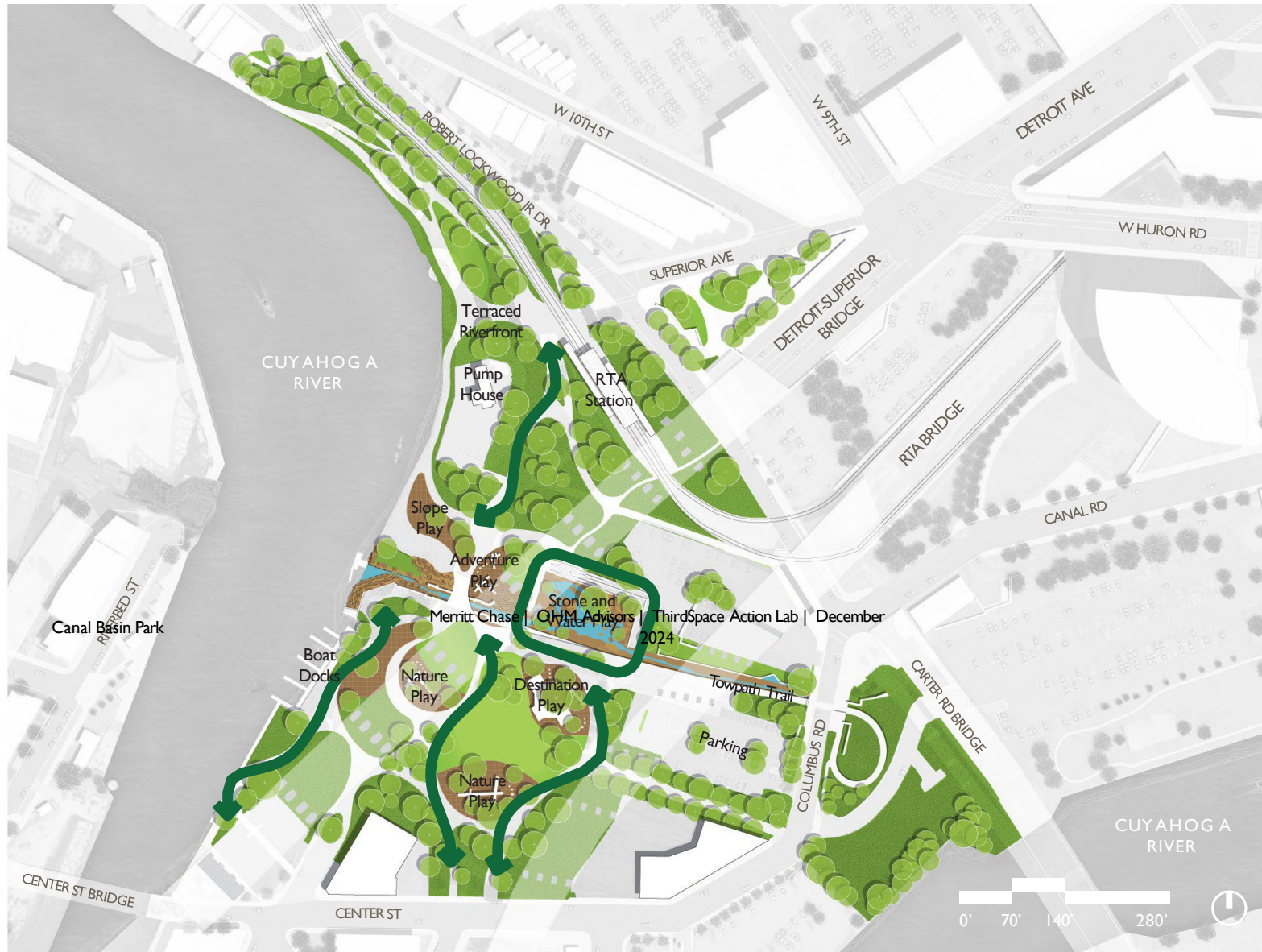
 Preferred Park Features

Public Engagement
 June 2024 | Park Feature Preferences | Concept Version 2 Basin Park



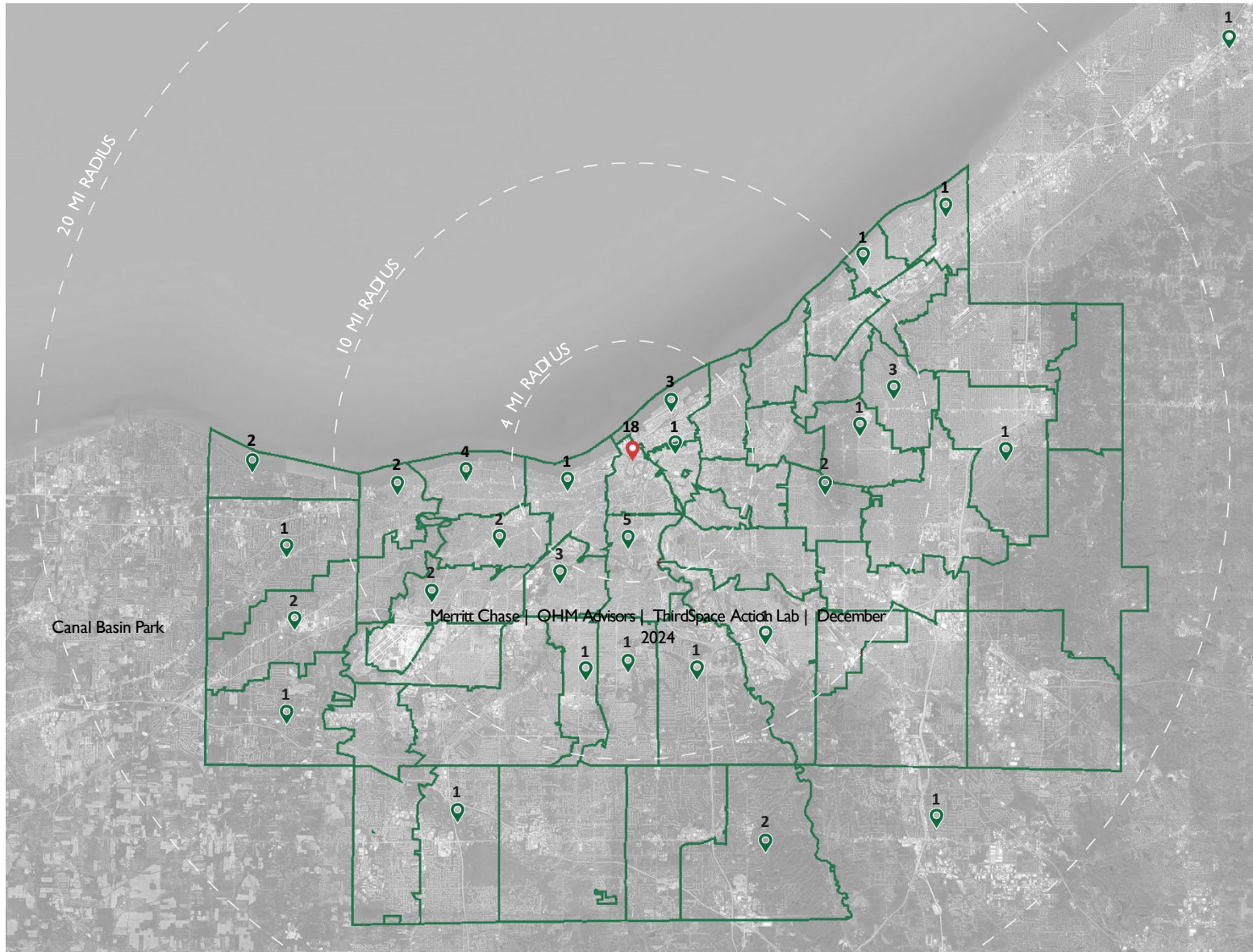
 Preferred Park Features

Public Engagement
June 2024 | Park Feature Preferences | Concept Version 3 River Experience



Merritt Chase | QJM Advisors | ThirdSpace Action Lab | December 2024

Public Engagement
June 2024 | Who Responded



Project Introduction
Park History and Existing Conditions
Public Engagement
Schematic Design Plan
Phasing Strategy

Schematic Design Plan
Final Plan



The Future of Canal Basin Park
Downtown Cleveland's Riverfront Park

Canal Basin Park will be a 20-acre urban riverfront park in Downtown Cleveland.

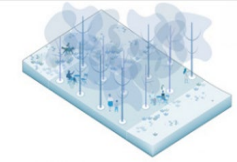
The park will include new features, including a continuous riverfront boardwalk with a Towpath Trail Mile Zero riverfront terrace and an ecological interpretation of the historic Canal Basin as the stormwater management system for the park.

Additional amenities include a Cuyahoga River-themed playground, a renovated dog park, native plantings, and open spaces for both gathering and relaxation.

