



CITY OF CLEVELAND

Mayor Justin M. Bibb

# Cleveland City Planning Commission

June 5, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

## Agenda: June 5, 2026

### CONDITIONAL USES

- WestCliff Townhomes

### ZONING MAP AMENDMENTS

- Map Change 2698
- Map Change 2699

### NEAR WEST DESIGN REVIEW

- PRJ26-016545 - Lincoln-West HS
- PRJ26-XXXX - The Art Garden

### FAR WEST DESIGN REVIEW

- PRJ26-012032 - 24 Hr Drive Thru Signage

### SOUTHEAST DESIGN REVIEW

- CSE2026-003 - Broadway TOD Plan
- CSE2026-004 - Slavic Village Neighborhood Plan

### PUBLIC ART DESIGN REVIEW

- Tremont West Dan Bortz Mural
- EC2026-015 - E. 55th & Euclid Railroad Bridge
- Huron/Prospect Asphalt Art Installation

### MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

- Ord. No. 686-2026 – Project Scarlet COT/TIF

### ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 601-2026, Ord. No. 602-2026, Ord. No. 693-2026, Ord. No. 695-2026, Ord. No. 696-2026

### SPECIAL PRESENTATIONS (INFO ONLY)

- Legacy Three Ward Project – CM Starr & Cuyahoga County Land Bank

### DIRECTOR’S REPORT & ADJOURNMENT





# 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.

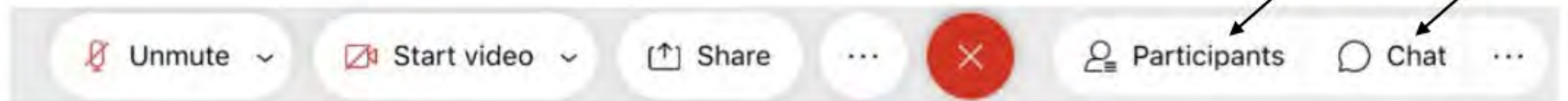
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

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

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



### CALL-IN USERS CAN UNMUTE BY USING \*6



June 5, 2026



# 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.

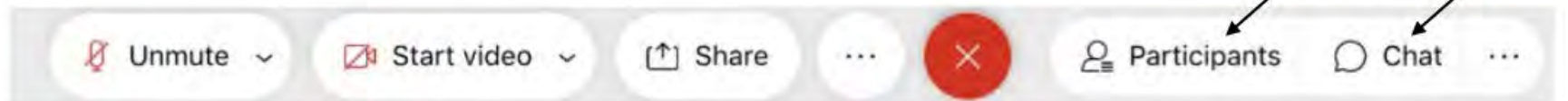
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

## PROPER CHANNELS FOR PUBLIC COMMENT

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



**CALL-IN USERS CAN UNMUTE BY USING \*6**



June 5, 2026



# Cleveland City Planning Commission

## MEETING RULES AND PROCEDURES

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

# Cleveland City Planning Commission

## PROTOCOL FOR PUBLIC COMMENTS

This meeting of Cleveland's City Planning Commission is a lawful meeting that follows the following policies regarding public commentary, per Section 605.04 of the Codified Ordinances:

- a) No person, with purpose to prevent or disrupt a lawful meeting, shall do any act which obstructs or interferes with the due conduct of such meeting.
- b) Members of the public may provide public comment if required by law, in accordance with our rules, and sometimes at the discretion of the chair.
  - Disruptions include, but are not limited to, speaking out of turn and/or making loud utterances that interfere with the due conduct of this lawful meeting, and may constitute a misdemeanor and a violation of Section 605.04.
- c) If this meeting is substantially disrupted, the Chair will call for a recess, and the room will be cleared.
  - Persons who violate the City Ordinances and commit misdemeanors may be subject to prosecution.
- d) When this body is able to return from recess, then in compliance with the Ohio Open Meeting Act, if applicable, and Section 101.021 of the Codified Ordinances, the meeting will be open to the public.

DATE

# Cleveland City Planning Commission

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

**Erika Anthony, Chair**

June 5, 2026

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray–Scott**

**Andrew Sargeant**

**Anthony Whitfield**

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# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

## Meeting Summary: May 29, 2026

June 5, 2026

### ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- ✔ Ord. No. 609-2026, 615-2026, 620-2026, 622-2026, & Res. No. 653-2026

### MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- ✔ Ord. No. 552-2026 – Parcel Transfers
- ✔ Ord. No. 558-2026 – CMSD Land Swap
- ✔ Res. No. 554-2026 – Vacating W58th St
- ✔ Ord. No. 561-2026 Amendment – Short Term Rentals
- ✔ Ord. No. 626-2026 Amendment – Map Change 2700
- ✔ Ord. No. 666-2026 – CH Modernization
- ✔ Ord. No. 664-2026 Brook Park Agreement
- ✔ Ord. No. 662-2026 – Bedrock COT/TIF

### DOWNTOWN/FLATS DESIGN REVIEW

- ✔ PRJ26-010256 – 401 Stones Levee Demo

### PUBLIC ART DESIGN REVIEW

- ✔ Buckeye/S. Moreland Garden Lady Sculpture Location Change

### NEAR WEST DESIGN REVIEW

- ✔ PRJ26-XXXX – Park Apartments Phase II

### SOUTHEAST DESIGN REVIEW

- ✔ CSE2026-005 – Red Chimney Demolition

### CENTRAL EAST DESIGN REVIEW

- ✔ EC2026-014 – Connecting the Circle – Public Realm Master Plan
- ✔ CE2026-008 – CCF East Parking Garage
- ✔ CE2026-007 – CCF West Parking Garage
- ✔ EC2026-010 – Midtown Lofts

### DIRECTOR'S REPORT & ADJOURNMENT

## CPC Ruling:

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

# Cleveland City Planning Commission

## Conditional Uses

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

## **Townhomes in a 1F District** – WestCliff Townhomes

June 5, 2026

Project Address: 9903 Clifton Blvd

Presenter: Xavier Bay, City Planner

Project Representative: Ryan Arth

Approvals Needed Per Section Per §337.031(h)(5):

CPC may grant conditional approval based on criteria from Section §337.031(e)

### **Townhomes in a 1F District** – WestCliff Townhomes

June 5, 2026

CPC voted to postpone this conditional use request on 5/1/26, requesting that the applicant return with additional context & renderings for how the development fits with the surrounding neighborhood.

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## WestCliff Townhome Development

### City Planning Commission

June 05, 2026



CITY OF CLEVELAND  
Mayor Justin M. Bibb

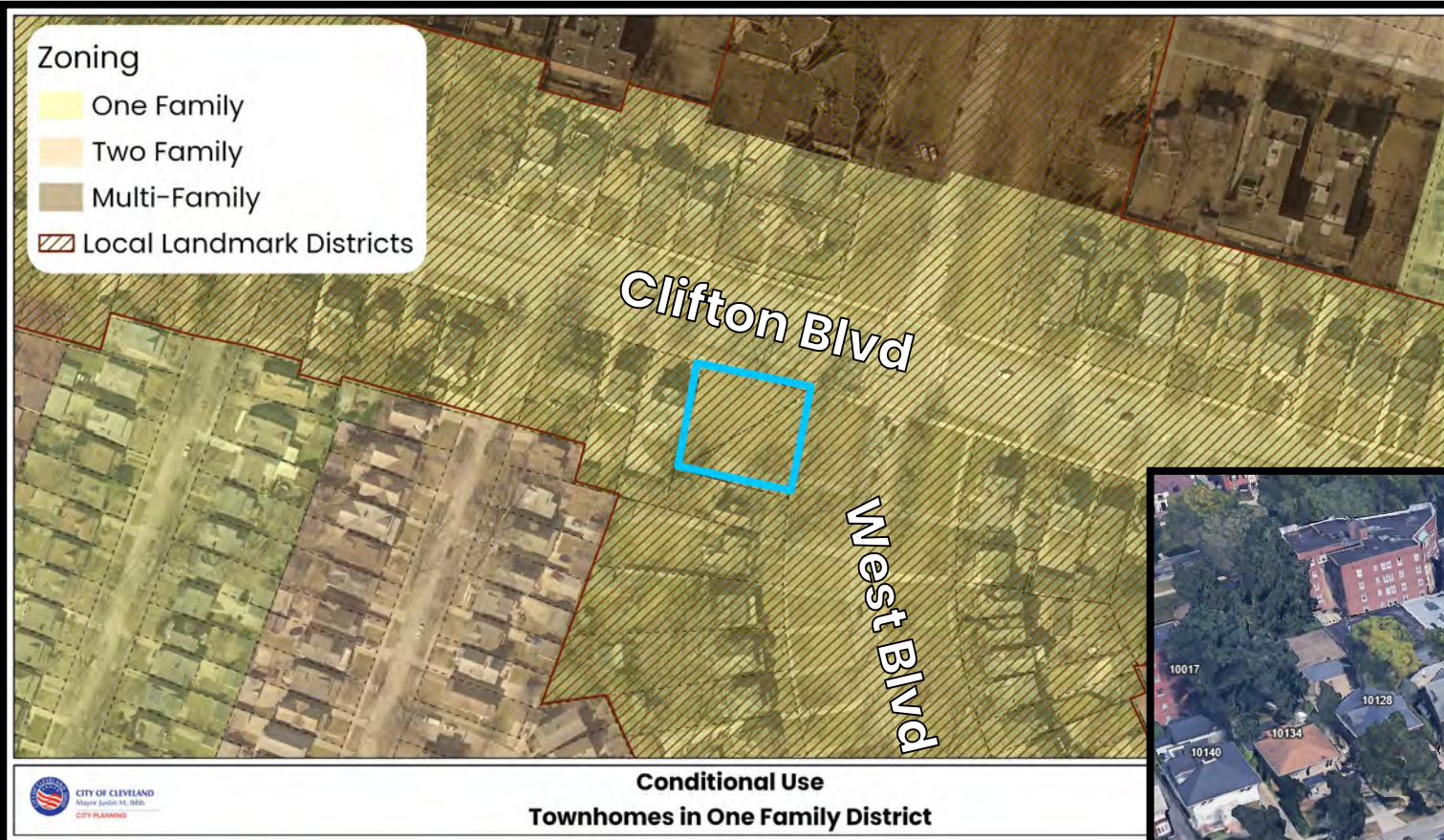
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CITY PLANNING COMMISSION

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# Conditional Use Townhouse in 1F

This project contains parcels located in a One-Family Residential District and within the Clifton Blvd. /West Blvd. Local Landmarks District.



# Landmarks Result

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Certificate of Appropriateness issued by  
Cleveland Landmarks Commission

## CLEVELAND LANDMARKS COMMISSION



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## CERTIFICATE OF APPROPRIATENESS

**No. 25-063**

Name: West Cliff New Construction

Project Address: 9903 Clifton Boulevard

Description:

Approval of Certificate of Appropriateness to construct 6 new housing units with the conditions that window muntins/grids be expressed/applied to the exterior of the glass surface and that the applicant study extending the one of both porches and masonry areas on the north elevation, incorporating railings at a lower and more appropriate height, and the appropriateness of the color composition of both buildings, with final approval being made by Landmarks staff with an encouragement and recommendation to utilize upgraded materials on the Clifton and West Boulevard facades.

Approved by  
Commission:  
**September 25, 2025**

Approved  
Administratively:  
**February 9, 2026**



Daniel A. Musson  
Secretary

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR A BUILDING PERMIT FOR A DESIGNATED CLEVELAND LANDMARK OR A PROPERTY WITHIN A DESIGNATED HISTORIC DISTRICT. THIS CERTIFICATE SIGNIFIES APPROVAL BY THE LANDMARKS COMMISSION BUT DOES NOT SIGNIFY APPROVAL BY OTHER CITY DEPARTMENTS OR BOARDS.

# Site Information

**Parcel size:**  
0.38 ac  
16,670 sq ft.

**TOD Zone:**  
#55 Clifton Blvd





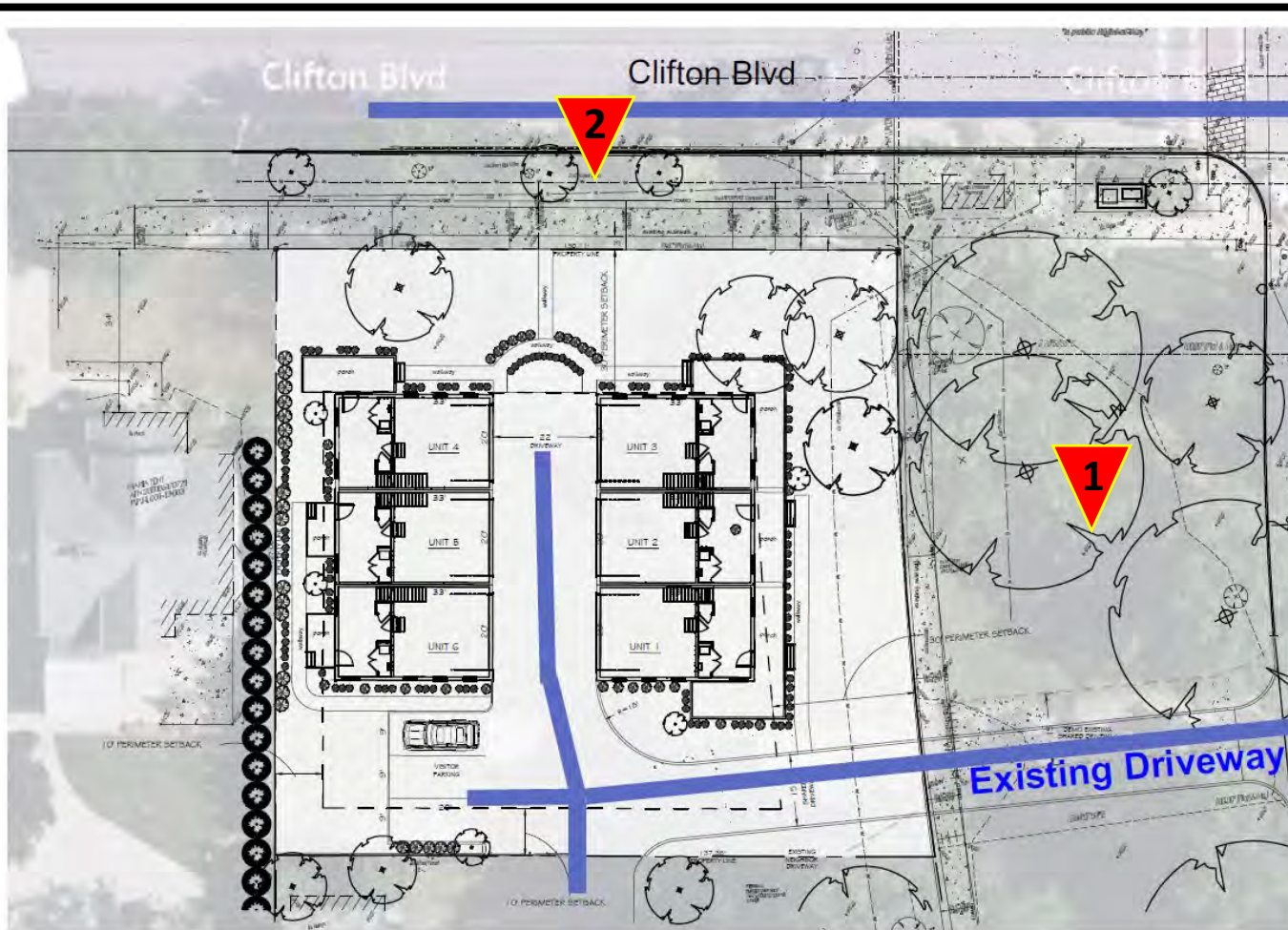
West Blvd Southwest



West Blvd Northeast

# Conditional Use Townhouse in 1F

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.



1



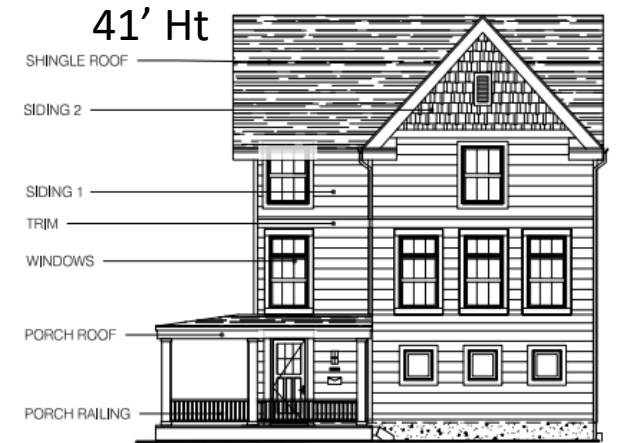
2

# Conditional Use Townhouse in 1F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features?



Clifton Blvd Southern View



(A) SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



(C) FRONT ELEVATION

# Conditional Use Townhouse in 1F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features?



West Blvd Western View



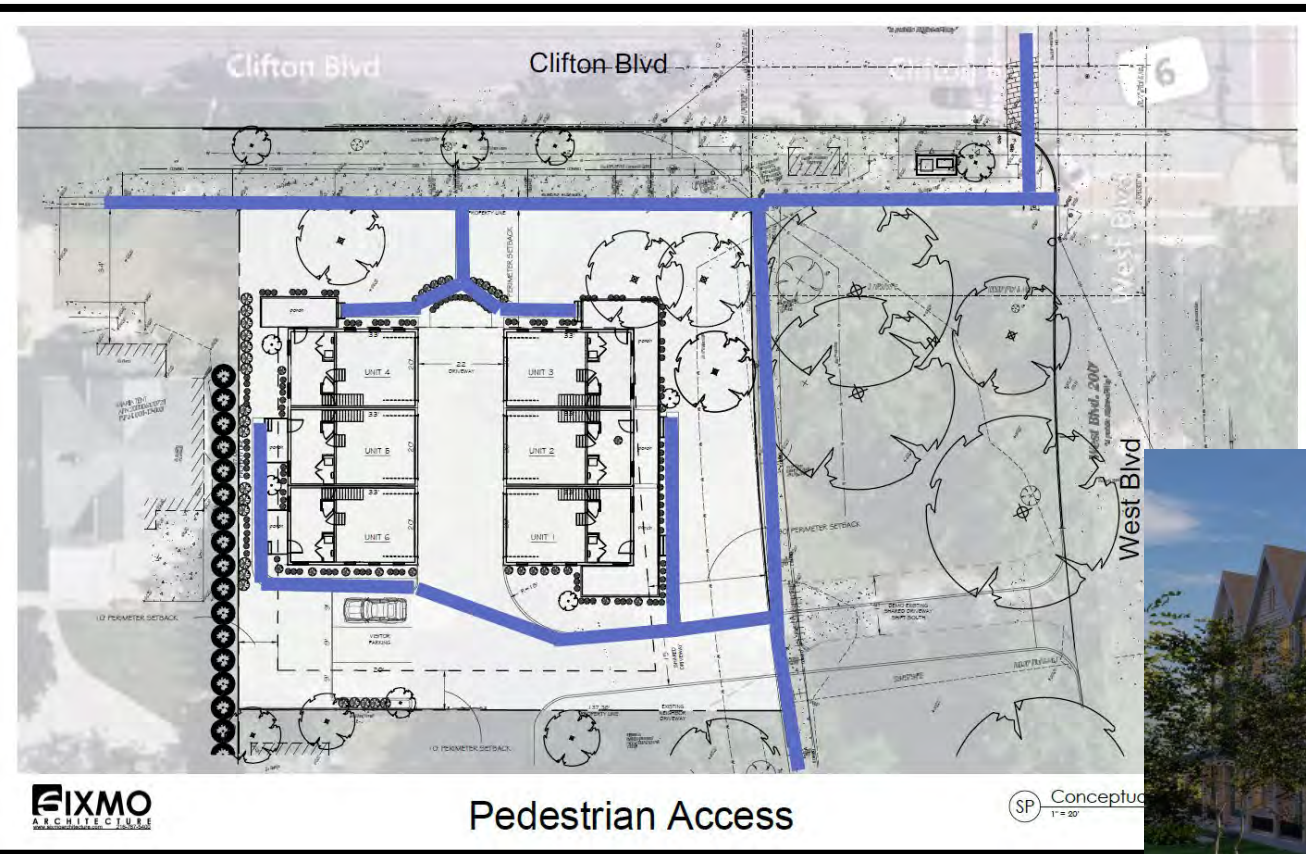
A SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

D BACK ELEVATION

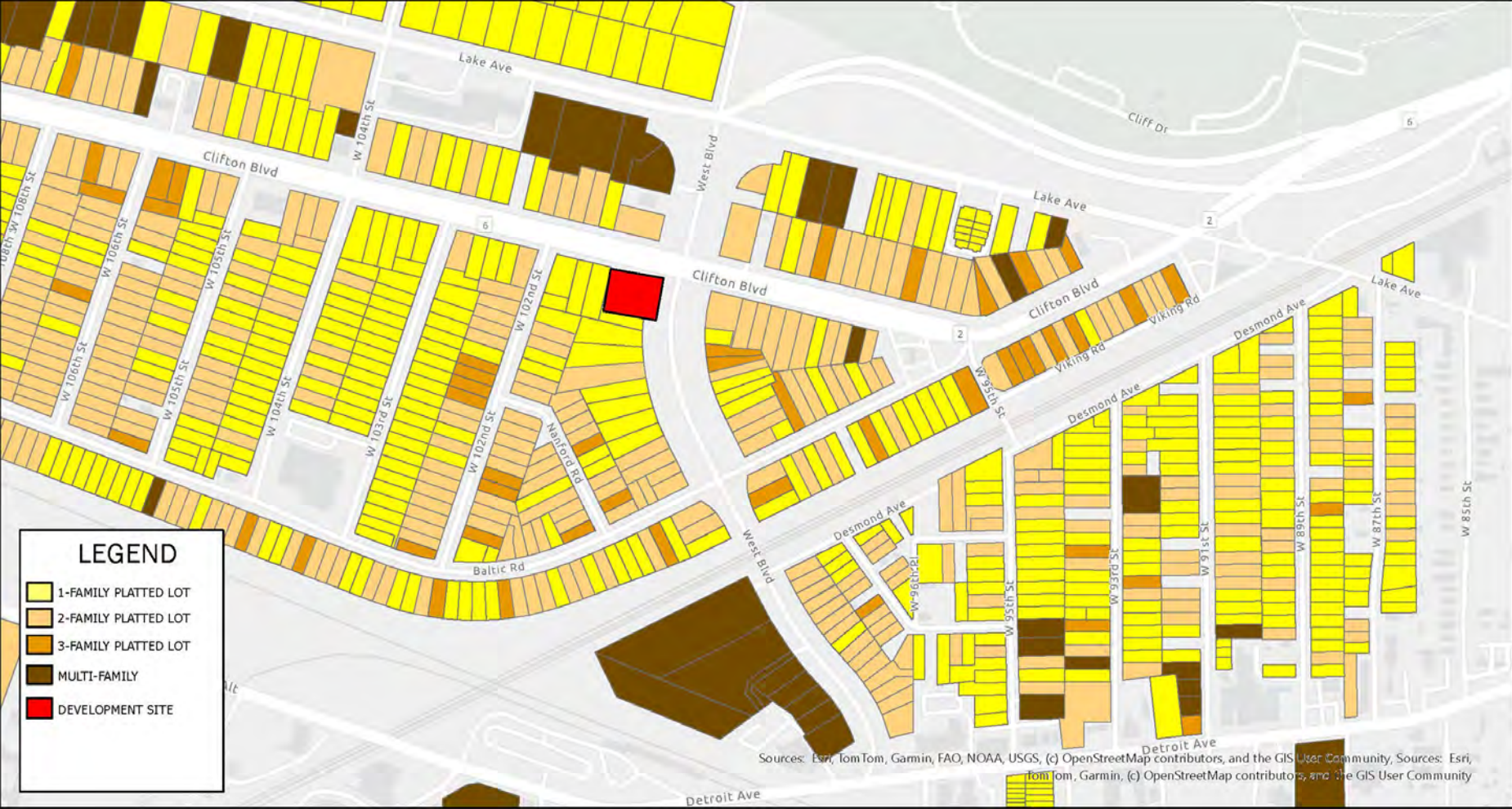


# Conditional Use Townhouse in 2F

(e)(4) Is the development circulation and parking designed to achieve proper access for service and safety vehicles, are conflicts minimized between pedestrians and vehicles, are opportunities for limiting front loaded garages and unenclosed parking in front yards maximized?



# Neighborhood Housing Typologies Map



# Context Photos: Corner lots – Nearby housing typologies

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9812 Clifton Blvd (2 Units)



9811 Clifton Blvd (2 units)



# Context Photos: Nearby housing typologies

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**West Blvd & Baltic Rd (2-3 units)**

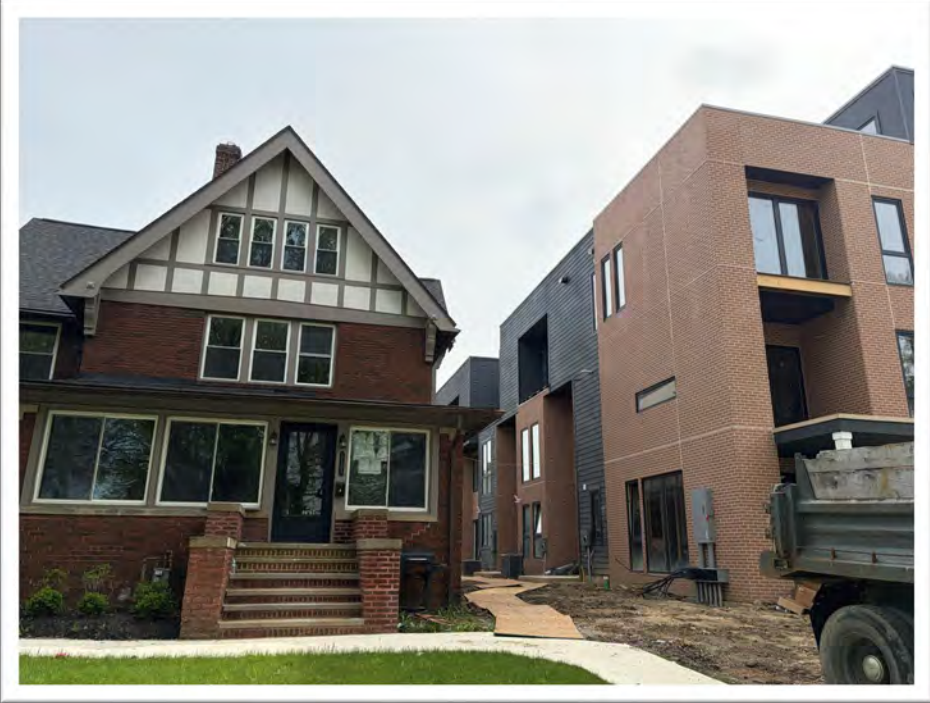


**1210 West Blvd (20 units)**



# Context Photos: Nearby Townhouse Developments

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7 units under construction, Lake Avenue (0.2 miles)

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## Context Photos: Nearby Townhouse Developments

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**9505 Lake Avenue**  
**10 units, Lake Avenue (0.3 miles)**

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# Context Photos: Nearby Comparable Lot Sizes



**1210 West Blvd**  
16728 sq. ft  
0.38 ac  
20 units



**9505 Lake Ave**  
15608 sq. ft  
0.36 ac  
10 units



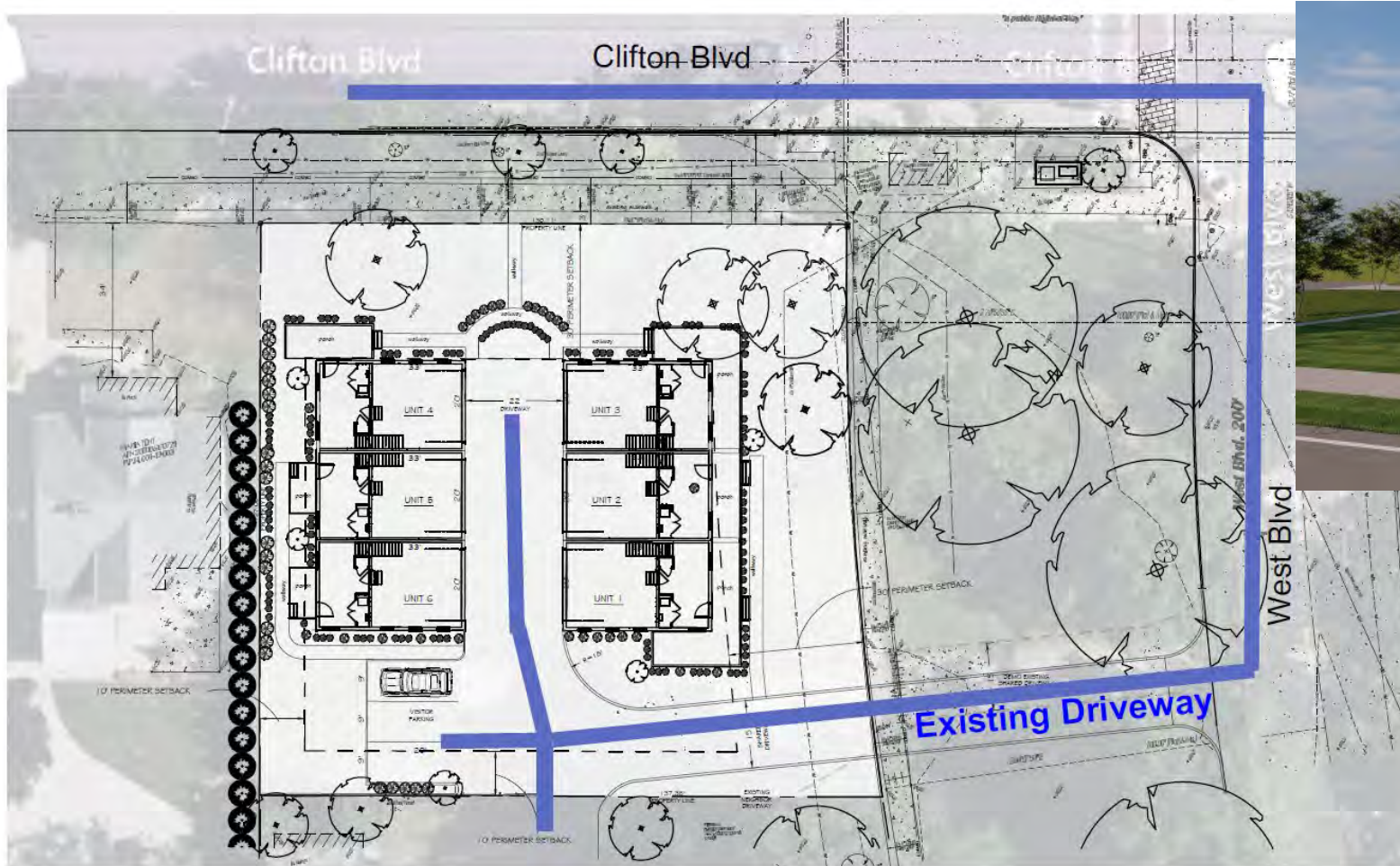
**SITE**  
16670 sq. ft  
0.38 ac



**9812 Clifton Blvd**  
17500 sq. ft  
0.4 ac  
2 units

# Conditional Use Townhouse in 1F

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.



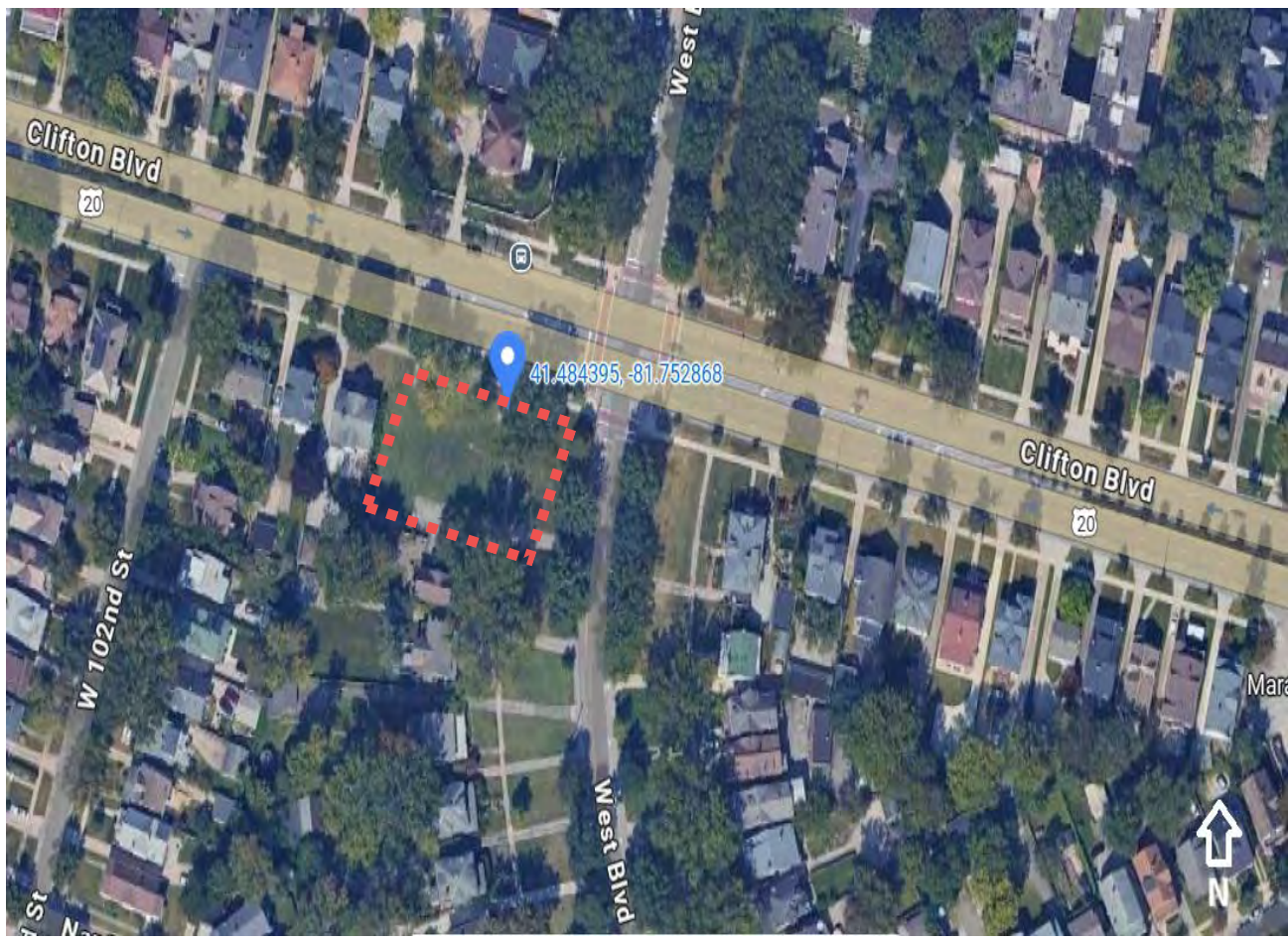
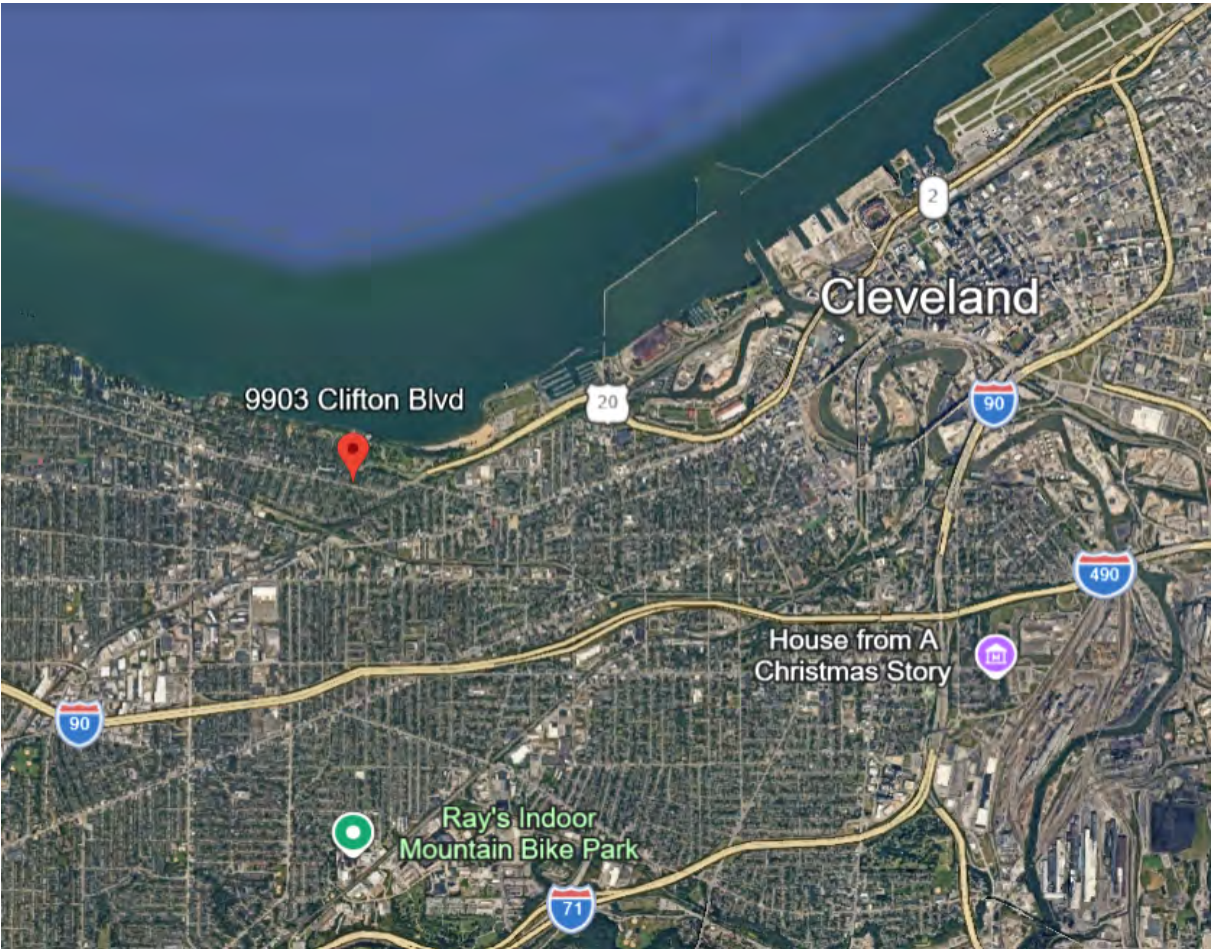


# WestCliff Townhomes

9903 Clifton Blvd.  
CPC Conditional Use Approval



# Location



# Current Site



# Vicinity



# Neighborhood Alignment

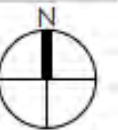
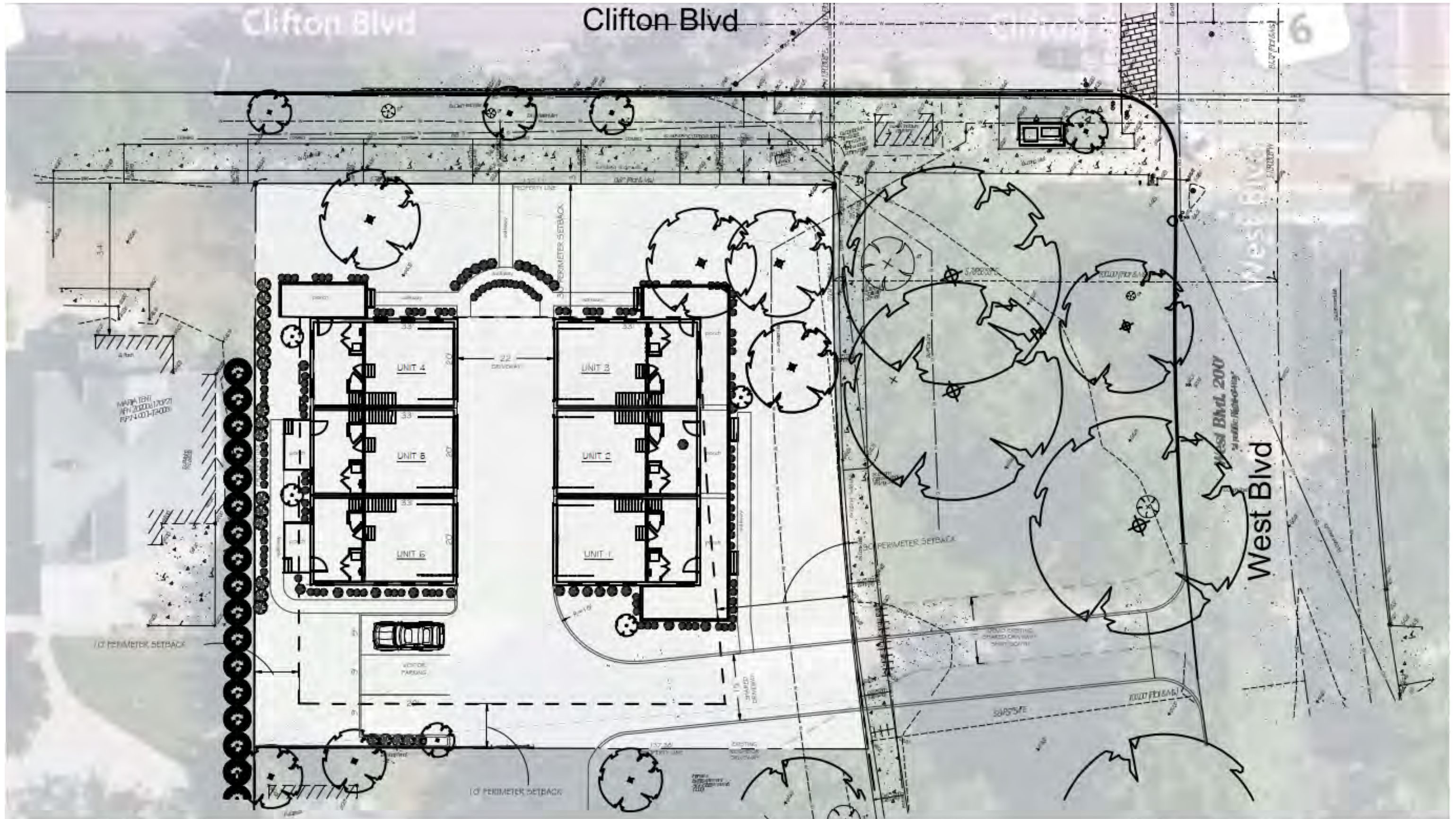
- Resembles existing historic housing on both street facing facades
- Gabled, shingle roofs
- Front porches with period appropriate railing height
- Colors selected with Landmarks staff guidance
- Setbacks to code
- Height 4-6' higher than neighborhood housing



- Clifton facade width within average of next two houses
- Utilizes existing curb cut
- No street tree disturbance
- Three on-site guest parking spaces
- One garage space per bedroom
- Fiber cement siding facing Boulevards



