



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

June 26, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: June 26, 2026

CONDITIONAL USES & ZONING REFERRALS

- Parkwood Residential Facility

NEAR WEST DESIGN REVIEW

- HBR-MCC Neighborhood Plan

CENTRAL EAST DESIGN REVIEW

- EC2026-013 – Building E Expansion
- EC2026-020 – 6515 Carnegie Ave Demolition
- EC2026-018 – Banks-Baldwin House Demolition

SOUTHEAST DESIGN REVIEW

- PRJ26-003319 – Oasis Signage

DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-XXXX – Prospect OBM Sign

PUBLIC ART DESIGN REVIEW

- ART26-001 – Majestic Hotel Mural
- ART26-003 – Port of Cleveland Mural

SPECIAL PRESENTATIONS (INFO ONLY)

- North Coast Yard June Update

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

- Res. No. 713-2026 – Carter Rd Vacation

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 685-2026, Ord. No. 688-2026,
Res. No. 708-2026, Ord. No. 714-2026

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.

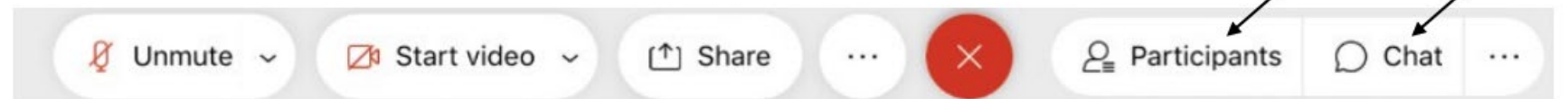
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to 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 26, 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.

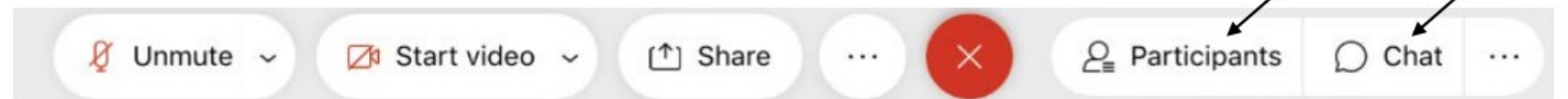
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

- Sending an e-mail to the cityplanning@clevelandohio.gov 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 26, 2026



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.

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

Erika Anthony, Chair

June 26, 2026

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

Meeting Summary: Month DD, 2026

June 26, 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

CPC Ruling:

- ✓ Approved as Presented
- ✓ Approved with Conditions
- Postponed
- ✗ Failed to Pass
- i For Information Only

Cleveland City Planning Commission

Conditional Uses & Zoning Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

Large State Licensed Residential Facilities (6-16 people) – PRJ26-010953

June 26, 2026

Project Address: 1127 Parkwood Dr

Presenter: Xavier Bay, City Planner

Project Representative: Farren White

Code Section: 337.08 (g) (1-2)

1582 E. 86th St.

Conditional Use Permit

City Planning Commission Hearing

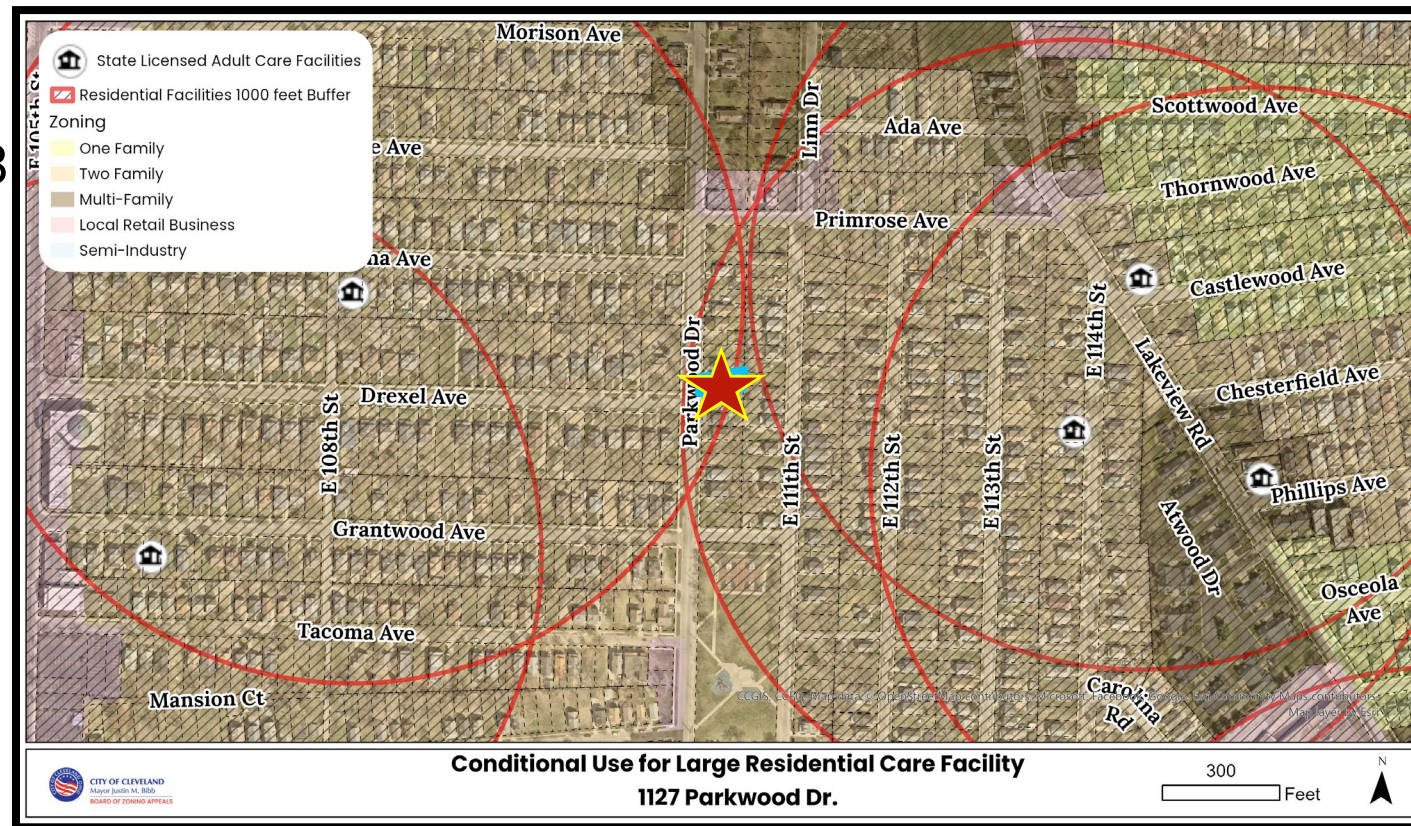
June 26, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

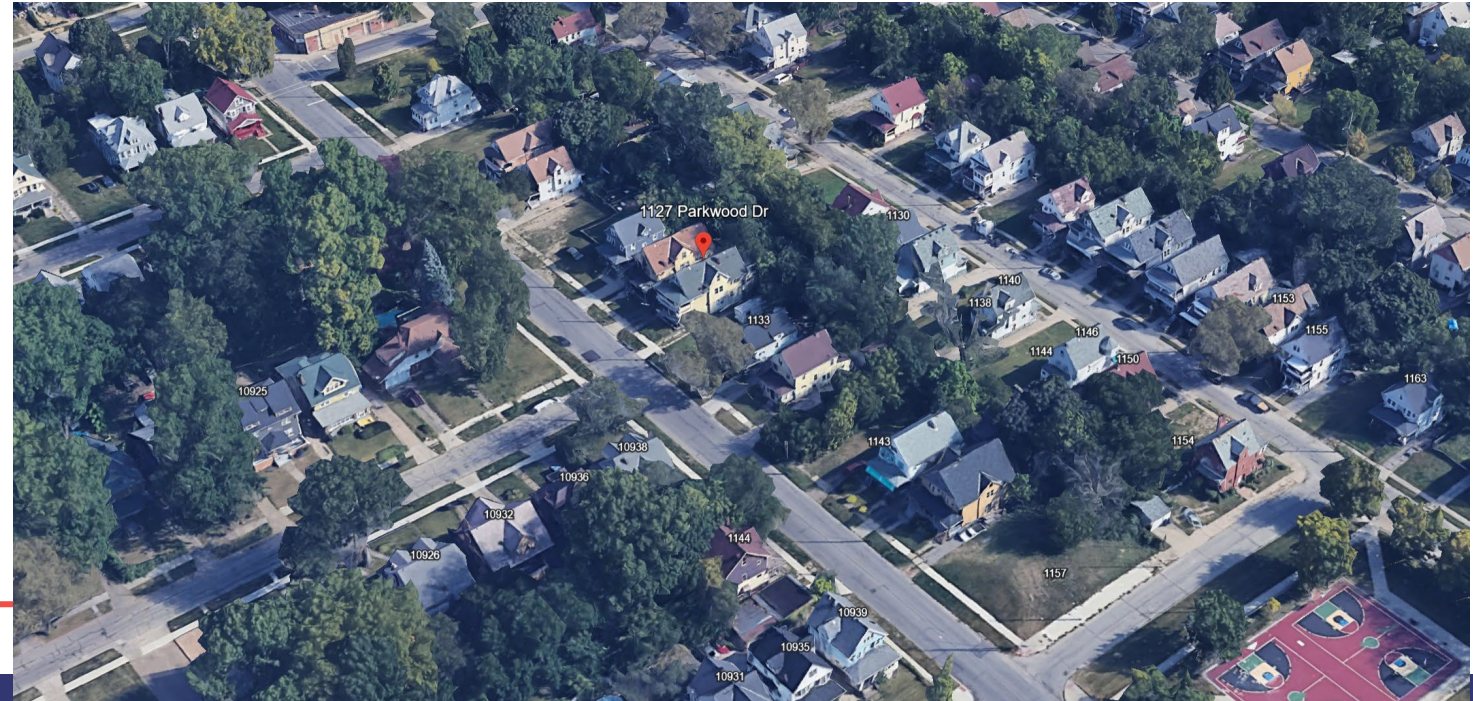
- **Current Zoning:** Multi Family Residential
- **Request:** Conditional use for large residential facility
- **Resident count proposed:** 8 persons
- **State Licensed:** Yes
- **Conditional Use Requirements:** 337.08 section (g)



Residential Facility Conditional Uses & Criteria (337.08 (g) (1&2))

The City Planning Commission may approve a large state licensed residential facility that is for 6-16 persons as a Conditional Use if the project meets the following criteria:

- **Facility is located within 1,000 feet of 2 other residential facilities.**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**





Northern View
Parkwood Dr.



Southern View
Parkwood Dr. & Drexel Ave.

Conditional Use Requirements

- **Facility is not located within 1,000 feet of other residential facility**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

First permitted in Multi-Family Residential District with Conditional Use from CPC when not located within 1,000 feet of another facility.

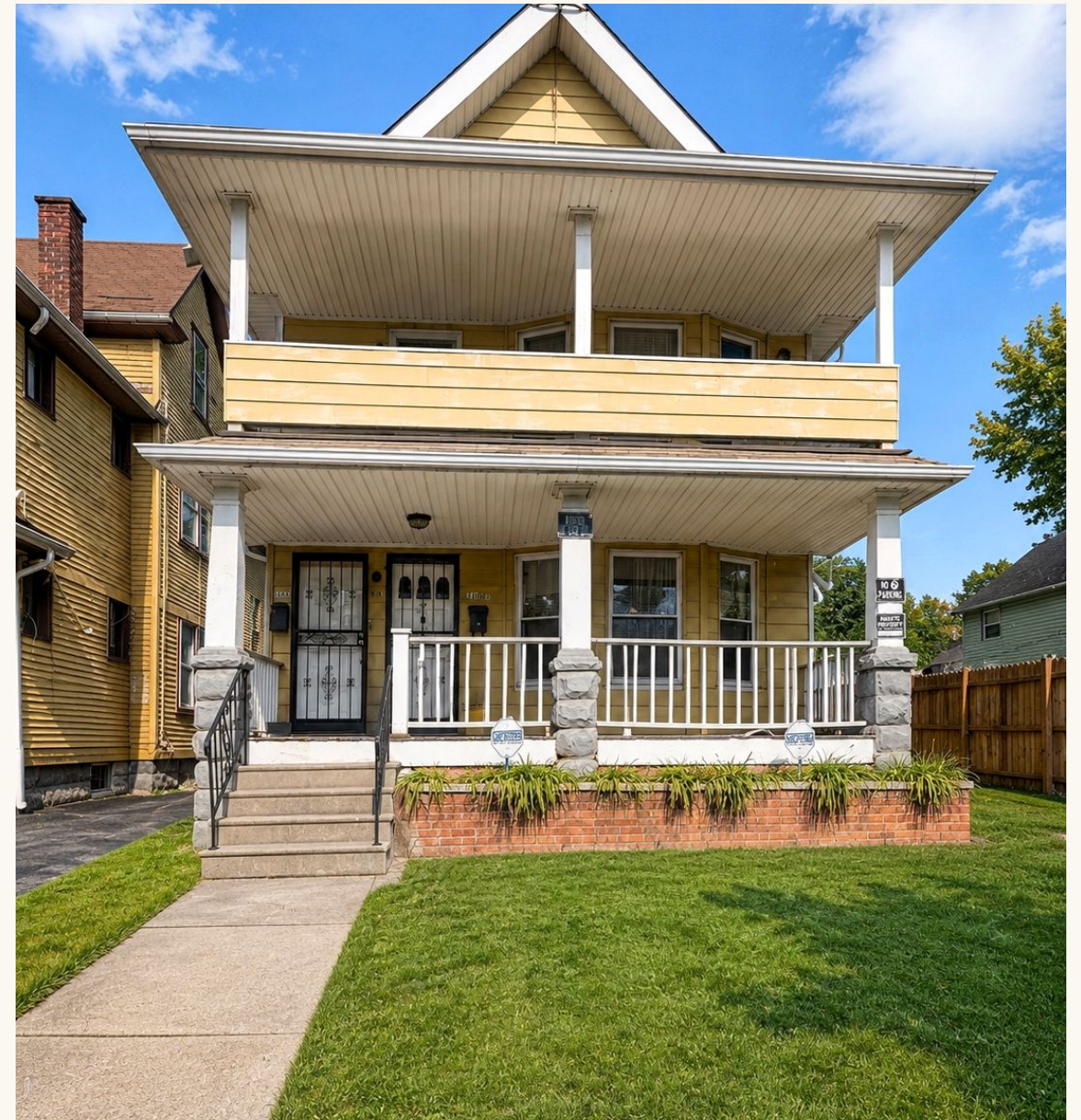
Property is located within a Two Family Residential District and is within 1,000ft of 2 another residential facility.