Schematic Design Plan
Final Plan | Park Elements



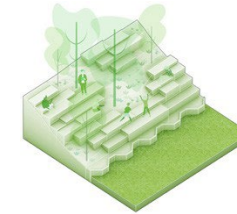
Stormwater Basin



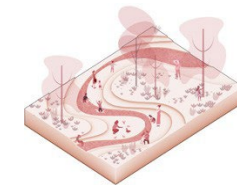
Garden



Boardwalk

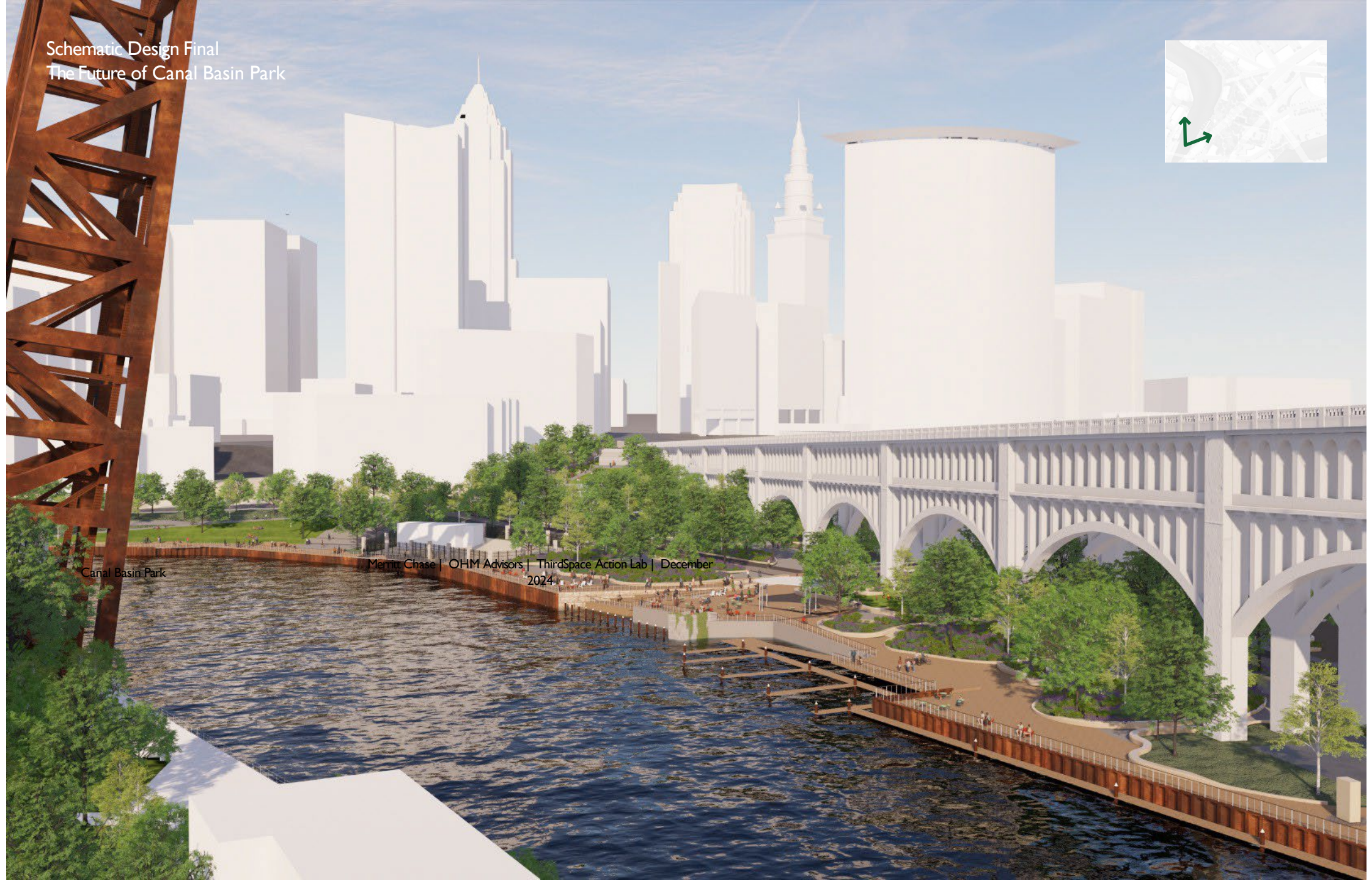


Stone Boulders



Cuyahoga River Play

Schematic Design Final
The Future of Canal Basin Park



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

The Future of Canal Basin Park

Welcoming Riverfront Spaces

Historical and Ecological Features

Family-Friendly Destinations

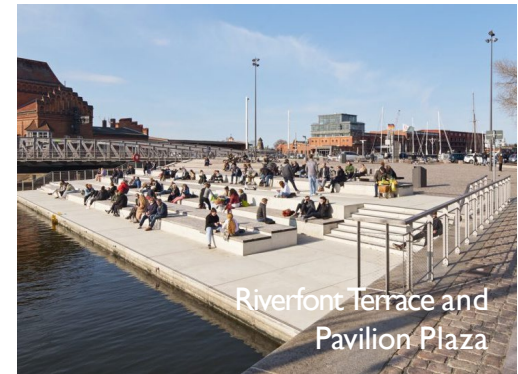
Open Spaces for Community Activities

Connections to Nearby Parks and Trails

Schematic Design Final
Welcoming Riverfront Spaces



Riverfront Plaza and Boardwalk



Riverfront Terrace and Pavilion Plaza



Boardwalk

Schematic Design Final
Welcoming Riverfront Spaces



Canal Basin Park

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2024

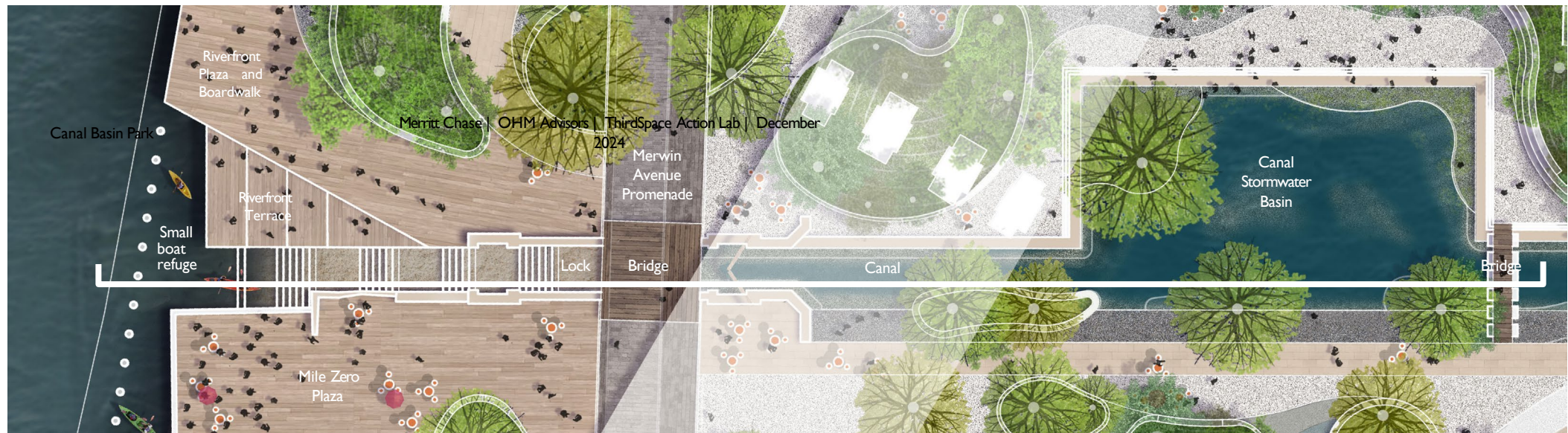
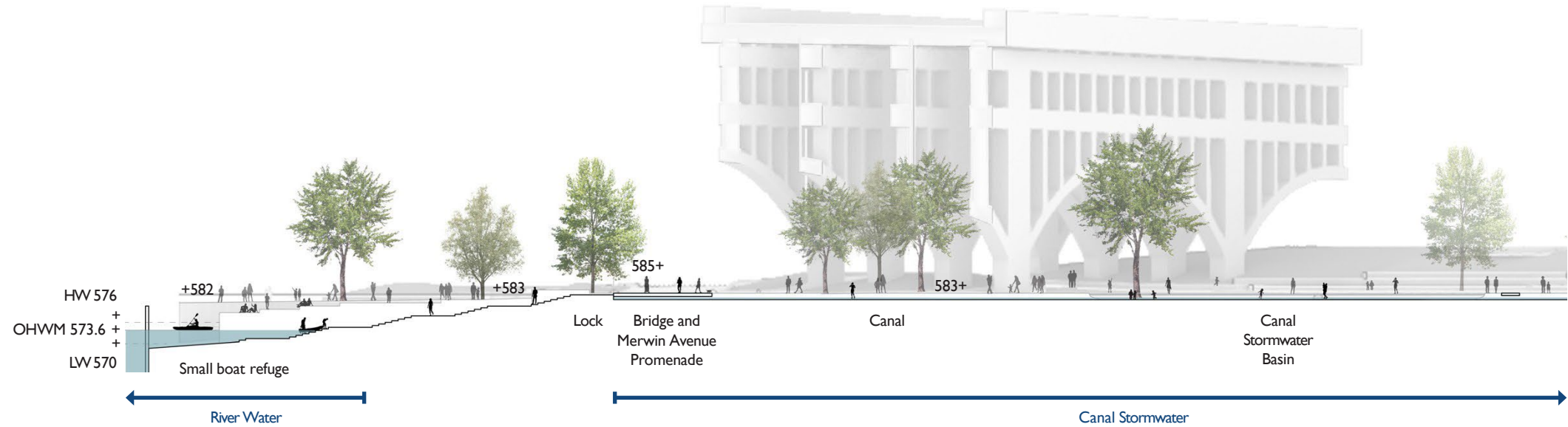
Schematic Design Final
Welcoming Riverfront Spaces



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Schematic Design Final
Welcoming Riverfront Spaces + Historical and Ecological Features



Schematic Design Final
Historical and Ecological Features

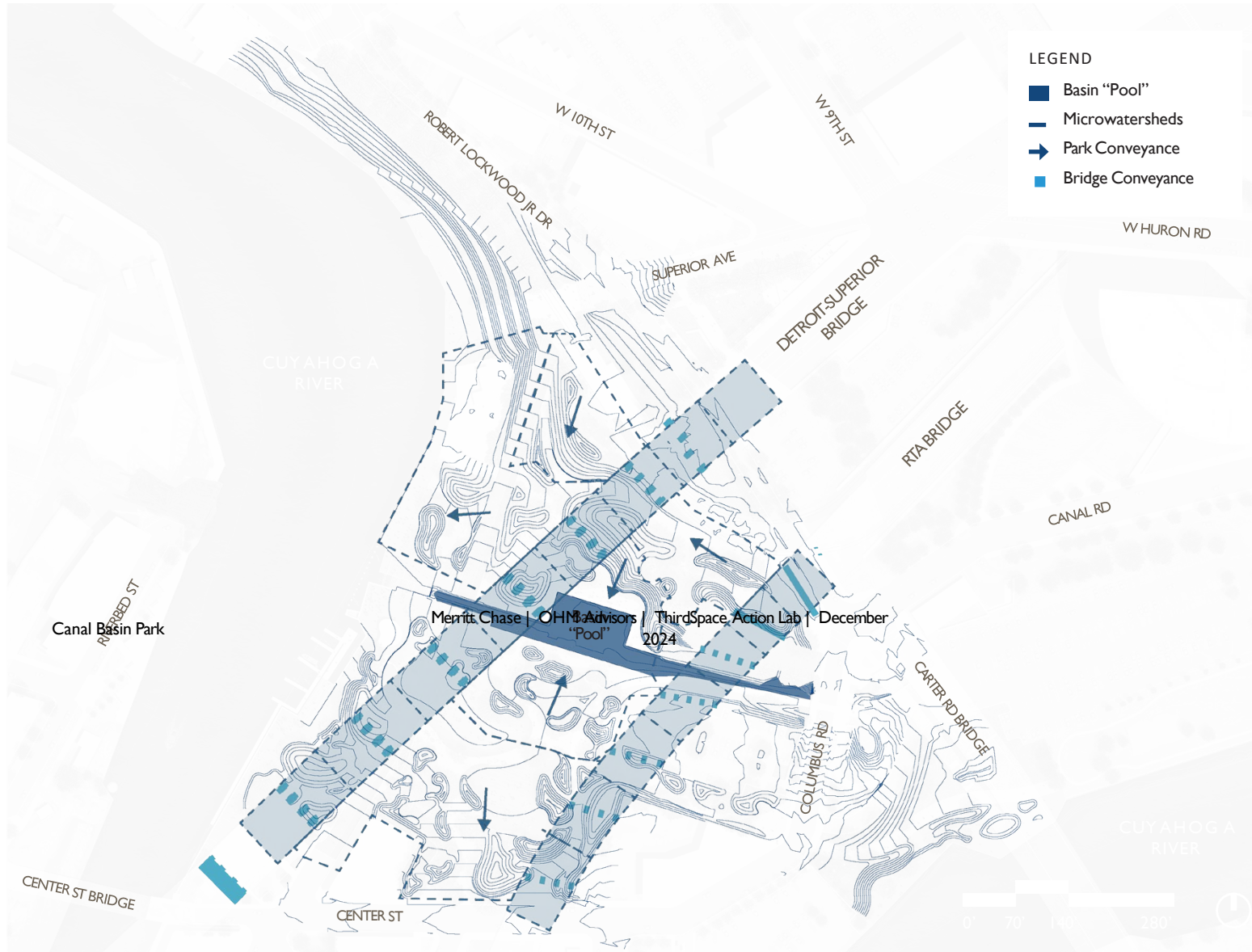


Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Schematic Design Final

Historical and Ecological Features | Canal Stormwater Basin

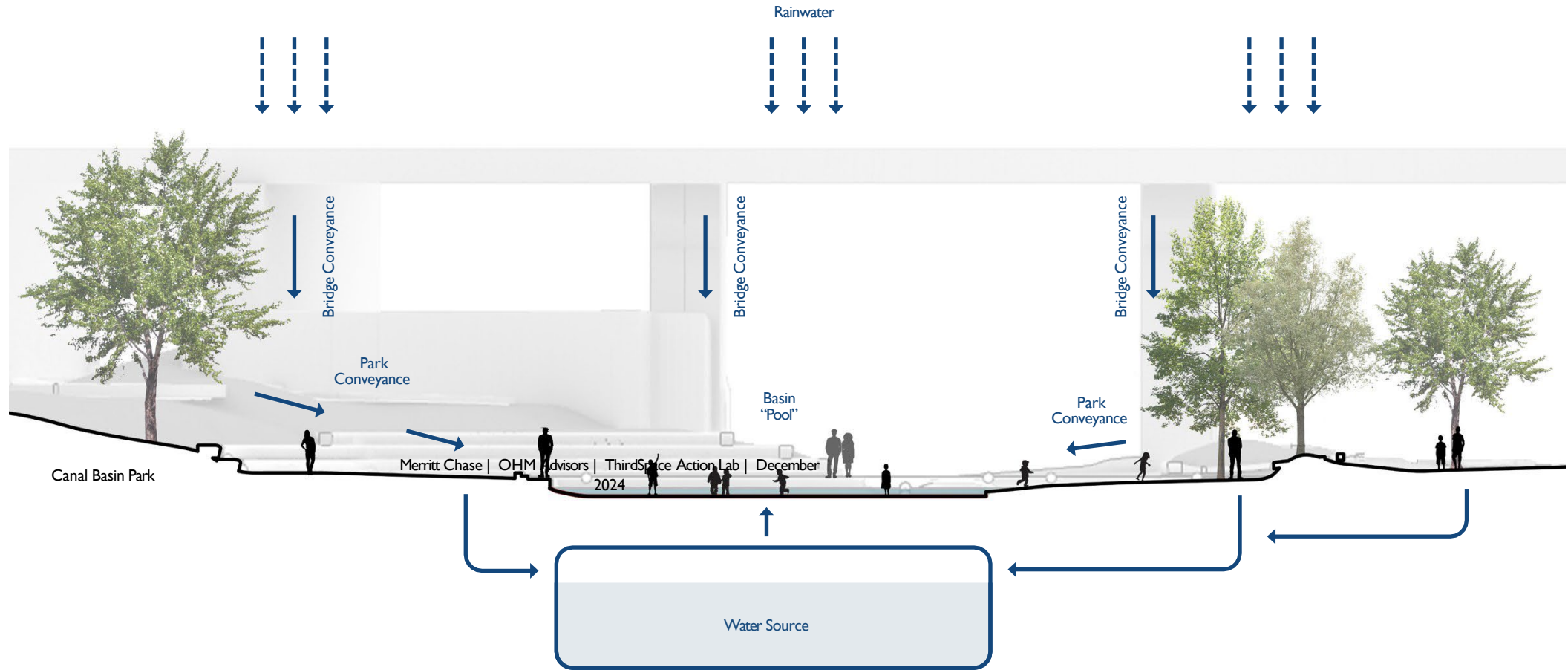


The historic outline of the Canal Basin will be reinterpreted as a stormwater collection system for the park.

This new “clean water” feature celebrates Cleveland and the Cuyahoga River’s role in inspiring the modern environmental movement, specifically the creation of the Clean Water Act, after industrial pollutants caught the river on fire multiple times in the late 1960s.

The Canal Basin stormwater system will collect surface runoff from the park and the bridges overhead, treat the water in cisterns, and recirculate the water into the Basin “Pool.” Berea stone walls and native plants will reference the canal’s cultural, ecological, and industrial history.