# Site Plan

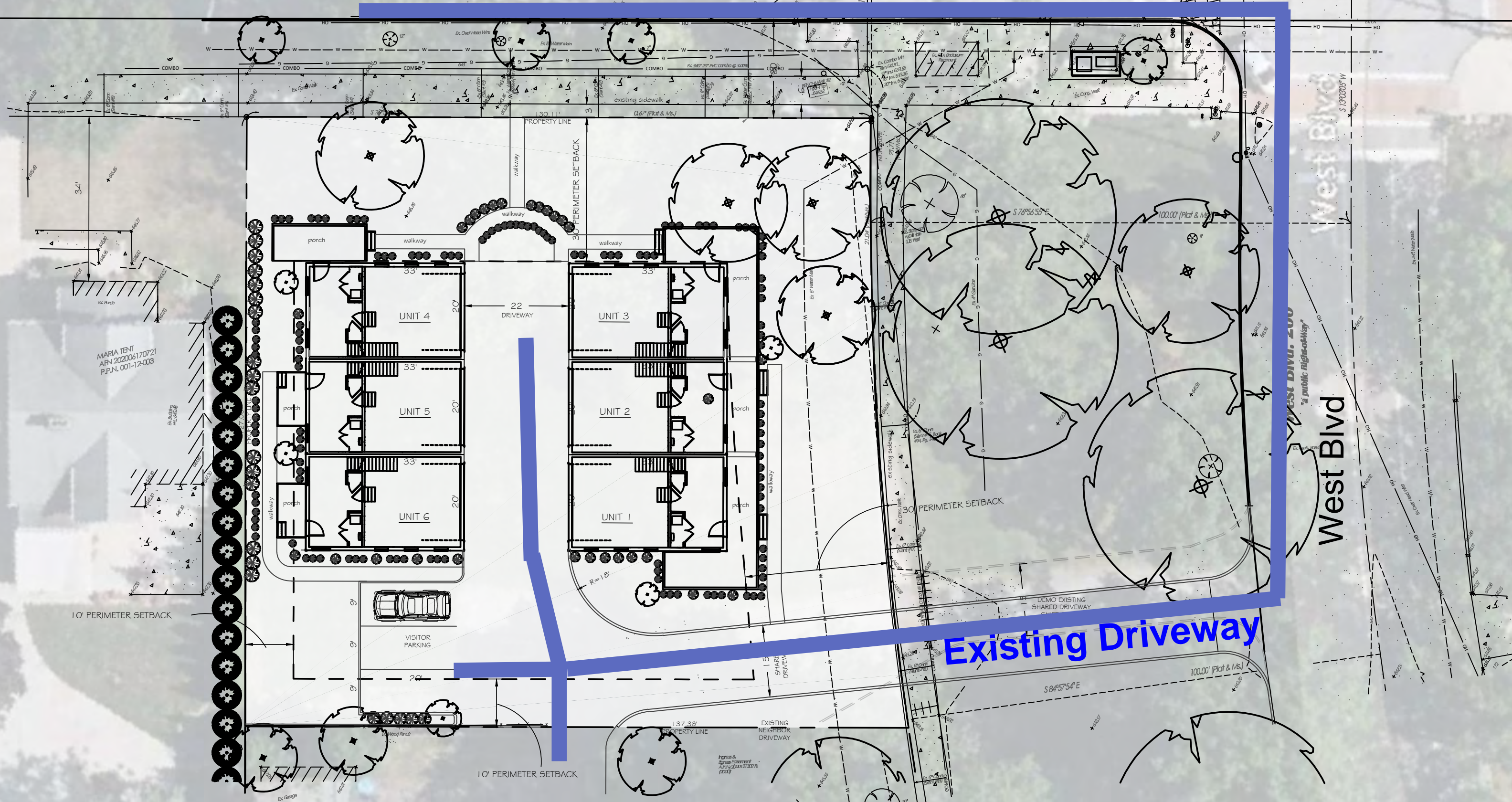


Clifton Blvd

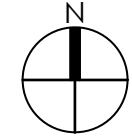
Clifton Blvd

Clifton Blvd

6



# Vehicular Access

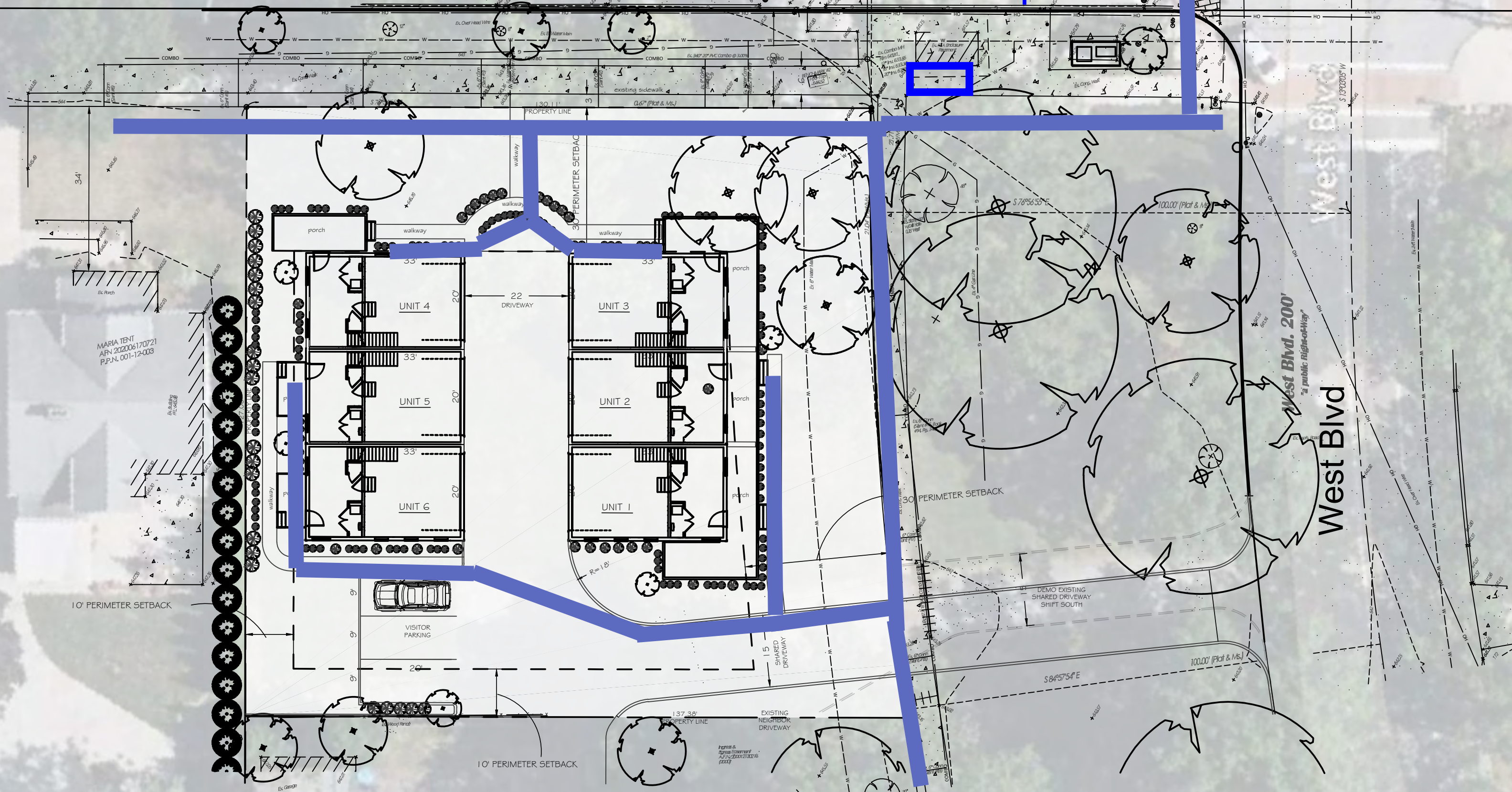


Clifton Blvd

Clifton Blvd

RTA Bus Stop

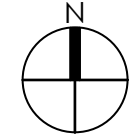
6



West Blvd. 200'

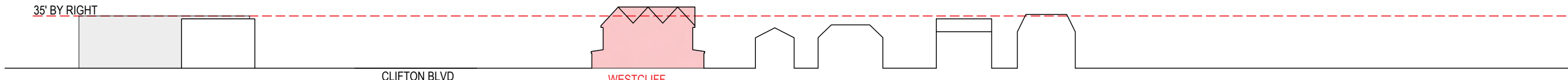
West Blvd

# Pedestrian Access





35' BY RIGHT

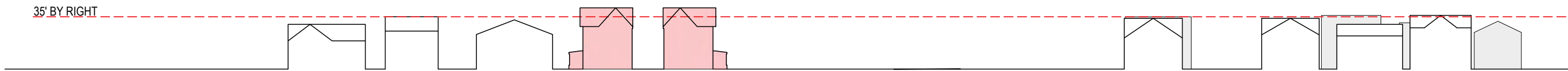


CLIFTON BLVD

WESTCLIFF  
TOWNHOMES

01 SECTION A

35' BY RIGHT



WEST BLVD

WESTCLIFF  
TOWNHOMES

02 SECTION B

# RELATIVE HEIGHT

# MASSING



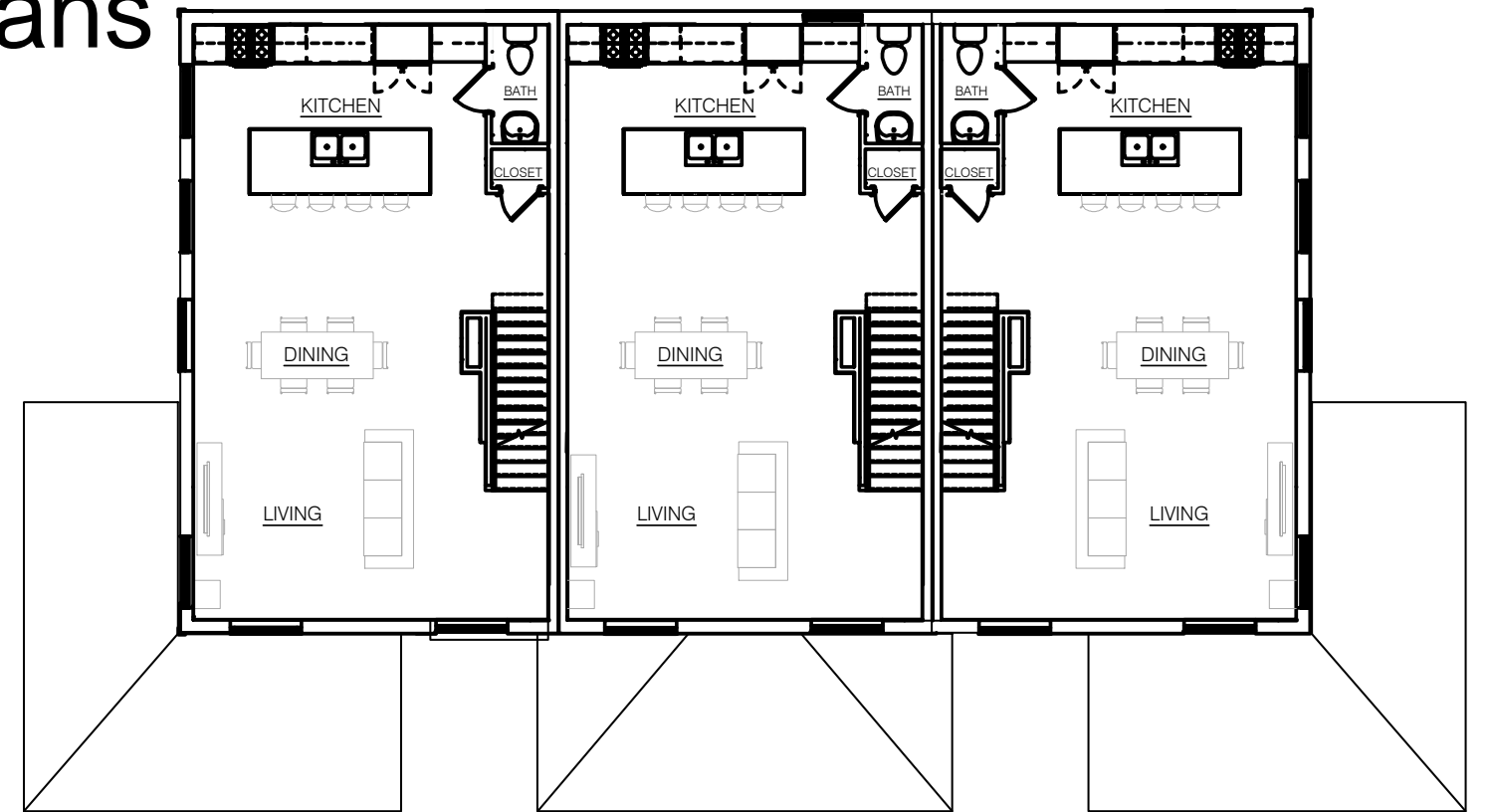
# Floor Plans

## UNIT AREAS

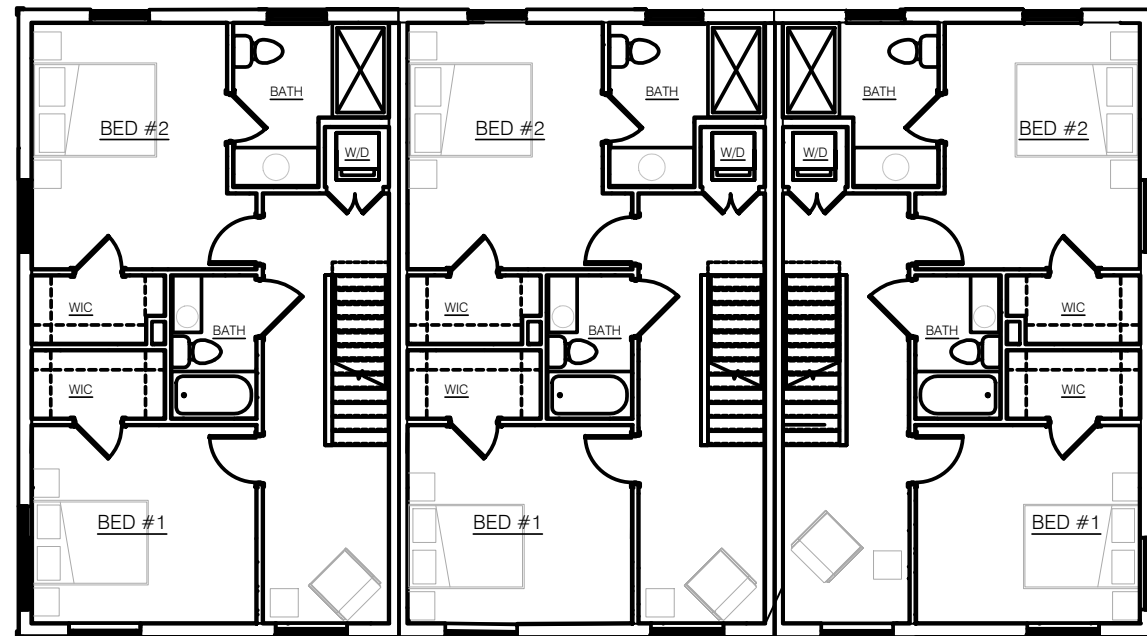
### UNITS 1-6

FIRST FLOOR	225 SF
SECOND FLOOR	600 SF
THIRD FLOOR	595 SF

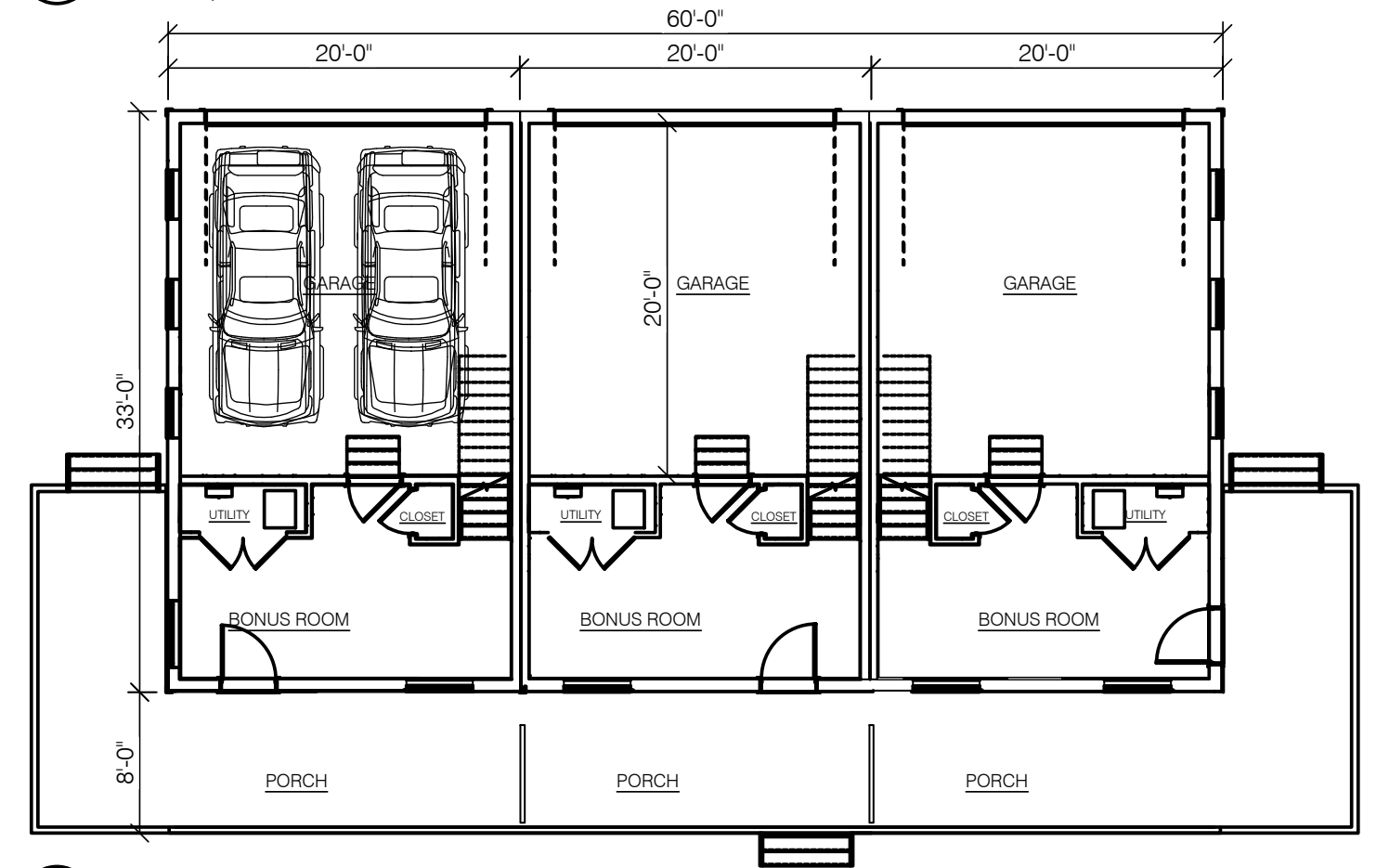
TOTAL FINISHED AREA: 1,420 SF  
GARAGE: 375 SF



2 SECOND FLOOR  
SCALE: 3/16" = 1'-0"



3 THIRD FLOOR  
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR  
SCALE: 3/16" = 1'-0"



# Conceptual Renderings



# Conceptual Renderings



# Renderings in Context



# Renderings in Context



## Townhomes in a 1F District – WestCliff Townhomes

June 5, 2026

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### Zoning Code Section §337.031(h)(5):

In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission* shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.

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### City Planning Staff Recommendations:

Designs approved by Landmarks Commission with conditions on 9/25/2025 (Case 25-063).

# Cleveland City Planning Commission

## Zoning Map Amendments

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

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

June 5, 2026

Presenter: Xavier Bay, City Planner

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

# Map Change 2698

## City Planning Commission Hearing

June 05, 2026



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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CITY PLANNING COMMISSION

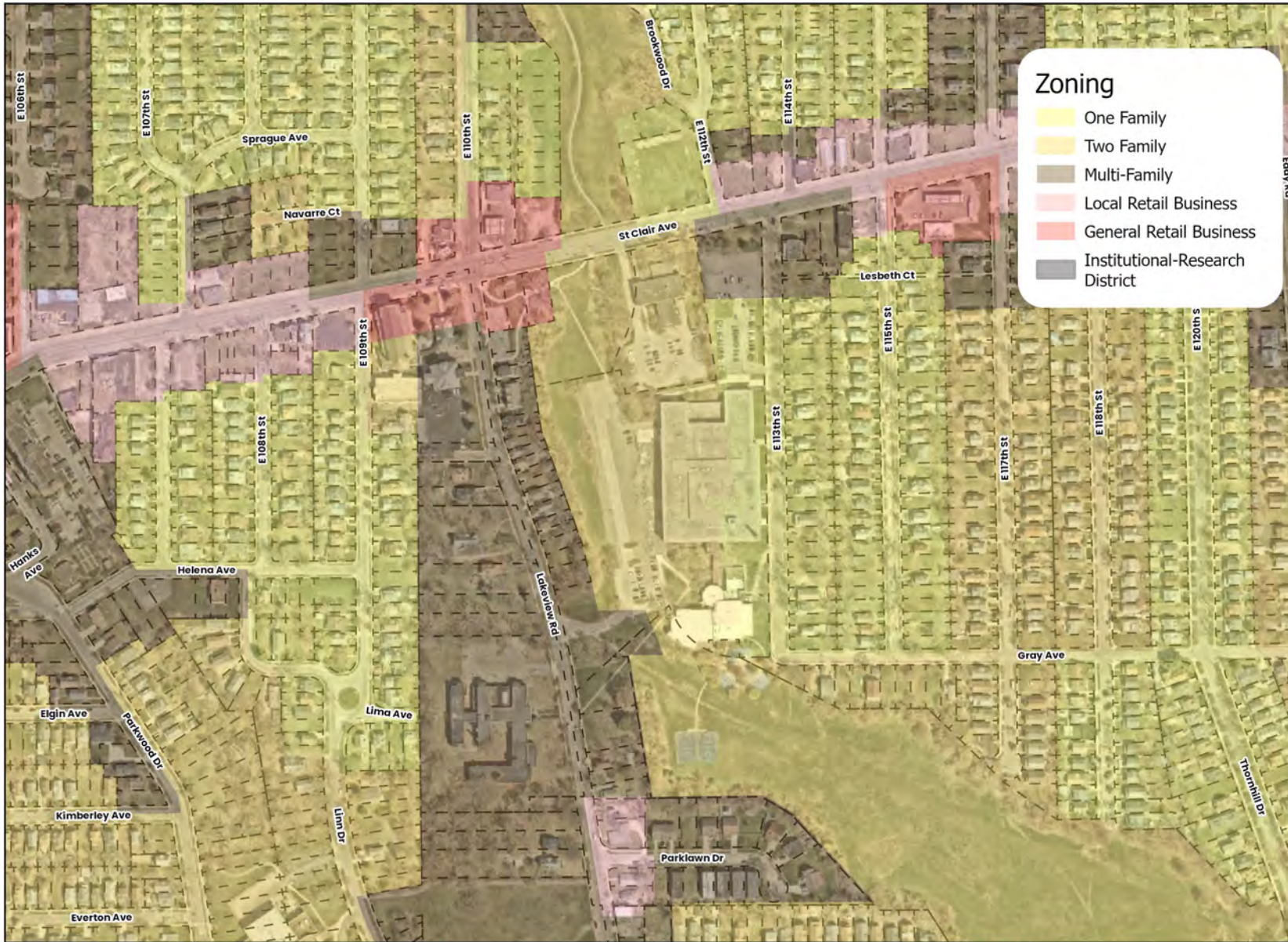
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## Proposal

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

## Purpose

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



## Current Zoning:

- One Family
- Two Family

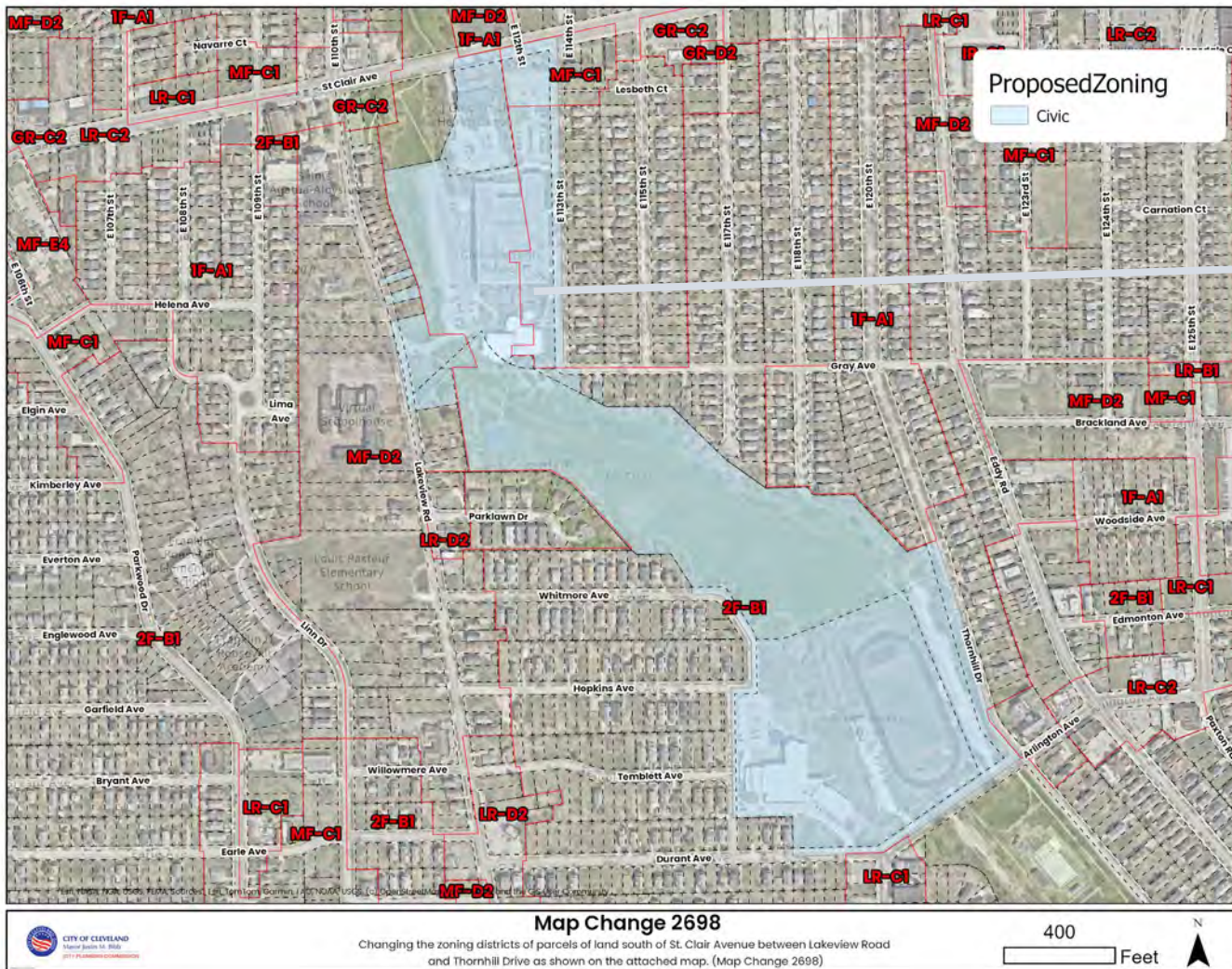
Current Zoning

300

Feet

N





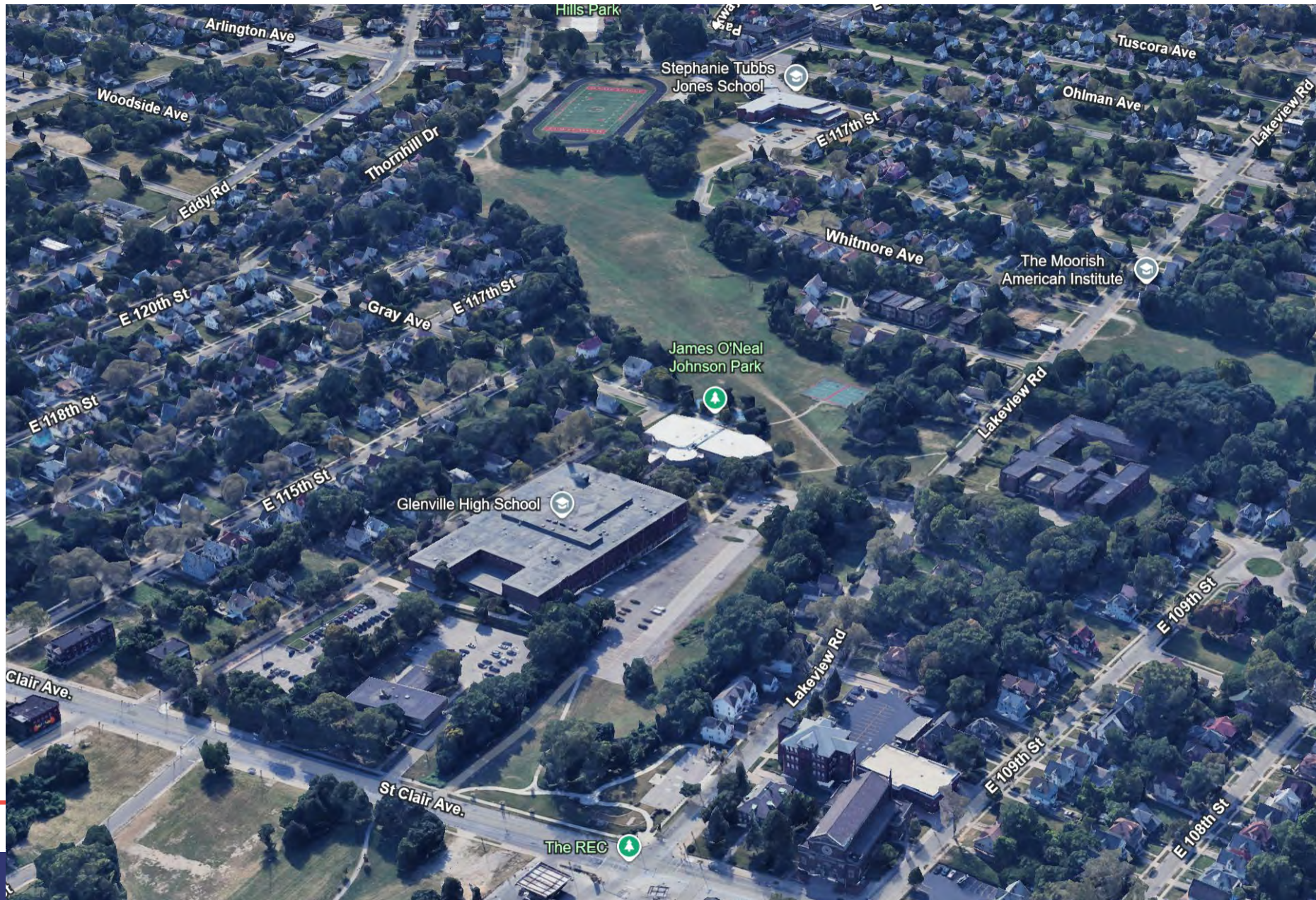
Civic

**Civic:**

- Existing Institutions/amenities
- Special land use context (place of worship, assisted/group living, schools)

**Civic:** Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

# Current Context



# Current Context

Glenville High School



E 113<sup>th</sup> St, looking southwest

Glenville Recreation Center



E 113<sup>th</sup> St & Gray Ave, looking west

# Current Context



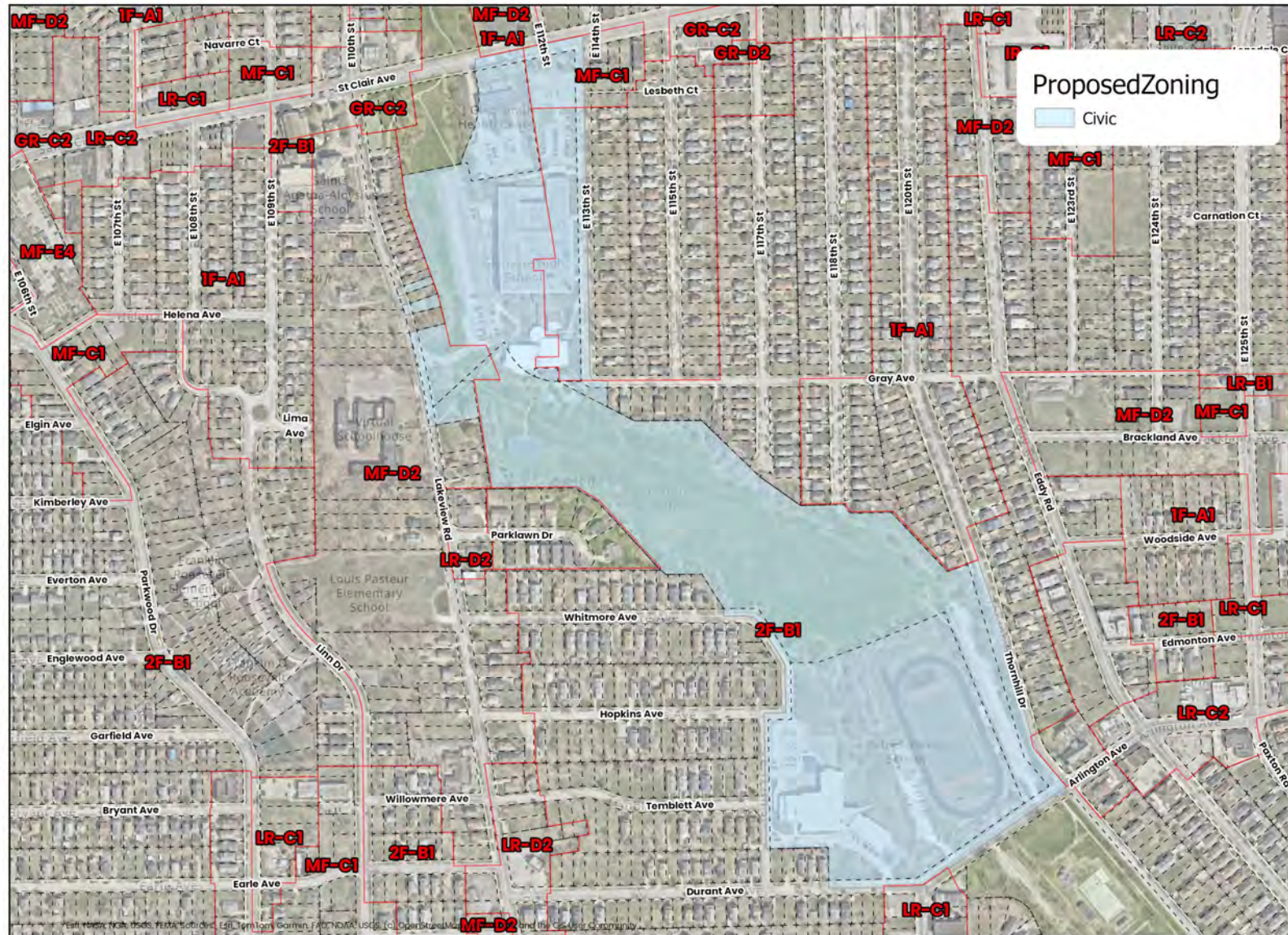
*Durant Ave., looking northwest*

Stephanie Tubbs Jones School

Glenville Recreation Center



*Lakeview Rd., looking northeast*



CITY OF CLEVELAND  
Mayor Justin M. Bibb  
CITY PLANNING COMMISSION

### Map Change 2698

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

400

Feet



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

June 5, 2026

Presenter: Xavier Bay, City Planner

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

# Map Change 2699

## City Planning Commission Hearing

June 05, 2026



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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CITY PLANNING COMMISSION

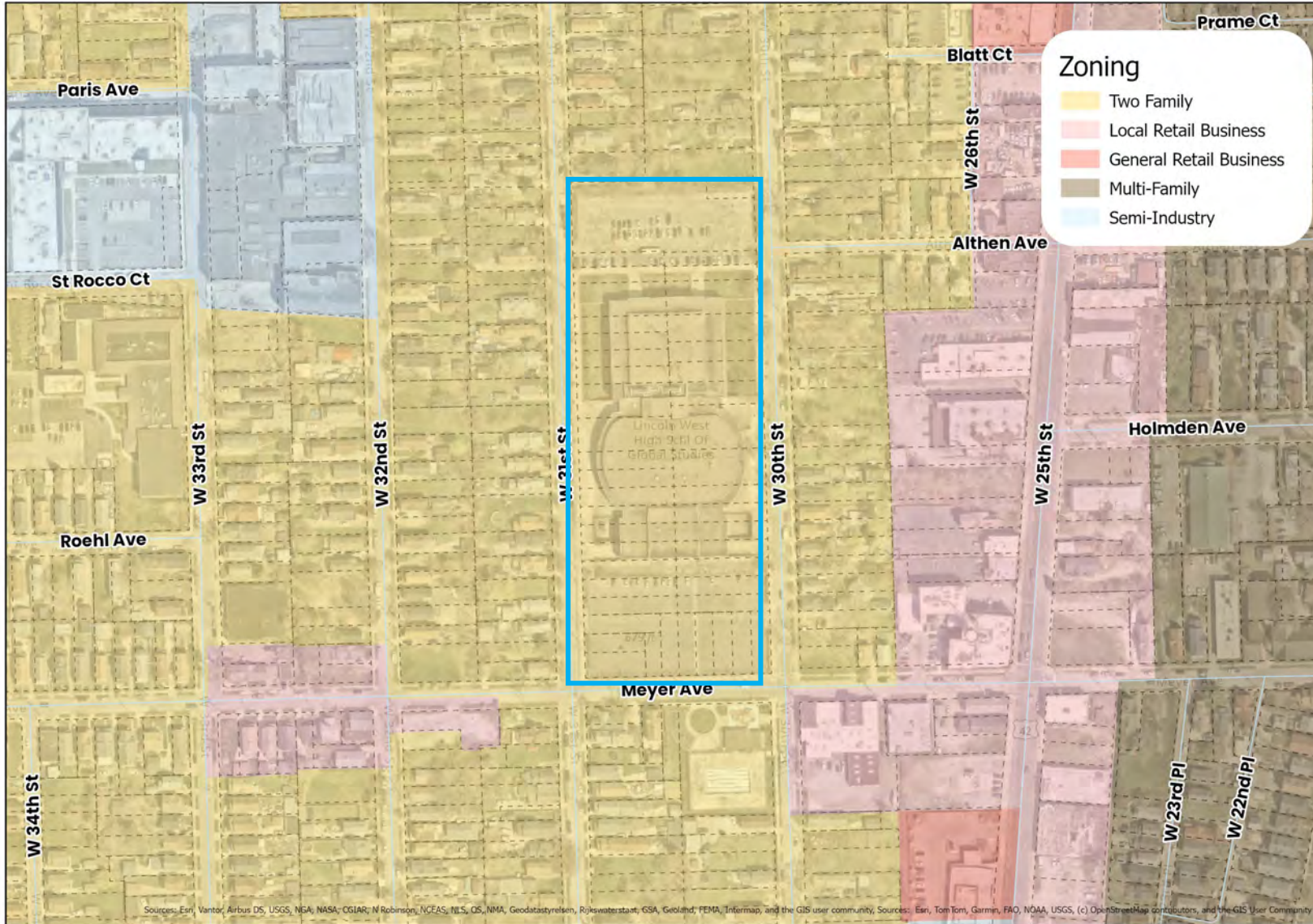
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## Proposal

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

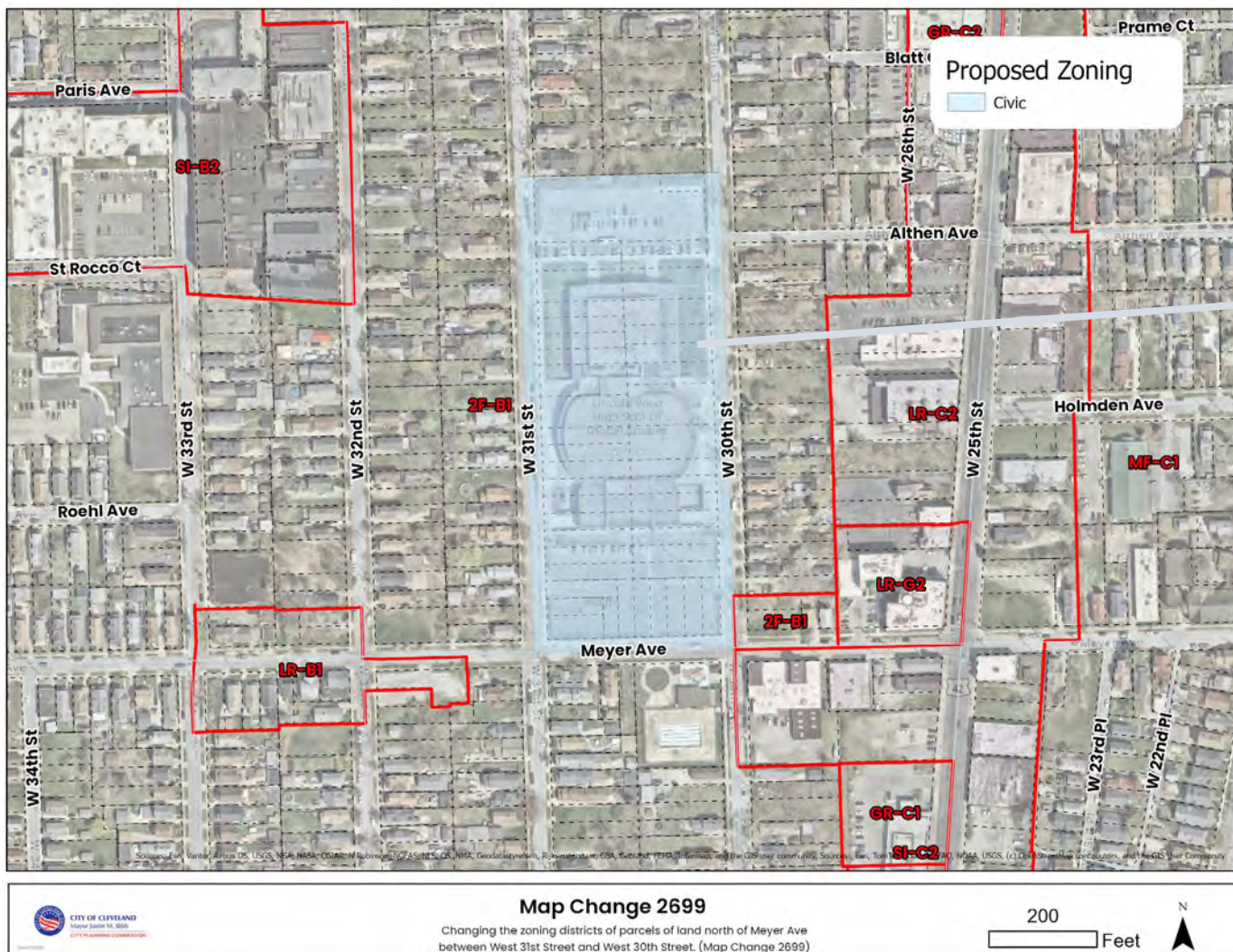
## Purpose

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



## Current Zoning:

- Two Family



**Civic**

**Civic:**

- Existing Institutions/amenities
- Special land use context (place of worship, assisted/group living, schools)

**Civic:** Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

# Current Context



# Current Context



W 31<sup>st</sup> St, looking northeast



W 31<sup>st</sup> St, looking southeast

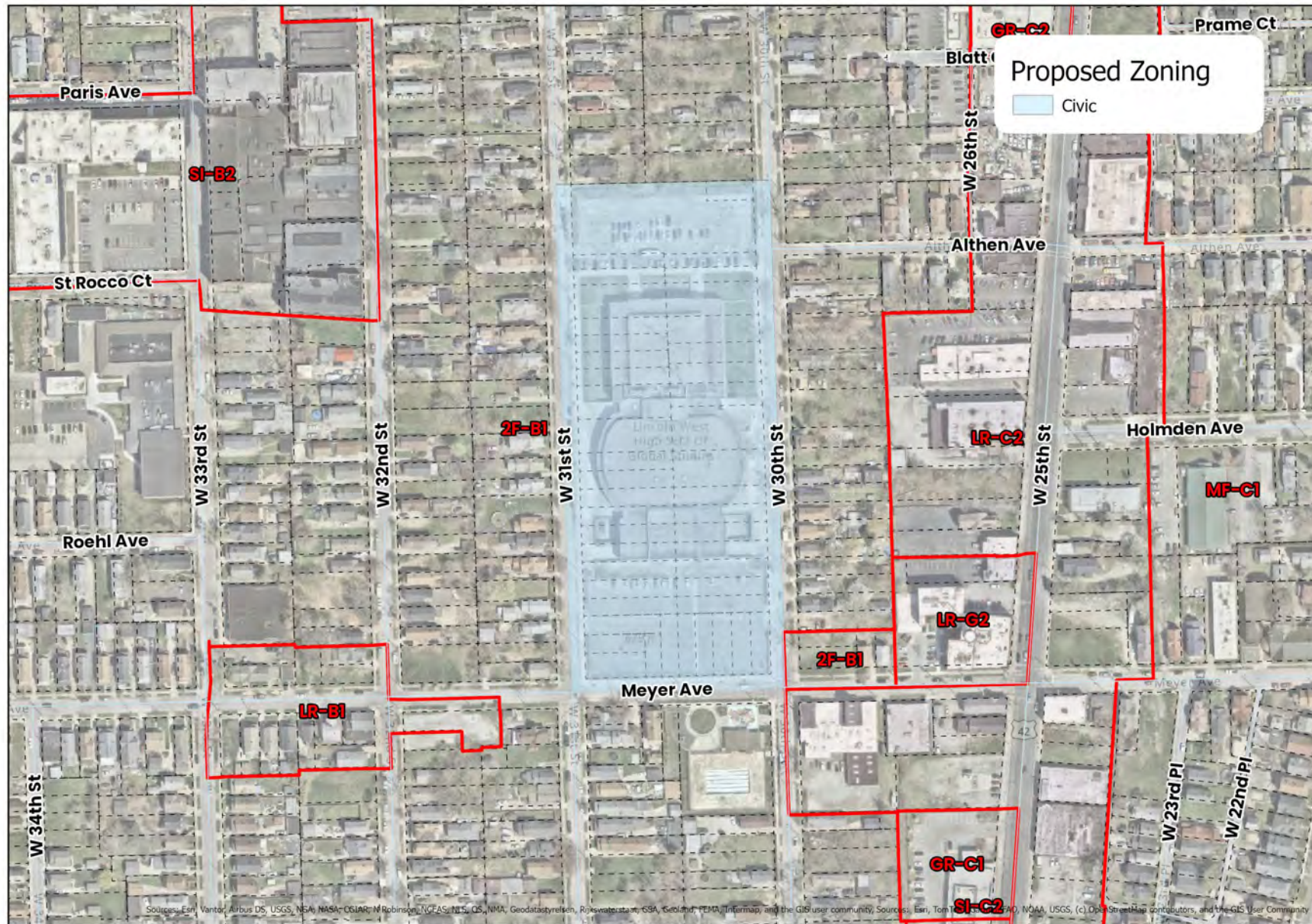
# Current Context



W 30<sup>th</sup> St, looking north



W 30<sup>th</sup> St, looking south



# Cleveland City Planning Commission

## Near West Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

**PRJ26-016545** – Lincoln-West HS

June 5, 2026

Project Address: 3202 W 30th

Type: New Construction

Project Representative: Jeff Henderson, TDA Architecture

Approval: Conceptual

# Lincoln–West High School

Cleveland Planning Commission

06/05/2026





**EXISTING LINCOLN-WEST HIGH SCHOOL**

**Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026**

## Lincoln-West High School

This design review application is for a new Lincoln-West High School to replace the existing Lincoln-West High School located at 3202 West 30th Street. The new school will be built on the current High School site which is approximately 6.5 acres. The new school will offer educational programming for 1000 students, 9th through 12th grade. The building is approximately 179,000 square feet and includes a Competition Gym, an Auxiliary Gym and a 600-seat Auditorium. The educational curriculum includes three Career Pathways; Business Administrative Services, Health Information, and Allied Health / Nursing.