Just Like Family Healthcare Services

Residential Care Facility Presentation

Property Address: 1127 Parkwood Dr, Cleveland, OH 44108
Request: Residential care facility for up to 8 residents

Farren White | 216-925-3666 | Famber216@gmail.com



Purpose of the Request

CITY PLANNING COMMISSION & BOARD OF ZONING APPEALS

Approval requested

- Operate a state-compliant residential supportive living home for adults with mental health and daily-living support needs.
- Increase permitted occupancy from 5 to a maximum of 8 residents in a stable residential setting.
- Maintain a home-like environment with limited traffic, limited parking impact, and 24-hour supervision.

Key commitments

- No detox center, treatment center, correctional facility, or probation-based placement.
- No on-site medical treatment, counseling, or clinical rehabilitation services.
- Residents are referred voluntarily through community supports, case managers, or self-referral.

Program Description

SUPPORTIVE RESIDENTIAL LIVING



Just Like Family Healthcare Services will provide a supportive, structured residential environment for adults who need assistance with daily living and consistent supervision, but who do not require hospital-level or skilled nursing facility care.

- Safe, home-like setting
- Daily routine & structure
- Support with self-administered medications
- Life-skills development
- General supervision

The goal is to provide stability, dignity, and supportive oversight while preserving the residential character of the property.

Resident Profile & Demographics

TARGET POPULATION

Adults age 45+ with mental health and functional support needs

- Individuals who benefit from a stable, supervised home setting.
- Residents who may be too medically or socially complex to return home independently.
- Individuals whose needs may not align well with traditional long-term care placement.
- Residents who require support with daily routines, hygiene, meals, medication reminders, and life skills.

Care approach

**Compassionate
Respectful
Structured
Residential**

“Just like family” is the operating standard:
safe housing, reliable supervision, and
dignity for residents.

Services Provided

NON-CLINICAL SUPPORTS

Activities of Daily Living

Support with hygiene, routines, and general living skills.

Meals & Household Structure

Meal support, schedules, and organized home responsibilities.

Medication Reminders

Support for self-administered medication routines only.

Life Skills

Encouragement with communication, decision-making, and independence.

General Supervision

24-hour supportive oversight to maintain a safe environment.

Community Stability

A respectful residential option that reduces unnecessary displacement.

Not provided on site: medical treatment, detox, clinical counseling, or rehabilitation services.

Site Plan & Property Features

ENTRYWAYS, DRIVEWAY, WALKWAYS, GREENSPACE, LIGHTING & FENCING

Site features documented for the hearing

- Primary front entry through existing residential porch and front walkway.
- Driveway access on side of property with standard residential circulation.
- Side walkway provides access along the fenced property line.
- Passive greenspace and landscaped front yard maintained as residential open space.
- Existing exterior lighting, fencing, and property/parking signage support safety and boundaries.



Side walkway and fenced property line

Existing Context Photos

ADJACENT PROPERTIES & ACROSS THE STREET



Front exterior



Adjacent residential street context



View across street / neighborhood

Interior Photos

SPACES BEING USED BY RESIDENTS



Prepared, furnished resident rooms support a clean, stable, home-like environment.

Staffing & Supervision

SAFE, STRUCTURED, HOME-LIKE OVERSIGHT

24-hour supervision

- Staffing remains limited and consistent with a residential setting.
- Typical ratio: one staff member for up to eight residents.
- No more than two staff members are expected on site at any given time.
- Staff support routines, safety, redirection, and a respectful residential environment.

Staffing model

1:8

**Typical
Ratio**

Residential support and supervision
without institutional intensity

Operations: Visitors, Transportation & Traffic

LOW-IMPACT RESIDENTIAL MODEL

Visitors

Visitors may be received in a controlled and reasonable manner that preserves a safe and respectful residential environment.

Transportation

Residents are primarily responsible for their own transportation. Residents do not typically maintain personal vehicles, helping minimize traffic and parking impact.

Neighborhood fit

The residence is structured to maintain minimal traffic, parking, and activity levels consistent with the surrounding residential neighborhood.



Safety & Compliance

DOCUMENTATION AND OPERATING CONTROLS

Prepared for review

- Current occupancy permit available for review.
- Most recent fire marshal inspection report available for review.
- Controlled visitor expectations and supervision model.
- Residents supported in a stable setting with clear routines and home rules.
- No clinical treatment operations are conducted on site.

Risk-reduction approach

**Stable housing +
supervision + routines +
respectful boundaries =
safer resident outcomes
and lower neighborhood
disruption.**

Operational controls are designed to keep the property residential in character and compatible with the neighborhood.

Community & Public Support

LETTERS, PRIOR RECORD, AND NEIGHBOR SIGNATURES

Support documentation included with the zoning package

- Cleveland City Council support from Councilman Kevin Conwell's office for the variance request at 1127 Parkwood Dr.
- State Representative Terrence Upchurch provided a letter describing Farren White as compassionate, honest, and reliable and supporting the variance.
- Famicos Foundation / Khalid Hawthorne support is documented in the prior Board of Zoning Appeals record.
- Community petition signatures were collected from nearby residents in support of a secure, staffed, residential care facility.

Why this matters

The requested approval is supported by neighborhood outreach, elected-official support, and a prior variance history for this same property and use type.

The project is positioned as a low-impact residential model that provides stable housing and supervision while maintaining neighborhood character.

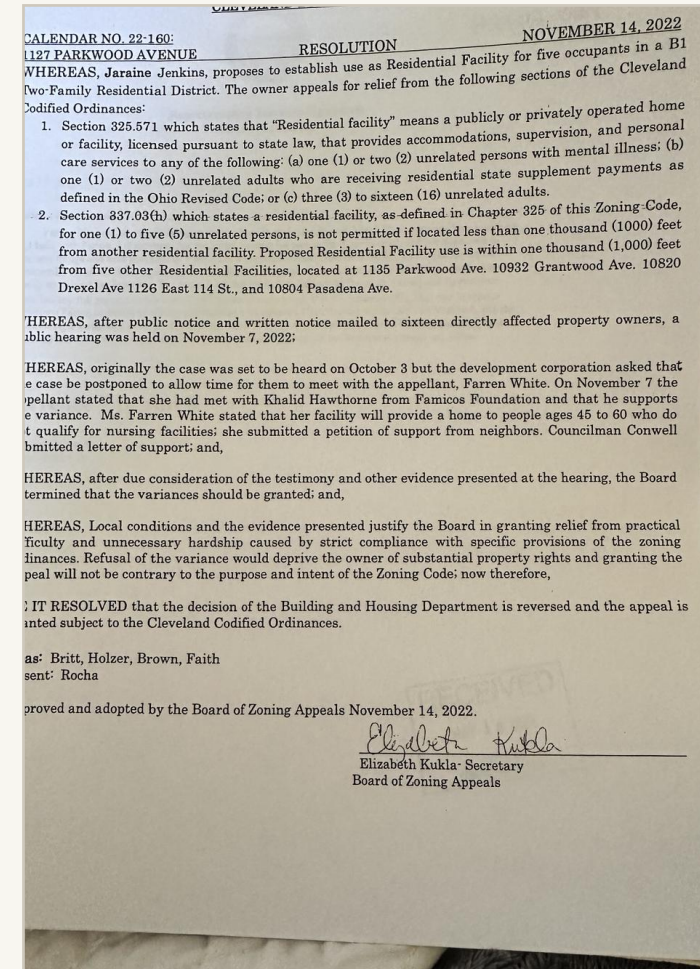
Prior BZA Approval & Support Record

RESOLUTION AND FAMICOS FOUNDATION SUPPORT

Prior approval history for 1127 Parkwood Ave / Dr

- The Cleveland Board of Zoning Appeals previously granted relief for residential facility use at this property.
- The November 14, 2022 resolution records that Khalid Hawthorne from Famicos Foundation supported the variance request.
- The resolution also references support from Councilman Kevin Conwell and a petition of support from neighbors.
- This prior approval record supports the argument that the proposed use can operate as a residential, neighborhood-compatible facility.

Source: Cleveland Board of Zoning Appeals resolution dated November 14, 2022.

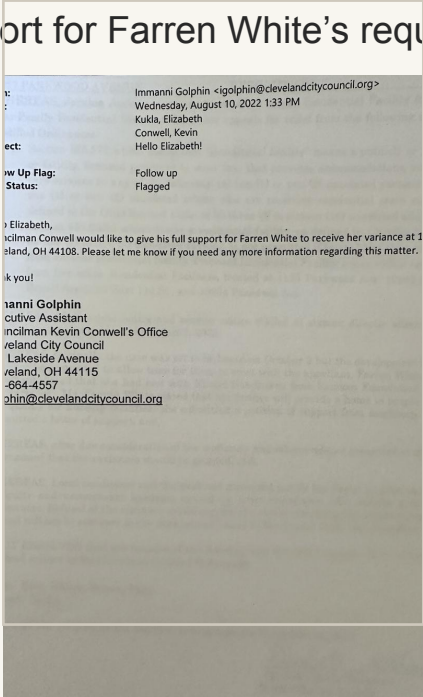


Elected Official Support

CITY COUNCIL AND STATE REPRESENTATIVE LETTERS

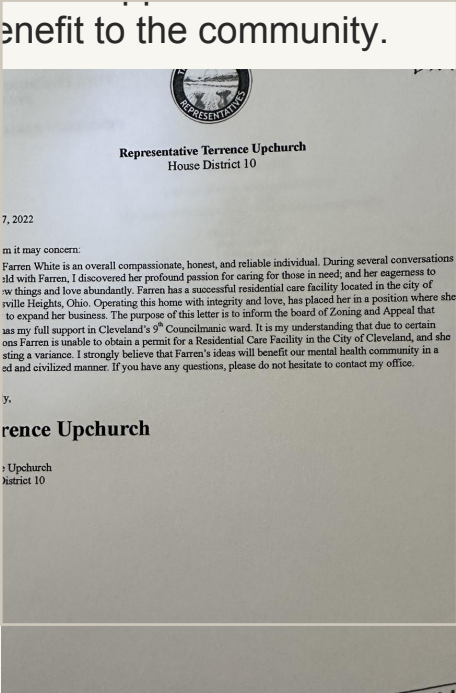
Councilman Kevin Conwell’s Office

- Written support was submitted for the variance at 1127 Parkwood Dr.
- The email states the councilman gives his full support for Farren White’s request.



Representative Terrence Upchurch

- Representative Upchurch described Farren White as compassionate, honest, and reliable.
- His letter supports the residential care facility and its benefit to the community.



Community Outreach & Petition

NEIGHBOR SUPPORT SIGNATURES

Neighbor outreach completed

- A petition was circulated to inform neighbors of the proposed licensed care facility at 1127 Parkwood Ave / Dr.
- Community signatures document direct neighborhood outreach and support from nearby residents.
- This petition supports the request as a residential, neighborhood-compatible use with local backing.

Petition highlights a secure, fully staffed, safe, and supportive home environment with low neighborhood impact.