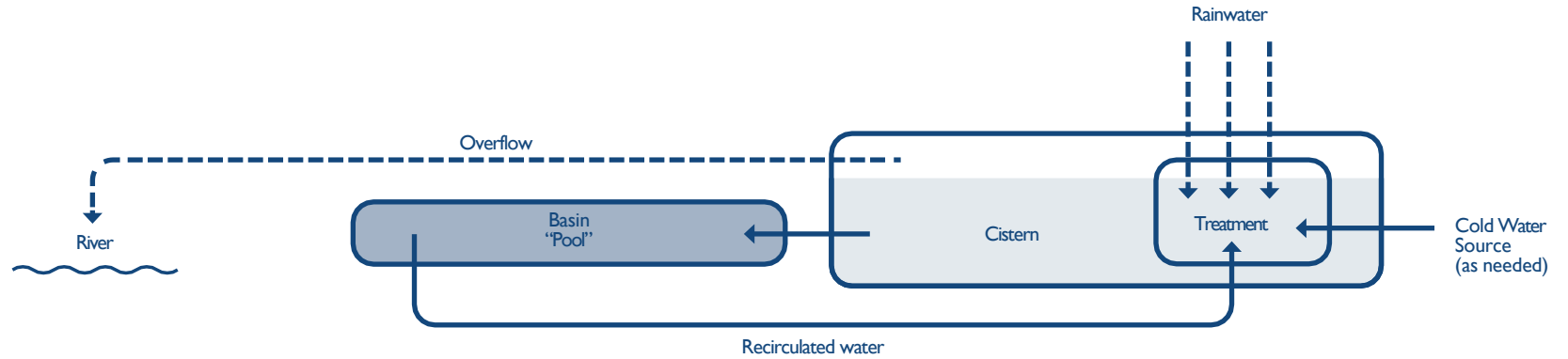
Schematic Design Final
Historical and Ecological Features | Canal Stormwater Basin



Schematic Design Final
 Historical and Ecological Features | Canal Stormwater Basin

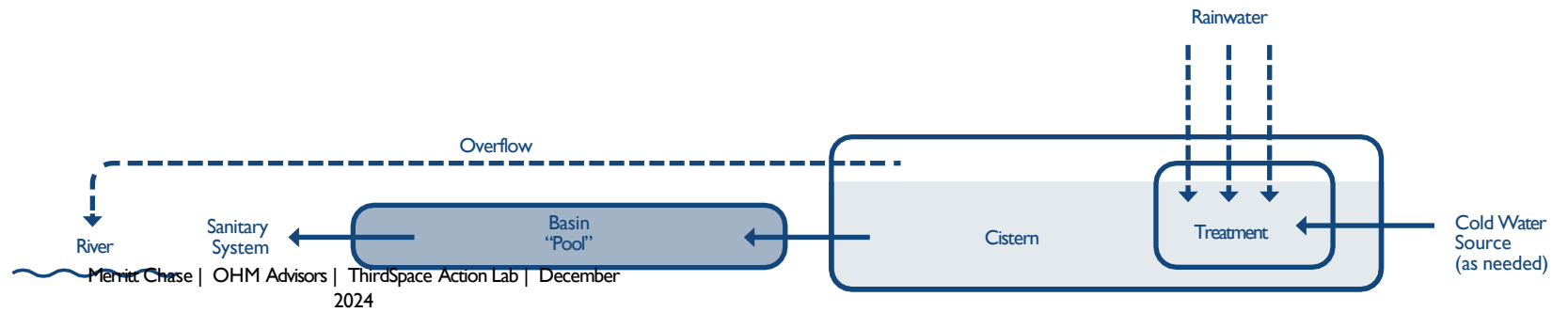
Basin "Pool" Option 1
 Recirculated Treated Stormwater

Sustainability ● ● ●
 Complexity ● ● ●



Basin "Pool" Option 2
 Treated Stormwater

Sustainability ● ○ ○
 Complexity ● ● ○

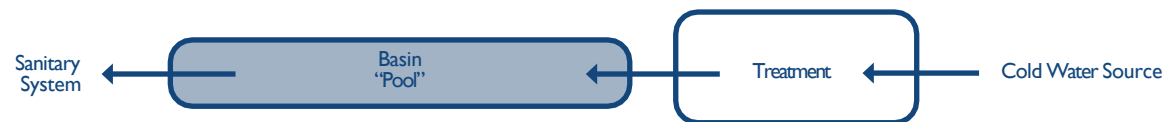


Canal Basin Park

Meritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Basin "Pool" Option 3
 Treated Freshwater

Sustainability ○ ○ ○
 Complexity ● ○ ○



Schematic Design Final
Historical and Ecological Features | Planting Inspired by Native Ecology



Upland River Planting



Lowland River Planting



Lowland River Planting

Schematic Design Final
Family Friendly Destinations | Cuyahoga River-themed Playground



Schematic Design Final
Family Friendly Destinations | Cuyahoga River-themed Playground



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Schematic Design Final
Family Friendly Destinations | Cuyahoga River-themed Playground



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Schematic Design Final
Open Space for Community Gathering



Gathering Lawn



Paths



Seating

Schematic Design Final
Open Space for Community Gathering | Gathering Lawns



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Schematic Design Final
Open Space for Community Gathering | Gathering Lawns



Canal Basin Park

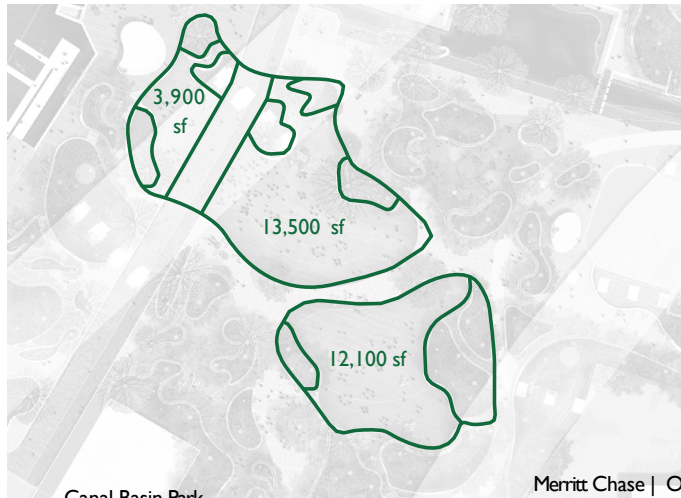
Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Schematic Design Final
Open Space for Community Gathering | Gathering Lawns



Canal Basin Park

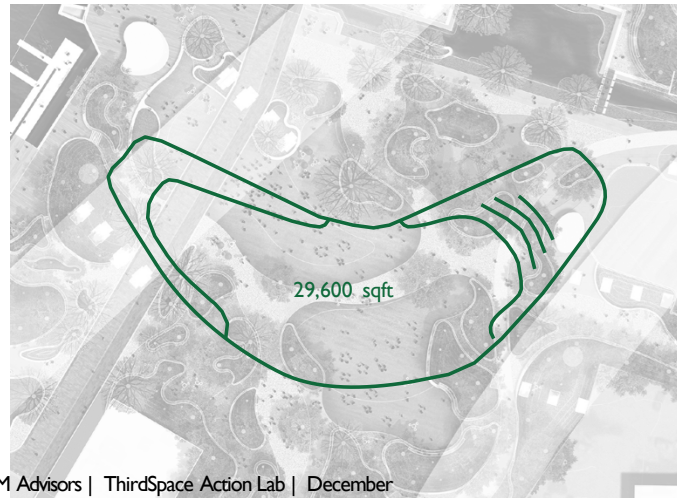
Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Canal Basin Park - Proposed Lawns
29,500 sqft

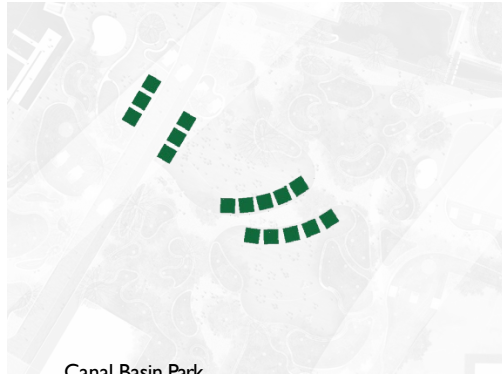


Public Square Lawn
28,600 sqft



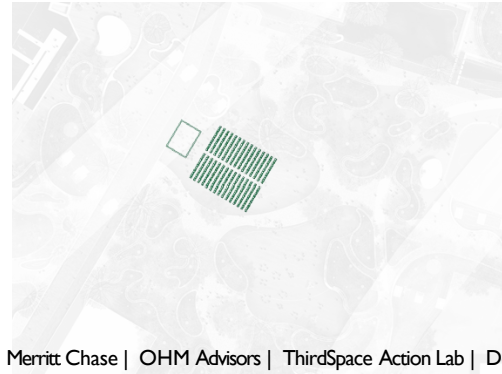
Mall C Lawn
70,000 sqft

Schematic Design Final
Open Space for Community Gathering | Gathering Lawns | Program Capacity



Canal Basin Park

Market Tents



Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Event with 24'x36' Stage
390 People Seated

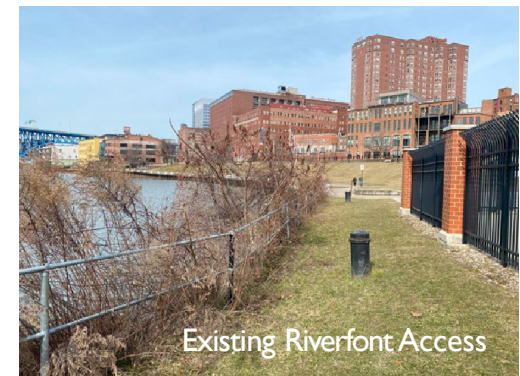
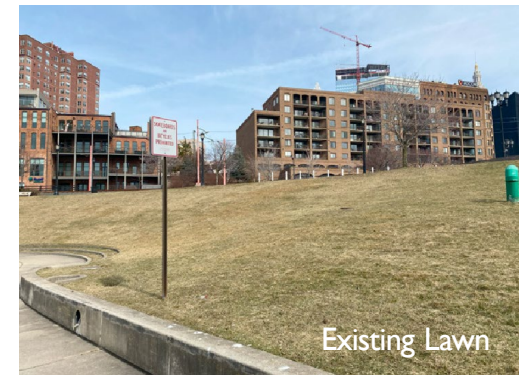
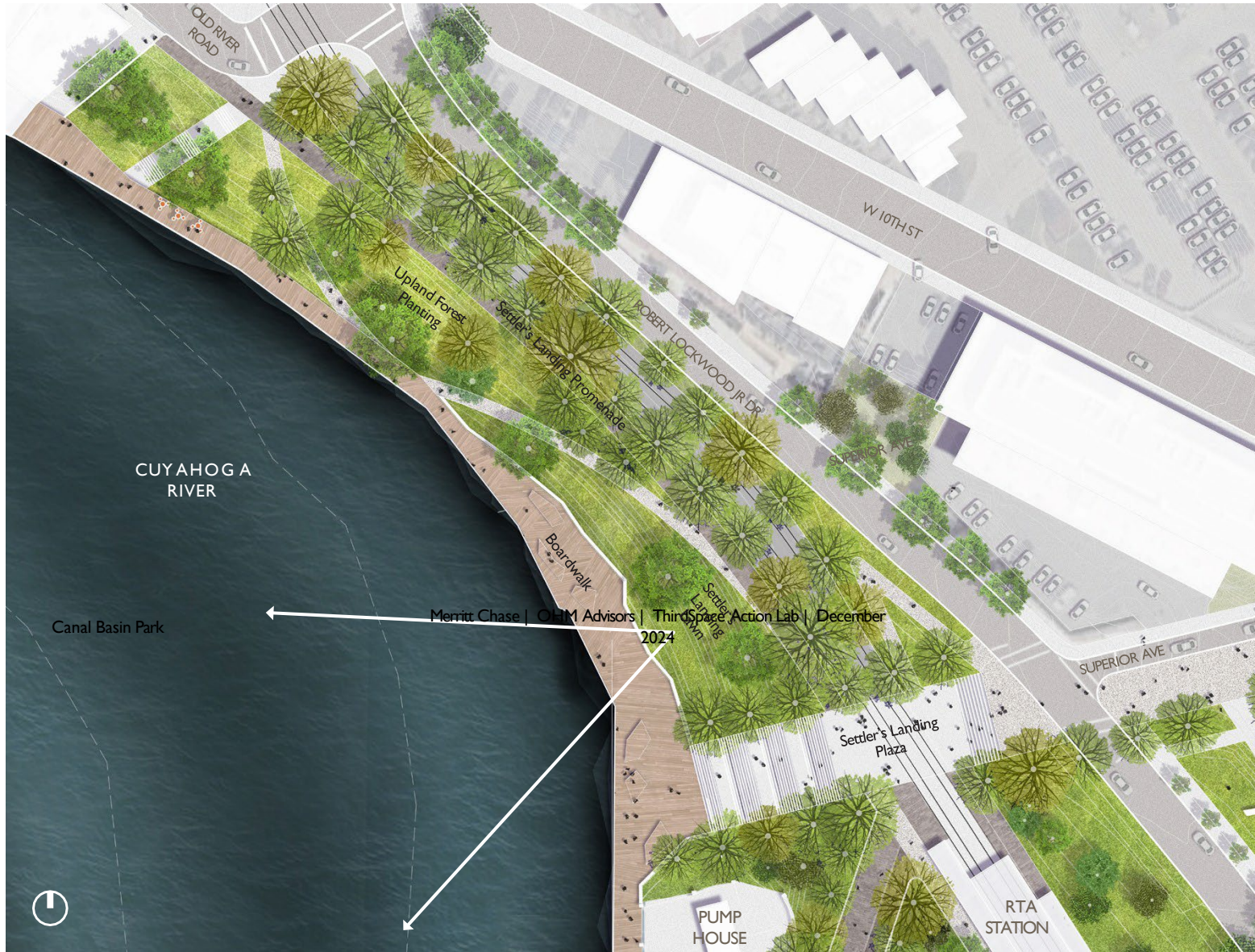


Movie Night
450 People Seated on Blankets

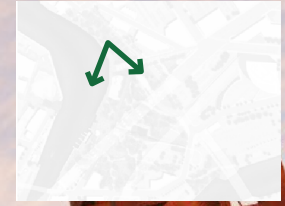


Concert
1500 People Standing

Schematic Design Final
Open Space for Community Gathering | Settler's Landing Lawn