The exterior design includes brick masonry materials, aluminum windows and doors, low-slope roofs.

Exterior programming includes parking for 201 cars, linear park along Meyer Avenue with public benches, a large open lawn area for play across from Meyer Pool and landscaped areas along West 30th and West 31st Streets.

The project will be pursuing a LEED Silver Certification and includes sustainable features throughout the building and site.

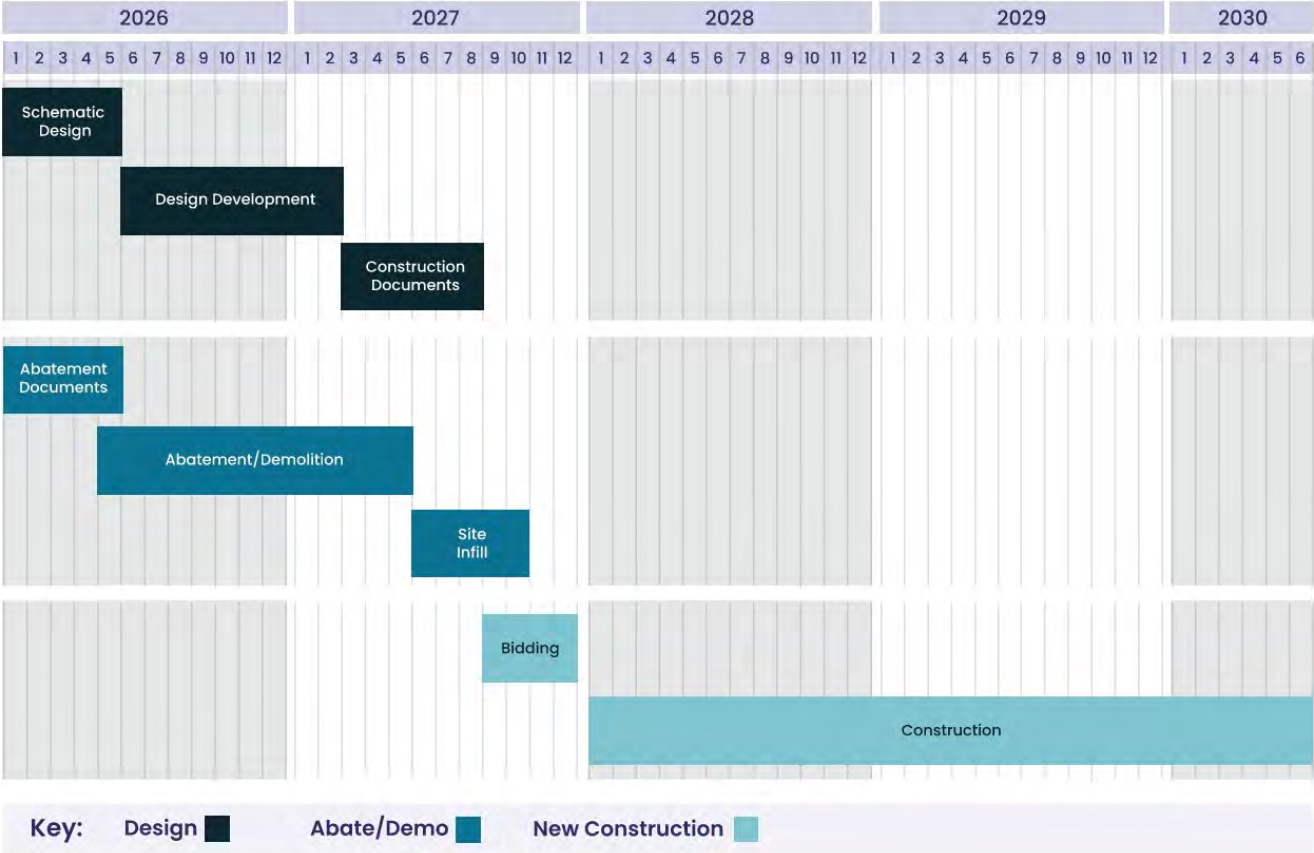


Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



# Lincoln-West

Project Schedule (January 2026 - June 2030)



Cleveland Metropolitan School District  
 Lincoln-West High School  
 June 5, 2026



**Group #1**

Goals - opportunity to become the centerpiece of the community

Opportunities - Community react in one central place

- State-of-the-art tech near
- Multi-purpose - edge learning space / program
- Wandering - around the community - central station

Wendings -

- o are there going to be a green space
- o versatility of use - adaptability to school programming college & career readiness
- o how does the school react back like - self-organizing not top down

**GROUP #2**

NATURAL LIGHT

REFLECT THE NEIGHBORHOOD'S CULTURE/LINE HEALTH CARE CTE

CAPSTRUM IS A COMMUNAL SPACE

- SPACE THAT IS ACCESSIBLE TO THE COMMUNITY => both JAWDRE & OUT
- MAKE SURE THERE IS ENOUGH PARKING
- MAKE SURE THE CAPSTRUM IS big like Marshall not small like Rhodes
- SAFETY for STUDENTS & both walking & driving from surrounding areas
- TAKE ACCESSIBILITY INTO CONSIDERATION so ALL STUDENTS can naturally engage feel a part of the community

**GROUP #1**

1. Be situated in which the community is located with the target audience

2. Long term welcoming friendly - safe

3. Offer last-mile for students - Spanish Area, low a way

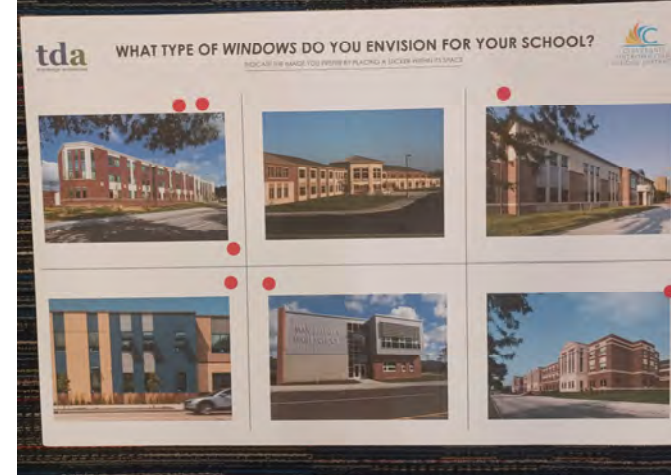
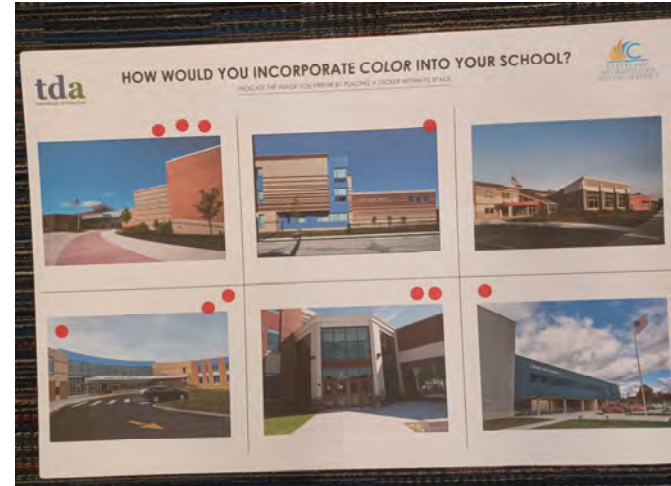
4. Updated Technology

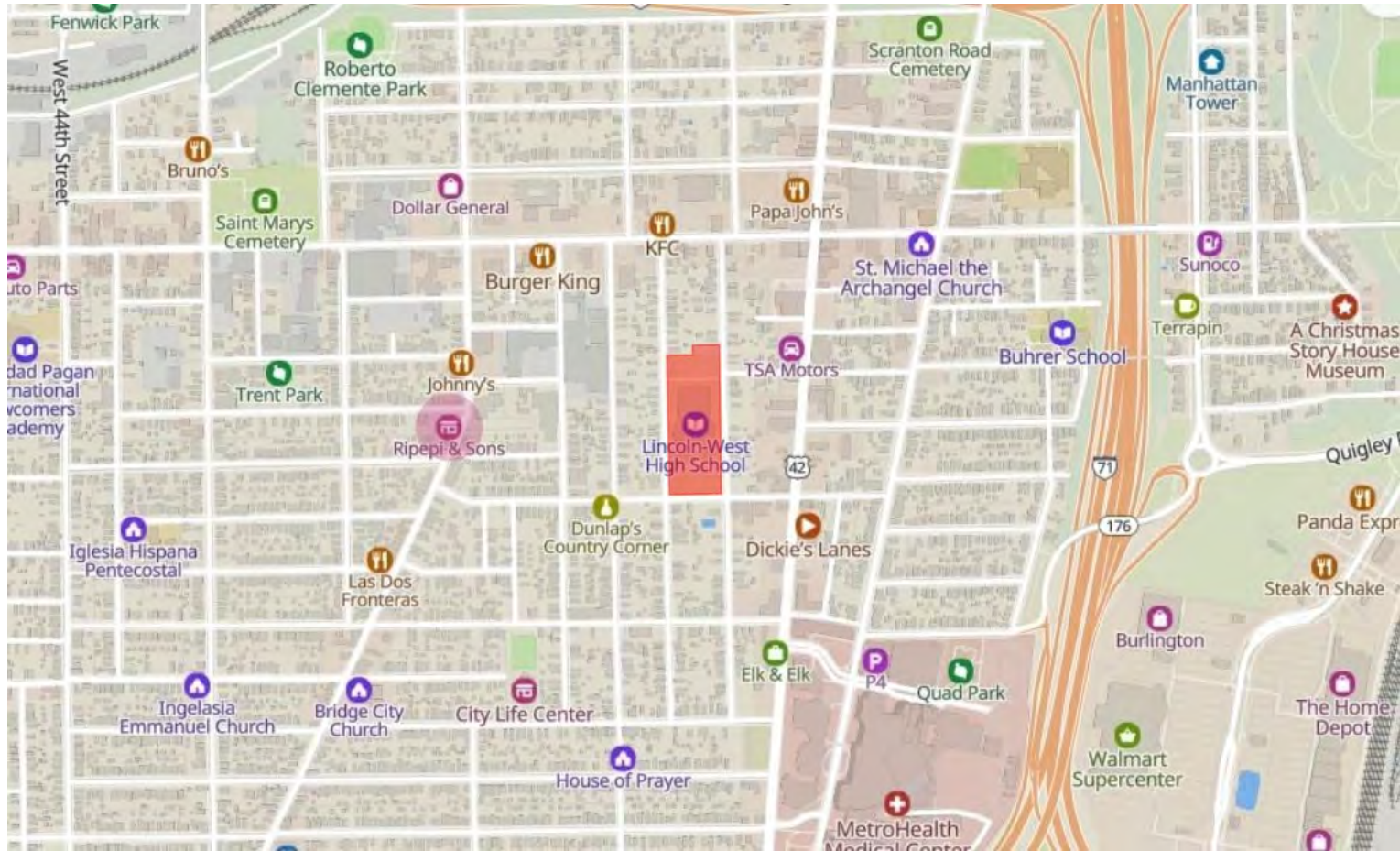
5. Increased student support services & learning centers

6. Support related to community

7. Connected from the community

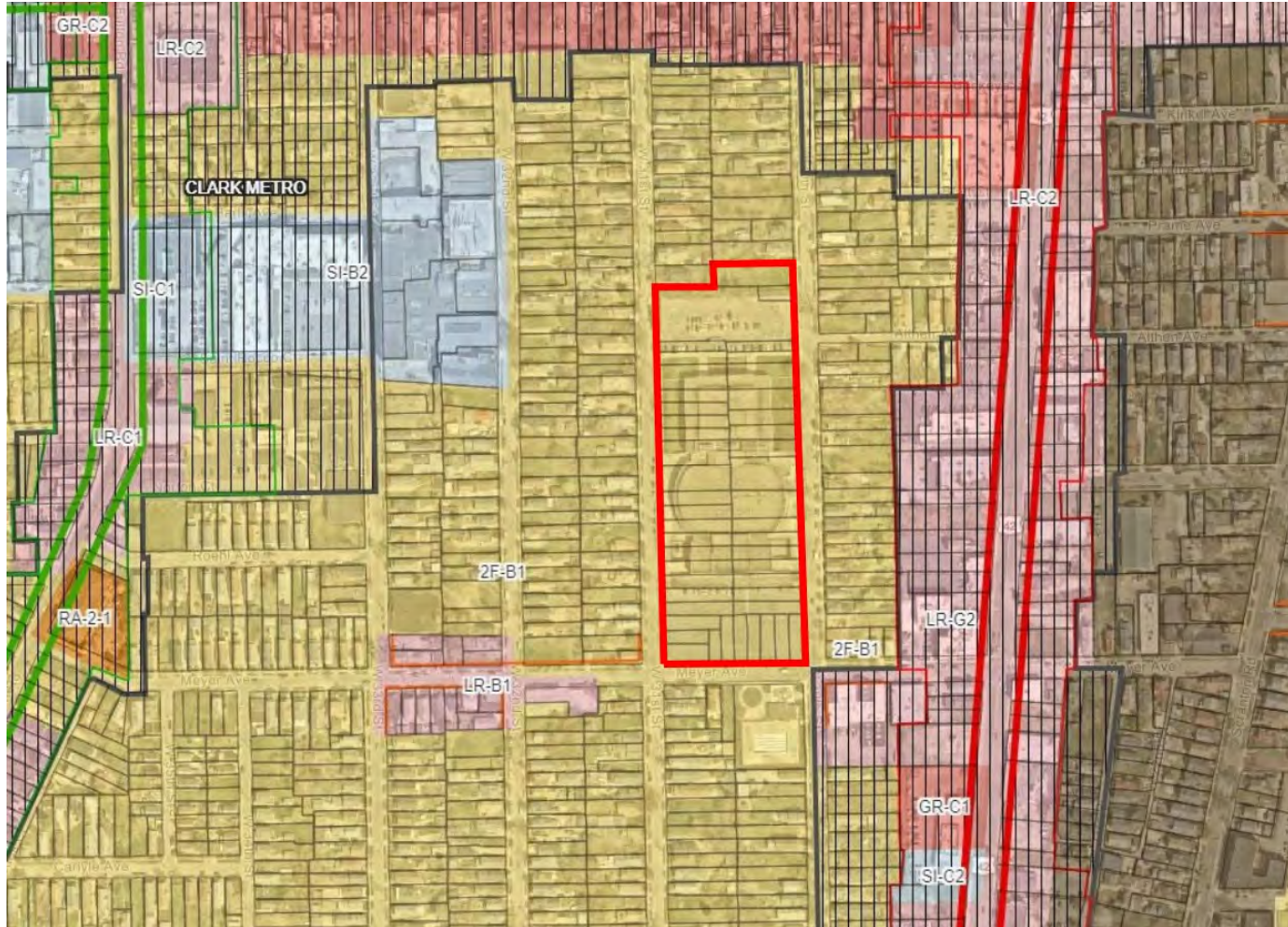
8. Provides more local program / connects community, student, & industry / provides





SITE LOCATION MAP

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



**PARCEL MAP / ZONING**

Cleveland Metropolitan School District  
 Lincoln-West High School  
 June 5, 2026



Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026

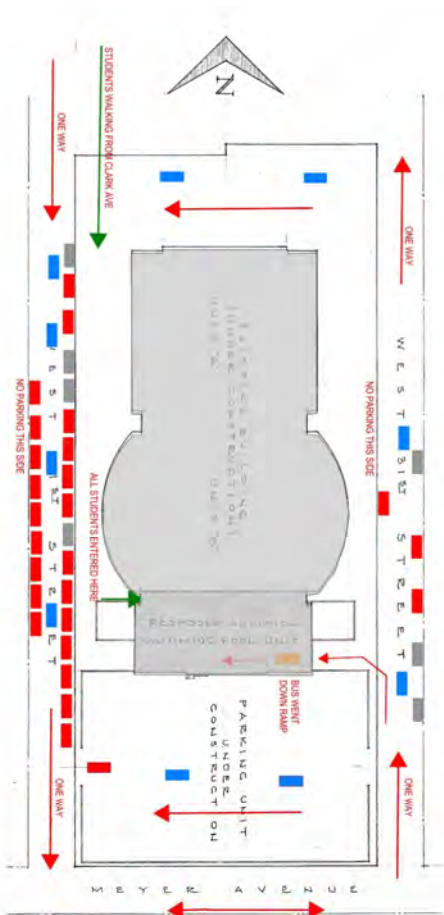




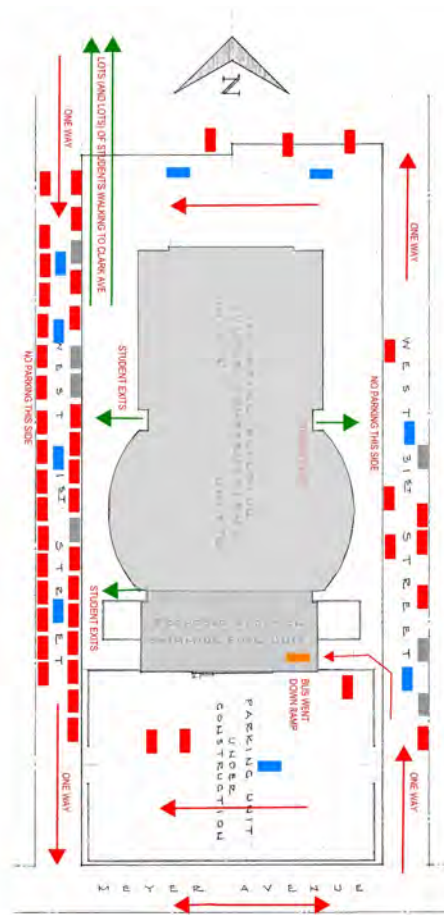
Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



Cleveland Metropolitan School District  
Lincoln-West High School  
May 13, 2026

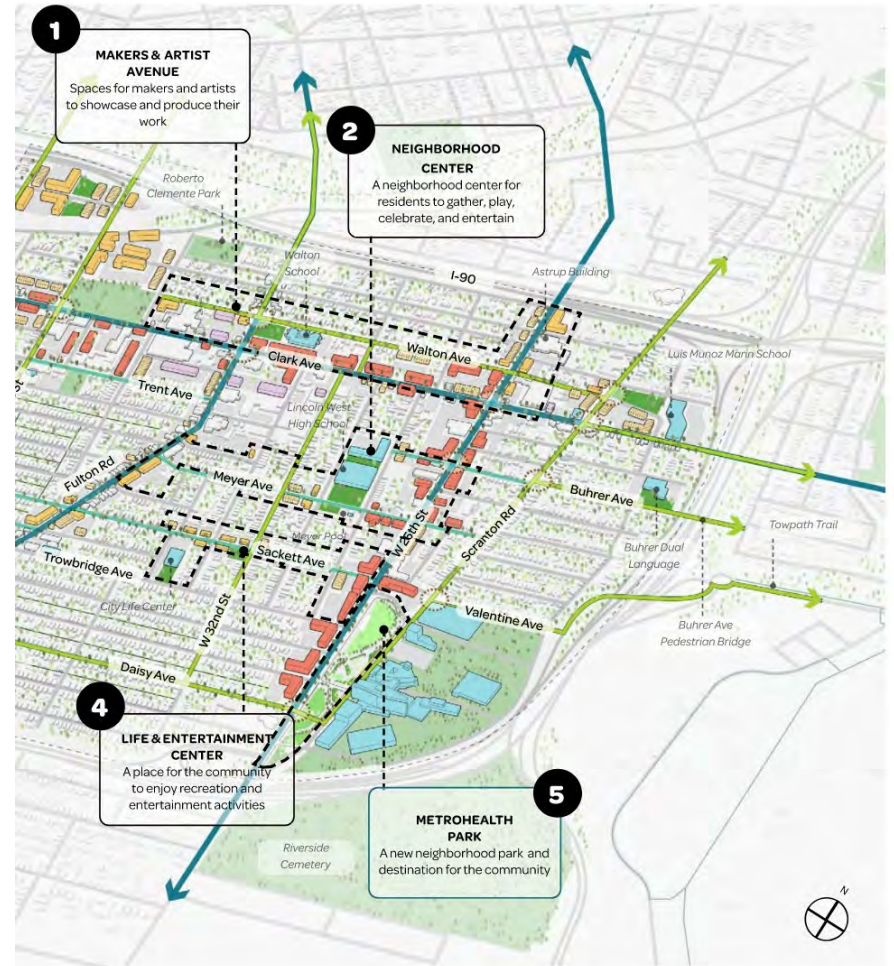


- PARKED PARENT CARS
  - MOVING CARS
  - PARKED NEIGHBOR CARS
  - BUSES
- AM STUDENT DROP OFF**



- PARKED PARENT CARS
  - MOVING CARS
  - PARKED NEIGHBOR CARS
  - BUSES
- PM STUDENT PICK UP**

Cleveland Metropolitan School District  
 Lincoln-West High School  
 June 5, 2026



**CLARK-FULTON TOGETHER**  
MASTERPLAN

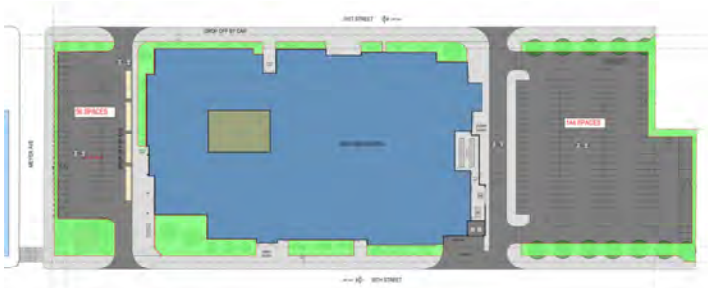
## MEYER AVENUE: NEIGHBORHOOD CENTER

This rendering is community driven and an aspirational concept. Further studies, engagement, and refinement are required before implementation.



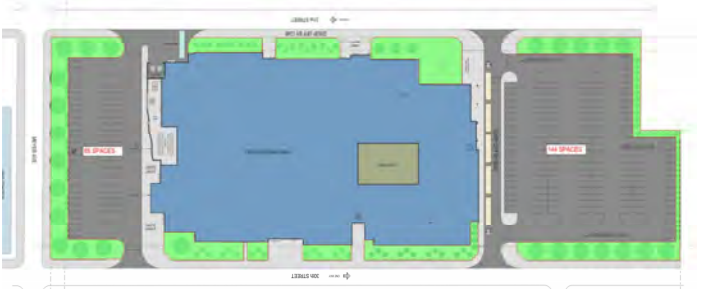
382 Clark-Fulton Together - Final Plan

Master and Regulatory Plan & Catalyst Sites 383



STEERING COMMITTEE MEETING #1  
1-30-2026

202 PARKING SPACES  
13,500 SQ FT GREENSPACE



STEERING COMMITTEE MEETING #2  
3-13-2026

2143 PARKING SPACES  
47,143 SQ FT GREENSPACE



MOST CURRENT SITE PLAN  
APRIL 2026

202 PARKING SPACES  
13,500 SQ FT GREENSPACE



COMMUNITY MEETING #1  
2-17-2026

202 PARKING SPACES  
13,500 SQ FT GREENSPACE



COMMUNITY MEETING #2  
4-1-2026

202 PARKING SPACES  
13,500 SQ FT GREENSPACE



PLANNING DEPT REVISIONS  
4-14-2026, 4-24-2026

4-14-2026 RECOMMENDATION  
202 PARKING SPACES  
13,500 SQ FT GREENSPACE

4-24-2026 RECOMMENDATION  
187 PARKING SPACES  
16,410 SQ FT (840 SQ FT ADDITIONAL) GREENSPACE

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**Design Review Level Applied For:** Conceptual

**Motion by Design Review Committee:**

Approve (*as presented*)  Approve (*with stated conditions*)  Disapprove  Postpone

Conditions:

Conceptual Approval (with stated condition):

Strong recommendation to add more green space, preferably programed space.

Lessen the amount of parking.

Have a study completed about how many students really drive to school, providing data to back up parking spaces needed.

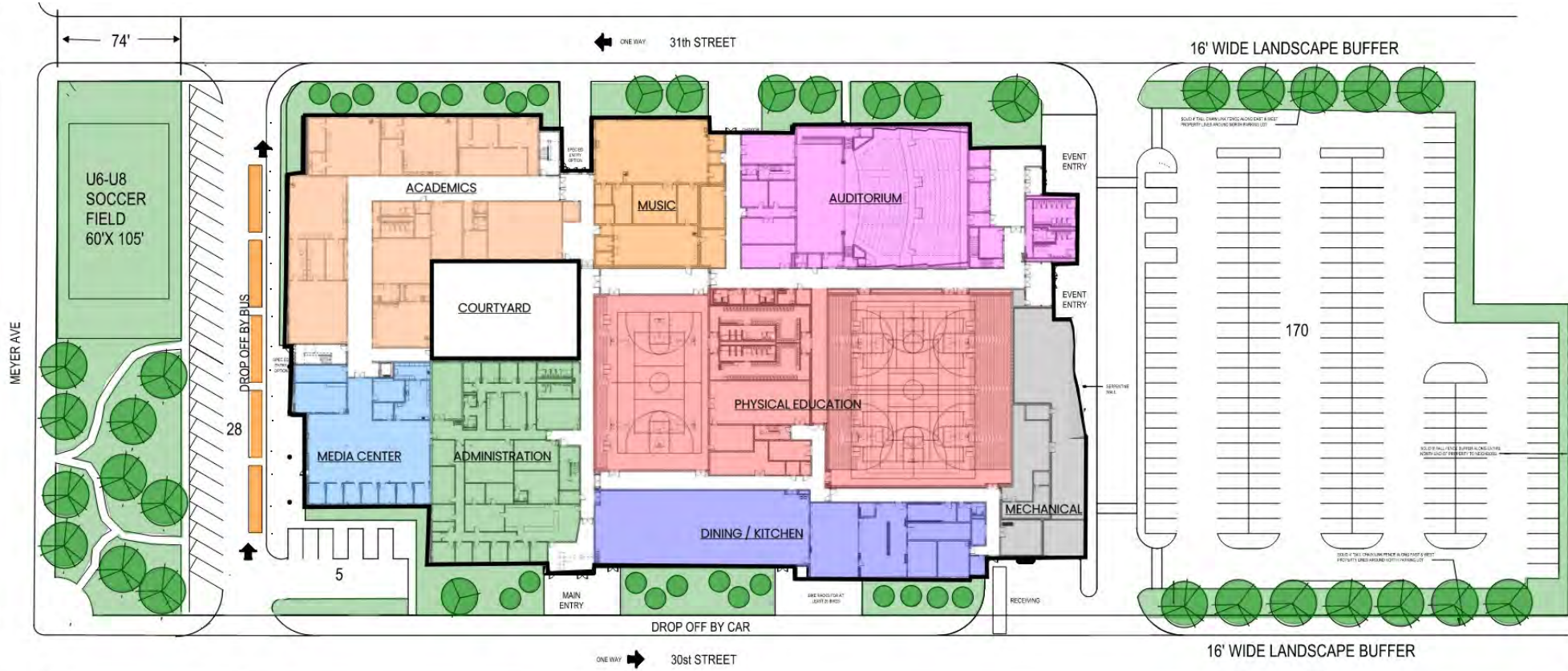
Strong recommendation to gather additional community input.

Consolidate the color palate, use more vibrant colors that represent/speak to the community.

warm tones versus cold tones

make the building feel more contiguous

Provide design elements to provide protection for the students and structure in areas where there is transit going through the grounds and there is parking.



TOTAL PARKING SPACES - 203



**New Events at Lincoln-West**

**NEO Special Olympics**

- Competitions**
- Dance
  - Cheerleading
  - Military drills
  - High Steppers

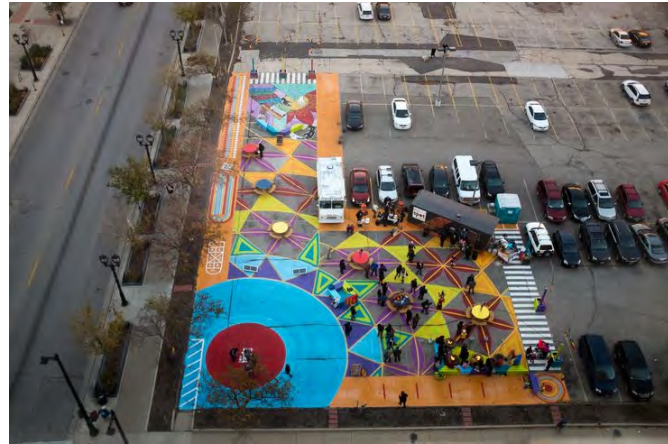
**OHSAA**

- Basketball
- Volleyball
- Wrestling

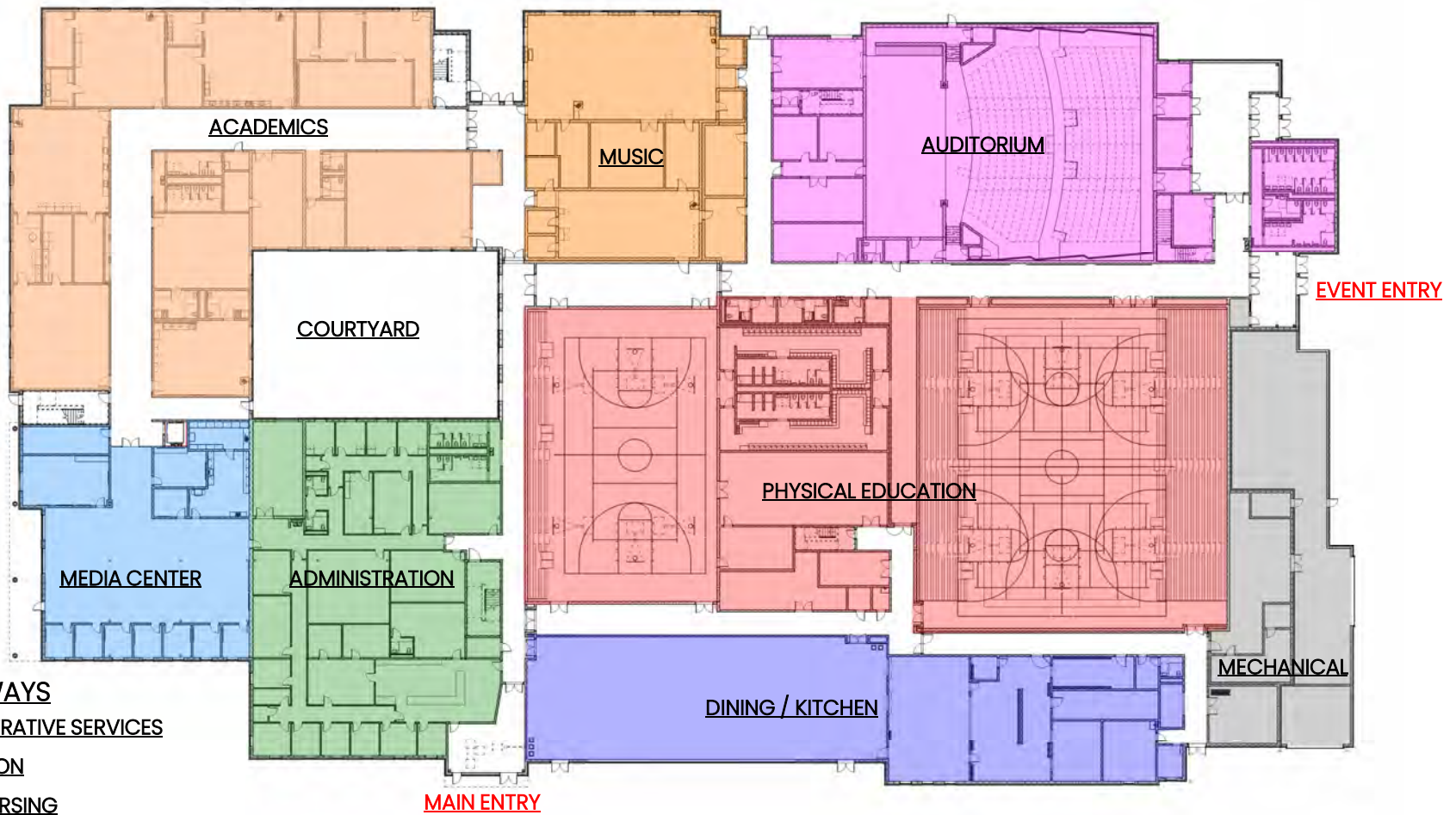


Cleveland Metropolitan School District  
 Lincoln-West High School  
 June 5, 2026





Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



FIRST FLOOR PLAN

Cleveland Metropolitan School District  
 Lincoln-West High School  
 June 5, 2026



**SECOND FLOOR PLAN**

**Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026**



THIRD FLOOR PLAN

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



Former Lincoln High School - WPA "The Spirit of Education" Mural



Ohio Cleveland Lincoln High School ...

Painted by William Krusoe & assistants in 1939. Displayed in LHS in the 4-story foyer.

Restoration will be by Intermuseum Conservation Association

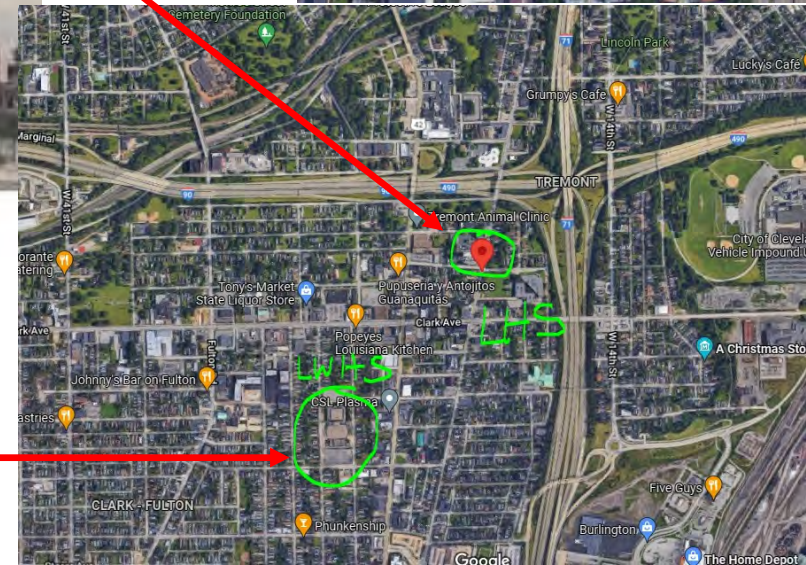
Current Lincoln West High School Location

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026

Former Lincoln High School - Location 3001 Scranton Rd (demolished 1977)



Current Luis Munoz Marin School





“The Spirit of Education”  
 1939 by William Krusoe  
 WPA mural for Lincoln High School  
 21’ x 33’ in three panels  
 Located in the main stair hall



Upper section, *The Spirit of Education* was painted in 1939 by William Krusoe for Lincoln High School



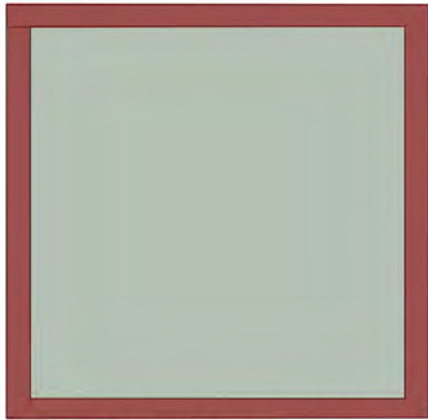
Middle section, *The Spirit of Education* was painted in 1939 by William Krusoe for Lincoln High School



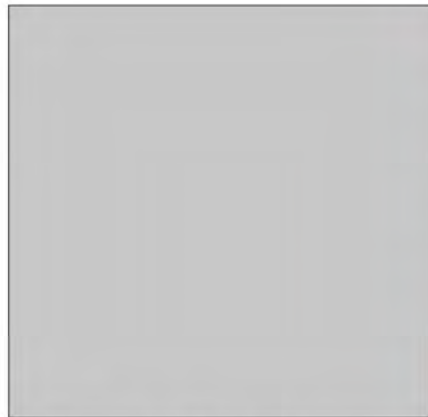
Lower section, *The Spirit of Education* was painted in 1939 by William Krusoe for Lincoln High School

Cleveland Metropolitan School District  
 Lincoln-West High School  
 June 5, 2026

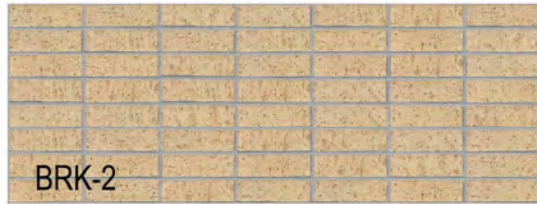




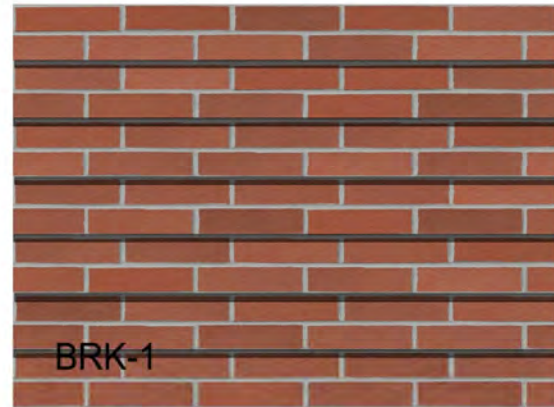
ALUM WINDOWS / LOW-E CLEAR



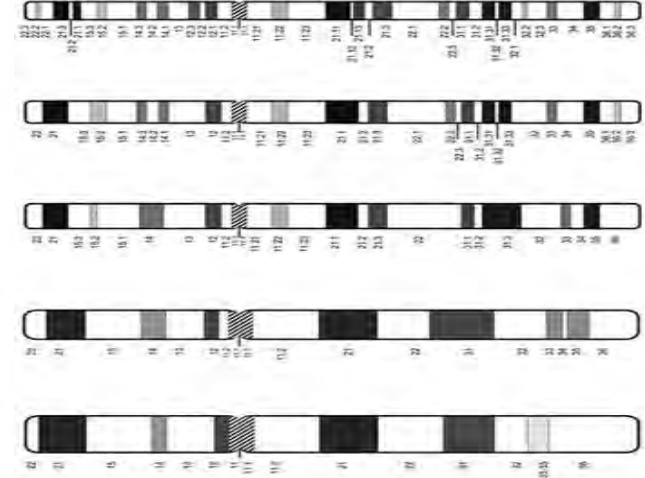
METAL PANEL / CANOPY



ACCENT UTILITY BRICK / FOUR COLORS / STACKED



FIELD UTILITY BRICK / RUSTICATED



CHROMOSOME MAP



ELEVATED VIEW FROM WEST 30<sup>ST</sup> AND MEYER

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026





STREET VIEW FROM WEST 30<sup>th</sup> AND MEYER

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



ELEVATED VIEW FROM WEST 31ST AND MEYER

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



STREET VIEW FROM WEST 31ST AND MEYER

Cleveland Metropolitan School District  
Lincoln-West High School  
May 13, 2026



ELEVATED VIEW OF EAST ELEVATION

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



ELEVATED VIEW OF WEST ELEVATION

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



ELEVATED VIEW FROM WEST 30TH LOOKING SOUTH

Cleveland Metropolitan School District  
Lincoln-West High School  
May 13, 2026



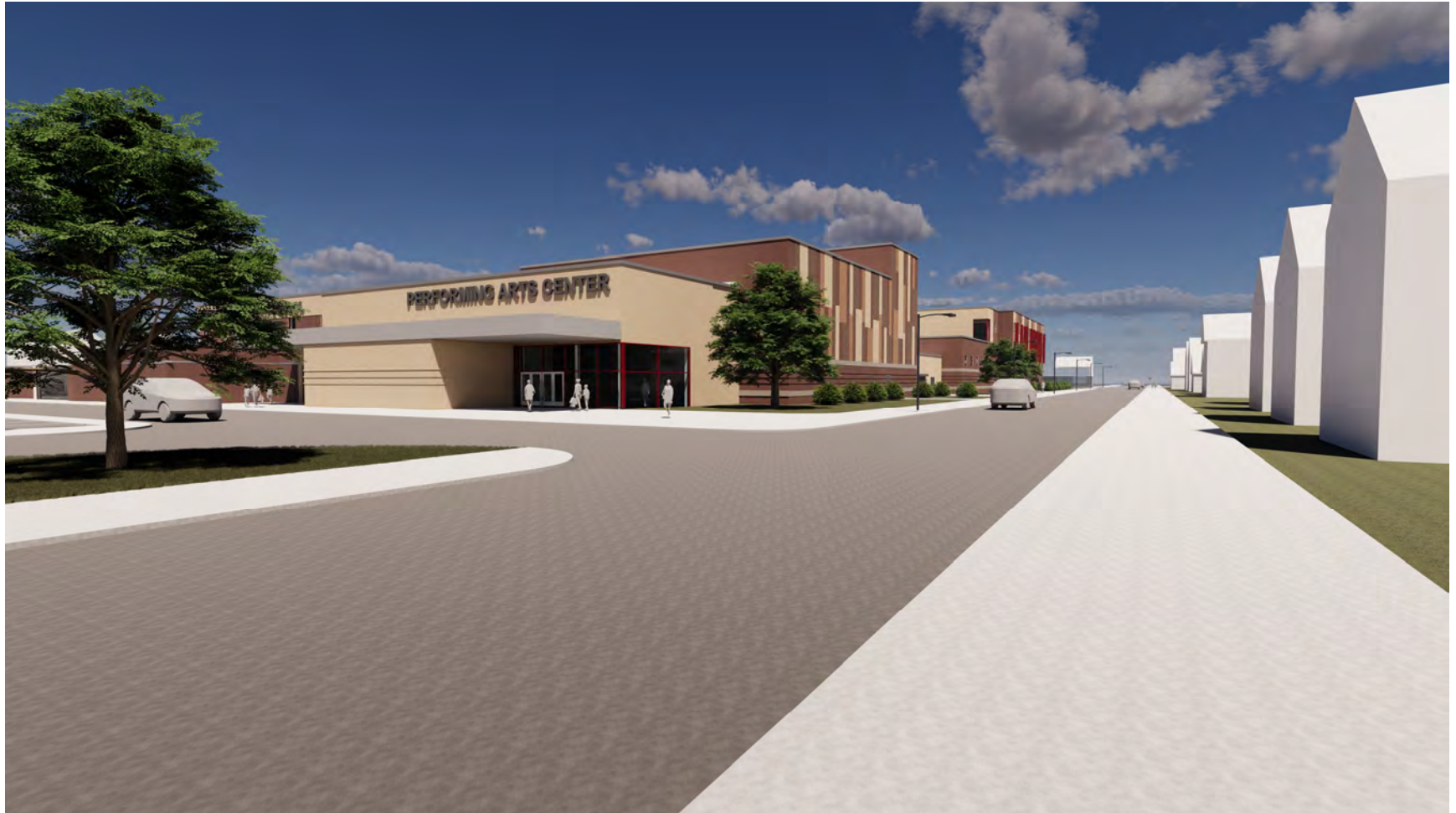
STREET VIEW FROM WEST 30<sup>TH</sup> LOOKING SOUTH

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



ELEVATED VIEW FROM WEST 31ST LOOKING SOUTH

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026



STREET VIEW FROM WEST 31ST LOOKING SOUTH

Cleveland Metropolitan School District  
Lincoln-West High School  
June 5, 2026

# QUESTIONS OR COMMENTS



Cleveland Metropolitan School District  
Lincoln-West High School  
March 13, 2025



## **PRJ26-016545** – Lincoln–West HS

June 5, 2026

### NWDRAC Recommendations:

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NWDRAC recommended conceptual approval on 5/13/26, and highly recommends more green space and reduction of parking, additional community input, considering traffic safety components for the entry and exits, and playing with more vibrant colors that speak to the community.