Petition for Group Home 1127 Parkwood Ave, Cleveland OH 44108

Reason for requesting stop signs:

THE PURPOSE OF THIS PETITION, IS TO INFORM MY NEIGHBORS OF MY FUTURE ENDEAVORS.
I AM ASKING FOR YOUR PERMISSION, WHICH WILL ALLOW ME TO OPERATE A LICENSED
CARE FACILITY WITH THE STATE OF OHIO. IT WILL BE SECURE, FULLY STAFFED, SAFE AND
LOVING HOME. JUST LIKE FAMILY LLC HAS A VERY LOW TOLERANCE FOR DISTURBANCE OF
PEACE, AND NUISANCES. I WILL BE ROTATING STAFF 24/7 TO ENSURE THAT ALL PROMISES
ARE MET. ADDITIONALLY, EACH OCCUPANT WILL UNDERGO A HEAVY SCREENING PROCESS
TO ENSURE SAFEETY FOR ALL OF US. THANK YOU SO MUCH FOR YOUR TIME.

#	Printed Name	Address	Signature
1.	MICHAEL OWENS	1149 PARKWOOD DRIVE	Michael Owens
2.	MICHAEL OWENS	1149 PARKWOOD DRIVE	Michael Owens
3.	DAMON L WINDUS	1135 E. 111th	Damon Windus
4.	Fred Jefferson	1019 E. 111th Ave	Fred Jefferson
5.	Wanda Johnson	11425 Drexel Ave	Wanda Johnson
6.	Wanda Johnson	10928 Drexel Ave	Wanda Johnson
7.	Tom White	1127 Parkwood Ave	Tom White
8.	KAT PAGE	10517 PASADENA	Kat Page
9.	Robert P. Kelly	10713 PASADENA	Robert P. Kelly
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RECEIVED
AUG 10 2022
BOARD OF
ZONING APPEALS

Operating Standards & House Rules

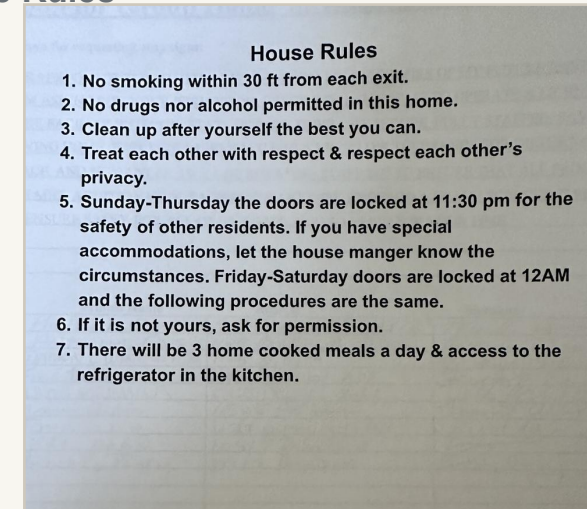
RESIDENTIAL STRUCTURE AND SAFETY EXPECTATIONS

Program controls support safe structure

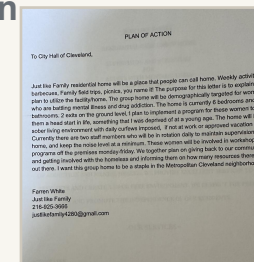
- House rules prohibit drugs and alcohol, require respect for privacy, and set expectations for clean shared living.
- Doors are locked at 11:30 PM Sunday–Thursday and 12:00 AM Friday–Saturday to protect resident safety and reduce disruption.
- Residents receive three home-cooked meals daily, access to the kitchen, and are expected to ask permission before using others' belongings.
- The plan of action emphasizes structure, supervision, weekly activities, community involvement, and maintaining a calm neighborhood presence.

Plan of action and house rules provide written structure for daily operations and resident expectations.

House Rules



Plan of Action



Thank you for your consideration

Just Like Family Healthcare Services is committed to operating a respectful, supervised, and low-impact residential care home that provides stability for vulnerable adults while maintaining neighborhood compatibility.

Farren White
216-925-3666
Famber216@gmail.com



Conditional Use Requirements

- **Facility is not located within 1,000 feet of other residential facility**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

First permitted in Multi-Family Residential District with Conditional Use from CPC when not located within 1,000 feet of another facility.

Property is located within a Two Family Residential District and is within 1,000ft of 2 another residential facility.

Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

PRJ26-XXXX – HBR-MCC Plan

June 26, 2026

Project Address: Tremont Neighborhood

Type: Neighborhood Plan

Project Representative: Elizabeth Ellis, CUDC

Approval: Final

HBR-MCC MICRO-PLAN

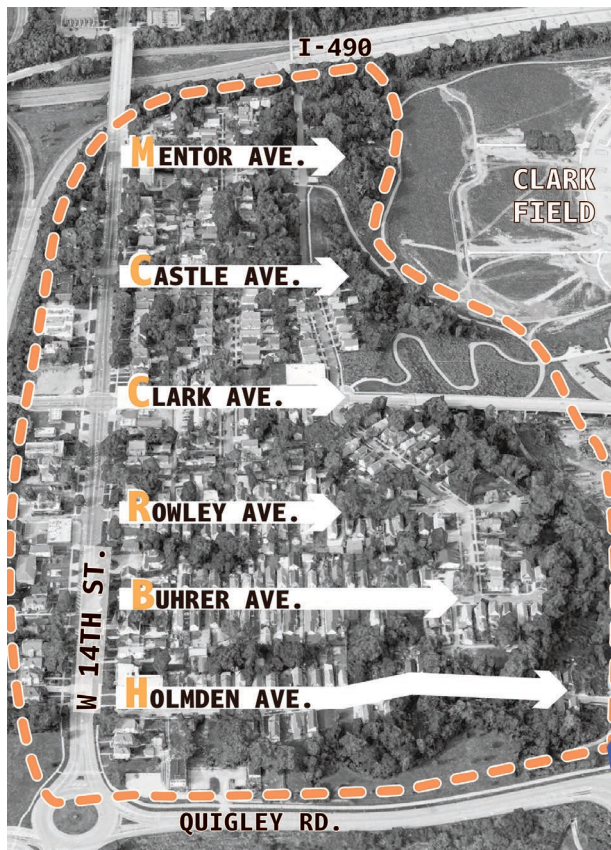
HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

MAY 27, 2026



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

***THANK YOU
STAKEHOLDERS AND
COMMUNITY MEMBERS
WHO'VE PARTICIPATED!***



Stakeholder Conversations:

- City Councilman Austin Davis, Ward 7
- City Councilwoman Jasmin Santana, Ward 14
- Britany Pabon, City Planner
- Jessica Beam, Landmarks Commission
- Dan Musson, Landmarks Commission
- Rachel Pierce, Landmarks Commission
- Adam Davenport, City Planner
- Monserrat Monterrubio, City Economic Development
- Phil Kidd, former City Complete & Green Streets
- Sarah Davis, Active Transportation Senior Planner
- Officer Frank Constanzo, District 2
- Sarah Maier, Cleveland Metroparks
- Rich Weiss, Neighborhood Media Foundations/ Tremonster
- Angelica Pozo, HBR block club leader
- Christine Jackson, MCC block club leader
- Erich Hooper, Hooper Farms

Workshop Participants:

- Richard Sesenko
- Carol Prusak
- Christine Jackson
- Angelica Pozo
- Beverly Wurm
- Brandy Stovicek
- Darren Triplett
- Alyssa Holzkloos
- Dianna Angell
- Erich Hooper
- Rich Weiss
- Jaime Declet
- Sarah Fallor
- Chris Creasey
- Karin Rozendaal
- Chris Dohar
- Mike Rogalski
- Bob Bucklow
- Donna Meyers

**Thank you to Tremont West
Development Corporation's
board members and staff!**

HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

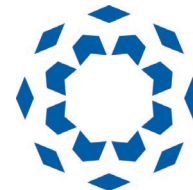
***SPECIAL THANK YOU TO
EVERYONE WHO ALLOWED US
TO USE THEIR SPACE AND FED
US THROUGHOUT THE 10
MONTHS!***



ZION UNITED
CHURCH OF CHRIST IN TREMONT



**Angelica
Pozo's art
studio**

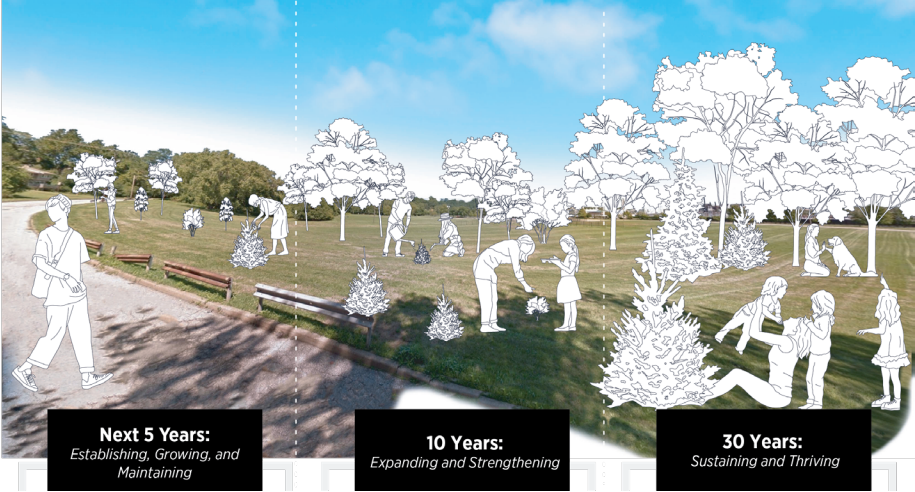
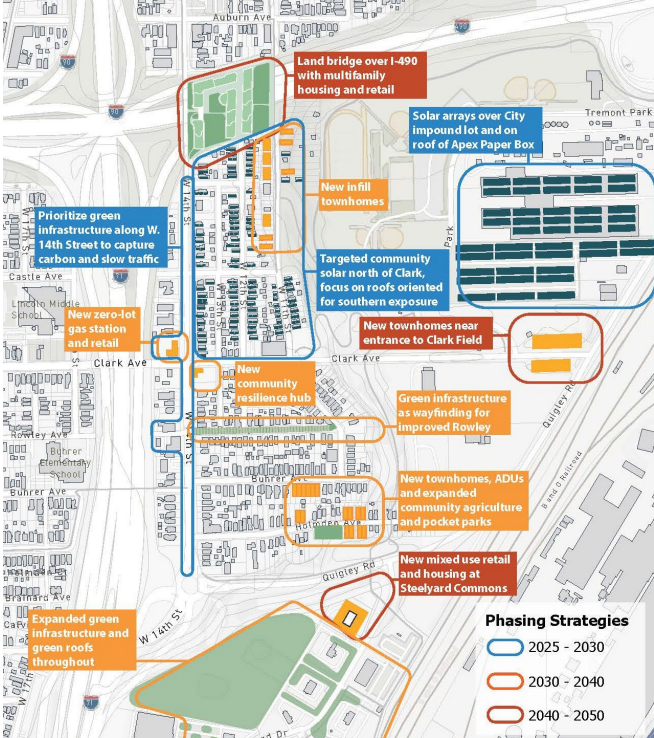