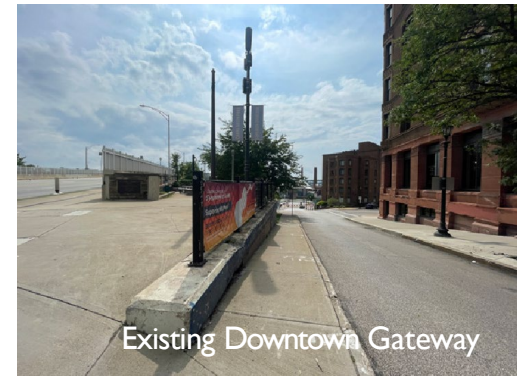
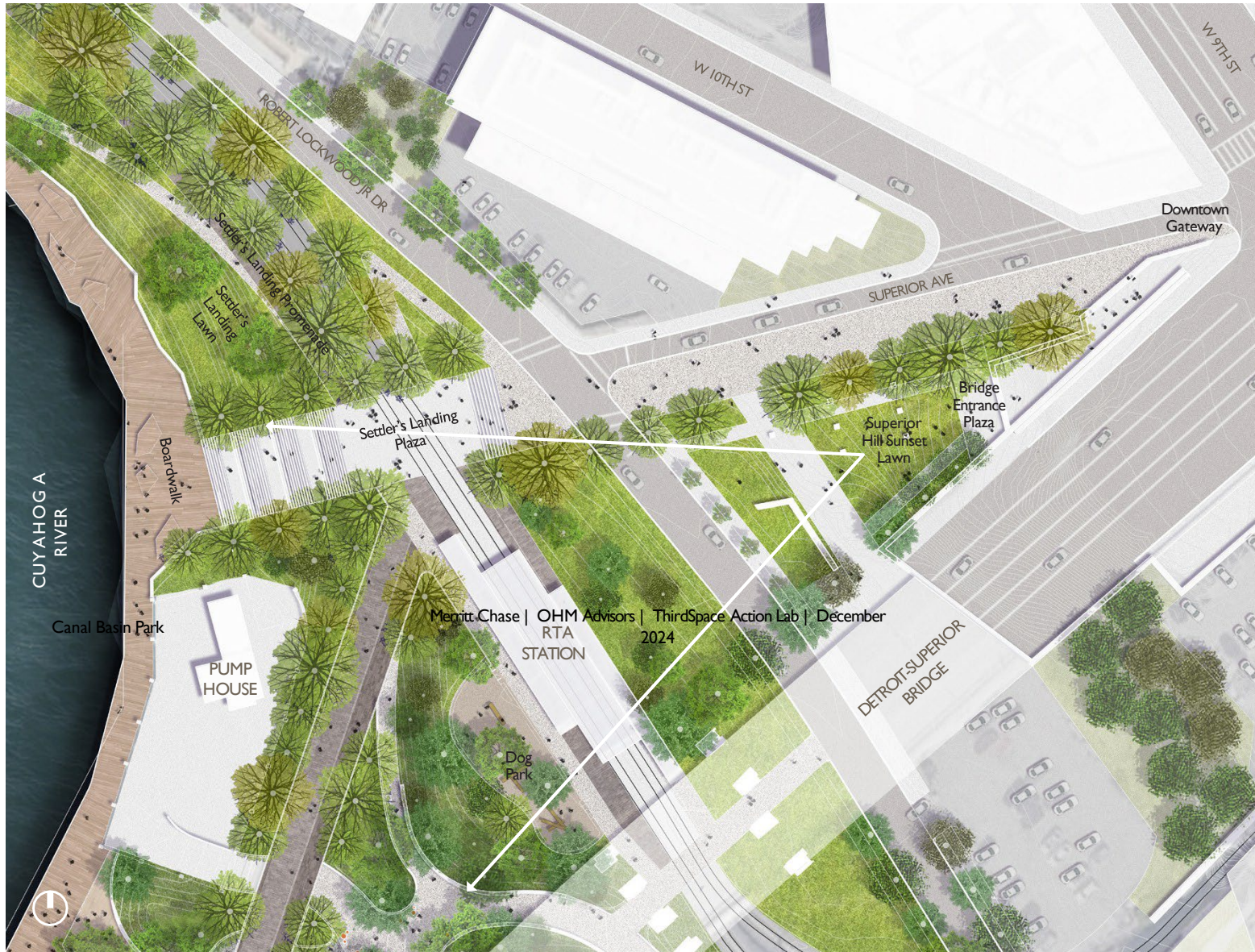
Schematic Design Final
Open Space for Community Gathering | Settler's Landing Lawn



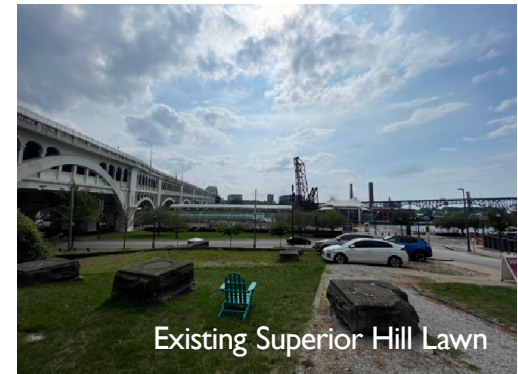
Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

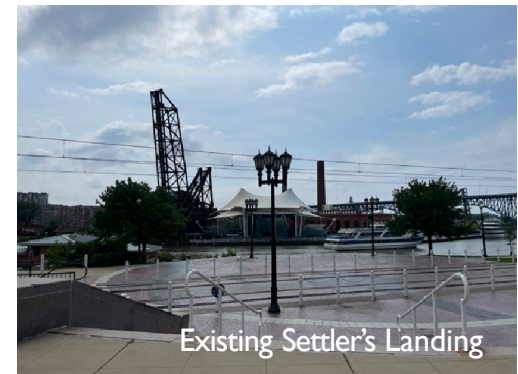
Schematic Design Final
Open Space for Community Gathering | Superior Hill Sunset Lawn



Existing Downtown Gateway



Existing Superior Hill Lawn



Existing Settler's Landing

Schematic Design Final
Open Space for Community Gathering | Superior Hill Sunset Lawn



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Schematic Design Final
Connections to Nearby Parks and Trails



LAKE
ERIE

Wendy Park

The Mall

Public Square

Canal Basin Park

Bedrock Riverfront

Fowpath
Trail

Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024

Irishtown Bend Park

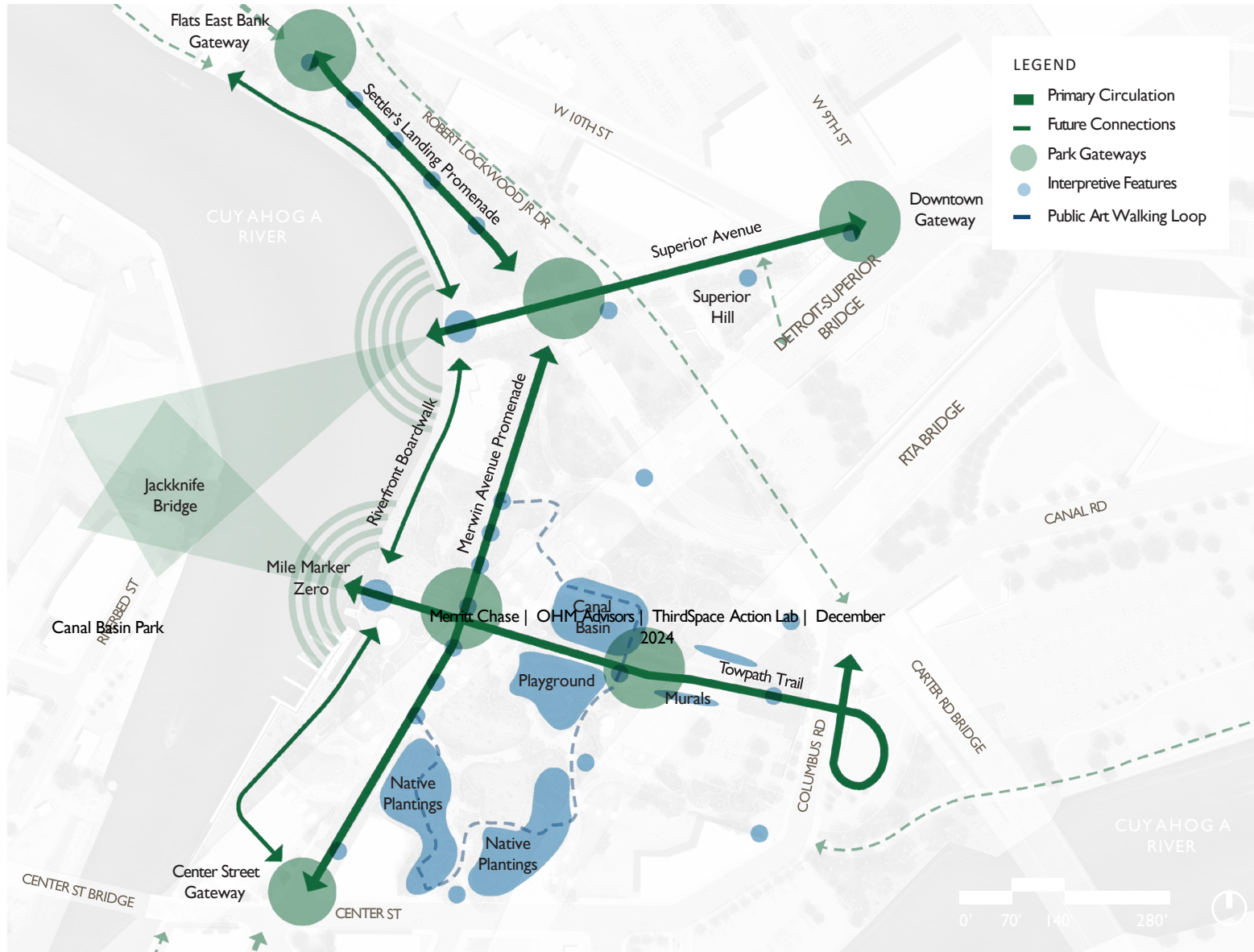
Rivergate Park

CUYAHOGA RIVER

LEGEND

- Open Space/Metroparks Property
- Open Space - Proposed
- Path/Trail - Existing
- Path/Trail - Proposed

Schematic Design Final
 Connections to Nearby Parks and Trails | Park Circulation and Public Art



Schematic Design Final
Connections to Nearby Parks and Trails



THE
TOWPATH
TRAIL

Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December
2024



Schematic Design Final
Connections to Nearby Parks and Trails



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Schematic Design Final
October 2024 Debut | Trust for Public Land's Walk to a Park Day



The City of Cleveland, Canalway Partners, and the design team hosted a public event with food, music, and games



Design boards provided updates on the project and the final schematic design

Schematic Design Final
October 2024 Debut | Temporary Installations to Showcase Ideas from the Schematic Design Plan



White construction flags outlined the location of the historic Canal Basin



Adirondack chairs provided seating and tested the potential for riverfront community gathering space



Canal Basin Park



Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Real-time “Before” and “After” installations provided a glimpse of the future park improvements.

THE FUTURE OF CANAL BASIN PARK WELCOMING RIVERFRONT SPACES

Canal Basin Park will be Downtown Cleveland's riverfront park. The park will include a continuous riverfront boardwalk and spaces for both gathering and relaxation.



The City of Cleveland and its partners are updating the vision for Canal Basin Park. Help shape its future!

Scan the QR code to learn more about the project and provide your feedback.



Schematic Design Final
October 2024 Debut



Canal Basin Park

Merritt Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Real-time “Before” and “After” installations provided a glimpse of the future park improvements.

THE FUTURE OF CANAL BASIN PARK

OPEN SPACES FOR COMMUNITY ACTIVITIES AND EVENTS

Large gathering lawns will provide space for a wide variety of activities and events. Sloped lawns near Settler’s Landing will take advantage of sunset views over the river.



The City of Cleveland and its partners are updating the vision for Canal Basin Park. Help shape its future!

Scan the QR code to learn more about the project and provide your feedback.





Canal Basin Park

Morris Chase | OHM Advisors | ThirdSpace Action Lab | December 2024

Welcoming gateways and paths will create strong connections to nearby parks and trails. Pedestrian and cyclist routes are prioritized throughout the park.



Real-time “Before” and “After” installations provided a glimpse of the future park improvements.