### City Planning Staff Recommendations:

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Planning staff is in support of a new school design: High consideration to glazing, more dynamic architecture, colors, and shade play, and most importantly, to lessen parking for green spaces.

## **PRJ26-XXXX** – The Art Garden

June 5, 2026

Project Address: 5004 Storer Ave

Type: Park & Art Garden

Project Representative: Tim Dehm, Western Land Conservancy

Approval: Final

# THE ART GARDEN

The Art Garden is a public sculpture garden on three adjacent vacant lots (approximately 24,000 SF). It transforms vacant land into civic gathering space anchored by three large-scale metal sculptures by Cleveland artist BlackBrain.

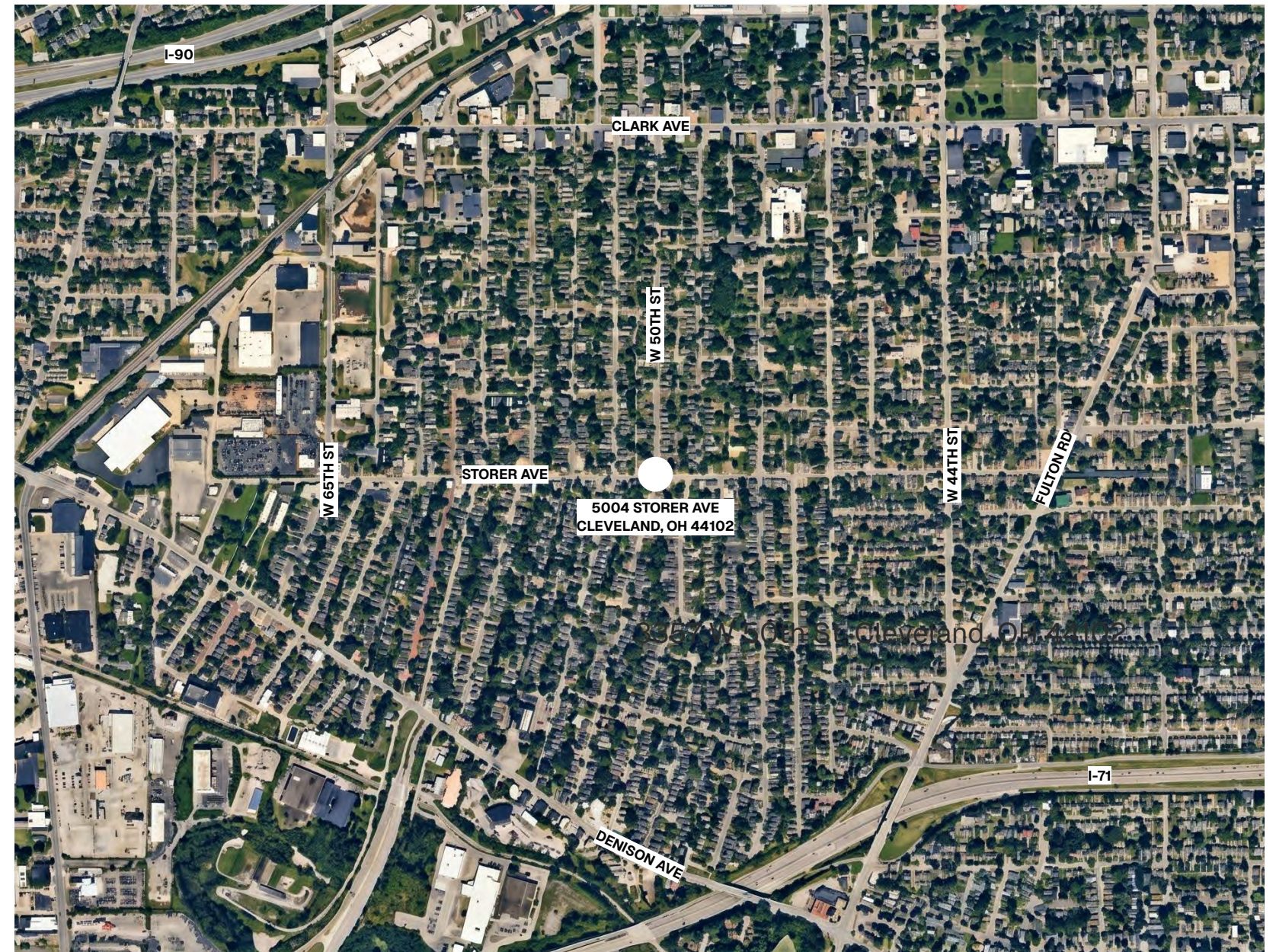
The design works as an outdoor art gallery, shaping the floor, walls, and ceiling of the site as a setting for the sculptures: a single low concrete wall, a continuous ground plane of mown grass, and a tree canopy established over time. Roughly forty trees will be planted across the combined site.

Construction is estimated at \$180,000, with an additional \$40,000 for clean-up, regrading, and tree planting on smaller vacant lots along the Storer Avenue corridor. No permanent structures are proposed and no variances are anticipated, though fencing is planned. Sustainability features include reforestation of vacant land and soil amendment to increase water-holding capacity in compacted soils and support tree growth.

Project goals:

- Enhance the art through landscape design
- Define public and private space
- Enable flexible everyday and event use
- Improve safety and visibility
- Align with Storer Avenue corridor investments
- Design for realistic maintenance
- Create a neighborhood spark

Project team:







1



2



3



4



1



2



3



4



1



2



3



4



Postcards sent to all Stockyards residents



Over 400 fliers distributed

September 9, 2025  
**Table at Art Garden Festival**

April 9, 2026  
**Food distribution handout**

April 13, 2026  
**Door-to-door canvassing**

April 20, 2026  
**Community dinner**

April 23, 2026  
**On-site meeting**

May 19, 2026  
**Block club meeting**

82%

live or work in the neighborhood

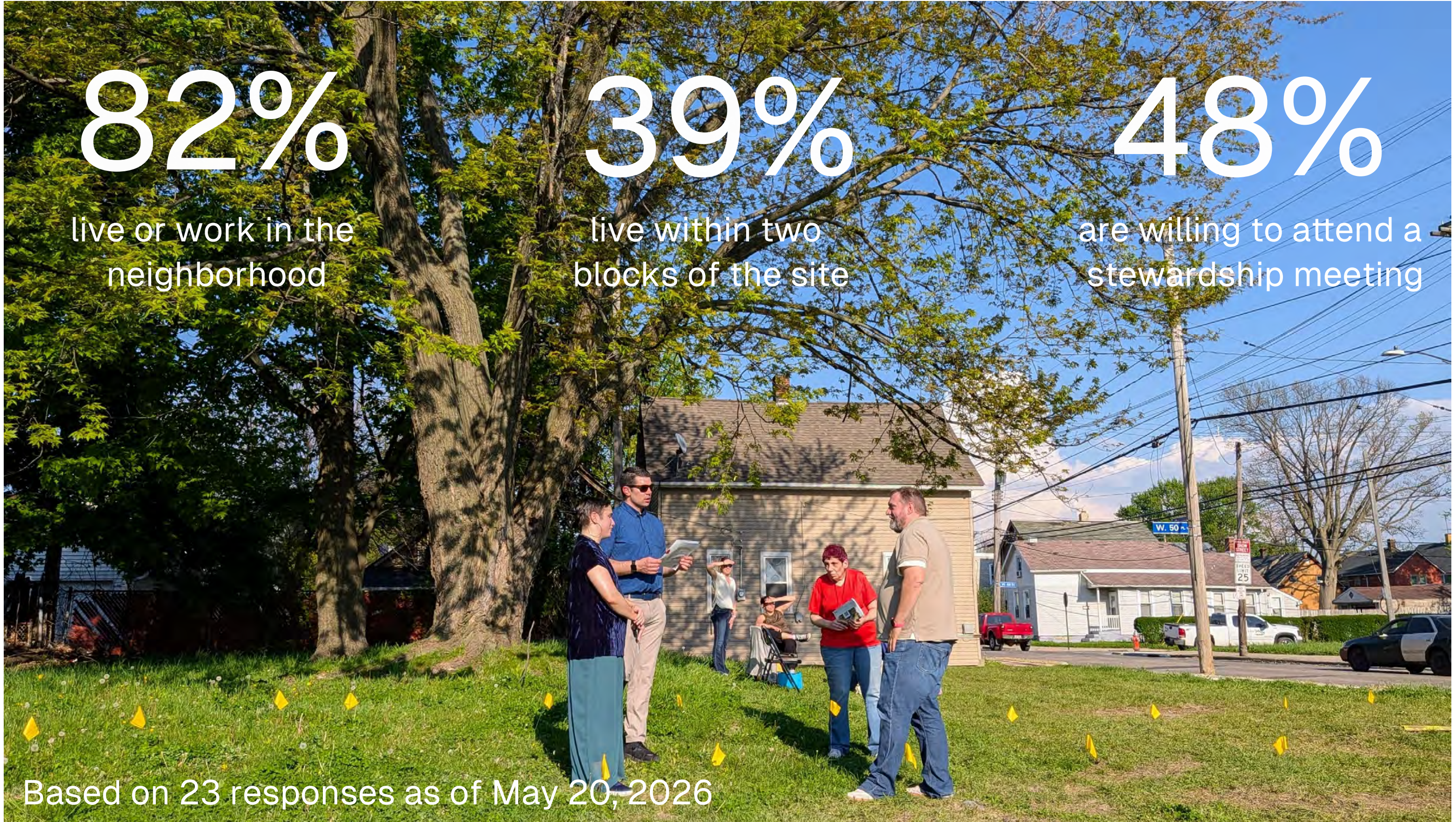
39%

live within two blocks of the site

48%

are willing to attend a stewardship meeting

Based on 23 responses as of May 20, 2026





## How people would use the garden

1. Rest on a bench
2. Appreciate the art sculptures
3. Take photos
4. Read or relax quietly
5. Let children play safely
6. Meet friends or neighbors
7. Walk my dog

"Just a safe place to be with my grandkids as well as my dogs!"



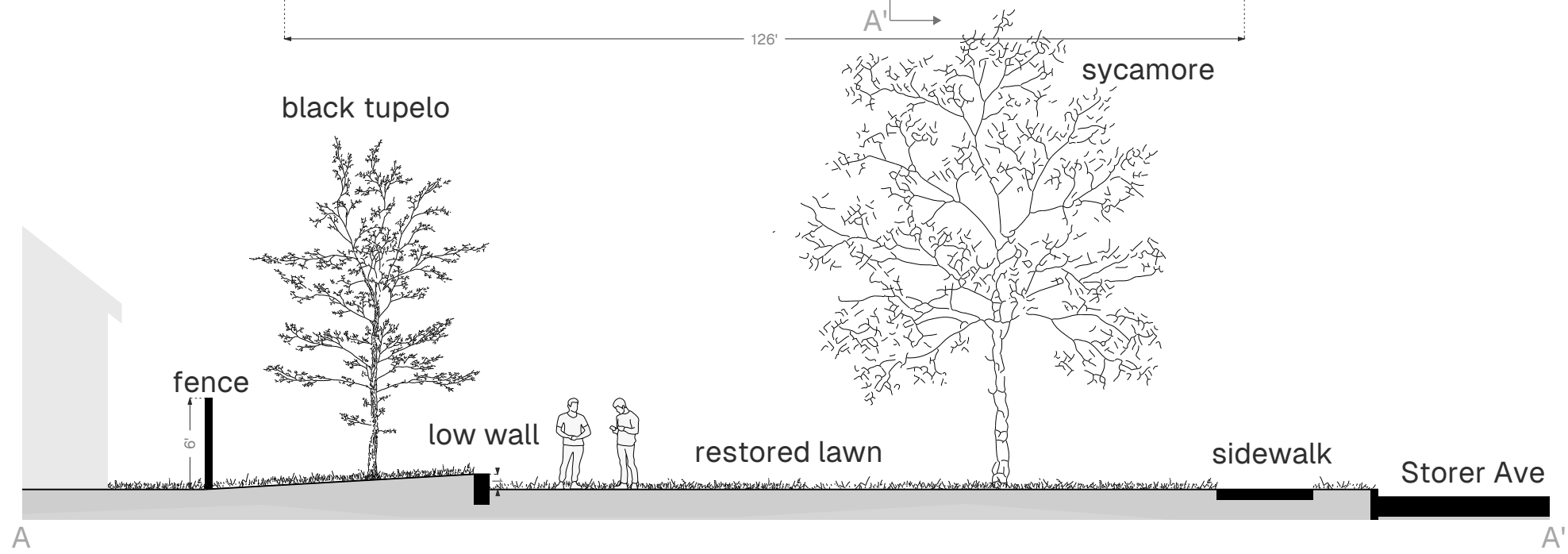
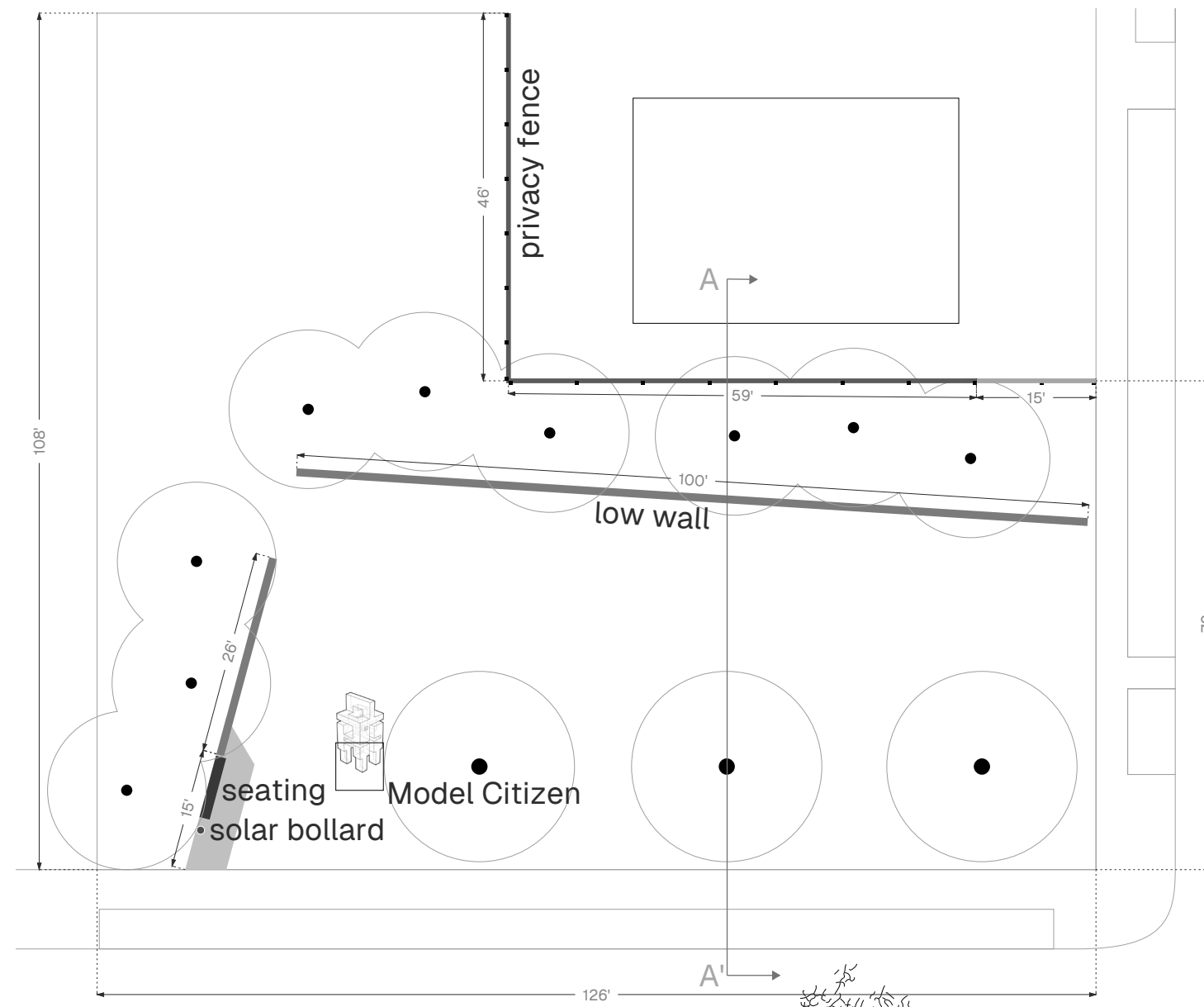
## Most important features — ranked by priority

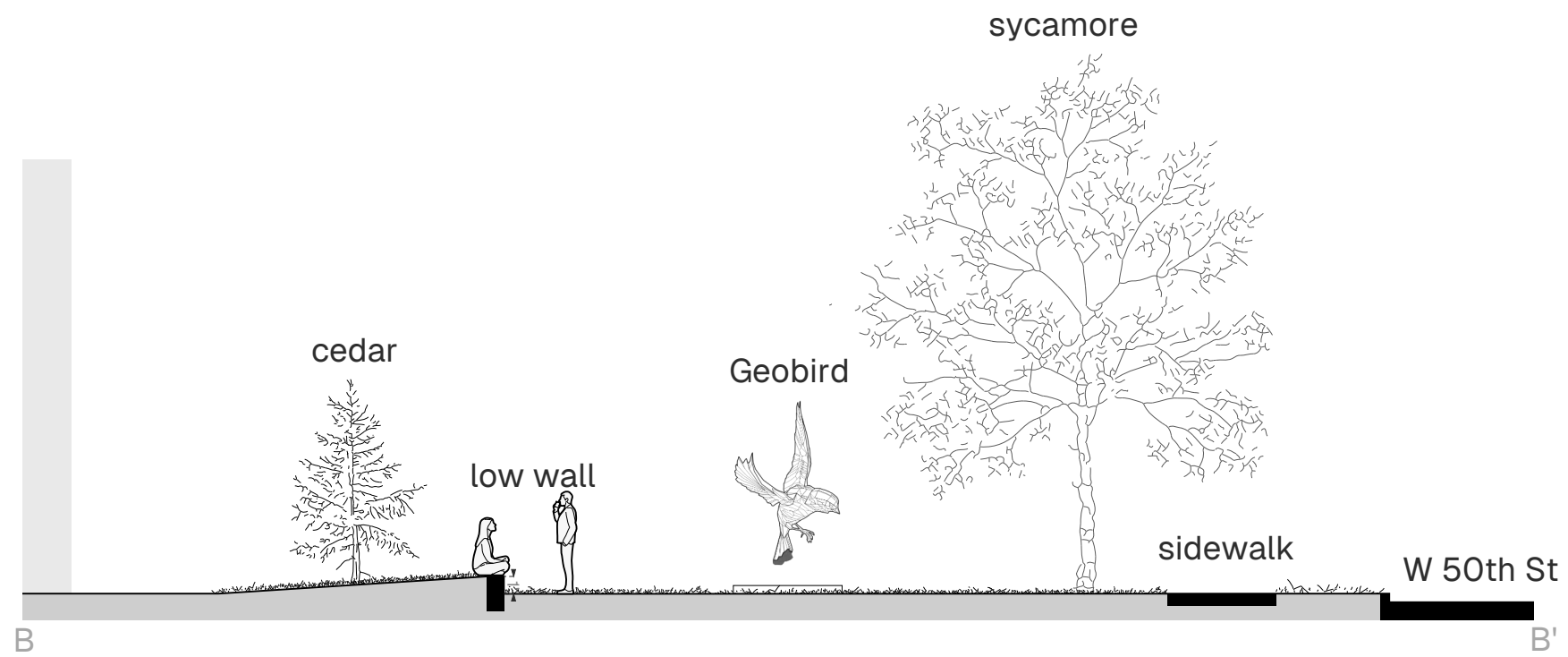
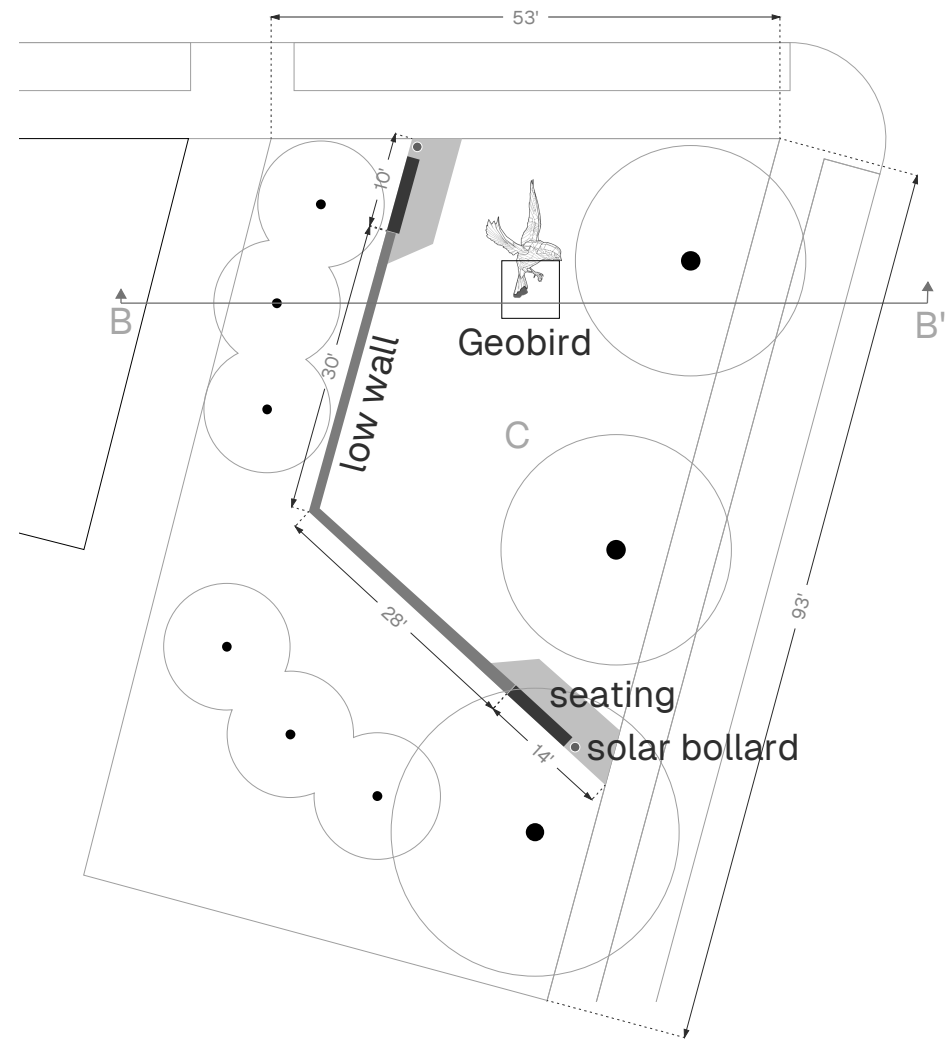
1. Comfortable seating / benches
2. Good lighting for evening safety
3. Clear, accessible pathways
4. Native plants / landscaping
5. Shade trees
6. Trash receptacles
7. Open sight lines for safety
8. Bike parking / racks
9. Dog waste stations
10. Art interpretation signs

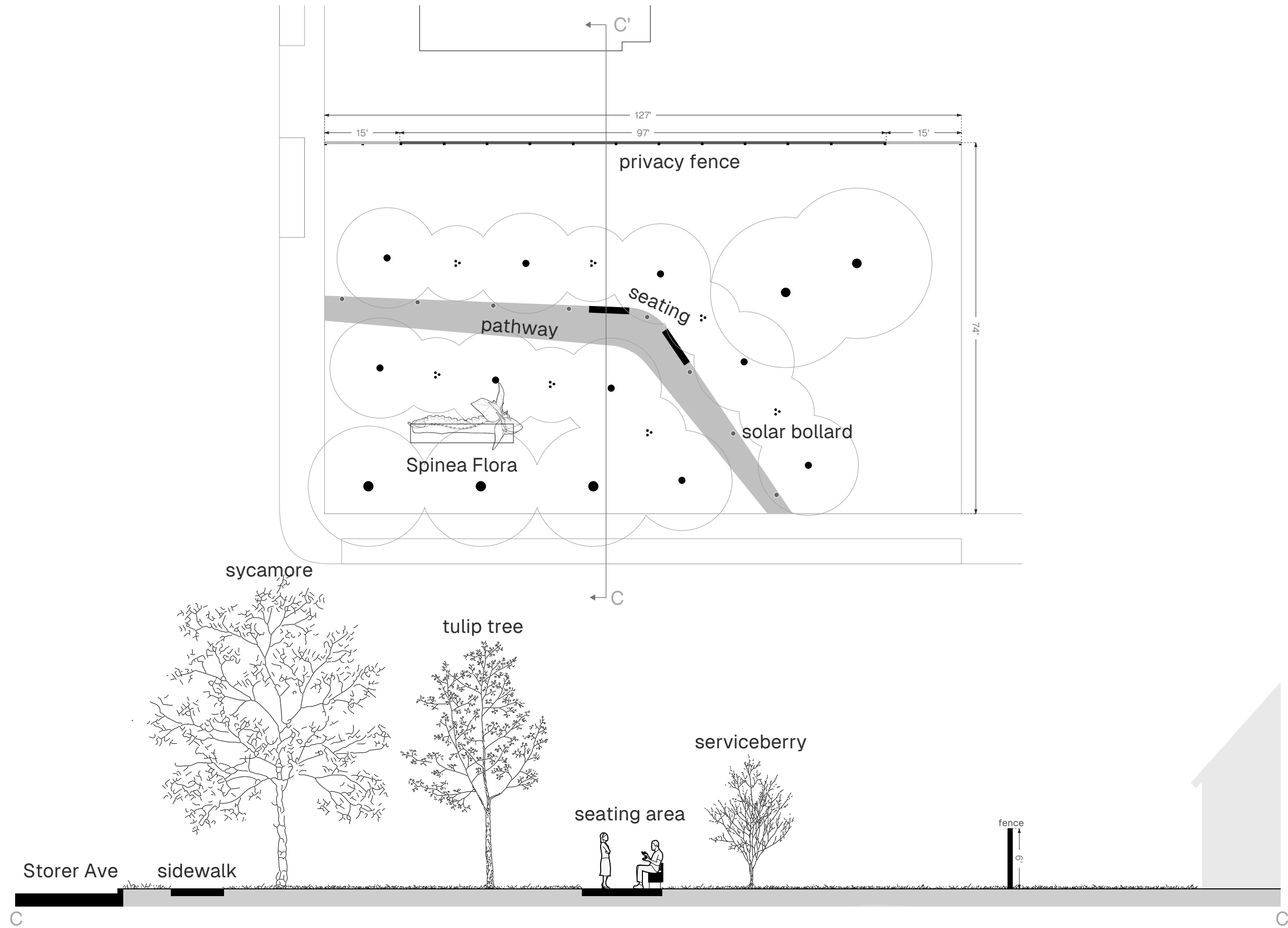
"Shade structures and garbage cans are absolutely vital to this project for it to be useful to the community. Continued investment, maintenance and development of this space are also necessary to create a meaningful change."













Sculpture: Spinea Flora  
 Tulip tree (*Liriodendron tulipifera*)  
 Serviceberry (*Amelanchier*)



Sculpture: Model Citizen  
 Black tupelo (*Nyssa sylvatica*)



Sculpture: Geobird  
 Eastern red cedar (*Juniperus virginiana*)



Low walls  
 Daffodil lawn



Seating area  
 timber bench  
 solar bollards  
 concrete walkway



Privacy fence  
 6-ft tall wooden fence - 100% screening  
 4-ft tall wooden fence - 25% screening







# 1864 HEAVY TIMBER BENCHES



ALL YEAR | ALL WEATHER  
DURABLE



OUTDOOR GATHERING  
SPACE SEATING



CUSTOM FABRICATED  
IN NORTHEAST OHIO



Bench Back  
Upgrade Available



# HEAVY TIMBER OUTDOOR FURNITURE

Custom-sawn in the USA at NORTHERN OHIO's 160-year-old sawmill



## DURABILITY

Sealed and finished for 10-20+ years in all outdoor elements  
*\*Can be extended far longer with simple annual maintenance*

## SPECIES

- Heavy solid timber structural Douglas Fir
- Sealed for external use

## BASE

- Solid, heavy structural steel bases
- Black powder coated
- Sealed rust-resistant finish



## ENVIRONMENT

- All season outdoor
- Open and green spaces
- Multi-family housing developments
- Municipal buildings
- Urban landscapes
- Waterfront
- Campus
- Business parks
- Mixed-use



## OPTIONS

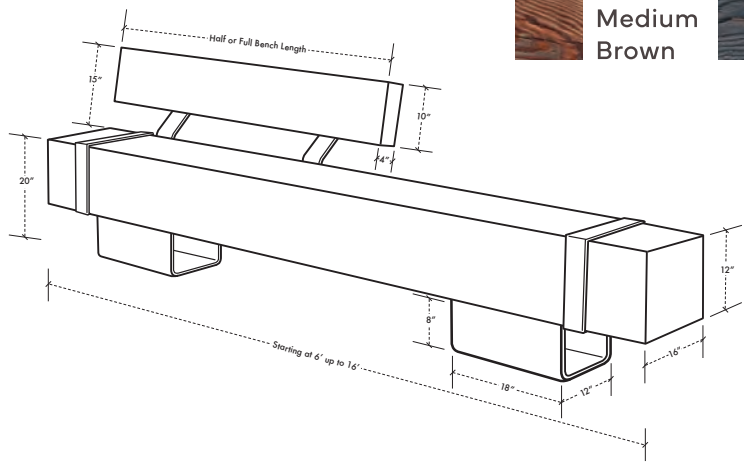
### SOLID TIMBER SIZE

- Lengths:
- 1' increments 6'-16'
  - Custom length up to 28'

### SEATED SIZE

- 16" width/seating depth
- 20" finished seat height

### FINISH COLORS



## FOUNDED IN 1864,

NORTHERN OHIO is the oldest lumber company and sawmill in Ohio.

Experience and depth of knowledge make us an industry leader and a trusted resource for the professional builder community, architects, designers, and consumers.

## NORTHERN OHIO COMPRISES THREE DIVISIONS:



Construction lumber, timber, building materials, and industrial hardwoods



Solid wood high-character lumber, wall siding/cladding, interior and exterior



Fabricated fixtures for hospitality, civic and residential indoor/outdoor

## Classic Round Series — PLB

The contemporary round shape of the PLB architectural bollard makes it an attractive choice for pathways and other locations where uniform glare-free illumination is desired. With FLT’s exclusive Adaptive Intelligence, the PLB provides dependable illumination throughout the night, regardless of weather conditions or geographic location. Available in two different heights, PLB’s robust construction, advanced technologies, and the simplicity of installation make it an unmatched option for sleek illumination. With no need to trench or pull electrical wiring, PLB is an elegant, extraordinarily cost-effective solution.

### Features & Benefits:

- You literally bolt it to the footing and walk away. It’s that easy.
- No wiring, trenching, or electrical service required
- Integrated design eliminates visually distracting external solar panels
- Cost-effective design ships fully assembled and installs in minutes
- No ongoing maintenance
- Provides programmed illumination all night, every night
- Wireless control & communication with your light

### Key Applications:

- Pathway, Park, Parking Lot



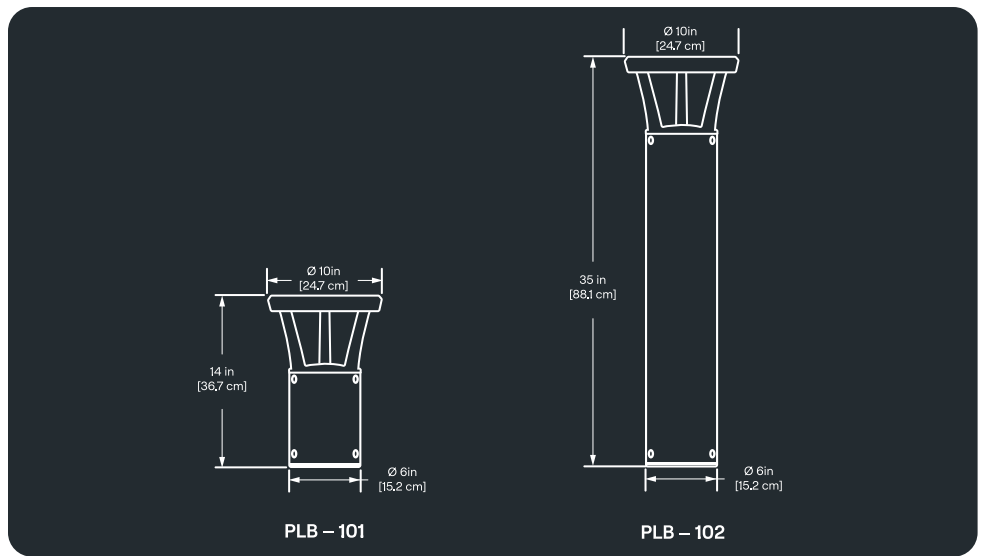
### Technical Specifications

Solar Module	<ul style="list-style-type: none"> <li>• Efficient monocrystalline cells</li> <li>• Integrated into the top of luminaire</li> <li>• Shatterproof polymer encapsulation</li> </ul>
Battery	<ul style="list-style-type: none"> <li>• High performance Lithium Iron Phosphate (LiFePO4) technology</li> <li>• High and low temperature tolerance</li> </ul>
LED Light Engine	<ul style="list-style-type: none"> <li>• Integrated optics maximize application efficiency and light distribution</li> <li>• IP 67 optic sealing to withstand irrigation spray</li> <li>• CCT Options: 2700K, 3000K, 4000K</li> <li>• Wildlife friendly, narrow-band Amber LEDs (595nm)</li> <li>• Type 3 and Type 5 full cut-off high efficiency optics</li> <li>• Optional backlight shield</li> <li>• Optional blue light blocker</li> </ul>
Optical Performance	<ul style="list-style-type: none"> <li>• Achieves pathway and area lighting standards with typical output of 450 lumens</li> <li>• Dark Sky approved for 2700K, 3000K, and Amber</li> <li>• 100,000-hour LED L70 lifetime</li> <li>• B0 – U1 – G0 BUG Rating (T3)</li> </ul>

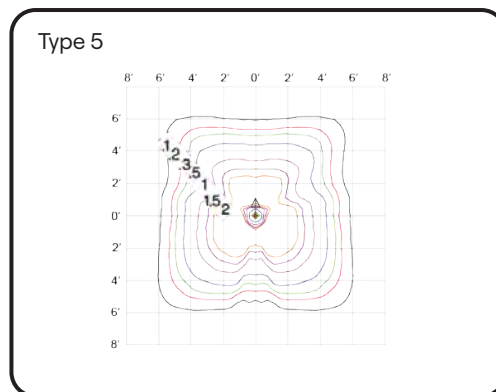
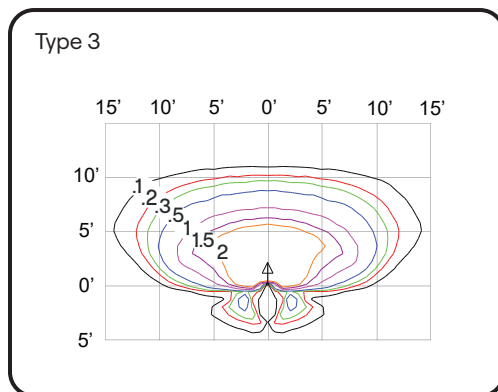
FLT’s Exclusive Controller with Adaptive Intelligence	<ul style="list-style-type: none"> <li>• Ensures all-night every-night performance by intelligently managing lighting based on environmental conditions and lighting requirements</li> <li>• Automatically detects its timezone and sets its time for time-of-night profiles</li> <li>• High-efficiency, Maximum Power Point Tracking (MPPT) battery charger</li> <li>• High-efficiency integrated LED driver</li> <li>• On-board multi-year data logging</li> </ul>
Construction & Materials	<ul style="list-style-type: none"> <li>• Rugged cast aluminum</li> <li>• Stainless steel fasteners</li> <li>• Architectural grade, durable, TGIC powder coat</li> <li>• Standard and custom colors available</li> <li>• Available in two heights: 35.56cm (14in) and 88.9cm (35in)</li> </ul>
Wireless Control	<ul style="list-style-type: none"> <li>• Easy-to-use interface via iOS smartphone app</li> <li>• Configure and control lighting profiles</li> <li>• Adjust dusk and dawn thresholds</li> </ul>
Reliability & Warranty	<ul style="list-style-type: none"> <li>• Tested for high &amp; low heat and humidity</li> <li>• 5-year warranty</li> <li>• 10+ year battery life</li> <li>• IP67 protection</li> <li>• Designed and manufactured in North America</li> </ul>
Lighting Profiles	<ul style="list-style-type: none"> <li>• 10 duration-based profiles</li> <li>• Easily configurable, time-of-night profiles</li> <li>• All profiles pre-programmed or field adjustable</li> </ul>

# Order Matrix

Series	Height	Finish	Distribution	LED	Lighting Profiles	Options
PLB	101 - 14"	BK - Black	ASM - Type 3	XW - 2700K	00 - On at dusk > Off at dawn	SEC - Security Fasteners
	102 - 35"	BZ - Bronze	SYM - Type 5	WW - 3000K	01 - On at dusk > Off after 6 hours	BLS - Backlight Shield
		SV - Silver		NW - 4000K	02 - On at dusk > Dim to 30% after 6 hours > Off at dawn	BLB - Blue Light Blocker
		WH - White		AMB - Amber	03 - On at dusk > Off after 5 hours > On 1 hour before dawn > Off at dawn	PA - Pre-Ship Anchor Bolts
		CC - Custom			04 (Default) - On at dusk > Dim to 30% after 5 hours > Brighten to 100% 1 hour before dawn > Off at dawn	
					05 - On at dusk > Off after 3 hours	
					06 - On at dusk > Off after 4 hours	
					07 - On at dusk > Off after 4 hours > On 1 hour before dawn > Off at dawn	
					09 (Default) - On at dusk > Dim to 30% after 3 hours > Brighten to 100% 1 hour before dawn > Off at dawn	
					10 - On 30% at dusk > Off at dawn	
				TX0000X0000 - T=Real-time based lighting profile. X=Choose O for off, L for Low (30%) or M for Medium (50%) or B for Bright. 0000=choose event time between 00:00 and 23:59. Second event optional.		



## Photometrics



### Notes:

1. Photometrics based on 35 inch PLB.
2. All light levels in foot candles (fc) with 4000K color temperature and typical lumen output.
3. Contact us for help in choosing the right lighting profile and distribution.
4. Specifications subject to change without notice.
5. IES files available at FLT.com.

**FLT**



Certified by DarkSky.org

## **PRJ26-XXXX** – The Art Garden

June 5, 2026

### NWDRAC Recommendations:

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NWDRAC recommended final approval on 5/13/26 and asked that the applicant consider lawn maintenance with free flowers, research stormwater runoff and how it interacts with the neighborhood, and reevaluate fence options for warmer colors.

### City Planning Staff Recommendations:

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Planning staff is in support of a new park space.

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# Cleveland City Planning Commission

## Far West Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

## **PRJ26-012032** – 24 Hr Drive Thru Signage Plan

June 5, 2026

Project Address: 14016 Triskett Ave

Type: Signage

Project Representative: Eyad Ali, Neon City Inc

Approval: Final (Variation Required)

### **PRJ26-012032 – 24 Hr Drive Thru Signage Plan**

June 5, 2026

CPC voted to postpone this conditional use request on 5/15/26, due to the close proximity to residential property.

CPC requested that the applicant return with revised sign location and height.

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Drive Thru

14016 Triskett Ave.

**City Planning Commission Hearing**

**June 05, 2026**



CITY OF CLEVELAND  
Mayor Justin M. Bibb

---

CITY PLANNING COMMISSION

---

# Proposal

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

## Sign Specs



2 ft above ground

Gorund Level

### MATERIAL SPECIFICATIONS:

A cabinet sign double face 8 ft long x 4 ft high. Powered by white leds .

Face is acrylic with digital print .  
cabinet ,made of white aluminum .

Installed between existing pole .

Sign made out of white **alumin.**

powered by Led 150 watts transformer

LAG Screws.

All Electric is exited from the old sign connection .