**CLEVELAND
PUBLIC
LIBRARY**

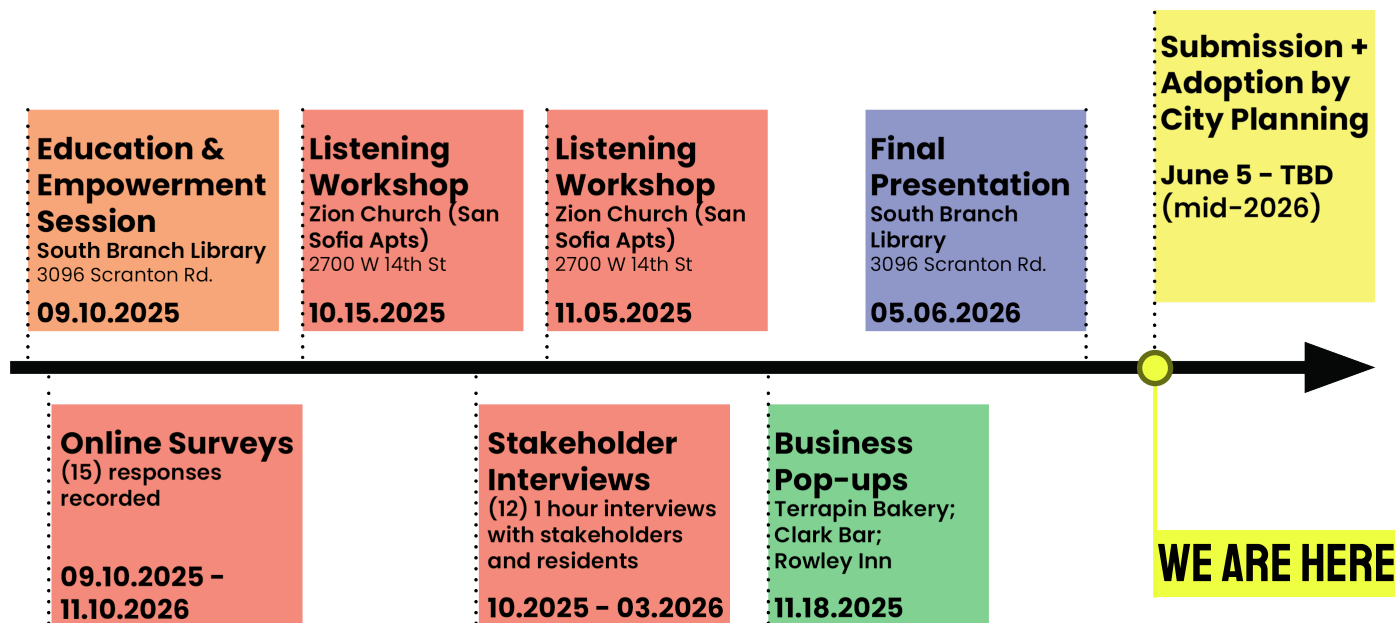
DECARBONIZATION CHARRETTE: CLEVELAND

CLIMATE ACTION PLAN

FALL 2024 - SPRING 2025



PLANNING & ENGAGEMENT TIMELINE



Participatory engagement timeline



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

TYPES OF ENGAGEMENT



**DOCUMENTATION
& FLYERING
THROUGHOUT
PROCESS**

**(1) EDUCATION
SESSION**



**(2) INTERACTIVE
WORKSHOPS**

ONLINE SURVEYS

**(3)
BUSINESS
POP-UPS**



(12) STAKEHOLDER INTERVIEWS

**CUDC + TWDC interviewed stakeholders
+ residents in 1 hr sessions**

(1) FINAL COMMUNITY MEETING



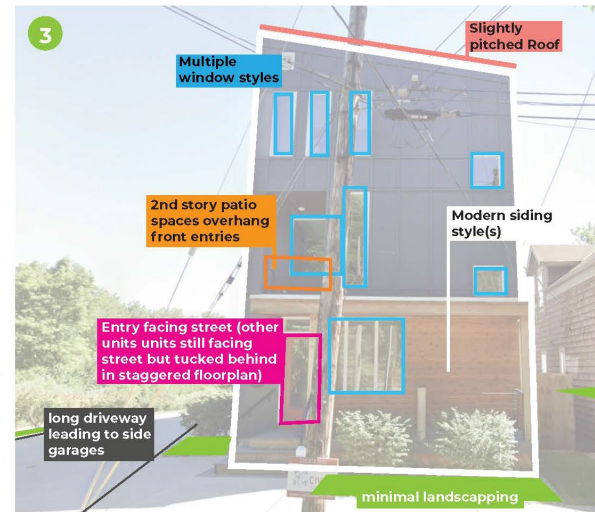
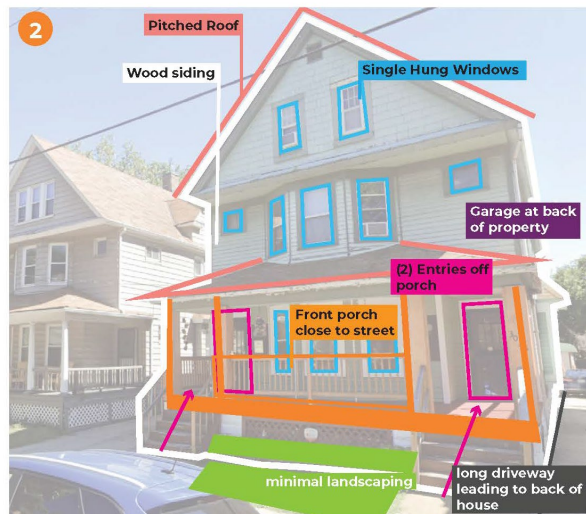
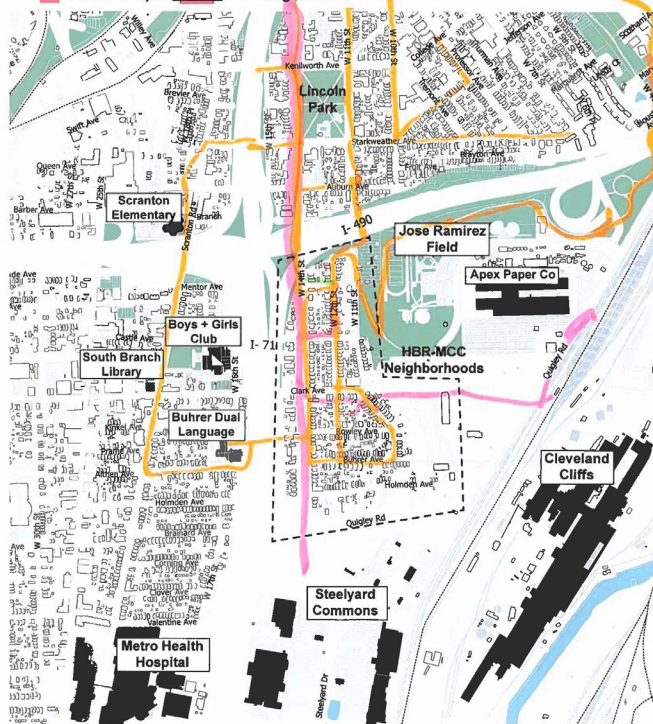
HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

GUIDING CONVERSATION

Where/ How do you travel within Tremont?

- Trace where you _____ in the neighborhood
- Trace where you walk in the neighborhood
- Trace where you bike in the neighborhood
- Trace where you drive in the neighborhood



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

CONNECTORS

What types of businesses/ activity would you like to see in each corridor?
Place dots on what you would like to see!

W 14th Street

Urgent care on W 25th
Neighborhood Family Practice on Webster

Modern Housing/ Commercial mixed-use

Historic Housing/ Commercial mixed-use

Laundry Facilities

Sit-down Restaurants

Other retail?

Yes to Modern Housing/ mixed-use

Clark Avenue

Healthcare Provider

Green infrastructure manufacturing

Increase tree canopy

Slow the street

Other retail?

Rowley Avenue

Housing improvements and retrofits for commercial

Partial street closure for neighborhood festivals

Increase tree canopy

Discourage as cut-through or thoroughfare

Towpath Connection to Steelyard Commons

On-street grade crossing across Quigley

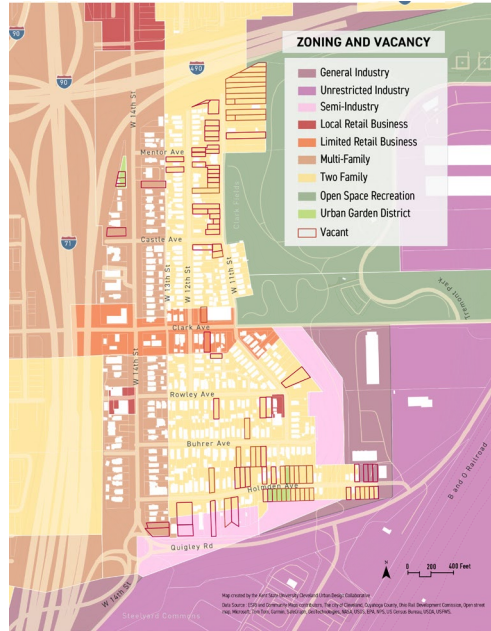
Tremont branded signage

Increase tree canopy

Increase landscaping



DATA



RECOMMENDATIONS BASED ON COMMUNITY ENGAGEMENT & ONGOING DEVELOPMENTS

**Neighborhood
Connections &
Safety**
(Traffic / Safety /
Walkability)

**Housing &
Commercial**

**Greenspace &
Environmental**

**Branding &
Wayfinding**

IMPLEMENTATION STRATEGIES MATRIX

		\$ Under \$10,000		Approximate timeframe to complete project	Strategy	Lead Agency	Partner Agencies	Potential Funding Source(s)
		Quick Wins: Lower Effort/ Low Cost	Big Bets: High Effort/ Higher Cost					
			\$\$ \$10,000 - \$100,000					
Goals			\$\$\$ \$100,000 - \$1M					
			\$\$\$\$ Over \$1M					
W 14 St.	*		\$	3 months	City should conduct traffic counts	City Division of Streets	City Council Representative	City of Cleveland Division of Streets operating budget, City Capital Improvement Program (CIP), Northeast Ohio Areawide Coordinating Agency (NOACA) technical assistance planning funds
	*			3 months	City to work with TWDC and business owners to determine best places for mobility hubs (for electronic scooters) Potential places: in front of Terrapin, in front of Manhattan apartment building, when new gas station is built, etc	City Division of Streets	TWDC, business owners	City able to deploy quickly
					Quick build opportunities: like restriping with painted bump-outs, delineators, increased visibility of pedestrian crosswalks ect	City Division of Streets	TWDC, City Council Representative	CMAQ (Congestion Mitigation and Air Quality Improvement (CMAQ) Program)

Snapshot of excel spreadsheet



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“Streets are unsafe, particularly on W 14 and Clark with busy and fast traffic”



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“Streets are unsafe, particularly on W 14 and Clark with busy and fast traffic”

WE PROPOSE:

Quick Win: City should conduct traffic counts to justify street calming

Big Bet: Traffic calming with bump-outs, right-sizing streets, adding street trees and signalized crosswalks where appropriate



W 14th Long-term street calming



HBR-MCC MICRO-PLAN

HOLDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

Speed Tables



Nick Castele / Ideastream Public Media

Photo: Dan Burden

Pedestrian Refuge Islands



Protected Intersections

Photo: Toole Design



CLEVELAND MOVES IDENTIFIED STRAGIES



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“The Towpath connection under Quigley is dark and we don’t go down there to get to Steelyards”



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“The Towpath connection under Quigley is dark and we don’t go down there to get to Steelyards”

WE PROPOSE:

Quick Win:
Lighting under the
tunnels

Big Bet: Artwork,
enhanced
landscaping to
point you to the
entrances to the
Towpath tunnels



*Above: Example of artwork in tunnel entry.
Left: Artwork lighting design in tunnel: Charlotte, NC*



Left: Art and spaces to relax and reflect. Example of what can happen near Towpath Tunnels

Towpath Tunnels to Steelyard



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“Desire to stay in the
neighborhood as I age”



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“Desire to stay in the neighborhood as I age”

WE PROPOSE:

Big Bet: Encourage and attract senior housing and/or intergenerational villages along Holmden/ Quigley



Intergenrational / Co-housing / Assisted Living
Co-housing example: Marmalade Lane / Cambridge, UK

WE HEARD:

“There’s no public place for the community to gather within the HBR-MCC boundaries”



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“There’s no public place for the community to gather within the HBR-MCC boundaries”

WE PROPOSE:

Big Bet: Encourage and attract developer interested in developing community space – this could be in conjunction with other small businesses



*Community Space + Bookstore +
Event Rental
Third Space Reading Room:
Glenville/ Cleveland, OH*



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“We want any new housing to match more of housing that already exists”



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

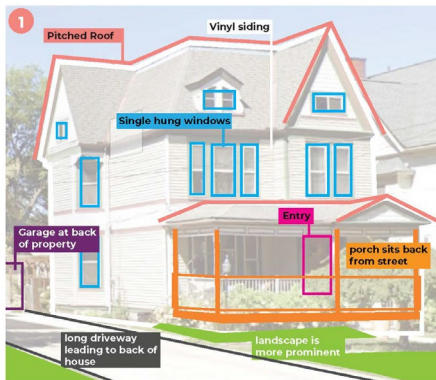
WE HEARD:

“We want any new housing to match more of housing that already exists”

WE PROPOSE:

Encourage developers to look to existing housing typologies and characteristics. They don't need to match exactly, but they should be used as a reference

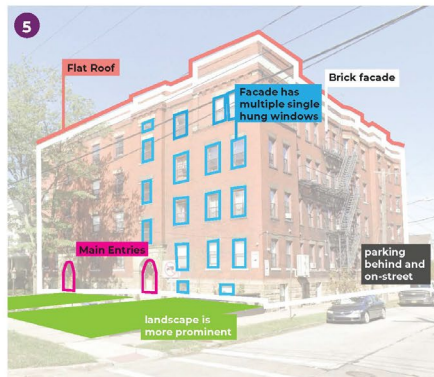
Tudor Style



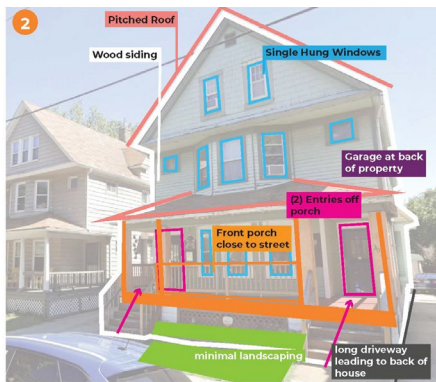
Townhomes



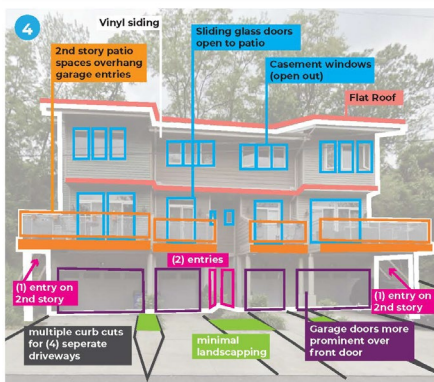
Multifamily Apartments



Cleveland Double



Condominiums (condos)