Schematic Design Final
October 2024 Debut | 3D Models



The Physical 3D model illustrated the park improvements and the park's context

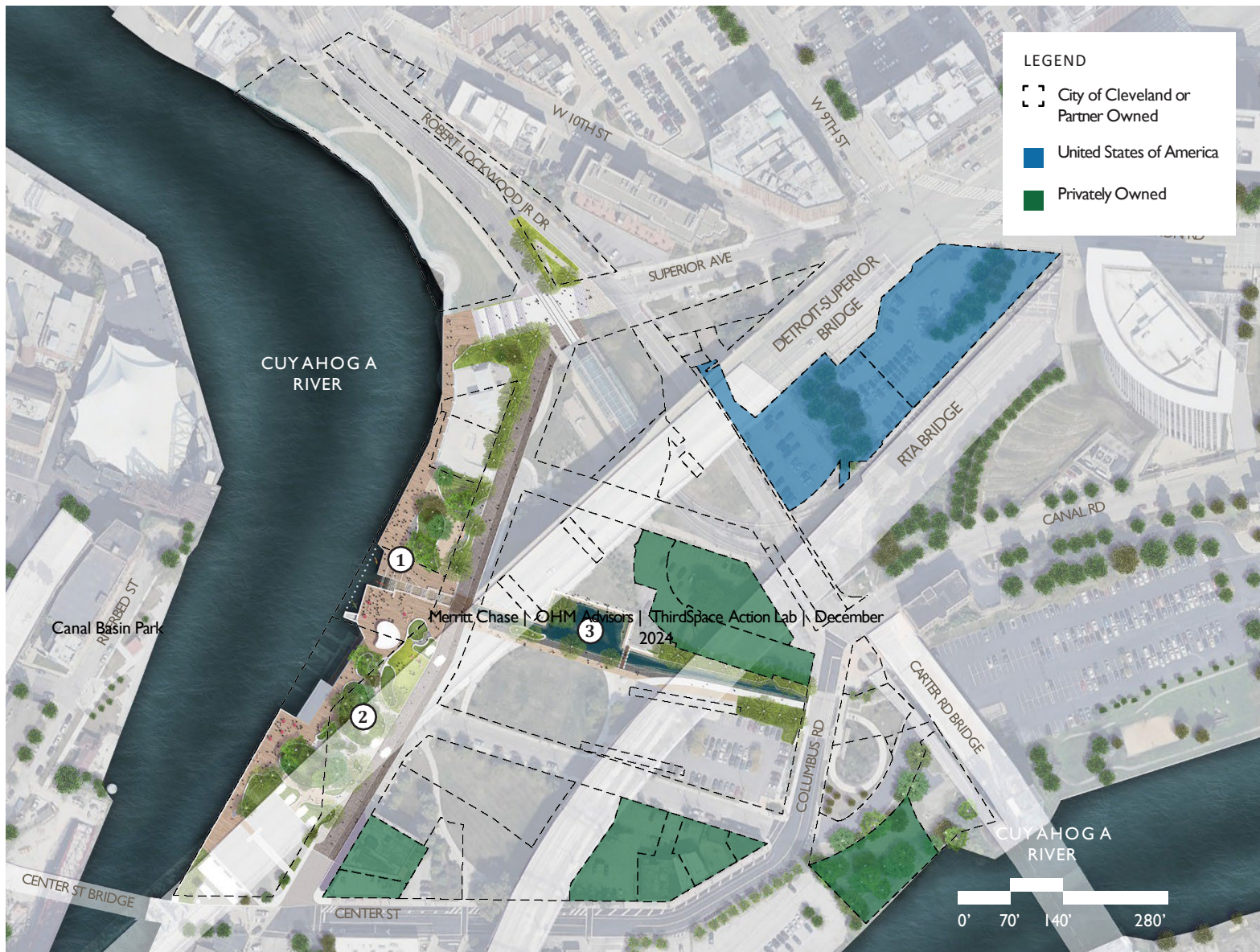


A virtual 3D model gave stakeholders an immersive “on the ground” experience.



Project Introduction
Park History and Existing Conditions
Public Engagement
Schematic Design Plan
Phasing Strategy

Phasing Strategy
Phasing & Implementation



- ① Riverfront Improvements
- ② Merwin Ave and Utility Consolidation
- ③ The Canal Basin

An architectural rendering of a park featuring a large, multi-arched bridge in the background. The bridge has a series of arches and is supported by a series of columns. In the foreground, there is a wooden boardwalk that crosses a shallow, landscaped water feature with reeds and rocks. People are shown in various activities: a woman with a bicycle, a man with a child, and a couple sitting on a stone ledge. The scene is set in a lush, green environment with trees and a clear sky. The entire image has a green tint.

Thank you

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025



CITY OF CLEVELAND

Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-047

Meeting Date: 12/12/2024

Project Name: Canal Basin Park

Project Address: _____

Contact Person: Jim McKnight

Architect/Contractor: Merritt Chase

General Description: City of Cleveland Park Project

Motion by Design Review Committee:

Conceptual Approval

Approve: Yablonsky, Bogart, Brown, Geist, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Downtown/Flats Design Review

DF2023-040 – *Demo 1300*

Jan 3, 2025

Project Address: 1300 Carnegie Avenue

Type: Demolition

Project Representative: James Ptacek, Larsen Architects

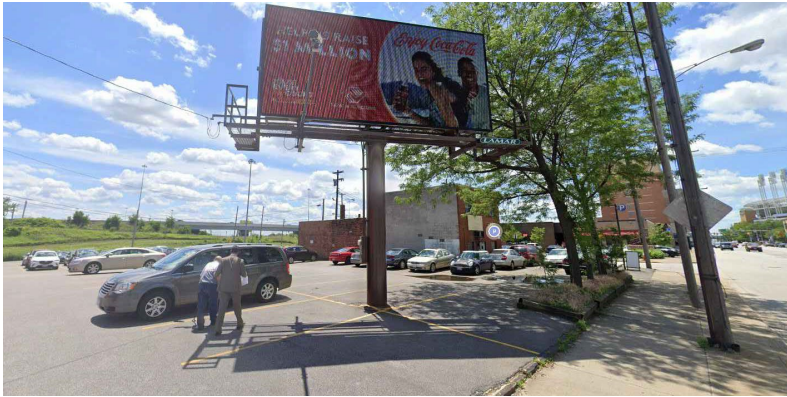
Approval Level: Final

Ward 5- Councilmember Starr

SPA: Downtown



SOUTHEAST CORNER OF LOT - LOOKING NORTHWEST



NORTHEAST CORNER OF LOT - LOOKING SW



SOUTHWEST CORNER OF LOT - LOOKING NORTHEAST




CORNER OF CARNEGIE AVENUE & EAST 13TH STREET - LOOKING SOUTHEAST



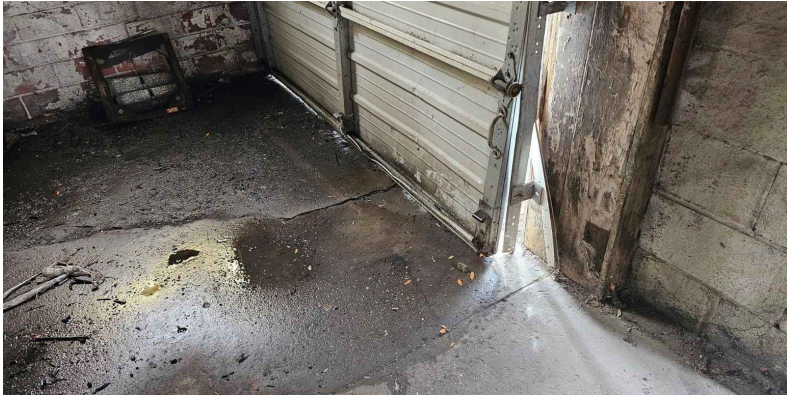
1300 CARNEGIE AVENUE
LOCATION PLAN
 SCALE: NOT TO SCALE

Project North

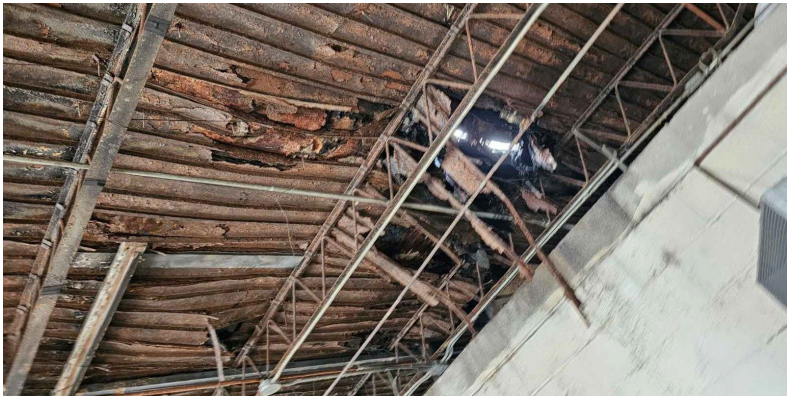
 LARSEN ARCHITECTS 12815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: R3 Date: 9/25/2024	SK-0



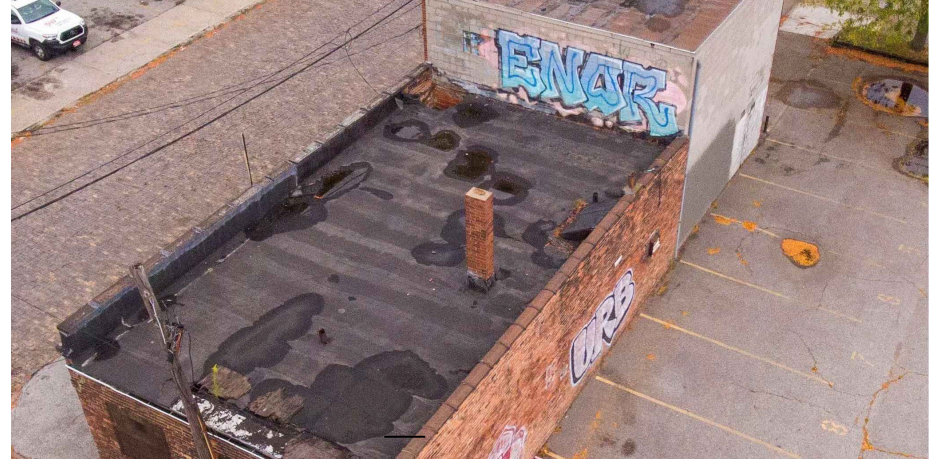
INTERIOR- ROOF STRUCTURE AND DECK CONDITION



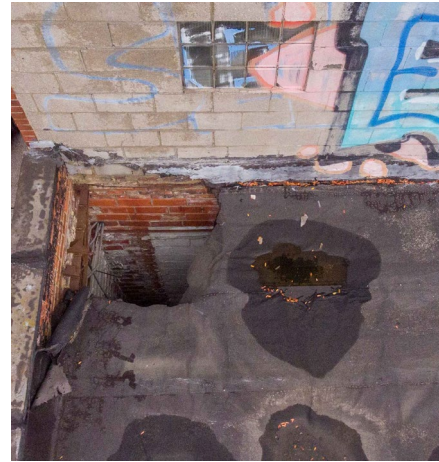
INTERIOR- WATER DAMAGE AND MOLD



INTERIOR- ROOF STRUCTURE AND DECK CONDITION




EXTERIOR- ROOF PENETRATIONS AND GRAFITTI

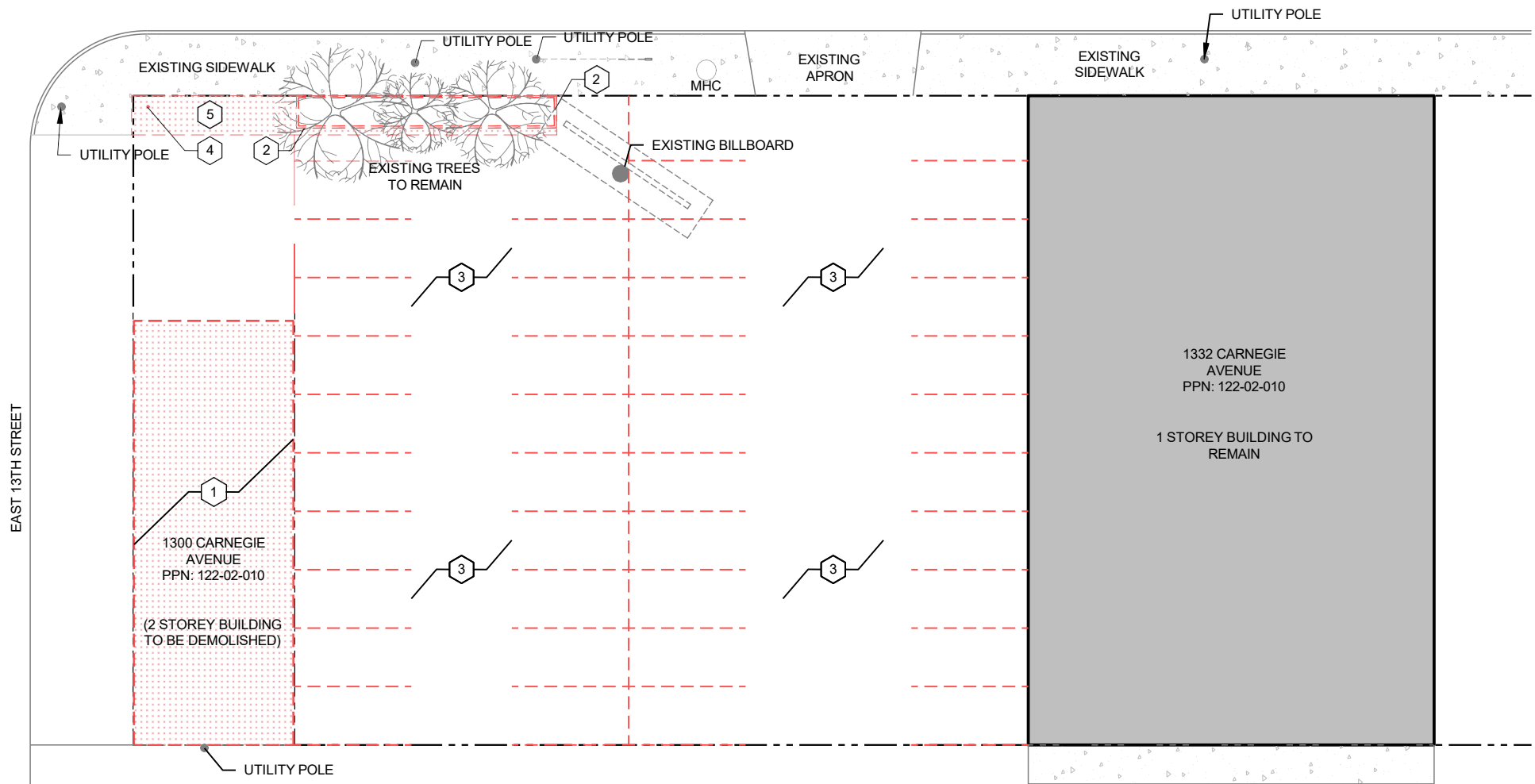


EXTERIOR- ROOF PENETRATIONS



EXTERIOR- ROOF PENETRATIONS

 LARSEN ARCHITECTS	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: R3 Date: 9/25/2024	<h1>SK-1</h1>
12815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM		