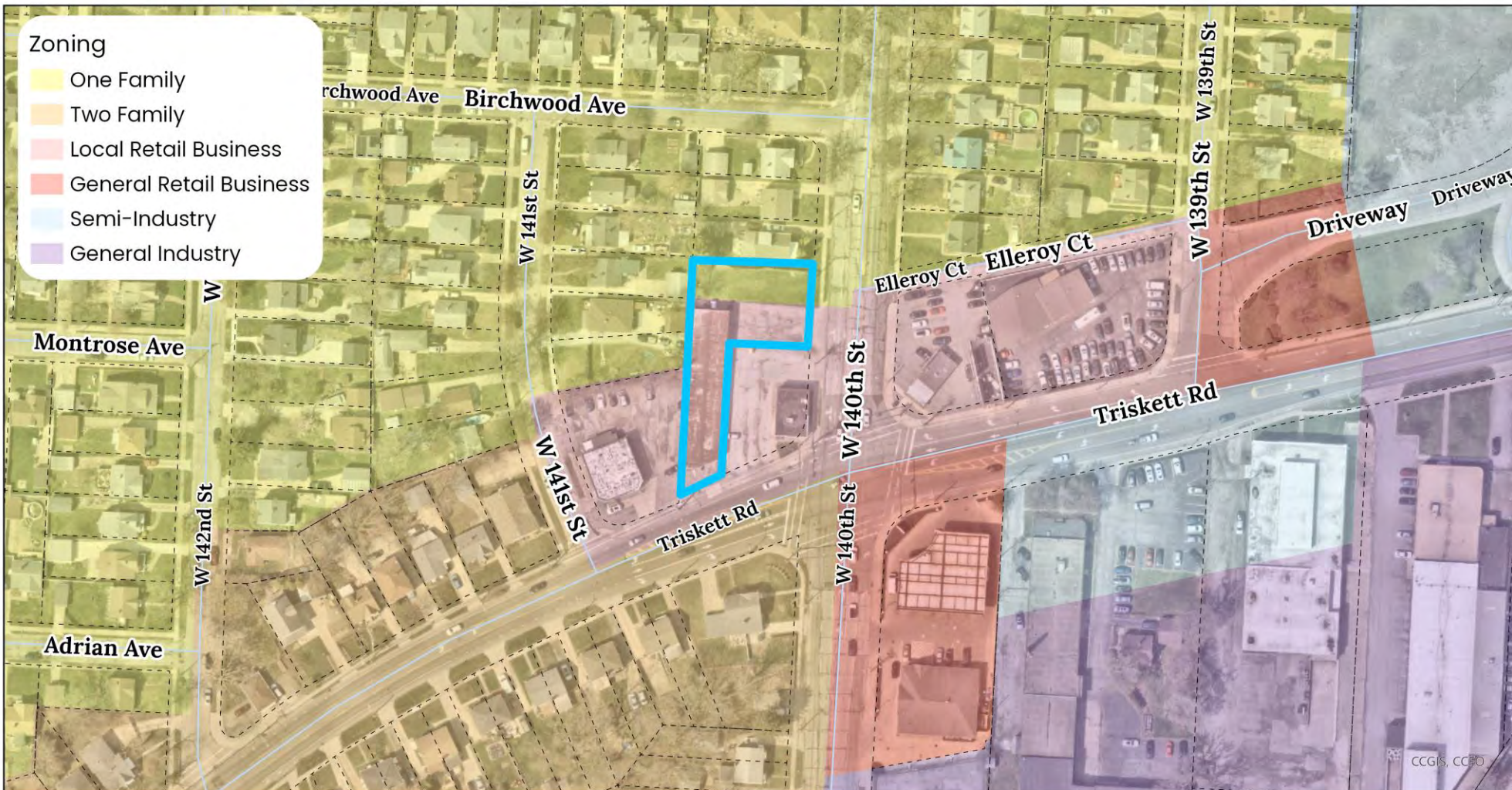
Eyad Ali  
(216) 390-1234

BUSINESS NAME: DRIVE THRU  
DELI

ADDRESS: 14016 Triskett Rd  
Cleveland, Ohio 44111

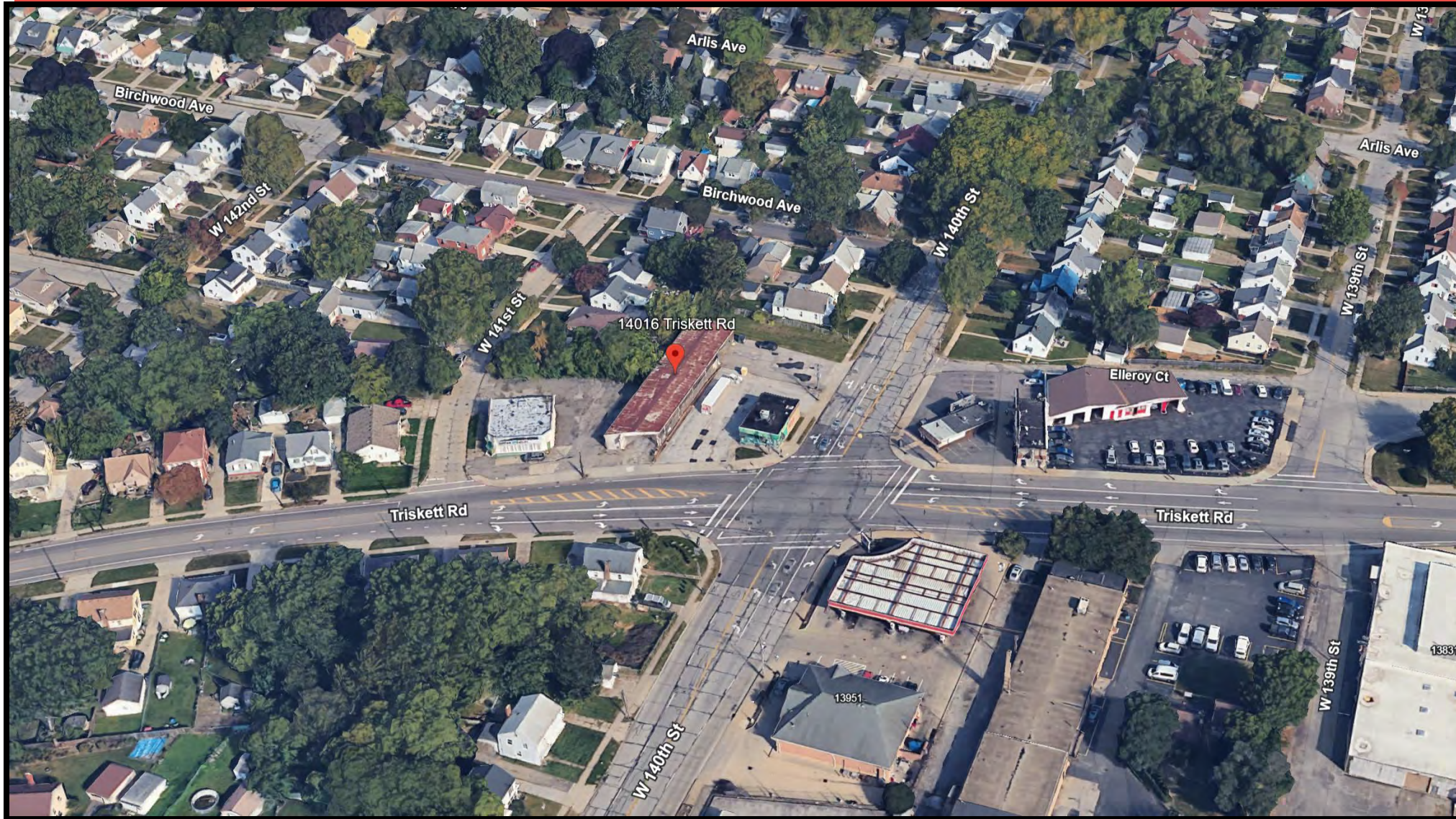
# Existing Zoning

- Two Family Residential
- Local Retail Business



**Zoning**

- One Family
- Two Family
- Local Retail Business
- General Retail Business
- Semi-Industry
- General Industry

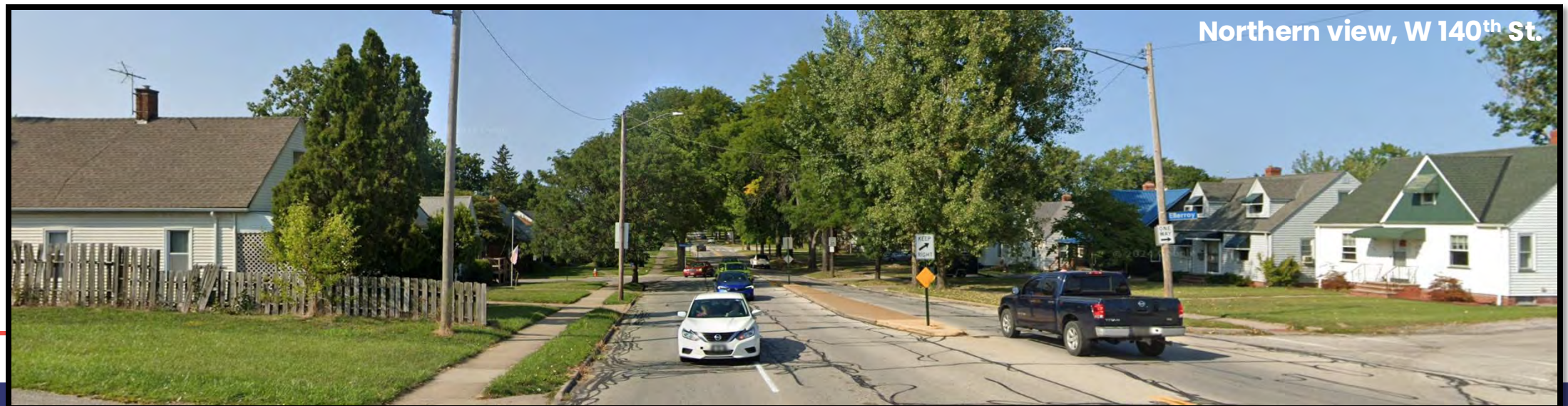




Southern View, W 140th



View West Triskett Ave.



Northern view, W 140th St.

# Why City Planning Commission?

---

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
    - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

# Variations Required

## § 350.14 Free-Standing Business Identification Sign:

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

## § 350.07 Illumination of Signs:

- 350.07 (c) In Residential Districts, only nameplates and bulletin boards may be illuminated.
- Variation to allow business identification sign to illuminated in Residence District.

14020 Triskett Ave  
Cleveland, Ohio 44106



**SITE PLAN**



**NORTH**

# Considerations

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

## Sign Specs



2 ft above ground

Ground Level

### MATERIAL SPECIFICATIONS:

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

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



BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14016 Triskett Rd  
Cleveland, Ohio 44111



Western view, Triskett Ave.



Northeastern view, Triskett Ave. & W 140th St

# Sign

8ft long x 4ft high cabinet sign



total 6 ft  
above  
ground

2 ft above ground

Ground Level

# Sign Specs



2 ft above ground

Ground Level

## MATERIAL SPECIFICATIONS:

A cabinet sign double face 8 ft long x 4 ft high. Powered by white leds .

Face is acrylic with digital print .  
cabinet ,made of white aluminum .  
Installed between existing pole .

Sign made out of white **alumin.**  
powered by Led 150 watts transformer  
LAG Screws.

All Electric is exited from the old sign connection .



Eyad Ali  
(216) 390-1234

BUSINESS NAME: DRIVE THRU  
DELI

ADDRESS: 14016 Triskett Rd  
Cleveland, Ohio 44111

SAMPLE

# Materials



Dark Pink	Light Blue	Light Green	Dressage Yellow	Baby Pink	Light Orange
Black	White	Signal Yellow	Dark Red	Medium Red	Cherry Red
Bordeaux Red	Lavender	Purple	Ocean Blue	Dark Blue	Mint
Lime Green	Dark Green	Ivory Gray	Dark Gray	Light Brown	Medium Brown



 **DESIGN GRAPHICS & ALL SIGNS**  
11500 Madison Ave  
Cleveland, Ohio 44102

Eyad Ali  
(216) 390-1234

**BUSINESS NAME:** DRIVE THRU DELI

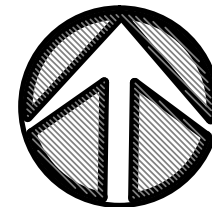
**ADDRESS:** 14016 Triskett Rd  
Cleveland, Ohio 44111

# Site Plan

14020 Triskett Ave  
Cleveland, Ohio 44106



## SITE PLAN



NORTH



Eyad Ali

(216) 390-1234

BUSINESS NAME:

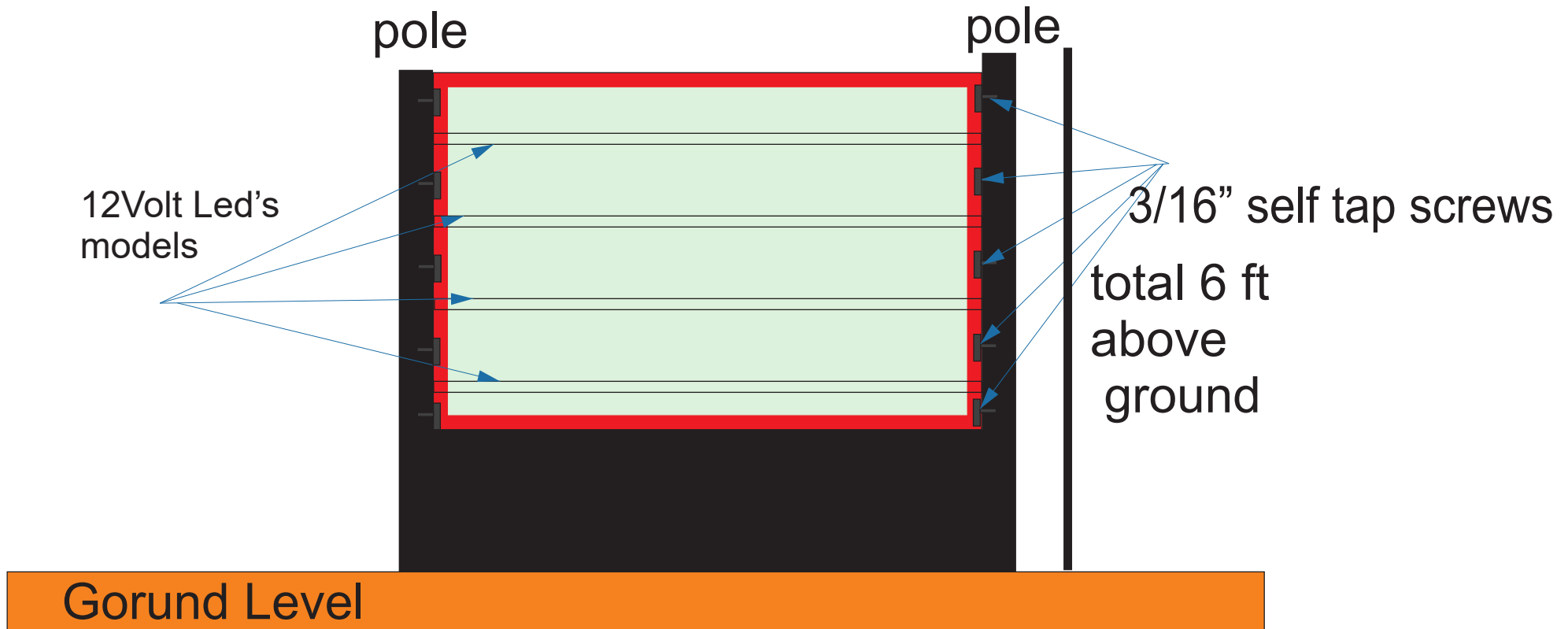
DRIVE THRU  
DELI

ADDRESS:

14016 Triskett Rd  
Cleveland, Ohio 44111

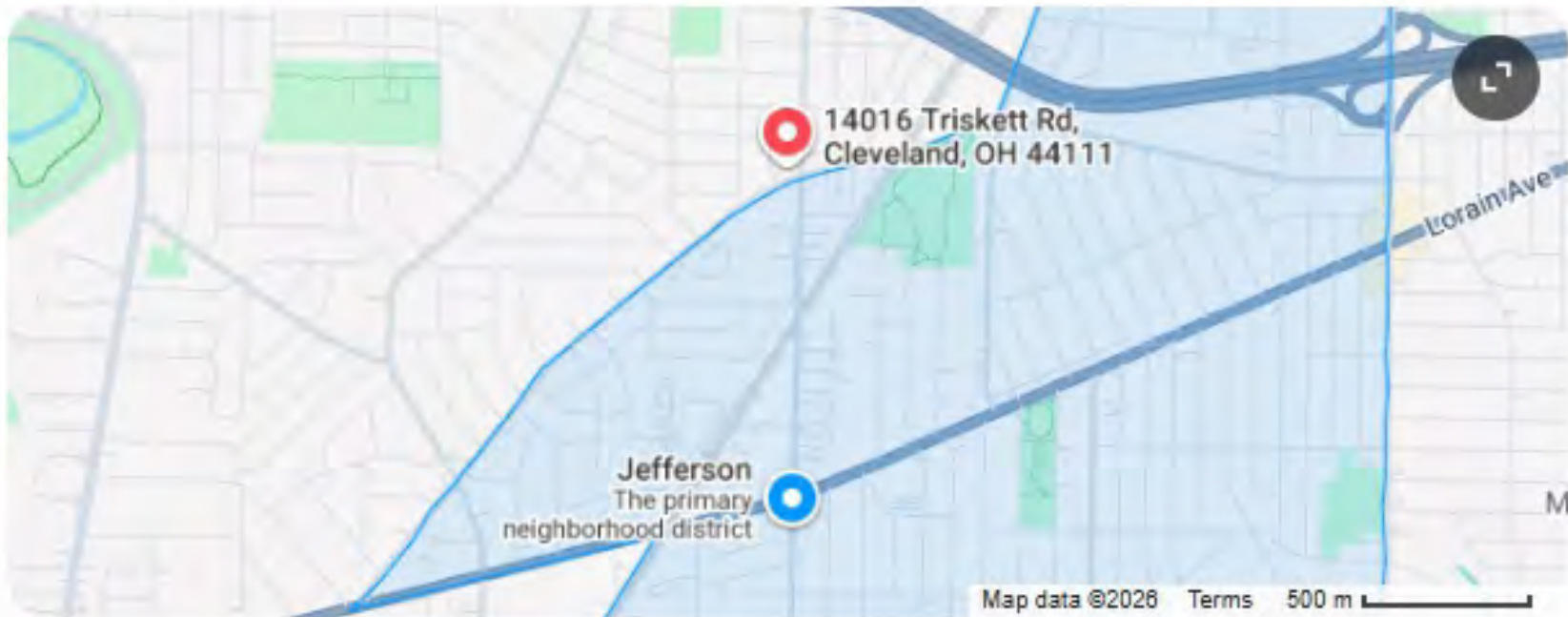
# Install cabinet sign double side

## INSTALLATION



# Site Location Map

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



● Site Location ● District Information



(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14020 Triskett Ave  
Cleveland, Ohio 44106

# Site Context Plan



(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14020 Triskett Ave  
Cleveland, Ohio 44106



# Existing Conditions



(216) 390-1234

BUSINESS NAME: DRIVE THRU DELI

ADDRESS: 14020 Triskett Ave  
Cleveland, Ohio 44106

# Signage Variance

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## Proposed:

32 sq. ft double sided free-standing sign

**Required distance from Residential Lot**

**Line: 25 ft**

**Proposed: Within residential district**



## Additional Photos – Staff Report

---



Signage on Triskett Ave



Drive-Thru Site & Other Signage



## Additional Photos – Staff Report

---



Existing sign (proposed)



Existing sign (proposed)



## Additional Photos – Staff Report

---



Existing wall sign



Existing sign (proposed)

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## Additional Photos – Staff Report

---



Signage at night

---



## **PRJ26-012032** – 24 Hr Drive Thru Signage Plan

June 5, 2026

### FWDRAC Recommendations:

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FWDRAC recommended approval on 6/3/26 with the condition to drop the base of the sign an additional 1' to make the sign 5' tall.

### City Planning Staff Recommendations:

---

Planning staff is in support of DR Conditions with additional condition to work with staff to determine the appropriate lumens for the sign.

---

# Variations Required

## § 350.14 Free-Standing Business Identification Sign:

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

## § 350.07 Illumination of Signs:

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- Variation to allow business identification sign to illuminated in Residence District.

14020 Triskett Ave  
Cleveland, Ohio 44106



**SITE PLAN**



**NORTH**

# Cleveland City Planning Commission

## Southeast Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

## **CSE2026-003** – Broadway TOD Plan

June 5, 2026

Project Address: Broadway Neighborhood

Type: Neighborhood Plan

Project Representative: Krysta Pesarchick

Approval: Final

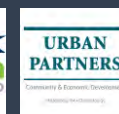
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**Wards 2 & 3: Council Members Bishop & Gray** | **SPA: Broadway-Slavic Village**



# BROADWAY TOD PLAN

Planning Commission | 06.05.2026



# PRIORITY CORRIDORS

*Consistent with System Redesign  
Pillar Study*



# What is TOD?

**Transit-Oriented Development** promotes transit ridership by locating many people and destinations close together and close to transit, connecting them by safe, convenient, and cheerful walking paths to a frequent transit stop

Features:

- Density
- Mix of Land Uses
- Less Parking
- Buildings Oriented to Pedestrians
- Pedestrian and Bicycle Connections to Transit

# Why TOD?

Benefits include:

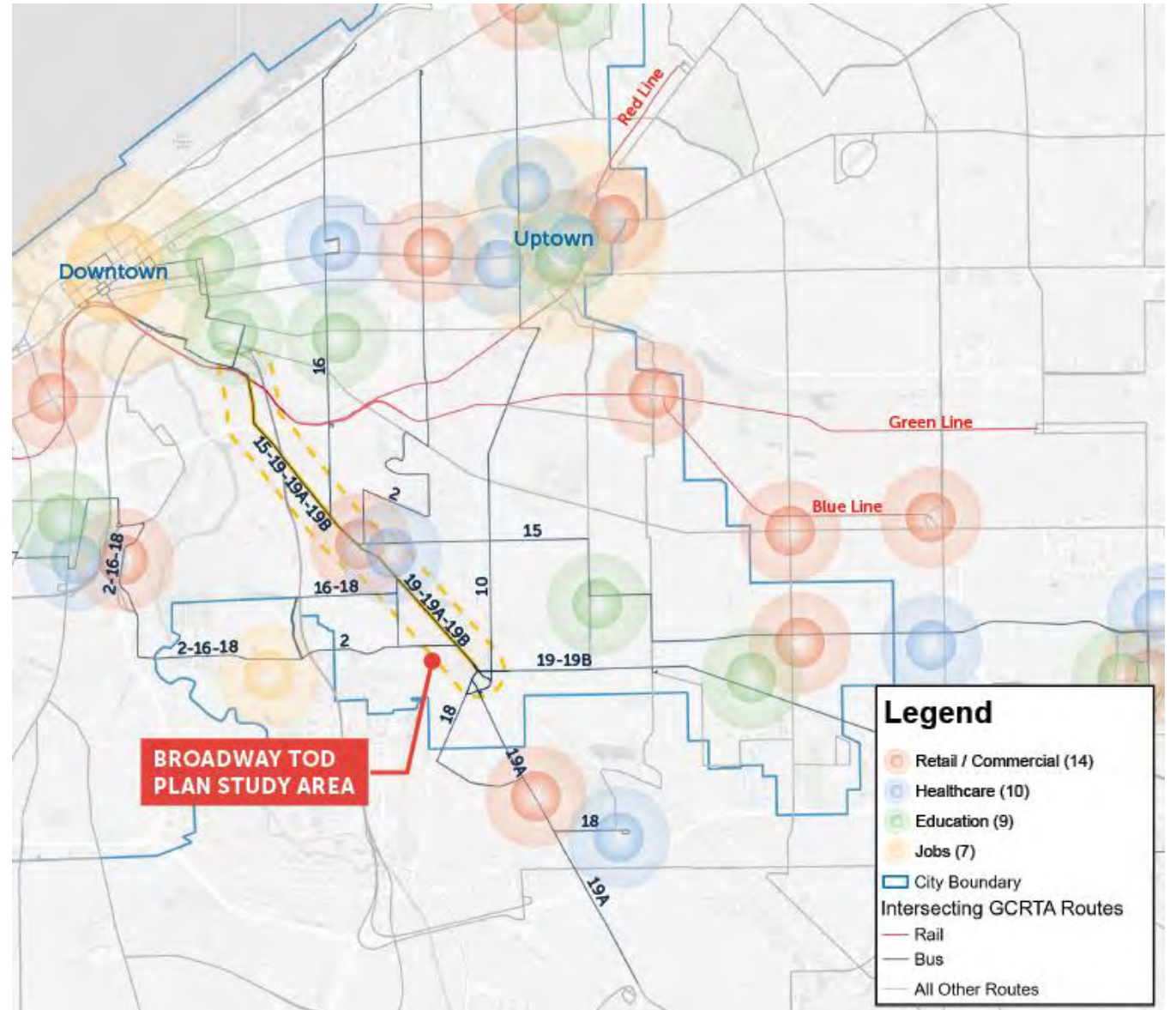
- Reduced vehicle crashes
- Increased accessibility
- Uses infrastructure efficiently and shortens travel distances to reduce environmental impacts
- Puts jobs close to people
- Opportunities for active transportation
- Supports existing businesses and attracts new customers
- Increases economic development



# Broadway TOD

## What makes the Broadway Corridor a strong candidate for BRT?

- All-day bus ridership (not just peak hour spikes) with **more than 7,100 passenger trips** through the corridor per day across 5 bus routes
- **Reliability issues** along existing routes, with travel times along the corridor varying by 20% or more on some routes
- Clear opportunity for travel time advantage through dedicated lanes, fewer stops, and signal priority
- It presents **supportive TOD potential** as a corridor with 40+ acres of adjacent underutilized land that is well-positioned for reinvestment



# Introductions | Project Team



**City Architecture** Project Lead | City Planning | Urban Design | Redevelopment Scenarios/Concepts



**Neighborhood Connections** Outreach and Engagement | Focus Groups | Neighborhood Conversations | Coordination



**Urban Partners**  
Market Analysis |  
Projections | Economic  
Development Strategy



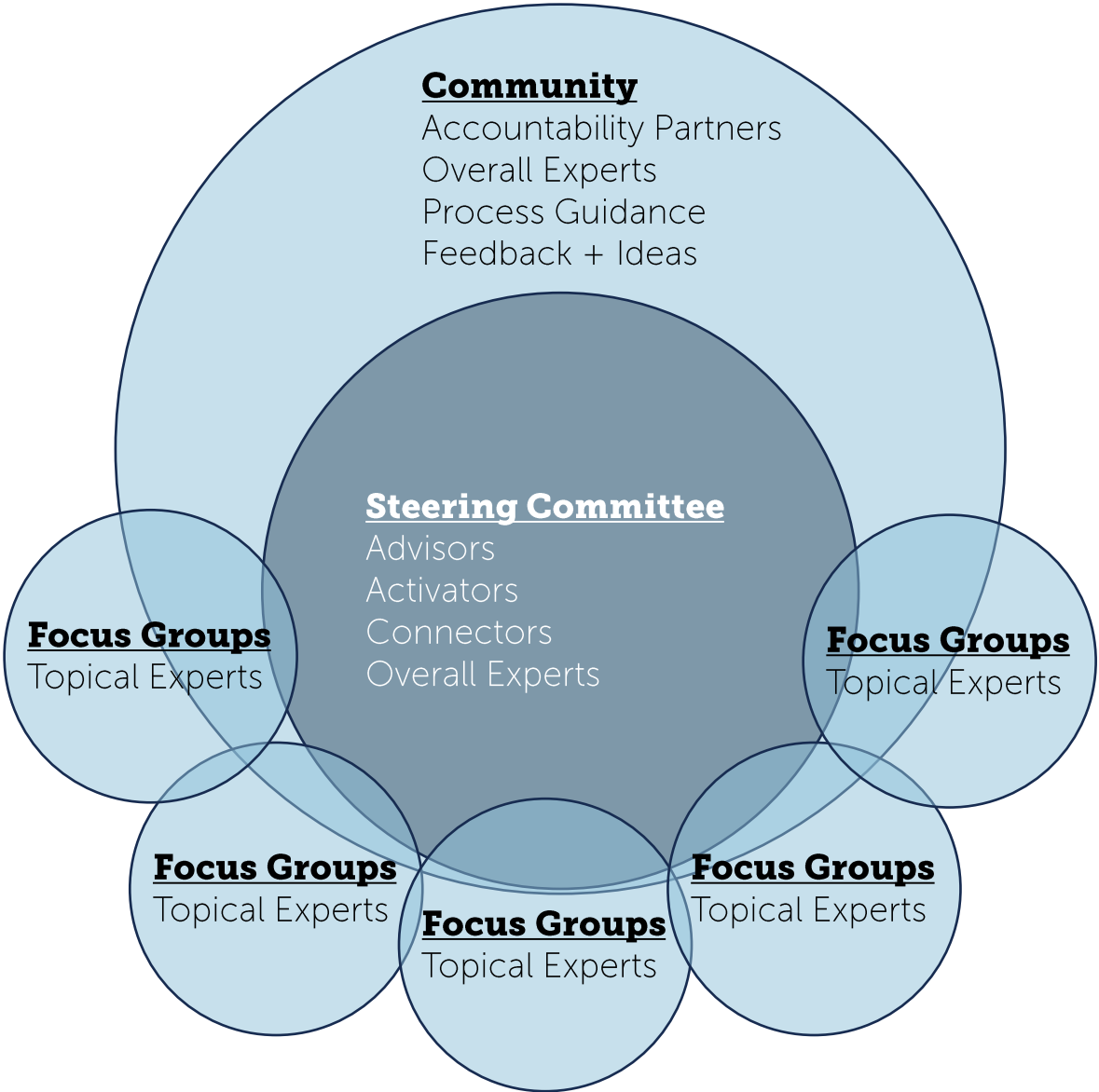
**WSP + Mannik & Smith**  
Transportation System Planning |  
Corridor Concepts | Safety  
Operations | Network Experts



**Boulevard Studios**  
Urban Design |  
Landscape Architecture

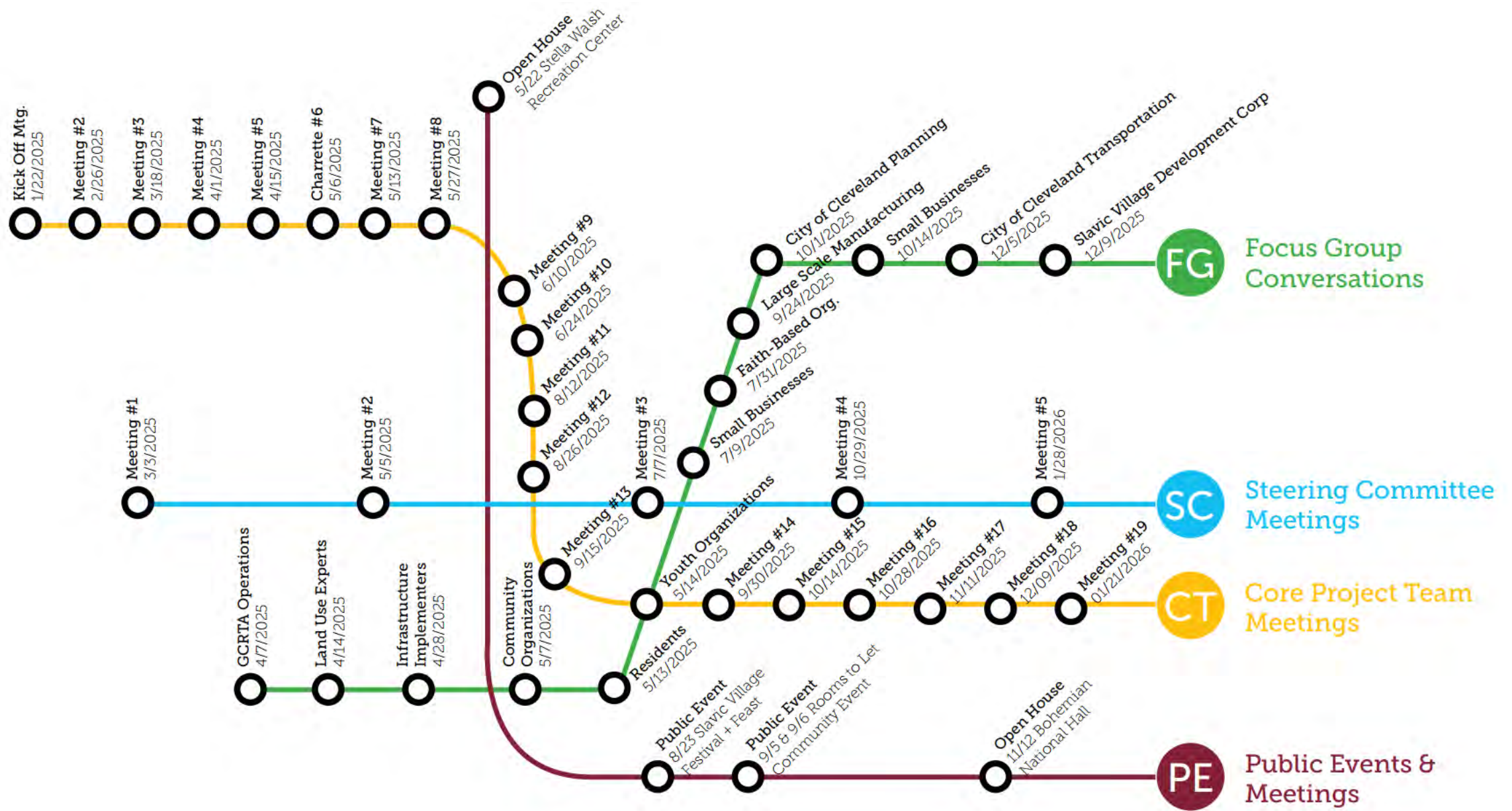
# **Community Engagement**

# Structure for Work Plan | Layered Expertise



- Focus Group Ideas**
- Residents
  - Community Organizations
  - Youth Groups + Organizations
  - Local Businesses
  - Faith Based Organizations
  - Development Community
  - Land-Use + Policy Experts
  - Infrastructure Implementers

# Conversations | Multiple Perspectives



# Engagement Events



# Guiding Goals.

Activate a planning process that **learns & teaches**

**Balance** Slavic Village history with today/future

Increase **transit ridership & improve experience** (reality v. perception?)

Strengthen **living options for ALL** along the corridor and in immediate neighborhoods

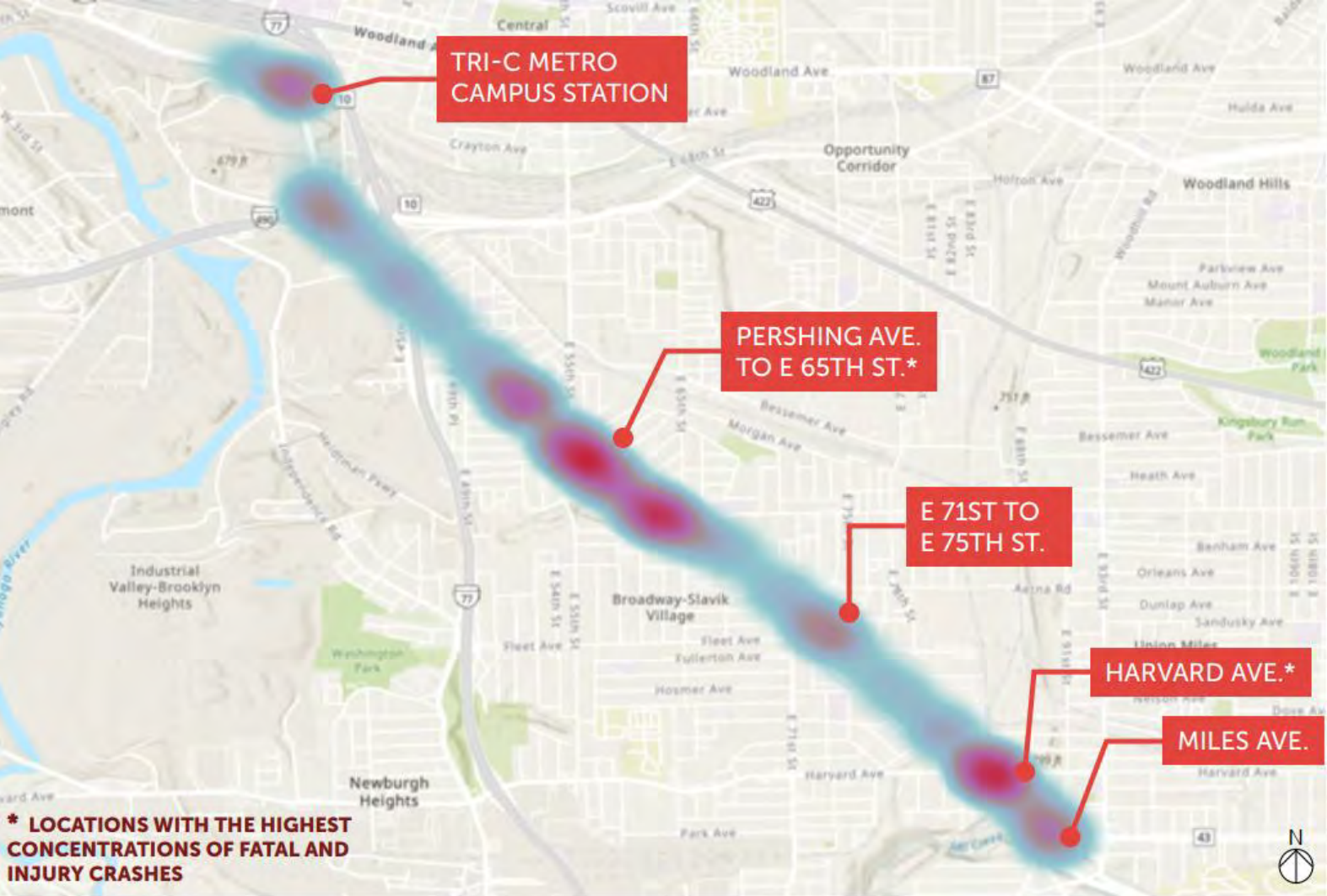
Improve **corridor safety** (vehicular violence, speeding, crime, etc.)

Identify implementation **funding sources**

Boost **market demand** – stabilize, create momentum, and **not displace**

# **Transportation Improvement Plan**

# Broadway TOD | Crashes + Roadway Safety



- 540 crashes along Broadway (2021-2024)
- 40% of crashes resulted in injury
- Cleveland’s Vision Zero study shows average speeds along the corridor exceed posted speed limits
- Overlaid Cleveland MOVES vision network to improve safety & mobility for all users

# Broadway Roadway | Future Roadway Features

## DEDICATED BUS LANES



- Dedicated lanes facilitate efficient movement of buses, bikes, and emergency vehicles
- Improves reliability and consistency of bus arrivals so transit travel times can be comparable to or better than car travel times
- Increases the visibility of priority bus service to heighten awareness to vehicular traffic and increase ridership
- Calms traffic and reduces speeding
- Bikes can use bus lane

IMPROVED BUS SERVICE

BETTER BICYCLIST EXPERIENCE

CALMS TRAFFIC

ENHANCED BUS STOPS

## ON-STREET PARKING + BUMP OUTS



- Calms traffic and reduces speeding
- Buses mixed in with regular traffic and cars wait behind buses at stops
- Provides ability for short-term / quick in-out for storefront businesses, especially in places where off-street parking is unavailable
- Creates room for enhanced bus stations and street trees
- Curbed bump outs at intersections shorten crossing distance, which is more comfortable for pedestrians

MAINTAINS PARKING

BETTER PEDESTRIAN EXPERIENCE

ENHANCED BUS STOPS

CALMS TRAFFIC

## EXPANDED PEDESTRIAN ZONE



- Calms traffic and reduces speeding
- Buses mixed in with regular traffic and cars wait behind buses at stops
- Creates room for improved bus stations and street trees
- Allows opportunity for parklets and outdoor dining / seating areas
- Reduced roadway width creates shorter crossing distances at intersections, which is more comfortable for pedestrians

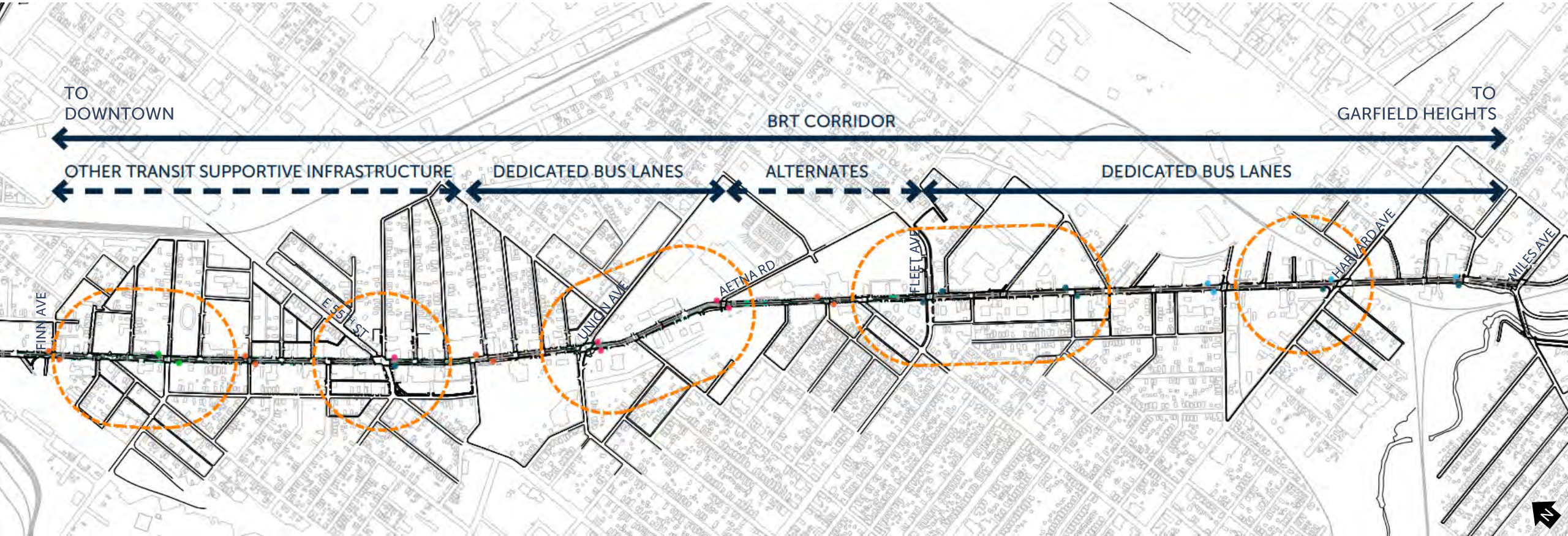
INCREASED ROADWAY SAFETY

BETTER PEDESTRIAN EXPERIENCE

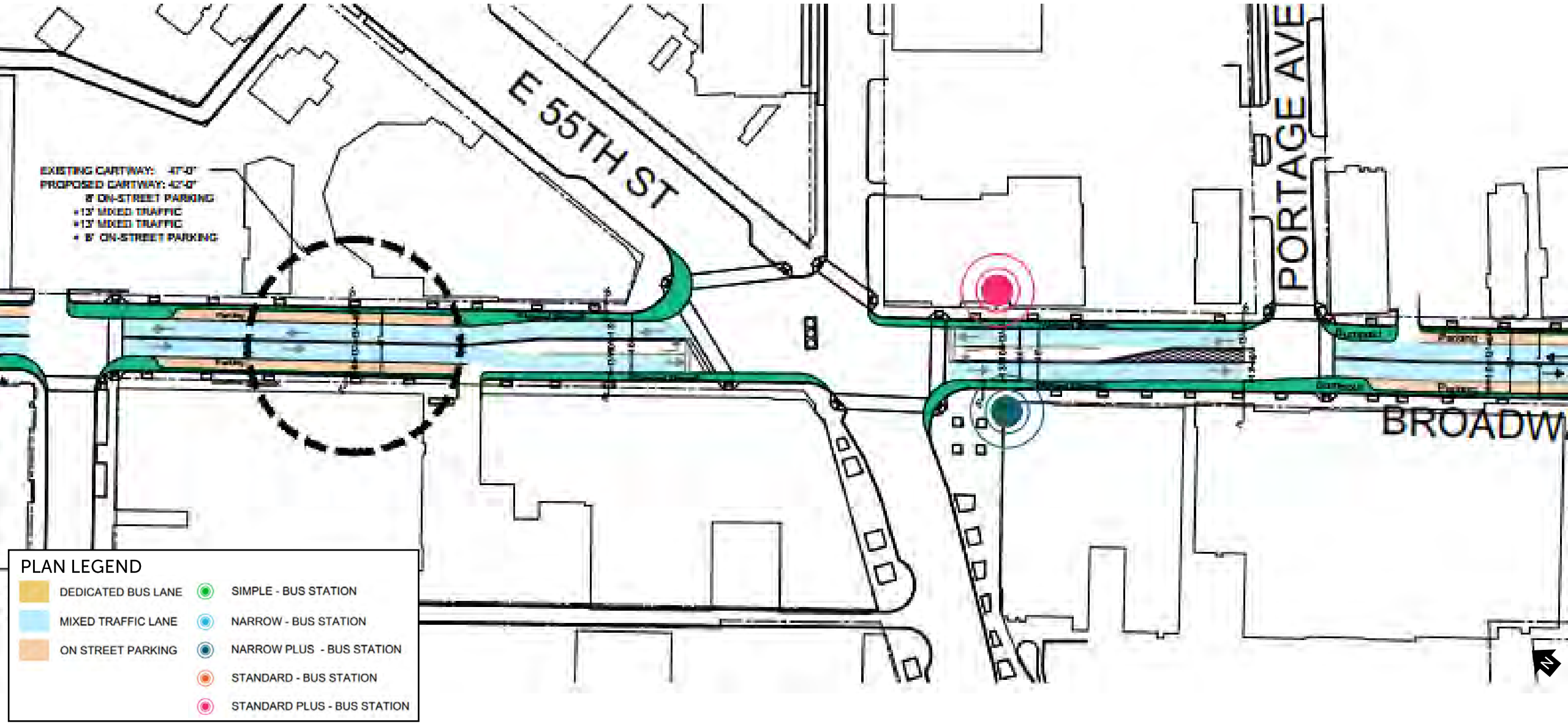
ENHANCED BUS STOPS

CALMS TRAFFIC

# Broadway Roadway | Preferred Alternative: Finn to Miles



# East 55<sup>th</sup> Intersection | Preferred Alternative



# Station Locations & Consolidations



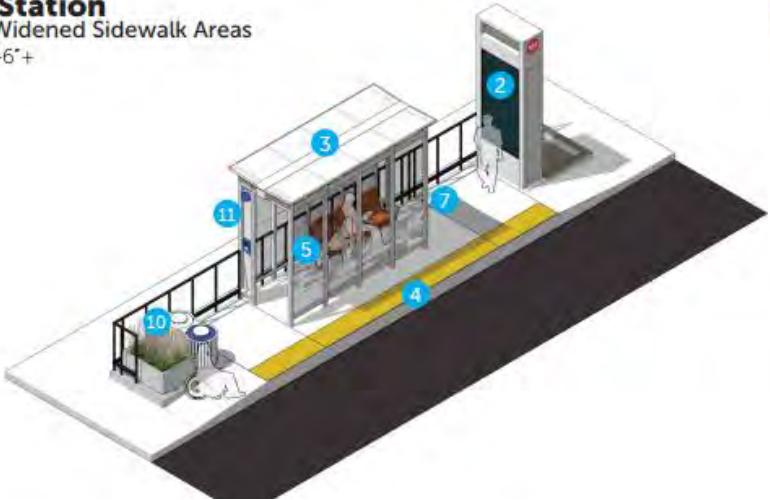
	SIMPLE - BUS STATION
	NARROW - BUS STATION
	NARROW PLUS - BUS STATION
	STANDARD - BUS STATION
	STANDARD PLUS - BUS STATION

	<u>Existing Condition:</u>	<u>Proposed:</u>	<u>The Result:</u>
<b>NORTH BOUND</b>	<ul style="list-style-type: none"> <li>• 25 stop pairs</li> <li>• 747 ft. average distance between stops</li> </ul>	<ul style="list-style-type: none"> <li>• 17 station pairs</li> <li>• 1,069 ft. average distance between stops</li> </ul>	<ul style="list-style-type: none"> <li>• 32% fewer stops</li> <li>• 43.0% increase in distance between stops</li> </ul>
<b>SOUTH BOUND</b>	<ul style="list-style-type: none"> <li>• 26 stop pairs</li> <li>• 718 ft. average distance between stops</li> </ul>	<ul style="list-style-type: none"> <li>• 17 station pairs</li> <li>• 1,074 ft. average distance between stops</li> </ul>	<ul style="list-style-type: none"> <li>• 35% fewer stops</li> <li>• 49.6% increase in distance between stops</li> </ul>

# Bus Station Type Concepts

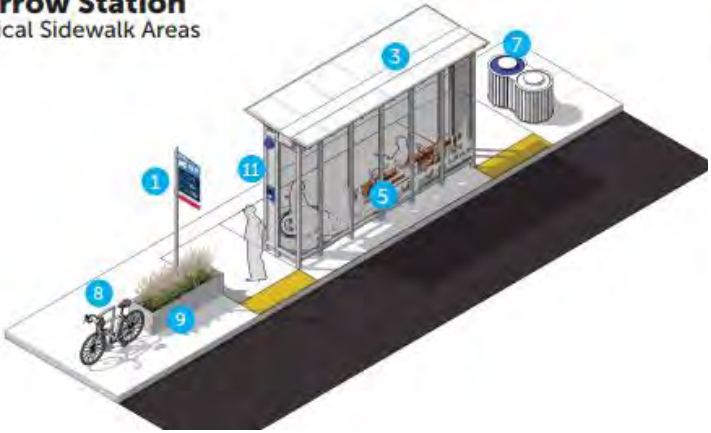
## Standard Station

Bumpouts & Widened Sidewalk Areas  
 • Sidewalks 12'-6"+



## Narrow Station

Typical Sidewalk Areas



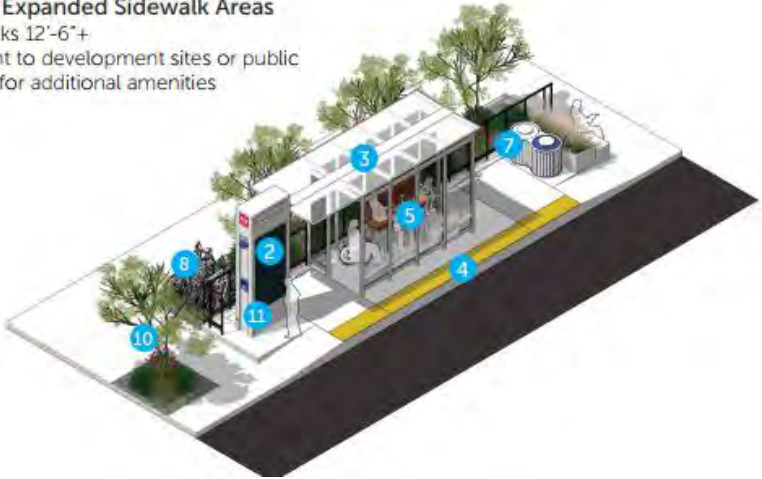
## Simple Station

Typical Sidewalk Areas



## Standard Plus Station

Plazas & Expanded Sidewalk Areas  
 • Sidewalks 12'-6"+  
 • Adjacent to development sites or public spaces for additional amenities



## Narrow Plus Station

Sidewalk Areas Adjacent to Development Sites



## KEY COMPONENTS

- 1 Route Sign
- 2 Real-Time Information Kiosk
- 3 Weather-Protected Shelter
- 4 Raised Curb & Boarding
- 5 Bench
- 6 Leaning Rail
- 7 Trash/Recycling Receptacle
- 8 Bike Rack
- 9 Planter
- 10 Shade/Ornamental Trees
- 11 Police Call Box

# **Market Analysis**

# Retail Market Impressions | Opportunity Categories for Retail Growth

## Dining

- Coffee shop, ice cream shop, juice bar
- Limited full-service restaurants

## Clothing and Apparel

- Family clothing store
- Women's clothing store
- Shoe store

## Miscellaneous Retail

- Sporting goods store
- Pet supply store
- Hobby/toy and game store

## Home Furnishing and Improvement

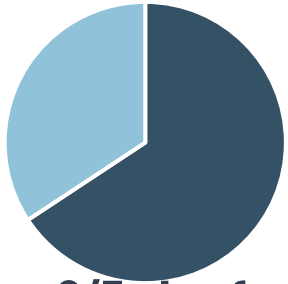
- Home furnishing store
- Flooring store
- Nursery and garden center

Appropriate uses for the Broadway Commercial Corridor.

