



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

May 2, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator



Cleveland City Planning Commission

P R E A M B L E

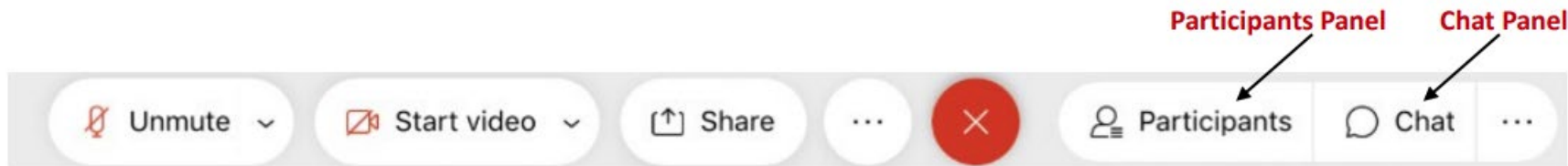
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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



May 2, 2025

Cleveland City Planning Commission

P R E A M B L E

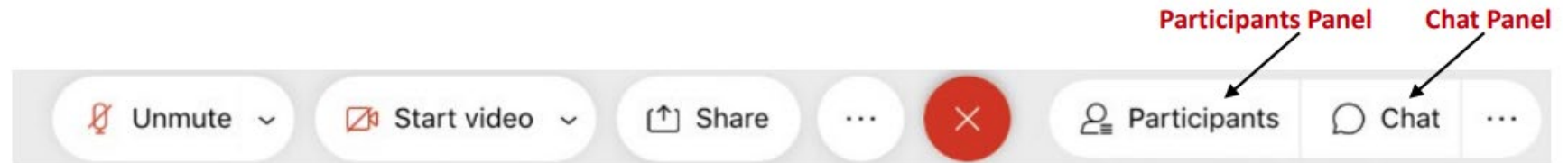
All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

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)



May 2, 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. 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

May 2, 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

May 2, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

Pedestrian Retail Overlay – Charter House Grille

Project Address: 991 E 185th St

Per Section 343.23 (e) (2)

- A. Off-street parking located within forty (40) feet of a Pedestrian Retail Frontage
- B. Driveways extending across a public sidewalk
- E. Interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage

Presenter: Xavier Bay, City Planner

Project Representatives: Jill Brandt & Chris King

May 2, 2025

991 East 185th Street

Conditional Use Permit

City Planning Commission Hearing

May 02, 2025

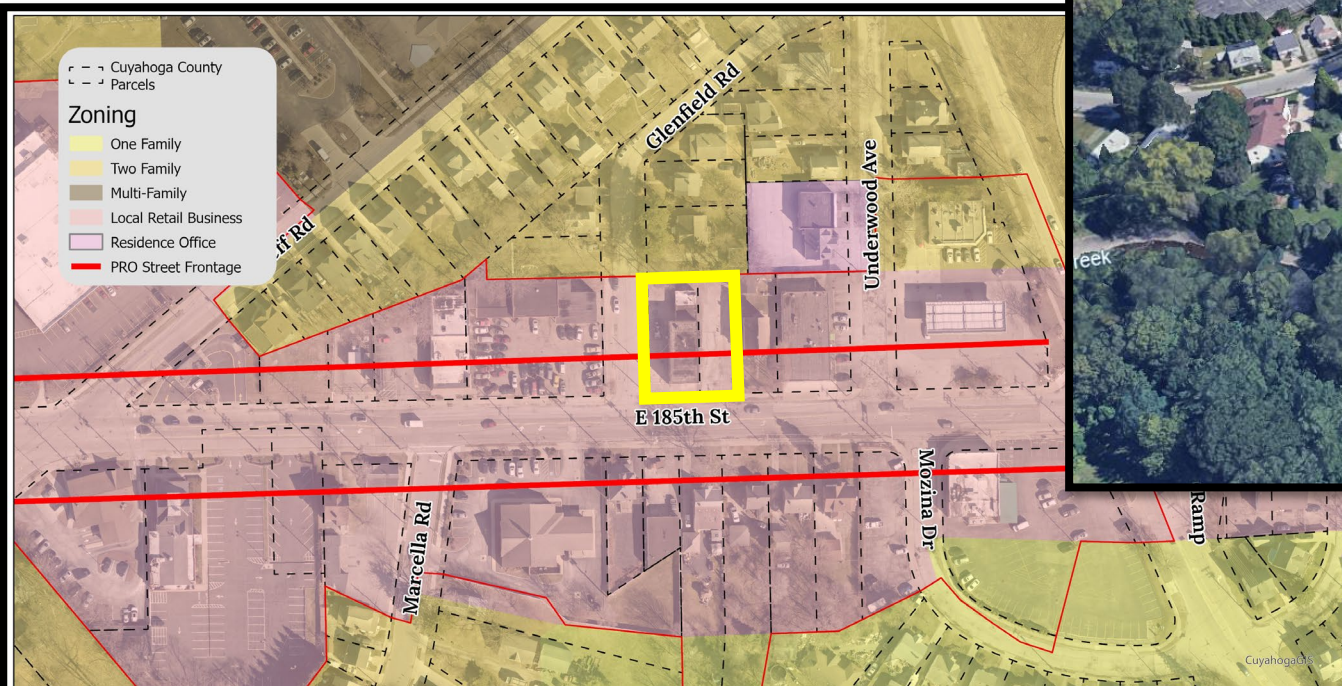
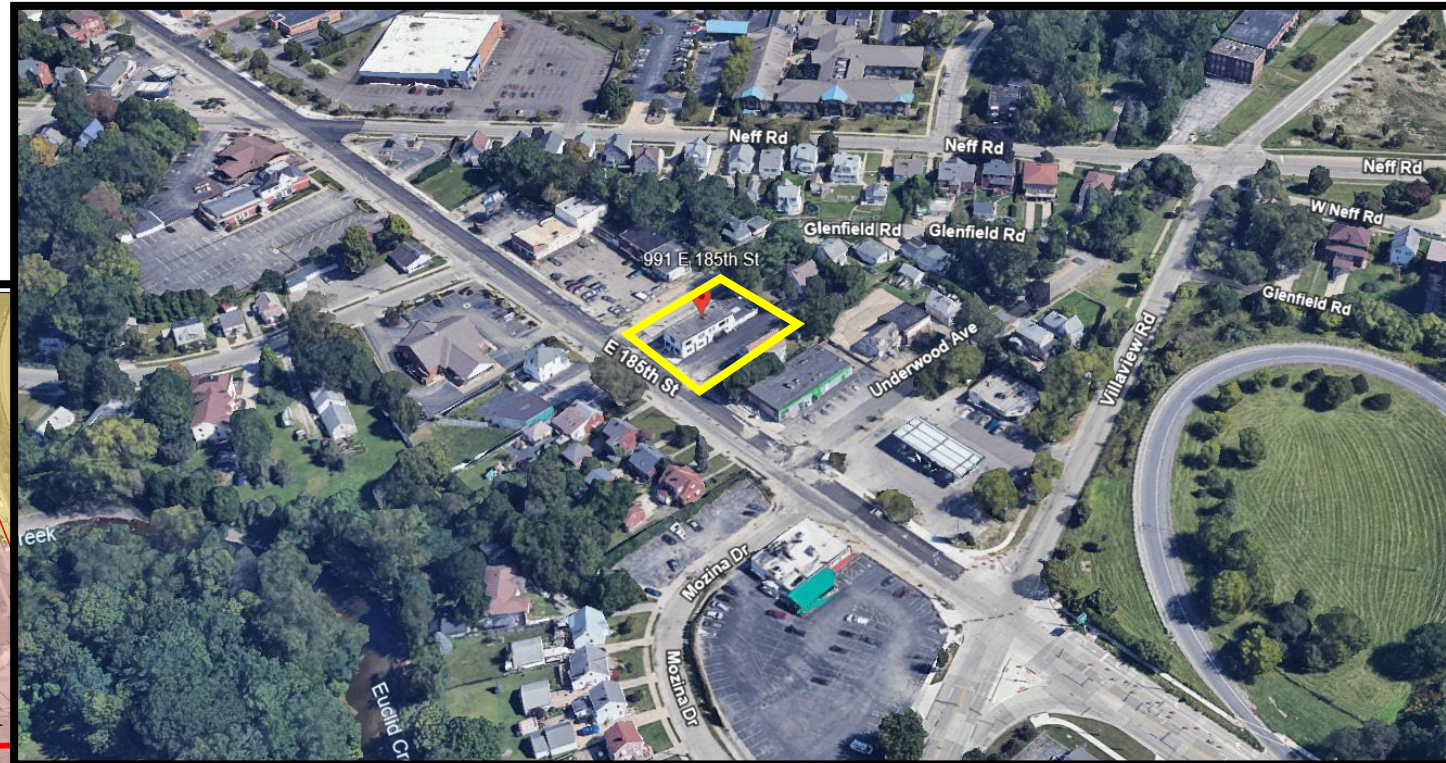


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

To improve existing restaurant with patio addition.



Pedestrian Retail Overlay Conditional Use

991 E 185th St

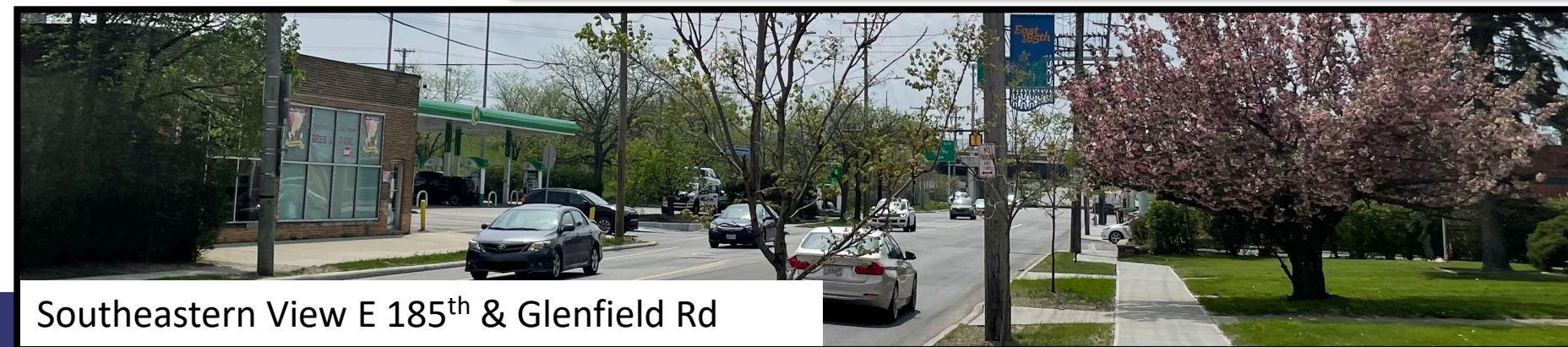




Eastern View
E 185th & Glenfield Rd



Southeastern View E 185th & Glenfield Rd

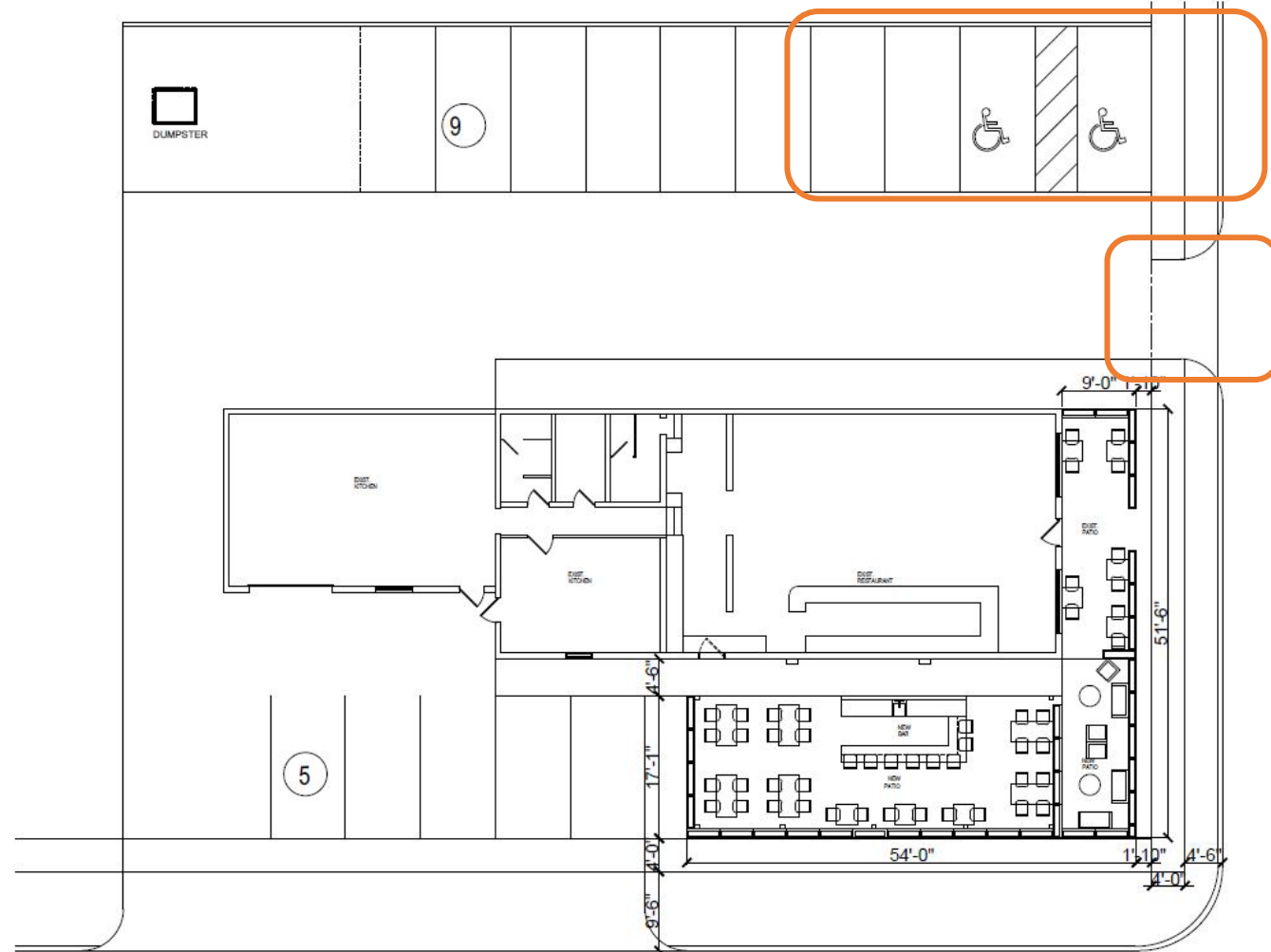


Southeastern View E 185th & Glenfield Rd

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

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

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

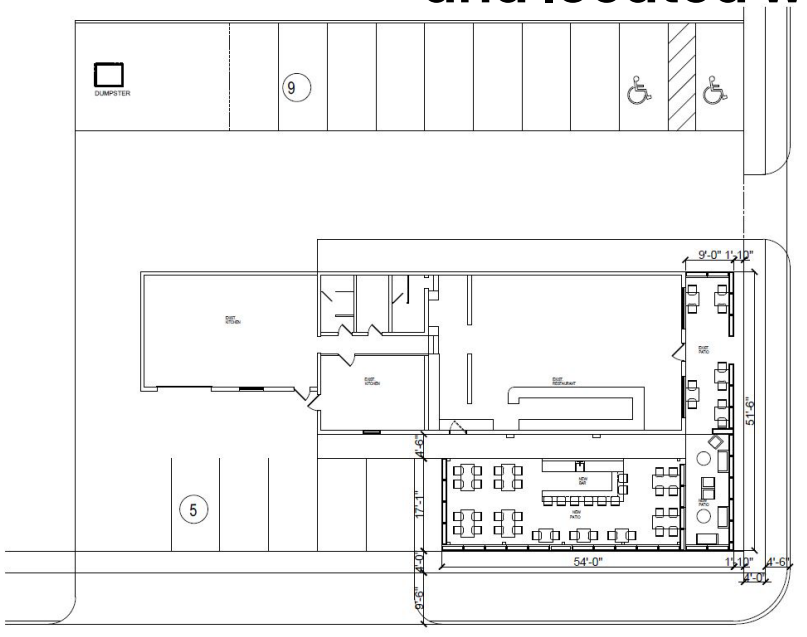


Pedestrian Retail Overlay Conditional Uses

A.) Off-Street Parking or Loading Area

B.) Driveways Extending Across A Public Sidewalk

E.) A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage.



LOCATION: 991 E. 185TH

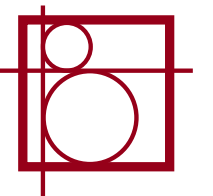
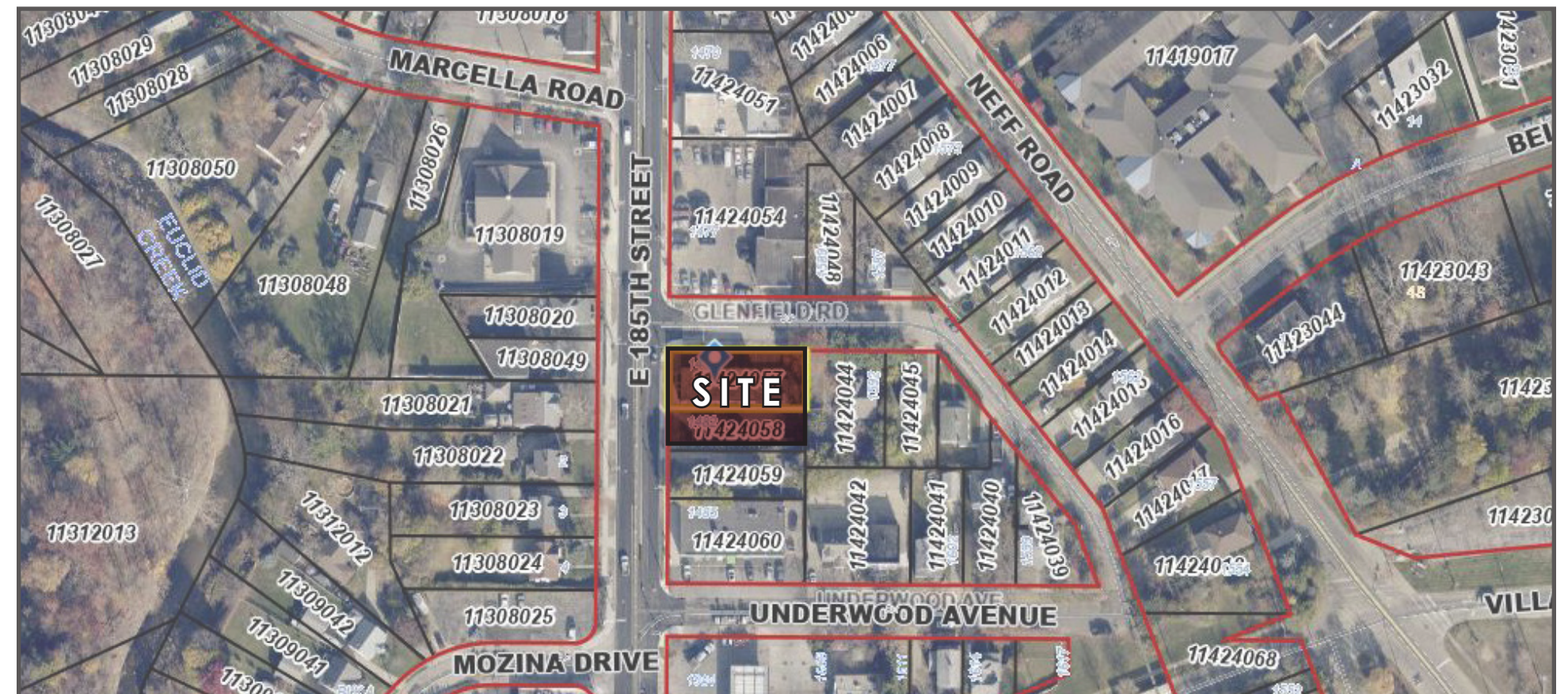
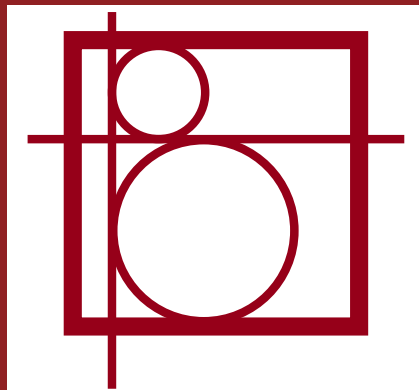
ZONING: RETAIL - LOCAL

NUMBER OF LOTS: TWO

SQUARE FOOTAGE: 1,066 SF OUTDOOR PATIO
2,567 SF EXISTING BUILDING

PROGRAM: COVERED OUTDOOR PATIO SEATING

CHARTER HOUSE GRILLE



SITE & PARKING

GENERAL BUILDING INFORMATION

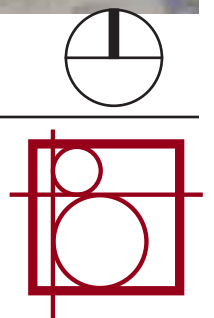
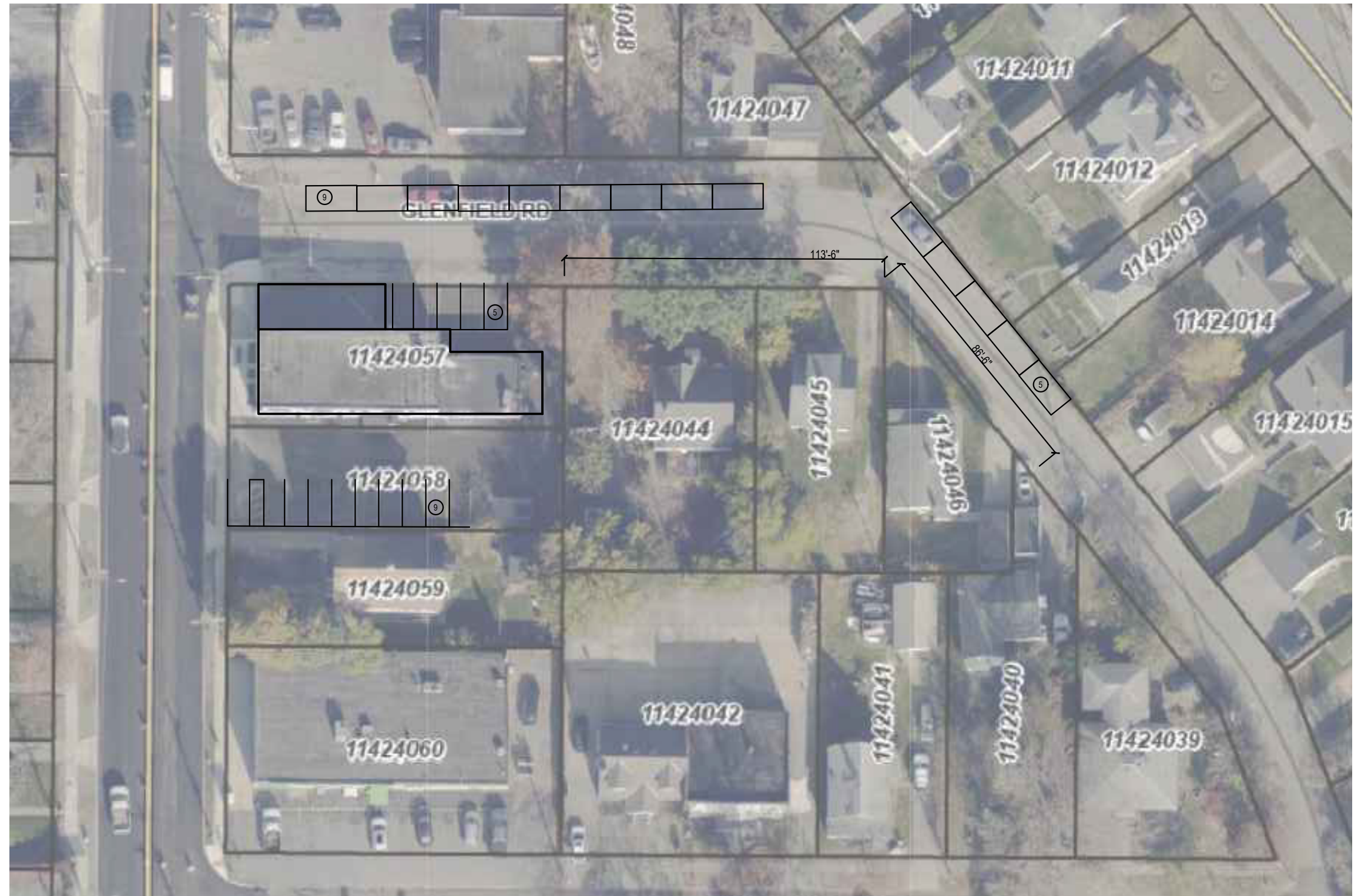
BUILDING AREA: 2,567 SF
 EXIST. KITCHEN & SUPPORT SPACES = 1,454 SF
 EXIST. RESTAURANT = 1,113 SF
 EXISTING PATIO = 224 SF
 NEW PATIO = 1,066 SF

CONSTRUCTION TYPE: III B - UNSPRINKLERED
 USE GROUP: A-3
 OCCUPANT LOAD - ACTUAL:
 EXIST. KITCHEN & SUPPORT SPACES = 8
 EXIST. RESTAURANT & EXIST. PATIO = 67
 NEW PATIO = 66
 TOTAL = 141

EXITS REQUIRED = 1
 EXITS PROVIDED = 2

TOILET ROOMS REQUIRED = 3
 TOILET ROOMS PROVIDED = 2

PARKING REQUIRED = 28 SPACE
 PROVIDED ONSITE = 14
 VALET/ ON STREET WITH IN 200' OF PROPERTY = 14



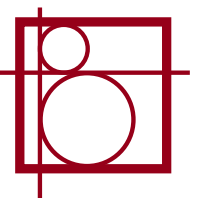
EXISTING SITE PHOTOS



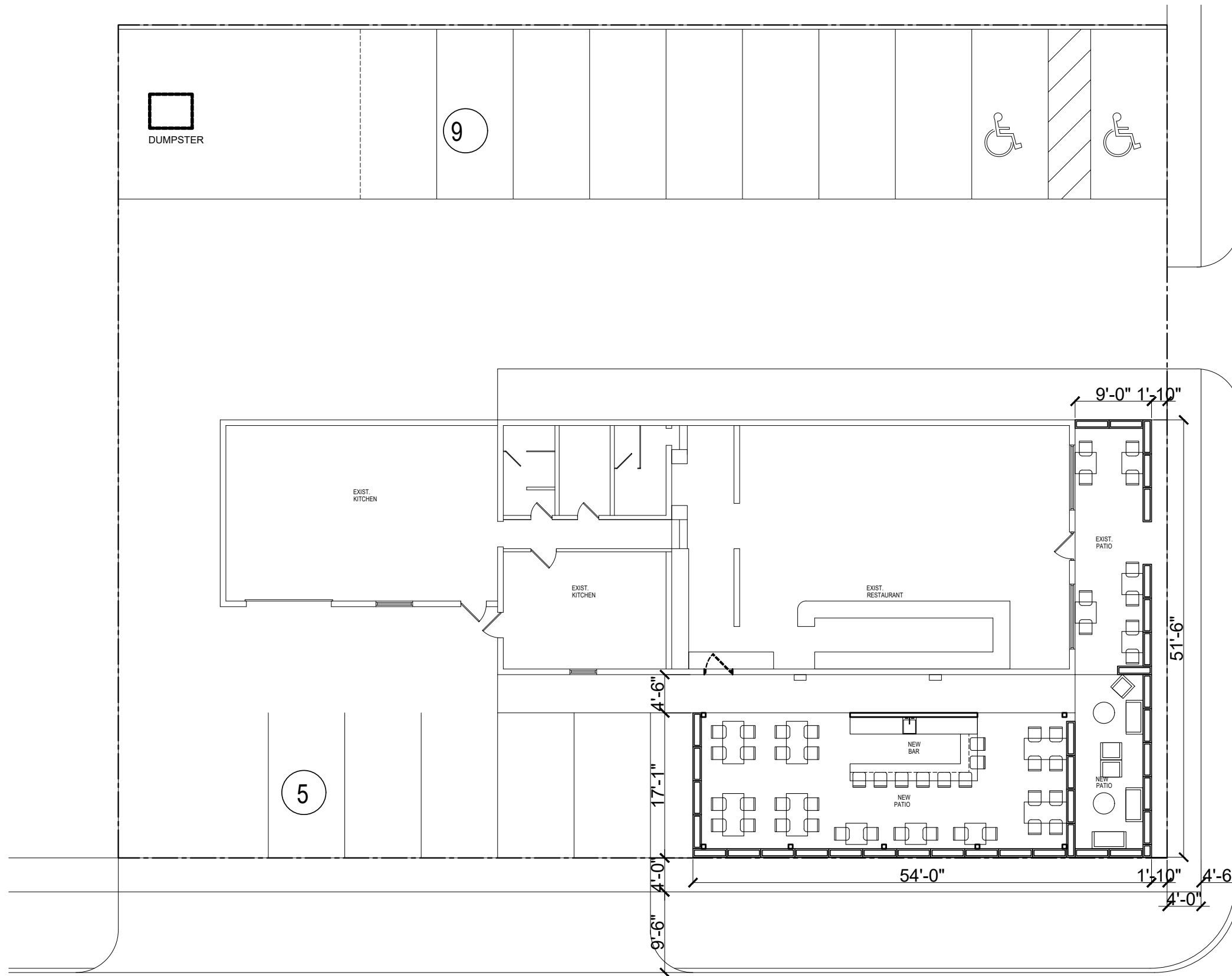
VIEW E 185TH



VIEW GLENFIELD

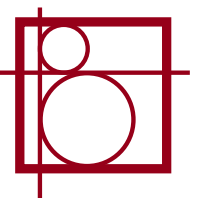


PROPOSED SITE PLAN

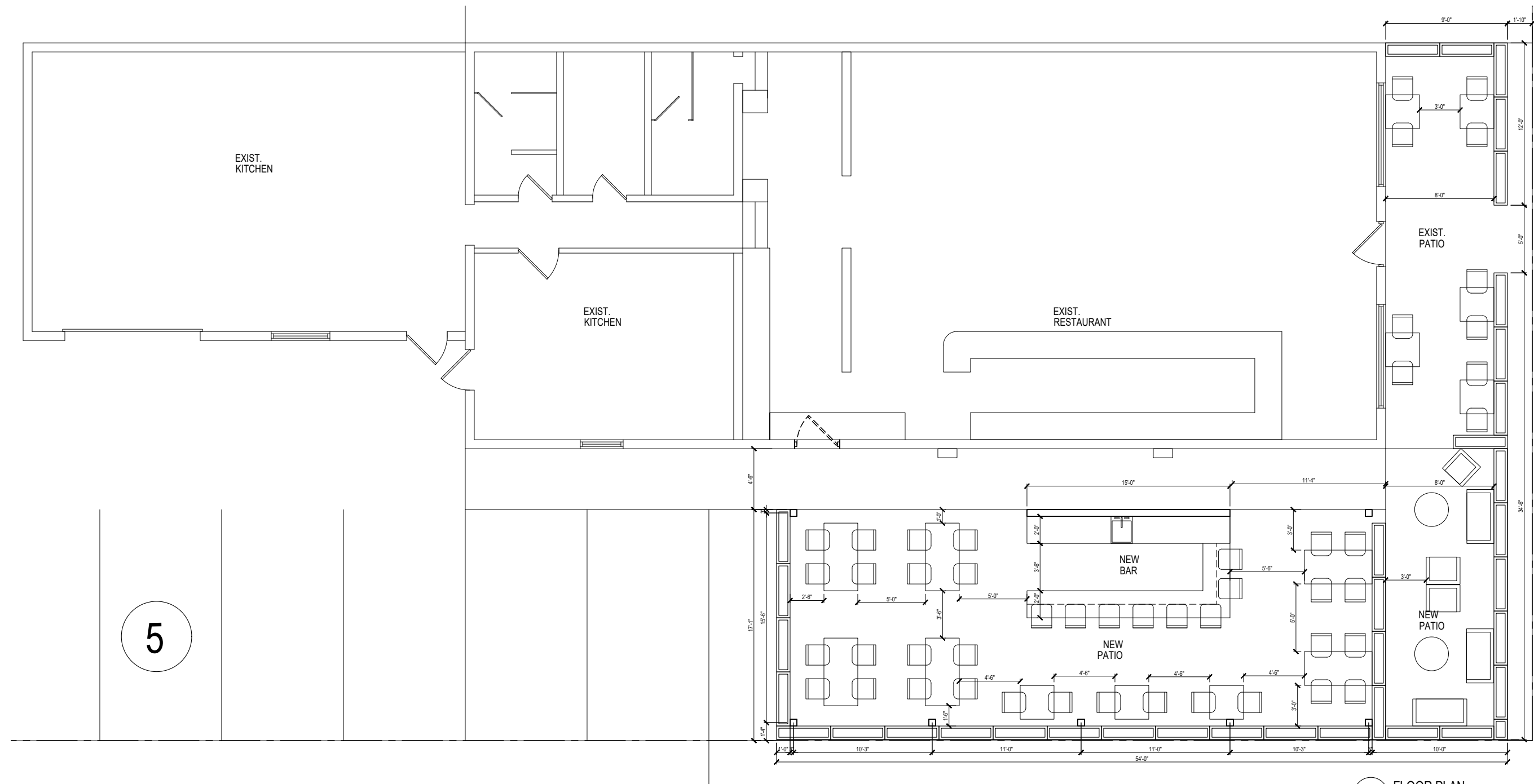


CHARTER HOUSE GRILLE

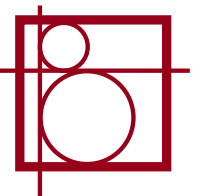
991 E. 185TH
CLEVELAND, OHIO



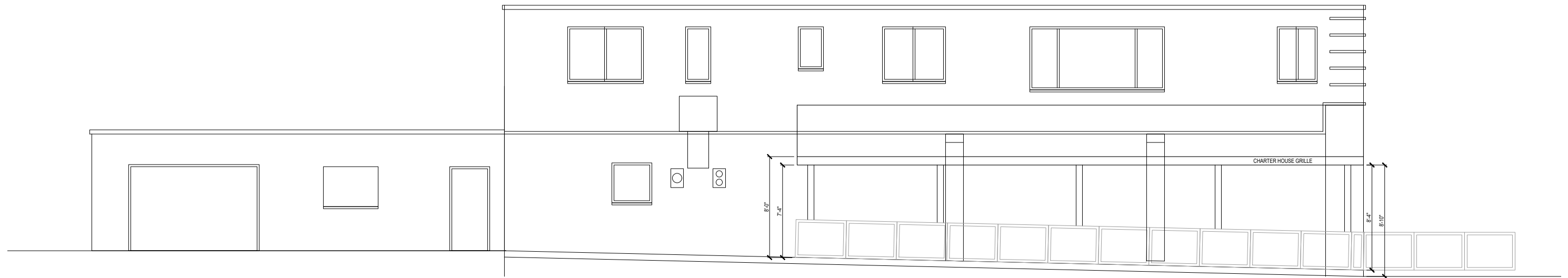
FLOOR PLANS



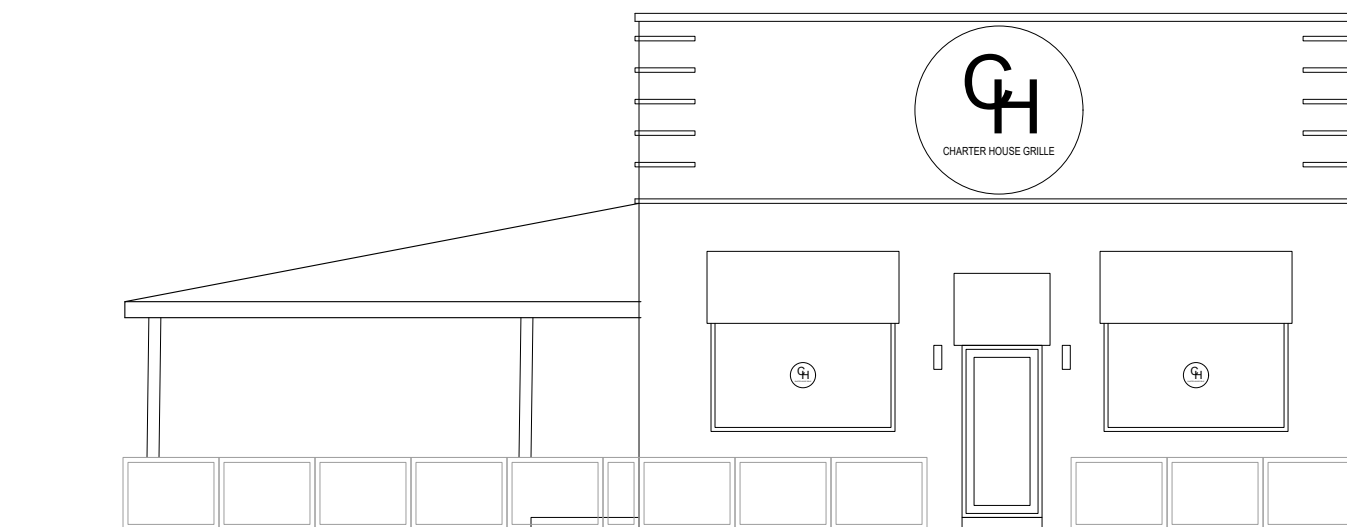
1 FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"