HOUSING TYPOLOGIES THAT EXIST IN THE NEIGHBORHOOD



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

**“We want more green and
community outdoor spaces
embedded in community”**



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“We want more green and community outdoor spaces embedded in community”

WE PROPOSE:

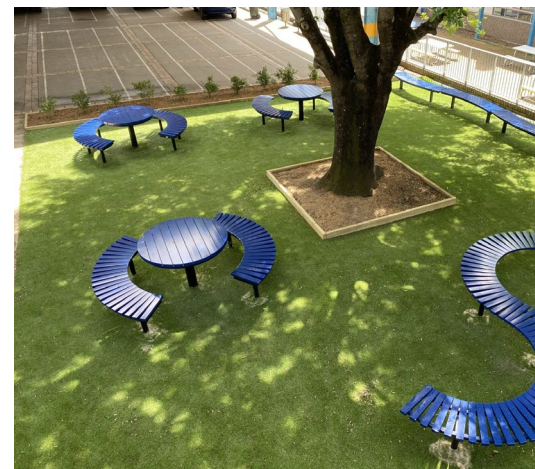
Holding Holmden Avenue properties for community green space like a pocket park or community gardens



Community Garden: Mum Fields, Detroit, MI



Gazebo and Little Library



Pocket Park example with shade trees and flexible furniture

OPPORTUNITIES FOR POCKET PARKS ON HOLMDEN



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“The neighborhood should have better wayfinding”



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

WE HEARD:

“The neighborhood should have better wayfinding”

WE PROPOSE:

Quick Win:

Wayfinding signage indicating key anchors like Clark Field, Christmas Story House, Terrapin, Buhrer and W 11 pedestrian bridges, and key intersections



Wayfinding signage



Community Bulletin Board



*Wayfinding:
Destination
Cleveland*

OPPORTUNITIES FOR WAYFINDING AND INFORMATION SHARING



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK



THANK YOU!
QUESTIONS?



TremontWest
DEVELOPMENT CORPORATION



HBR-MCC MICRO-PLAN

HOLMDEN | BUHRER | ROWLEY | MENTOR | CASTLE | CLARK

PRJ26-XXXX – HBR-MCC Plan

June 26, 2026

NWDRAC Recommendations:

NWDRAC reviewed this plan for information only on 5/27, and was supportive of this plan. The committee also commented they would like to see more informational presentations on neighborhood plans in the future.

City Planning Staff Recommendations:

Planning staff was involved with the development of this plan from the beginning and is in full support of the proposal. Staff appreciates the holistic engagement of the community and stakeholders, and is hopeful this method of neighborhood micro-planning can be utilized throughout Cleveland.

Cleveland City Planning Commission

Central East Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

EC2026-013 – Building E Expansion

June 26, 2026

Project Address: 9105 Cedar Ave

Type: New Construction

Project Representative: Ed Paine

Approval: Conceptual

E Building Expansion

Conceptual Design Submission

7 May 2026



E Expansion

Agenda

- Project Summary
- Site Location
 - Location Plan, Context Plan, Existing Conditions Plan
- Site Plan
- Tree Preservation Plan
- Floor Plans
- Exterior
 - Existing Building
 - Preliminary Massing, Section/Elevations



E Expansion

Project Summary

This project consists of the design and construction of a 120,000 SF three-story expansion to the existing Cleveland Clinic Main Campus Emergency Department to support the hospital's strategic initiative to achieve Level I Trauma Center designation. The expansion will significantly enhance emergency, surgical, and critical care capabilities while improving patient flow, operational efficiency, and overall quality of care.

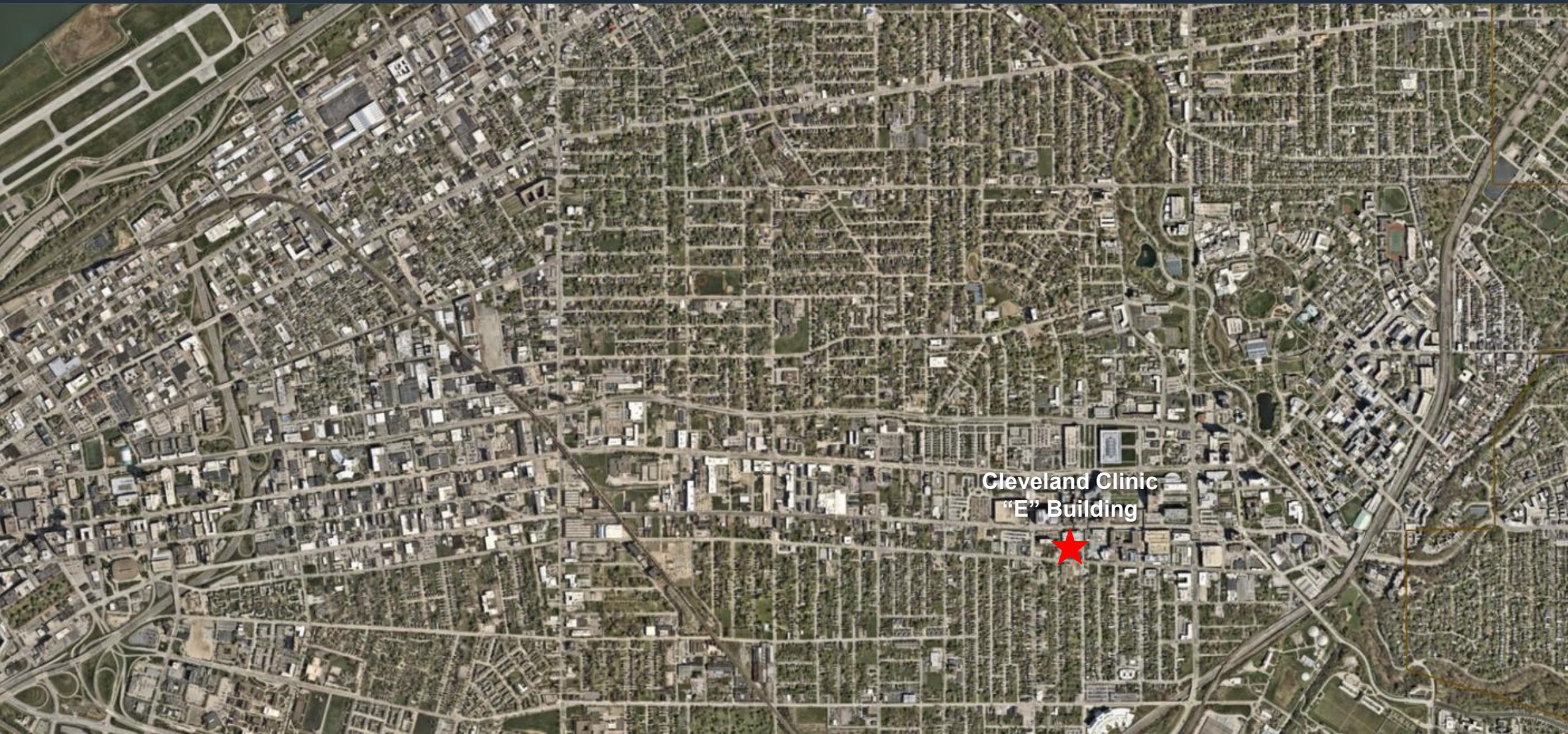
The new addition will increase the capacity and functionality of the Emergency Department through expanded trauma treatment spaces, advanced diagnostic and support services, and improved circulation for patients, staff, and emergency responders. The facility will be designed to accommodate the specialized requirements associated with Level I Trauma Center accreditation, including rapid-response care environments, dedicated trauma bays, enhanced imaging access, and integrated support spaces.

The second floor expansion will include a substantial enlargement of the Surgery Department, providing additional operating rooms, pre-operative and post-anesthesia care areas, sterile processing support, and associated clinical and staff spaces. The surgical suite expansion is intended to support increased trauma and emergency surgical volumes while improving procedural efficiency and patient outcomes. The third floor will provide additional clinical, administrative, and support functions necessary to accommodate future growth and operational demands associated with expanded trauma services. The project will also include associated infrastructure upgrades, building systems improvements, vertical circulation enhancements, and integration with the existing hospital campus to ensure uninterrupted operations throughout construction.

The design will prioritize patient safety, infection control, staff efficiency, resiliency, and compliance with all applicable healthcare facility regulations, codes, and accreditation standards. Special consideration will be given to phased construction planning and maintaining continuous operation of the existing Emergency Department and hospital services during all phases of implementation.