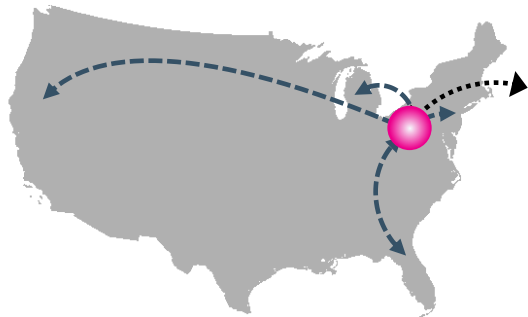
# Housing Market Summary | By the Numbers

**\$75,000**

**Median Sales Price**



**2/3rds of sales are Investors**



**46% of Investors are from OUTSIDE of Ohio**

## Notable Home Sales & Rents



**Trailside Slavic Village**  
Median Price: \$175,999  
(\$101.38/SF)  
5 sales



**Single-Family Homes in Millcreek**  
Median Price: \$223,550  
(\$108.94/SF)  
46 sales



**North Broadway**  
Rent per SF: \$0.78-\$1.29  
High Rent: \$2,100 (5 BR 2,500 SF)  
Low Rent: \$700 (1 BR 900 SF)



**South Broadway/Slavic Village**  
Rent per SF: \$0.67-\$1.75  
High Rent: \$2,000 (5 BR 1,400 SF)  
Low Rent: \$500 (Studio 500 SF)



**Union-Miles Park**  
Rent per SF: \$0.78-\$1.54  
High Rent: \$2,000 (5 BR 2,000 SF)  
Low Rent: \$500 (Studio 600 SF)

## Income-Restricted Units

- 17 income-restricted communities totaling 794 units
- 14 LIHTC properties and 257 HUD Multi-Family units
- Largest affordable community: Elmerge Apartments (138 units)
- Newest community: The Rising at 5115 Broadway (88 units)



# Phased Growth Framework

## 1. Establish Credibility

*Objective: Demonstrate momentum*

- Concentrate investment at the East 55<sup>th</sup> & Broadway node to maximize impact. Treat the intersection as the **primary proof-of-concept area**
- Implement **streetscape, lighting, and safety improvements** early
- **Activate ground-floor spaces** through temporary and neighborhood-serving uses to increase foot traffic
- Provide **tenant stabilization and support**, prioritizing neighborhood-serving retail and services rather than aspirational uses that exceed current demand

## 2. Build Market Signals & Functional Density

*Objective: Convert activity into demand*

- **Reduce or restructure financial incentive**, focusing on affordability, public benefits, or placemaking rather than feasibility
- **Expand development outward** from the core intersection in a logical, walkable pattern
- Shift public investment from gap funding for catalytic developments to **maintenance, operations, and quality control**

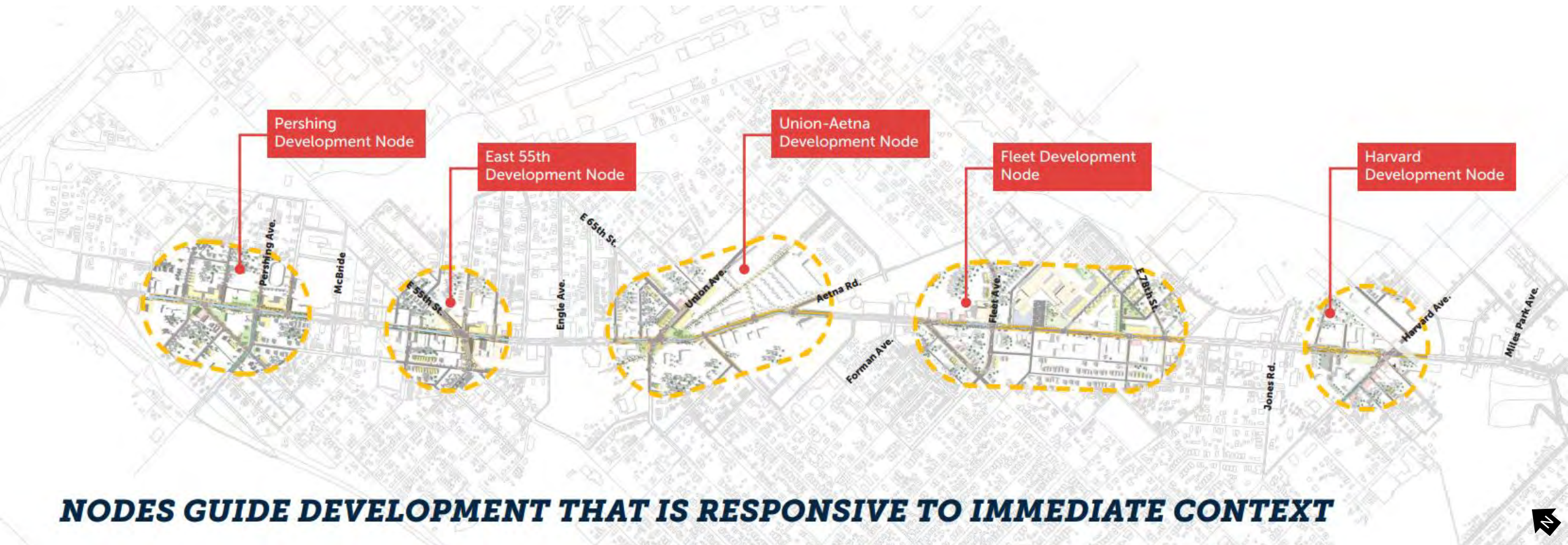
## 3. Reach the Tipping Point

*Objective: Enable market-led development*

- Introduce **incremental infill and adaptive reuse** tied to absorption
- Add **mixed-use density** to extend activity beyond daytime hours
- Consider establishing a **Business Improvement District** once a critical mass of businesses is achieved, providing a self-funded mechanism for maintenance, safety, and marketing

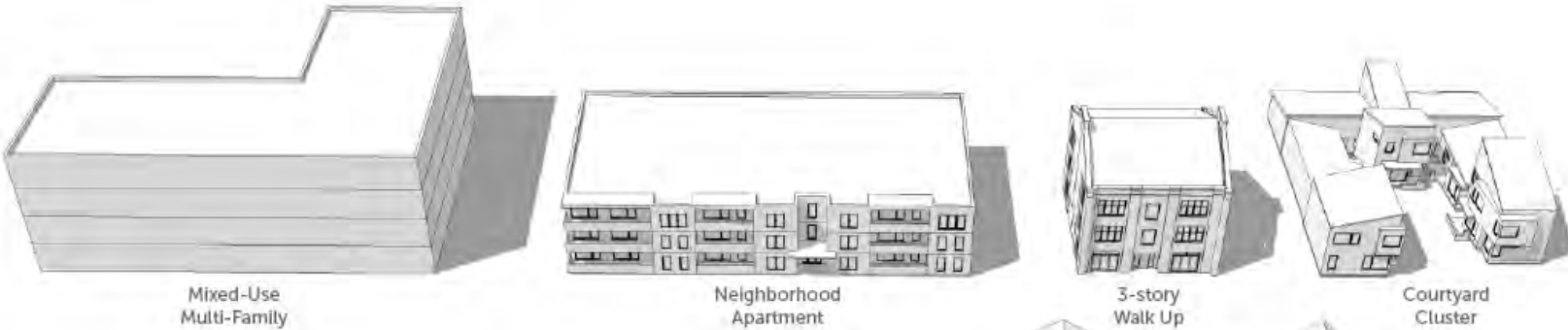
# **Land Use & Development Plan**

# Development Nodes



***NODES GUIDE DEVELOPMENT THAT IS RESPONSIVE TO IMMEDIATE CONTEXT***

# Start with Housing | Typology Matrix



MULTI-FAMILY HOUSING TYPES



DETACHED HOUSING TYPES

ATTACHED HOUSING TYPES

# Pershing Development Node

## Development Statistics

New Residential – 200+ units  
New Commercial – 4,900 sf  
New Public Space - 3,250 sf

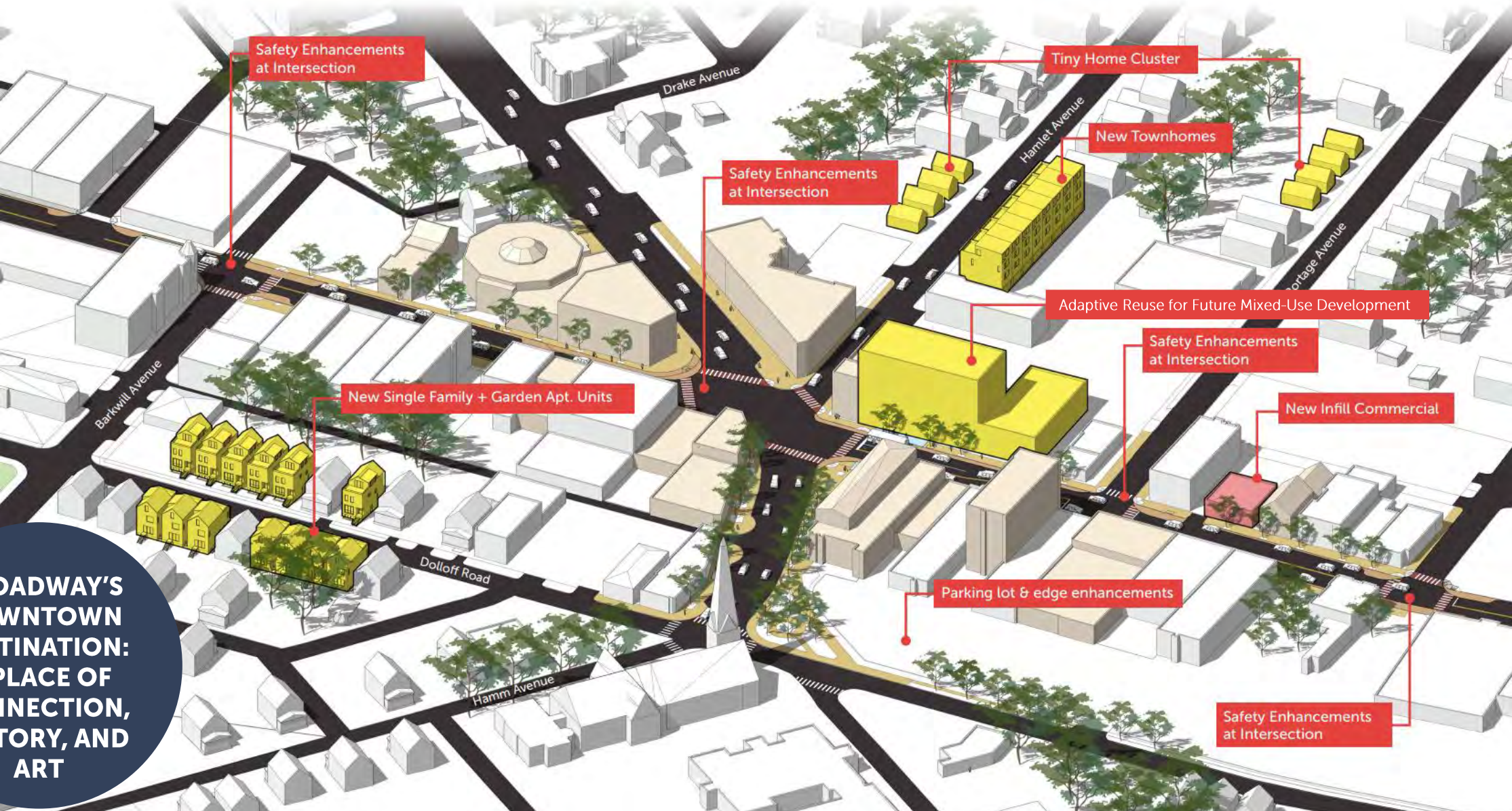


**A WALKABLE  
AND ENGAGING  
NEIGHBORHOOD  
DISTRICT**

# East 55<sup>th</sup> Development Node

## Development Statistics

New Residential – 142 units  
New Commercial – 2,300 sf

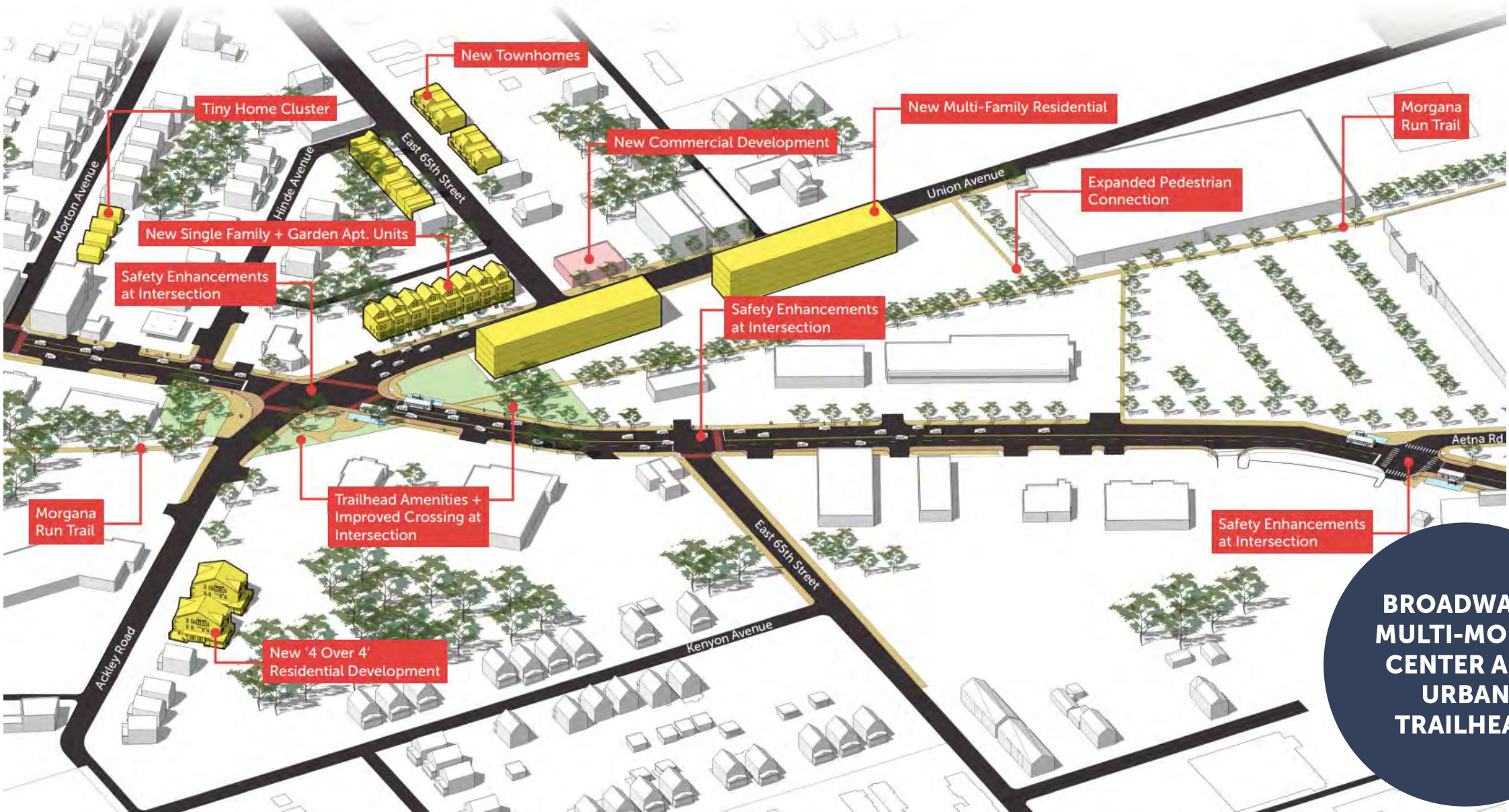


**BROADWAY'S  
DOWNTOWN  
DESTINATION:  
A PLACE OF  
CONNECTION,  
HISTORY, AND  
ART**

# Union-Aetna Development Node

## Development Statistics

New Residential – 148 units  
New Commercial – 3,800 sf  
New Public Space – 5,400 sf

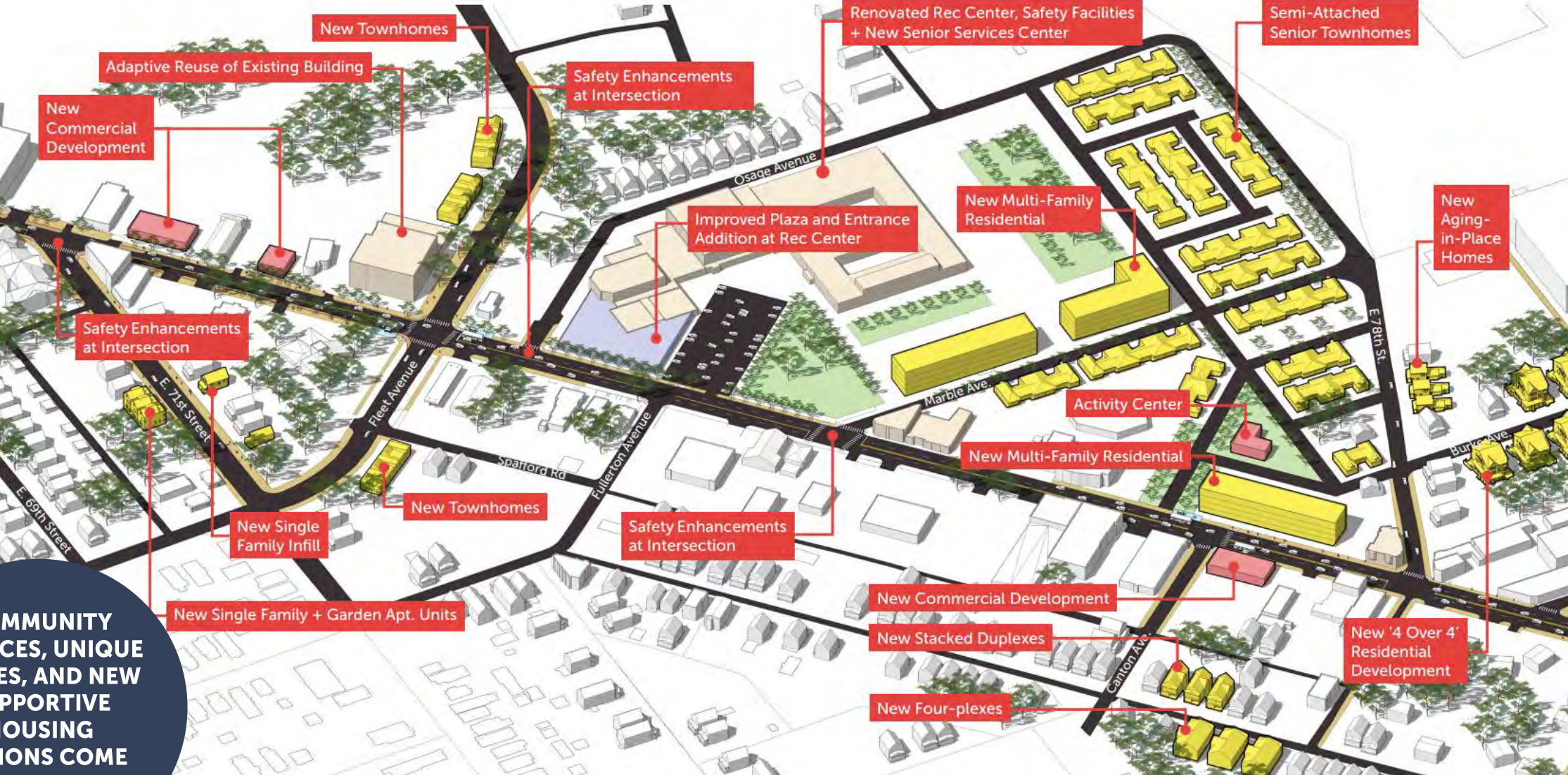


**BROADWAY'S  
MULTI-MODAL  
CENTER AND  
URBAN  
TRAILHEAD**

# Fleet Development Node

## Development Statistics

New Residential – 280+ units  
New Commercial – 15,000 sf  
New Public Space – 32,600 sf

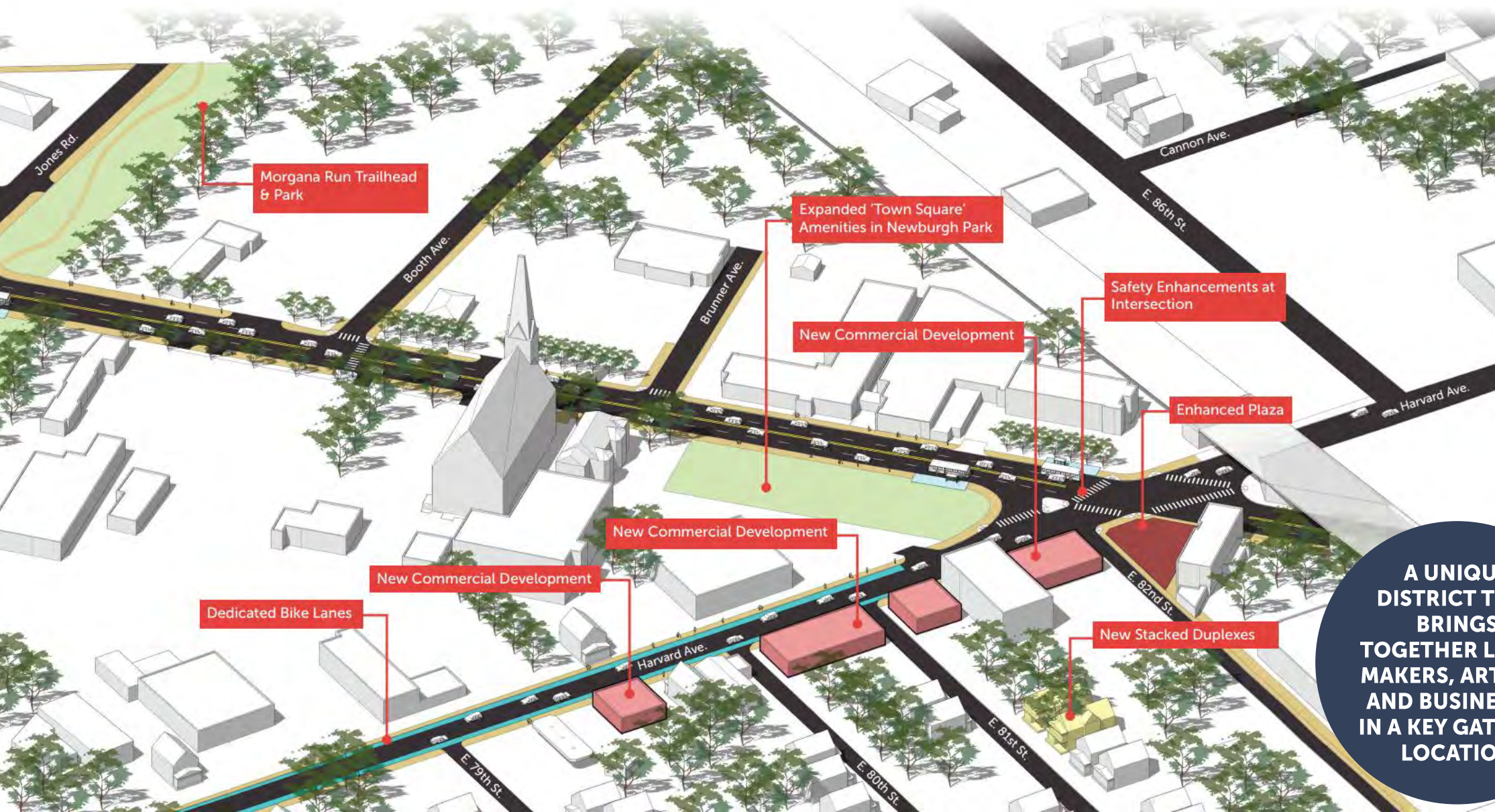


**COMMUNITY SERVICES, UNIQUE SPACES, AND NEW SUPPORTIVE HOUSING OPTIONS COME TOGETHER HERE**

# Harvard Development Node

## Development Statistics

New Residential – 4 units  
New Commercial – 13,450 sf  
New Public Space – 5,120 sf



**A UNIQUE DISTRICT THAT BRINGS TOGETHER LOCAL MAKERS, ARTISTS, AND BUSINESSES IN A KEY GATEWAY LOCATION**



**BUS RAPID TRANSIT  
CAN BE A CATALYST FOR FOCUSED  
TRANSIT-ORIENTED DEVELOPMENT ALONG THE  
BROADWAY CORRIDOR THAT SUPPORTS INCREASED RIDERSHIP,  
IMPROVED ACCESS, AND A SUSTAINABLE FUTURE FOR SLAVIC VILLAGE**



CITY OF CLEVELAND

Office of the Council

[www.clevelandcitycouncil.gov](http://www.clevelandcitycouncil.gov)

**Deborah A. Gray** COUNCIL MEMBER, WARD 3

Calley Mersmann  
Director, City Planning  
601 Lakeside Ave, Room 514  
Cleveland, OH 44114

Director Mersmann,

As the Council Member for the City of Cleveland Ward 3, I'm writing to express my enthusiastic support for the Broadway Transit Oriented Development Plan.

The Broadway neighborhood has a strong foundation for transit-oriented development, including existing historic urban fabric, high-frequency transit, and community connection. The Broadway TOD Plan details how new investment in transit supportive infrastructure and policy will build on these strengths and best position the neighborhood to grow in accordance with a community-led vision.

Safer, traffic-calmed streets with improved transit waiting environments will support local businesses, walkability, and transit ridership. Bus lanes and transit signal priority will improve transit reliability and increase equitable job access.

Zoning changes to allow for a variety of housing types in the neighborhood will encourage housing reinvestment and increase housing opportunities for existing residents. Strategically phasing new transit-oriented development projects around areas of neighborhood strength will generate activity that can attract investment and fill vacant storefronts.

The TOD plan was developed through extensive community involvement and in coordination with the Slavic Village Master Plan. Together, the two plans represent a strong path forward to a bright future for Ward 3.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Gray".

Deborah Gray  
Ward 3 Council Member

## **CSE2026-003** – Broadway TOD Plan

June 5, 2026

### SEDRAC Recommendations:

---

SEDRAC recommended approval as presented.

### City Planning Staff Recommendations:

---

Planning staff is in support, as the TOD plan will help turn Broadway Ave into a more viable throughfare for residents, workers, & visitors alike. This will also support focused growth and enhanced buildouts at specific nodes, creating safer, pedestrian-friendly spaces for everyone.

## **CSE2026-004** – Slavic Village Neighborhood Plan

June 5, 2026

Project Address: Slavic Village Neighborhood

Type: Neighborhood Plan

Project Representative: Slavic Village Development, SmithGroup

Approval: Final

---

**Wards 2 & 3: Council Members Bishop & Gray**

**SPA: Broadway-Slavic Village**

A large, brightly lit community meeting room with many people seated at long tables, engaged in discussion and looking at informational displays. The room has a high ceiling with recessed lighting and large windows in the background.

# YOUR VILLAGE YOUR PLAN

**BROADWAY  
SLAVIC  
VILLAGE**

# Agenda

## DEFINING

What is a Neighborhood Plan

## EXPECTATIONS

Why the Plan Matters

## PROCESS

How You Impacted the Plan

## PLAN PREVIEW

See the Plan

## SHARE OUT

Share Your Thoughts!



# Neighbors make the neighborhood.

Say hi to yours!



# What is a neighborhood plan?

**A neighborhood plan is a field guide for leaders in city government and at Slavic Village Development.**

From the homes where you live to the parks where you play and the roads you take to get there, the neighborhood plan will help community leaders make decisions about future development, investments, and programs in Slavic Village to best meet your wants and needs.



# How does a master plan impact people?



## ELECTED OFFICIALS + CITY STAFF

- Provide a unified framework for the future.
- Inform changes to regulations like zoning over the next 10–20 years.
- Shape the City’s resource allocation and budget.
- Support grant applications



## BUSINESSES, NON-PROFITS + UNIVERSITIES

- Identify where to expand, open, or relocate within the City.
- Understand strategies for attracting new businesses and services to Downtown and key corridors.



## DEVELOPERS + BUILDERS

- Identify ideal locations for new development or redevelopment projects.
- Understand expectations for design, character, and development quality.



## COMMUNITY MEMBERS

- Discover strategies to enhance housing, parks, open spaces, and other public amenities.
- Learn City programs, services, and planned improvements.



# How was the plan made?

- Reviewing Past Plans
- Analyzing Data and Trends
- Conducting a Deep Dive into Housing
- Synthesizing Goals, Policies, and Actions
- Collaborating with City Staff and Leadership
- **Collaborating with you Along the Way!**



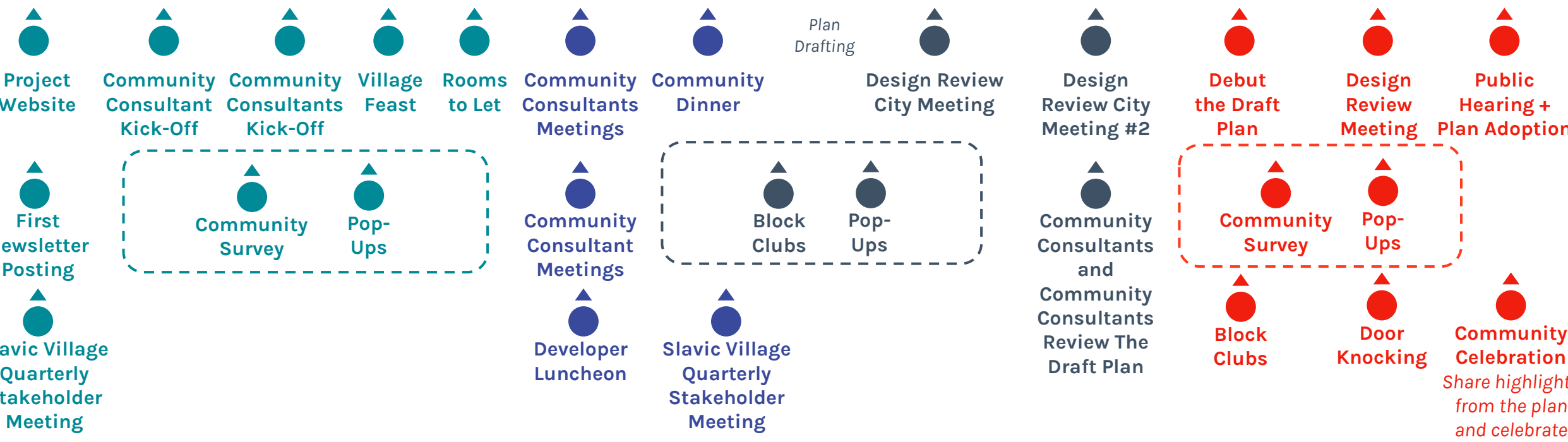
# A Diverse Set of Community Voices Guiding the Plan

- Residents
- Business Owners
- Financial Institutions
- Schools
- SVD
- GCRTA
- City Planning, Zoning, Capital Projects, Integrated Development, Landmarks, Urban Analytics & Innovation, MOCAP, Parks & Rec



# Twelve Months. Many Voices. One Shared Plan.

- JUN 2025
- JUL 2025
- AUG 2025
- SEP 2025
- OCT 2025
- NOV 2025
- DEC 2025
- JAN 2026
- FEB 2026
- MAR 2026
- APR 2026
- MAY 2026
- JUNE 2026



4

community consultants



209

surveys collected



80+

community dinner participants



37

steering committee members



6

neighborhood associations reached



12

developers + financial institutions engaged



69

pop-ups hosted



45+

meetings with city staff



265+

people engaged about places to activate



# How did our community inform the plan?

co-created the vision

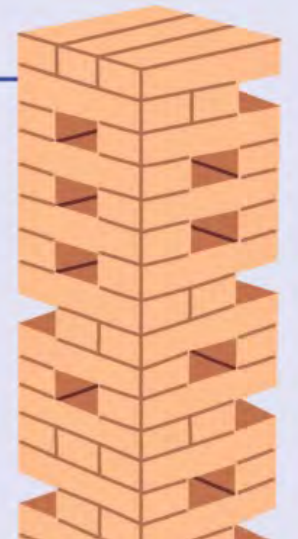


Grab a block and help us vision the future!

## What is one word to describe Broadway-Slavic Village's Future?



Pull out a block and write your response on it. When you are done, add your block back to the top of the tower.




# How did our community inform the plan?


## prioritized goals

the City of Cleveland, and other community leaders should spend the most time on.

Pick up the five cards that are most important to tackle.



**ACCESS TO PARKS & RECREATION**  
Build and maintain recreation centers, parks, and greenways (trails) to give all community members easy access to green space.



**SMALL BUSINESS SUPPORT**  
Assist entrepreneurs with launching, maintaining, and growing their business in the Village.



**COMPLETE AND GREEN STREETS**  
Build streets that are resilient, safe, and comfortable for everyone, including cars, bike, buses and walkers.



# How did our community inform the plan?

identified top strengths and challenges



**What makes Broadway-Slavic Village special?**

Write what you love most about our neighborhood.

**What does Broadway-Slavic Village most need to work on?**

Write what Slavic Village could improve or something we are missing.

**What does Broadway-Slavic Village need to overcome?**

Write our biggest obstacle to success or things that make people leave.

**What would make Broadway-Slavic Village better?**

Write the biggest opportunity Slavic Village should take advantage of.

Share out your Broadway-Slavic Village experience and help weave our community tapestry by sharing your thoughts on our neighborhoods biggest:

**STRENGTHS**

**WEAKNESSES**

**OPPORTUNITIES**

**THREATS**



# How did our community inform the plan?

helped select our top catalytic development sites



# How did our community inform the plan?

prioritized actions + emphasized safety



## Our Shared Vision

Broadway-Slavic Village will become a model for neighborhood-led transformation - equitable, sustainable, and authentically ours.



# Our Roadmap from Vision to Reality

## WHERE WE LIVE

A welcoming home for all

## HOW WE CONNECT

Linking people and places

## WHERE WE PLAY

Cleaner, greener, and safer spaces

## WHERE WE DO BUSINESS

Vibrant places for business that spark bold ideas

## HOW WE CELEBRATE

Events and spaces that reflect our history and creativity

## HOW WE LEAD

Honest, transparent, and consistent leadership

## HOW WE DEVELOP

Catalytic investments that support our residents



## How We Lead

We will lead with honesty, transparency, and consistent, open communication.

### Objectives

- **Share Leadership.** Create a shared leadership model to pair partners with resources needed to implement the Neighborhood Plan, together.
- **Engage in Conversations.** Continue engagement efforts that spread the word as projects are implemented and engage community members in decision making when projects are in process.
- **Remove Barriers.** Continue eliminating barriers that prevent children, youth, young adults, seniors, and traditionally marginalized communities from participating in civic opportunities.



## Where We Live

We will create a welcoming community with diverse affordable and market-rate housing options that meet the unique needs of our residents.

### Objectives

- **Housing Quality.** Help community members maintain the quality of their existing housing and adapt their housing to their unique needs.
- **Housing Choice.** Maintain a variety of housing options, both rental and ownership, throughout the neighborhood.
- **Housing Cost.** Have housing at a variety of costs so that there are affordable options for people with a variety of incomes.



## How We Connect

We will better connect residents with resources through our roads, trails, sidewalks, and more.

### Objectives

- **Roads For All.** Create a system of complete streets: roads that are safe, efficient, well-maintained, and comfortable for all road users.
- **Transit Connections.** Provide cost-effective, reliable, and frequent public transit services.
- **Smarter Parking.** Maintain a balanced parking supply that meets community needs while minimizing negative impacts of parking on the character, safety, and walkability.



## Where We Play

We will provide cleaner, greener, and safer spaces for recreation, learning, and enjoyment.

### Objectives

- **City Parks and Recreation.** Develop a linked system of parks, greenways, recreation spaces, and trails for people to enjoy active lifestyles and recreation opportunities.
- **Community Open Spaces.** Protect and standardize community-stewarded open spaces.
- **Natural Systems.** Preserve important natural features and enhance environmental quality throughout the community to secure economic, recreational, and health benefits for residents.



## How We Do Business

We will develop vibrant business environments that inspire bold ideas, support entrepreneurs, and reimagine manufacturing.

## Objectives

- **Small Businesses.** Grow Broadway-Slavic Village's business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.
- **Create Vibrant Places.** Reestablish Broadway and Fleet as thriving arts and commercial corridors that attract and retain talented employees and entrepreneurs.
- **Industries and Manufacturing.** Redefine what industrial uses could be in the city with a focus on industries and manufacturing that align with Broadway-Slavic Villages role as a convener for green innovation.



## How We Celebrate

Our public spaces and events will reflect our pride, creativity, and history.

### Objectives

- **Preserve History.** Celebrate Broadway-Slavic Village's history by identifying significant structures and developing education and experiences that celebrate them.
- **Celebrate Art & Culture.** Maintain exceptional cultural resources, organizations, and events that express the unique identity and diverse experience of neighborhood residents.
- **Support Creatives.** Establish Broadway-Slavic Village as a neighborhood for the creative class to thrive.



## How We Develop

We will invest in catalytic projects that set a model for development and deliver immediate benefits to our residents.

### Objectives

- **Set Clear Expectations.** Ease the development process and make it more approachable for residents and local developers by setting clear expectations and priorities.



# For each goal, you will find....

## WHERE WE DO BUSINESS

### OUR GOAL

We will develop vibrant business environments that inspire bold ideas, support entrepreneurs, and reimagine manufacturing.

### WHY IT MATTERS

The economy is built on the people who work in the neighborhood and the surrounding area. It's the entrepreneurs, innovators, students and industries that keep the neighborhood moving forward. Understanding their needs and habits informs how the economy could perform in the future.

### MEASURE OUR SUCCESS

We will know the Broadway-Slavic Village Neighborhood Plan was successful if we see the following after 10 years.

- ⬆️ Maintained or increased number of dollars and hours dedicated to small business training and support
- ⬆️ Maintained or increased number of dollars committed to commercial façade enhancements
- ⬆️ Maintained or increased number of businesses in the neighborhood
- ⬆️ Maintained or increased number of employees in the neighborhood
- ⬇️ Decreased brownfield sites due to reuse and redevelopment
- ⬇️ Decreased vacant commercial lots



### OUR ROADMAP TO SUCCESS

#### Objective 2. Create Vibrant Places

Reestablish Broadway and Fleet as thriving arts and commercial corridors that attract and retain talented employees and entrepreneurs.

**CHAMPIONS**  
Slavic Village Development

**PARTNERS**  
City of Cleveland

#### ACTION STEPS

- a. Encourage new commercial and mixed-use development and redevelopment along these corridors
- b. Encourage and prioritize new residential development or redevelopment near these corridors so new residents can be located closer to business opportunities, transit lines, and other neighborhood resources.

A 2026 RETAIL STUDY OF THE BROADWAY-SLAVIC VILLAGE AREA FOUND THAT THERE IS A \$1 BILLION GAP IN DEMAND FOR KEY TYPES OF BUSINESSES.

#### RETAIL MARKETS IN DEMAND



#### ADDITIONAL TARGET MARKETS



### CONSIDER THIS...

#### RETAIL CENTERS

In order for retail to thrive, studies have shown it needs two key ingredients: density and a strong sense of place. Main street retail like what is seen on Broadway and Fleet are often seen as a cluster of retail establishments, offices, and services such as hair salons or small restaurants that drive up business activity.

Source: Seth Harry and Associates, 2020.