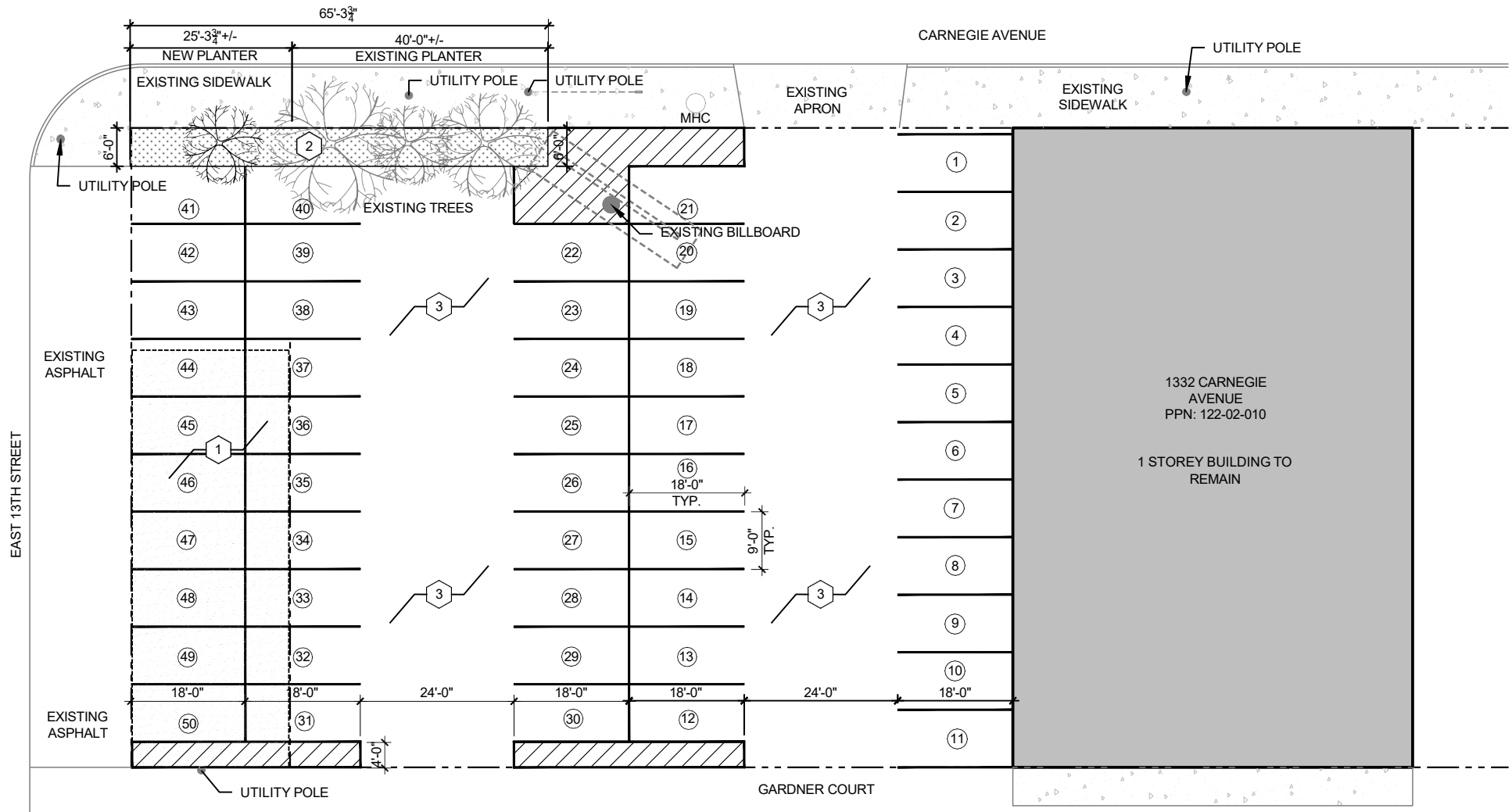
DEMOLITION KEY NOTES

- 1 DEMOLISH EXISTING MASONRY BUILDING - DISCARD ALL COMPONENTS LEGALLY.
- 2 PREPARE LANDSCAPE FOR EXPANSION. RE-GRADE SOIL AS REQUIRED FOR PLANTER EXTENSION. SEE SK-2.
- 3 REMOVE EXISTING PARKING STRIPING. PREPARE TO RE-STRIP.
- 4 REMOVE EXISTING PARKING SIGN-RETAIN FOR OWNER.
- 5 REMOVE EXISTING PAVEMENT AS REQUIRED TO EXTEND PLANTER. SEE SK-2

1300 CARNEGIE AVENUE
DEMOLITION SITE PLAN OPTION A
 SCALE: 1/16" = 1'-0"



LARSEN ARCHITECTS 12815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: R3 Date: 9/25/2024	SK-2




SITE PLAN KEY NOTES

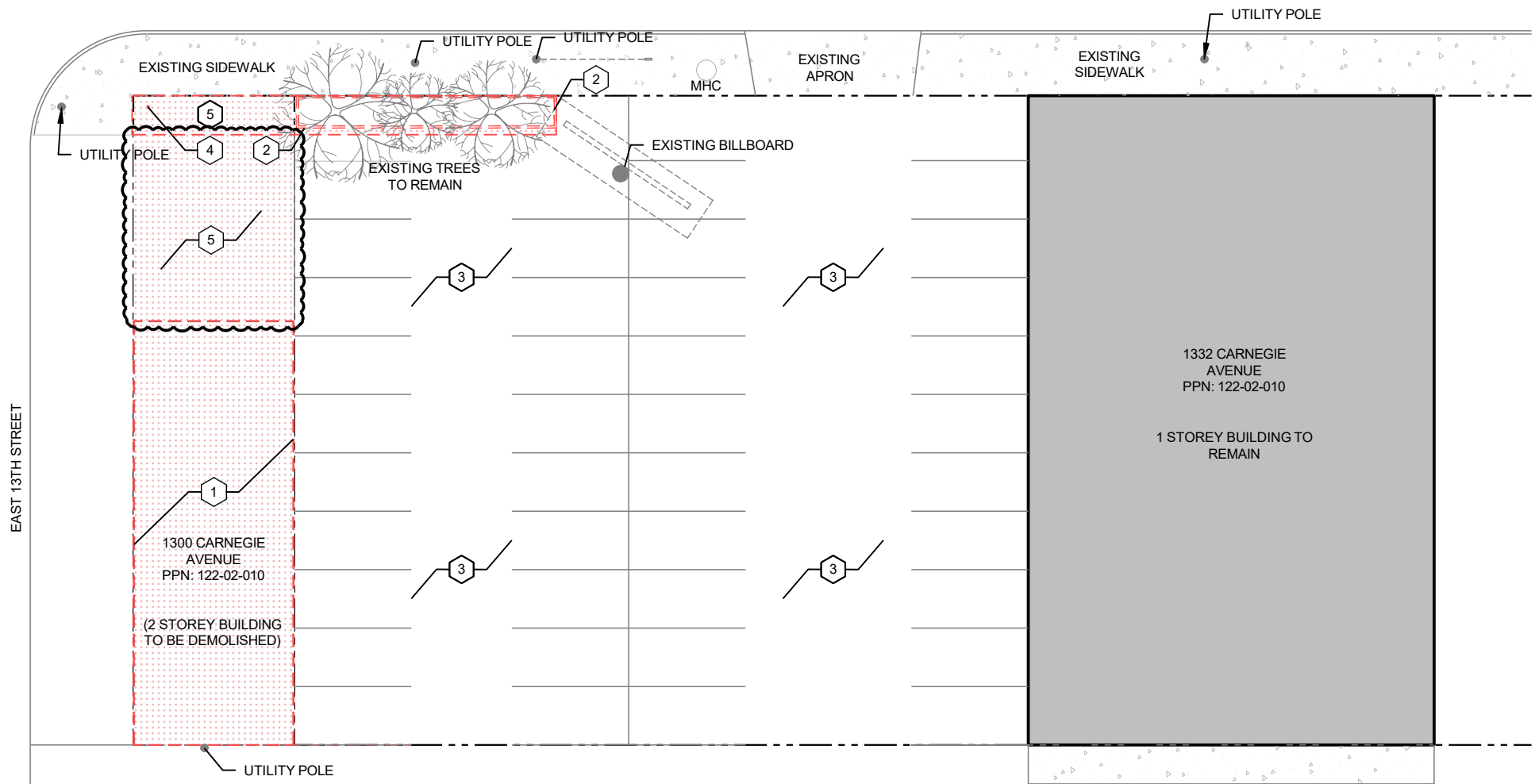
- 1 INFILL AND RE-GRADE LOCATION OF DEMOLISHED BUILDING. PROVIDE NEW ASPHALT FOR SURROUNDING PARKING AREA AS REQUIRED.
- 2 REMOVE PAVEMENT TO SIDEWALK FOR NEW PLANTER. PROVIDE SOIL AND MULCH AS REQUIRED. PLANTING AS SELECTED BY OWNER.
- 3 RESURFACE EXISTING PARKING LOT. PROVIDE NEW STRIPING AS SHOWN.

1300 CARNEGIE AVENUE
PROPOSED SITE PLAN OPTION A
 SCALE: 1/16" = 1'-0"



Project North

 LARSEN ARCHITECTS	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	12815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	Job Number: 24088 Issue: R3 Date: 9/25/2024



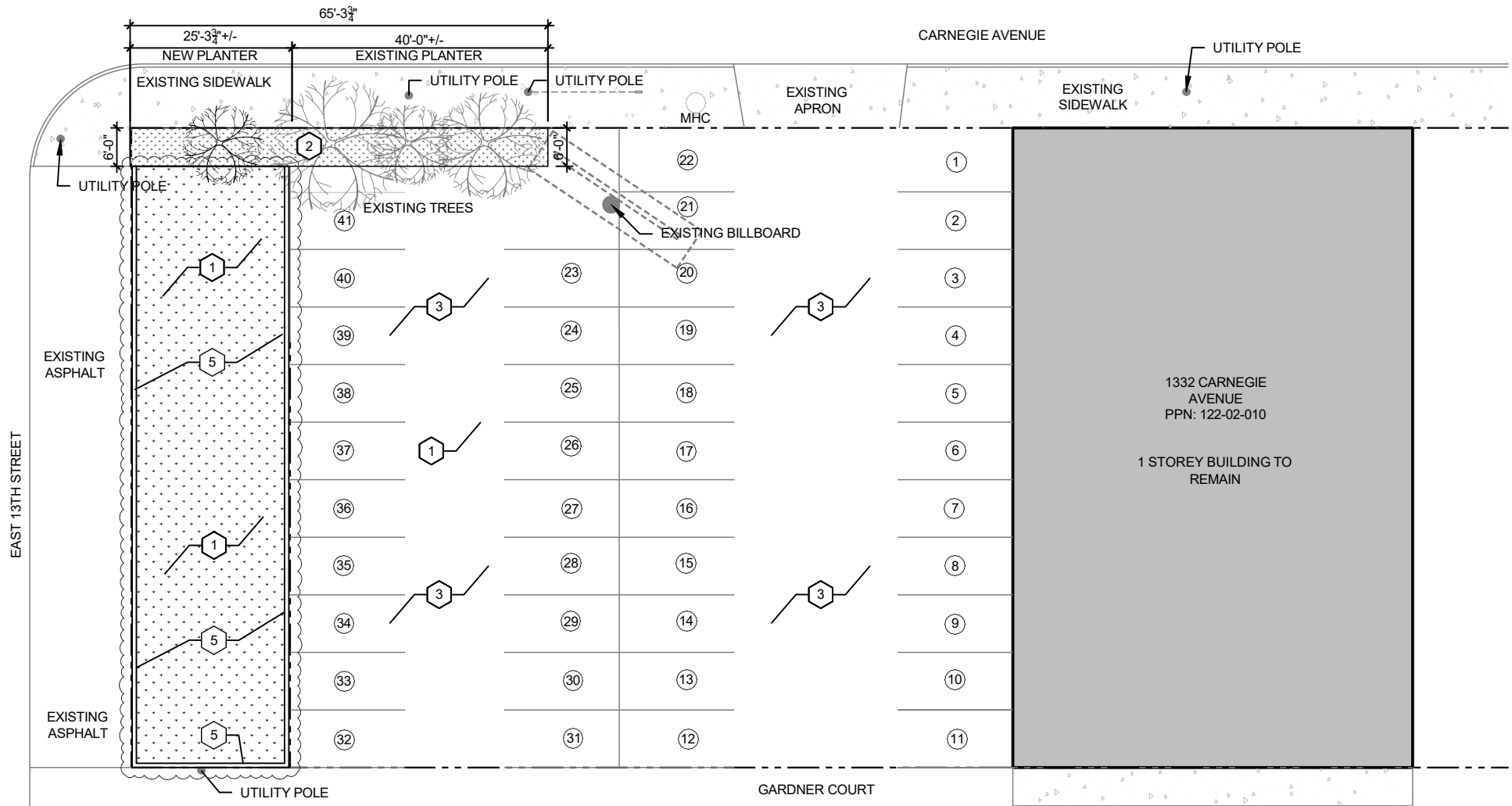
DEMOLITION KEY NOTES

- 1 DEMOLISH EXISTING MASONRY BUILDING - DISCARD ALL COMPONENTS LEGALLY.
- 2 PREPARE LANDSCAPE FOR EXPANSION. RE-GRADE SOIL AS REQUIRED FOR PLANTER EXTENSION. SEE SK-2.
- 3 EXISTING STRIPING TO REMAIN.
- 4 REMOVE EXISTING PARKING SIGN-RETAIN FOR OWNER.
- 5 REMOVE EXISTING PAVEMENT. SEE SK-5 FOR EXTENTS