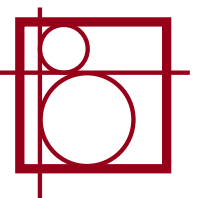
ELEVATIONS



1 NORTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"



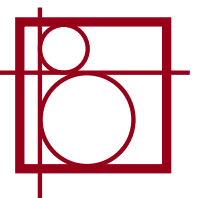
2 WEST ELEVATION
A-2 SCALE: 1/4" = 1'-0"





CHARTER HOUSE GRILLE

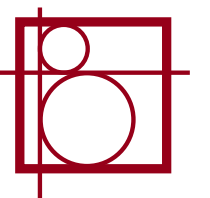
991 E. 185TH
CLEVELAND, OHIO

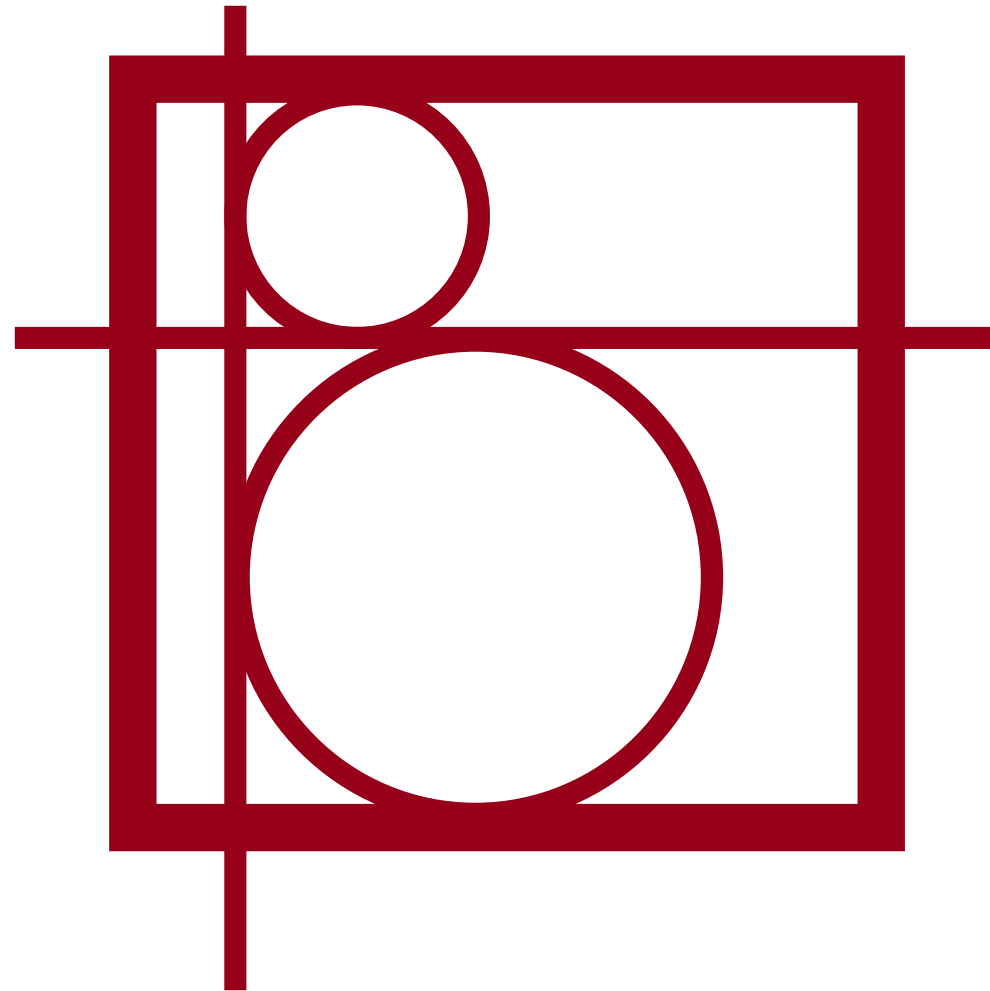




CHARTER HOUSE GRILLE

991 E. 185TH
CLEVELAND, OHIO





2220 WOOSTER RD.

ROCKY RIVER, OHIO 44116

440-865-1824

WWW.BRANDTARCHITECTURE.COM

CHARTER HOUSE GRILLE PATIO ADDITION 991 E. 185TH ST

SCOPE OF WORK:
NEW 1,066 SF COVERED - PATIO & BAR

GENERAL BUILDING INFORMATION
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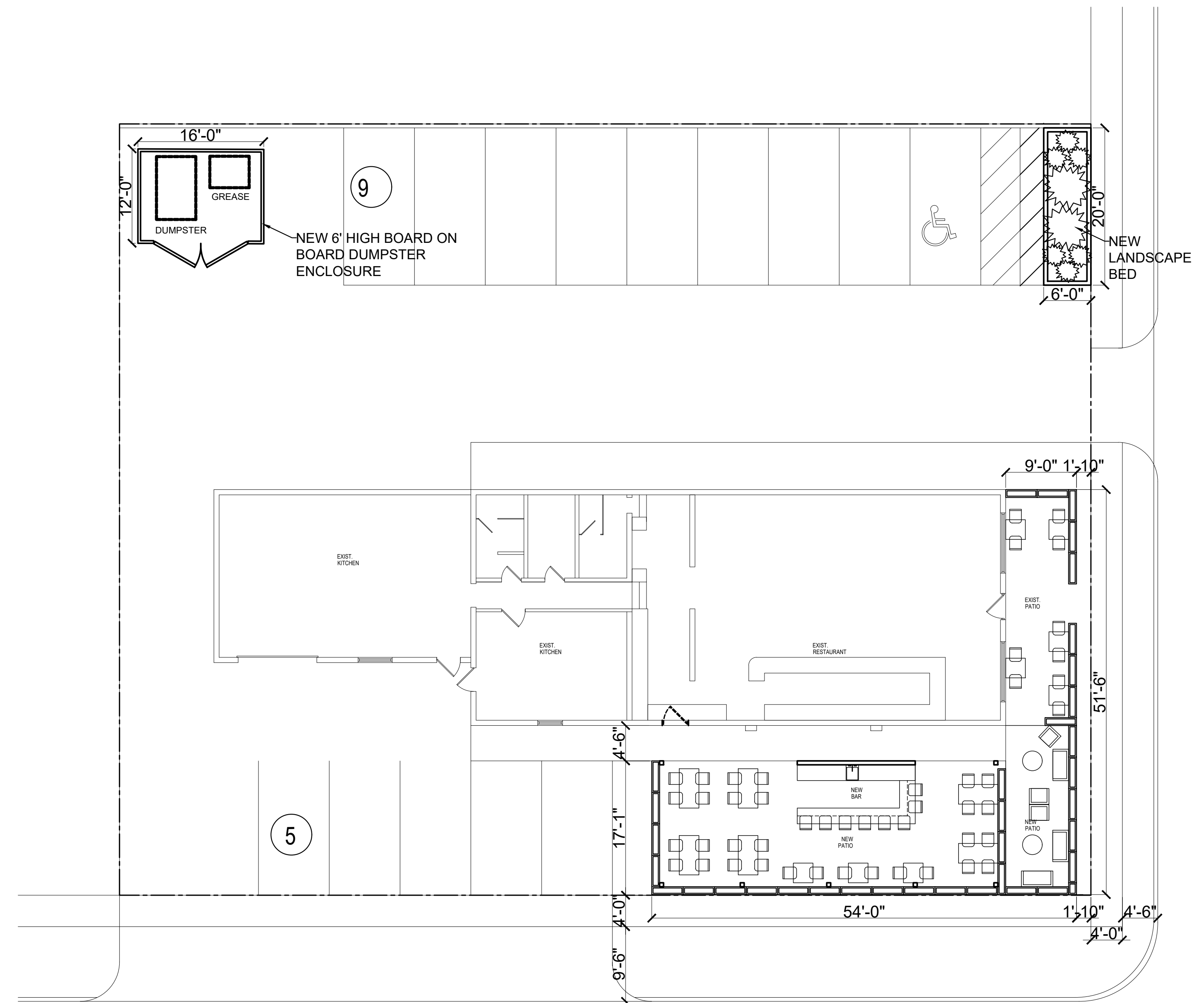
PARKING REQUIRED = 28 SPACE
PROVIDED ON-SITE = 14
VALET/ ON STREET WITH IN 200' OF PROPERTY = 14

DRAWING INDEX

- T-1 SITE PLAN
- A-1 FLOOR PLANS
- A-2 ELEVATIONS



1 SITE LOCATION PLAN
A-1 SCALE: 1" = 40'-0"



1 FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"

CHARTER HOUSE GRILLE
991 E 185TH ST.
CLEVELAND, OH 44119

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

Project Address: 18200 Lorain Avenue

Type: New construction

Project Representative: Richard Stuckey, Cannon Design

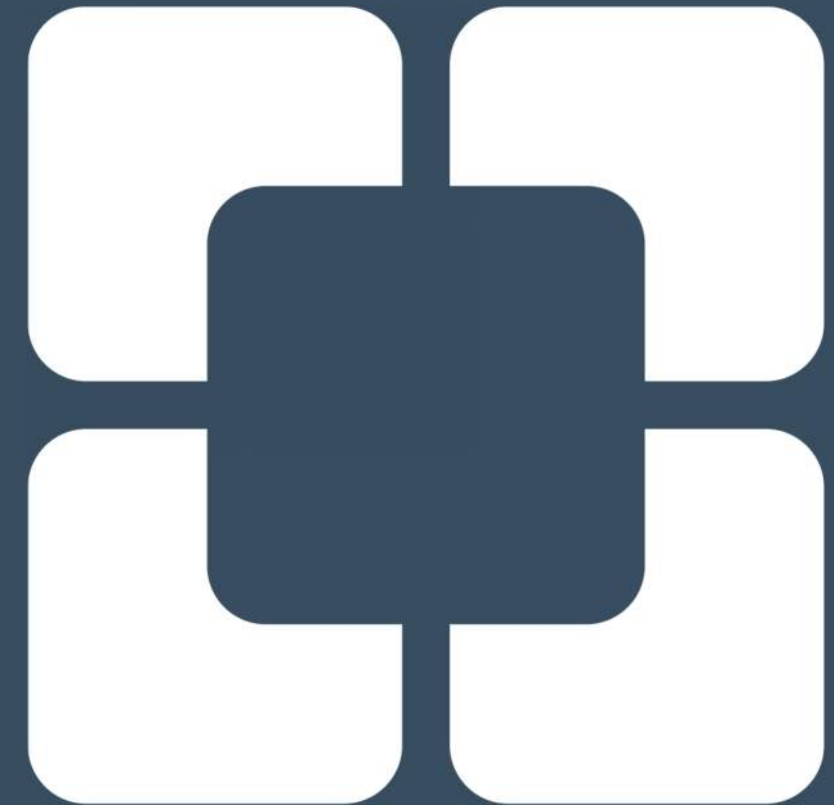
Approval: Schematic

Ward 17 – Councilmember Slife

SPA: Kamm's

CLEVELAND CLINIC FAIRVIEW HOSPITAL NORTH CAMPUS EXPANSION

CITY PLANNING COMMISSION
SCHEMATIC DESIGN APPROVAL



MAY 2, 2025

AGENDA

REVIEW CPC CONCEPTUAL + SCHEMATIC SUBMISSION COMMENTS

CAMPUS PLAN

DEVELOPMENT PHASING

PARKING, CIRCULATION AND FLOWS

UNDERGROUND STUDY

LANDSCAPE / SITE ENHANCEMENTS

COMMUNITY ENGAGEMENT

MATERIALITY

BUILDING DESIGN

CONCEPTUAL RENDERINGS

REQUIREMENT CHECKLIST

Conceptual Approval - Received 12/20/24

General Idea of uses, scale, relationship among uses, and context

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

Final Approval (schematic plus):

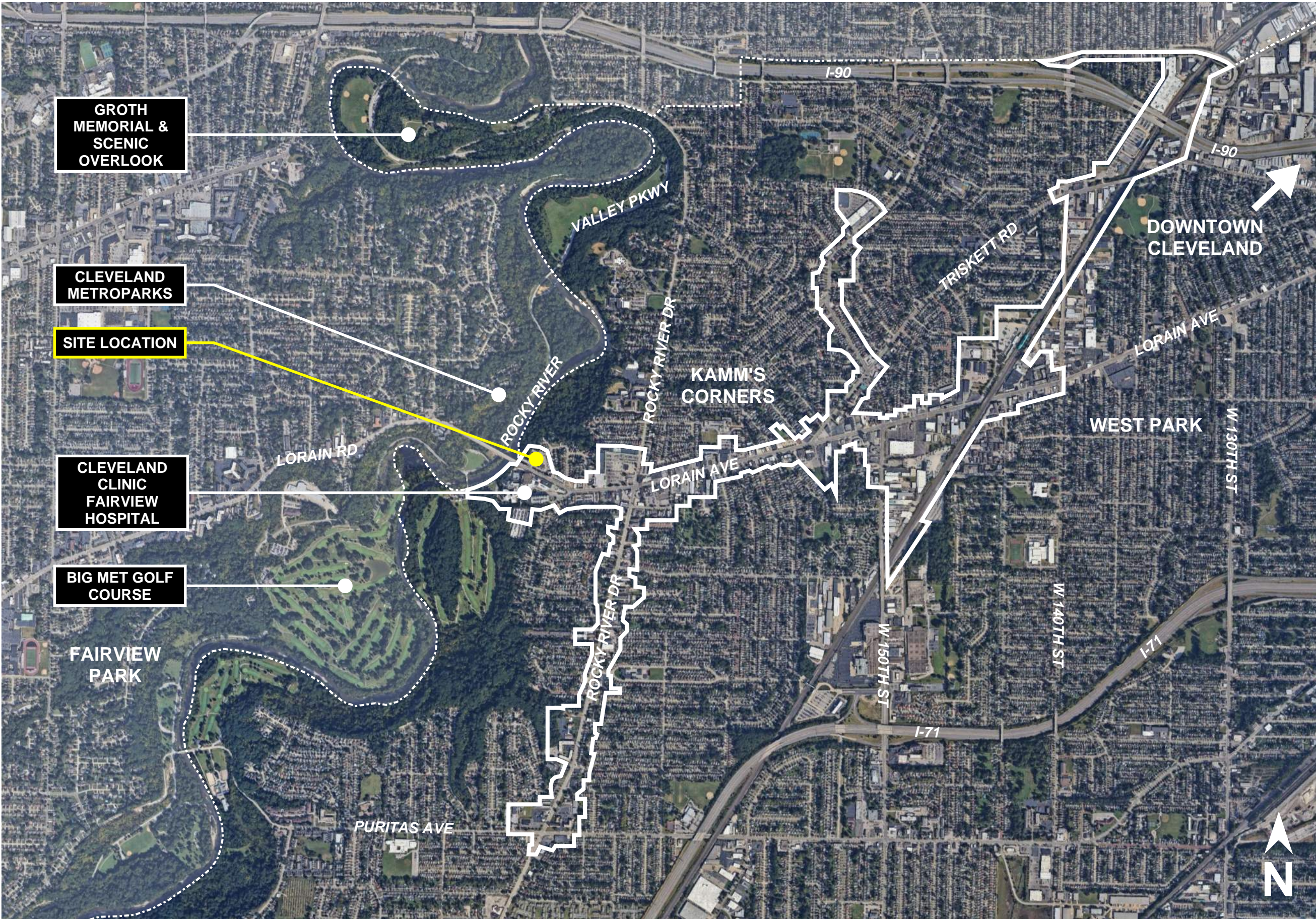
- *Signage Plan*
- *Lighting Plan*
- *Material, Color and Finish Samples and Lists*
- *Final Landscape and or Streetscape Plan (with plant list)*

Schematic Approval (conceptual plus):

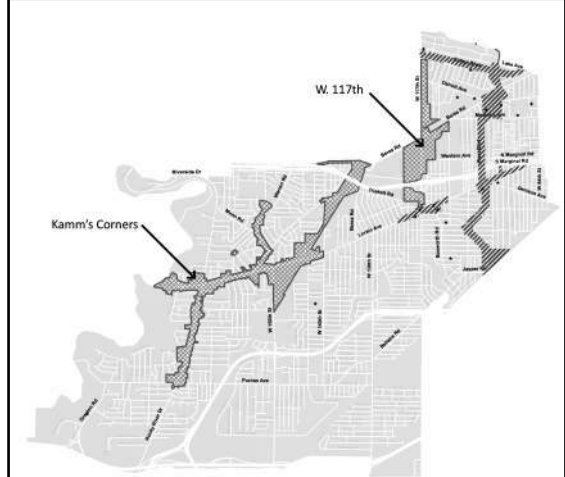
Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades

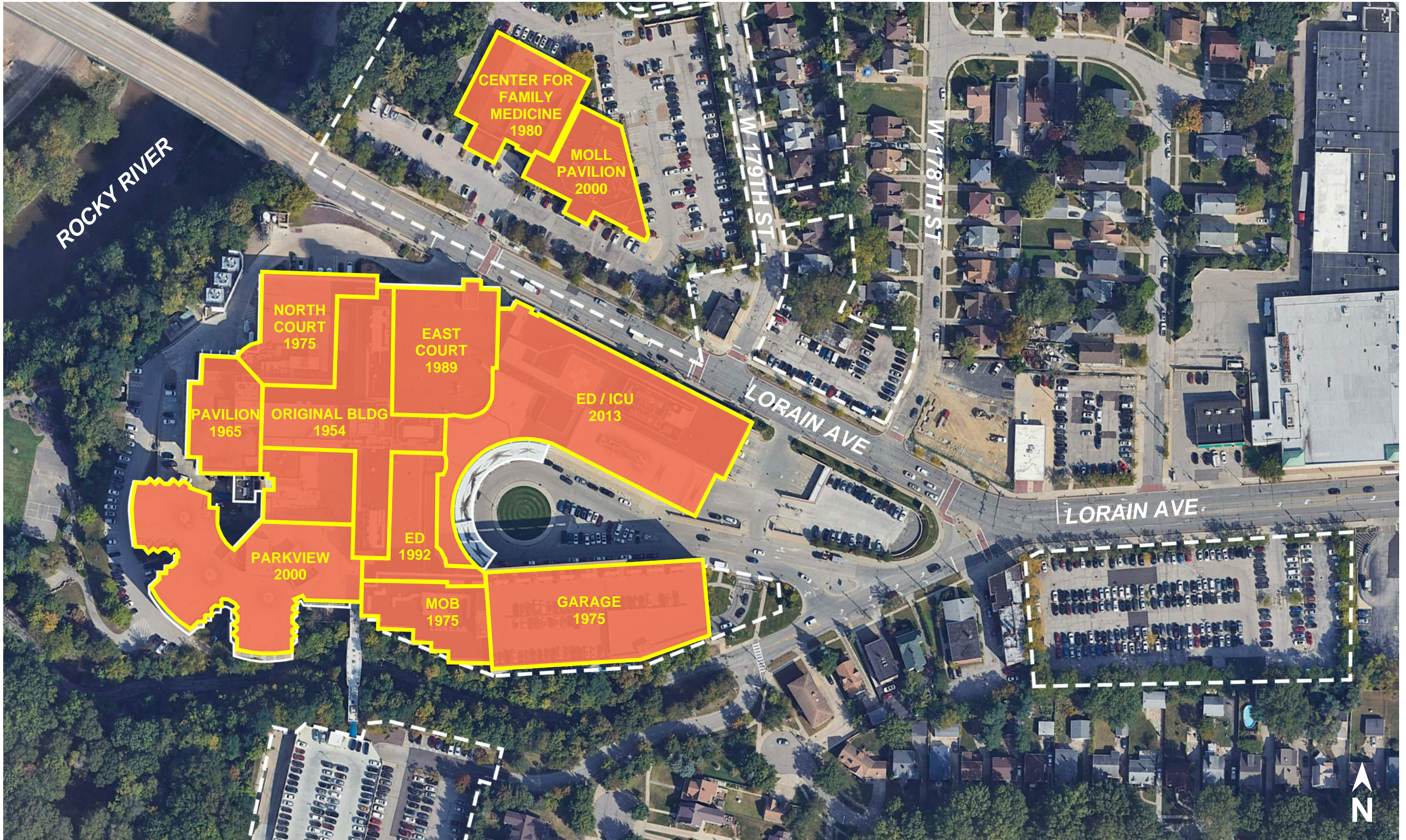
- *Illustrative Renderings*
- *Furnishings and Site Amenities*
- *Conceptual Landscape and/or Streetscape Plan*
- *Storm Water Management Plan*

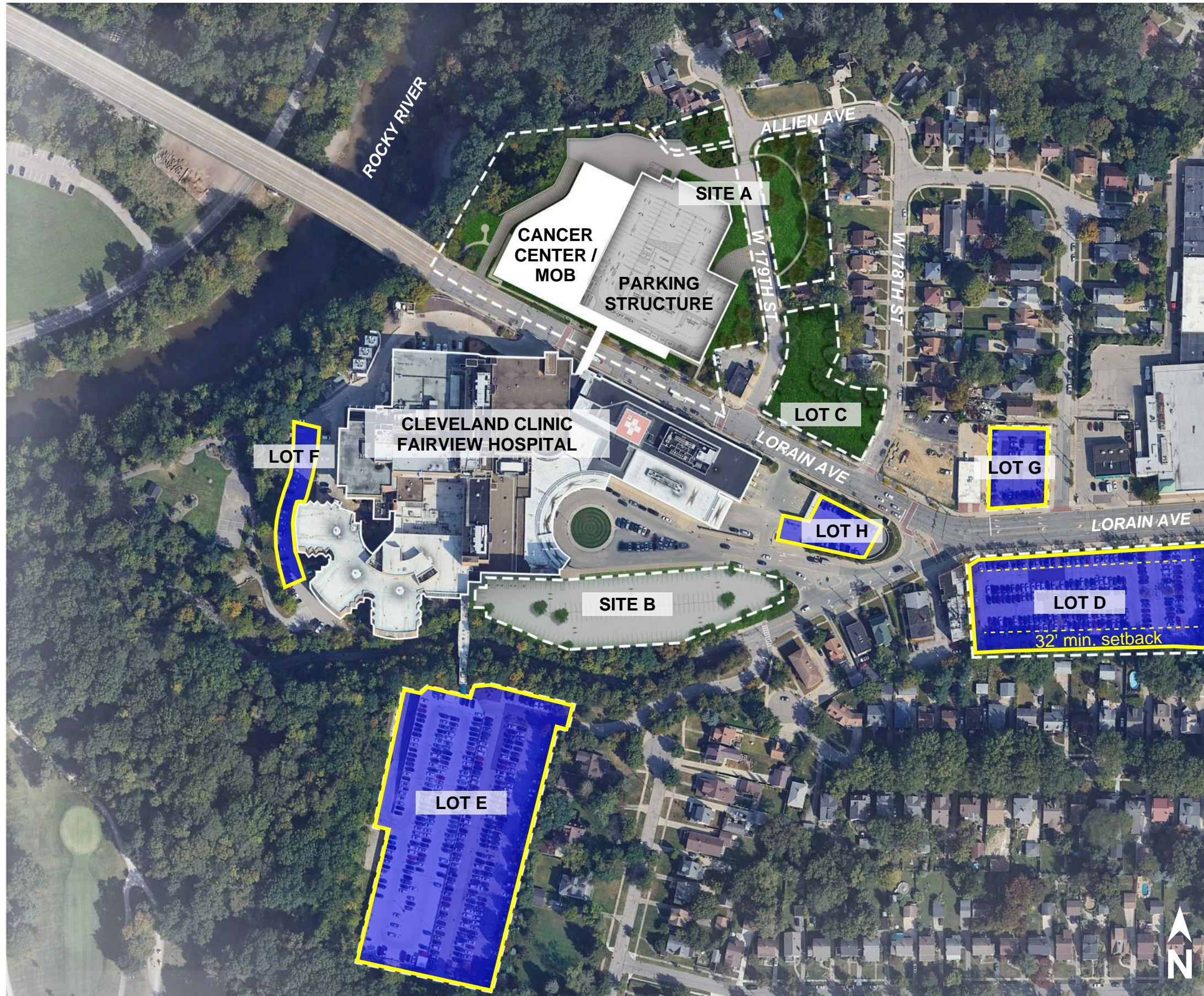




— DESIGN REVIEW DISTRICT
- - - FAR WEST REGION







PLAN NOTES

- NO CAPITAL CHANGES BEYOND THE CURRENT PROPOSAL ANTICIPATED IN THE NEXT 5 YEARS.
- ANY IMPROVEMENTS ON CAMPUS AFTER THAT IS LIKELY TO BE RECAPITALIZATION / RENOVATION ON EXISTING CAMPUS FOOTPRINT, NOT EXPANSION.
- KEEPING SERVICES CENTRALIZED IS PRIORITY.

LOT D CONSTRAINTS

- NOT SUITABLE FOR NEW BUILDING FOOTPRINT.
- ZONING DOES NOT ALLOW TALLER THAN 60' STRUCTURE AND ONLY HALF THE LOT AREA.
- IF BUILDING - PARKING CONCERNS
- LIMITS ACTIVATED LORAIN FRONTAGE POTENTIAL.
- INCREASED TRAFFIC CONGESTION ALONG LORAIN NEAR INTERSECTION.
- LONG WALK TO MAIN HOSPITAL. OVER 900' WALK TO CENTRALIZED SERVICES.
- SAFETY CONCERNS FOR PATIENTS CROSSING OLD LORAIN.

LOT E CONSTRAINTS

- MEMORANDUM OF UNDERSTANDING BETWEEN FAIRVIEW AND CITY THAT LIMITS FUTURE GROWTH POTENTIAL / HEIGHT RESTRICTIONS APPLY.





PHASING KEY

EXISTING CONDITION:
-EXISTING CURRENT STATE

PHASE 1 DEMOLITION:
-DEMO FAMILY MEDICINE AND ADJACENT PARKING
-NEW CURB CUT ON 179TH
-PLANT INITIAL VEGETATION

PHASE 1 CONSTRUCTION:
-BUILD MOB/CC
-NEW ACCESS ROAD WITH CURB CUTS
-CONSTRUCT RETAINING WALL

PHASE 2 DEMOLITION:
-DEMO MOLL CENTER AND ADJACENT PARKING

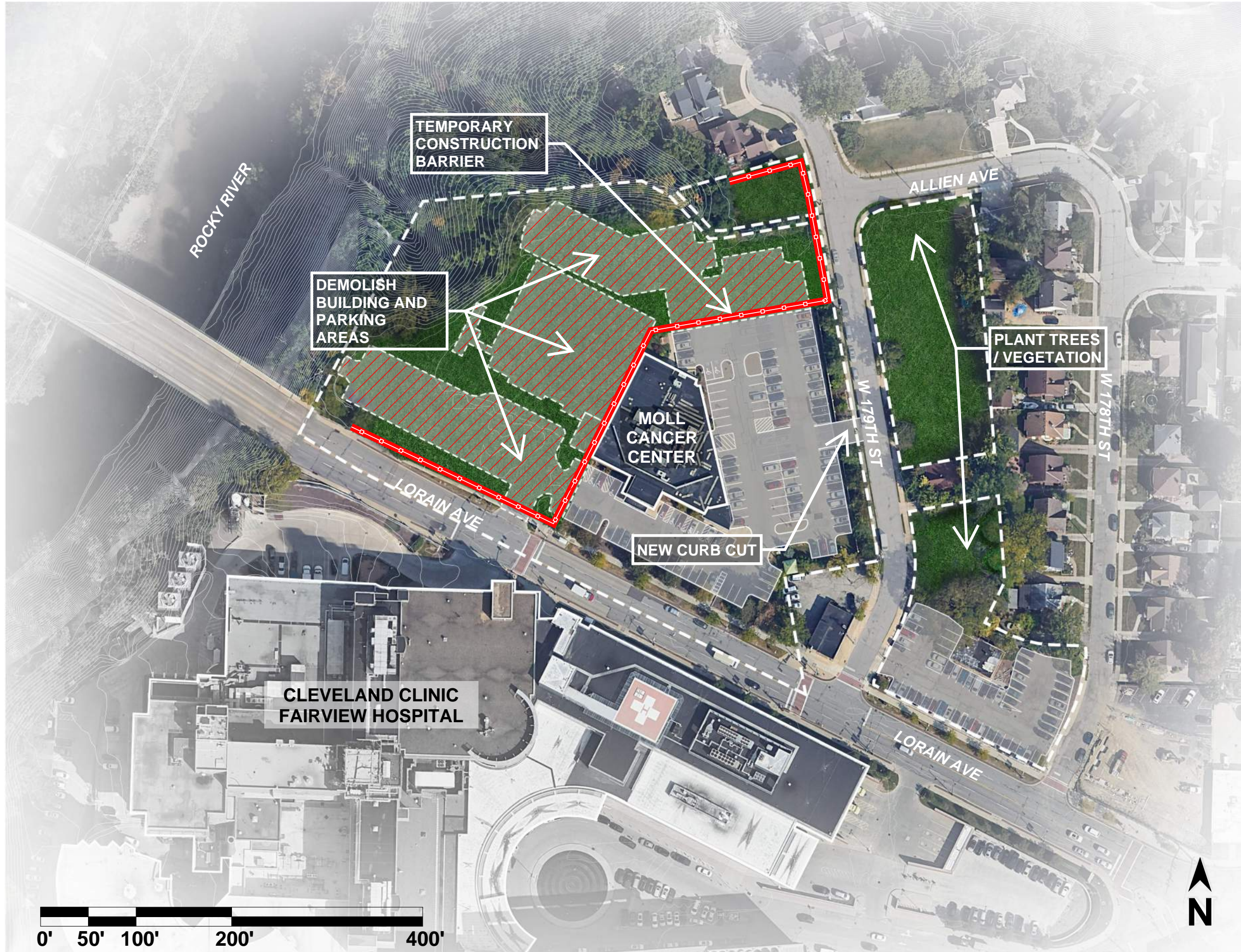
PHASE 2 CONSTRUCTION:
-BUILD NEW PARKING STRUCTURE
-BUILD NEW MOB LOBBY EXTENTION
-BUILD CONNECTOR BRIDGE

PHASE 2 COMPLETED:
-PARKING GARAGE & BRIDGE COMPLETE
-DEMO LOT C SURFACE PARKING
-EXTEND BUFFER ZONE TO LORAIN

PHASE 3 DEMOLITION:
-DEMO OF EXISTING MOB AND GARAGE

PHASE 3 COMPLETED:
-NEW SURFACE LOT COMPLETE





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PHASE 3 DEMOLITION:
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PHASE 3 COMPLETED:
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 - PARKING GARAGE & BRIDGE COMPLETE
 - DEMO LOT C SURFACE PARKING
 - EXTEND BUFFER ZONE TO LORAIN
- PHASE 3 DEMOLITION:**
 - DEMO OF EXISTING MOB AND GARAGE
- PHASE 3 COMPLETED:**
 - NEW SURFACE LOT COMPLETE

FOOTPRINT OF MOLL DEMO.

DEMO LOT AFTER CONSTRUCTION COMPLETE. FUTURE BUFFER ZONE.