- Average Size 15k - 25k square feet of total retail
- Density Needed population of 1K-3K in 1-1.5 miles
- Elements of a Strong Main Street
  - A local anchor store (such as pharmacy or grocery store)
  - Location on a primary street with on street or rear parking
  - Dense, walkable neighborhoods and some first-floor retail



# What types of actions will you see in the plan?

actions related to development policies and regulations

actions that support other plans

actions related to partnerships

actions related to programs that support our residents and businesses



Image: Cincinnati Business Courier



# Understanding the Form Based Code

- Ongoing coordination with Groundtruthing team throughout project
- 2 workshops with City Planning, Zoning, Capital Projects, Integrated Development, Landmarks, GCRTA, MOCAP, and Parks & Rec on preliminary drafts of Form-Based Code Map
- 1 Design Review Meeting on finalized recommendations in the Form-Based Code Map and chapter



# Key Actions

adopt the form-based code

Park (PK)



Neighborhood Flex (NX)



Community Flex (CX)



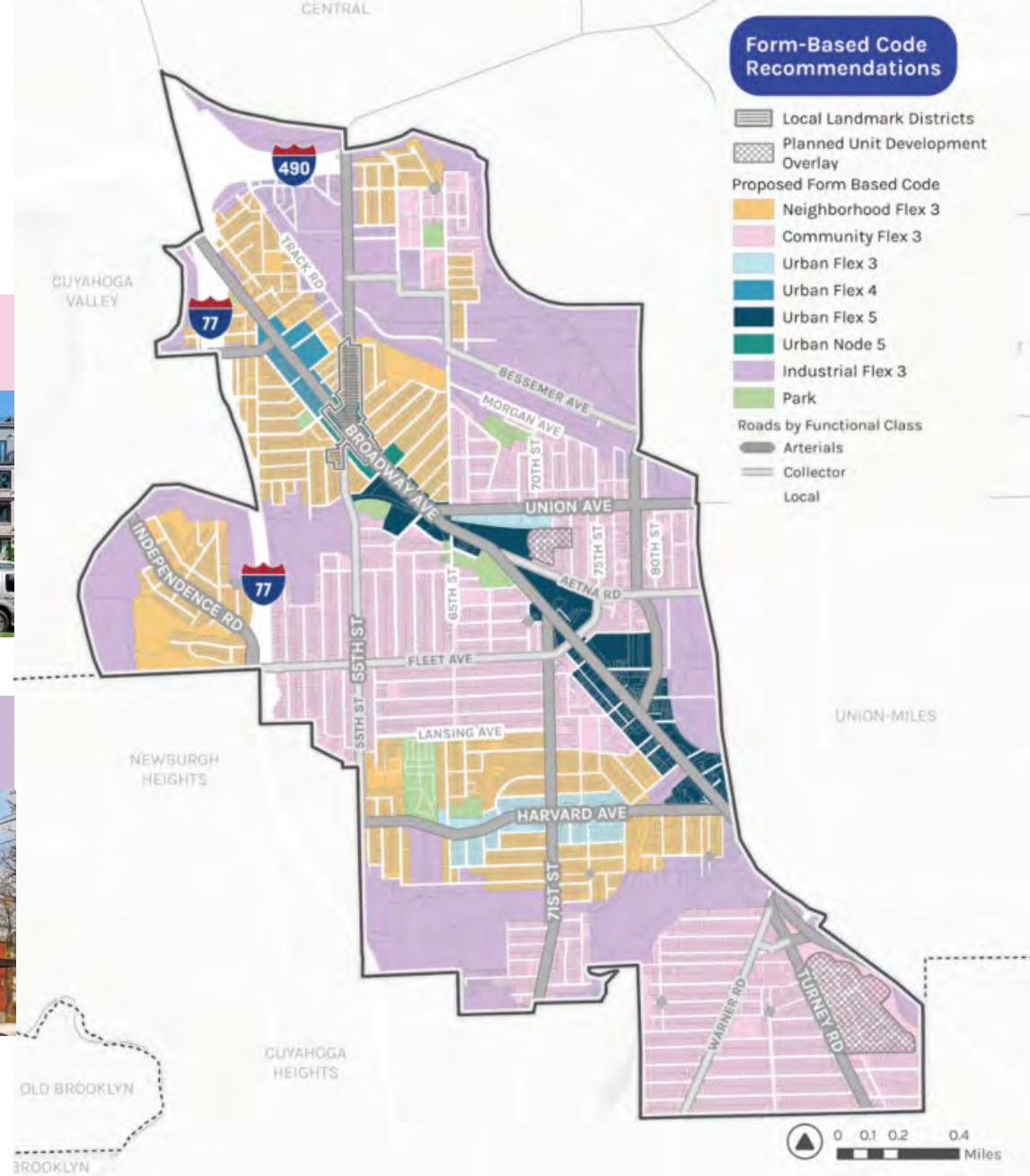
Urban Flex (UX)



Urban Node (UN)

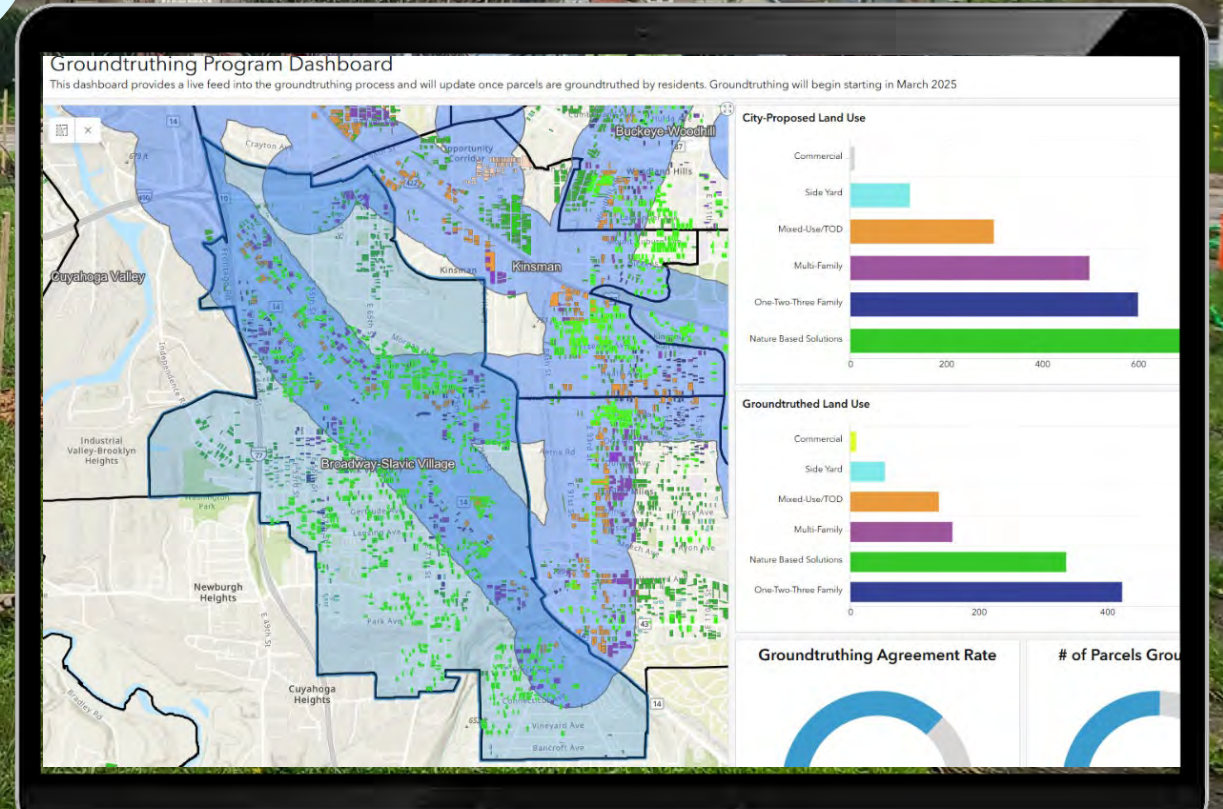


Industrial Flex (IX)



# Understanding Vacancy

- reviewing past plans
- understanding data with the Office of Urban Analytics & Innovation
- collaborating with the Western Reserve Land Conservancy, City, and Slavic Village Development team on the Groundtruthing Initiative, mapping existing conditions and resident desires for vacant land



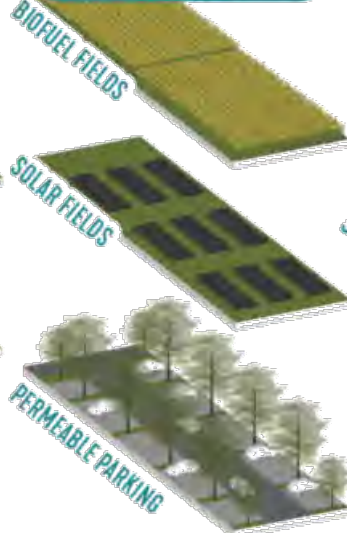
# Key Actions

## activate vacant land

### FOR ENVIRONMENT



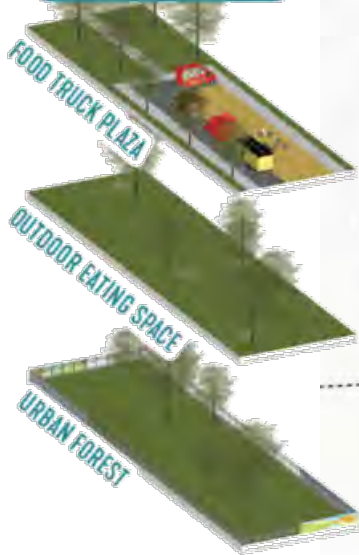
### FOR INFRASTRUCTURE



### FOR CULTURE



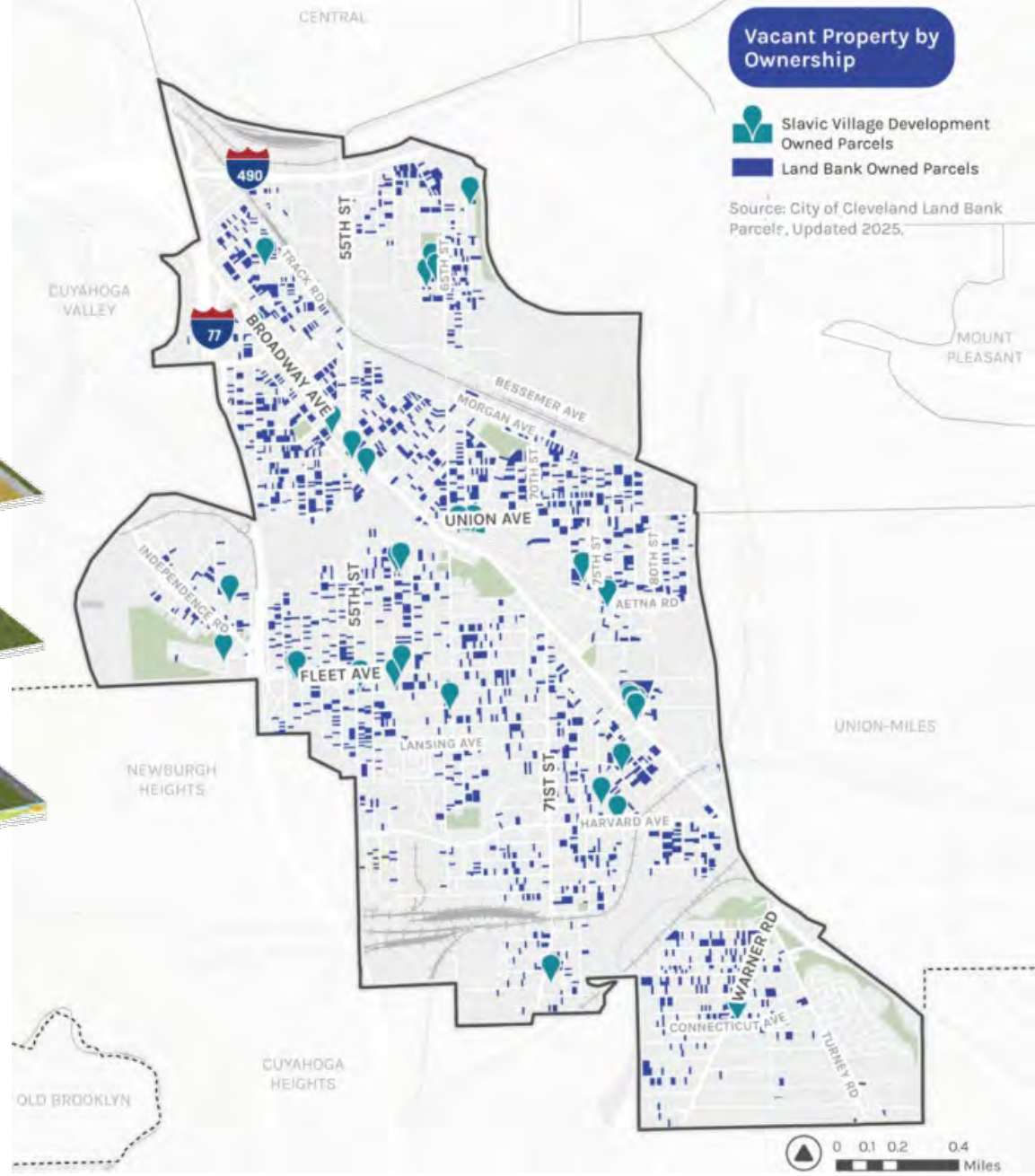
### FOR ECONOMY



### Vacant Property by Ownership

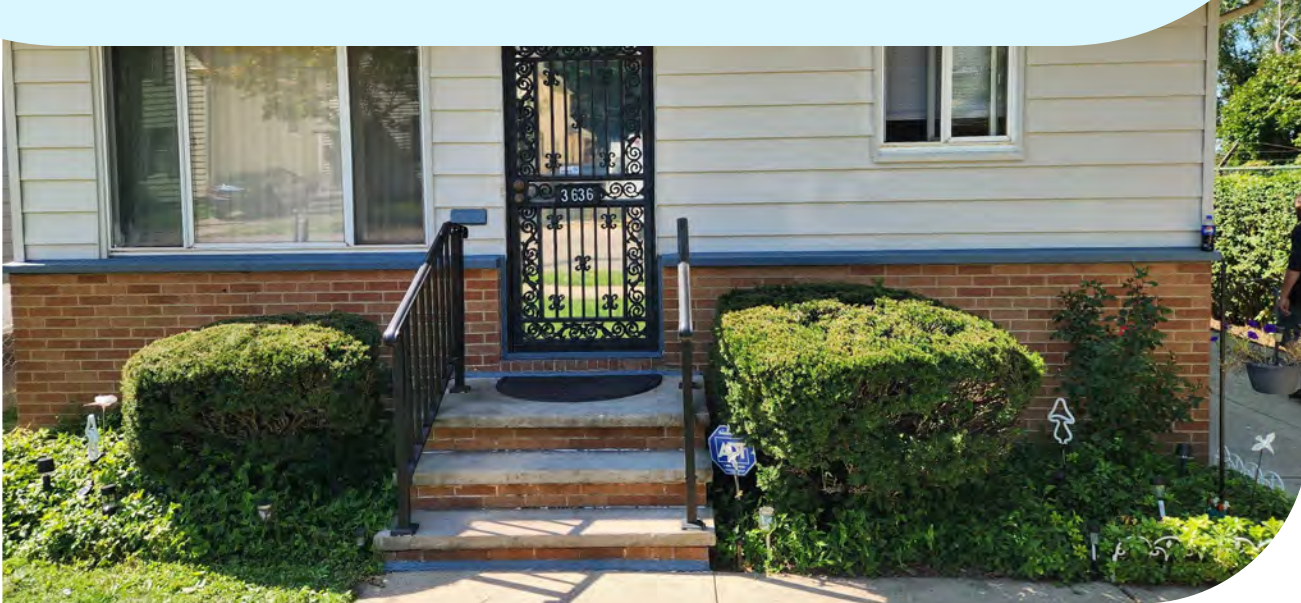
- Slavic Village Development Owned Parcels
- Land Bank Owned Parcels

Source: City of Cleveland Land Bank Parcel, Updated 2025.



# Analyzing Housing

- reviewing past plans
- understanding City-Wide Housing Targets with Chief Bureau of Housing and Office of Urban Analytics & Innovation
- conducting a neighborhood housing study to understand total demand
- collaborating with Slavic Village Development to set internal targets to support city housing targets
- engaging residential and mixed-use developers at a Developer Luncheon in partnership with City staff



# Key Needs

flexibility for housing options



734

NEW COMMUNITY MEMBERS



200

TARGET NUMBER OF HOUSING UNITS IN 10 YEARS

## EXISTING HOUSING OPTIONS

LOW

SINGLE-UNIT HOUSING



DENSITY

DUPLEXES



HIGH

LARGE APARTMENT BUILDINGS



## MISSING HOUSING OPTIONS

LOW

ACCESSORY DWELLING UNITS



DENSITY

MODULAR HOMES



HIGH

LIVE + WORK UNITS



COTTAGE COURTS



FOURPLEXES AND TOWNHOMES



SMALL APARTMENTS



# Researching Retail

- reviewing past plans
- conducting a neighborhood retail study to understand total demand for the neighborhood
- collaborating with GCRTA to understand retail demand along the corridor
- collaborating with Slavic Village Development to set internal targets to support city housing targets
- engaging retail and mixed-use developers at a Developer Luncheon in partnership with City staff



# Key Needs

support for retail in demand

## RETAIL MARKETS IN DEMAND



3+

BUILDING MATERIAL  
& SUPPLIES DEALERS



2

FURNITURE STORES



1-2

2 GROCERY STORES  
OR 1 SUPERMARKET



2-3

LAWN & GARDEN  
EQUIPMENT & SUPPLIES



8+

SPECIALTY FOOD  
STORES



20+

HEALTH AND PERSONAL  
CARE STORES

## ADDITIONAL TARGET MARKETS



LIMITED-SERVICE  
RESTAURANTS  
*(i.e. coffee, bakery)*



FULL SERVICE  
RESTAURANTS



HOME REPAIR



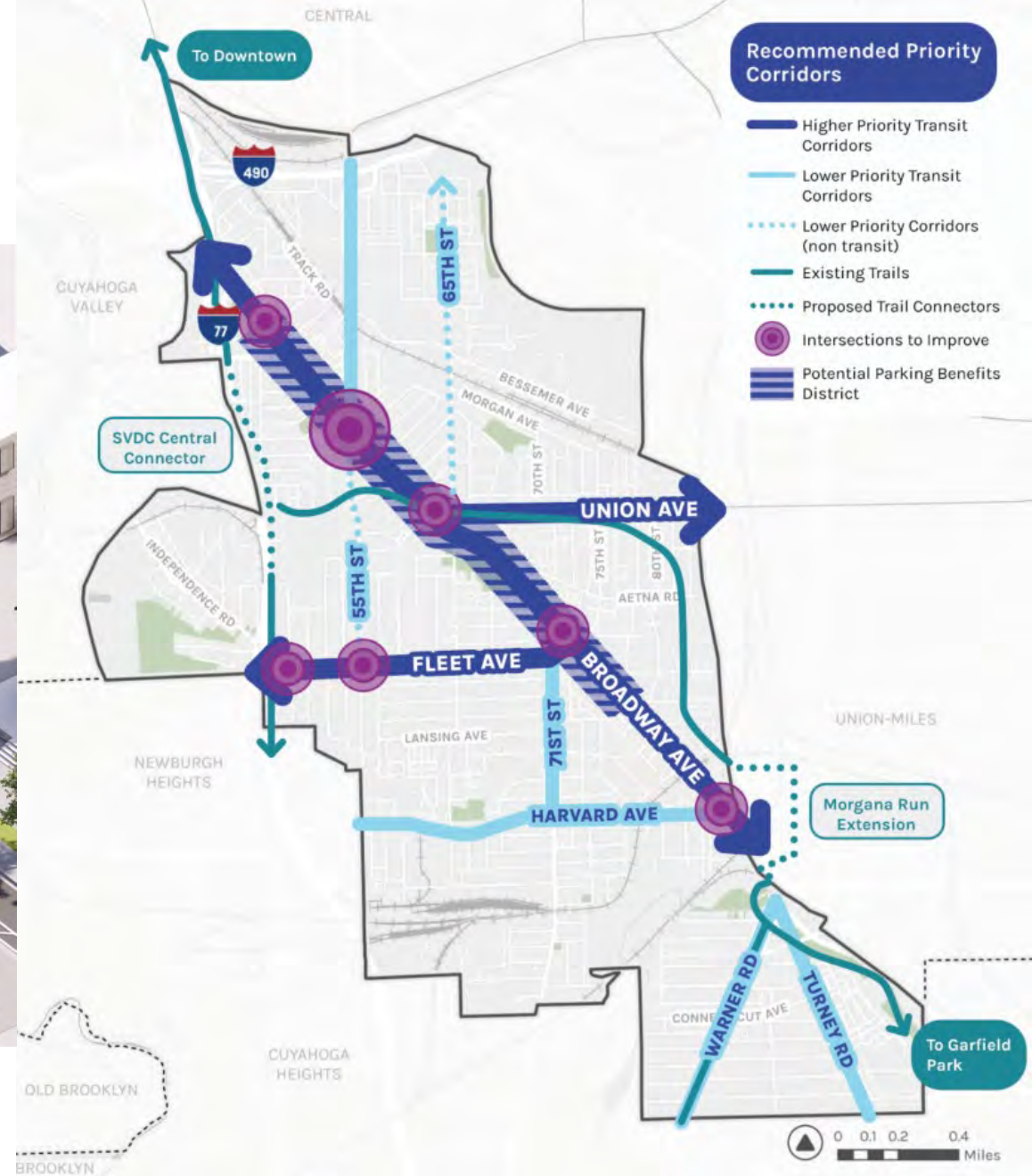
# Studying Mobility

- reviewing past plans
- understanding the city's 15-Minute Initiative data with the Office of Urban Analytics & Innovation
- regular collaboration with GCRTA and the Broadway TOD Plan team



# Key Actions

strengthen our corridors



# Identifying Priority Investment Areas

- analysis of public land
- coordinating with the GCRTA Broadway TOD team
- meetings with MOCAP, Capital Projects, and Integrated Development
- community dinner with community dinner prioritizing our short list of potential priority areas

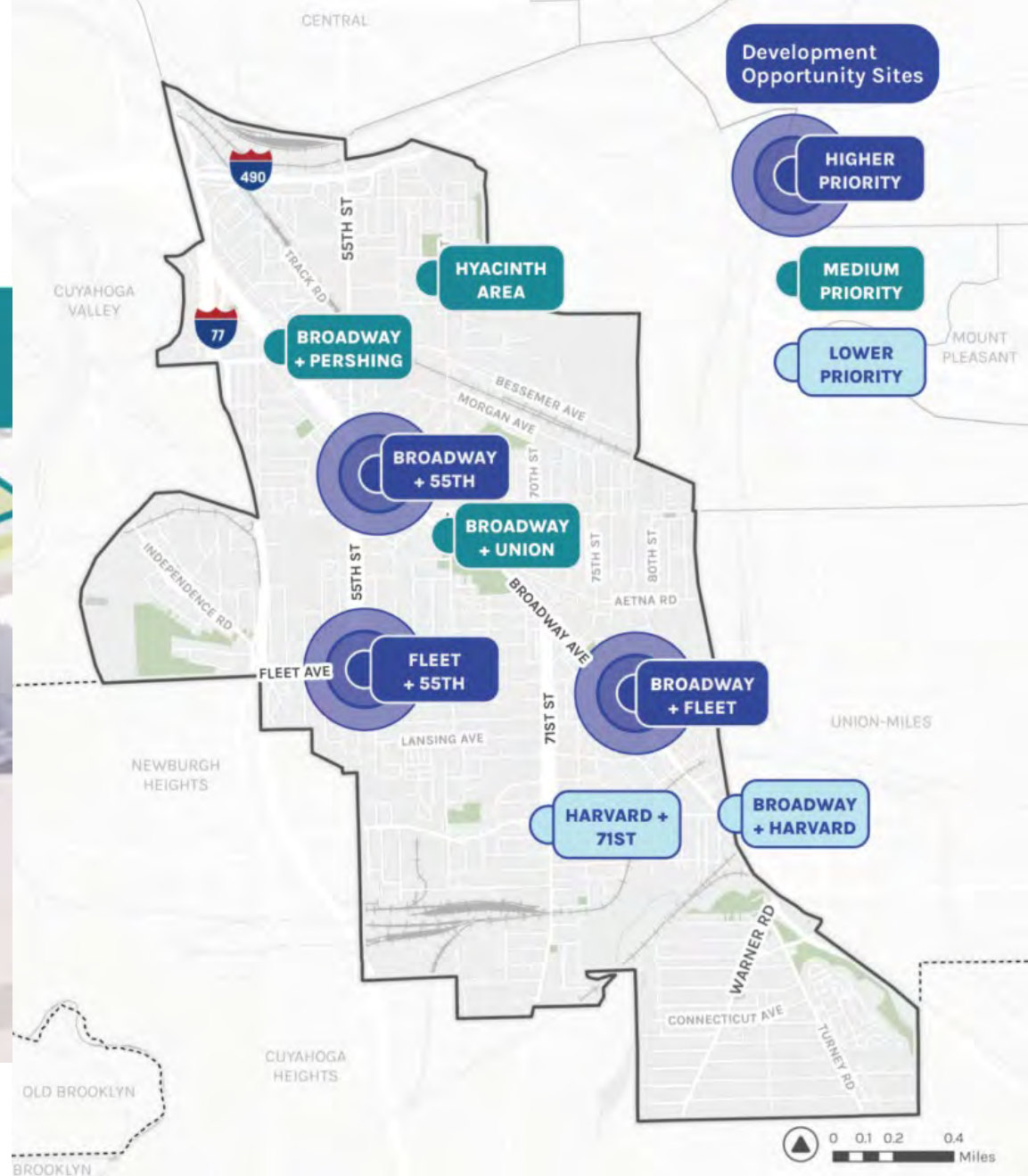


# Key Actions

encourage development in key locations

The right type of investment in strategic locations such as transit corridors...

...could inspire residents and developers to invest in nearby vacant lots.



# Ready to implement!

**SAVE THE DATE**  
2026 ANNUAL MEETING

**06 29 26**

*mark your calendar!*

KEYNOTE SPEAKERS: MAYOR JUSTIN M. BIBB, CITY OF CLEVELAND AND CALLEY MERSMANN, CPC DIRECTOR



SLAVIC VILLAGE 216-429-1182 LOCATION TBA



**CSE2026-004** – Slavic Village Neighborhood Plan

June 5, 2026

SEDRAC Recommendations:

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SEDRAC recommended approval as presented.

City Planning Staff Recommendations:

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Planning staff is in support, as the plan blends very well with Broadway TOD and introduces FBC to a neighborhood ripe for change. Emphasis on the catalytic sites being paramount to increased investment & development in the near future.

# Cleveland City Planning Commission

## Public Art Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

## **Tremont West Dan Bortz Mural**

June 5, 2026

Project Address: 2406 Professor Avenue

Type: Public Art

Project Representative: Donna Grigonis, Tremont West Development Corporation

Approval: Final

# Proposed Public Art Mural

Tremont West Development Corporation  
2406 Professor Avenue, Cleveland, Ohio

Presented by:

- Tremont West Development Corporation
- Artist: Dan Bortz (“Time Change Generator”)

# Supporting Tremont's Arts & Cultural Identity

Tremont has historically been recognized as one of Cleveland's most arts-focused neighborhoods. In recent years, rising costs have made it increasingly difficult for artists to live and work within the neighborhood.

This mural proposal is intended to:

- Support a local working artist
- Contribute to neighborhood placemaking
- Activate a currently blank side elevation
- Improve the pedestrian experience
- Reinforce the cultural identity of the Tremont business district



# Local Artist Partnership

The proposed mural would be created by Cleveland artist Dan Bortz, also known as “Time Change Generator.”

Dan currently operates from Tremont West Development Corporation’s storefront incubator program, which provides affordable storefront opportunities for emerging businesses, artists, and entrepreneurs.

This project reflects:

- Investment in local creative entrepreneurship
- Support for accessible arts programming
- Continued efforts to maintain Tremont’s artistic character



# Dan Bortz / “Time Change Generator”

Cleveland-Based Artist

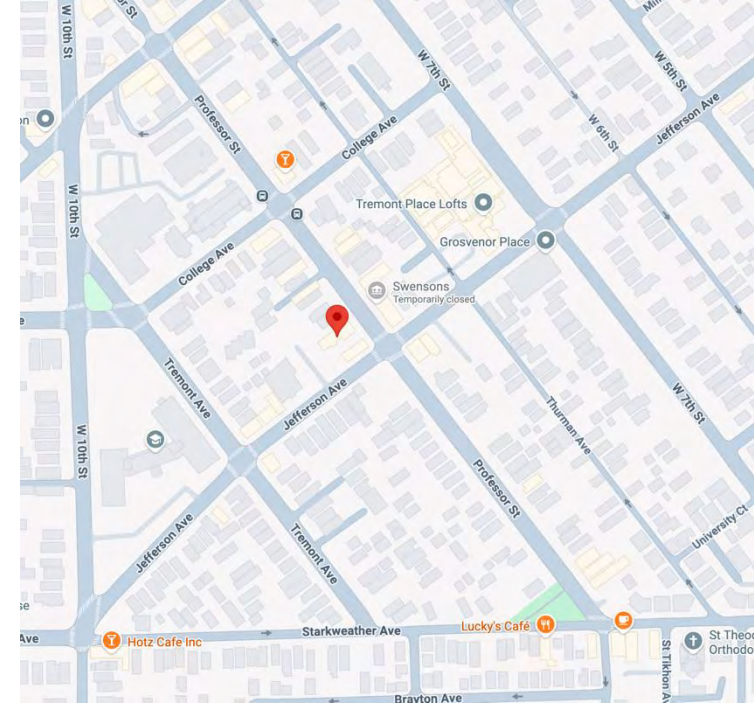
Selected Previous Works by Dan Bortz

Dan Bortz, known professionally as “Time Change Generator,” is a Cleveland-based artist whose work explores imagination, surrealism, movement, and public interaction through large-scale murals and immersive visual environments.

His murals have been installed throughout Cleveland, activating commercial corridors, neighborhood businesses, industrial buildings, and community-oriented spaces through vibrant color, playful imagery, and highly recognizable visual storytelling.

The proposed Tremont mural continues this body of work through a site-specific installation intended to enhance neighborhood identity, walkability, and cultural vibrancy within the Professor Avenue business district while further supporting Cleveland’s long-standing tradition of public art and artist-led placemaking.





# Existing Building & Streetscape Context





# Existing Site Conditions

- Existing painted brick façade
- Wall contains no decorative historic detailing
- Existing brick has been painted for many years
- No windows, stonework, or ornamental features impacted
- Highly visible corner location within the business district

# Installation & Maintenance Plan

## Installation:

- Hand-painted mural directly applied to existing painted masonry façade
- Exterior-grade acrylic mural paint system
- UV- and weather-resistant coatings
- No mounted panels or structural penetrations required
- White pipe to be painted, and utility meter box to be painted aside from actual meter to read still.

## Surface Preparation:

- Cleaning and surface preparation prior to installation
- Minor patching/priming as needed

## Maintenance:

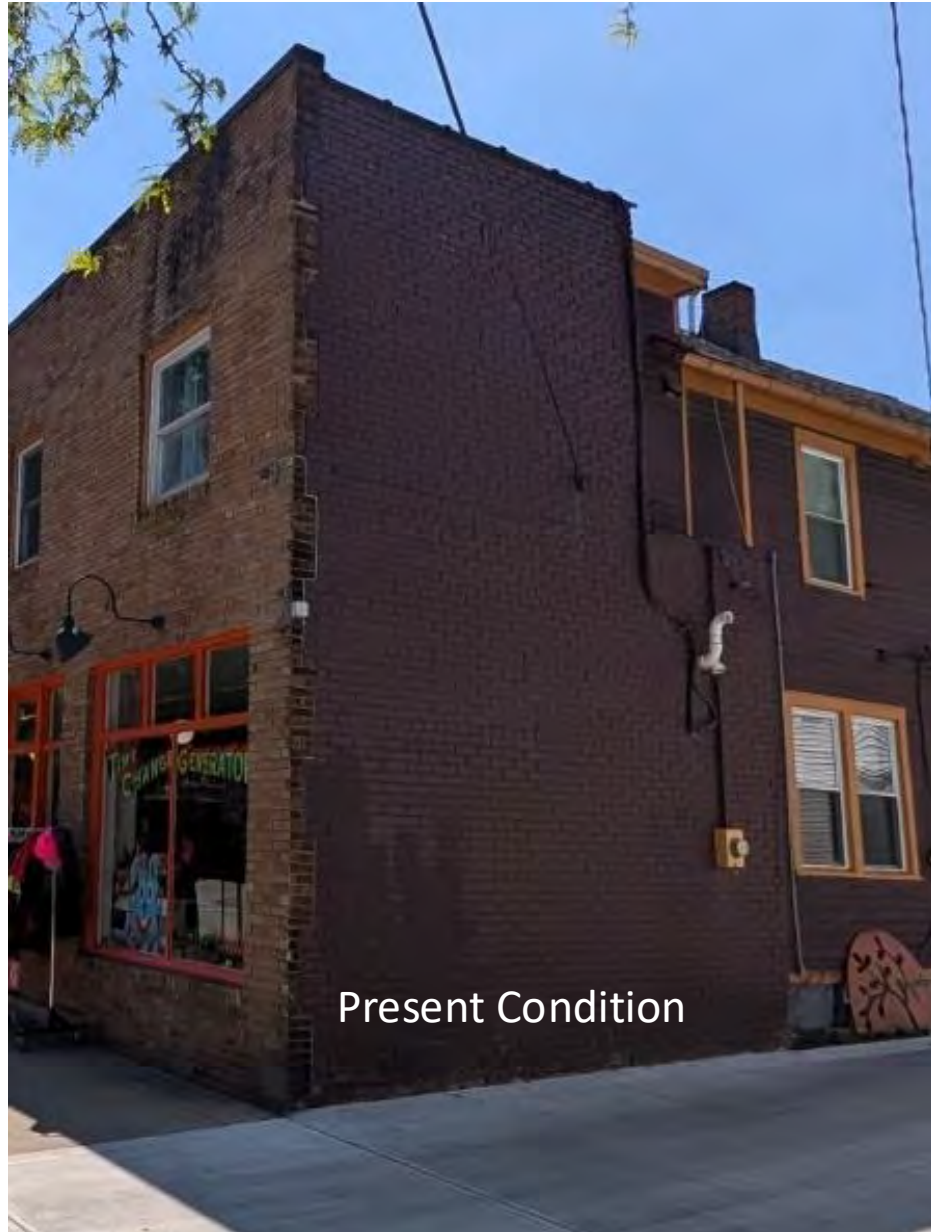
- Periodic inspection and touch-ups as necessary
- Expected lifespan approximately 10–15 years (hopefully more)
- Anti-graffiti coating may be applied



# Proposed Mural Rendering

Dan Bortz ("Time Change Generator")

Patient Travel – Proposed Mural Name



Present Condition



Proposed Mural

We respectfully request approval of the proposed mural installation as presented, with flexibility for minor artistic refinements and contextual adjustments that remain consistent with the overall design intent and character of the proposal.



## Tremont West Dan Bortz Mural

June 5, 2026

### DRAC Recommendations:

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This project is not in a design review district.

### City Planning Staff Recommendations:

---

Staff is in support, and recommends a descriptive panel as part of the project, if possible.

## **EC2026-015** – E. 55th & Euclid Railroad Bridge

June 5, 2026

Project Address: E. 55th & Euclid Ave.

Type: Public Art

Project Representative: Ahlon Gonzalez

Approval: Conceptual

# **E. 55<sup>TH</sup> AND EUCLID RAILROAD BRIDGE**

Presentation by: LAND studio & MidTown



Historically named Penn Square, the intersection of East 55th Street and Euclid Avenue lies in the middle of the MidTown neighborhood, bordering Hough, and serving as a main intersection connecting Downtown to University Circle and Saint Clair Superior to Central and Fairfax. It also serves to connect a large residential population to one of the country's most precious natural assets in Lake Erie.

Once surrounded by a density of housing and jobs, with a Pennsylvania Railroad train station and mixed-use buildings on every corner, Penn Square functioned decades ago as a bustling public space and center of activity for the east side of Cleveland. After decades of disinvestment and demolition, this intersection now physically bisects the activity, progress, and opportunities in MidTown and its surrounding neighborhoods. Today the intersection is fast-moving, heavily trafficked, and desolate, containing an aging and under-maintained railway underpass. With the momentum currently underway in MidTown, now is the time to transform this intersection, rebuild the fabric of the neighborhood, and reconnect the Near East Side of Cleveland with the rich assets, amenities, and opportunities that exist here.

# PENN SQUARE HISTORY

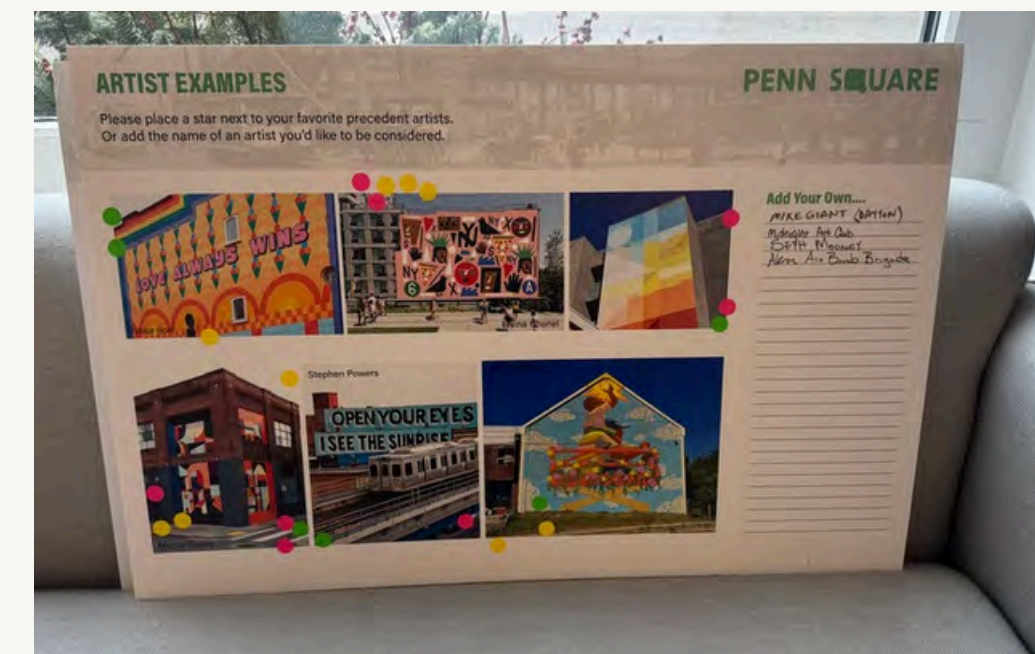
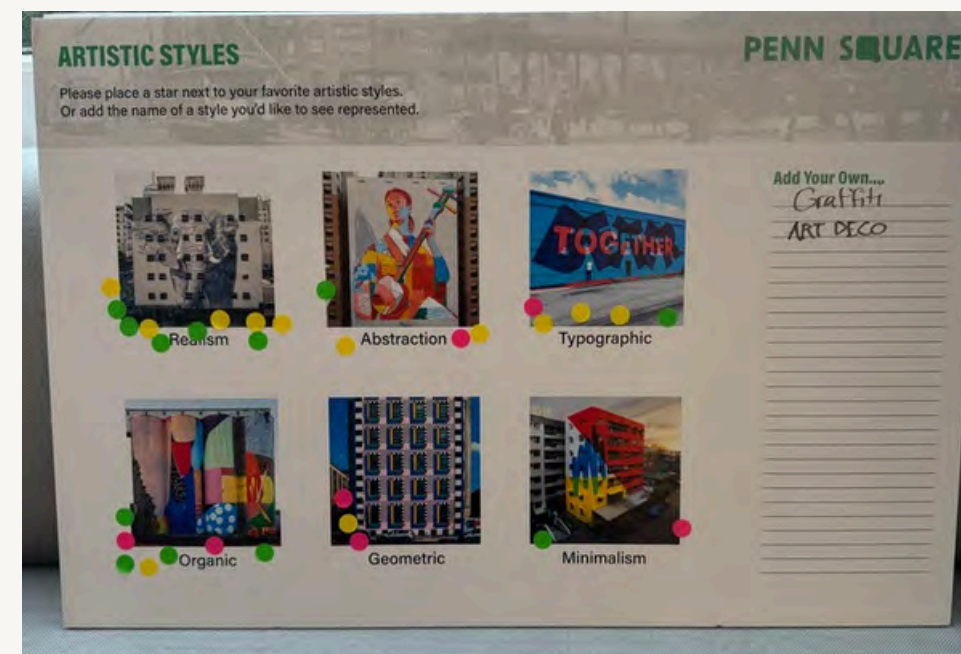


# PENN SQUARE VISION

# COMMUNITY ENGAGEMENT

Several engagements have been hosted to gather feedback around artwork opportunities and transforming the space; including:

- Gathering feedback at Midtown Quarterly Meetings
- Walking Tours of the Space
- Demonstration Block Party
- A Project Design Workshop with Youth at Fatima Family Center
- Open House Event About the Project
- Artist Site Visit



# PROJECT GOALS



## **Transform infrastructure into civic public art.**

Convert the railroad overpass into a landmark mural that signals investment, creativity, and neighborhood pride at a major gateway into MidTown and the Near East Side.

## **Center the community's voice in the design.**

Through ongoing engagement with residents and stakeholders, including a direct design session with artist Yinka Ilori, ensure the mural reflects the history, identity, and aspirations of the MidTown and Hough neighborhoods it serves.

## **Celebrate cultural legacy.**

Anchor the design in the neighborhood's rich cultural history, while projecting an image of possibility and inviting community members to reimagine how surrounding vacant land could be repurposed.

## **Activate Penn Square as a destination.**

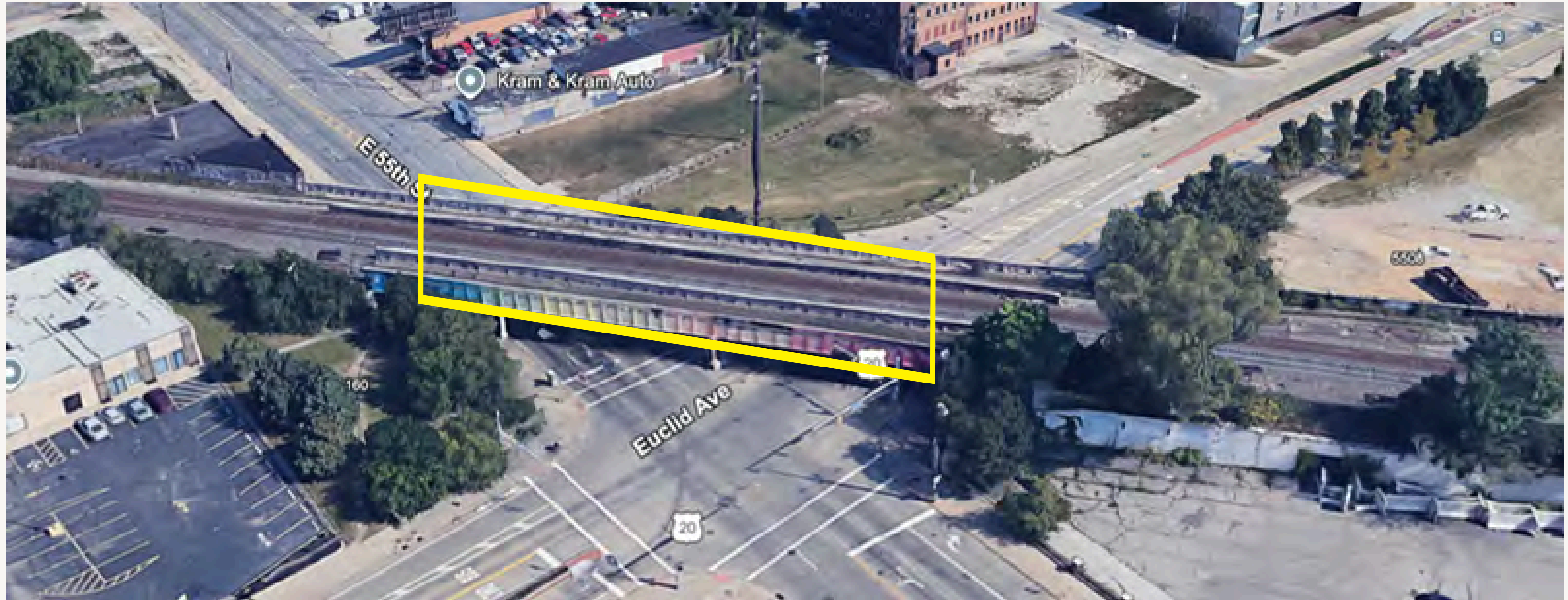
Use the mural as a catalyst to draw foot traffic, programming, and economic activity to Penn Square, positioning it as the first landmark along a broader east side trail and greenspace network.

## **Build a lasting, high-quality public asset.**

Partner with an internationally recognized artist and experienced contractors to produce a durable, technically sound installation that meets Norfolk Southern's requirements and stands as a long-term community asset.



# PROJECT AREA



**ADDRESS : 5500 EUCLID AVE. CLEVELAND OH 44103**

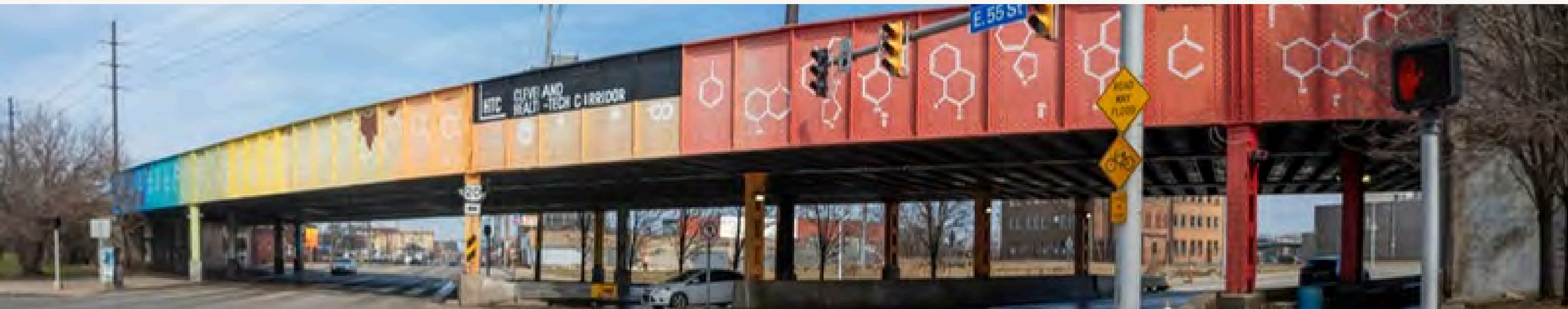
# CURRENT STATE

## Health Tech Cooridor Mural

Designed by Twist Creative and installed by Thomarios in 2015, is currently fading with several spots having completely weathered away.