1300 CARNEGIE AVENUE
DEMOLITION SITE PLAN OPTION B
 SCALE: 1/16" = 1'-0"



LARSEN ARCHITECTS 12815 DETROIT AVENUE T. 216.221.2350 F.216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: R4 Date: 12/12/2024	SK-4



SITE PLAN KEY NOTES

- 1 INFILL AND RE-GRADE LOCATION OF DEMOLISHED BUILDING. PROVIDE NEW GRASS.
- 2 REMOVE PAVEMENT TO SIDEWALK FOR NEW PLANTER. PROVIDE SOIL AND MULCH AS REQUIRED. PLANTING AS SELECTED BY OWNER.
- 3 EXISTING PARKING LOT TO REMAIN.
- 4 EXISTING PAVEMENT TO REMAIN.
- 5 OWNER TO PROVIDE 8" RAILROAD TIES BORDERING GRASS TO PREVENT PARKING

1300 CARNEGIE AVENUE
PROPOSED SITE PLAN OPTION B
 SCALE: 1/16" = 1'-0"



LARSEN ARCHITECTS
 12815 DETROIT AVENUE | T. 216.221.2350 F. 216.221.5670
 LAKEWOOD, OHIO 44107 | WWW.LARSENARCHITECTS.COM

1300 CARNEGIE AVENUE
 PROPOSED SITE MODIFICATION

Job Number: 24088
 Issue: R5
 Date: 12/20/2024

SK-5

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Ord. 1314–2024 Designating New Sardis Primitive Baptist Church (former Kinsman Jewish Center) as a Cleveland Landmark

Jan 3, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland Landmark Nomination

November 14, 2024



Cleveland Landmark Nomination

New Sardis Primitive Baptist Church (former Kinsman Jewish Center)

3474 E 147th Street

Ward #1 Councilperson Joseph T. Jones

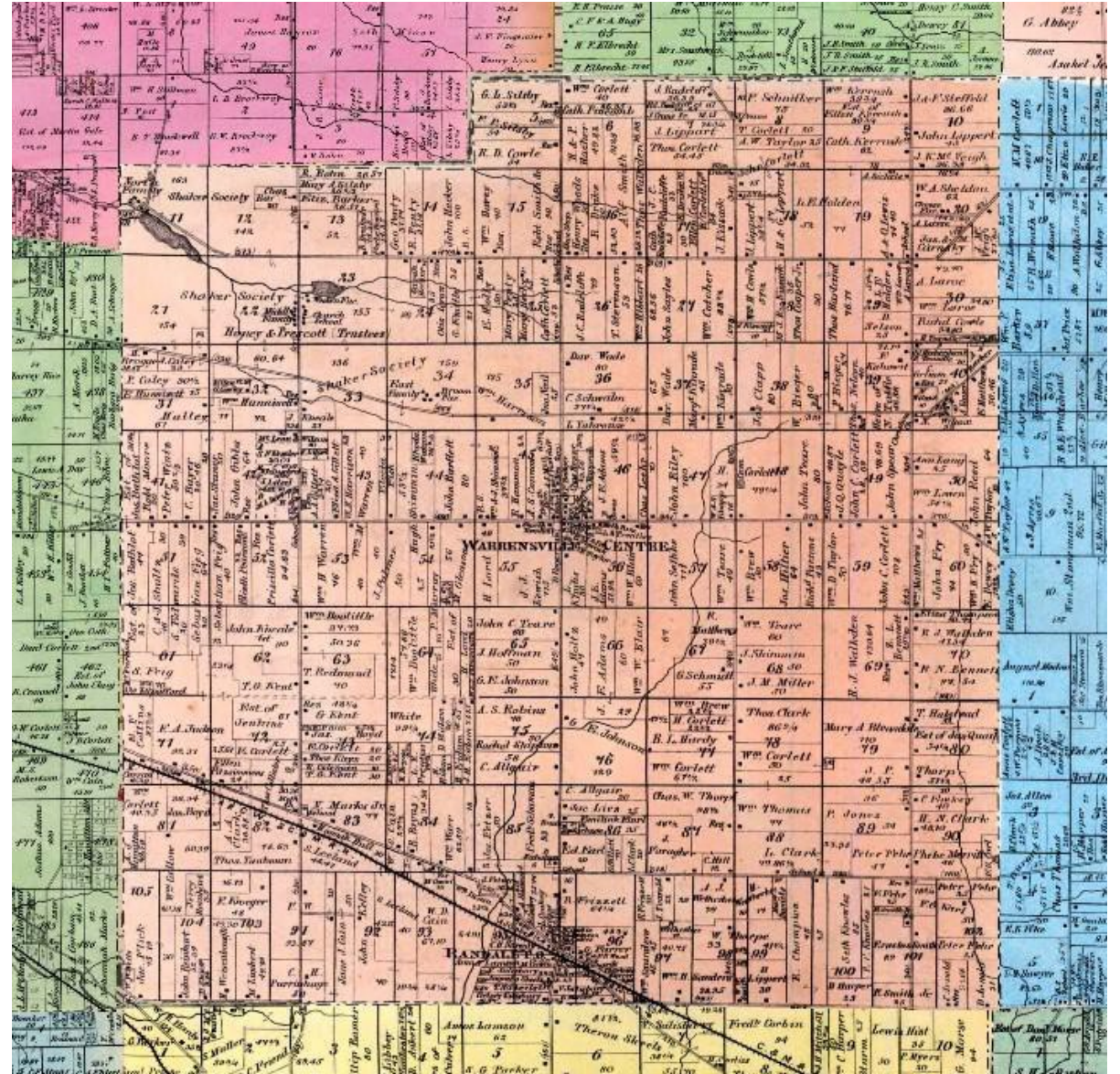


Location

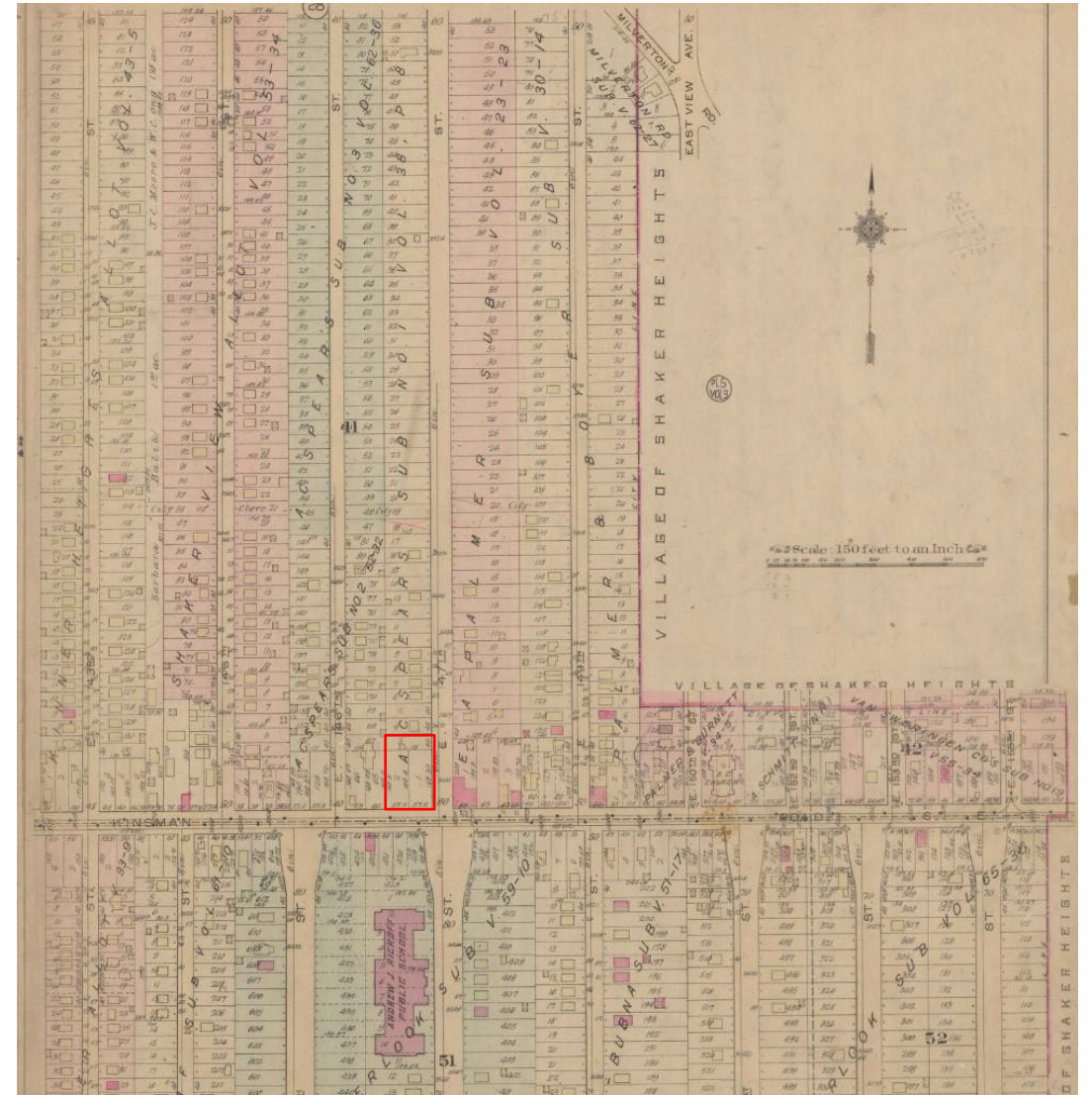
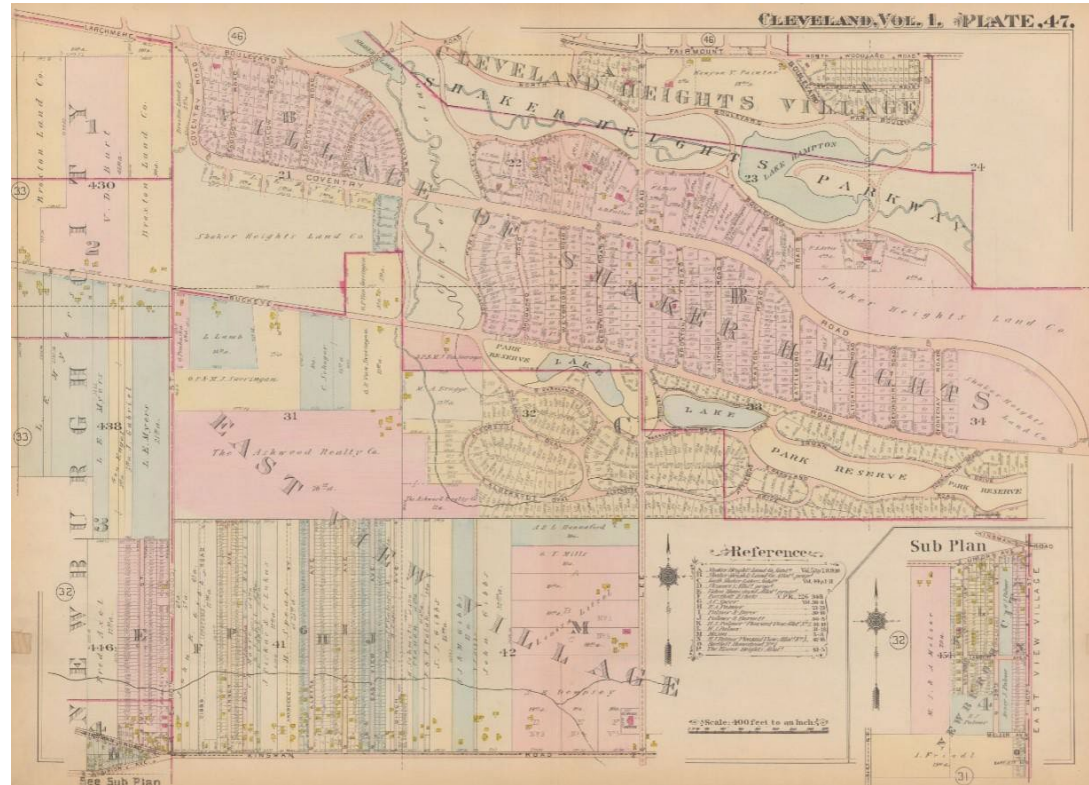


East View Village

- Warrensville Township



East View Village



A Jewish Neighborhood

- Kinsman – Mt. Pleasant
- 1925 – about 30 percent of Cleveland's Jewish Population living here
- More mixed ethnically and nationally
- Working Class families
- Architecture matching working class aesthetic
 - Orthodox Synagogues
 - Jewish Carpenter's Hall
 - Socialist Farband Center
 - Council Educational Alliance – Central facility

Kinsman Jewish Center

- B'nai Jacob Kol Israel
 - Formed in late 1920s
 - Incorporated in 1930
 - One of the first Orthodox congregations to be organized along non-national lines
- Designed by Architect Max Weis
 - Only the first phase built
 - Dedicated in 1932



Maxwell Weis (AKA White)