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 -EXTEND BUFFER ZONE TO LORAIN

PHASE 3 DEMOLITION:

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PHASE 3 COMPLETED:

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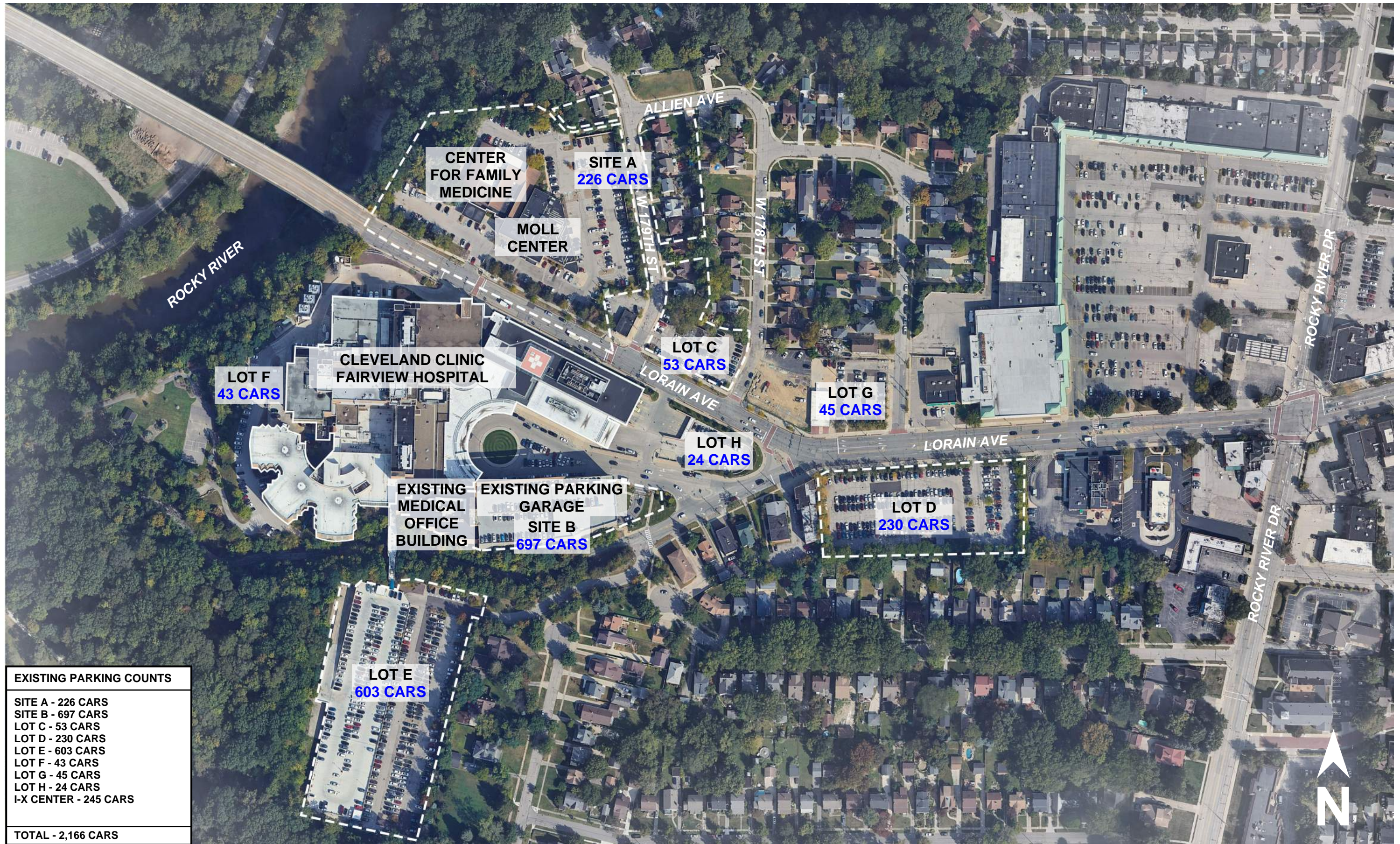
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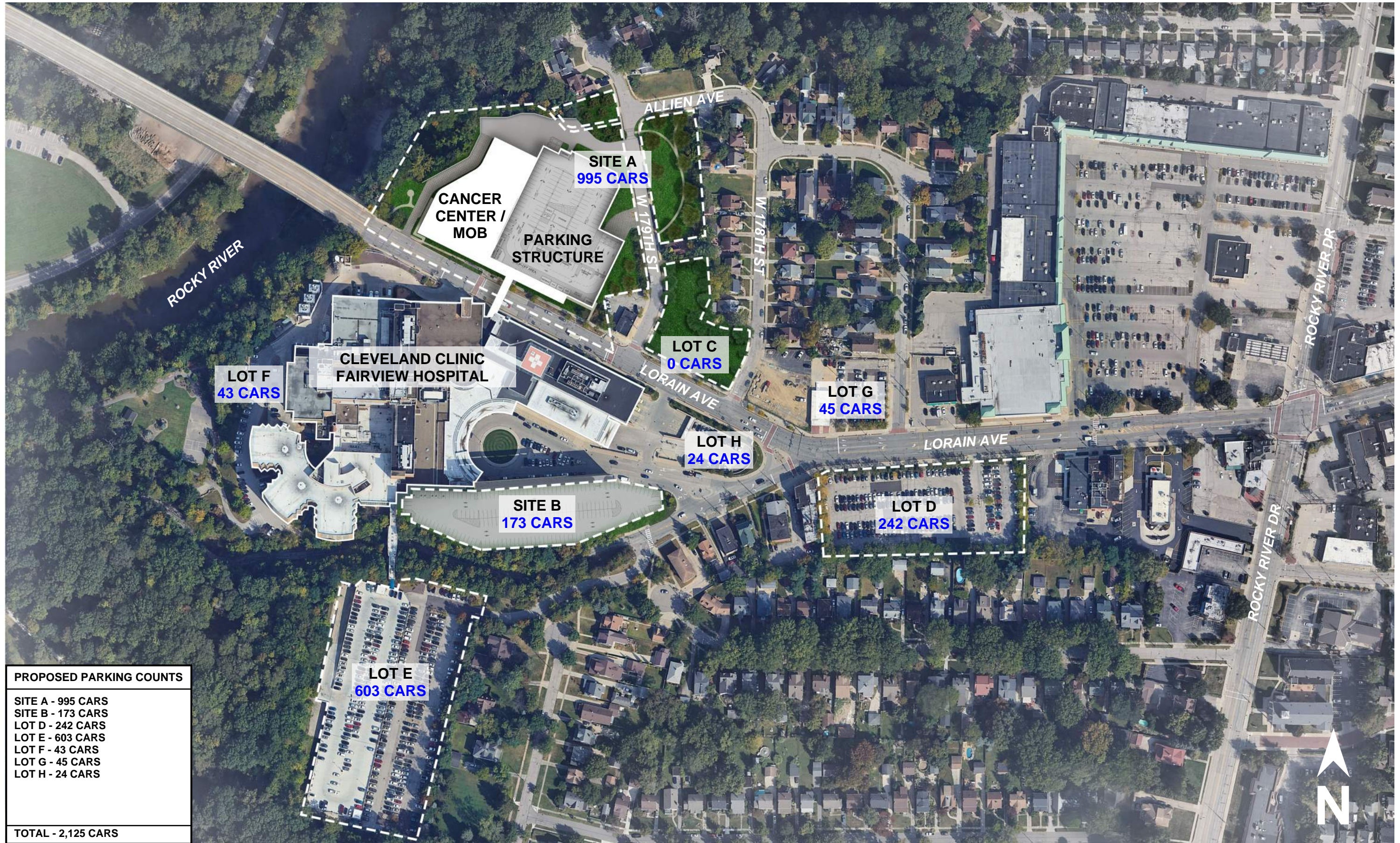
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-BUILD CONNECTOR BRIDGE

PHASE 2 COMPLETED:
-PARKING GARAGE & BRIDGE COMPLETE
-DEMO LOT C SURFACE PARKING
-EXTEND BUFFER ZONE TO LORAIN

PHASE 3 DEMOLITION:
-DEMO OF EXISTING MOB AND GARAGE

PHASE 3 COMPLETED:
-NEW SURFACE LOT COMPLETE





PROPOSED PARKING COUNTS	
SITE A	995 CARS
SITE B	173 CARS
LOT D	242 CARS
LOT E	603 CARS
LOT F	43 CARS
LOT G	45 CARS
LOT H	24 CARS
TOTAL	2,125 CARS



DIAGRAM KEY

- 01 CCF PROPERTY - BUFFER AREA
- 02 POTENTIAL PARKING / POTENTIAL GREEN SPACE.
- 03 NEW METROPARKS PATH.
- 04 STREETScape AMENITIES
- 05 HEALING GARDEN





DIAGRAM KEY

- 01 HOSPITAL DROPOFF (PATIENTS, AMBULETTES) AND RIDE SHARE.
- 02 SIGNAGE DIRECTING VEHICLES TO HOSPITAL DROPOFF AND TO NEW GARAGE.
- 03 SIGNAGE DIRECTING VEHICLES TO NEW GARAGE.
- 04 CLEVELAND CITY TRAFFIC CONSIDERING A "T" INTERSECTION AND EXTENDING TRAFFIC SIGNAL TO EITHER W178TH OR W176TH.
- 05 CANCER CENTER / MOB PATIENT CHECK-IN.
- 06 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN BUILDING FOR PEDESTRIAN BRIDGE. NEW FIRST FLOOR EXTERIOR ENTRY FOR PEDESTRIANS.
- 07 NEW ELEVATORS IN EXISTING LOBBY FOR PEDESTRIAN BRIDGE. ENHANCE EXISTING FIRST FLOOR EXTERIOR PEDESTRIAN ENTRY.
- 08 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN EXISTING CORRIDOR.
- 09 EXISTING PATIENT CHECK-IN TO REMAIN.



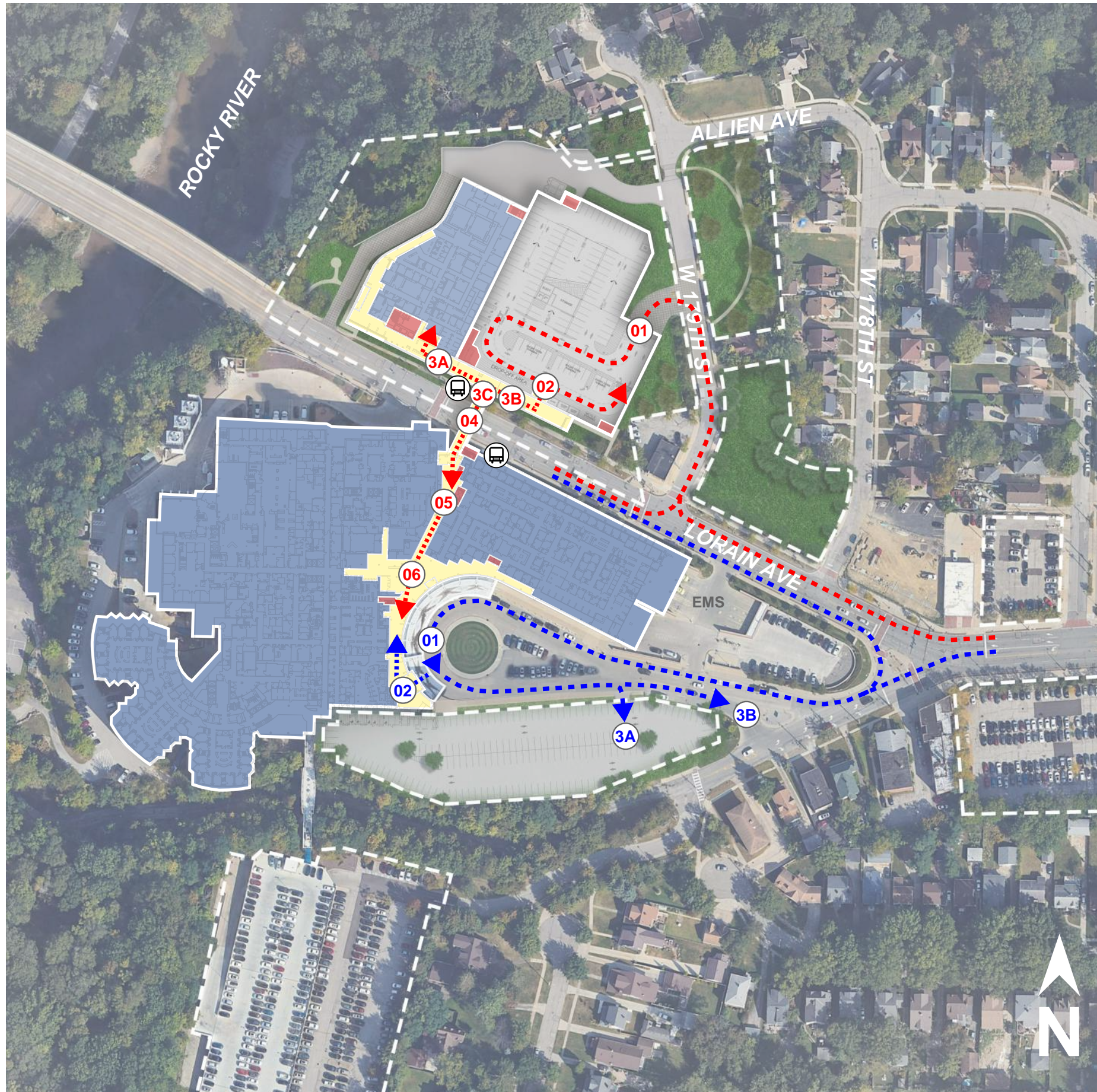


DIAGRAM KEY

MOB / CC / PEDESTRIAN PARKING GARAGE PATH - - - - -

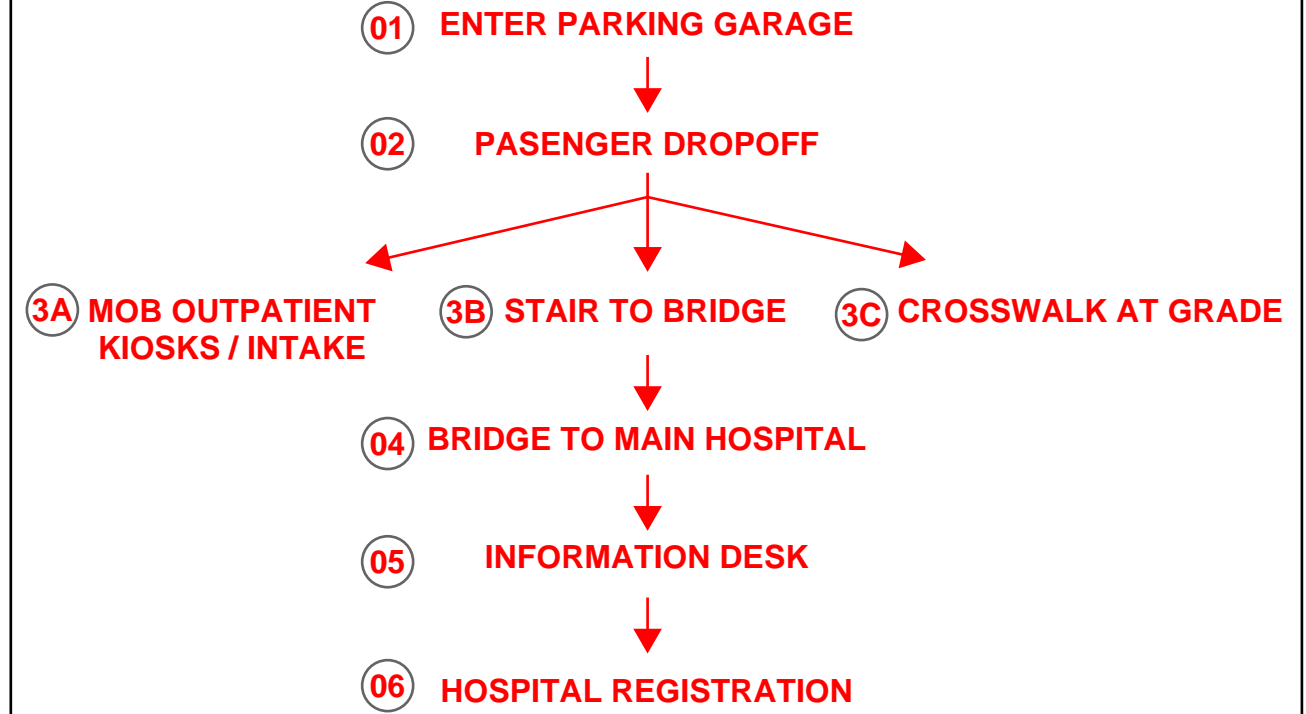
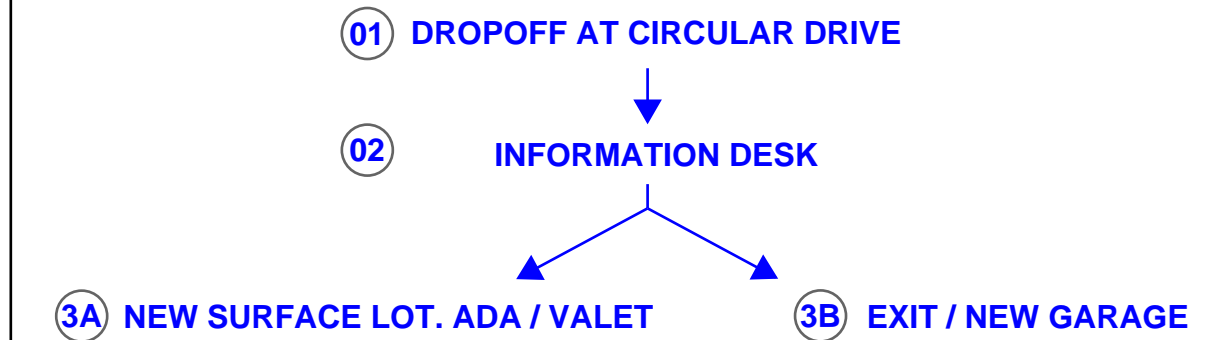


DIAGRAM KEY

MAIN HOSPITAL PATH - - - - -



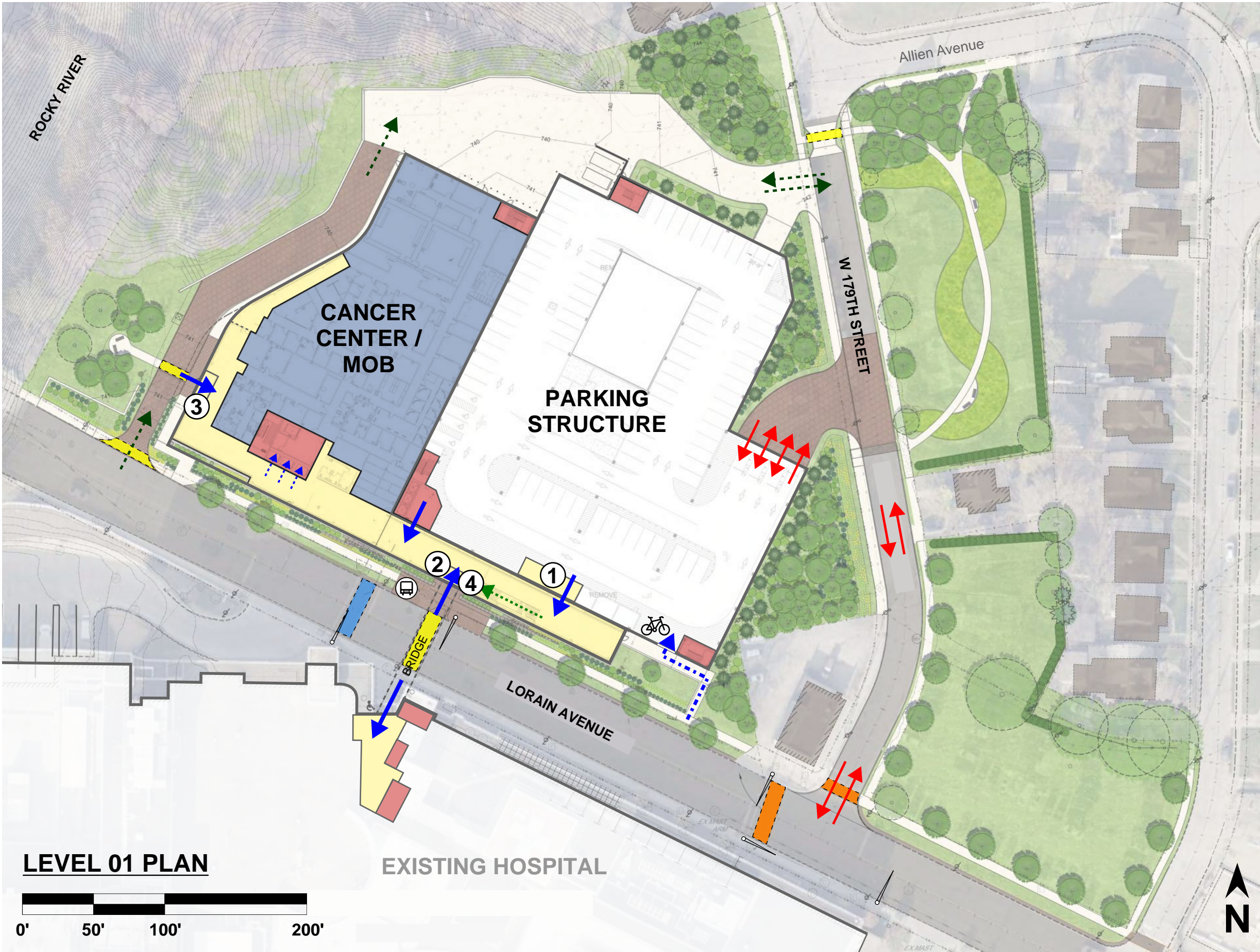


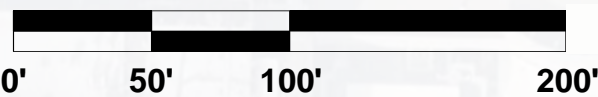
DIAGRAM KEY

- MAJOR VEHICULAR TRAFFIC →
- SERVICE VEHICULAR TRAFFIC →
- PEDESTRIAN TRAFFIC →
- ENTRY FROM LOBBY →
- LOBBY STAIRCASE →
- WEST-BOUND BUS STOP 🚌
- BIKE PARKING / PATH 🚲
- MAIN ENTRY FROM GARAGE ①
- PEDESTRIAN ENTRY OFF LORAIN ②
- AMBULETTE ENTRY ③
- ENTRY FROM BRIDGE ④
- PROPOSED CROSSWALKS ▬
- EXISTING CROSSWALK TO RELOCATE ▬
- EXISTING CROSSWALKS ▬

PROGRAM KEY

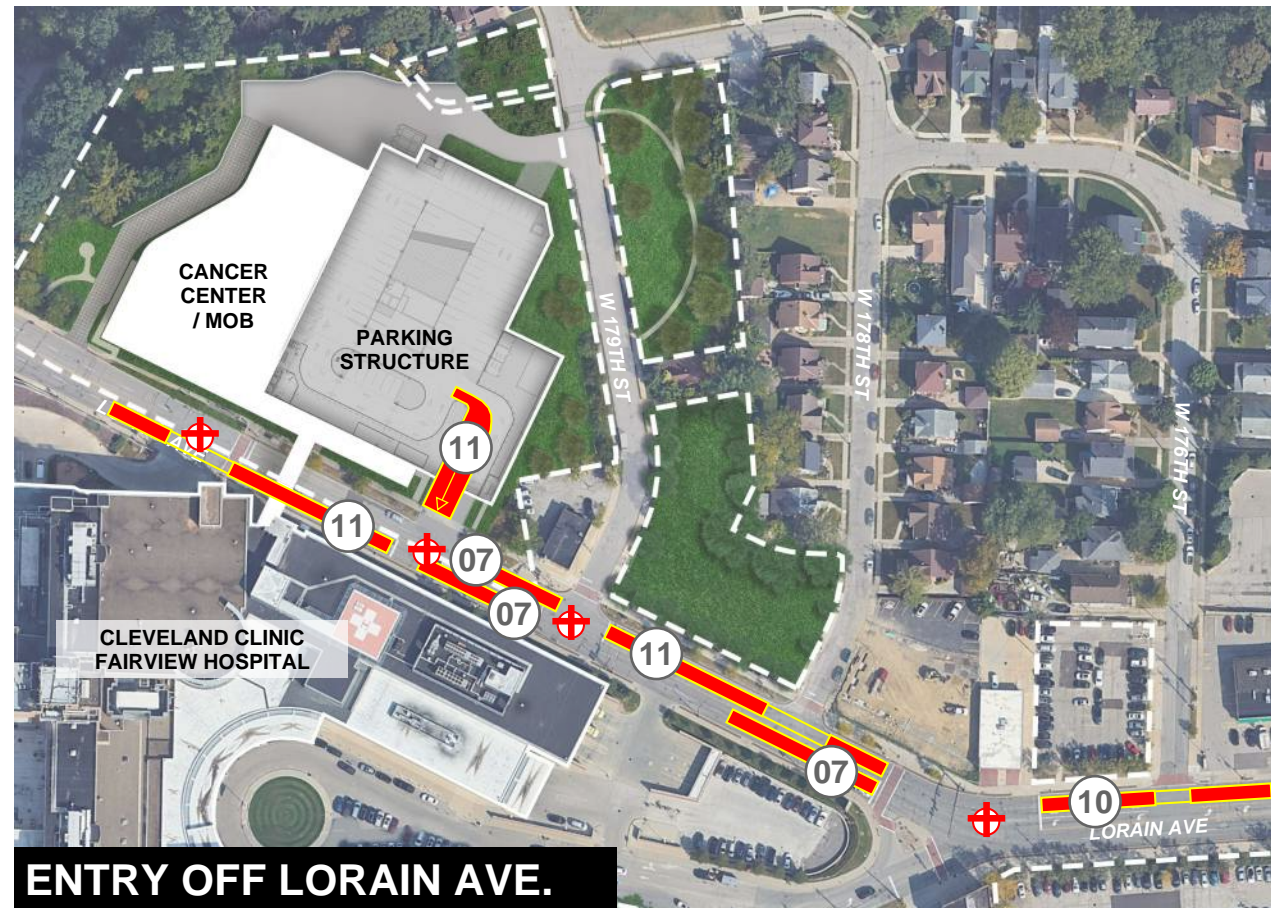
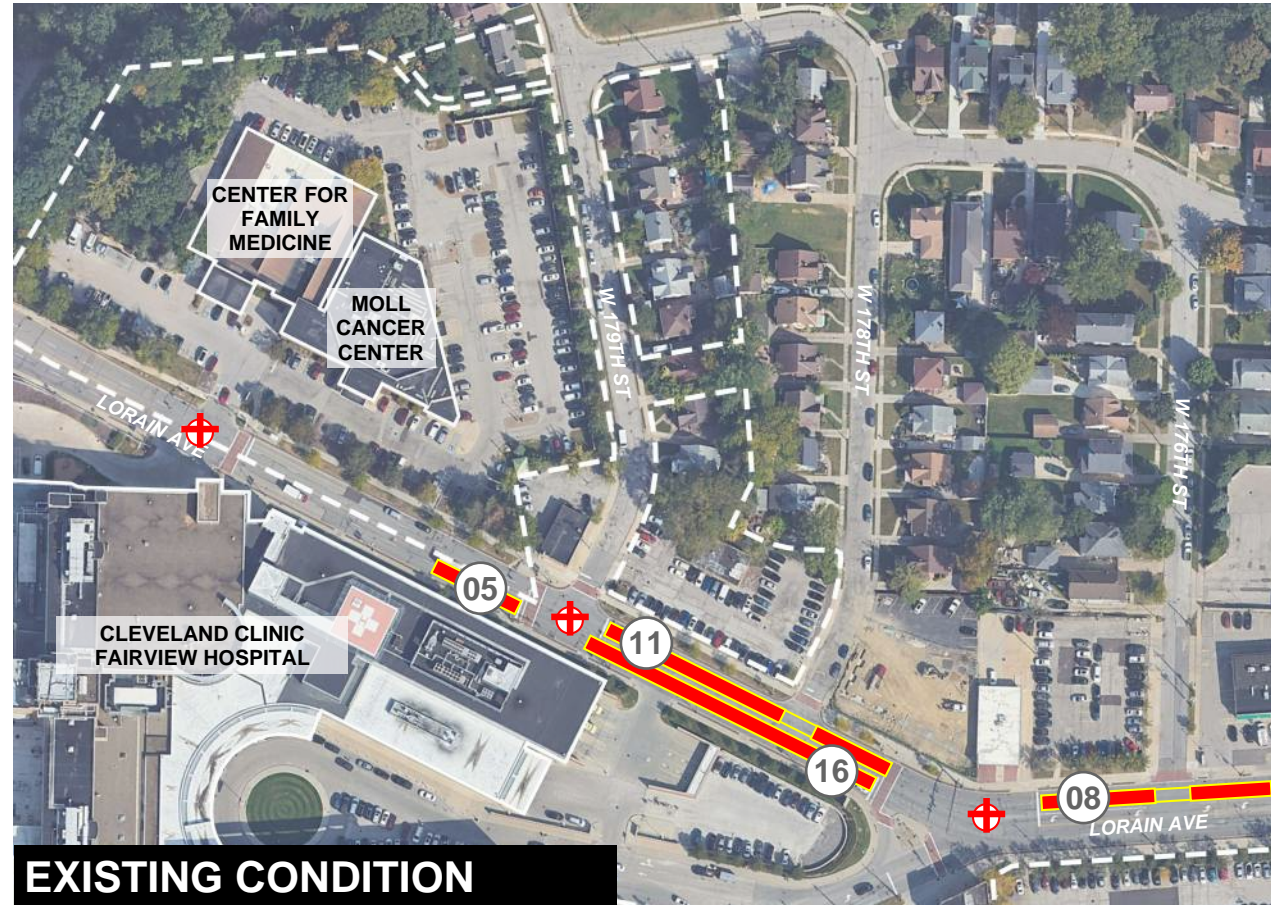
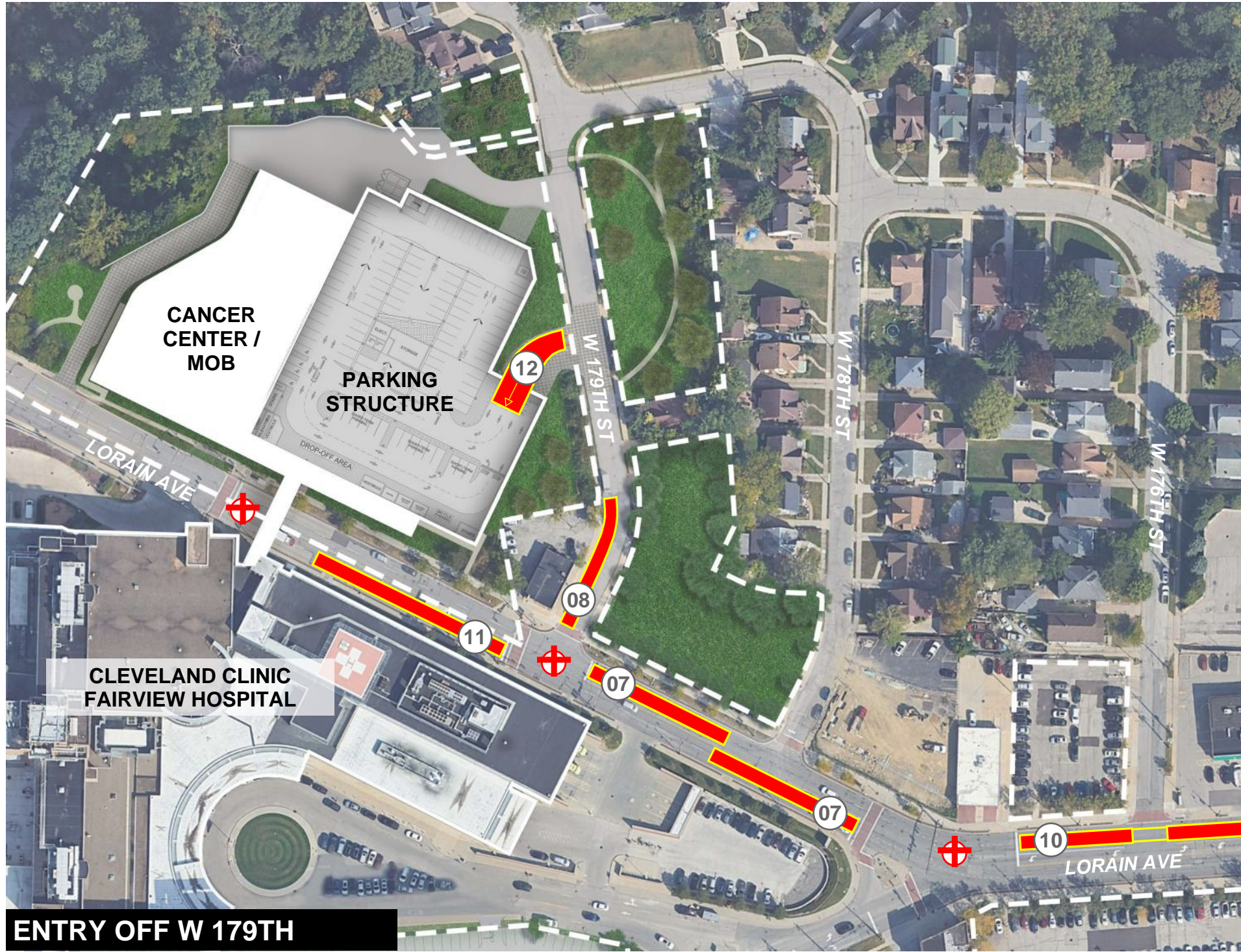
- FRONTAGE CIRCULATION □
- CLINICAL / ADMIN / SUPPORT □
- VERTICAL CORE CIRCULATION □