# CURRENT STATE



**SELECTED ARTIST**

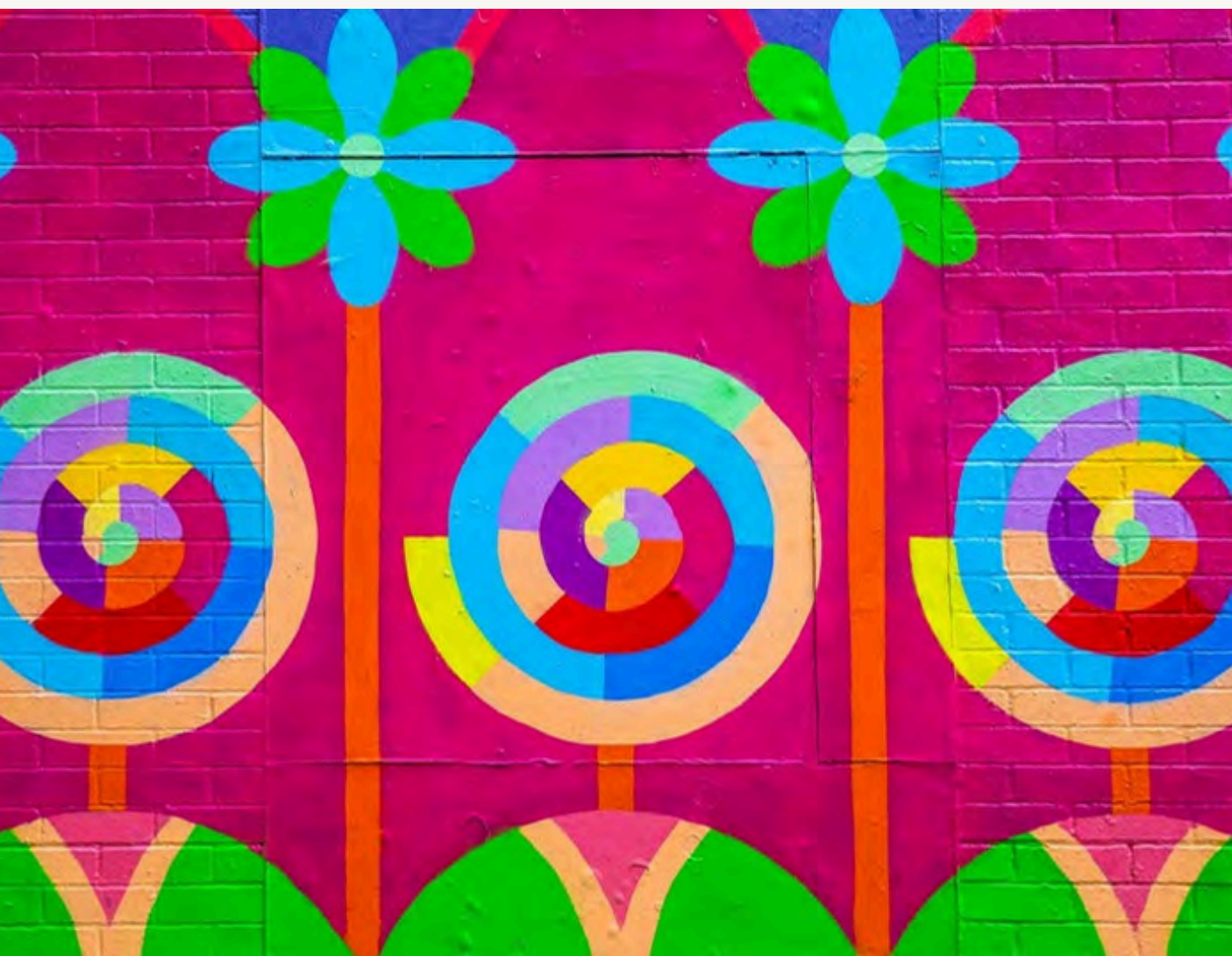
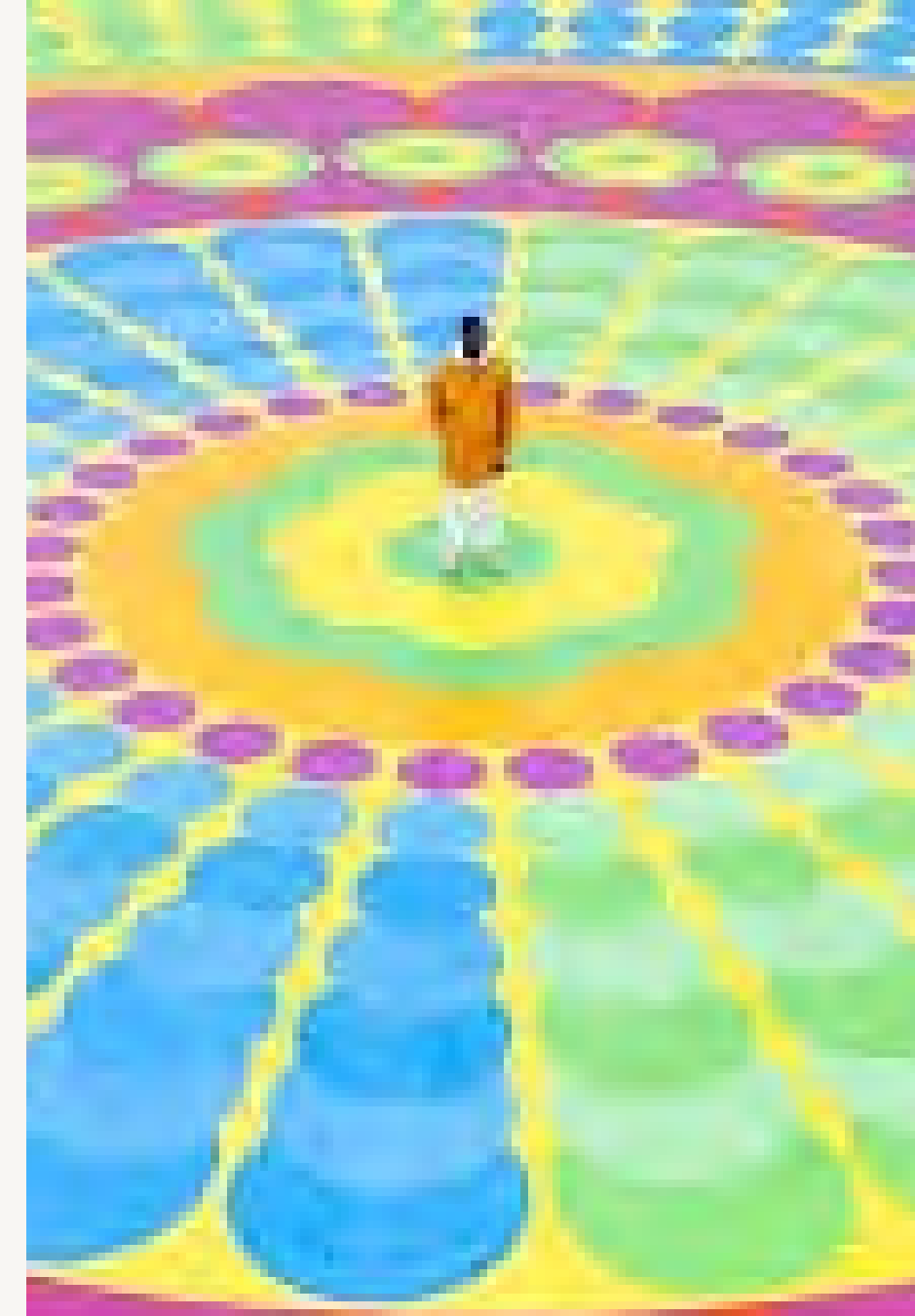
# **YINKA ILORI**



Yinka Ilori is a multi-disciplinary artist and designer whose bold visual language draws on his British-Nigerian heritage to convey new narratives through contemporary design. Drawing on Nigerian parables and verbal traditions, Ilori touches on a multitude of themes that resonate with a global audience.

Yinka was chosen from a short list of artists because of his experience reimaging spaces worldwide. Beginning in furniture and transitioning into several artistic mediums, his work is playful, joyous, and thoughtful in a way that we believe will liven the intersection and uplift the surrounding community.

While we see this as an opportunity to bring something fresh to Cleveland's East Side, we have also worked intentionally to provide data, resources, and community-informed feedback into the process, translating those insights into resonant motifs that will connect with a broad range of people.



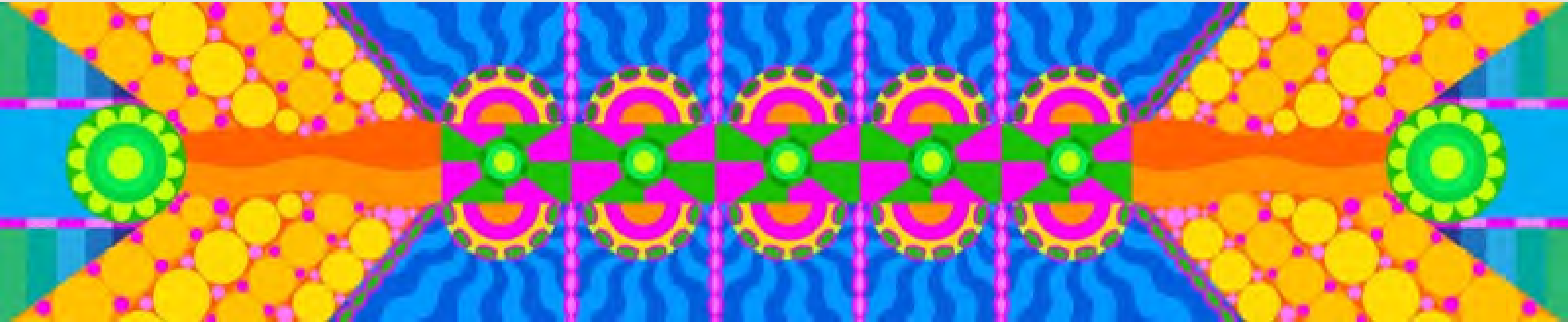
# SITE VISIT

## NOTABLE HIGHLIGHTS

- **Payne Avenue** – A walk along the AsiaTown neighborhood’s growing commercial corridor.
- **E. 66th Street** – A corridor in Cleveland’s Hough and MidTown neighborhoods currently undergoing significant transformation as part of the Cleveland Foundation’s nearby expansion.
- **Penn Square** – First visit to the Penn Square project site at the intersection of E. 55th and Euclid Avenue in Cleveland’s MidTown neighborhood.
- **Community Gathering at MidTown Tech Hive** – Small gathering with community members, artists, and project partners. Heard directly from community members about their hopes for the Penn Square installation.



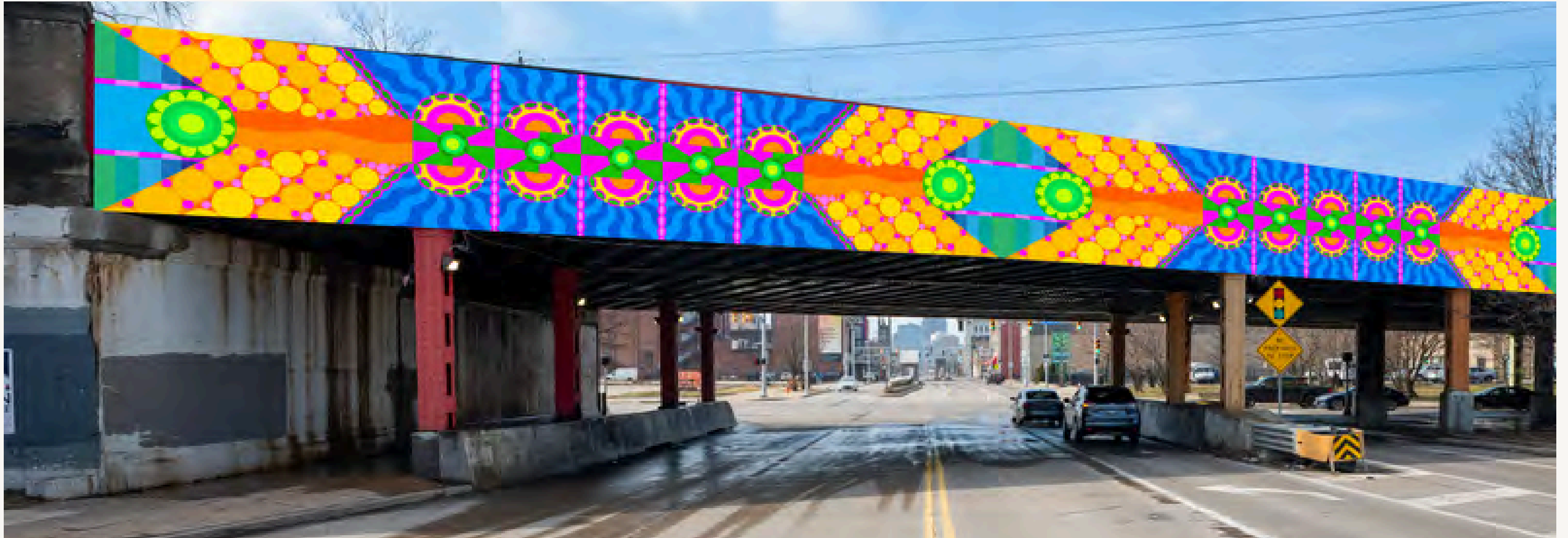
# PROPOSED DESIGN



Ylinka Ilori's artwork invites the people of Cleveland to come together in a shared space. Within the piece, seeds, represented through circular forms, symbolise the collective effort people contribute, placing emphasis on input. It is small, intentional acts that you plant that allow growth to unfold naturally, without force. These shapes echo both flowers and beginnings, while ripples of water move through the composition, reflecting how each contribution can nurture and sustain a community growing together.

The work honours Cleveland's resilient and rooted communities. The people of Cleveland continuously shape what it means to create and sustain a place called home.

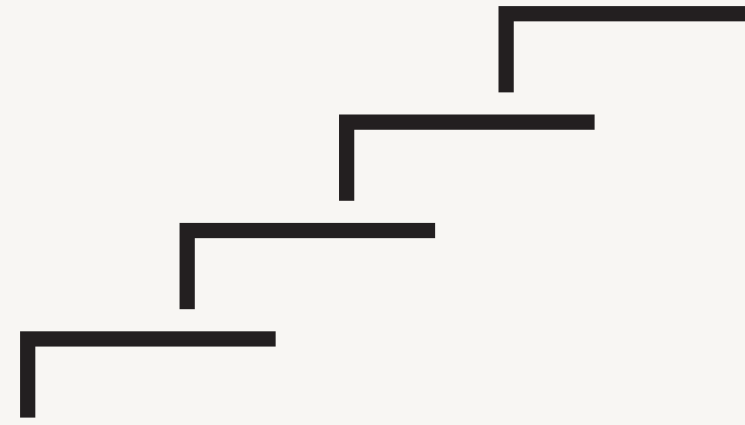
# PROPOSED DESIGN EAST SIDE



# PROPOSED DESIGN WEST SIDE



# PROCESS + NEXT STEPS



- Finalize the design with **Yinka** using the detailed survey information provided by **KS Associates**. This includes making sure the design accounts for the architectural complexity of the bridge.
- Go through design review process for conceptual approval. Address any final comments or changes before returning for final approval and moving into permitting, ordering materials and installation.
- Order all paint and coating materials needed for the project. This includes confirming paint colors, quantities, and delivery timing so materials are available before installation starts and there are no delays.
- Continue working with **Markley's Precision** and **A&A Safety** on developing the Traffic Management Plan to safely manage vehicles and pedestrians during installation. Markley's Precision will be managing Phase 1 of the project and are outsourcing traffic control services to A&A Safety, who have already been in contact with the City on required permits, lane closures, signage, and safety requirements.
- Oversee the installation during late summer or early fall. This includes coordinating with contractor **Markley's Precision** for Phase 1 of the project – stripping and repainting the bridge and **local artist installers Alan Giberson and Mike Sobeck** for Phase 2 of the project – painting the mural onto the bridge and painting the retaining walls and columns.

**THANK  
YOU!**

## **EC2026-015** – E. 55th & Euclid Railroad Bridge

June 5, 2026

### SEDRAC Recommendations:

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SEDRAC recommended conceptual approval on 5/28/26 with the conditions to return with proposed color scheme for support columns and abutment walls, and recommended the applicant consider painting the jersey barriers.

### City Planning Staff Recommendations:

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Staff is in support, and recommends adding color to the pillars and jersey barriers if possible – along with a descriptive panel/plaque, and a maintenance plan with responsible party.

## Huron/Prospect Asphalt Art Installation – “Signal Flow”

June 5, 2026

Project Address: Prospect & Huron

Type: Public Art

Project Representative: Ryan Jaenke, Artist

Approval: Final



**Bloomberg  
Philanthropies**



Rhonda K. Brown, Senior Advisor, Arts & Culture

Calley Mersmann, Director, City Planning

Dan Shinkle, Downtown Principal Planner, Major  
Projects & Public Realm

Drew Crawford, Senior Director of Planning

Ian Meadows, Social Media & Project  
Manager

## **PROJECT PARTNERS**

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# RYAN JAENKE

**LEAD ARTIST** Lakewood Muralist

The standout of our applicant pool — selected for the depth of his experience.

Cleveland-born and Lakewood-based, Ryan paints large-scale public murals rooted in graffiti art and street culture, rendered through his own iconic, abstract design sensibility.

His work has been supported by the CPAC Creative Workforce Fellowship and the Cleveland Foundation's Creative Fusion residency, and his commissions span Warby Parker, Meta, and Rocket Mortgage Fieldhouse.

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**COSM**  
Late Summer 2027



**Urban Meyer's Pint House**  
Coming Soon



**Cleveland Clinic Global Peak Performance Center**  
2027



**The Electric Building**  
Now Leasing  
+  
**Tom's Watch Bar**  
Coming Soon



**Project Scarlet**  
Summer 2027



**"Meet Me Here" Plaza**  
Summer 2026

**COMING SOON**



## Community-Shaped. Evidence-Based

Located in Ward 5, within a downtown design review district, this project reflects input we sought from a wide range of residents and Gateway District partners, including the Mayor's Office and City Planning.

What we heard about traffic, construction, and access directly shaped the location and informed the street-painted design that will enhance safety, mobility, and walkability.

### **Why Asphalt Art Works**

**50%** fewer crashes involving pedestrians and cyclists

**37%** fewer injury crashes

**17%** fewer total crashes

**27%** more drivers yielding to pedestrians

*Source: Bloomberg Philanthropies Asphalt Art Safety Study, 2022*



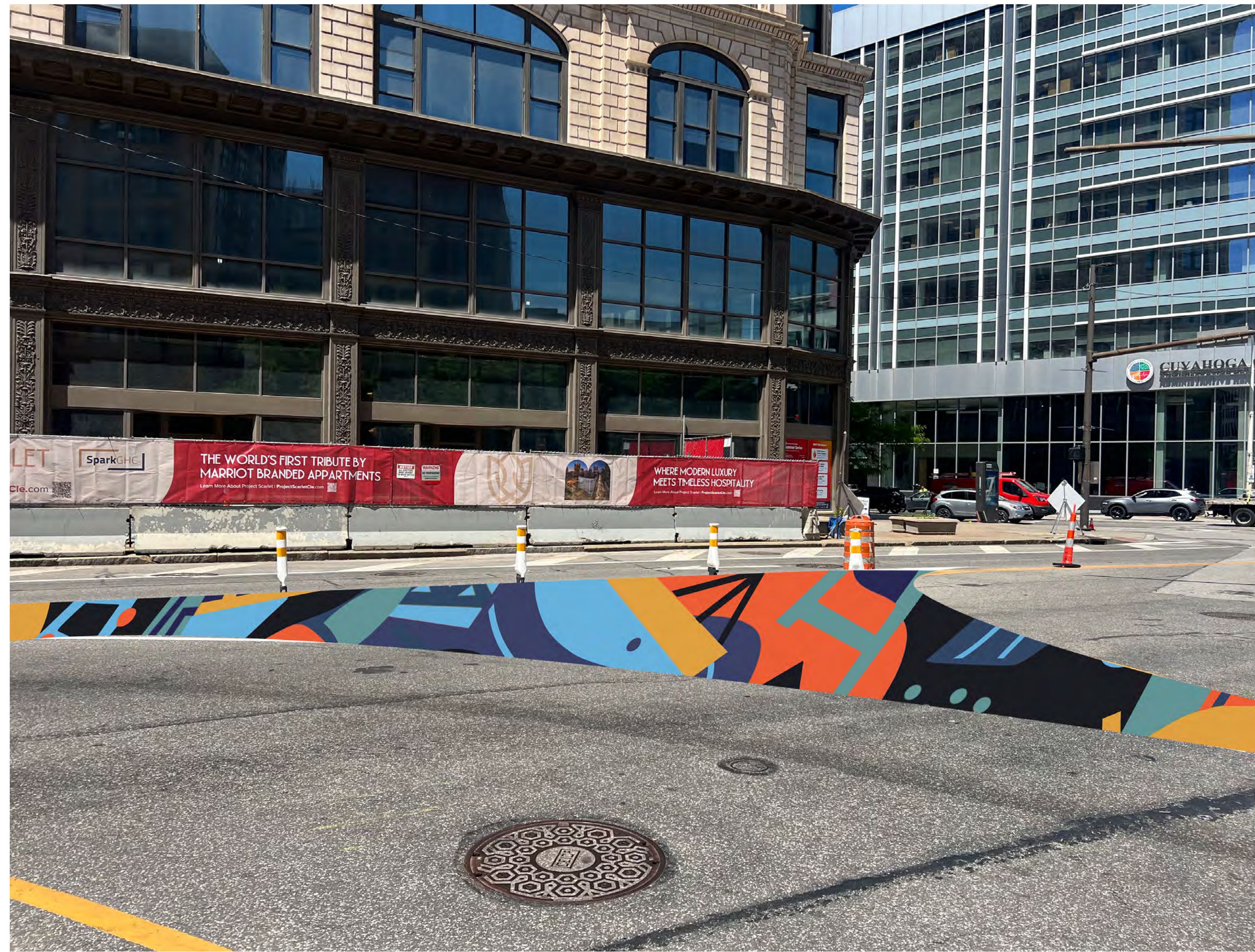
# Locations

Highlighted in Purple

-  Bike Lanes
-  Designated Mural Areas (Not Used)



East 9th Looking North



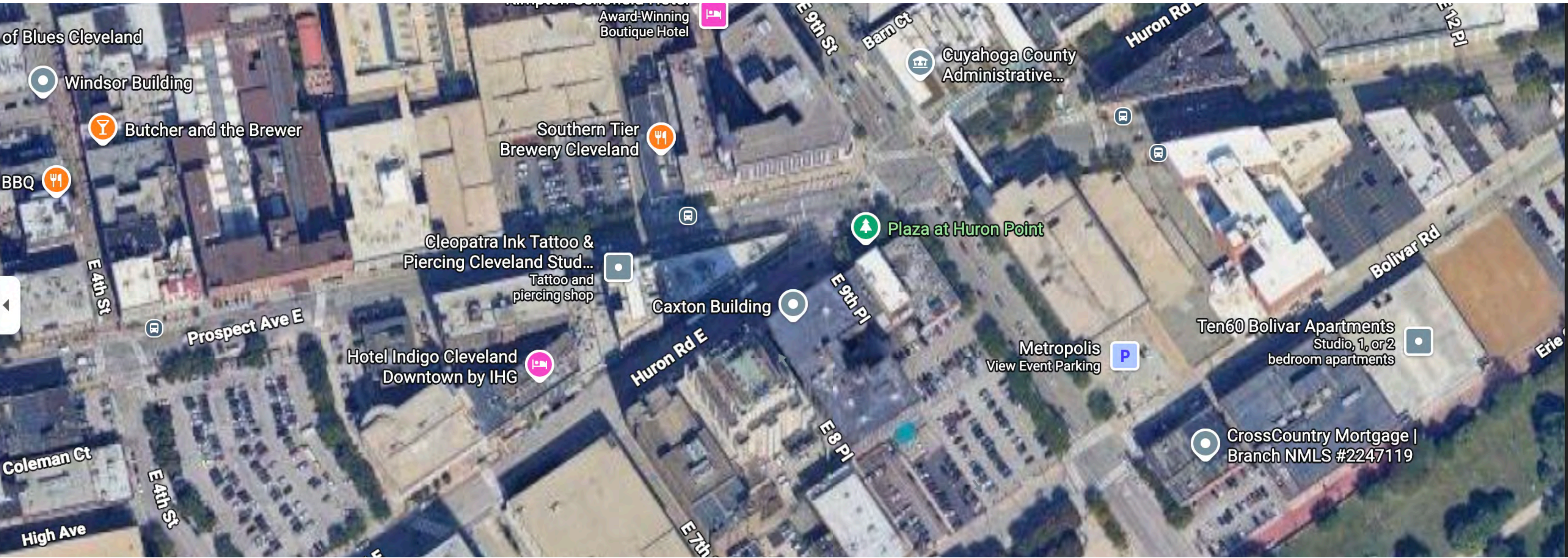
Huron at Prospect Looking North



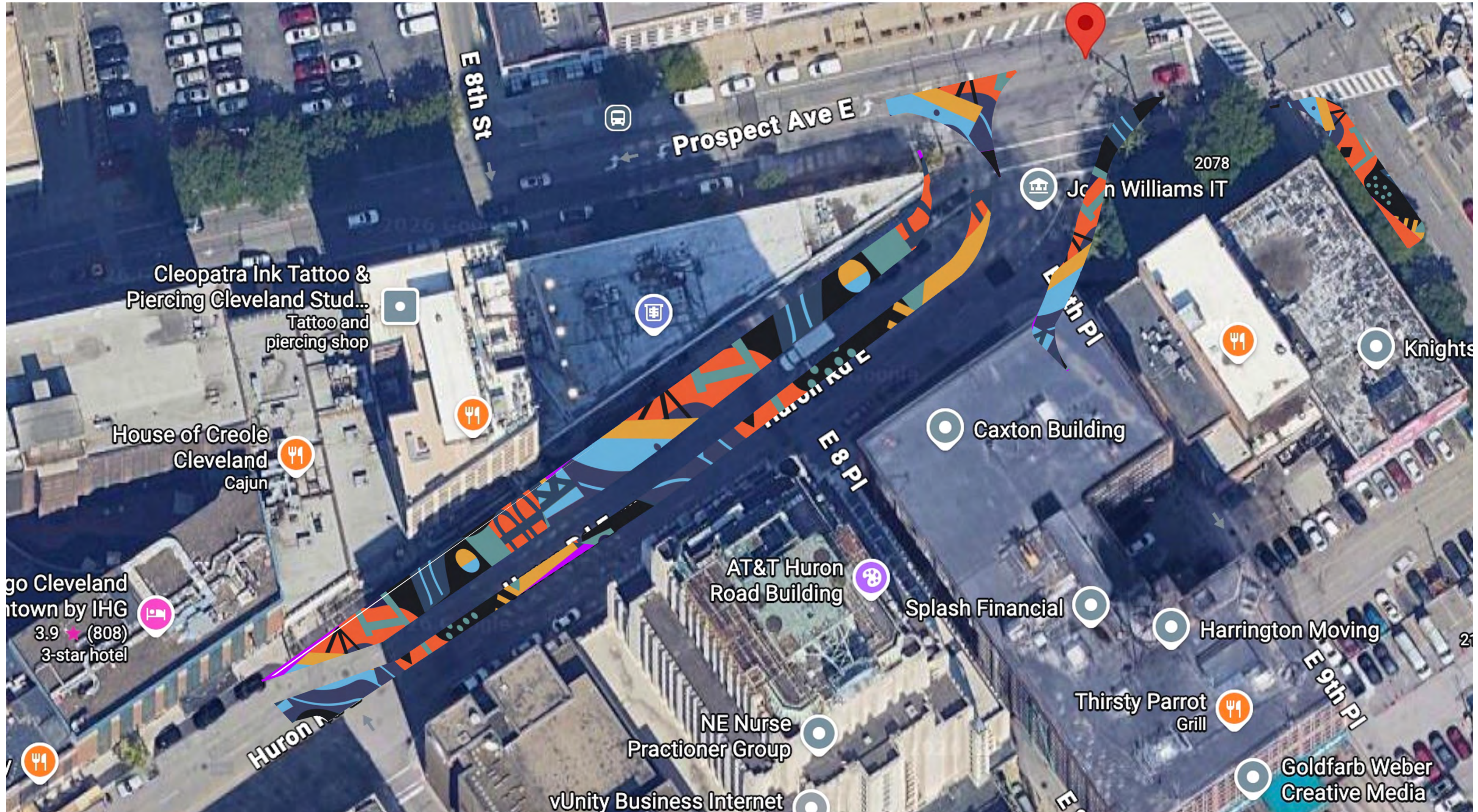
Huron at Prospect Looking East



Huron Looking West



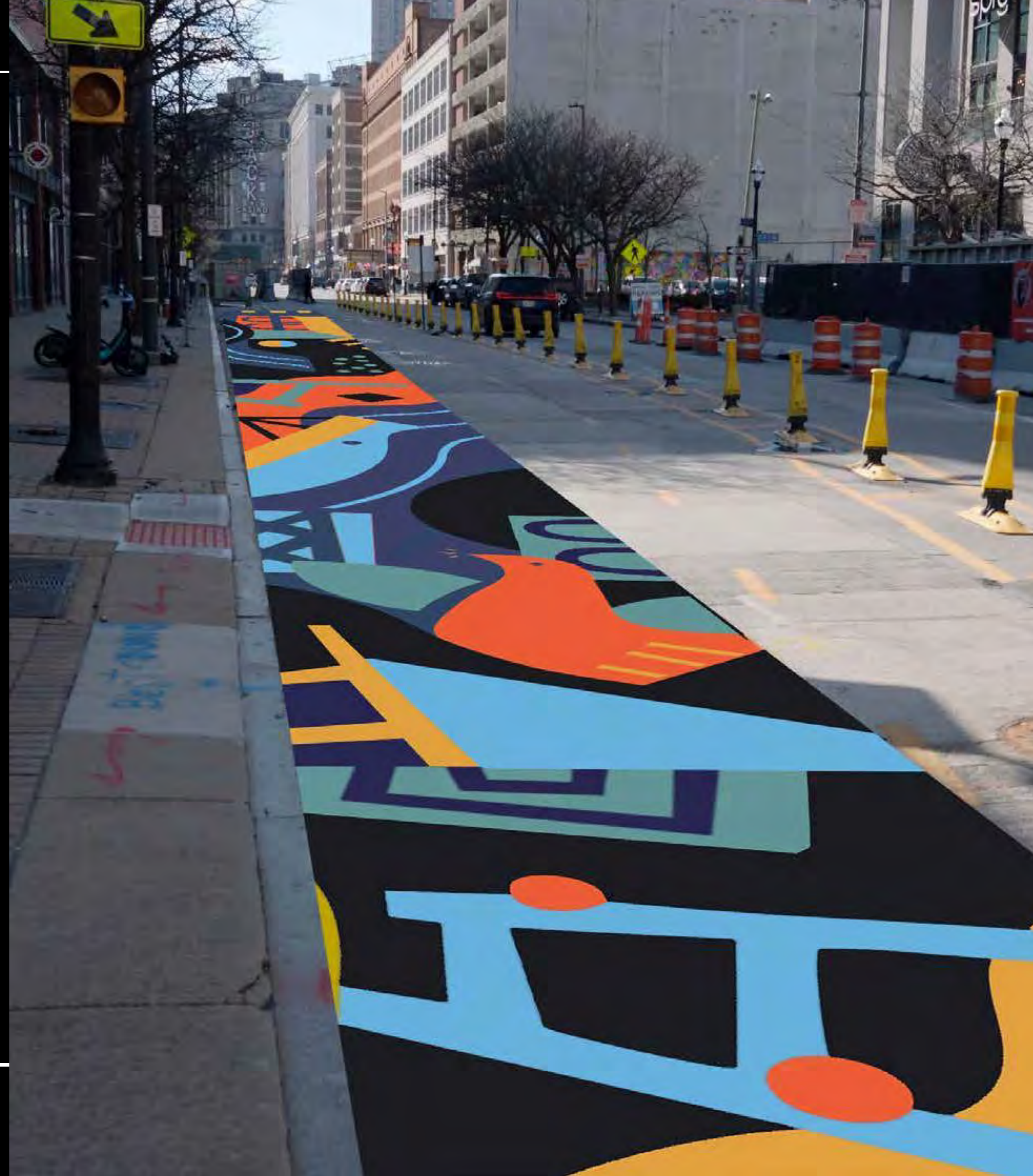
Wide Satellite View



Satellite View with Mockup

# SIGNAL FLOW

PROJECT FINAL CONCEPT



# Three Signals

The water story of Cleveland — in three movements

## **Ancestral**

The Original  
Network

The Erie, Wyandot, and Haudenosaunee peoples built paths of trade, migration, and exchange along the Cuyahoga long before the city. The Crooked River was the first signal conduit.

## **Industrial**

The Engine On The  
Water

The waterways drew people here — from Appalachia, the American South, Eastern Europe. The steel mills, ore carriers, and rail lines were the industrial expression of the river's original logic.

## **Contemporary**

Stewardship &  
Renewal

Cleveland is restoring its lakefront and re-vitalizing the Cuyahoga. Shore-to-Core-to-Shore names what the water has always done: connect the city to itself.

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# Concept

Following the organic forms of Cleveland's waterways and the geometric forms of the city's infrastructure, this design serves as the framework by which the final piece is developed.



# Systems vs. Postcards

Dynamic vs. Static Imagery

## Beyond Illustration

The mural serves as an operating system, not just a static image. It creates a sophisticated, biomorphic visual protocol that actively engages with the urban environment and its users.



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# Community Engagement

*Session 1: Community Engagement Introduction April 22, 2026*

*Session 2: Community Input & Design Feedback May 13, 2026*

## Recurring Themes

- Neighborhood Appreciation and Renewal
  - Freighters & Boats
  - Seasonal Moods
  - Marine Life & Ecology
  - Geometric vs. Natural Flow
  - Resilience & Renewal
  - Hidden Images
-

# Built For the Street

This is industrial-grade work, not ordinary paint — and that's what makes the impact last.

Applied with StreetBond, a coating engineered to withstand vehicle and pedestrian traffic  
A six-color palette tested on the actual roadway, chosen for visibility day and night and for the district's identity

Durable and weather-resistant — built to stay sharp for years, then refreshed rather than torn out when it's time



# Material Rigor

Ensuring Durability and Longevity—StreetBond 150

## Why It Lasts

**Survives our winters:** the coating flexes with the pavement through freeze-thaw cycles, so it won't crack or fissure when temperatures swing

**Stands up to road salt and traffic:** resists de-icing salt, fuel, and motor oil, and holds up under constant vehicle and foot traffic without wearing thin

**Won't fade:** UV-stable, so the colors stay true in the sun



# Collective Execution

Installation, Volunteers, Timeline

## A Community-Painted Installation

The design is mapped into numbered sections, so anyone can pick up a brush — no experience needed. More than 50 volunteers will paint it alongside the artist, turning the installation itself into a neighborhood event and giving the community real ownership of the finished street.



## **TIMELINE:**

June 15–June 30

Schedule varies based on traffic flow and events.

## **Artist LEAD: RYAN JAENKE**

### **CREW:**

Roni Callahan

<https://www.instagram.com/snackbreakstudio/>

<https://www.instagram.com/sugarharris/>

Russ Sanderson

[https://www.instagram.com/russell\\_aretus\\_iv/](https://www.instagram.com/russell_aretus_iv/)

Debbie Clapper

<https://gneural.com>

<https://www.instagram.com/gneural>

## **INTERN:**

Yves Santana

<https://yvessantana.com/>

<https://www.instagram.com/yvessantanaa/>

**Alternates** (to fill in when needed for scheduling conflicts, workload demand, emergencies, etc.)

Blake Elliot

<https://www.instagram.com/madebyblakee/>

## **PROJECT MANAGER:**

David Rogers

20+ years commercial painter and project manager



# Thank You

Ready to create a signal flow for Cleveland

[#SignalFlowCLE](#)

## Huron/Prospect Asphalt Art Installation – “Signal Flow”

June 5, 2026

### DFDRAC Recommendations:

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This project will be reviewed at DFDRAC retroactively next week, following CPC’s ruling, to stay on schedule to begin installation later this month.

Note that this body is voting on the proposed **physical locations** of the asphalt art.

### City Planning Staff Recommendations:

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Planning staff is in support of this project, as the city partnered with Downtown Cleveland Inc. to apply for and be awarded this grant through Bloomberg Philanthropies' Asphalt Art Initiative.

This exciting project supports Mayor Bibb's Cleveland Era, Downtown Cleveland's Greater Downtown Vision, and Cleveland Moves multimodal transportation plan, strengthening the city's core by creating more walkable, vibrant, and connected civic spaces.

# Cleveland City Planning Commission

## Mandatory Legislative Referrals – Presentations

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

**Ord. No. 686–2026** (introduced by Council Members Starr, Santana, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by East 9th Scarlet, LLC, and/or its designee, located at 2060 East 9th Street for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Project Scarlet.

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June 5, 2026



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# City Planning Commission East9th Scarlet, LLC Chain of Title

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*June 5, 2026*

## Development Background

- East9th Scarlet, LLC is the developer of the landmark Rose and Sloan buildings aka Project Scarlet.
- The developer acquired the former Medical Mutual Ohio properties in 2024 and consolidated the lot.



## Property Background

- The project will be located downtown at the corner of two major commercial corridors - East 9<sup>th</sup> Street and Prospect Avenue.
- The project site address is 2060 East 9th Street Cleveland Ohio 44115 (consolidated with 823 Prospect Avenue, Cleveland, Ohio 44115).
- The two buildings are currently vacant, and the project will bring them back to full productive reuse.

## Project Background

- Project Scarlet will be the first Marriott-branded residency combined with a hotel in Ohio – A public-private partnership investment in the Rose and Sloan Buildings. The total project cost is estimated to be \$126,689,999 to renovate both buildings.
- The two buildings will be renovated and transformed into approximately 170 residential apartments, 121 hotel rooms and approximately 33,323 square feet of commercial office and retail space.
- The project will lead to the creation of approximately 95 full time equivalent jobs with estimated annual payroll of \$3,870,000.
- The developer is requesting approval of a chain of title legislation to pave way for the 30-Year Non-School TIF.

## Tax Increment Financing Estimate

- Provides 100% non-school TIF over a 30-year period.
- Median annual TIF value to Developer: \$746,902
- Estimated total value of 30-year TIF at \$16,579,317.
- CMSD projected to benefit \$26,821,609 in total new income over the course of the TIF.
- Creation of 95 FTE jobs providing approximately \$96,765.43 in new annual income tax revenue.

**ESTIMATED NET INCREASE OF ~~OF~~ ~~IN~~ ~~INCOME~~ ~~TAX~~ ~~REVENUE~~ ~~TO~~ ~~THE~~ ~~CITY~~ ~~AND~~ ~~PAYMENTS~~ ~~IN~~ ~~LIEU~~ ~~OF~~ ~~TAXES~~ ~~TO~~ ~~CMSD~~ ~~OVER~~ ~~30~~ ~~YEARS~~ OF ~~+~~ ~~\$~~ ~~29,724,571.75~~ IN INCOME TAX REVENUE TO THE CITY AND PAYMENTS IN LIEU OF TAXES TO CMSD OVER 30 YEARS.**

### Community Benefits:

- Project subject to the existing CBA, executed between East9<sup>th</sup> Scarlet, LLC and the City of Cleveland on April 21, 2026, and all requirements therein.

# Cleveland City Planning Commission

## Administratively Approved Mandatory Legislative Referrals



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

**Ord. No. 601-2026** (introduced by Council Members Kazy and Griffin – by departmental request) June 5, 2026

Determining the method of making the public improvement of constructing a new pump station and ground level tank at the Pleasant Valley Road Station and demolishing and removing the existing station and tank; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; acquiring, accepting, and recording necessary rights-of-way; authorizing the director to employ one or more professional consultants necessary for the improvement; and authorizing the Director of Public Utilities and/or Director of Finance to apply for and accept one or more Water Supply Revolving Loan Account loans, grants, and other funding.

**Ord. No. 602-2026** (introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of inspecting, repairing, renewing, and/or replacing transmission water mains, valves, and appurtenances and making the corrosion control inspections and improvements as part of the transmission water main renewal and corrosion prevention and control program from 2027 through 2031; authorizing one or more professional consultants for the improvements; and to apply for and accept additional funding.

June 5, 2026

**Ord. No. 693-2026** (introduced by Council Members Starr, Santana, and Griffin - by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with East9th Scarlet, LLC, and/or its designee, to assist with the financing of the East9th Scarlet, LLC Project to be located at 2060 East 9th Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

June 5, 2026

**Ord. No. 695–2026** (introduced by Council Members Howse–Jones, Santana, and Griffin – by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with RJI 2230 SA Holding LLC, and/or its designee, to assist with the financing of the Heller Keller–Kohn Project to be located at 2230 Superior Ave; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

June 5, 2026

**Ord. No. 696-2026** (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with 2202 Superior LLC, and/or its designee, to assist with the financing of the Heller Keller-Kohn Project to be located 2202 Superior Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

June 5, 2026

# Cleveland City Planning Commission

## Special Presentations (For Information Only)

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

## **Legacy Three Ward Project** – Council Member Starr & Cuyahoga County

June 5, 2026

Land Bank

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# Legacy Communities Revitalization Program

## Cleveland City Planning Commission

June 5, 2026

THE MISSION of Cuyahoga Land Bank is to strategically return nonproductive land to productive use to improve the quality of life for County residents.

# History

Opened our doors in service to Cuyahoga County with a focus on **demolition blight remediation**



Celebrated our first 10 years of service to Cuyahoga County with a **\$1.4B Impact**.

Home renovation in addition to blight removal, focus on nonprofit partnerships expanded.



Celebrated our first 15 years of service to Cuyahoga County with a **\$3.6B Impact**.

New construction, renovation, demolition expansion into site remediation, commercial corridor activity.



**Expanding services** in support of municipal and nonprofit partners, **deepening expertise** in industrial development, formalizing **suite of services** via strategic planning. **Evolving the mission.**





Before



After



# Blight Remediation + Strategic Demolition

Before



After



Environmental Remediation + Industrial Development

# Residential Development



Before



After



# Residential Development



Before



After



# Measuring Impact

\$3.6+ Total Economic Impact  
Billion

10,000+ Properties Demolished

2,600+ Homes Renovated

250+ New Homes Built

\$11<sup>00</sup> Return for Every  
\$1 Spent



# Legacy Communities Revitalization Program (LCRP)

## **\$9.9 million of ARPA Funds**

Grant funds, to be used in Cleveland wards 5, 10, and 14, will support the construction and renovation of homes in four historically disinvested neighborhoods including Central, Collinwood, Clark-Fulton, and Euclid Green.



# Legacy Communities Revitalization Program (LCRP)

## Program Goals:

- Market Stabilization and Market Building
- Affordable Housing
- Sustainable Homeownership Opportunities for Owner Occupants
- Neighborhood Transformation
- Improved Quality of Life and Wealth Building



# LCRP Program Components

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- 1 Renovation Subsidy Gap Grant**
  - 2 Renovation Gap Grant for Vulnerable Populations**
  - 3 Deep Subsidy New Construction Gap Grant**
  - 4 Home Repair/Beautification Pilot Program**
  - 5 Targeted Acquisition Fund**
- 



# Renovation Subsidy Gap Grant

**Total Funding: \$2,250,000**

- Facilitating cost-effective revitalization of existing structures to expand affordable housing options
- 10 Land Bank renovations per ward
- Four renovations completed, two sold to new homeowners
- Supported by targeted acquisition fund



# Gap Grant for Vulnerable Populations

## Total Funding: \$1,200,000

- Grants made to non-profit organizations, community groups, and/or faith-based organizations serving vulnerable and housing insecure populations
- Supports the renovation of 24 homes by partner organizations in any ward
- \$50,000 of gap funding per project



# Deep Subsidy New Construction Gap Grant

## Total Funding: \$3,600,000

- Bridging financial gaps to support the construction and sale of affordable housing in the target areas within the 3 wards
- 8 new construction homes per ward
- All parcels acquired
- Six new construction homes complete in Ward 14
- Remainder of homes in pre-development and permitting
- Supported by targeted acquisition fund



# Home Repair & Beautification Pilot Program

**Total Funding: \$1,500,000**

- To enhance the visual appeal of neighborhoods in the target areas within the 3 wards, including home repair for current owner occupants
- Anticipate serving 75-100 homes across all 3 wards
- Applications received, first 19 homes accepting contractor bids





Thank you!  
Questions?



Progress in Every Property

# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 5, 2026

City Hall will be **closed** on **Friday, June 19<sup>th</sup>** in observation of the Juneteenth Holiday, and on **Friday, July 3<sup>rd</sup>** in observation of Independence Day.

June 5, 2026

City Planning Commission meeting dates for the summer months (adjusted based on the above holiday closures) are:

- **Friday, June 26<sup>th</sup>**
  - **Friday, July 10<sup>th</sup>**
  - **Friday, July 24<sup>th</sup>**
  - **Friday, August 4<sup>th</sup>**
  - **Friday, August 21<sup>st</sup>**
-

# Cleveland City Planning Commission

## Adjournment

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

Next Meeting: June 26, 2026