- Primarily designed apartment buildings
- Family of Architects

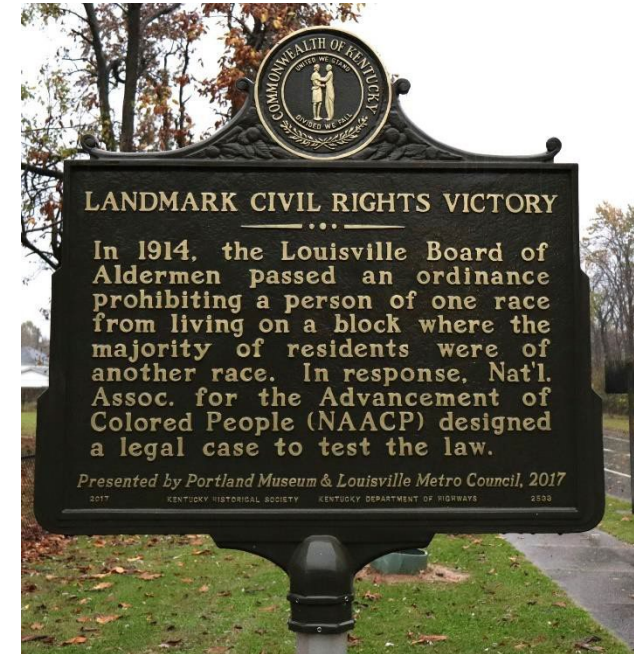


Kinsman Jewish Center

- Fewer than 30 families to start, grew to almost 400 by 1940
 - Daily afternoon Hebrew School (1933)
 - Sisterhood (1934)
 - Jewish nursery school (1950)
 - Young Women's League (1950s)

Laws and Legislation

- Buchanan v Warley (1917)
- Shelley v. Kraemer (1948)
 - McGhee v Snipes
 - Violated the Equal Protection clause of the 14th Amendment
 - Only banned State enforcement
- Equal Opportunity in Housing executive order (1962)
- Civil Rights Act (1968)
 - Fair Housing Act



Local Deed Restrictions

- Van Sweringen Company deed restrictions
 - “Restriction No. 15”
 - 1925 – Added restriction to deeds
- Van Sweringen Company bankruptcy
 - Unsold lots
 - 1953 – Shaker Heights Resolution 5955
 - 1959 – bankruptcy ended after 23 years

13. The grantees herein hereby agree to require that these restrictions be recited at length in all future deeds of the premises hereby conveyed.

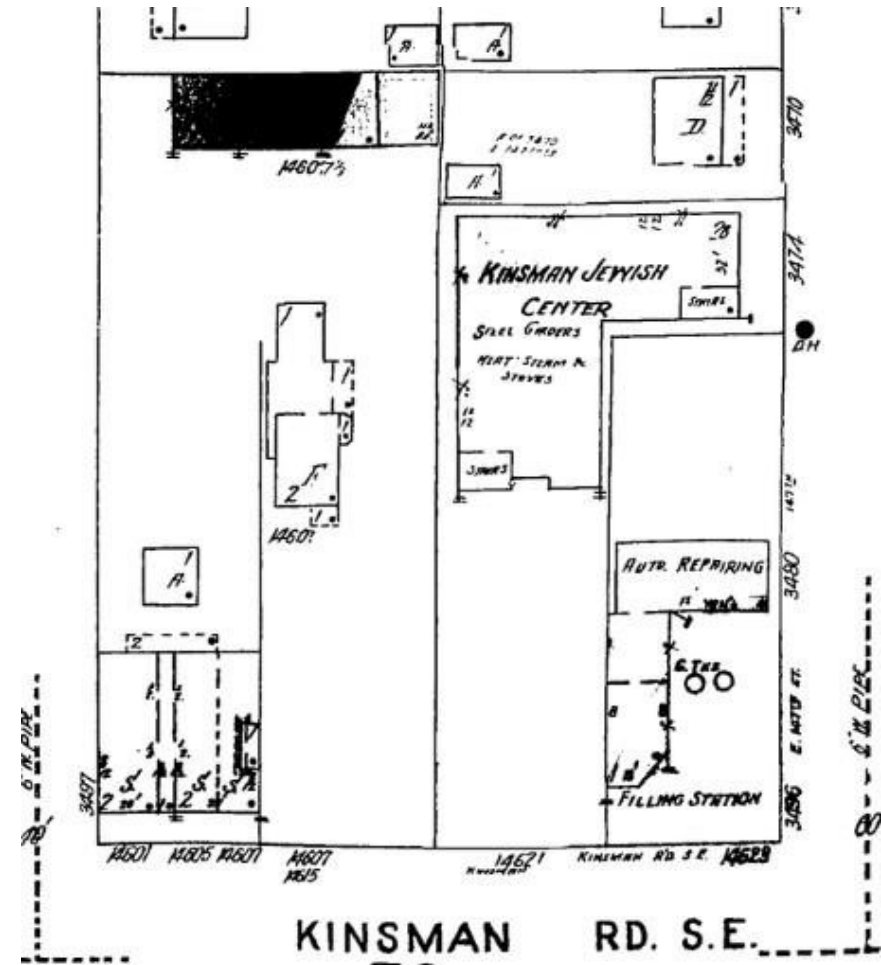
14. No heating apparatus, in, or for any building upon the premises hereby conveyed, shall be operated with any but smoke-free fuel, unless such apparatus be equipped, operated and maintained with such devices as will prevent smoke.

15. The premises hereby conveyed shall not be sublet nor shall the title or possession thereof pass to another without the written consent of The Van Sweringen Company, except that said The Van Sweringen Company may not withhold such consent, if and after a written request has been made to The Van Sweringen Company, to permit such alienation by a majority of the owners of the legal title of all land on both sides of the street or streets upon which this subplot abuts within a distance of 500 feet from the respective sidelines of the subplot hereby conveyed.

In witness whereof, said The Van Sweringen Company hereunto sets its hand and corporate seal by its President M. J. Van Sweringen and its Secretary B. L. Jenks, this 31st day of January in the year of our Lord

Eastward Movement

- 1949 – Interest in moving eastward
- 1955 – Major loss of membership
 - Split of congregation
- 1958 – Sale of building to New Sardis Primitive Baptist Church
- 1959 – Merged with two other congregations to become the Warrensville Center Synagogue in South Euclid



New Sardis Primitive Baptist Church

- Founded by Rev. Abraham Gristel (1876-1936)
- Lived in Chattanooga, TN (1906-1917)
 - Employed as a Molder at Cahill Iron Works
 - Lived in Bushtown
- 1914 – Listed as Pastor of New Sardis Primitive Baptist Church
- Appears in 1918 Cleveland City Directory
 - 1920 Census lists occupation as Minister

New Sardis Primitive Baptist Church

- 1922 – First reference to the church in the City Directory
 - Orange Avenue near E 31st St
- 1924 – Church address listed as 3031 Orange Ave
- 1925 – Church relocates to 3207 Scovill Ave
- 1929 – Church nor Pastor listed in City Directory
- 1930 Census Gristel's occupation listed as a mixer at paving company
- 1931 – Listed as the minister of a church in Barberton, OH
- 1932 – Church now shown at 2482 E 33rd St

New Sardis Primitive Baptist Church

- 1934 – Church listed at 2848 E 33rd St.
 - Rev. T.J. Rice, Jr., Pastor
 - Rice was Pastor about 1933 to 1938
 - Church address listed in various locations on E 33rd St
- 1937 – Church moves to 3602 Scovill
 - Van Talmadge Hunt, Pastor (1938-1939)
- Congregation dwindled to almost no members

Era of Stabilization

- Arthur James W. Warren (1912-1967)
 - 1930 – Living on family farm with parents and 5 siblings
 - 1940 – Became pastor of New Sardis
 - 1940 – Working as a cooper in a barrel factory and running a boarding house
 - 1950 – Proprietor of a retail grocery and confectionary store; wife and 9 children

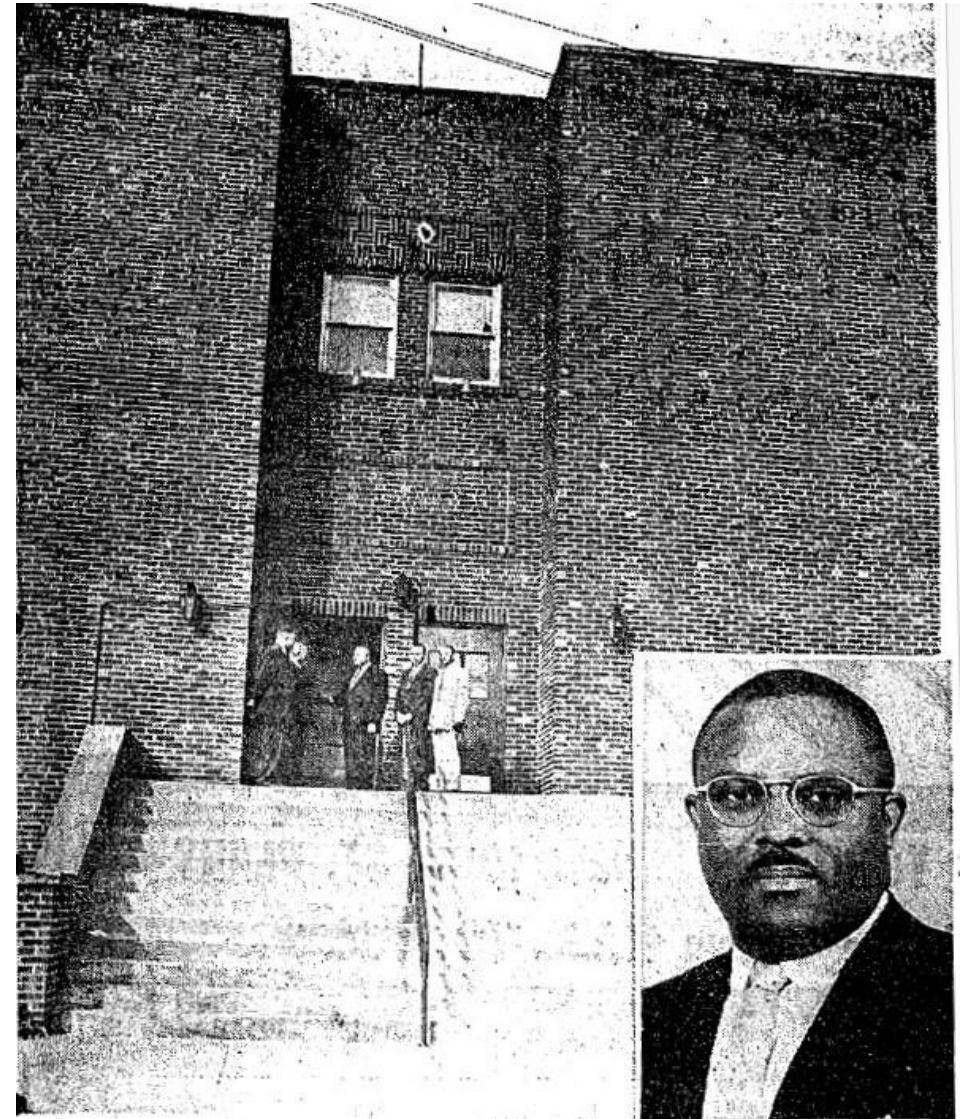


REV. A. J. W. WARREN

Cleveland Call & Post, 10/22/1949

Era of Stabilization

- 1943 – Moved to 10525 Hudson Avenue
 - Former St. James AME Church and Church of God in Christ
- 1950 – Moved to 9014 Cedar Avenue
 - Former Mt. Zion Congregational Church and Infant's Rest Home (Orphanage)
- 1958 – Moved to 3474 E. 147th Street
 - Former Kinsman Jewish Center



Cleveland Call And Post, 11-8-1958

A New Home



New Sardis Primitive Baptist Church

- Under Warren's leadership, membership grew to its largest in the 1960s
- At its peak there were 1500 members
- Warren passed away in 1967
- Elder Terry M. Batts, Sr.
 - Nov. 1968 – July 1986
- Elder Jimmy Warren
 - 1986-1988
- Elder Larry D. Tatum
 - 1988- 2023
- Elder Dr. Vincent E. Stokes II
 - 2023-

1999 Addition

- Designed by Whitley & Whitley
 - Established in 1963
 - Architects and Urban Planners
 - Multiple buildings designed in the Mt. Pleasant – Kinsman neighborhood
- Contributions Nationally
 - New York
 - Chicago
 - Atlanta



Significance

- Its character, interest or value is part of the development, heritage or cultural characteristics of the city
- The property relates to other distinctive cultural properties in the neighborhood which may also be eligible for preservation activity
- The property is identified as the work of architects whose work has contributed to the development of the neighborhood and city
- The property's location is a familiar visual feature of the community

Current Conditions











New Sardis
Primitive Baptist Church

COMMUNITY DAY
POSTPONED
UNTIL SEPT 7TH

Cleveland City Planning Commission

Confirmation of Design Review Chairs: Term 2025- 2027



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Jan 3, 2025

Downtown/Flats Design Review Region

- **Chair: Jeff Bogart (Term 2)**
- **Vice Chair: Greg Soltis (Term 2)**

Euclid Buckeye Design Review Region

- **Chair: Chris Trotta (Term 1)**
- **Vice Chair: David Wilson (Term 1)**

Northeast Design Review Region

- **Chair: Scott Neiswander (Term 1)**
- **Vice Chair: Michelle Bandy-Zalatoris (Term 1)**

Central Southeast Design Review Region

- **Chair: Matt Hils (Term 1)**
- **Vice Chair: Dawn Mayes (Term 1)**

Near West Design Review Region

- **Chair: Kerry Sandoval (Term 1)**
- **Vice Chair: John Gallagher (Term 1)**

Far West Design Review Region

- **Chair: Maggie Young (Term 2)**
 - **Vice Chair: Matt Provolt (Term 1)**
-

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 3, 2025