LEVEL 01 PLAN



EXISTING HOSPITAL





CONTROLLED INTERSECTION

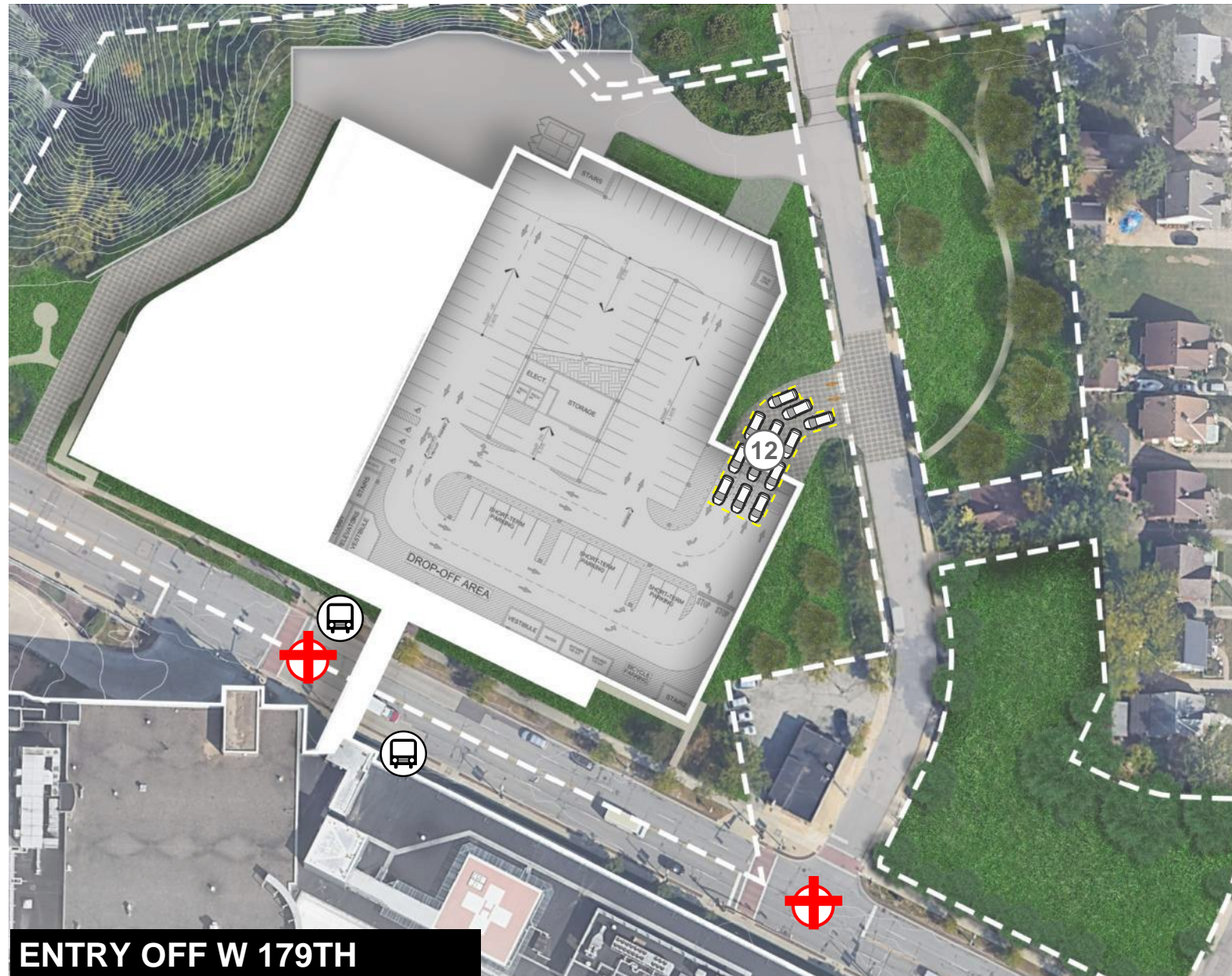


NUMBER OF CARS IN STACK



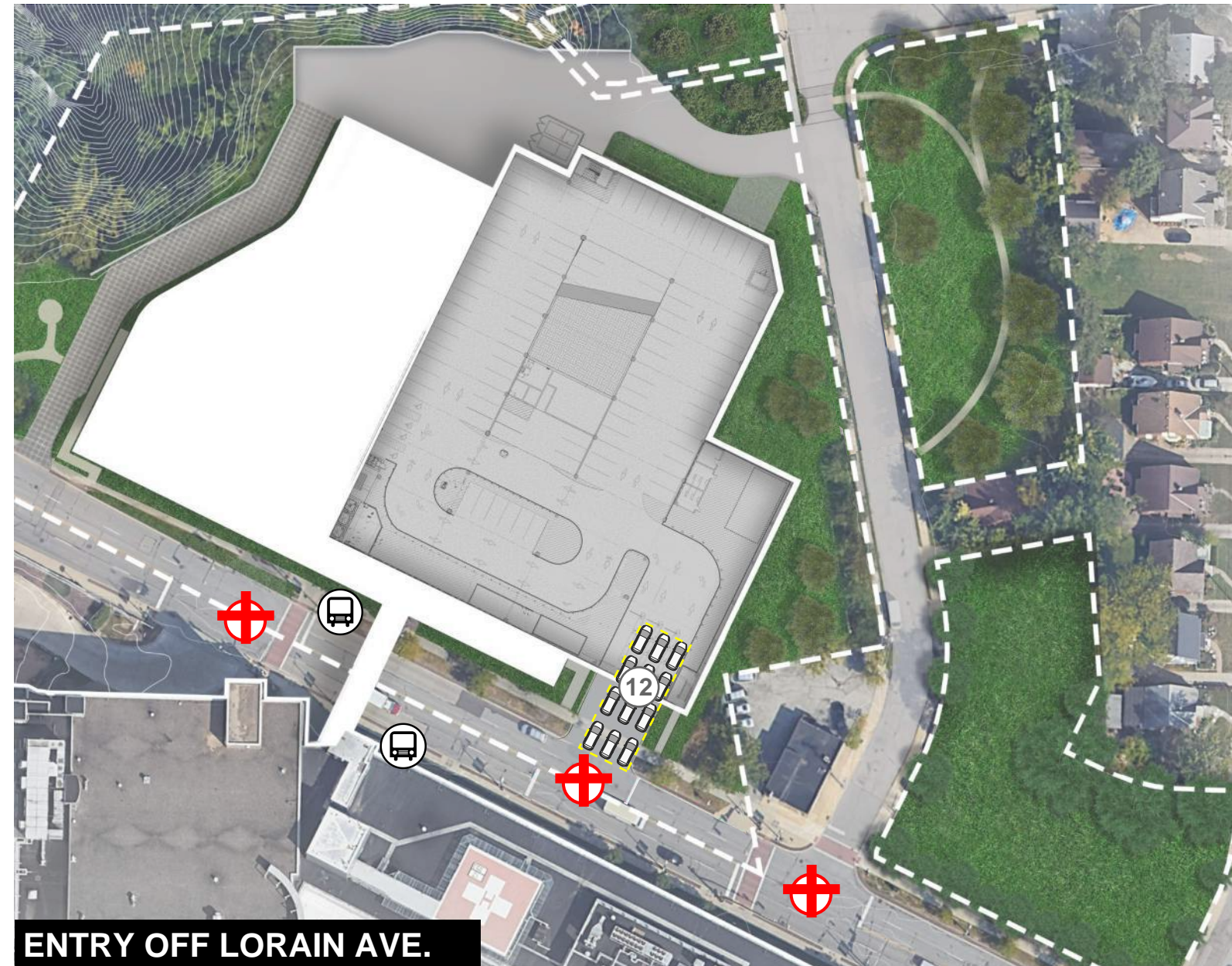
STACK LENGTH @ AM / PM MAX QUEUE





ENTRY OFF W 179TH

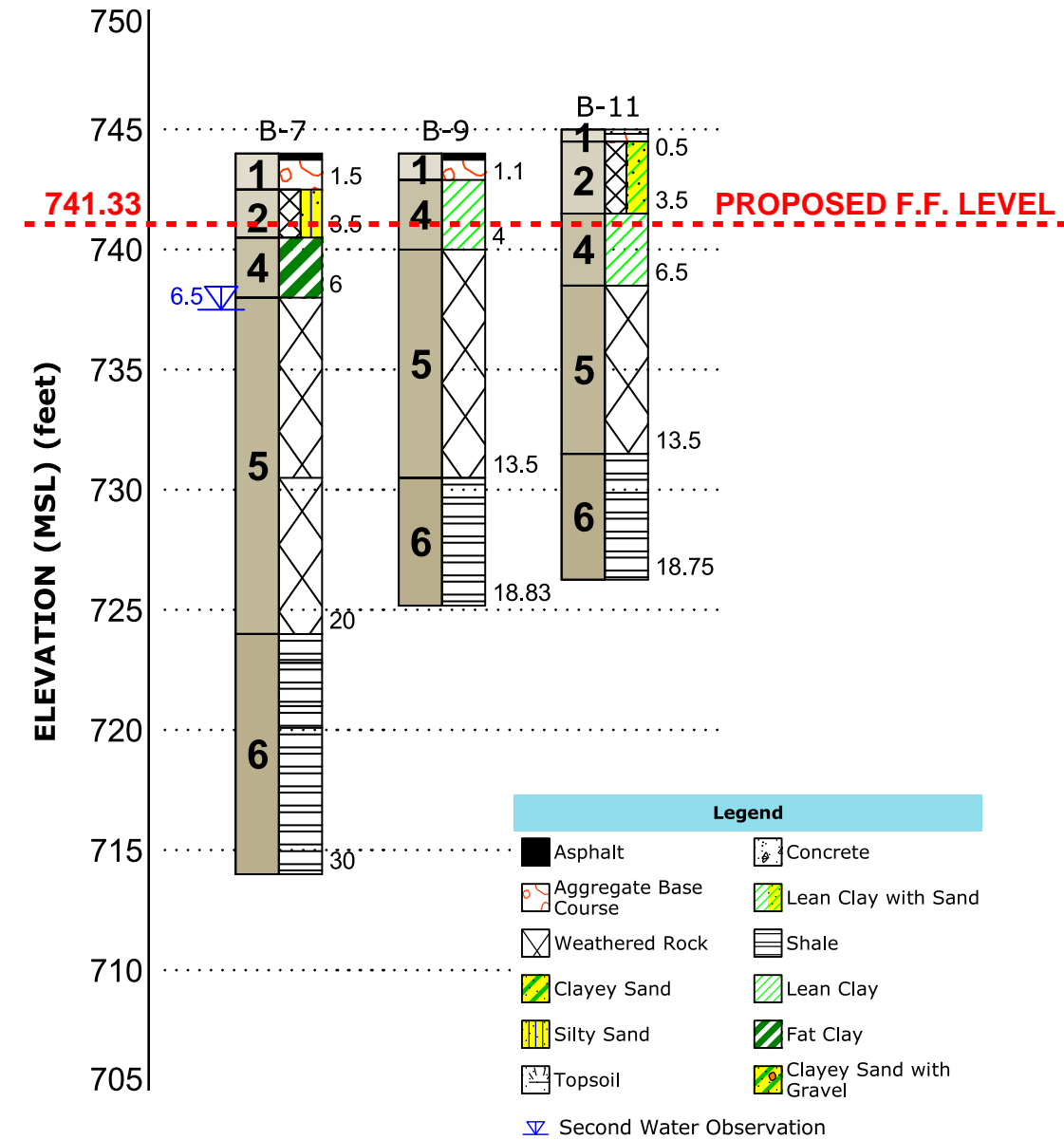
- PROS**
- CAR STACK TO ENTER GARAGE DOES NOT OVERLAP HIGHLY TRAFFICKED SIDEWALK.
 - GOOD DISPERSION OF TRAFFIC SIGNALS ALONG LORAIN
 - SAFER FOR PEDESTRIAN CROSSING / CIRCULATION ALONG LORAIN
 - MINIMAL QUEUING ON 179TH
 - GREATER POTENTIAL FOR ACTIVE LORAIN FRONTAGE



ENTRY OFF LORAIN AVE.

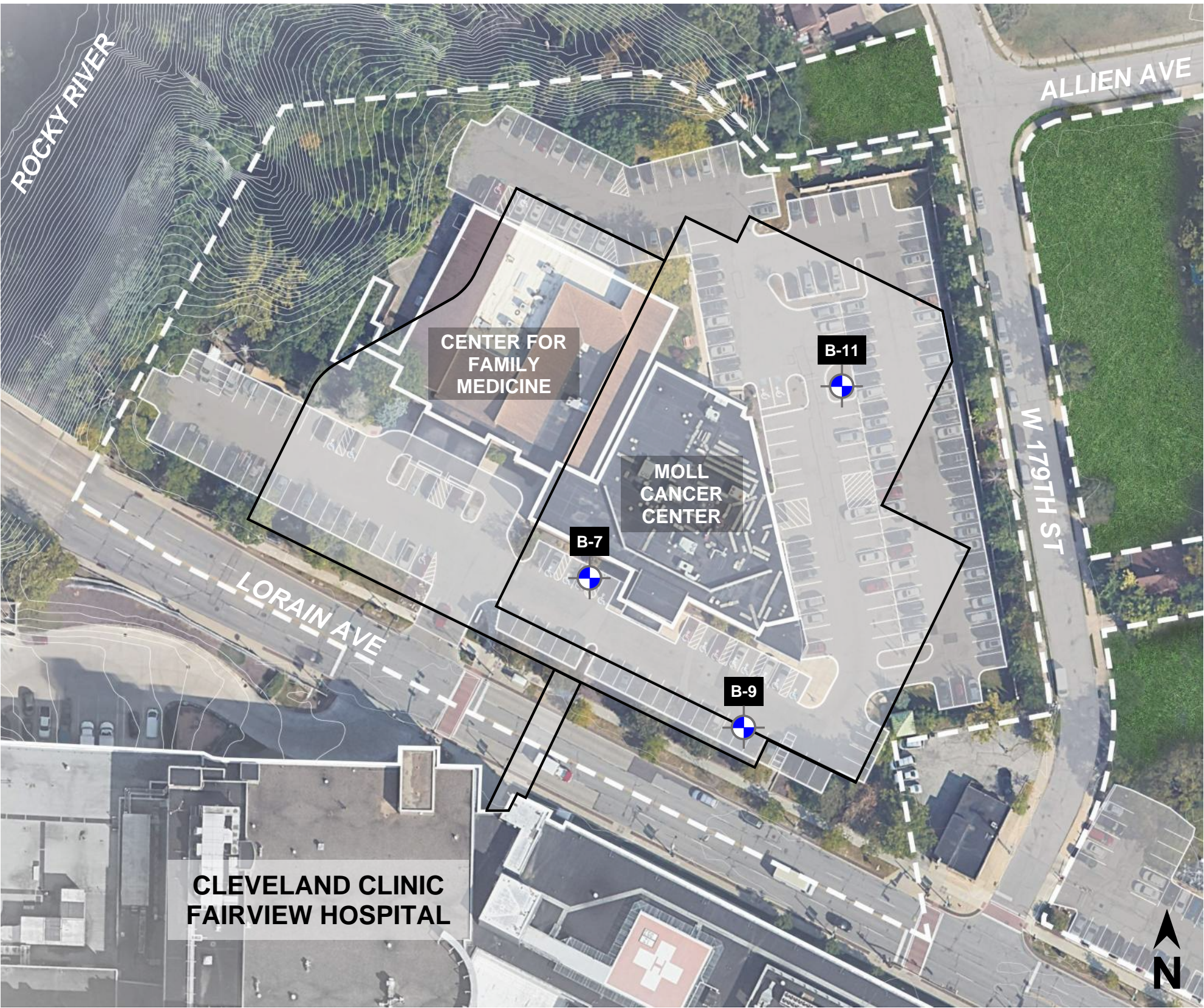
- CONS**
- SAFETY CONCERN: CONGESTION
 - SAFETY CONCERN: CAR STACK OVERLAPS POTENTIALLY HIGHLY TRAFFICKED SIDEWALK.
 - SAFETY CONCERN: PEDESTRIANS WALKING ALONG FRONTAGE.
 - SAFETY CONCERN: PROXIMITY TO RTA BUS STOP / MID BLOCK CROSSING
 - SAFETY CONCERN: PEDESTRIAN CROSSING 4 LANES OF TRAFFIC
 - TRAFFIC CONGESTION: MULTIPLE TRAFFIC LIGHTS IN CLOSE PROXIMITY
 - TRAFFIC CONGESTION: INCREASED VEHICULAR CONGESTION ALONG LORAIN
 - REDUCED LOBBY / ACTIVE FRONTAGE ALONG LORAIN

GeoModel



Model Layer	Layer Name	General Description
1	Surface Cover	Asphalt, concrete, aggregate base, topsoil
2	Undocumented Fill	Lean clay, clayey sand, silty sand
3	Native Fine-Grained Soil 1	Soft lean clay
4	Native Fine-Grained Soil 2	Medium stiff to very stiff lean clay
5	Weathered Bedrock	Shale, highly weathered, very weak
6	Bedrock	Shale, highly to slightly weathered, very weak to medium strong

- Legend**
- Asphalt
 - Aggregate Base Course
 - Weathered Rock
 - Clayey Sand
 - Silty Sand
 - Topsoil
 - Concrete
 - Lean Clay with Sand
 - Shale
 - Lean Clay
 - Fat Clay
 - Clayey Sand with Gravel
 - Second Water Observation



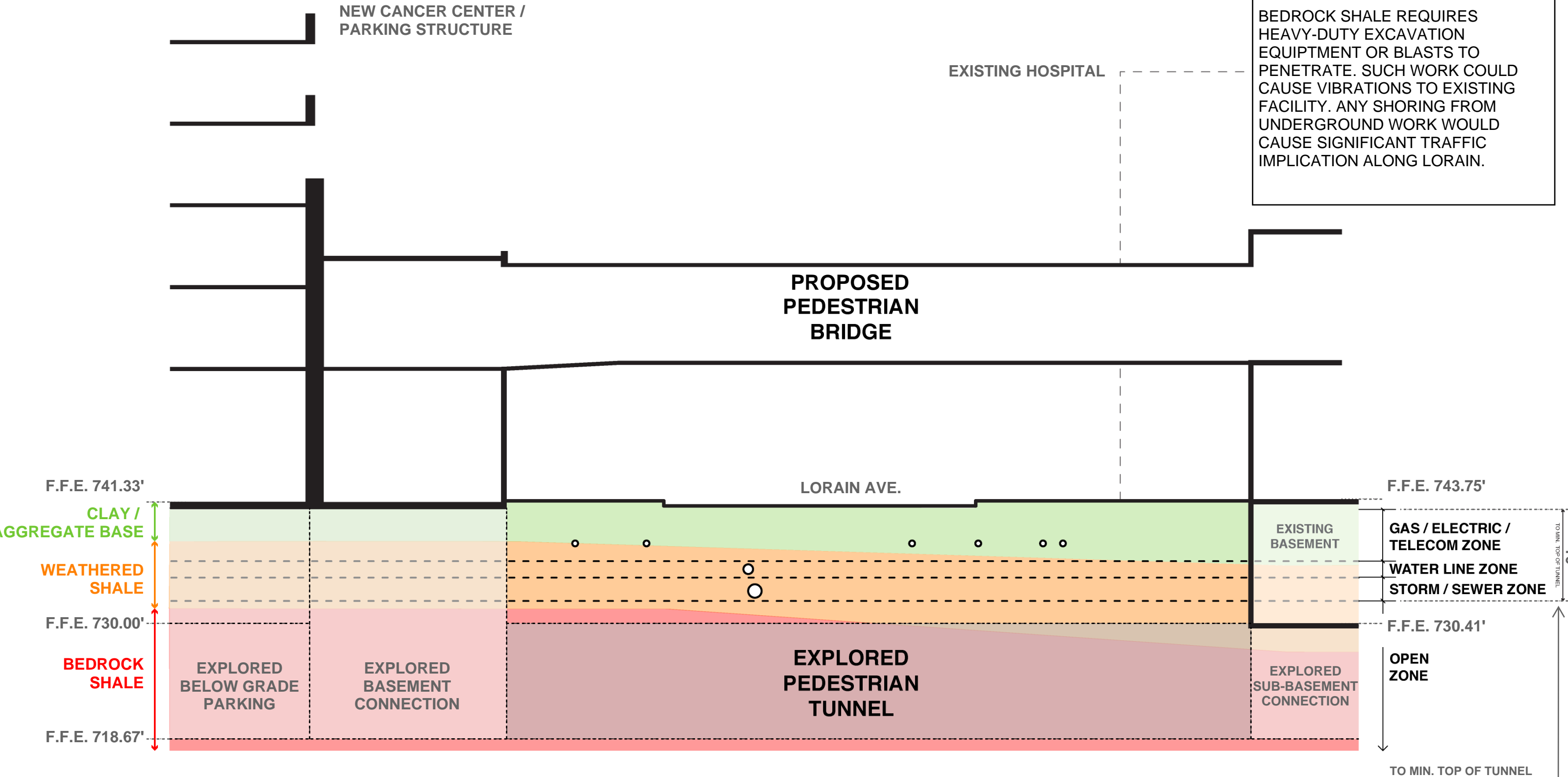


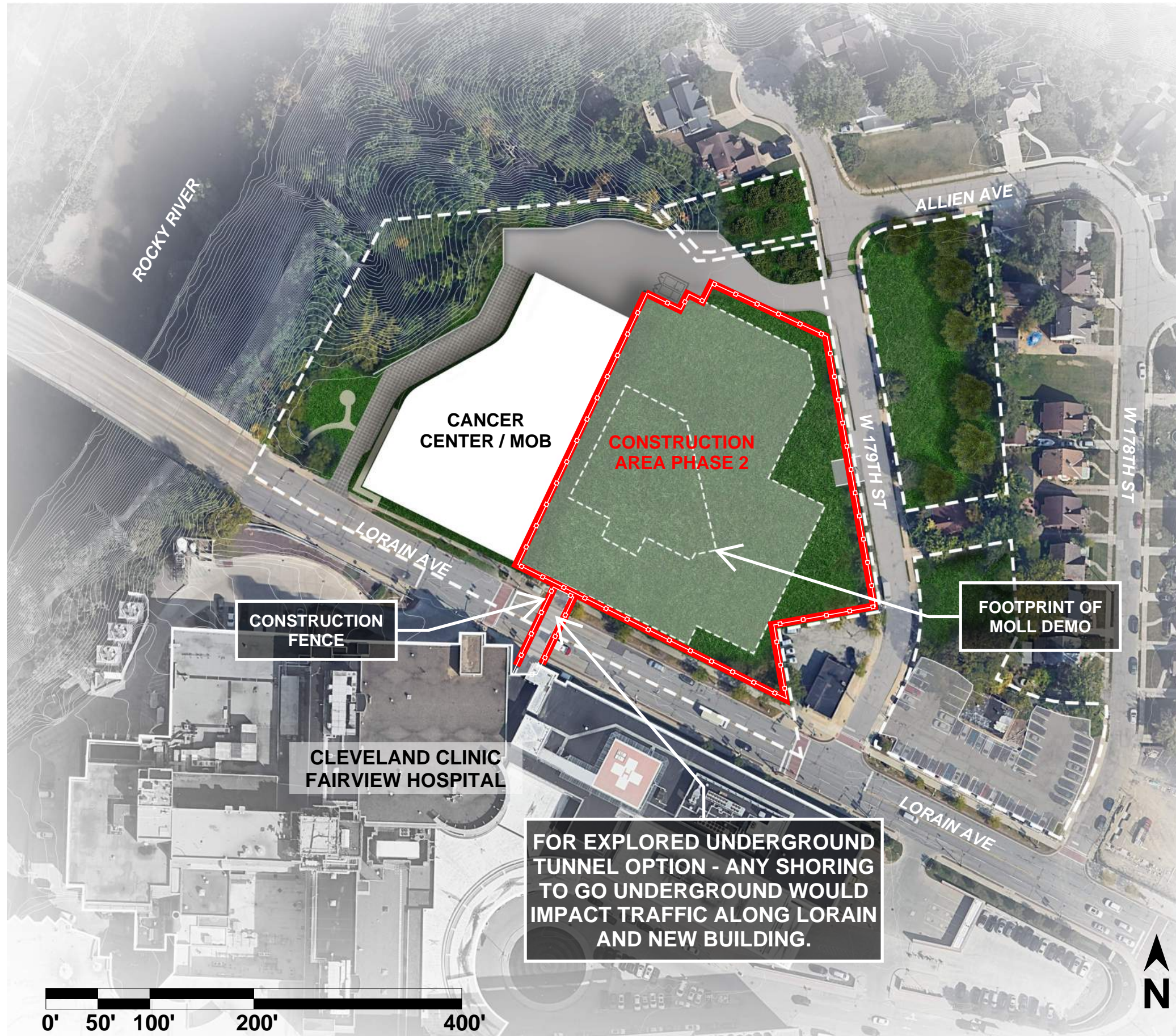
EXISTING BASEMENT FLOOR IMAGES OF THE PYRITIC SHALE PRIOR TO EXCAVATION



EXCAVATION REQUIRED TO MITIGATE THE CIRCUMSTANCES OF THE EXPANSIVE SHALE FROM EXISTING BASEMENT.

KEY NOTES:
 BEDROCK SHALE REQUIRES HEAVY-DUTY EXCAVATION EQUIPMENT OR BLASTS TO PENETRATE. SUCH WORK COULD CAUSE VIBRATIONS TO EXISTING FACILITY. ANY SHORING FROM UNDERGROUND WORK WOULD CAUSE SIGNIFICANT TRAFFIC IMPLICATION ALONG LORAIN.





CONSTRUCTION IMPACTS ON LORAIN

KEY NOTES:

A) TECHNICAL:

- i. CONCERN WITH ACCELERATING THE WEATHERING OF UNDISTURBED SHALE
- ii. PROTECTING THE NATURAL SITUATION AS LONG AS FEASIBLY POSSIBLE

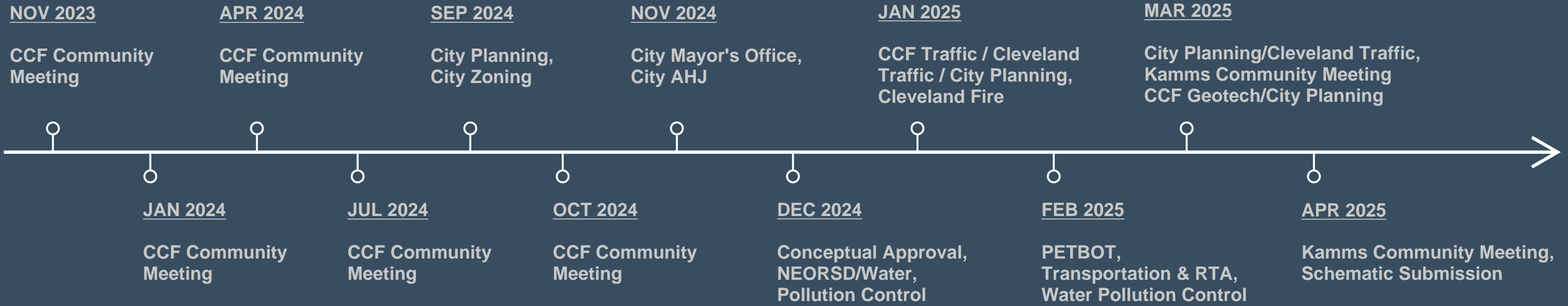
B) OPERATIONAL:

- i. EXISTING CANCER CENTER TO REMAIN OPERATIONAL DURING CONSTRUCTION - KEEPING PATIENT CARE LOCAL
- ii. CONCERNS ABOUT SENSITIVE EQUIPMENT (CT SIM, LINAC, MRI, ETC) THAT WOULD NEED TO BE RECALIBRATED REGULARLY AS RESULT OF HEAVY EXCAVATION
- iii. COMMUNITY IMPACT - LORAIN AVE, NOISE, VIBRATION
- iv. WOULD REQUIRE BUILDING SUB-BASEMENT UNDER EXISTING HOSPITAL. COMPLICATED CONSTRUCTION AND HIGH RISK OF DISTURBANCE.

C) FINANCIAL:

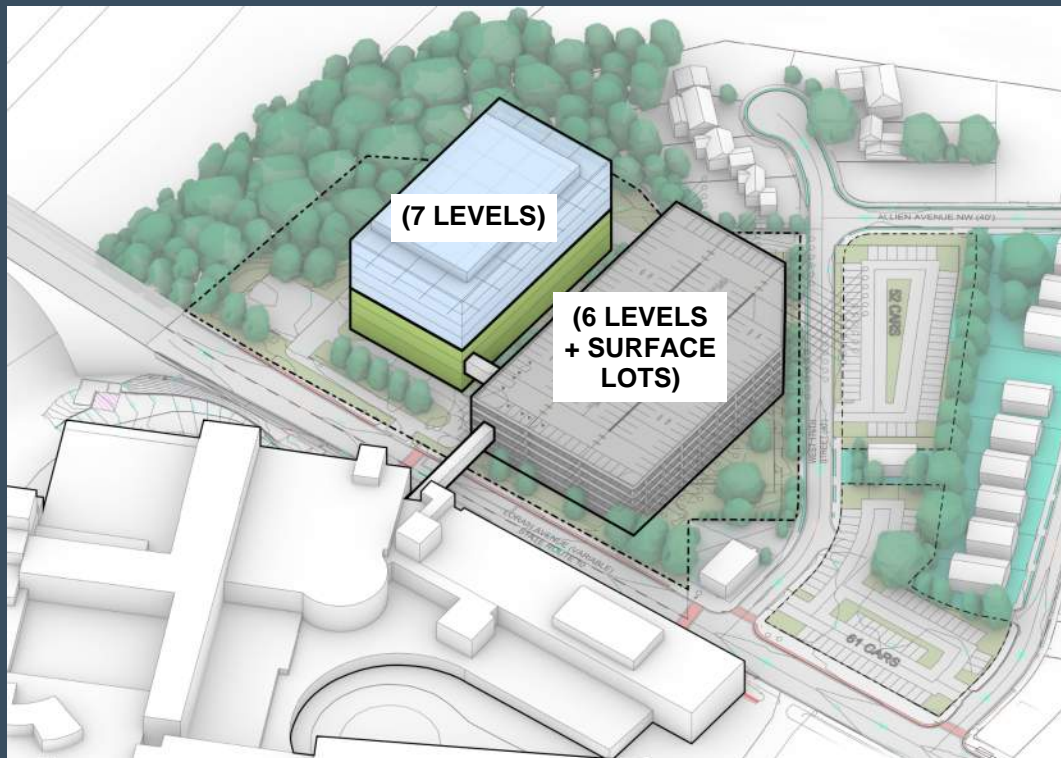
- i. MOST TIME INTENSIVE AND COSTLY TO DO LARGE SCALE EXCAVATION OF SHALE AND BEDROCK

TIMELINE OF COMMUNITY AND CITY MEETINGS BY CCF:



DESIGN PROGRESSION AS A RESULT OF COMMUNITY FEEDBACK:

- A) CLEVELAND CLINIC HAS HOSTED 5+ COMMUNITY MEETINGS
- B) ATTENDED COUNCILMAN + CDC LED MEETINGS AS AN OBSERVER TO HEAR FEEDBACK FIRST HAND
- C) RE-ALLOCATED PROGRAM TO A DIFFERENT LOCATION TO REMOVE 1 LEVEL OF BUILDING AND 1 LEVEL OF PARKING GARAGE



MAY 2023

- 7 LEVEL MOB / CC
- 6 LEVEL GARAGE + SURFACE LOTS COVERING BOTH NORTH-EAST AND SOUTH-EAST BUFFER ZONES



AUGUST 2024

- 6 LEVEL MOB / CC
- 7 LEVEL GARAGE + SURFACE LOT AT SOUTH-EAST CORNER ONLY



MARCH 2025

- 4 LEVEL MOB / CC + PH
- 5 LEVEL GARAGE + ROOF PARKING



01 BLUFF WITH EXISTING TREES



02 TALLER SCREENING TREES



03 POLLINATOR PATHWAY



04 PAVER IN WARM COLOR



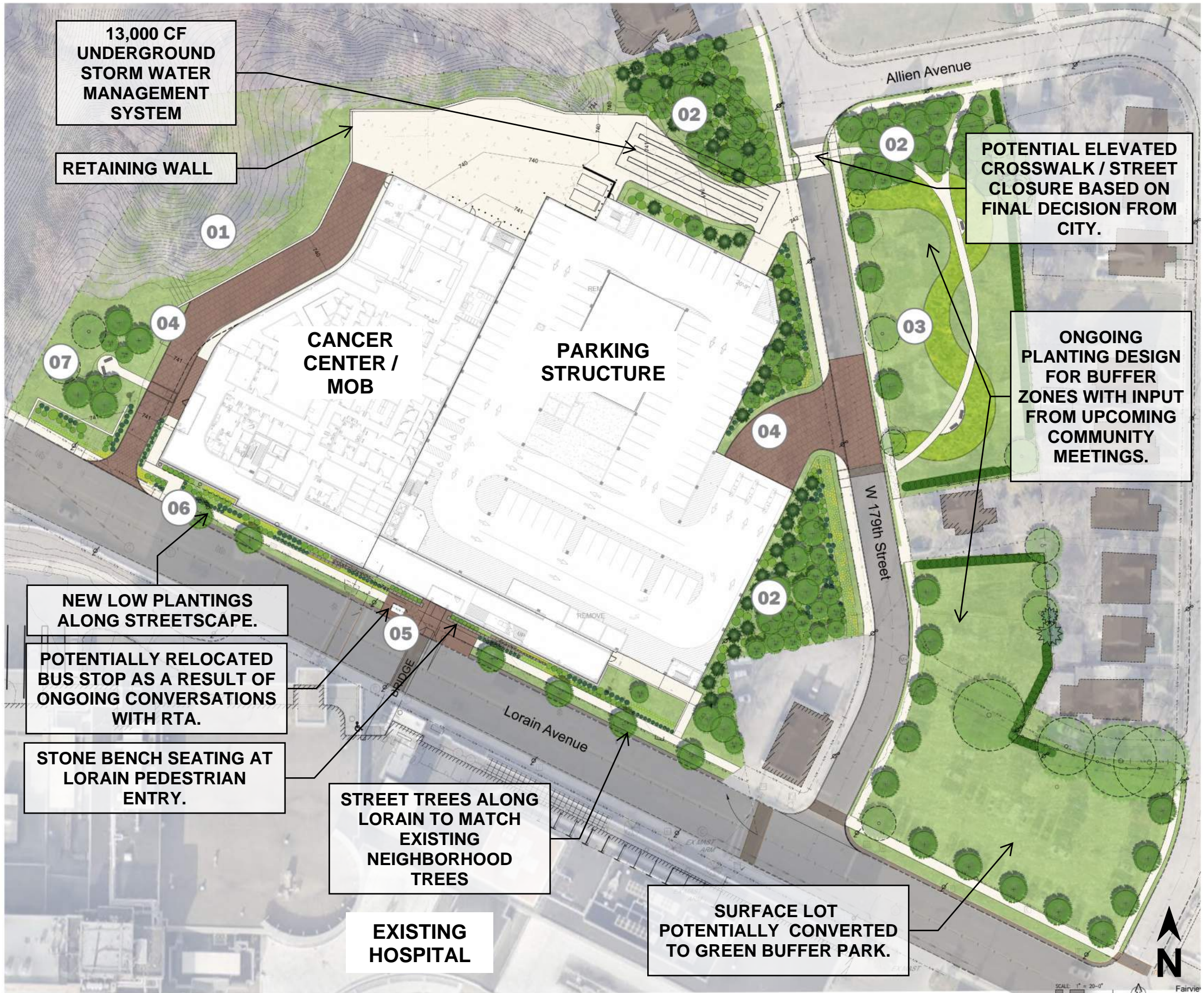
05 STONE SEAT WALLS



06 NATIVE PRAIRIE GRASS, WINTERBERRY HOLLY, & BEARBERRY GROUNDCOVER



07 HEALING GARDEN



FAST EVERGREEN SCREEN



GIANT ARBORVITAE - 10 FEET AT INSTALL
15-20 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LARGE CANOPY TREES



SWAMP WHITE OAK AND SWEETGUM - 14 FEET AT INSTALL
20-25 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL
10-12 FEET IN FIVE YEARS
15-20 FEET MAX HEIGHT



● FAST GROWTH RATE ● MEDIUM GROWTH RATE ● SLOW GROWTH RATE

FAST EVERGREEN SCREEN



GIANT ARBORVITAE - 10 FEET AT INSTALL
15-20 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LARGE CANOPY TREES



SHINGLE OAK AND TULIP POPLAR -
14 FEET AT INSTALL / 14 FEET AT INSTALL
20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS
50-100 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL
10-12 FEET IN FIVE YEARS
15-20 FEET MAX HEIGHT



FAST GROWTH RATE **MEDIUM GROWTH RATE** **SLOW GROWTH RATE**

FAST SHRUB SCREEN



RED TWIG DOGWOOD -
 3 FEET AT INSTALL
 6-8 FEET IN FIVE YEARS
 10-15 FEET MAX HEIGHT

LARGE CANOPY TREES



BLACK GUM AND PIN OAK -
 14 FEET AT INSTALL / 14 FEET AT INSTALL
 20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS
 30-50 FEET MAX HEIGHT / 60-70 FEET MAX HEIGHT

LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL
 10-12 FEET IN FIVE YEARS
 15-20 FEET MAX HEIGHT



FAST GROWTH RATE **MEDIUM GROWTH RATE** **SLOW GROWTH RATE**

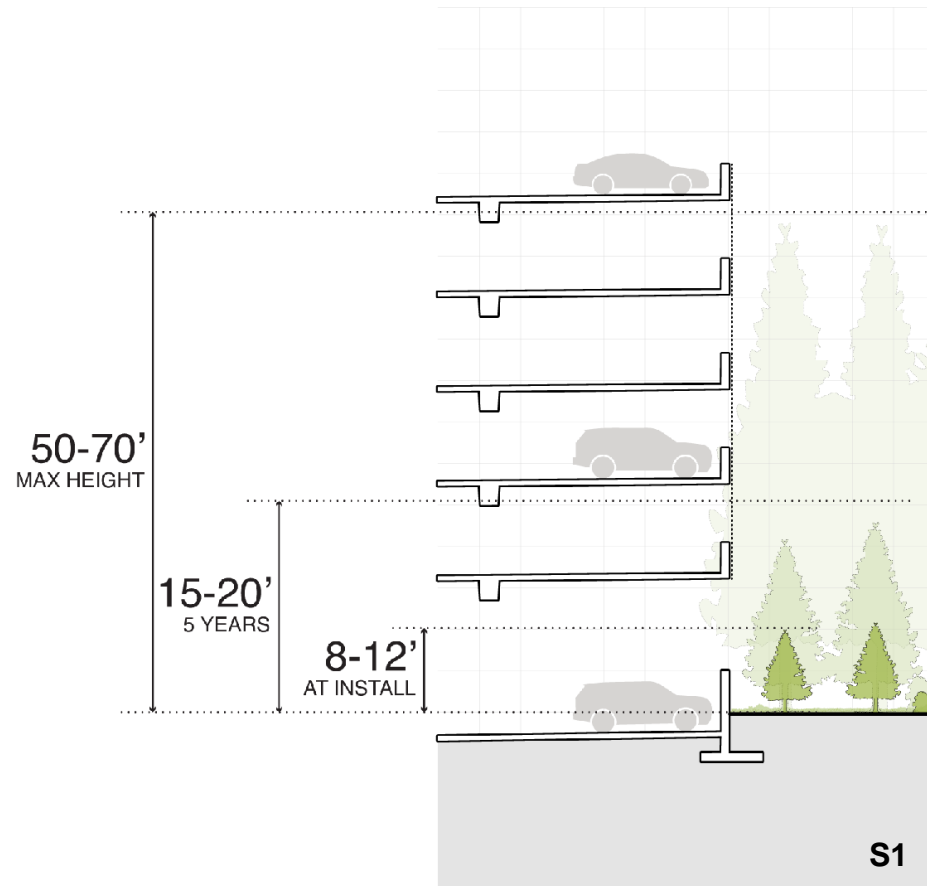
FAST SHRUB SCREEN



LARGE CANOPY TREES



HYBRID ELM AND TULIP POPLAR -
 14 FEET AT INSTALL / 14 FEET AT INSTALL
 35-40 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS
 50-70 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