E Expansion

Location Plan



Cleveland Clinic
"E" Building

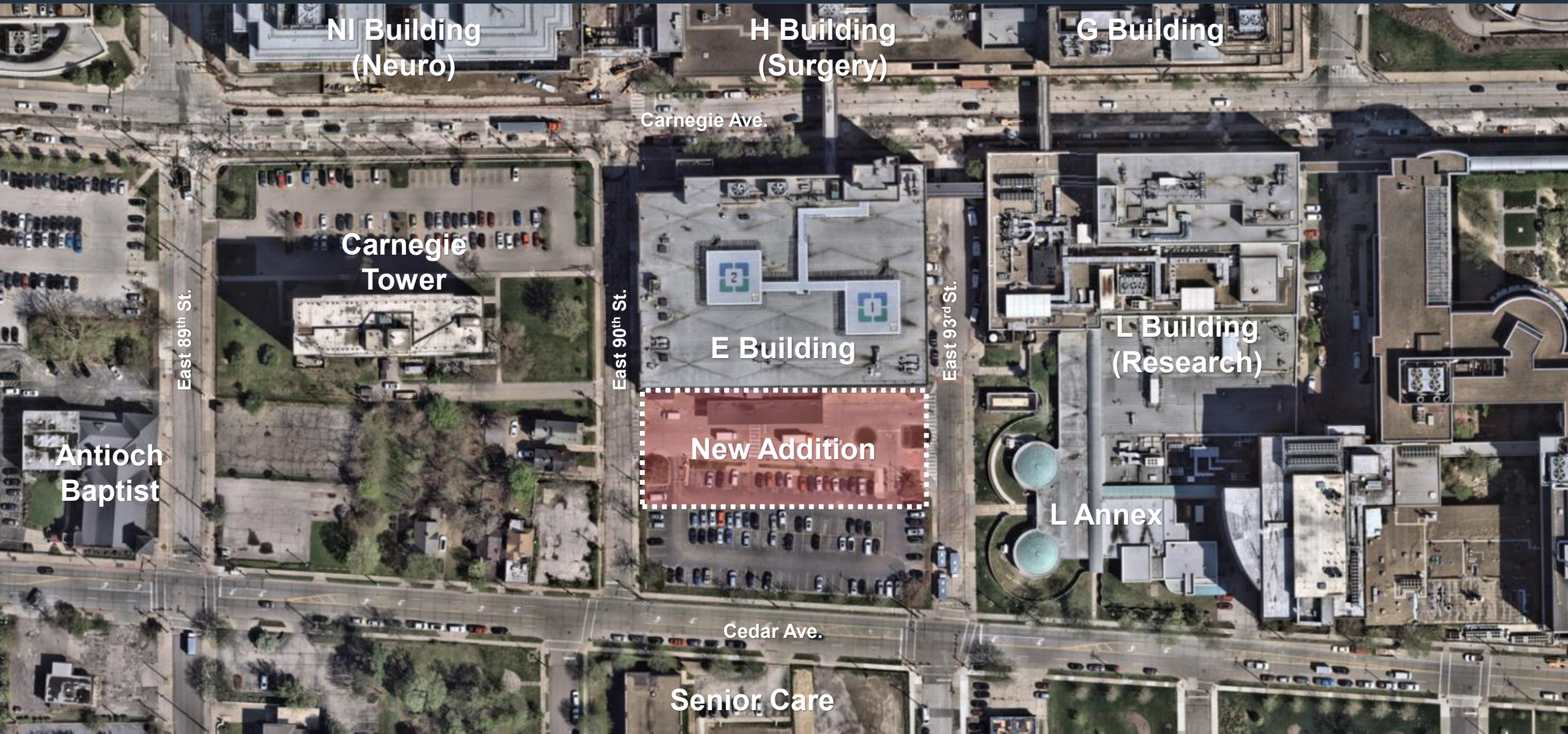
E Expansion

Campus Plan



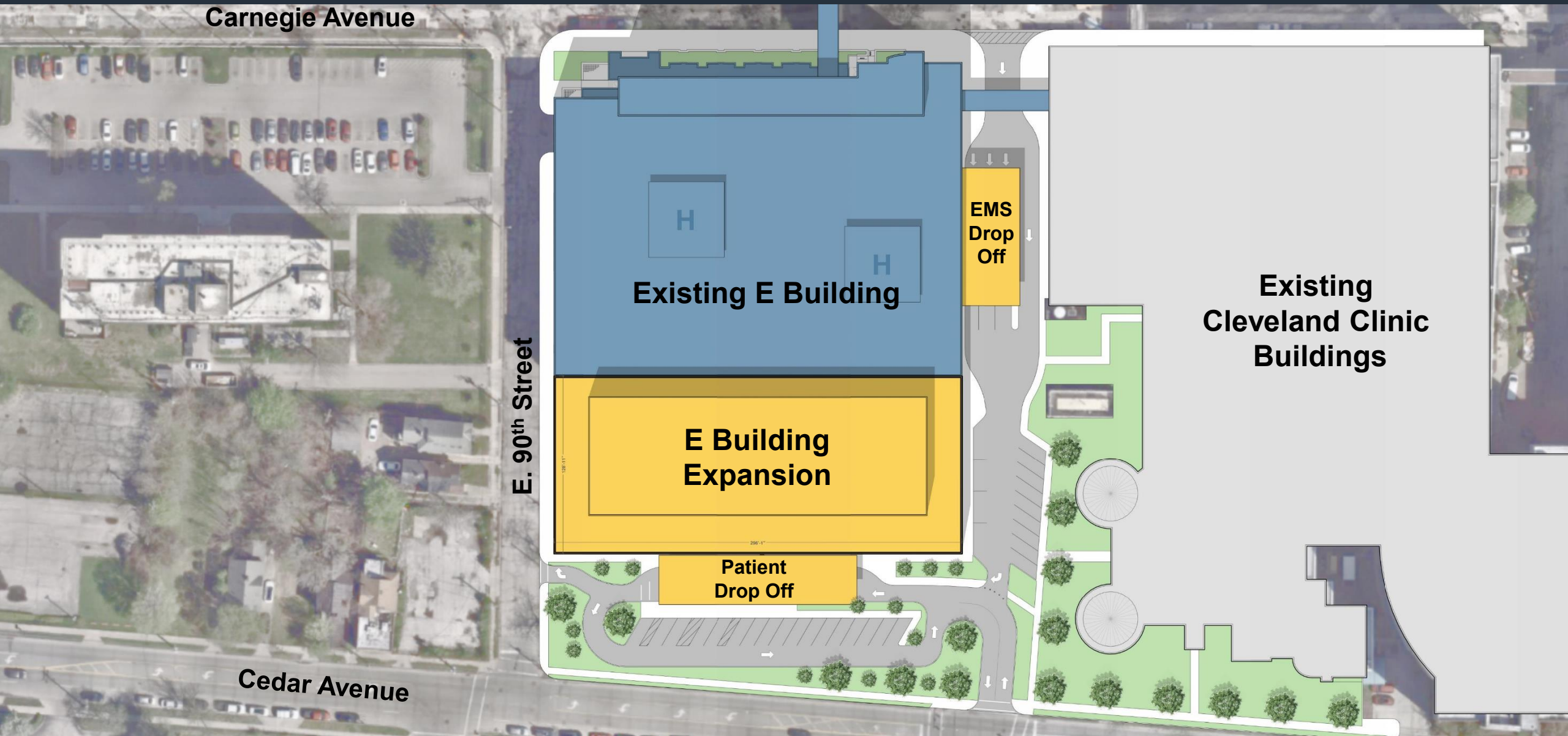
E Expansion

Existing Conditions Plan



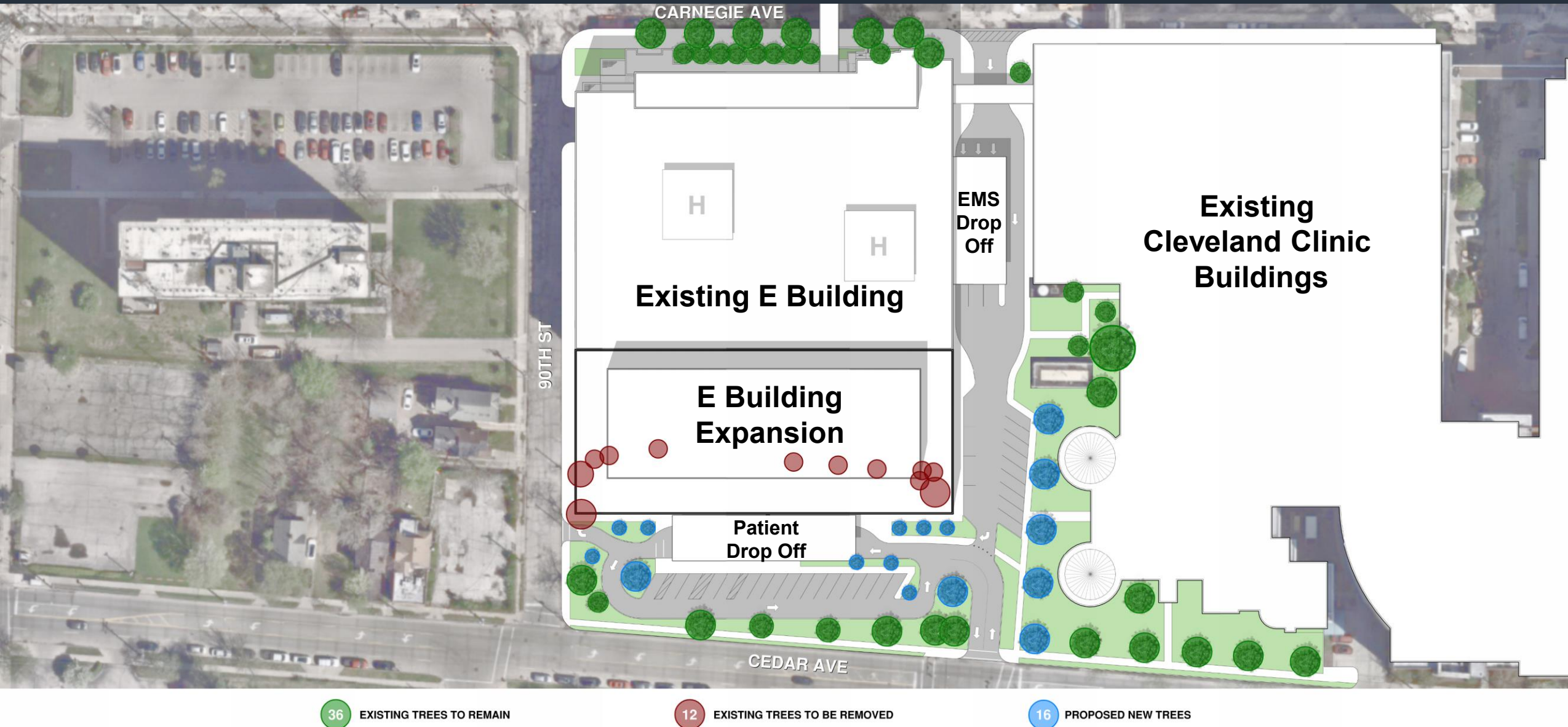
E Expansion

Conceptual Site Plan



E Expansion

Conceptual Tree Preservation Plan



E Expansion

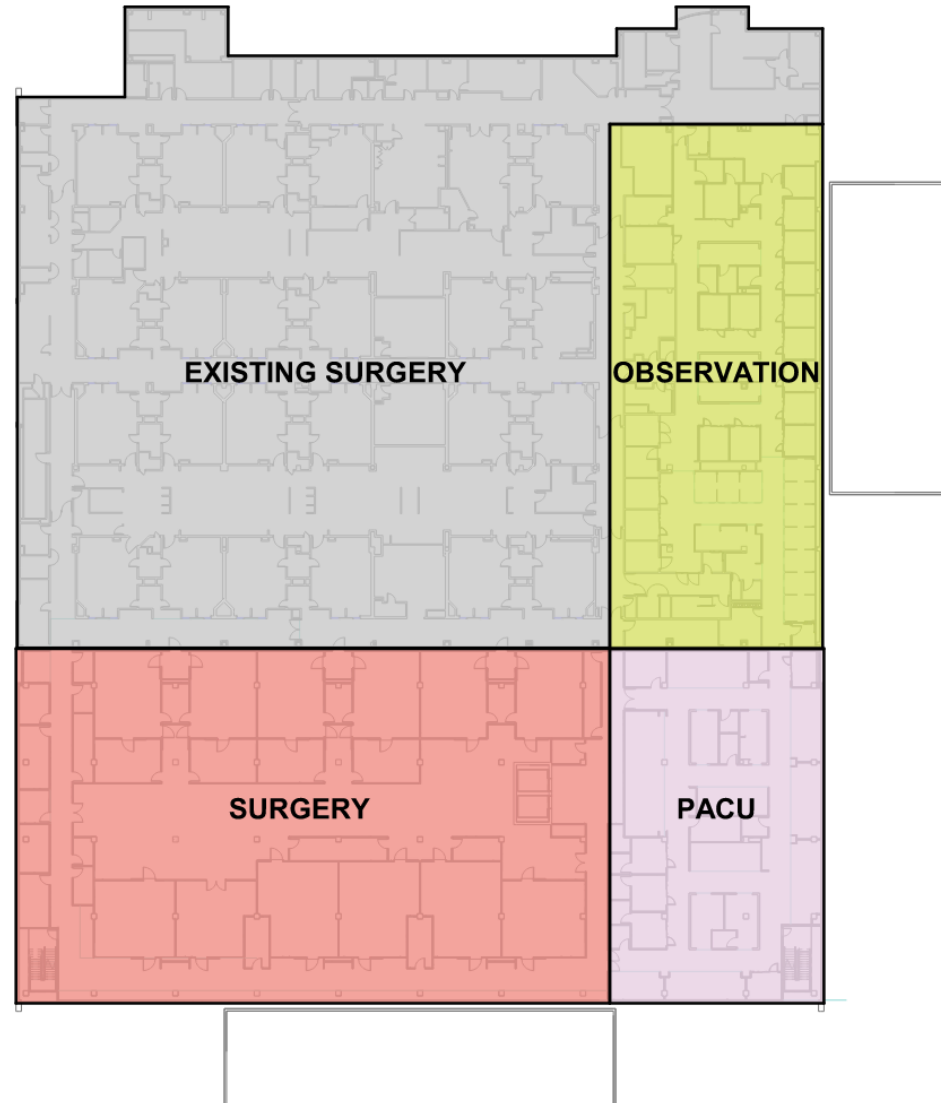
Floor Plans



FIRST FLOOR

E Expansion

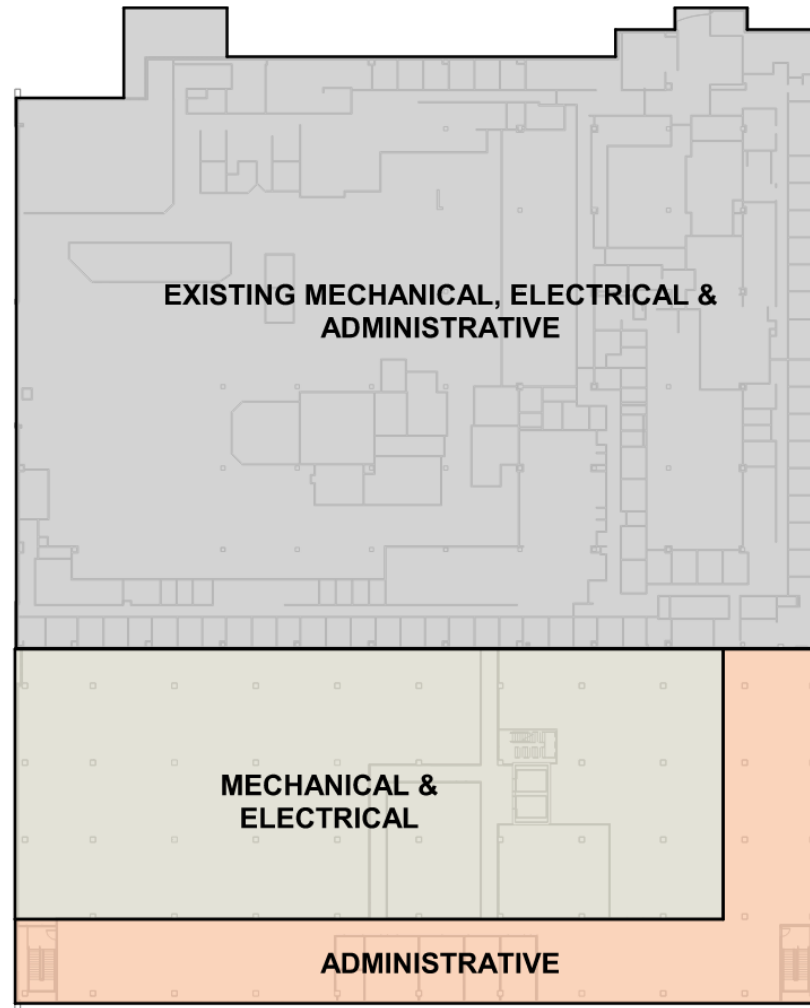
Floor Plans



SECOND FLOOR

E Expansion

Floor Plans



THIRD FLOOR

E Expansion

Existing Building



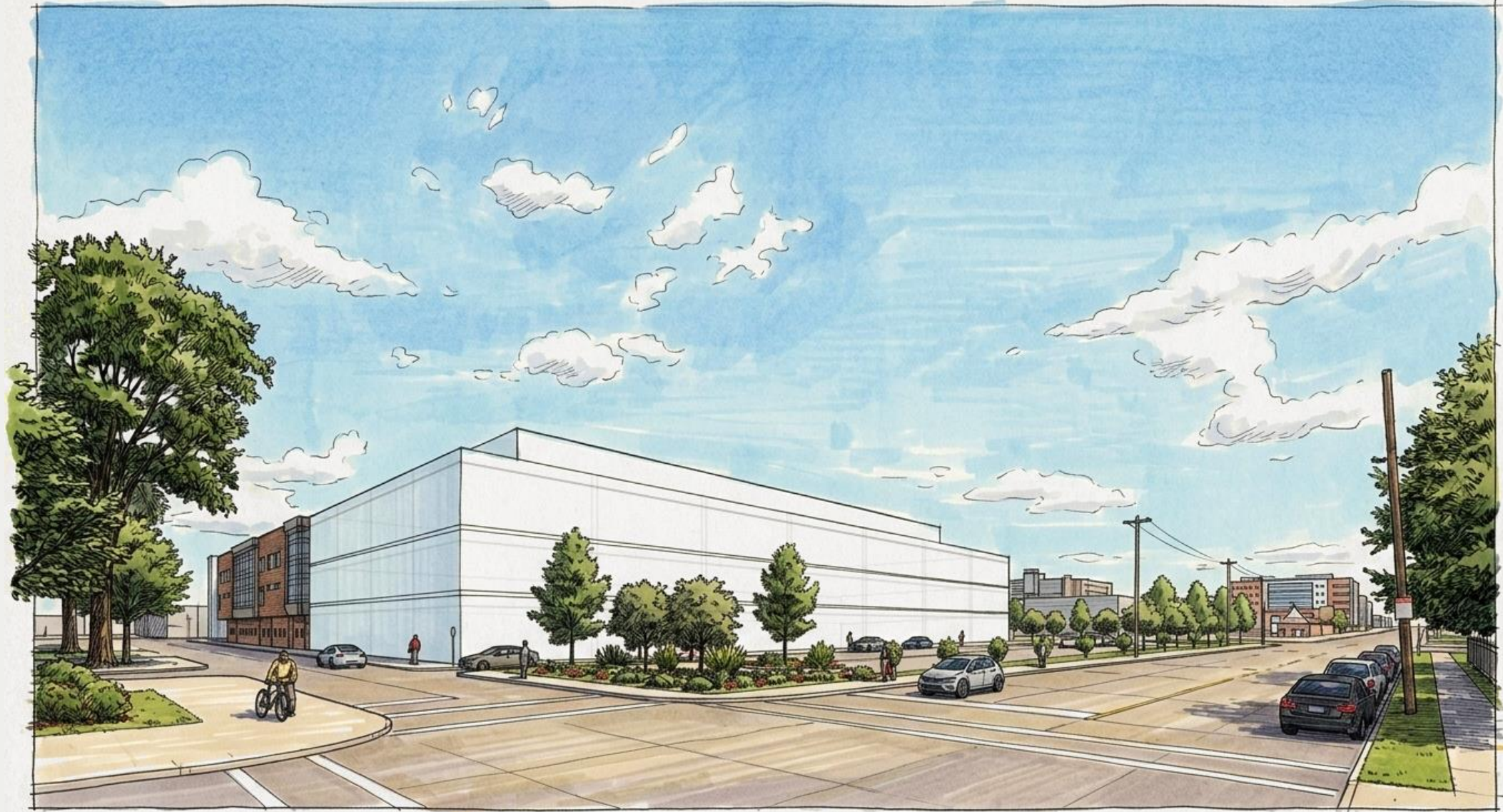
E Expansion

Existing Building



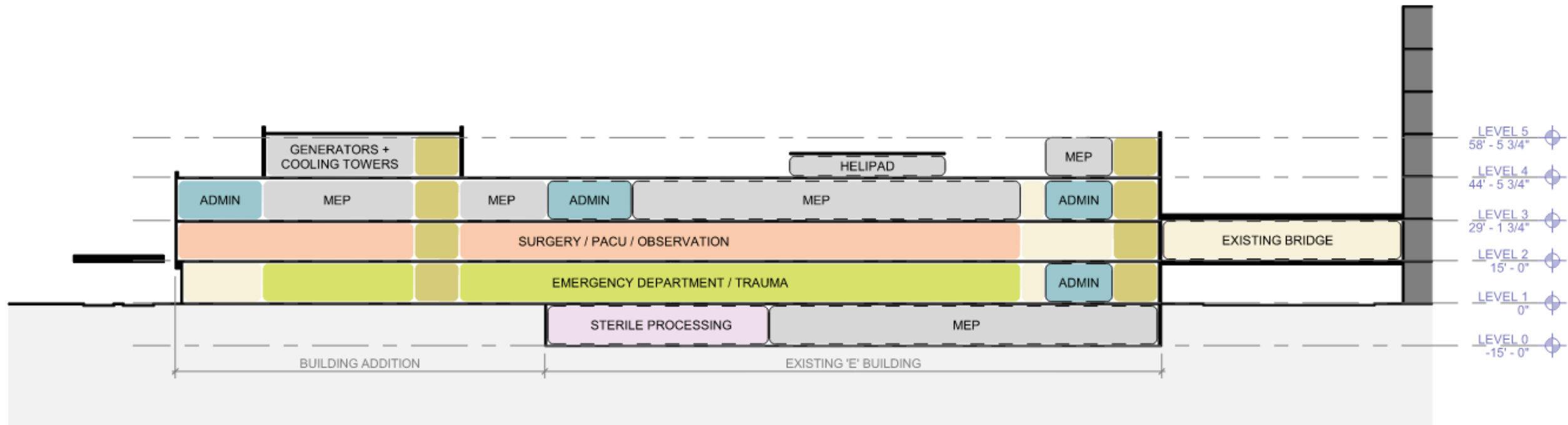
E Expansion

Preliminary Massing



E Expansion

Building Section



E Expansion

Elevations

EAST FACADE





THE FUTURE OF HEALTHCARE DESIGN SINCE 1921

EC2026-013 – Building E Expansion

June 26, 2026

CEDRAC Recommendations:

CEDRAC recommended conceptual approval as presented on 5/14/26, with the recommendations to include better solutions for parking, have more intentional development of the facades, specifically on the West façade, and to research how the building meets the street.

City Planning Staff Recommendations:

Staff has begun talking about Transit Demand Management options for the development to make it more accessible for everyone.

EC2026-020 – 6515 Carnegie Ave Demolition

June 26, 2026

Project Address: 6515 Carnegie Ave

Type: Demolition

Project Representative: Jake Wetherill

Approval: Final



City of Cleveland

Justin Bibb, Mayor

City Planning Commission

Cleveland City Hall | 601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114 | T: 216-664-2210

Planning Commission: Design Review Application

Note: Review the CPC Design Review/Landmarks Viewer to determine which application to complete.

DATE: 6/3/2026

PROJECT NAME: 6515 Carnegie Ave. Demolition

PROJECT ADDRESS/LOCATION: 6515 Carnegie Ave. Cleveland, OH 44103

CONTACT PERSON (for design review): Brandon Kline

COMPANY: Geis Construction

PHONE: 216.870.3992

EMAIL: brandon@geisco.net

OWNER & COMPANY: CCLRC CLEVELAND IX LLC

ARCHITECT/ CONTRACTOR: Geis Construction

PROJECT TYPE: ☐ New Building ☐ Rehabilitation ☐ Addition ☐ Parking
☐ Sign ☐ Public Art ☒ Other Demolition

Does this project include demolition? ☒ Yes ☐ No

USE TYPE: ☐ Residential ☐ Commercial ☒ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☐ Schematic Design ☒ Final Design Development

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


Signature and date

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:

****Please note, depending on project type level of review in a design review district, approvals may vary. Housing Units 5 and under, signs, additions, renovations, alterations, and other small scale work may be subjected to internal approvals after review, if qualified.**

6/3/2026

City of Cleveland
City Planning Commission

To whom it may concern:

Geis Construction is seeking approval for demolition of the existing buildings at 6515 Carnegie Ave., parcel no. 11812015. This parcel consists of 10.31 acres, and contains approximately 112,000 sf. of industrial buildings, 91,000 sf. of paved drive lanes and parking lot, and an associated rail spur off the adjacent Norfolk Southern Cleveland Line. Primary frontage is along Carnegie Ave., with the remainder of the site bounded by E 61st Pl. and the Norfolk Southern line to the West, Ceylon Ct. to the North, and the property at 6545 Carnegie Ave. to the East.

The property has been used for industrial purposes since at least 1913, with many of the existing structures on site being built by the previous occupant, American Sugar Refining / Allen Sugar Company. The present-day rail spurs on site were constructed in 1994. None of the structures on site are listed on the National Register of Historic Places, nor are any known to be historically or architecturally significant. The portions of the building along the street frontage were constructed with zero setback from the property line, and contain no pedestrian access or glazing, closing off the building to its surroundings. Similarly, a security fence encircles the remaining perimeter, isolating the site and detracting from the character of the surrounding neighborhood.

While there is interest in the location of this site from several industrial users, the constantly added-on construction of the existing building creates many small, difficult to utilize interior spaces, and an inefficient overall site layout. Moreover, the building is limited to its existing three truck loading docks, with no room or provisions for expansion.

While prospective occupants are not currently interested in utilizing the existing rail spurs, our demolition proposal seeks to keep a portion of them in place, in case future users may find them necessary.

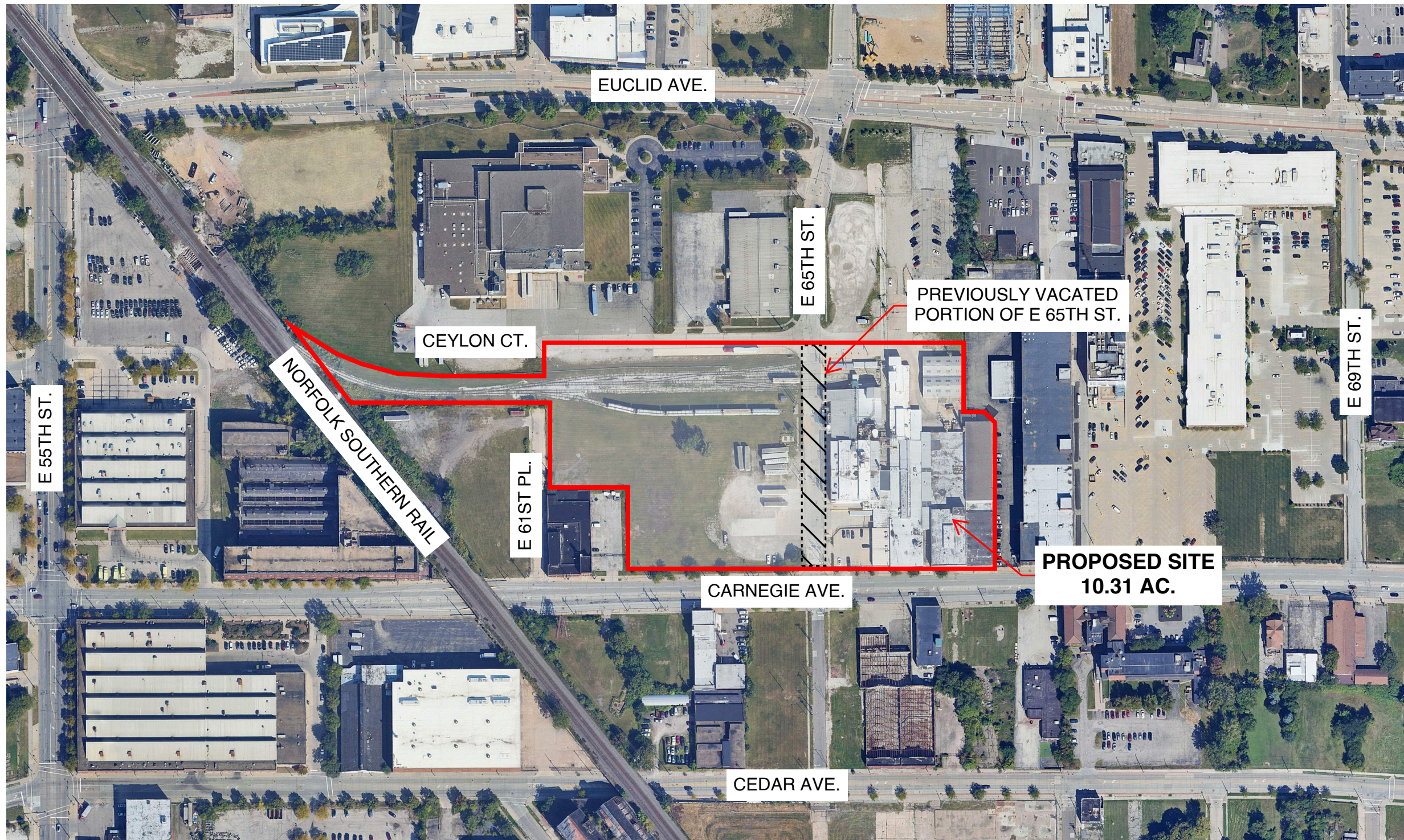
There are no known structural issues with the existing buildings which would warrant their demolition, however an environmental site assessment conducted in November, 2025 has identified several areas of possible hazardous contamination which may exist on site.