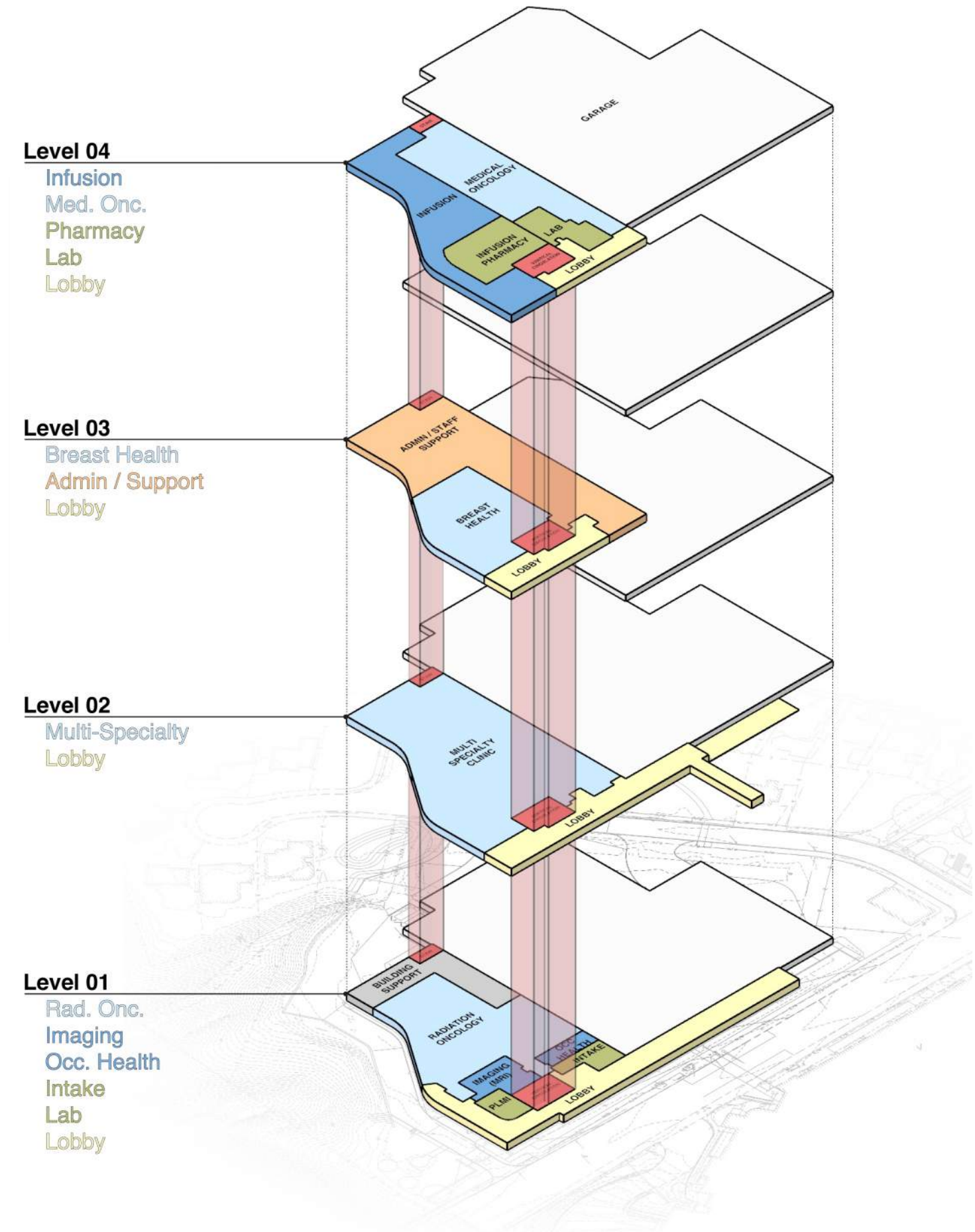
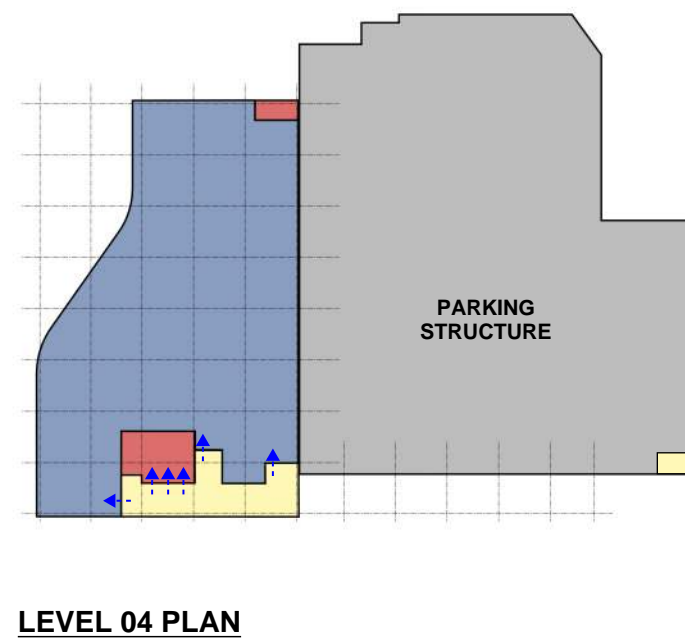
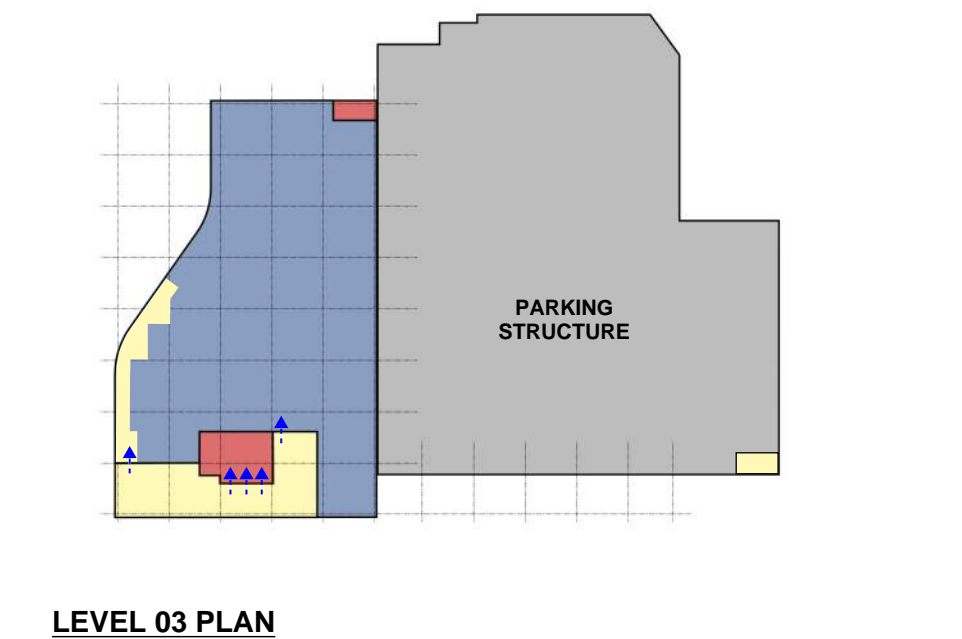
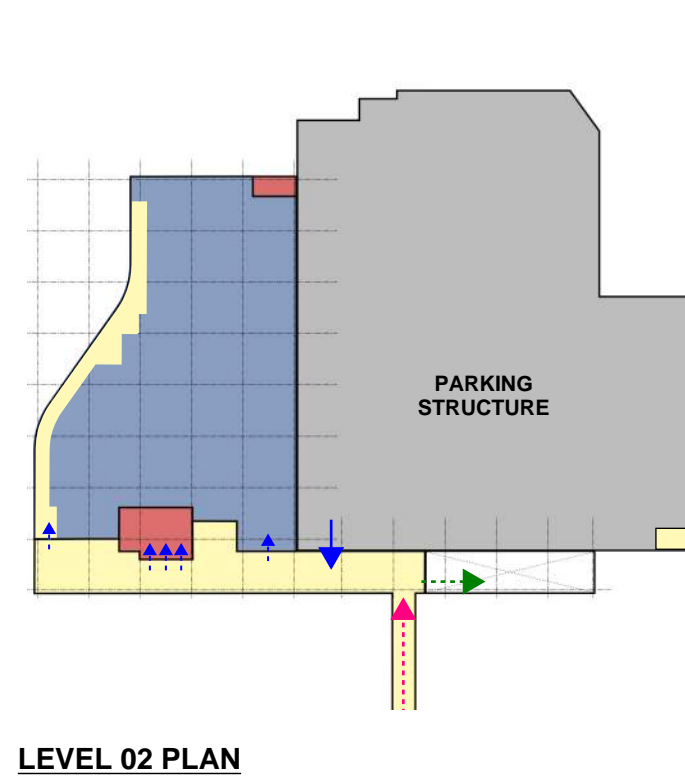


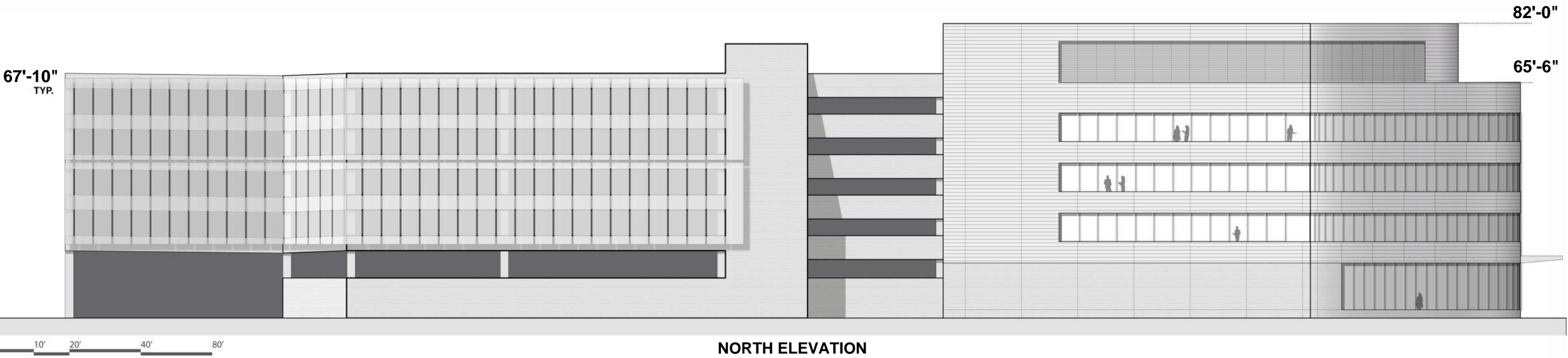
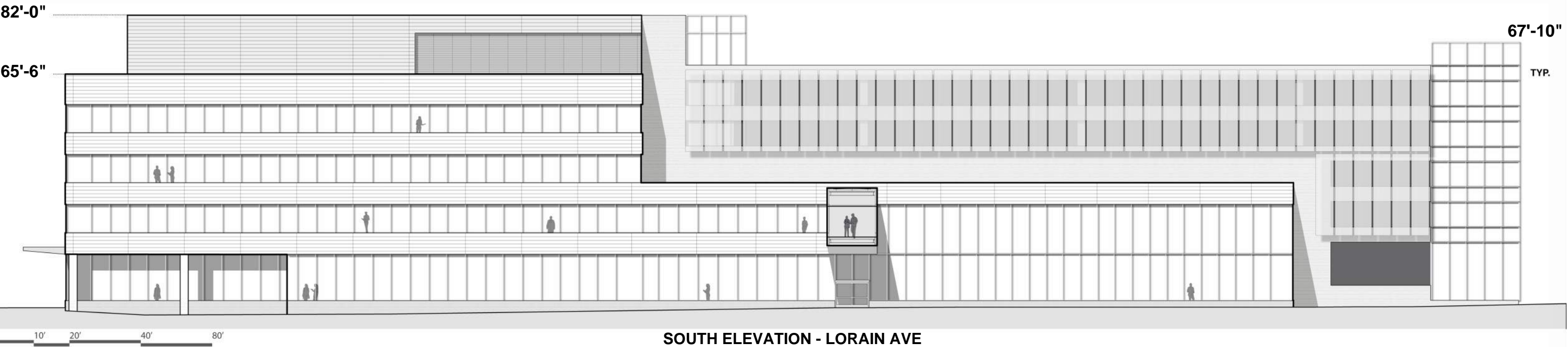
S1

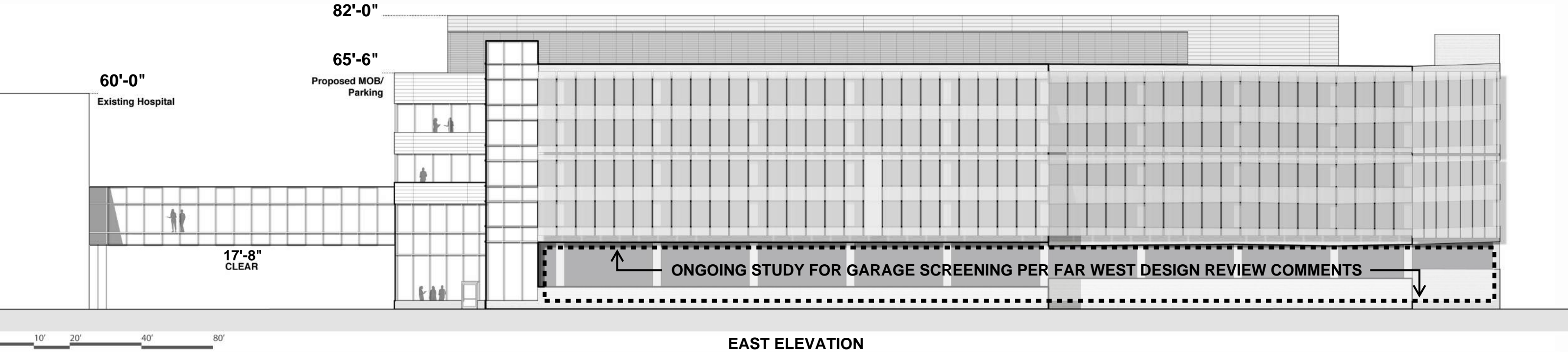
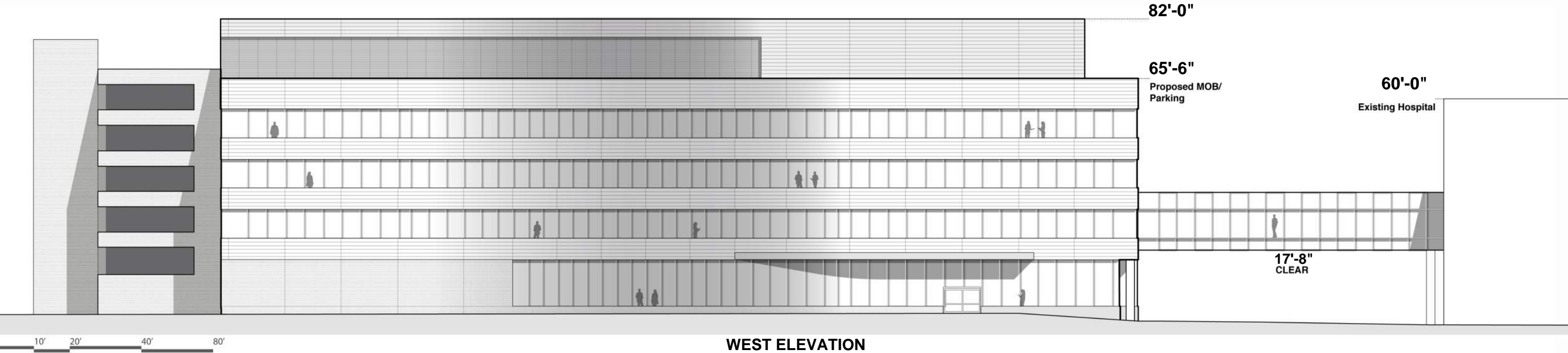


● FAST GROWTH RATE ● MEDIUM GROWTH RATE ● SLOW GROWTH RATE

- PUBLIC CIRCULATION
- CLINICAL / ADMIN / SUPPORT
- VERTICAL CIRCULATION
- PEDESTRIAN TRAFFIC
- ENTRY FROM LOBBY
- SKYWALK BRIDGE
- SERVICE TRAFFIC
- LOBBY STAIR
- GARAGE ENTRY







BUILDING ELEVATION - EAST / WEST



01 PREFINISHED METAL PANEL - METALIC FINISH



02 SSG INSULATED GLASS - W / FRIT



03 SSG INSULATED GLASS - NEUTRAL



04 PRECAST CONCRETE



05 PREFINISHED METAL - METALIC FINISH





01 PREFINISHED METAL PANEL - METALIC FINISH



02 SSG INSULATED GLASS - NEUTRAL W/ FRIT



03 PES / PTFE MESH SCREEN



04 PRECAST CONCRETE



05 CAST-IN-PLACE CONCRETE





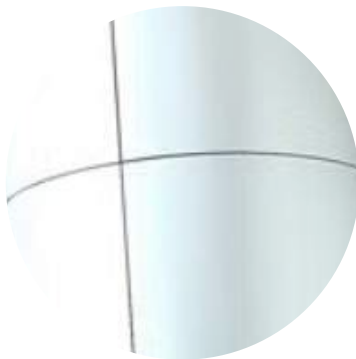
01 PREFINISHED METAL PANEL - METALIC FINISH



02 SSG INSULATED VISION GLASS - W/ FRIT



03 SSG INSULATED SPANDREL GLASS



04 PREFINISHED METAL -METALIC FINISH



05 PREFINISHED METAL LOUVER - METALIC FINISH



CCF design guidelines define the use of bird-safe glass at Hospital, FHCs, MOBs, and other owned spaces:

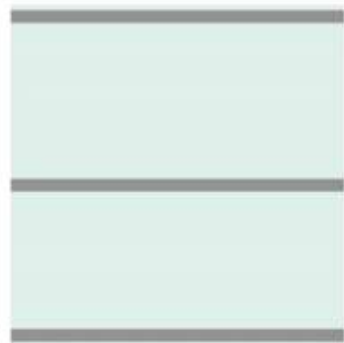
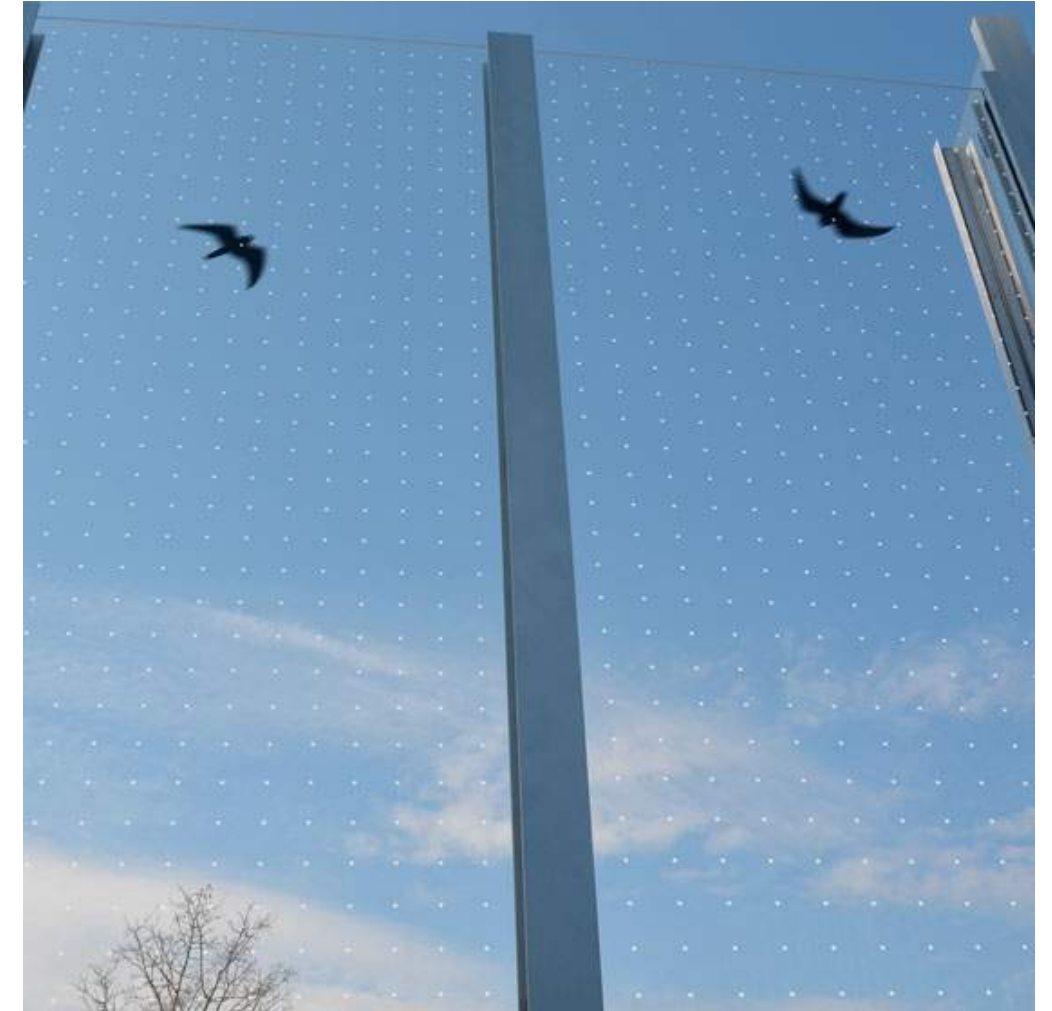
“Birds impact humans and the environment by helping control insect populations and disperse seeds and bird window strikes are a major factor in the decline of bird populations globally. Bird-safe glass prevents these collisions by making glass visible to birds while transparent for people.”

(CCF Design Guidelines pg. 326)

Prescriptive 2x2 Pattern Rule: Threat Factor 20

The 2x2 Rule indicates developing patterns with lines or shapes spaced no more than 2” apart can deter collisions.

(American Bird Conservancy Prescriptive Rating Guidelines for Bird-friendly Materials 2023)



2X2 Example 1

Pattern: 1/8” Lines, 2” On-Center Horizontal or Vertical (Print #2824), 6% Coverage



2X2 Example 2

Pattern: 1/4” Dots, 2” Inline (Print #51777), 1% Coverage



2X2 Example 3

Pattern: 1/4” Dots, 2x2 Staggered (Print #51767), 1% Coverage

WHY PES MESH:

POLYVINYL COATED POLYESTER (PES) VENTILATED FABRIC MESH WITH PROTECTIVE COATING. EASY TO CLEAN.

THIS MATERIAL IS APPROPRIATE FOR THIS CLIMATE AND PROVIDES SCREENING / PRIVACY SUITABLE FOR THIS PROJECT APPLICATION.

THIS MESH HAS BEEN USED IN AND AROUND CLEVELAND ON OTHER PROJECTS PREVIOUSLY APPROVED / BUILT / UNDER CONSTRUCTION.

APPLICATIONS:

MOST COMMON AND ECONOMICAL SCREENING TYPE FOR VENTILATED FACADE SCREENS TO PROVIDE SHADING/SCREENING, LOWER HEAT GAIN, MAINTAIN VIEWS OUT, AND MAINTAIN OPEN AIRFLOW.

LIFESPAN:

20+ YEAR LIFESPAN



Select FlexFacade Installations, Great Lakes Region



The Artisan, Cleveland OH, 2023

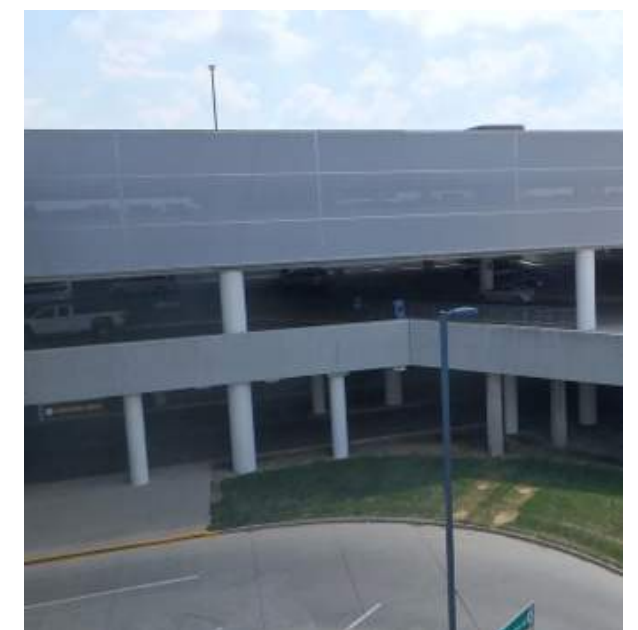


Studio Park Garage, Grand Rapids MI



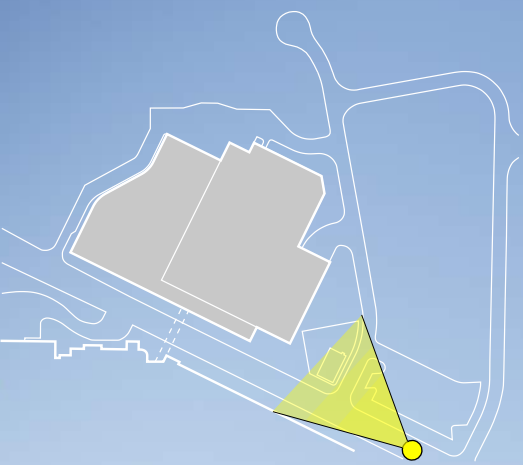
USE OF COLOR/ PATTERN TO BE DISCUSSED AT FINAL REVIEW

Crocker Park, Westlake OH, 2015



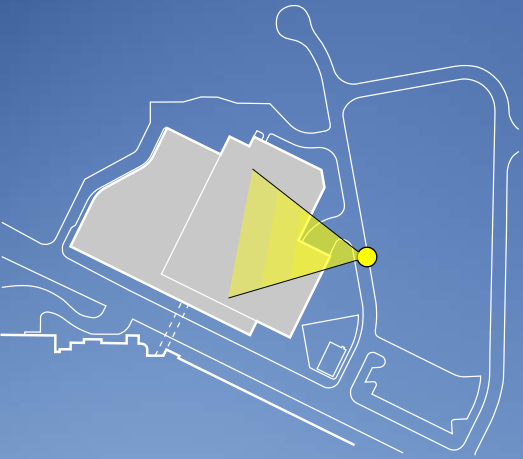
John Glenn Int. Airport, Columbus OH



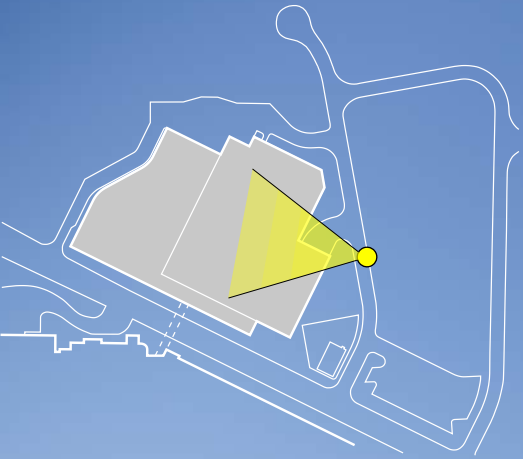


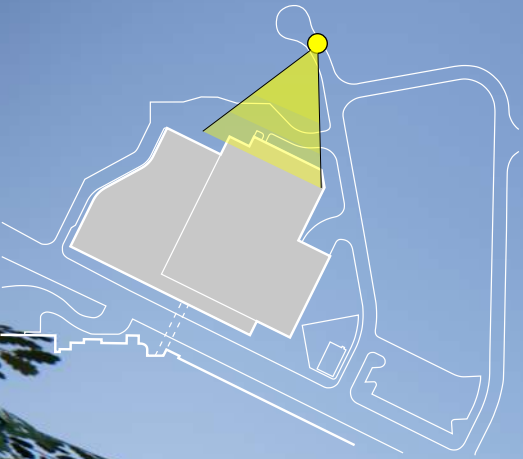


*LANDSCAPE SHOWS 5 YEAR GROWTH.
SEE LANDSCAPE PLAN.



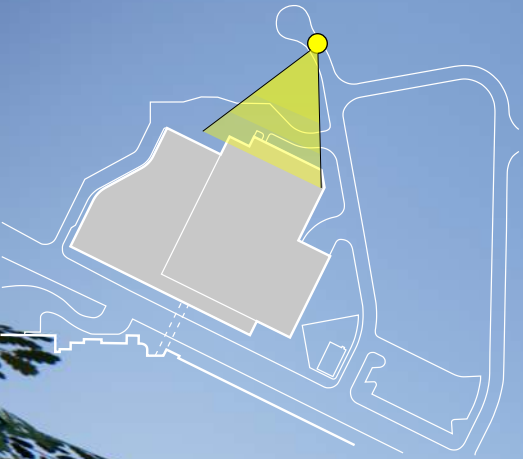
*LANDSCAPE SHOWS MATURE GROWTH.
SEE LANDSCAPE PLAN.





*LANDSCAPE SHOWS 5 YEAR GROWTH.
SEE LANDSCAPE PLAN.

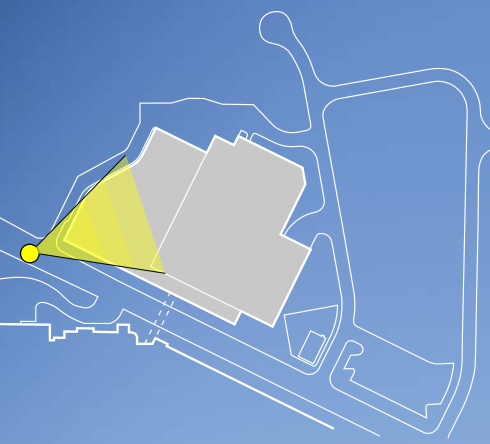




*LANDSCAPE SHOWS MATURE GROWTH.
SEE LANDSCAPE PLAN.









REQUIREMENT CHECKLIST

Schematic Approval (conceptual plus):

- Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*
- *Illustrative Renderings*
 - *Furnishings and Site Amenities*
 - *Conceptual Landscape and/or Streetscape Plan*
 - *Storm Water Management Plan*

Final Approval (schematic plus):

- *Signage Plan*
- *Lighting Plan*
- *Material, Color and Finish Samples and Lists*
- *Final Landscape and/or Streetscape Plan (with plant list)*

Items which will be fully addressed in Final Design Development Presentation

- *Detailed landscape plan including plant species, design, and detail as a result of community input*
- *Final lighting plan with photometric study showing light levels at garage*
- *Final material selections*
- *Final parking garage screening design, color use, base materiality*
- *Signage plan including potential artwork & gateway considerations*



Every life deserves world class care.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

CPC postponed this item on 4/4/25 for the applicant to respond to the local design review committee's conditions, develop a full campus plan, complete a traffic study for egress on Lorain rather than 179th, and a wildlife impact study.

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

FWDRAC gave schematic approval with conditions on 4/2/25:

- Materials – Warmer color palette needed. Too much white and grey currently.
 - Parking garage screening – Metal panels or thermally modified wood, screen with public art.
 - Screen the first floor of the garage using same materials and further study the eastern elevation to be softened.
 - Lorain Avenue green space – Support green space over parking lot. Space should take cues from proposed Healing Garden and be developed further.
 - Landscape plan – Add a double row of trees along Lorain Avenue green space. Buffer zone needs to be maximized to protect residential neighborhood. Full landscape plan needed.
 - Pedestrian bridge on Lorain– public art or "gateway" signage needed
 - Full photometric lighting plan needed.
 - Streetscape – Further develop. Show types of amenities for bus shelters, bike racks, trash cans, seating etc
 - Massing – Further study breaking up Lorain facade massing; facade feels too long
 - Wayfinding – street level wayfinding needed to navigate entire campus. Show examples.
 - Circulation – Further investigation into how this space will function for pedestrians and the overall experience.
-

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

7 Residents submitted Public Comments in opposition to this project, citing:

- Overwhelming Scale & Massing of Structures
 - Lack of Long-Term Transparency & Commitment to Residential Integrity
 - Traffic & Safety Impact on Residential Streets
 - Noise, Light, and Environmental Disruptions
 - Failure to Meet High Standards of Site Planning
-

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

CPC Staff recommends approval with the following conditions:

- Lot C be preserved as green space and further developed with community in conjunction with adjacent green space to the north
 - Pedestrian bridge be used as a gateway opportunity
 - Parking garage be screened using durable materials
 - Study opportunities for additional public art on the campus
 - Study street level wayfinding of campus
-

FW2025-05 – Cleveland Clinic FHC & Moll Center Demolition

May 2, 2025

Project Address: 18200 Lorain Ave

Type: Demolition

Project Representative: Richard Stuckey, Cannon Design

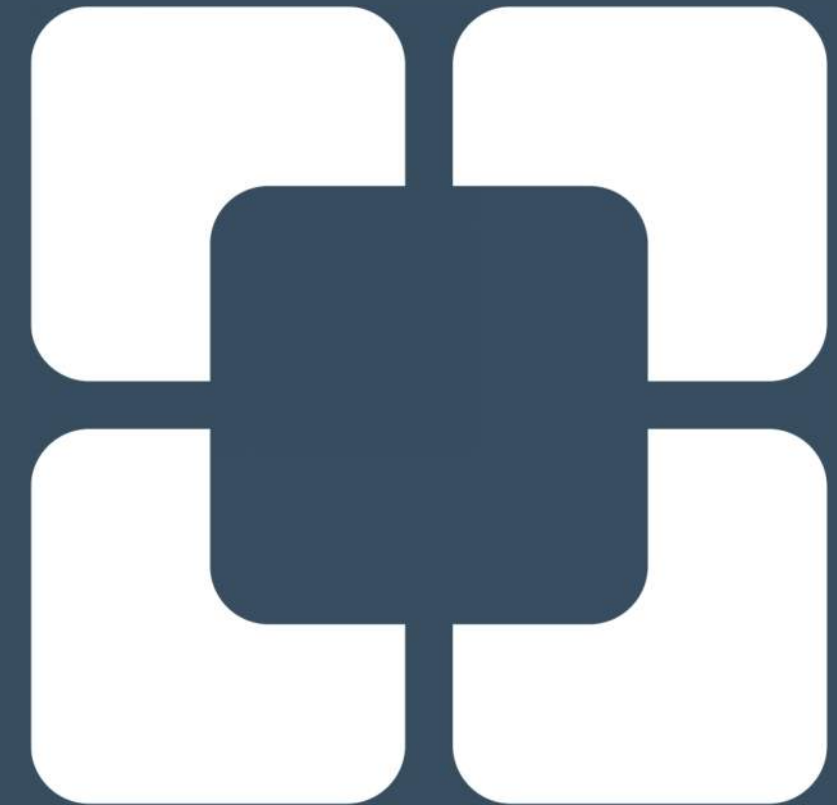
Approval: Final

Ward 17 – Councilmember Slife

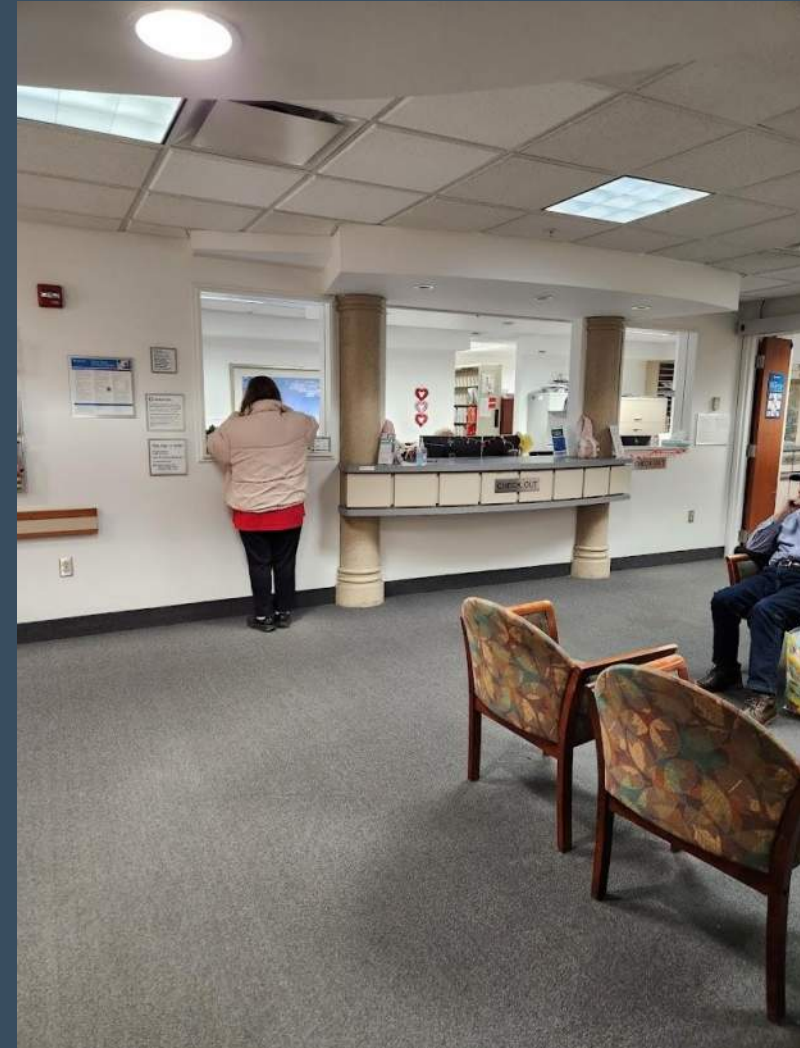
SPA: Kamm’s

CLEVELAND CLINIC FAIRVIEW HOSPITAL NORTH CAMPUS EXPANSION

FHC / MOLL CENTER DEMOLITION PERMIT



MAY 2, 2025





PHASING KEY

EXISTING CONDITION:
-EXISTING CURRENT STATE

PHASE 1 DEMOLITION:
-DEMO FAMILY MEDICINE AND ADJACENT PARKING
-NEW CURB CUT ON 179TH
-PLANT INITIAL VEGETATION

PHASE 1 CONSTRUCTION:
-BUILD MOB/CC
-NEW ACCESS ROAD WITH CURB CUTS
-CONSTRUCT RETAINING WALL

PHASE 2 DEMOLITION:
-DEMO MOLL CENTER AND ADJACENT PARKING

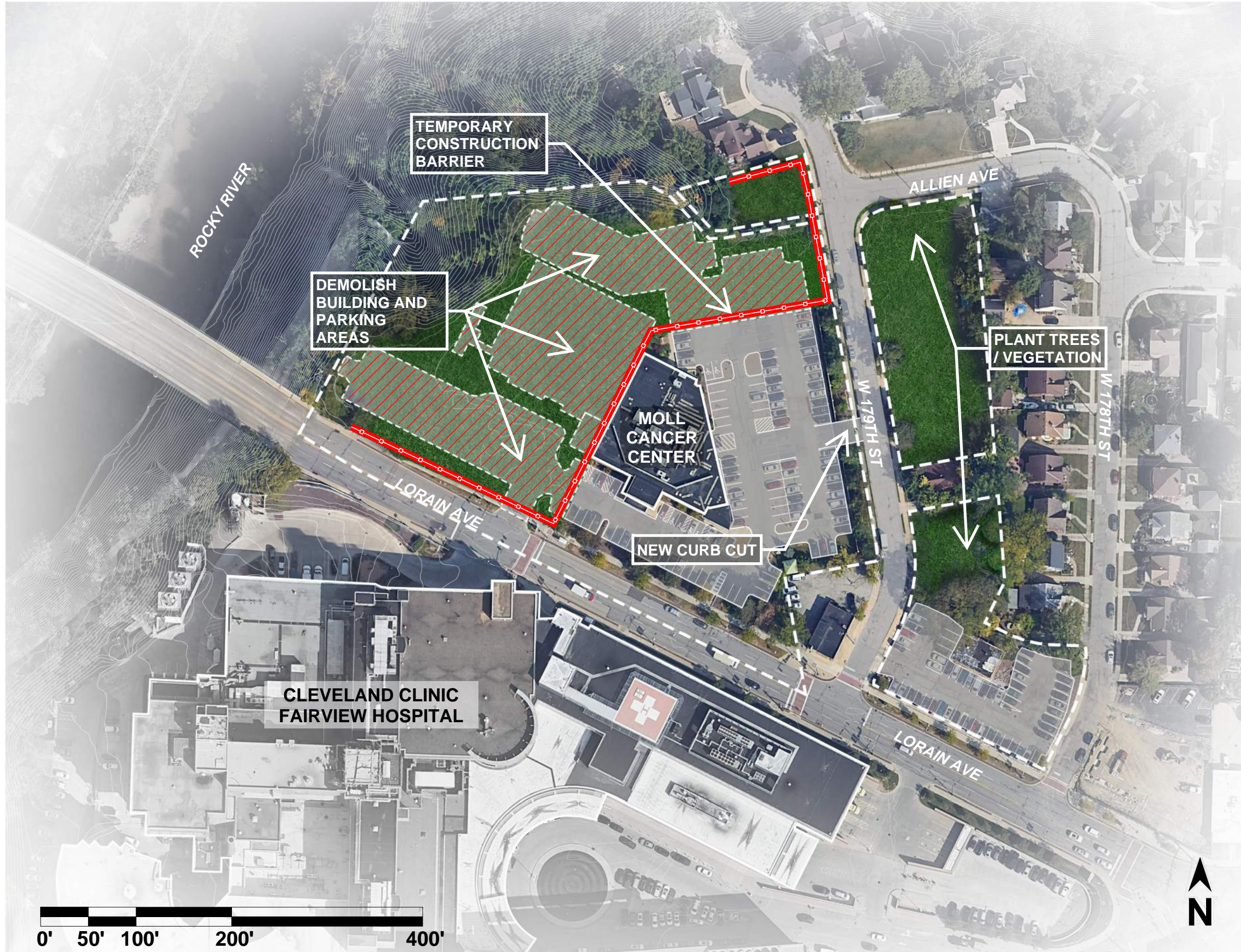
PHASE 2 CONSTRUCTION:
-BUILD NEW PARKING STRUCTURE
-BUILD NEW MOB LOBBY EXTENTION
-BUILD CONNECTOR BRIDGE

PHASE 2 COMPLETED:
-PARKING GARAGE & BRIDGE COMPLETE
-DEMO LOT C SURFACE PARKING
-EXTEND BUFFER ZONE TO LORAIN

PHASE 3 DEMOLITION:
-DEMO OF EXISTING MOB AND GARAGE

PHASE 3 COMPLETED:
-NEW SURFACE LOT COMPLETE





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FOOTPRINT OF MOLL DEMO.

DEMO LOT AFTER CONSTRUCTION COMPLETE. FUTURE BUFFER ZONE.





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Every life deserves world class care.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

FW2025-05 – Cleveland Clinic FHC & Moll Center Demolition

May 2, 2025

FWDRAC gave final approval with conditions on 4/2/25:

- Temporary signage be posted by Cleveland Clinic to dissuade any contractors from parking on residential streets
- Work with City Traffic Commissioner to see if West 179th/Allen Ave can be closed during construction to avoid intrusion to residential neighborhood.

CPC postponed this item on 4/4/25 as it is tied to FW2024-14 which was also postponed.

Cleveland City Planning Commission

Special Presentations – Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

DF2025-016 – Canal Basin Park Mural and Towpath Sign

May 2, 2025

Project Address: 908 West Street

Type: Public Art / Signage

Project Representative: Jay Rauschenbach, MOCAP

Approval: Final

Ward 3 – Councilmember McCormack | **SPA: Cuyahoga Valley**



CITY OF CLEVELAND
Mayor Justin M. Bibb

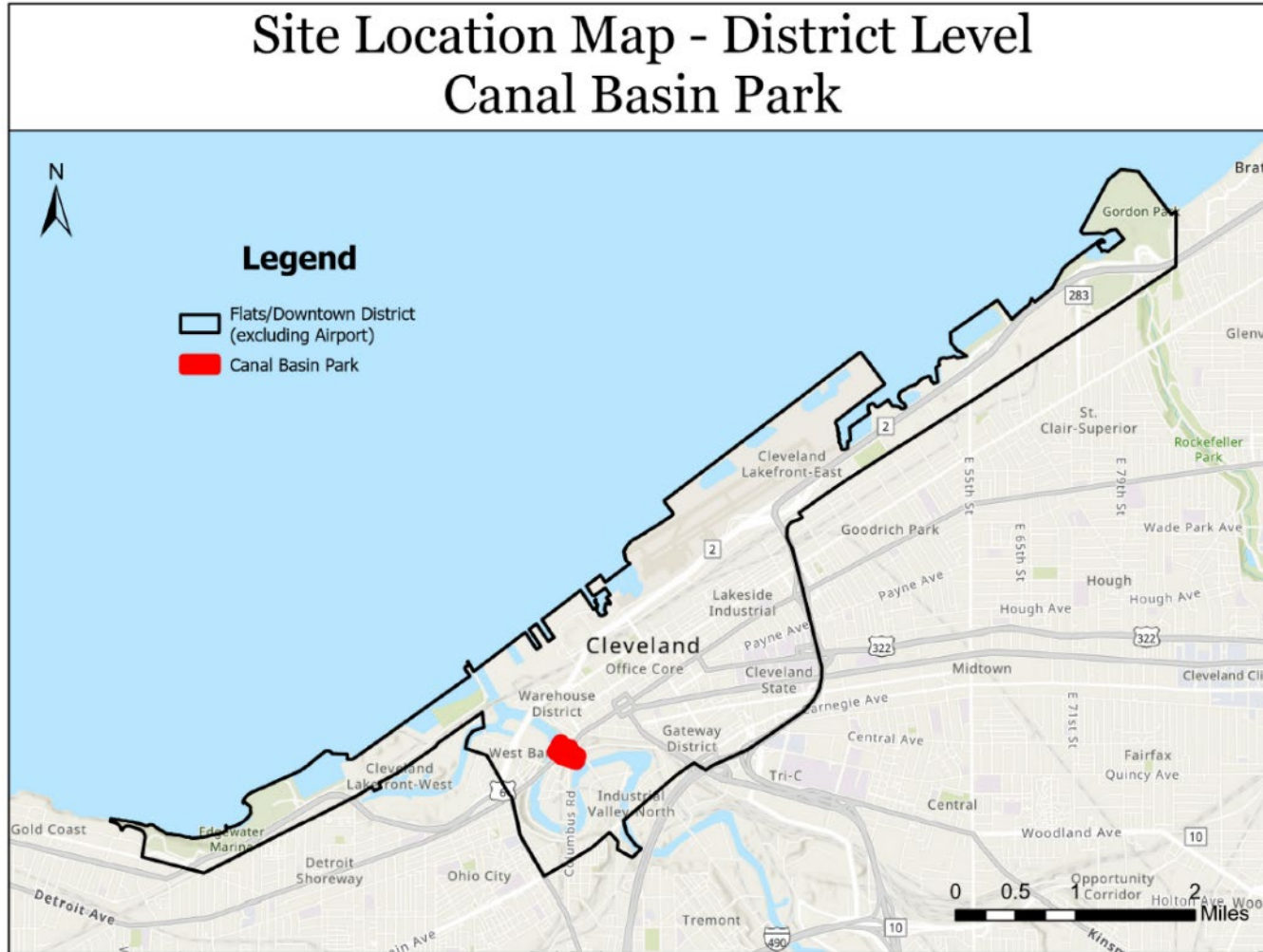
Canal Basin Park Interpretive Mural & Towpath Trail Map

May 2, 2025



Project Context

District Level



Project Context

Site Level



Project History

Initial Improvements to Canal Basin Park

2020/Late 2021

- Construction

July 2022

- Opened to the public

Improvements

- Existing parking lot was reduced in size and converted to green space; remaining parking lot was renovated and EV charging stations were added
- New sidewalks were introduced, including a semi-circle in the park and seating steps between the parking lot and Towpath Trail
- Bicycle racks and an informational kiosk with small panels were added
- However, no additional interpretive or navigational signage provided



Project History

Initial Improvements to Canal Basin Park

March 2023

- MOCAP submits grant application to the Ohio & Erie Canalway Coalition Strategic Initiatives using \$50,000 in city matching funds to provide additional interpretive and navigational signage

June 2023

- MOCAP awarded \$35,000

January 2024

- MOCAP, in collaboration with Canalway Partners, releases RFP to procure professional services to deliver interpretive and navigational signage

Summer 2024

- FireWatch Design is awarded the project to deliver:
 1. Towpath Trail Map
 2. Interpretive Mural



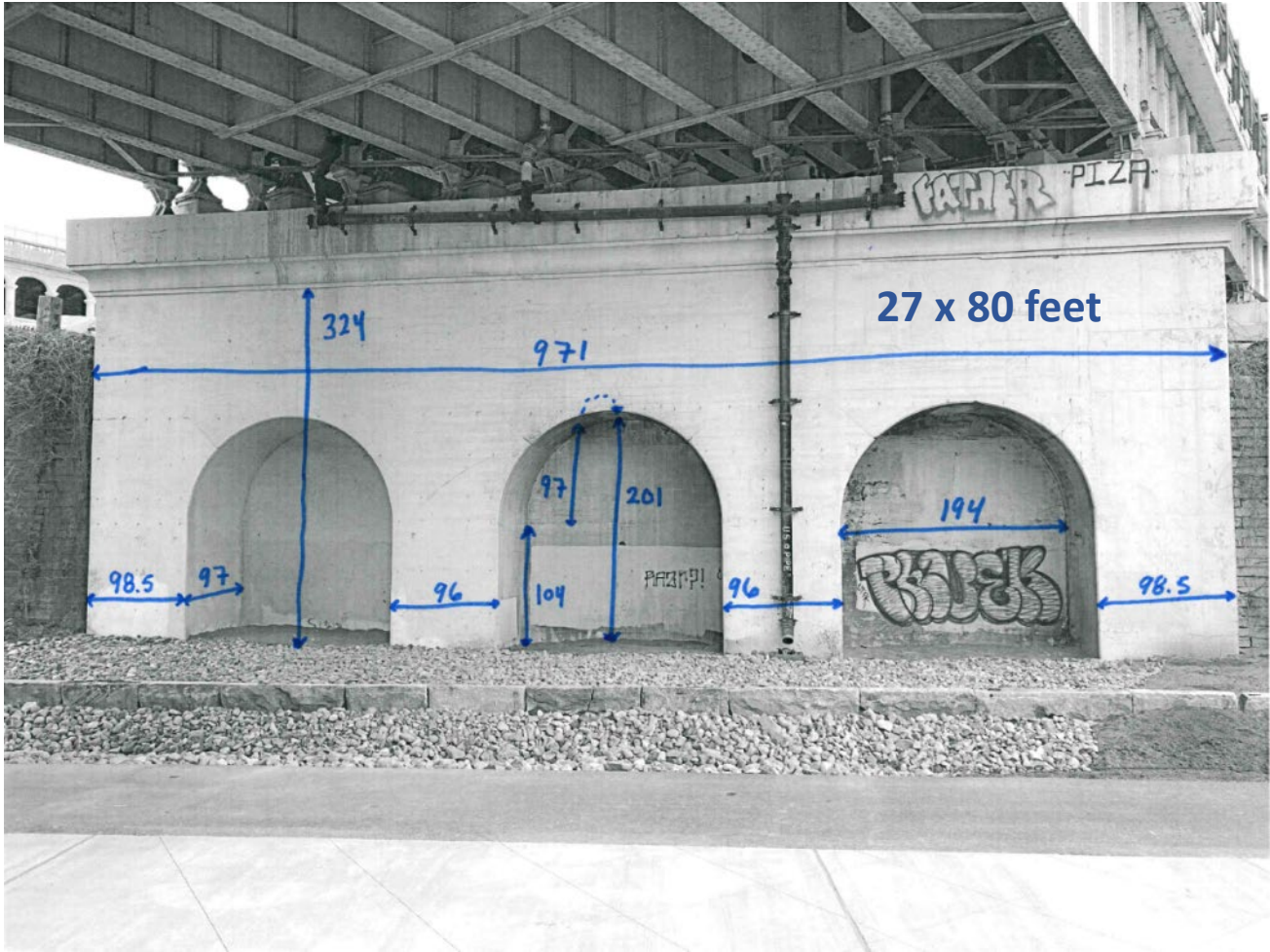
Interpretive Mural

Bridge Archways Existing Conditions



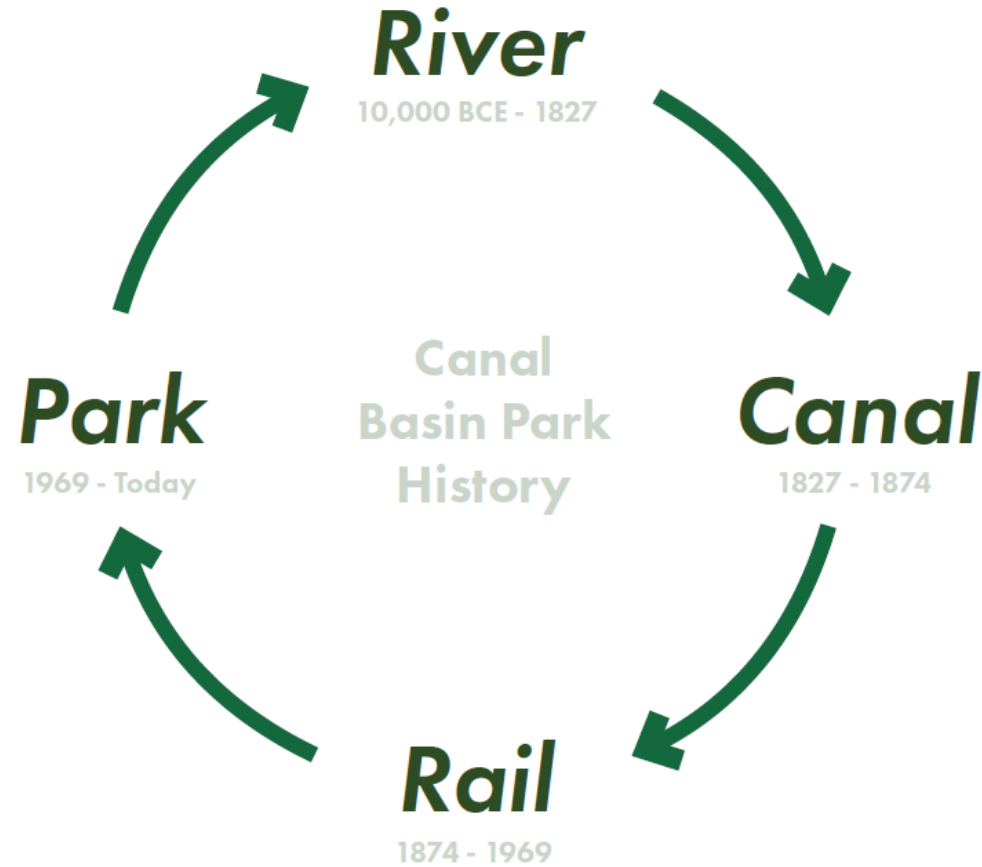
Interpretive Mural

Bridge Archways Dimensions



Interpretive Mural

Development – Themes

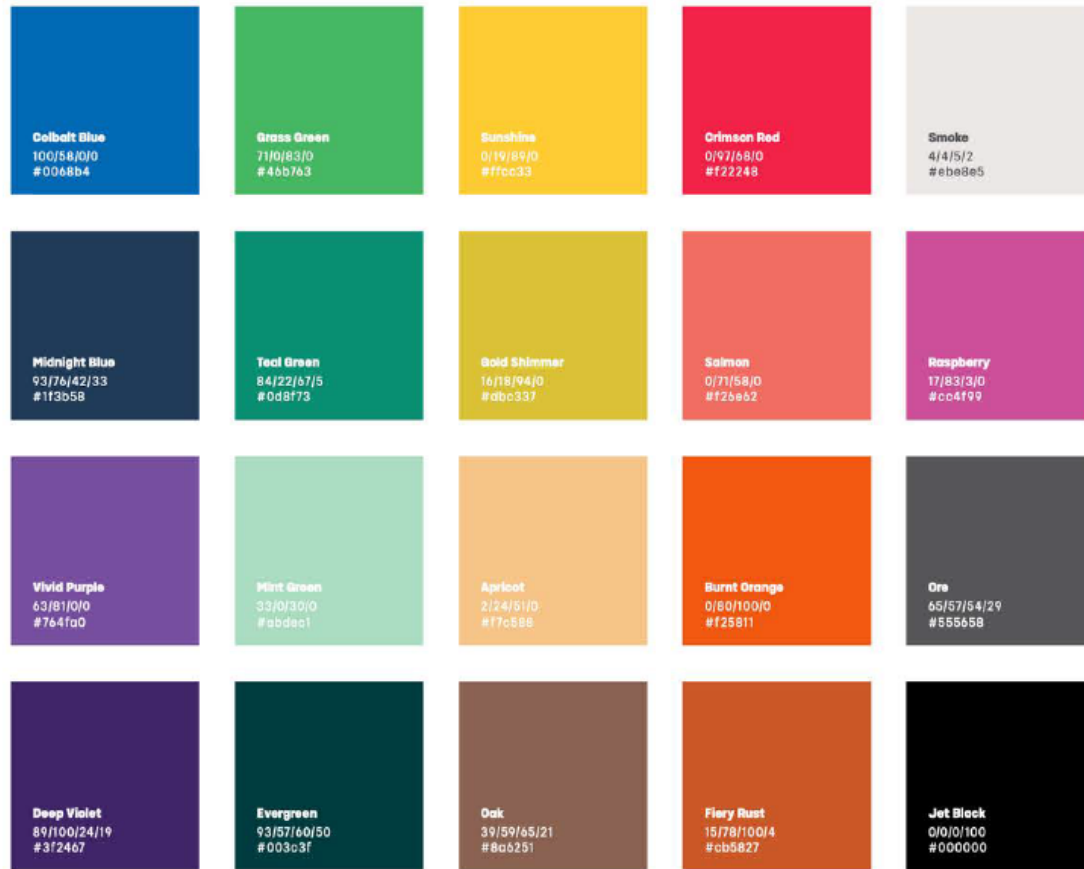


Interpretive Mural

Development – Color Palette

BRAND ELEMENTS / COLOR

Canal Basin Park



VIBRANT INDUSTRIAL

**Our color palette
reflects the vibrancy
of the canal basin's
past, present
and future.**



Interpretive Mural

Development – Typography

BRAND ELEMENTS / TYPOGRAPHY

Canal Basin Park

Our primary font is Colton.

HEADLINE: COLTON COND. SEMIBOLD

COLTON HAS A TALL **X-HEIGHT** FOR EXCELLENT READABILITY AT DISTANCE

Iiron

Using a combination of horizontal & vertical terminals along with squarish ovals, it is built with a confident structure that feels so much more than a neutral sans, it feels iconic.

Engineered in 5 widths, compressed to extra wide, and in nine weights, HD Colton features a huge 90 styles that will offer this project the ultimate flexibility and variation in one primary font family.

The black weights will help bring prominence to every outdoor application while the light to mid weights will help tell any story at a smaller size.

PARAGRAPH: COLTON REGULAR



Interpretive Mural

Development – Color & Typography



Interpretive Mural

Development – Styles

Flat Design



Bold Drawing



Traditional



Sketch



Line & Color



Collage



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Draft Concepts by FireWatch Design



Interpretive Mural

Artist Selection

January 2025 – City, Canalway Partners, and FireWatch Design issue RFP

- 64 submissions received
- FireWatch reviews and categorizes into tiers based on pricing, availability, and ability to produce preferred styles

February 2025

- Top 4 artists are interviewed

March 2025

- Project is awarded to Kelle Schwab



Kelle Schwab is a Cleveland-based artist creating bold, narrative-rich paintings and large-scale public murals. Her fine art explores empowered women and archetypes of rebellion—drawing from myth, history, and pop culture to explore themes transformation and resistance. Her murals are immersive and expressive, transforming walls into stories that speak to identity, place, and community.



Interpretive Mural

Compilation of Preferred Draft Concepts given to Kelle Schwab



**Cleveland in the Past
(Our Beginnings/the
Canal)**

**Cleveland Today
(Vibrant City)**



**Cleveland in the Future
(Going Forward/the Trail)**



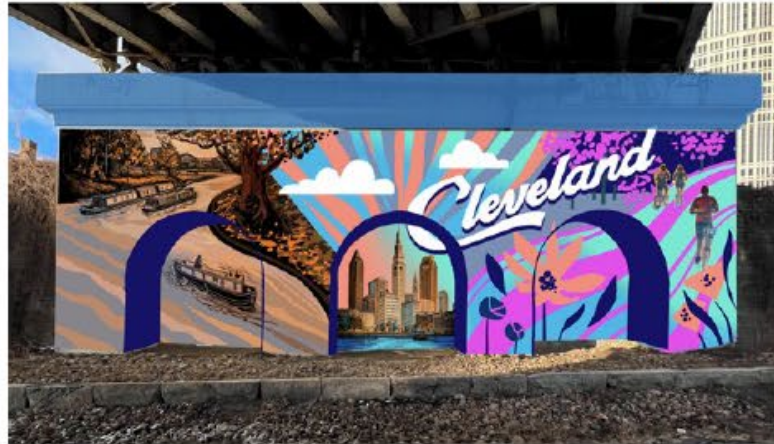
Interpretive Mural

Artist Designs

Option 1A



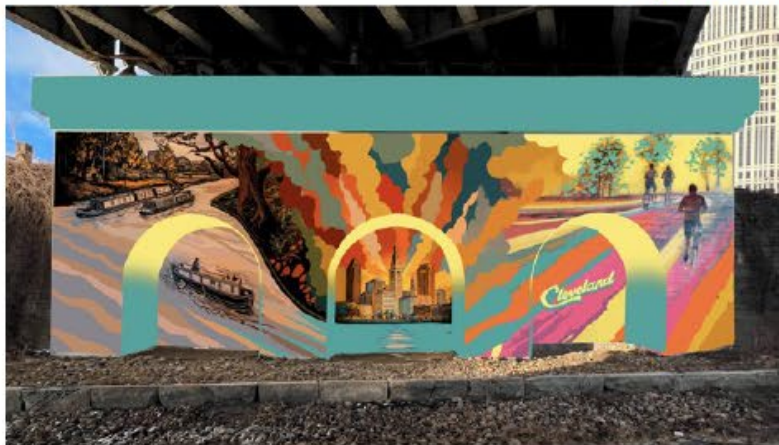
Option 2A



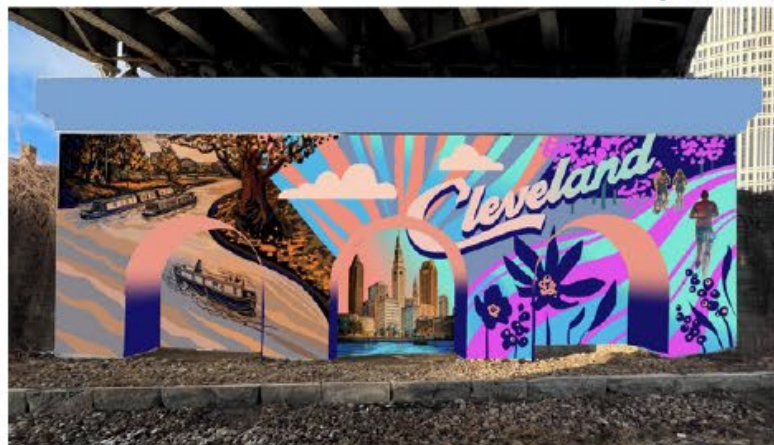
Option 3A



Option 1B



Option 2B

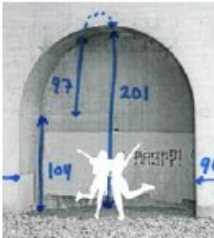
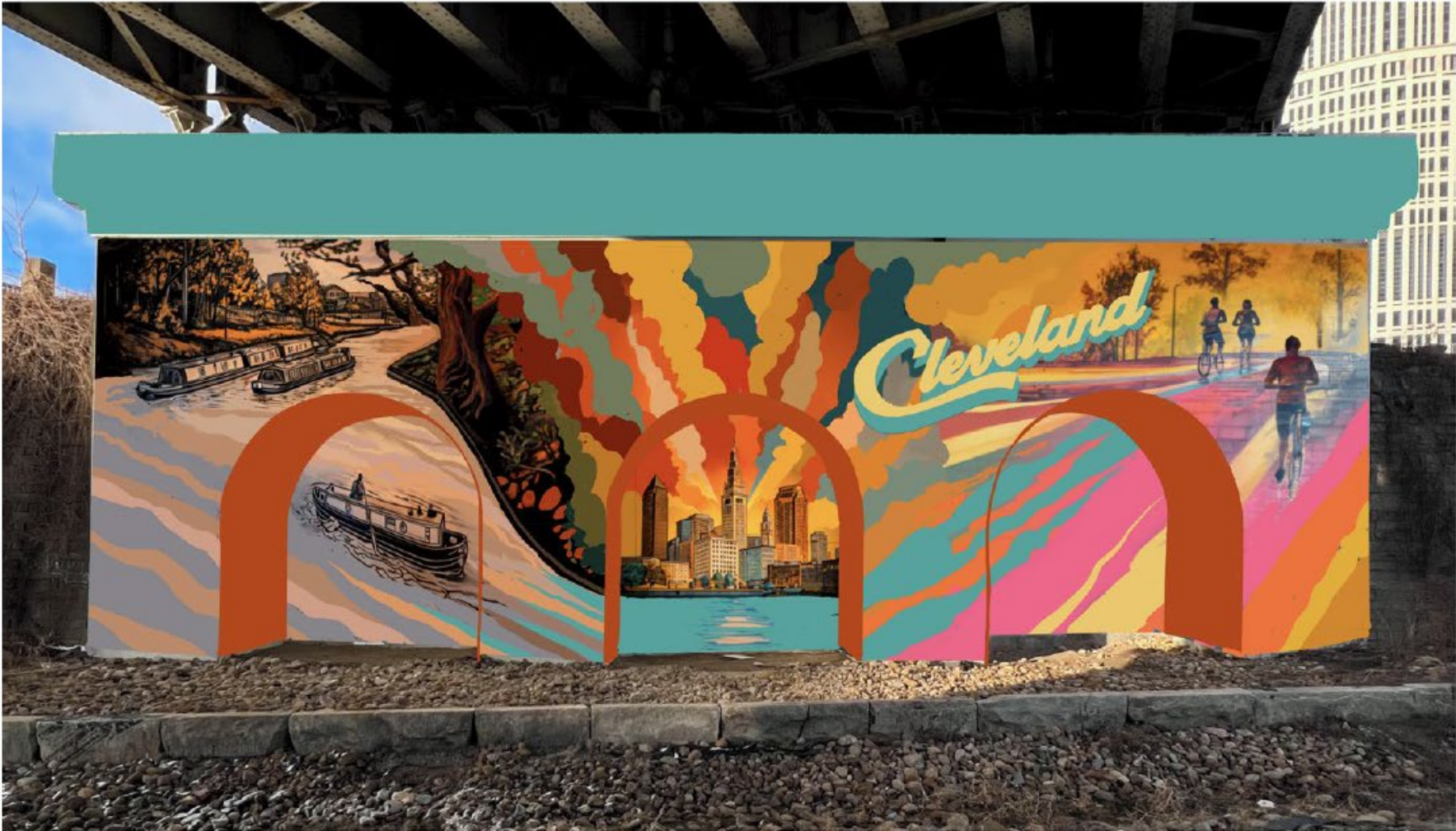


Option 3B



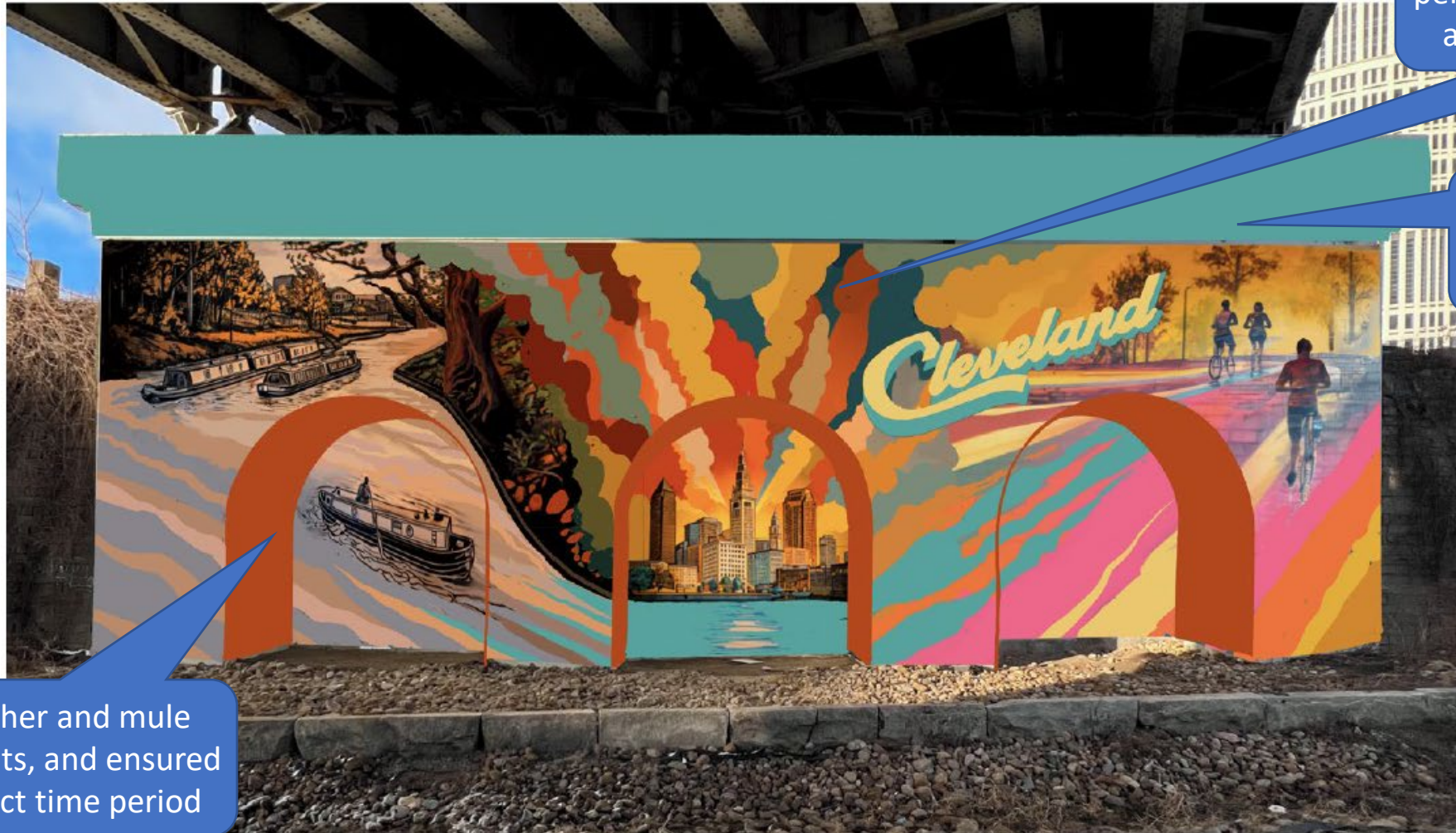
Interpretive Mural

Selected Design



Interpretive Mural

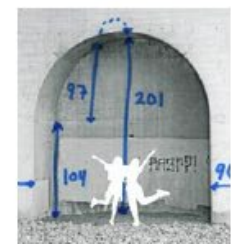
Selected Design with Notes to Flats/Downtown Design Review



Cleveland skyline changed to perspective from Heritage Park + add freighter + soften clouds

Cleveland changed to "Towpath Trail" in cursive, centered on middle arch

Added tether and mule team to boats, and ensured boats reflect time period

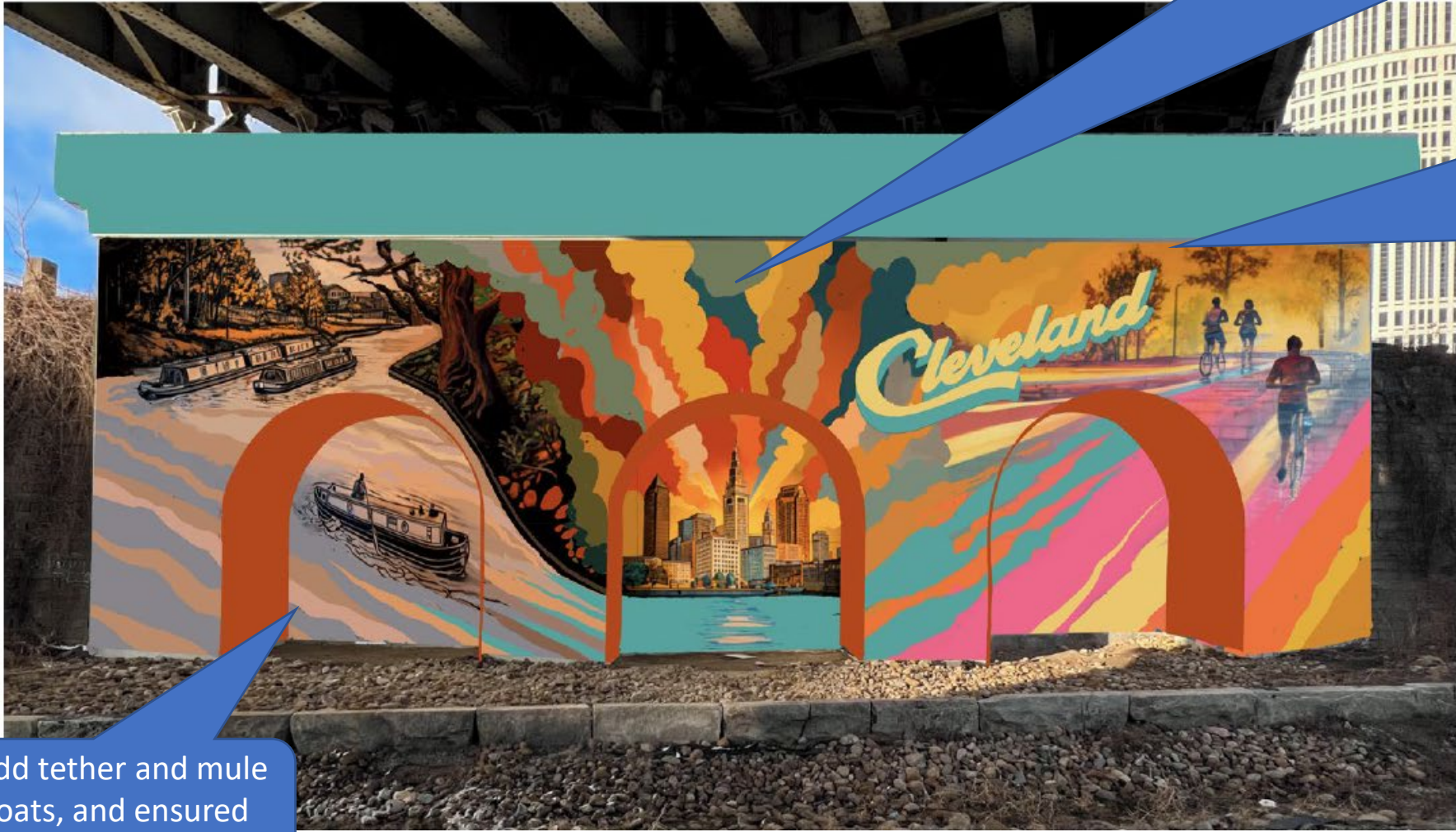


Interpretive Mural

Notes from Flats/Downtown Design Review

AGREED: Change Cleveland skyline perspective to Heritage Park; ADDED: Ensure Terminal Tower is centered

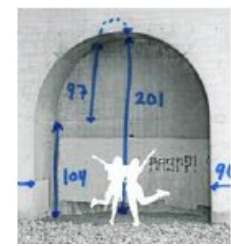
DISAGREED: Soften clouds; keep as is



AGREED: Change Cleveland to "Towpath Trail" in cursive; ADDED: Keep in current location and size

ADDED: Add a smoke stack

AGREED: Add tether and mule team to boats, and ensured boats reflect time period



Interpretive Mural

Final Design



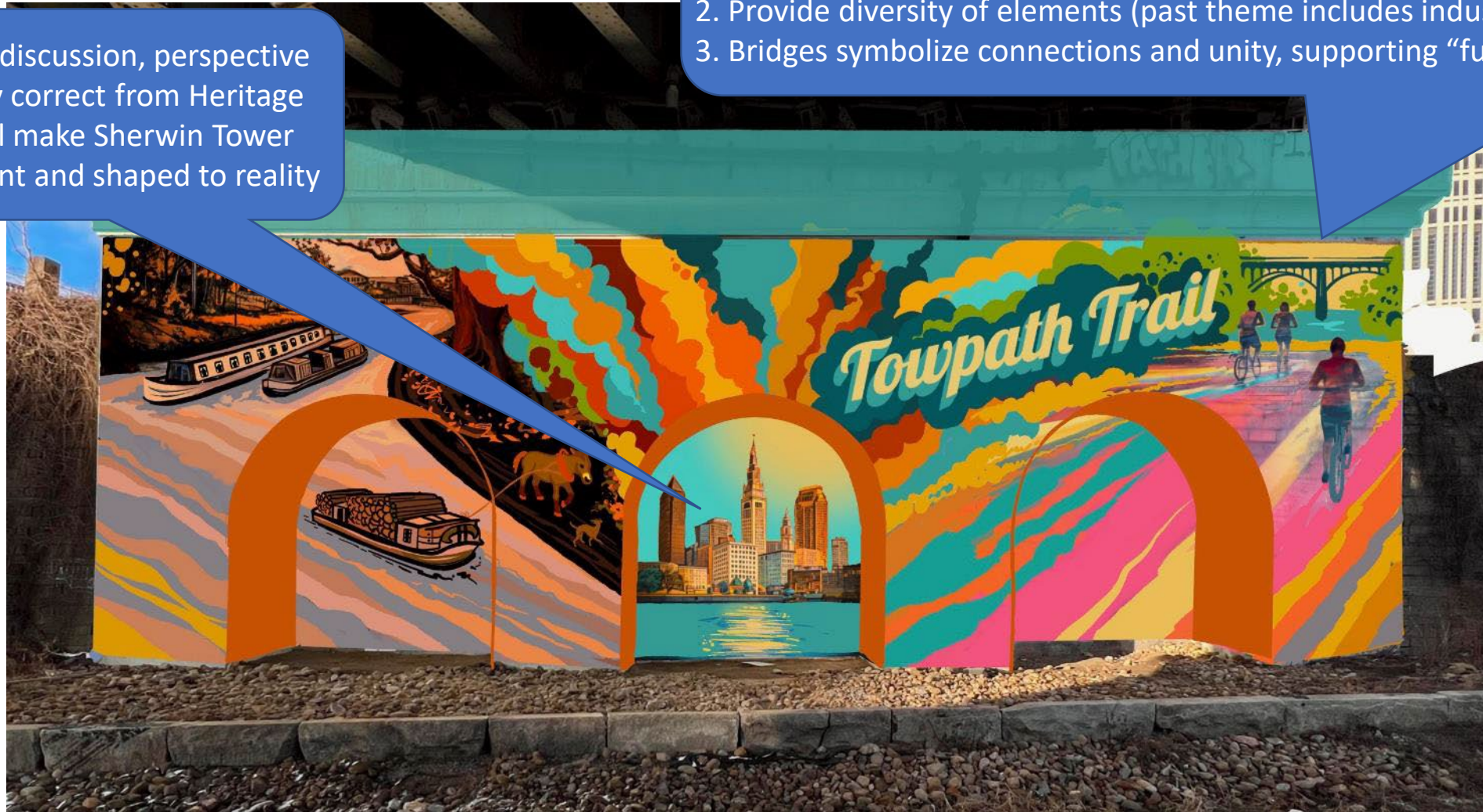
Interpretive Mural

Final Design with Notes

Upon further discussion, perspective was generally correct from Heritage Park, but will make Sherwin Tower more prominent and shaped to reality

In lieu of adding a smoke stack, a bridge was added because:

1. Bridges and trees reflect overall Trail experience
2. Provide diversity of elements (past theme includes industry)
3. Bridges symbolize connections and unity, supporting “future” theme



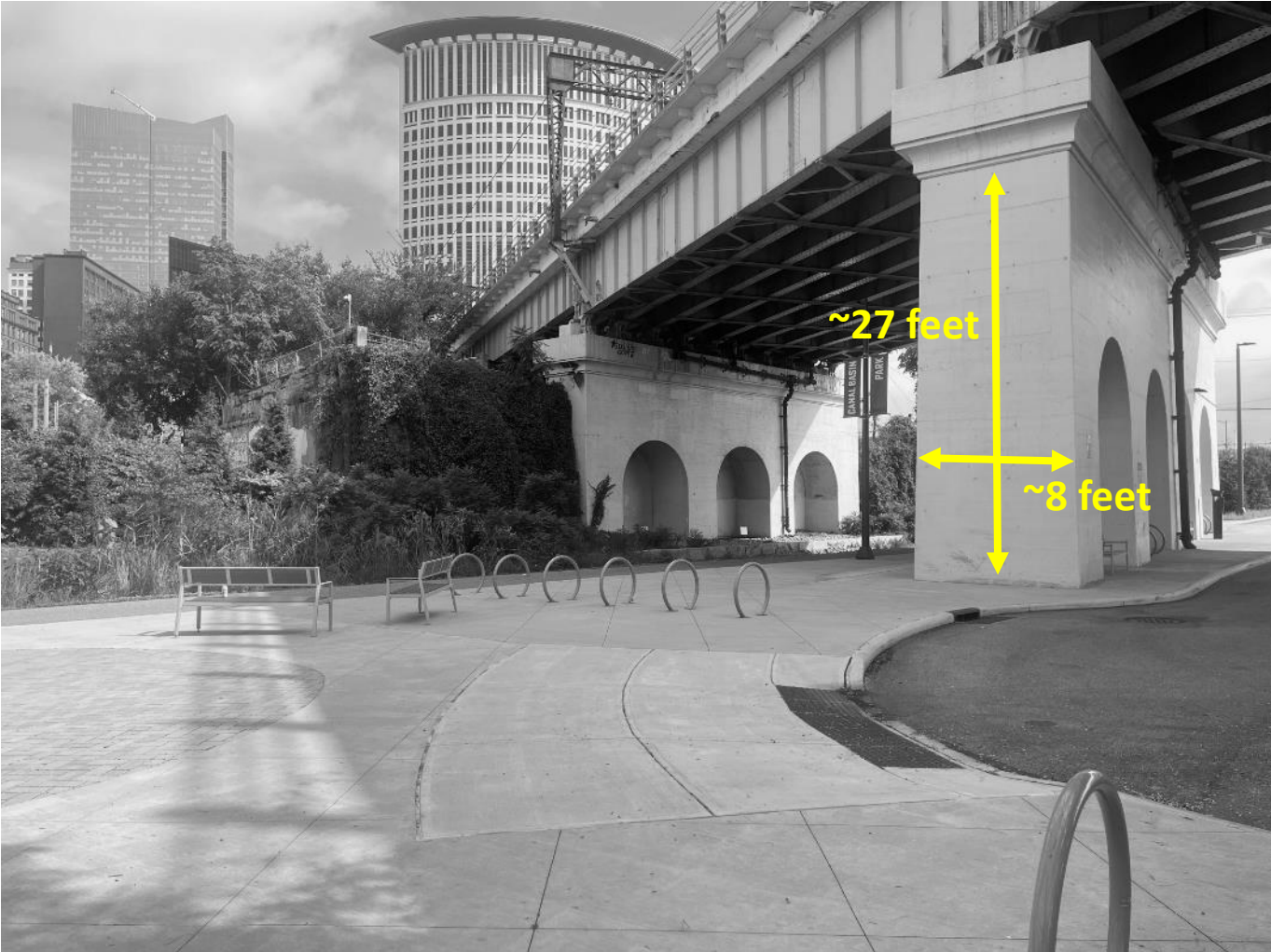
Towpath Trail Map

Bridge Column Existing Conditions



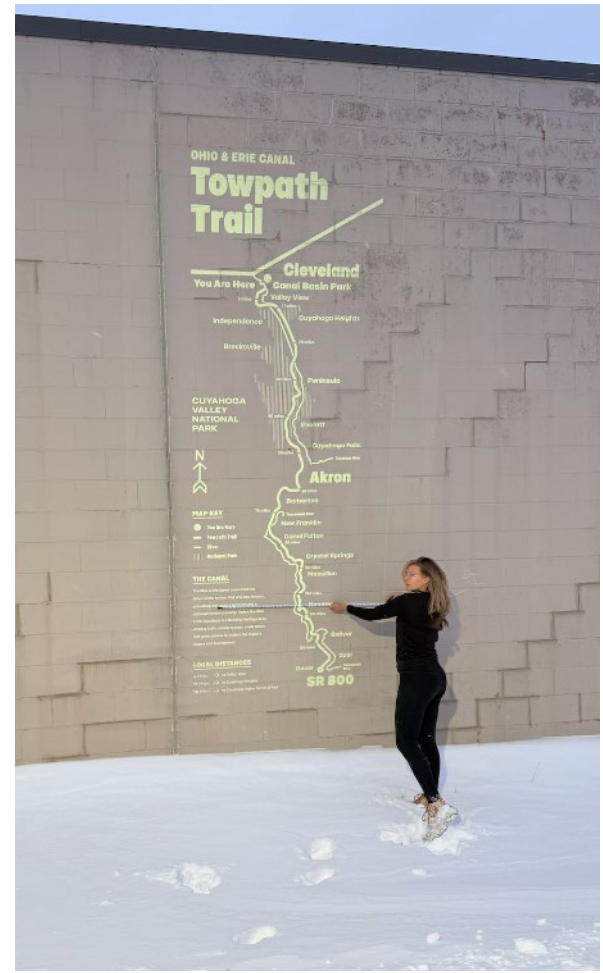
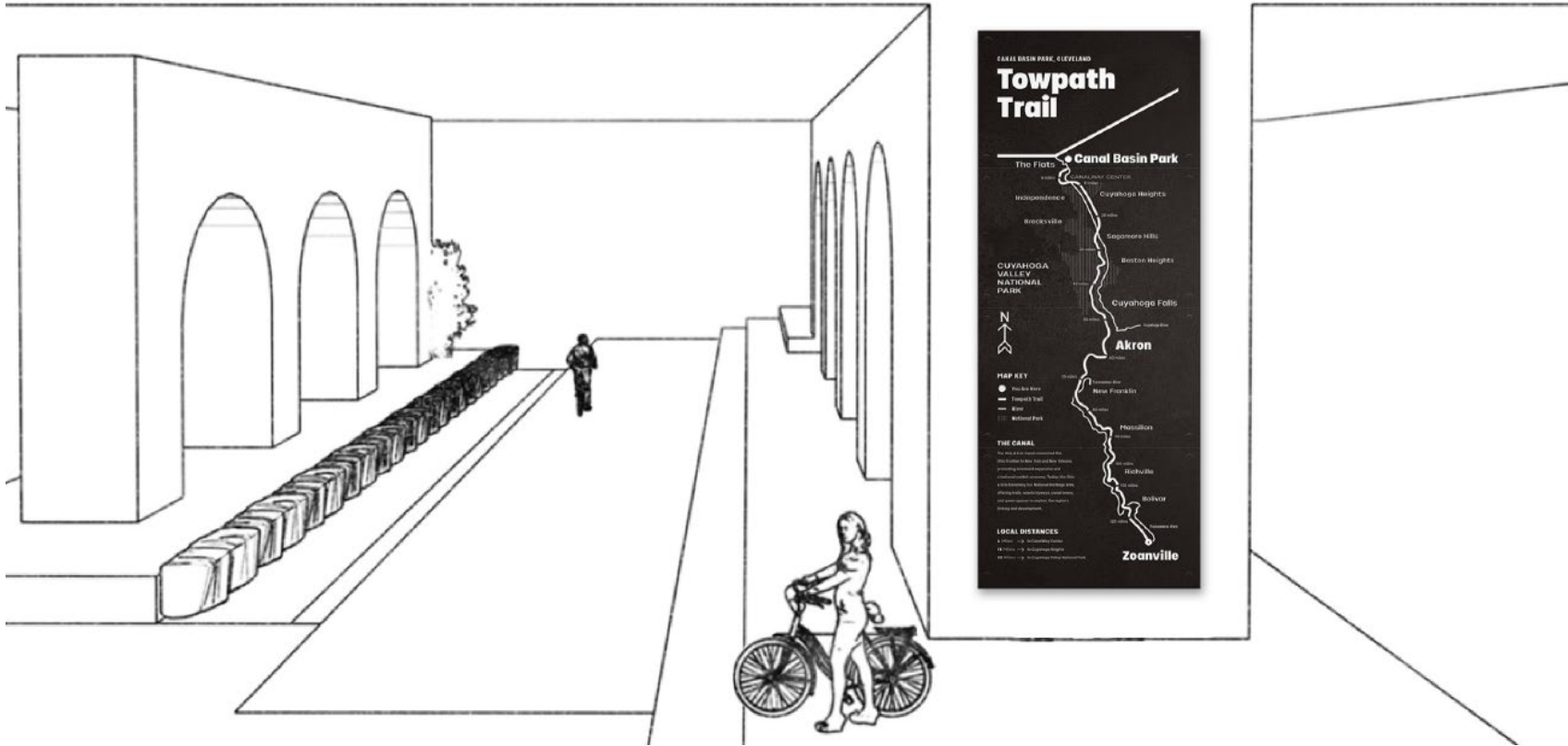
Towpath Trail Map

Bridge Column Dimensions



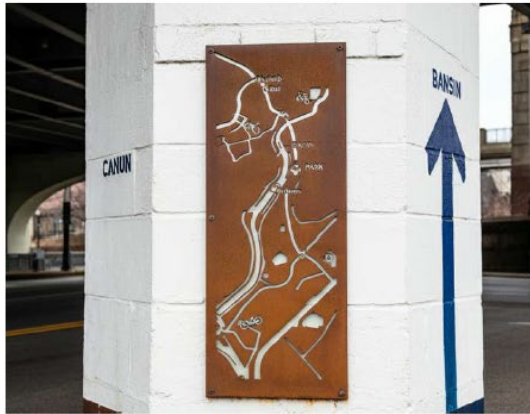
Towpath Trail Map

Development – User Experience & Scale



Towpath Trail Map

Development – Materials

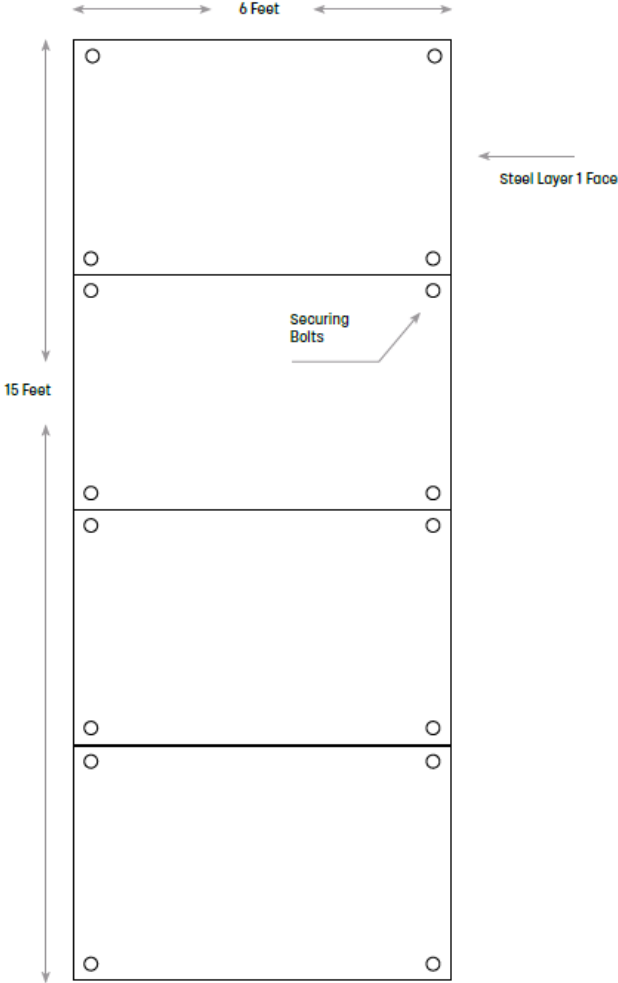


- Canvas
- Corten Steel
- Painted Mural
- Raw Steel



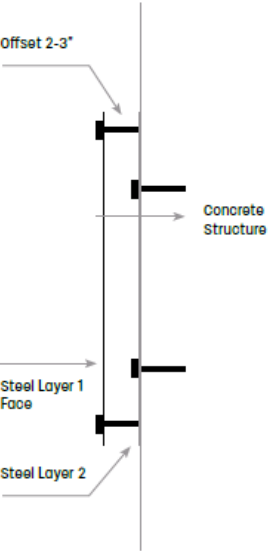
Towpath Trail Map

Development – Fabrication & Mounting



Canal Basin Park

Side Profile



Towpath Trail Map

Development – Content

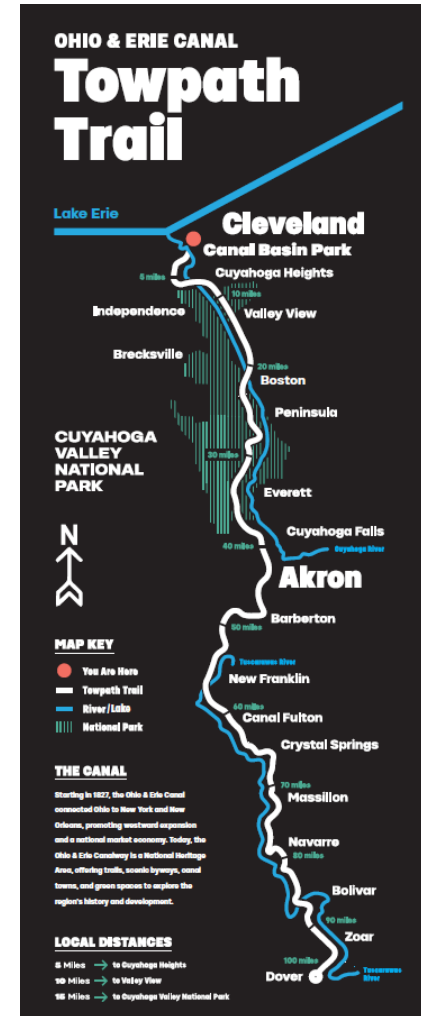
October 29, 2024



December 4, 2024



December 17, 2024

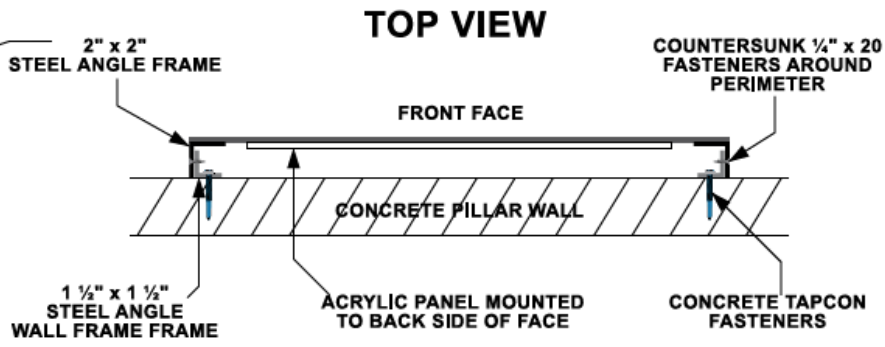


Towpath Trail Map

Final Design



Front plate: Corten steel with cut outs
 Back plate: Acrylic with color

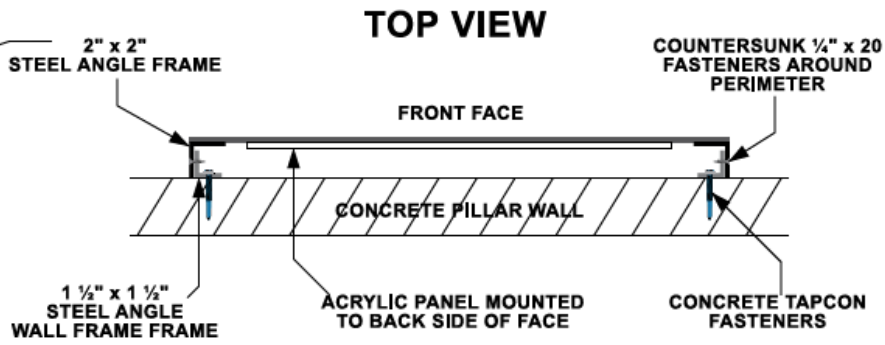


Towpath Trail Map

Final Design



Front plate: Corten steel with cut outs
Back plate: Acrylic with color



Flats/Downtown Design Review Primary Comment:
Ensure all elements are rust proof and will not drip onto and/or stain the bridge column and/or ground



Interpretive Mural & Towpath Trail Map

Schedule

Thursday, April 24, 2025

- Flats Design Review Approval

Monday, April 28, 2025

- Arches for mural were power washed and primed

Friday, May 2, 2025

- City Planning Commission Approval

Monday, May 5, 2025

- Start of mural project
- Order fabrication of Towpath Trail Map (~6 weeks)

June 2025

- Mural is completed
- Towpath Trail Map is installed
- Project is complete





CITY OF CLEVELAND
Mayor Justin M. Bibb

Canal Basin Park Interpretive Mural & Towpath Trail Map

May 2, 2025

QUESTIONS?



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

DF2025-016 – Canal Basin Park Mural and Towpath Sign

May 2, 2025

DFDRAC gave final approval with conditions on 4/24/25:

- Applicant to review that compatible metals are used in the signage to fully prevent rust from forming, and all metals, materials, and finishes are rustproof.
 - "Towpath Trail" text to replace "Cleveland" text in same location & size.
 - Clouds to remain robust, not softened.
 - Applicant to further consider skyline view, and is encouraged to review the central prominence of Tower City within the arch which also adds to the radiating effect of the rest of the mural.
 - Applicant encouraged to review the "Lake Erie" graphic rectilinear line and align it with the curvilinear style of the rest of the sign.
 - Final art to be circulated to Committee, if needed
-

Cleveland City Planning Commission

Special Presentations



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

Parks and Recreation Master Plan – Jay Rauschenbach, MOCAP and Alexandria

May 2, 2025

Nichols, Parks and Recreation

PLAN CONTENTS

CONTEXT



The Value of Parks & Recreation

Citywide Dynamics

An Equitable Parks & Recreation System

Recreation Trends

PARKS AND RECREATION TODAY



Cleveland's Parks & Recreation Story

The Parks & Recreation System Today

Cleveland's Planning Regions

Recreation Programs

Parks & Recreation Management & Organizational Structure

Financial Snapshot

COMMUNITY NEEDS

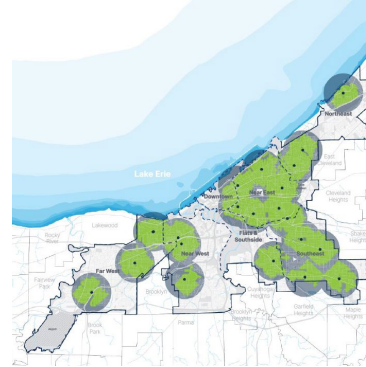


The Planning Process

Community Needs Assessment

Key Themes & Priorities

GUIDELINES



Design Guidelines

Classifications

Program Classifications

Level of Service

General Investment Strategies

Planning Region Score Cards

Capital Life Cycle

Equity-Based Park Prioritization Strategy

Recreation Facility Prioritization Strategy

Program Life Cycles

Funding

POLICY FRAMEWORK



Maintenance & Updates

Funding

Community & Partnerships

Connectivity & Accessibility

System Awareness & Communications

Safety

Recreation Programming

Staffing & Hours

Parks

Recreation Facilities

Nature & Green Spaces

IMPLEMENTATION



How Do We Get There?

Early Actions

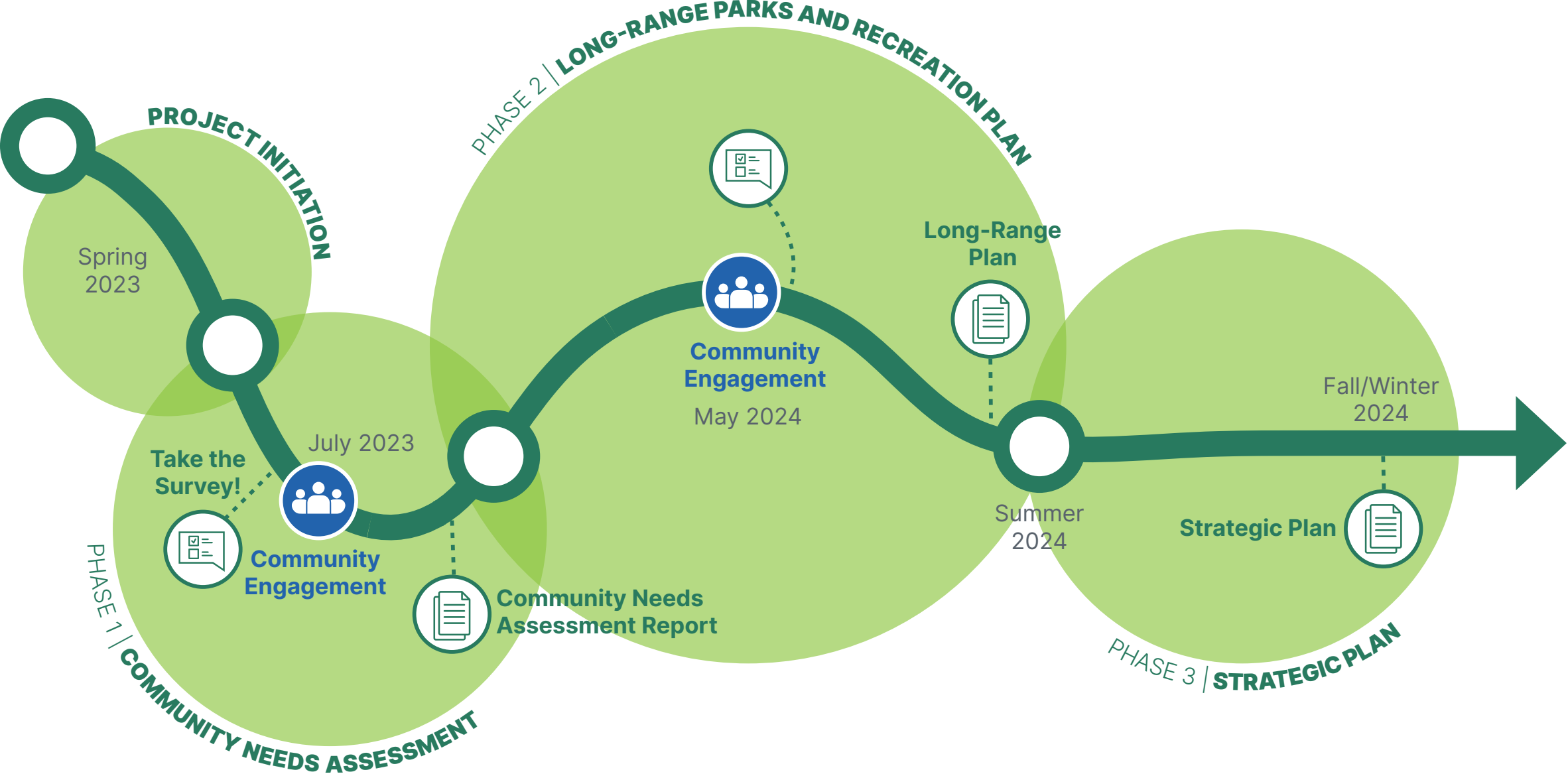
Index of All Actions

Endnotes

Parks & Recreation Vision

Cleveland's **dynamic and equitable** network of parks and recreational facilities **enhances** quality of life and the natural environment, **preserves and stewards** the city's rich cultural identities, and **evolves** with the needs of current and future generations of Clevelanders.

PLANNING PROCESS



COMMUNITY ENGAGEMENT

2,000+ Points of Engagement

Open Houses



250+

Open House Attendees

Pop-Ups



250+

Pop-Up Attendees

Youth Workshops



100+

Youth Workshop Participants

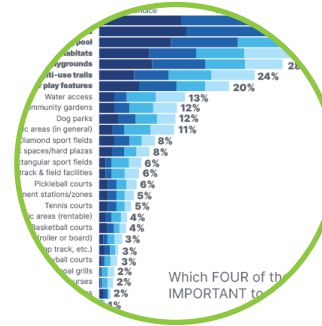
Neighborhood Meeting Grants & Kits



158

Neighborhood Meeting Participants

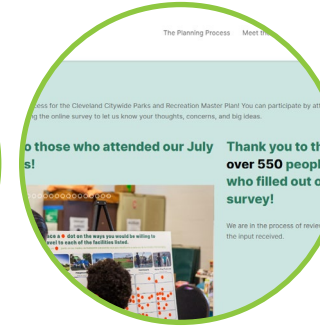
Statistically Valid Survey



528

Statistically Valid Survey Responses

Online Survey



765

Online Survey Responses

City & Partner Organization Interviews



45+

City & Community Group Interviews

AN EQUITABLE PARKS & RECREATION SYSTEM

- Ensure **just and fair capital investment** in parks and recreation
- Provide **equitable connections to quality** parks and recreation
- Meet the **needs of current and future** city residents, community groups, and organizations



Level of Service Standards

What amenities are needed and where

General Investment Strategies

Parts of the city that need more equitable access to parkland

Prioritization Strategy

Which parks should be invested in first

Policy Framework

Actions the City should take to more equitably achieve goals

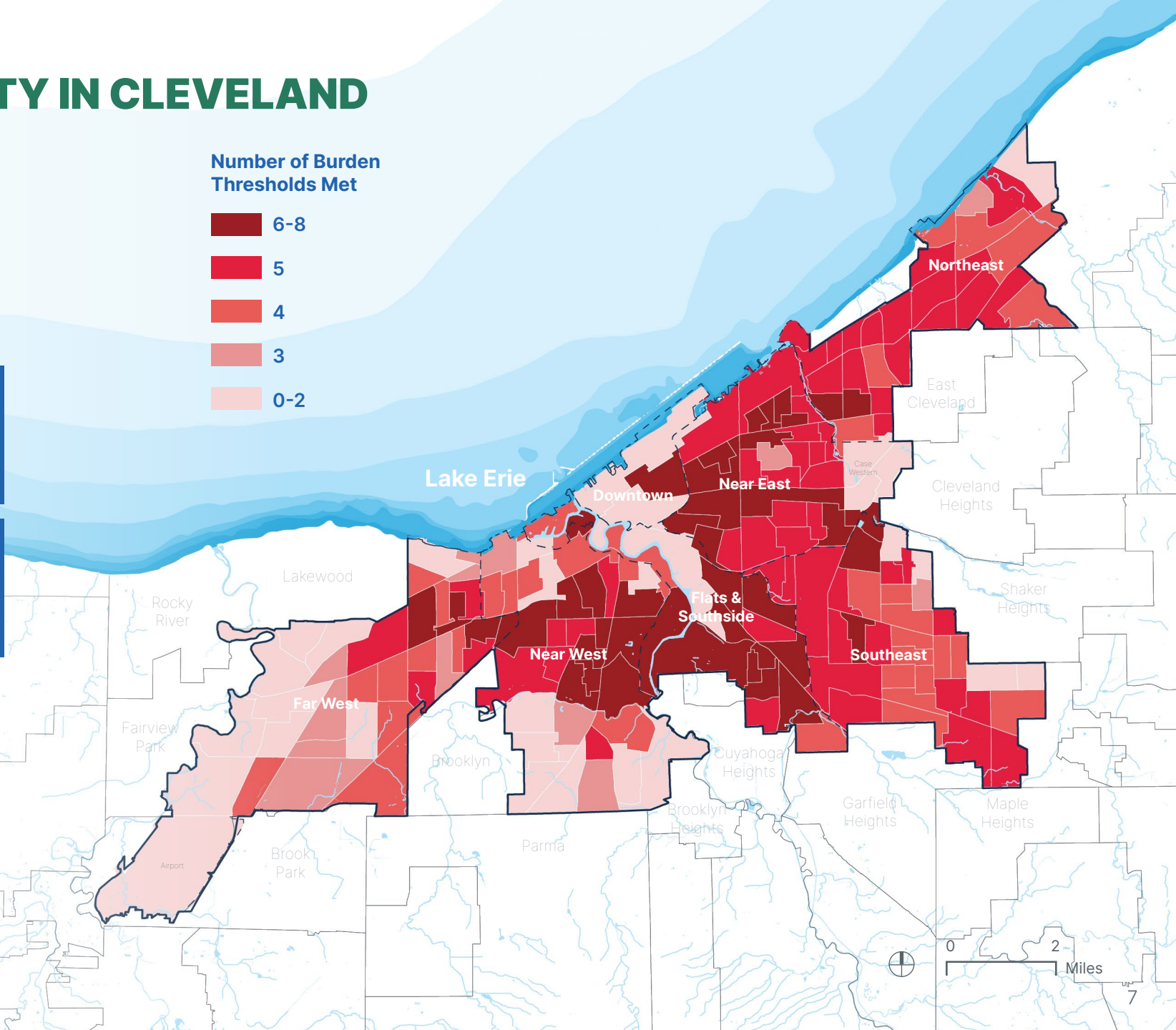
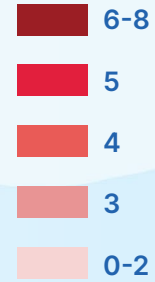
A TOOL FOR MAPPING EQUITY IN CLEVELAND

Climate & Economic Justice Screening Tool (CEJST)

Eight Categories of Burden



Number of Burden Thresholds Met



DESIGN GUIDELINES

Design guidelines are a road map for designing new parks and recreation facility sites and refreshing existing ones.



Design



Context



Wayfinding



Connectivity



Infrastructure



Zones

DRAFT

REGIONAL PARK

DESIGN

- SYSTEM-WIDE DESIGN LANGUAGE
- DESIGN VOCABULARY
- COHESIVE SITE LAYOUT
- PARK CORE
- INDOOR-OUTDOOR CONNECTIONS
- PLANTING VARIETY
- SHADE
- IDENTITY FEATURES
- NATURAL / HISTORIC FEATURES

CONTEXT

- PARK SUPPORTIVE USES
- BUILDING FRONTAGE
- METROPARKS PROPERTY
- PUBLIC PROPERTY / INSTITUTIONAL
- STREETScape ENHANCEMENTS

CONNECTIVITY

- STREET GRID CONNECTIVITY
- SEAMLESS PUBLIC SPACE
- TRAIL MODE SEPARATION
- LOOP TRAIL
- INTERNAL WALKING TRAIL
- TRAIL CONNECTION
- SAFE ROUTES / PASSAGES

WAYFINDING

- PRIMARY GATEWAY
- SECONDARY GATEWAY
- PATH HIERARCHY

INFRASTRUCTURE

- Bike Rack
- Transit Stop
- Street Parking
- On-Site Parking
- Safe Pedestrian Access
- Support Facility
- Maintenance Facility

ZONES

- IU INTENSIVE USE**
 - Outdoor Event Space
 - Group Picnic Area
 - Restroom
 - Seating
 - Dog Park
- PG PROGRAMMABLE GATHERING**
 - Park Shelter
 - Seating
- RE RECREATION**
 - Fitness / Exercise Facility
 - Creative Play Attraction
 - Playground
 - Rectangular Field
 - Diamond Field
 - Basketball Court
 - Tennis / Pickleball Court
 - Volleyball Court
 - Water Play
 - Pool
- CU CASUAL USE**
 - Individual Picnic Area
 - Casual Use Space
 - Seating
- NA NATURAL**
 - Stormwater Management
 - Natural Space
 - Community Garden
 - Unique Landscape Feature
 - Seating

128 GUIDELINES






CLEVELAND PARKS & RECREATION PLAN 129

LEVEL OF SERVICE

LOS standards help guide decisions about how many amenities are needed and where.

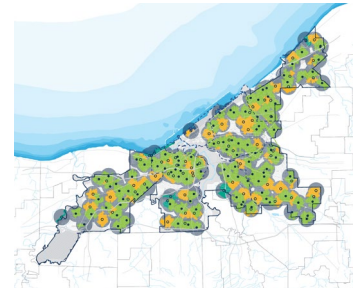
Population-Based Standards

How many of each park amenity does Cleveland have per resident?

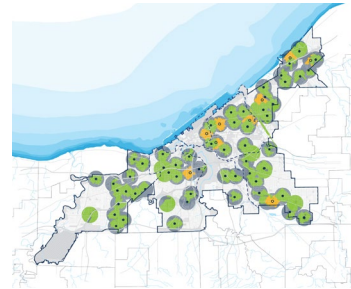
-  Playgrounds
-  Basketball Hoops
-  Pools
-  Splashpads
-  Rectangular Fields
-  Diamond Fields
-  Community
-  Gardens
-  Pickleball Courts
-  Dog Parks
-  Tennis Courts
-  Volleyball Courts
-  Walking Loops

Access-Based Standards

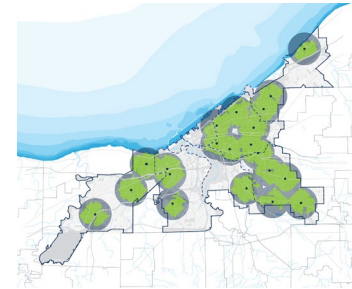
How close should residents be to a type of park amenity?



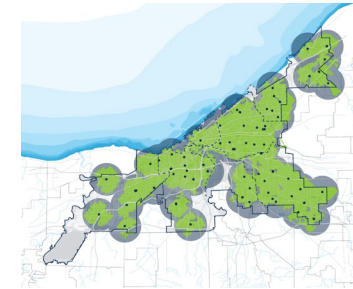
Playgrounds
(10-min walk)



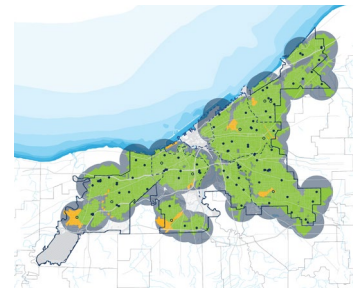
Basketball Hoops
(10-min walk)



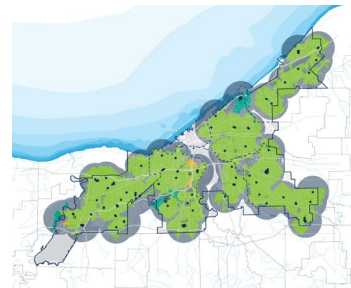
Recreation Centers
(20-min walk)



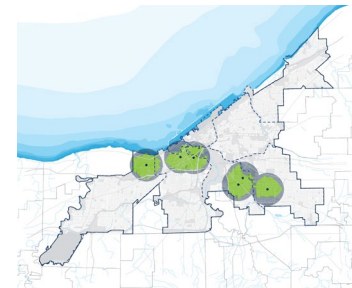
Pools + Splashpads
(20-min walk)



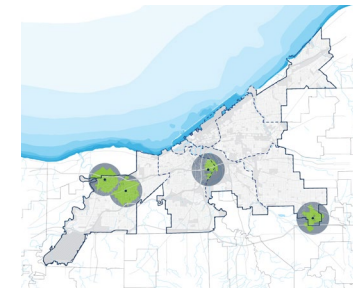
Rectangular + Multi-Purpose Fields
(20-min walk)



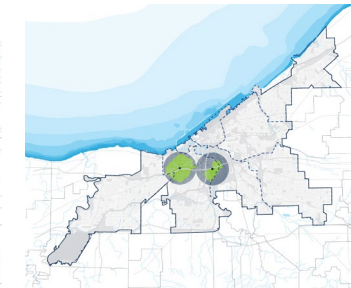
Diamond Fields
(20-min walk)



Community Gardens
(20-min walk)



Pickleball Courts
(20-min walk)



Dog Parks
(20-min walk)

PARK CLASSIFICATIONS

- Regional Park (12)
- Community Park (28)
- Neighborhood Park (63)
- Mini Park (26)
- Civic Space (19)
- Special Use Park (15)

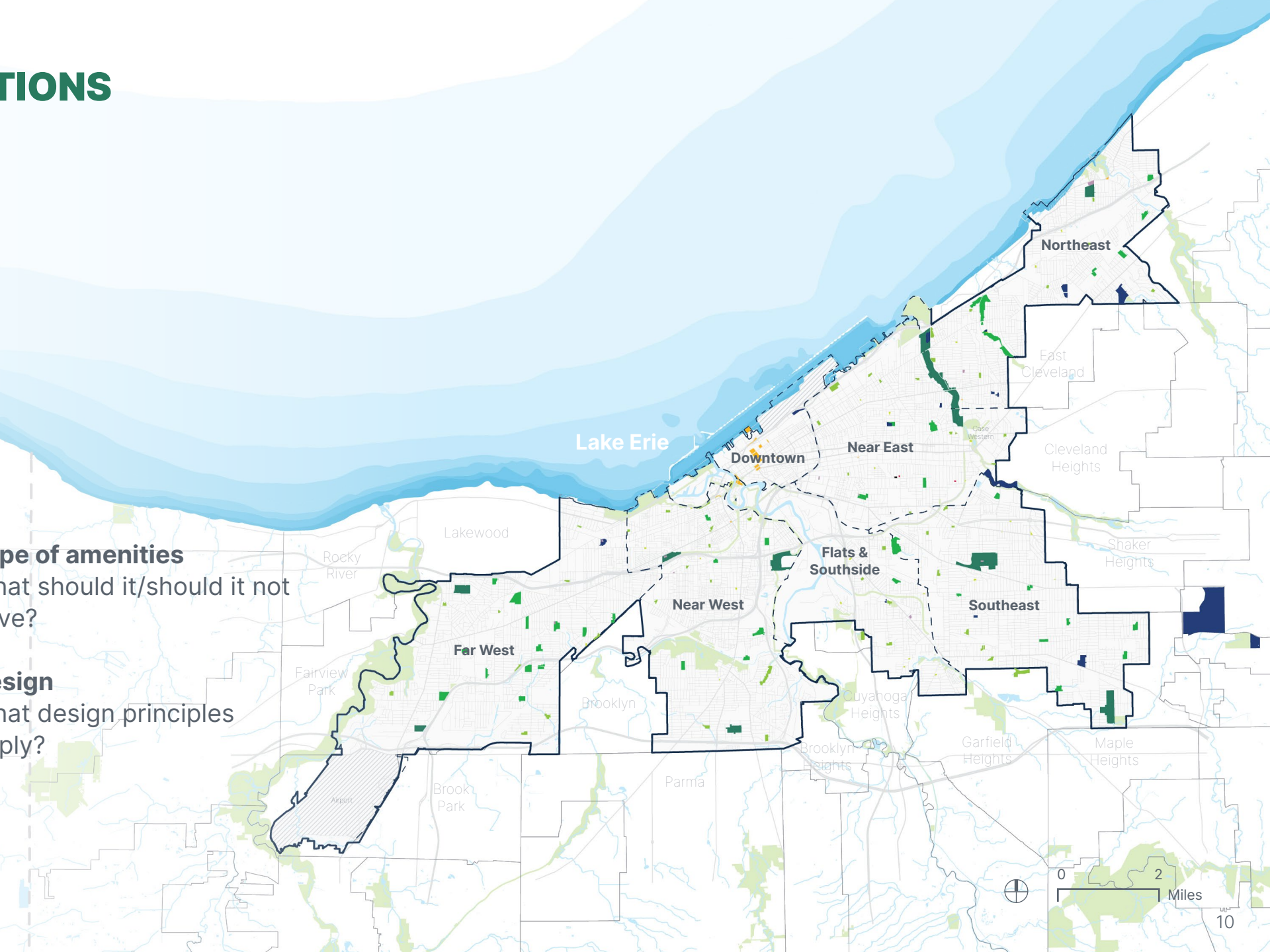
Size
What is the range in acreage/sq ft?

Type of amenities
What should it/should it not have?

Visit length
How long should someone stay?

Design
What design principles apply?

Parking
Is there parking? If so, on site...on street?



EQUITY-BASED PRIORITIZATION STRATEGY

Site Evaluation = Prioritization Strategy



Site Evaluation ≠ Prioritization Strategy

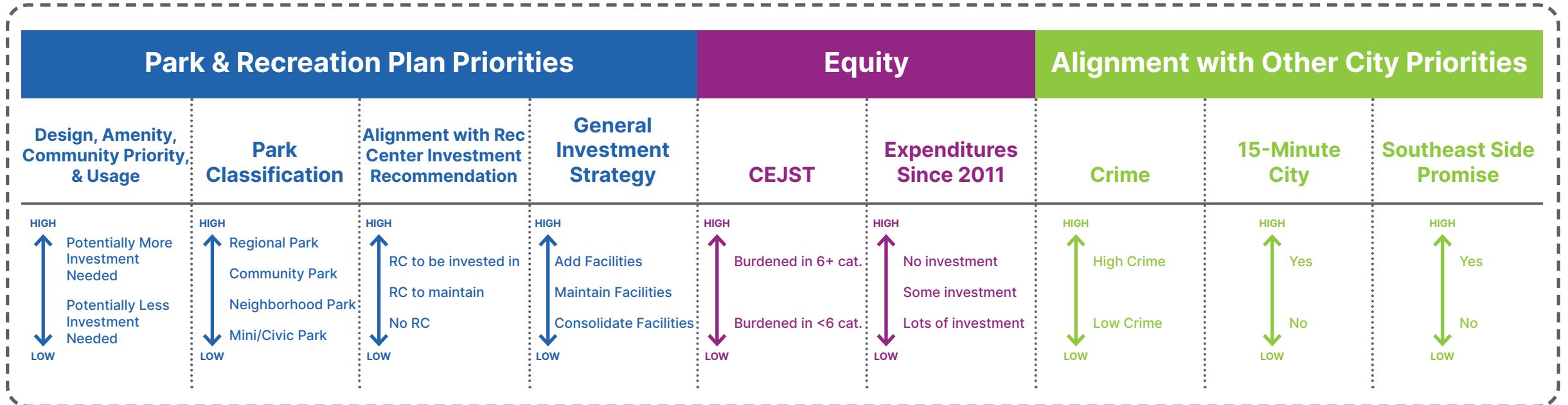
EQUITY-BASED PRIORITIZATION STRATEGY

Park & Recreation Plan Priorities

Equity

Alignment with Other City Priorities

EQUITY-BASED PRIORITIZATION STRATEGY



→ **Data-Based Methodology for Ranking!**

REC CENTER & SPECIAL FACILITY CLASSIFICATIONS



Regional

Collinwood
 Frederick Douglass
 Glenville-James Hubbard
 Gunning
 Lonnie Burten
 Zelma Watson George



Community

Cudell
 Earle B. Turner
 E.J. Kovacic
 Estabrook
 Fairfax
 Michael Zone
 Stella Walsh
 Thurgood Marshall



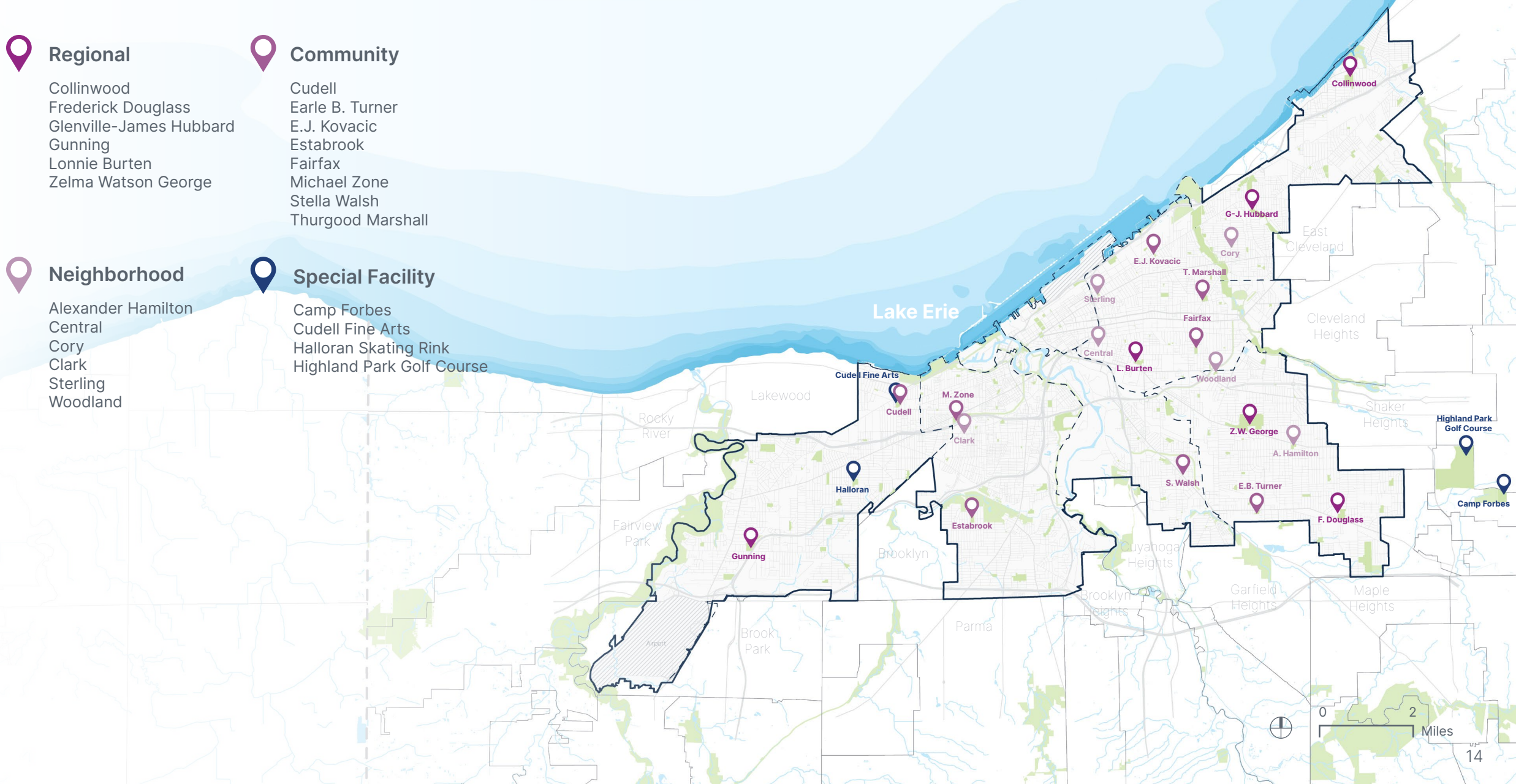
Neighborhood

Alexander Hamilton
 Central
 Cory
 Clark
 Sterling
 Woodland



Special Facility

Camp Forbes
 Cudell Fine Arts
 Halloran Skating Rink
 Highland Park Golf Course



POLICY FRAMEWORK

RESPONSIBLE STEWARDSHIP



Maintenance & Updates



Funding



Community & Partnerships

ENGAGING EXPERIENCES



Recreation Programming



Staffing & Hours

ACCESSIBLE FACILITIES



Connectivity & Accessibility



System Awareness & Communications



Safety

ENHANCED SPACES



Parks



Recreation Facilities



Nature & Green Spaces

POLICY FRAMEWORK

Responsible Stewardship

1/ MAINTENANCE & UPDATES

Goal: Ensure parks and recreation facilities are operated and maintained effectively and to defined standards.

ACTIONS

- 1.1.** Define clear maintenance standards that will be consistently met.
- 1.2.** Make procurement and contracting processes clearer and more transparent.
- 1.3.** Strengthen sustainability policies and practices.

2/ FUNDING

Goal: Enhance the fiscal sustainability of Cleveland's parks and recreation facilities.

ACTIONS

- PRIORITY**
- 2.1.** Secure funding to support development, maintenance, and programming of parks and recreation facilities and ensure those public funds are efficiently and effectively spent.
 - 2.2.** Account for both up-front and ongoing costs and benefits in maintenance and capital budgeting.
 - 2.3.** Identify and pursue public-private, nonprofit, and philanthropic partnerships to support capital improvements and programs.
 - 2.4.** Identify revenue-generating opportunities from parks, recreation facilities, and programs that can be reinvested back into these assets.
 - 2.5.** Track and report revenues and direct and indirect costs with the Parks and Recreation Department's services.

3/ COMMUNITY & PARTNERSHIPS

Goal: Build and strengthen partnerships to leverage resources for mutual benefit.

ACTIONS

- 3.1.** Establish partnerships between the new Parks and Recreation Department and other City departments.
- 3.2.** Formalize and strengthen partnerships with other major providers of parks, recreation facilities, programs, and community services in Cleveland and the greater Cleveland area.
- 3.3.** Create and regularly revise partnership policies and agreements to ensure fair and equitable relationships.
- PRIORITY** **3.4.** Cultivate long-term relationships with community members, leaders, and community and cultural organizations to help enhance parks and recreation facilities and programs.

POLICY FRAMEWORK

Accessible Facilities

4/ CONNECTIVITY & ACCESSIBILITY

Goal: Ensure equitable access to quality parks & recreation facilities.

ACTIONS

- 4.1. Utilize this plan's level of service standards as a planning tool to manage public space assets equitably and efficiently and provide a high quality of service.
- 4.2. Make efficient use of land resources and facilities through system-wide planning and investments.
- 4.3. Create safe routes to parks and recreation facilities.
- 4.4. Embed accessibility and universal access as a fundamental aspect of parks and recreation facilities, programs, and services.

PRIORITY

5/ SYSTEM AWARENESS & COMMUNICATIONS

Goal: Improve users ability to quickly find park and recreation facilities and programs.

ACTIONS

- 5.1. Promote City parks and recreation facilities as part of a unified regional system.
- 5.2. Create a legible brand identity for City parks and recreation facilities.
- 5.3. Develop a communications and marketing plan that increases awareness of parks, recreation facilities, programs, and other department services.
- 5.4. Provide a single source to learn about programs and services, register for programs and make facility reservations.
- 5.5. Gather input from residents on a recurring basis.

PRIORITY

6/ SAFETY

Goal: Continue to enhance safety and security in all parks and recreation facilities through multiple models of community safety and harm reduction.

ACTIONS

- 6.1. Support a visible community presence in parks and recreation facilities.
- 6.2. Work with law enforcement and social service agencies on a coordinated approach to preventive and reactive safety and security in parks and at recreation facilities.
- 6.3. Incorporate 'Crime Prevention through Environmental Design' (CPTED) principles into design standards.

PRIORITY

POLICY FRAMEWORK

Engaging Experiences

7/ RECREATION PROGRAMMING

Goal: Provide equitable access to quality recreational experiences.

ACTIONS

- 7.1. Expand year-round usability of existing recreation facilities.
- 7.2. Ensure indoor and outdoor facilities and programs continue to respond to changing user needs.
- 7.3. Promote public health and wellness through public space programming.
- 7.4. Consider the separate and combined needs of children, youth, families, adults, seniors, and individuals with disabilities.

8/ STAFFING & HOURS

Goal: Ensure that staff capabilities match park and recreation needs.

ACTIONS

- 8.1. Increase full and part-time staff and contractor capacity and capabilities.
- 8.2. Provide regular training to ensure that existing staff develop the skills to perform their duties.

POLICY FRAMEWORK

Enhanced Spaces

9/ PARKS

Goal: Elevate the design of park facilities.

ACTIONS

9.1. Develop a unified design language for parks and recreation facilities that is flexible enough to reflect individual community identities.

9.2. Consider the design of adjacent parks, recreation facilities, and other public facilities holistically.

PRIORITY **9.3.** Strive for design excellence in the development and refresh of parks and recreation facilities.

9.4. Incorporate public art, including landscape-based art and functional art, into parks and recreation facilities.

10/ RECREATION FACILITIES

Goal: Better leverage recreation facility resources to enhance the delivery of recreation programming.

ACTIONS

10.1. Optimize the use of recreation centers to best meet recreation needs and provide access to City services.

PRIORITY **10.2.** Utilize this plan's level of service standards as a planning tool to manage recreation assets efficiently and reduce duplication of services without reducing the overall quality of service.

10.3. Create a welcoming, safe, and seamless experience between recreation facilities and adjacent parks.

11/ NATURE & GREEN SPACES

Goal: Protect and enhance natural, historic, and cultural resources in parks and at recreation facilities.

ACTIONS

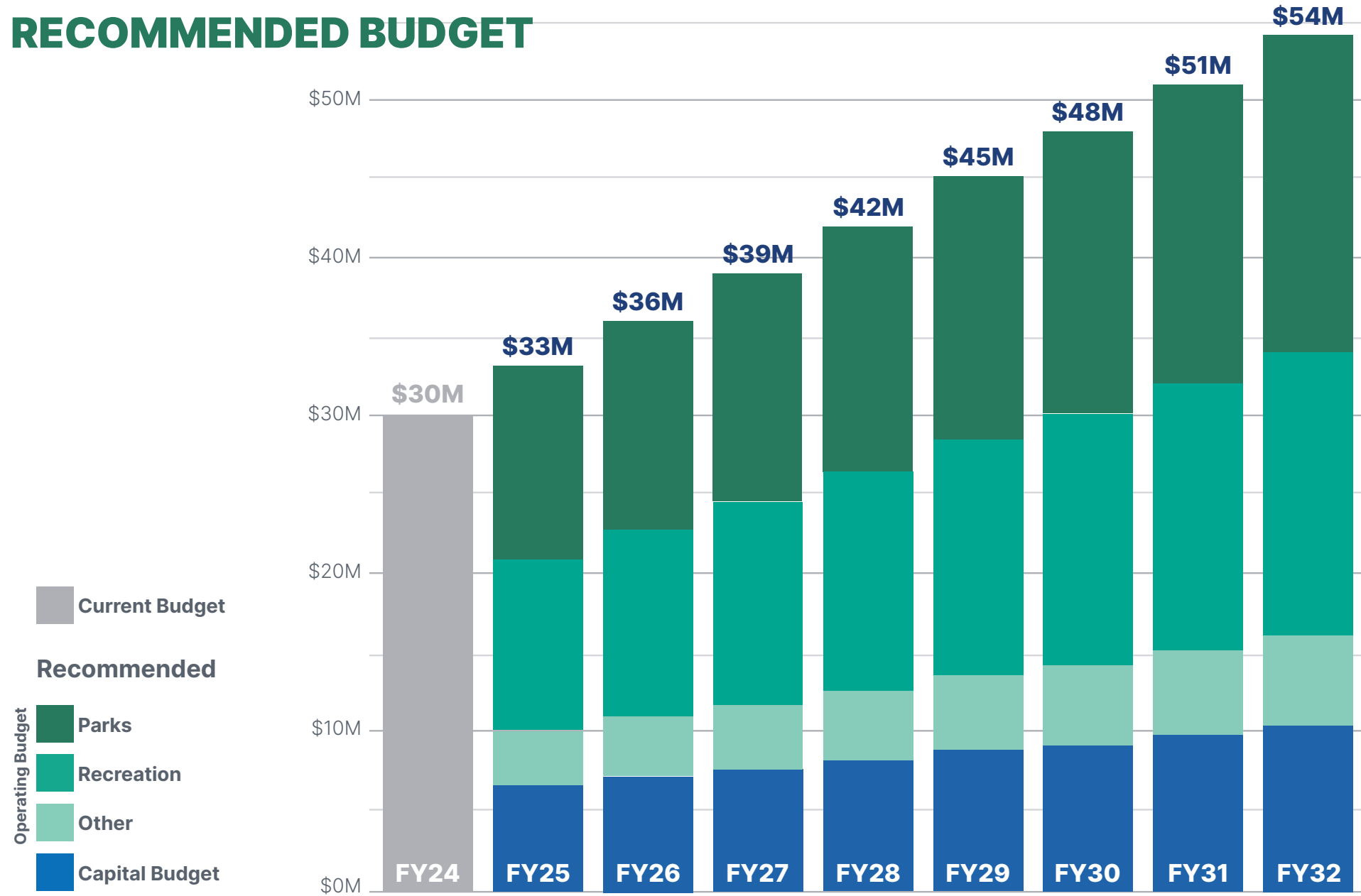
PRIORITY **11.1.** Integrate natural resources and natural resource interpretation into the design of parks and recreation facilities.

11.2. Promote the planting, preservation, and maintenance of canopy trees and native vegetation.

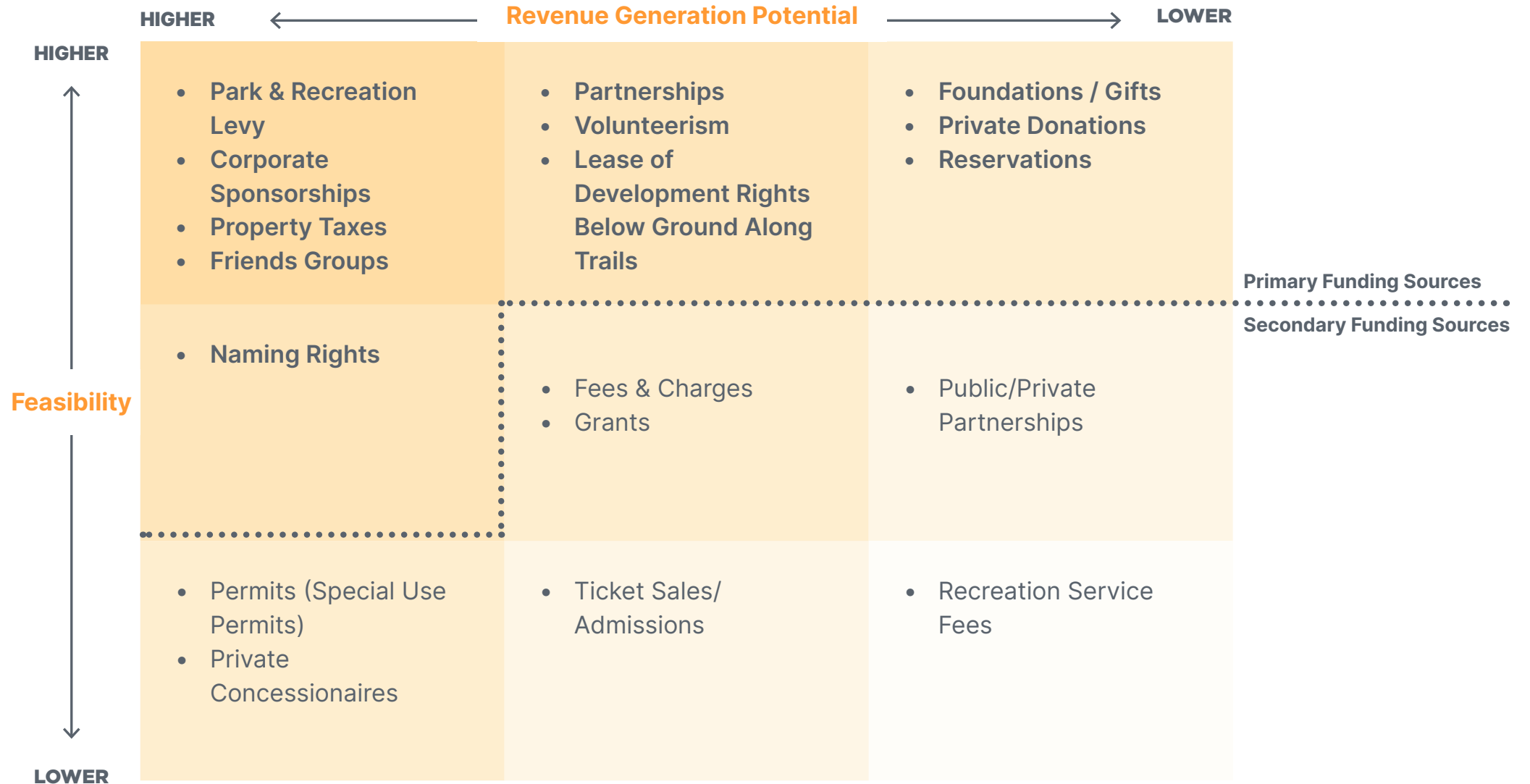
11.3. Expand the capacity to care for natural resources.

11.4. Capitalize on historic and cultural resources, themes, neighborhood history, and stories in parks and recreation facilities. [e.g., Ohio & Erie Canalway National Heritage Area]

RECOMMENDED BUDGET



FUNDING & REVENUE STRATEGIES



A CLEVELAND PARKS & RECREATION LEVY

Best Case Funding Scenario

What is a parks levy?

A real estate tax that would be dedicated to parks and recreation, separate from the general fund

What could it fund?

Operations, maintenance, and capital projects

How is it established?

By voter referendum, either in perpetuity or for a certain number of years after which it must be re-approved

Is there precedent?

Yes, this is how Cleveland Metroparks receives a large portion of its funding

Why is this the best case scenario?

A levy is the only potential funding source that can match the magnitude of the system

A CLEVELAND PARKS & RECREATION LEVY

Getting There

Dec 2024



Plan Completed

A CLEVELAND PARKS & RECREATION LEVY

Getting There



A CLEVELAND PARKS & RECREATION LEVY

Getting There

Dec 2024



Plan Completed

1

Stand up the Parks & Recreation Department

- ✓ **Year 1** Reconcile staff and budget that will move to the new department

2

Demonstrate Department Effectiveness

- ✓ **Years 1-3** Improve level of service and meet customer service expectations



A CLEVELAND PARKS & RECREATION LEVY

Getting There

Dec 2024



Plan Completed

1

Stand up the Parks & Recreation Department

- ✓ Year 1 Reconcile staff and budget that will move to the new department

2

Demonstrate Department Effectiveness

- ✓ Years 1-3 Improve level of service and meet customer service expectations

3

Plan & Publicly Campaign for a Levy

- ✓ Year 3-4 Make the case for a levy based on improved performance

A CLEVELAND PARKS & RECREATION LEVY

Getting There



POLICY FRAMEWORK

Priority Actions

RESPONSIBLE STEWARDSHIP

2.1. Secure funding to support development, maintenance, and programming of parks and recreation facilities and ensure those public funds are efficiently and effectively spent.

3.4. Cultivate long-term relationships with community members, leaders, and community and cultural organizations to help enhance parks and recreation facilities and programs.



ACCESSIBLE FACILITIES

4.4. Embed accessibility and universal access as a fundamental aspect of parks and recreation facilities, programs, and services.

5.3. Develop a communications and marketing plan that increases awareness of parks, recreation facilities, programs, and other department services.

6.1. Support a visible community presence in parks and recreation facilities.



ENHANCED SPACES

9.3. Strive for design excellence in the development and refresh of parks and recreation facilities.

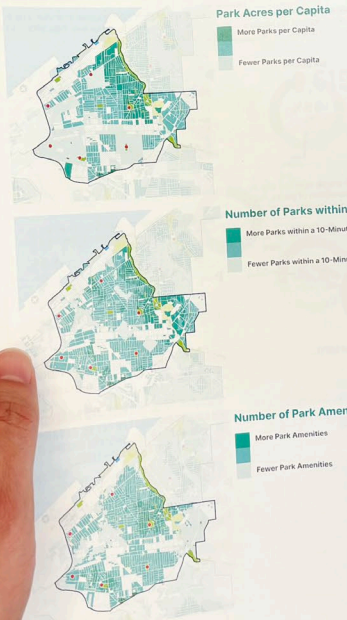
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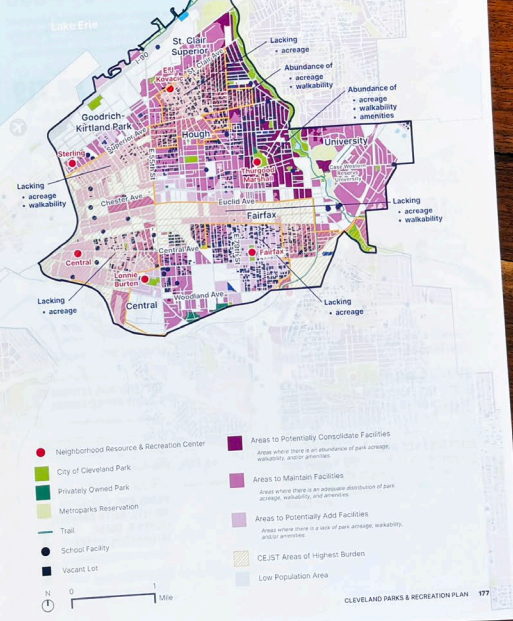




PARK DISTRIBUTION



GENERAL INVESTMENT STRATEGIES



Discussion

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

Ord. No. 561-2025 (introduced by Councilmembers McCormack, Hairston, and Griffin – by departmental request) Approving the application to add certain parcels of real property to the North Coast Waterfront New Community Authority District and to amend the petition for establishment of the North Coast Waterfront New Community Authority as a New Community Authority and declaring an Emergency.

May 2, 2025

Ord. No. 567-2025 (introduced by Councilmember McCormack) Changing the Use, Area, and Height Districts of parcels of land north and south of Lorain Avenue between West 32nd Street and Columbus Road as shown on the attached map (Map Change 2670).

May 2, 2025

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 2, 2025

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: May 16, 2025