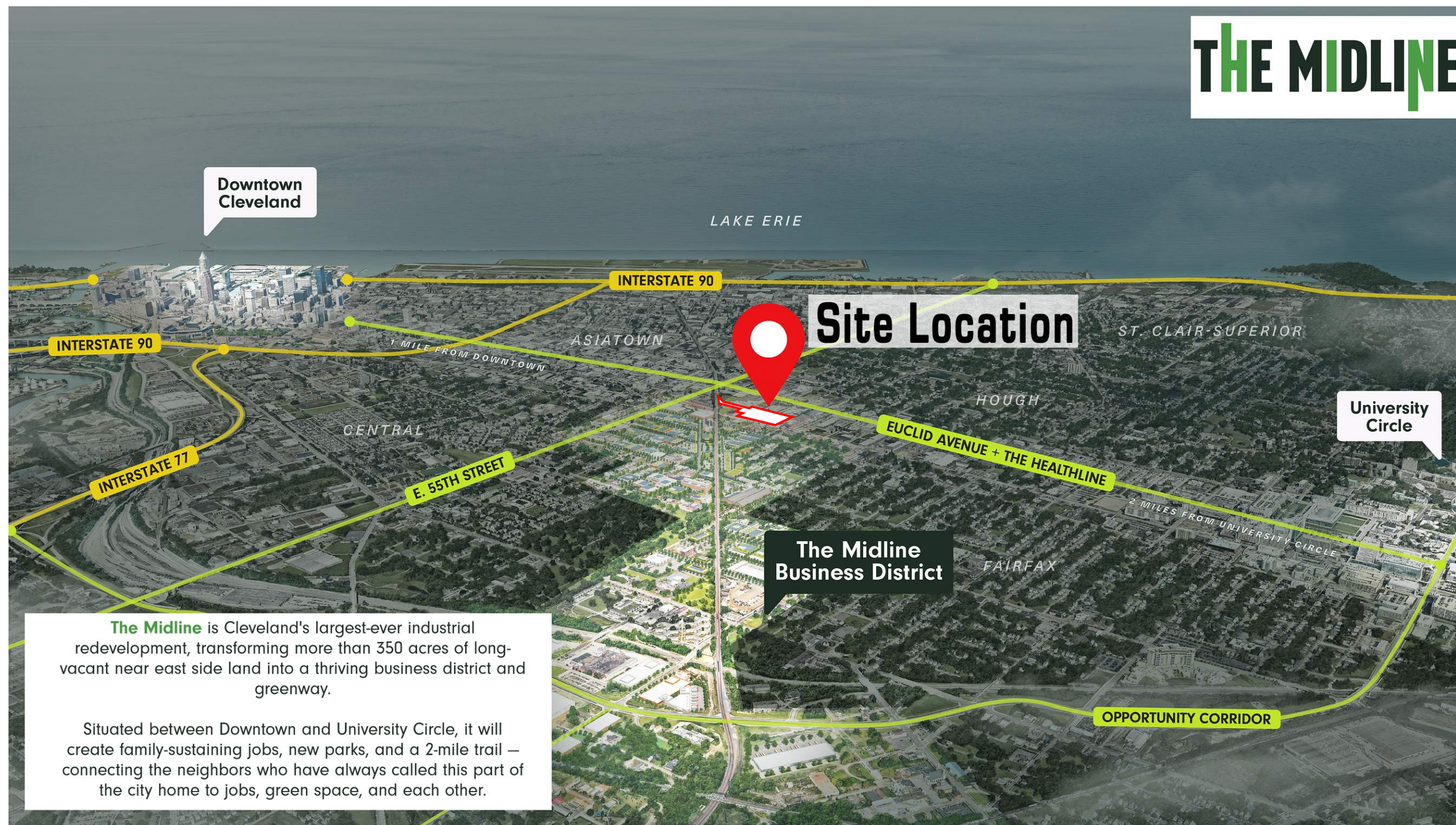
Proposed demolition is to include all structures on site, as well as approximately 78,000 sf. of pavement and a portion of the rail spur, as detailed in the attached site demolition plan. The purpose of the proposed demolition is to rework utilities, prepare the site with rough grading and seed with positive drainage, and market the site as “pad ready”, to be able to move a project forward once a new industrial user comes along.

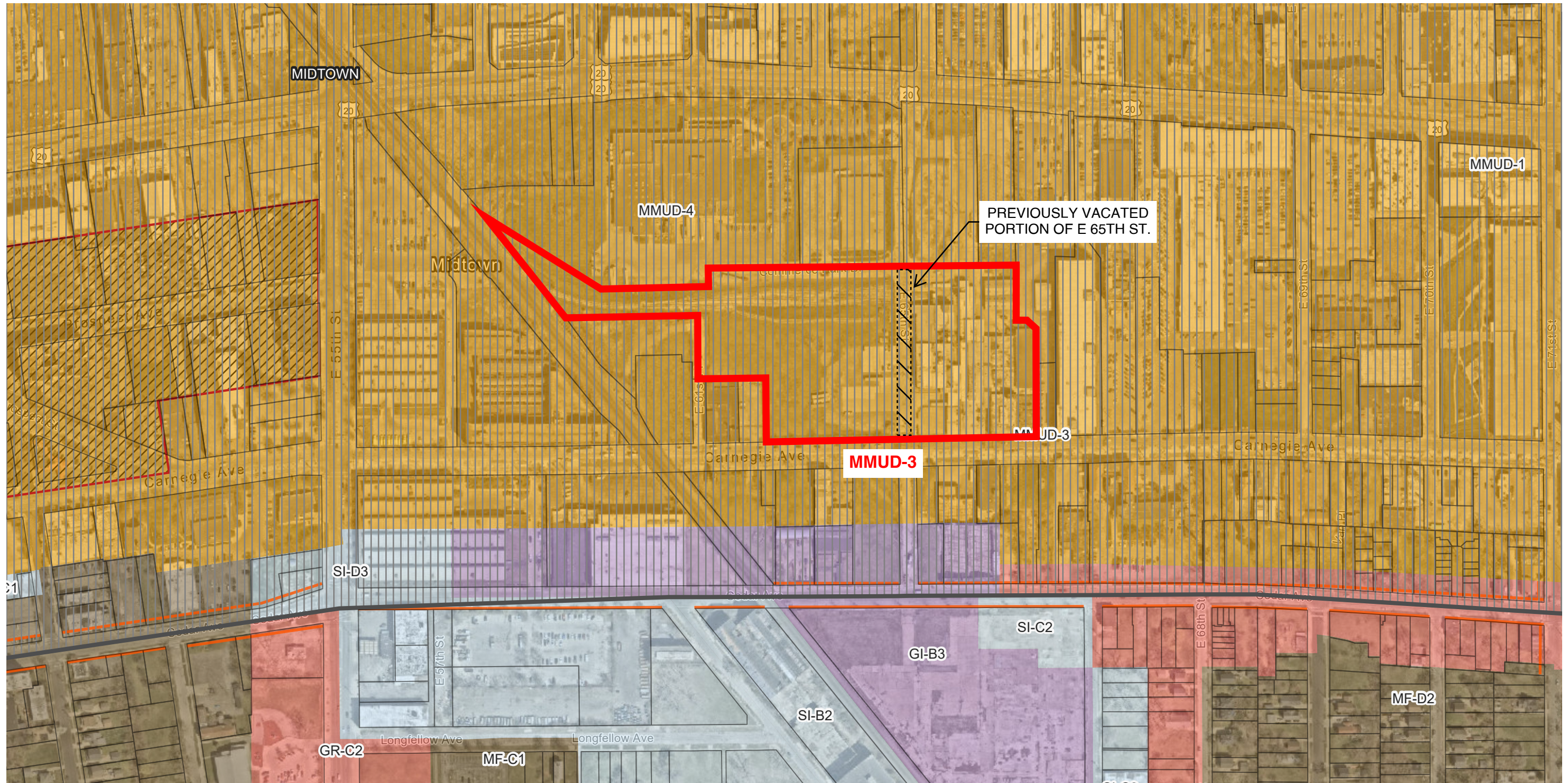
As demonstrated in the proposed future site plan, a new project will seek to engage the streetscape along Carnegie Avenue in a much more impactful way, and create a more flexible, efficient, and aesthetically pleasing project, which will enhance the character of the Midtown Neighborhood.

Sincerely,
Brandon Kline

A handwritten signature in black ink, appearing to read 'Brandon Kline', with a stylized flourish at the end.



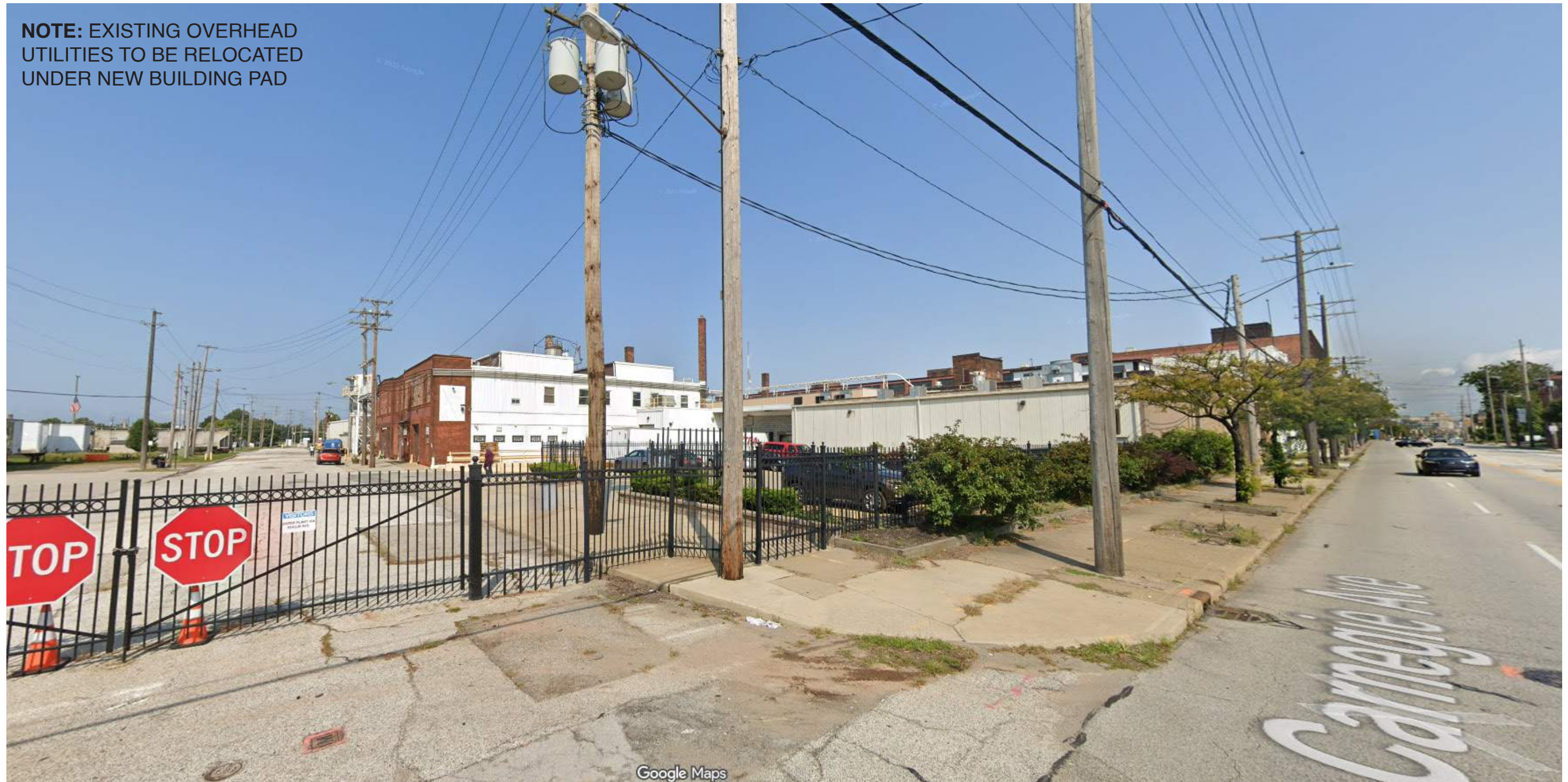








NOTE: EXISTING OVERHEAD
UTILITIES TO BE RELOCATED
UNDER NEW BUILDING PAD



Google Maps

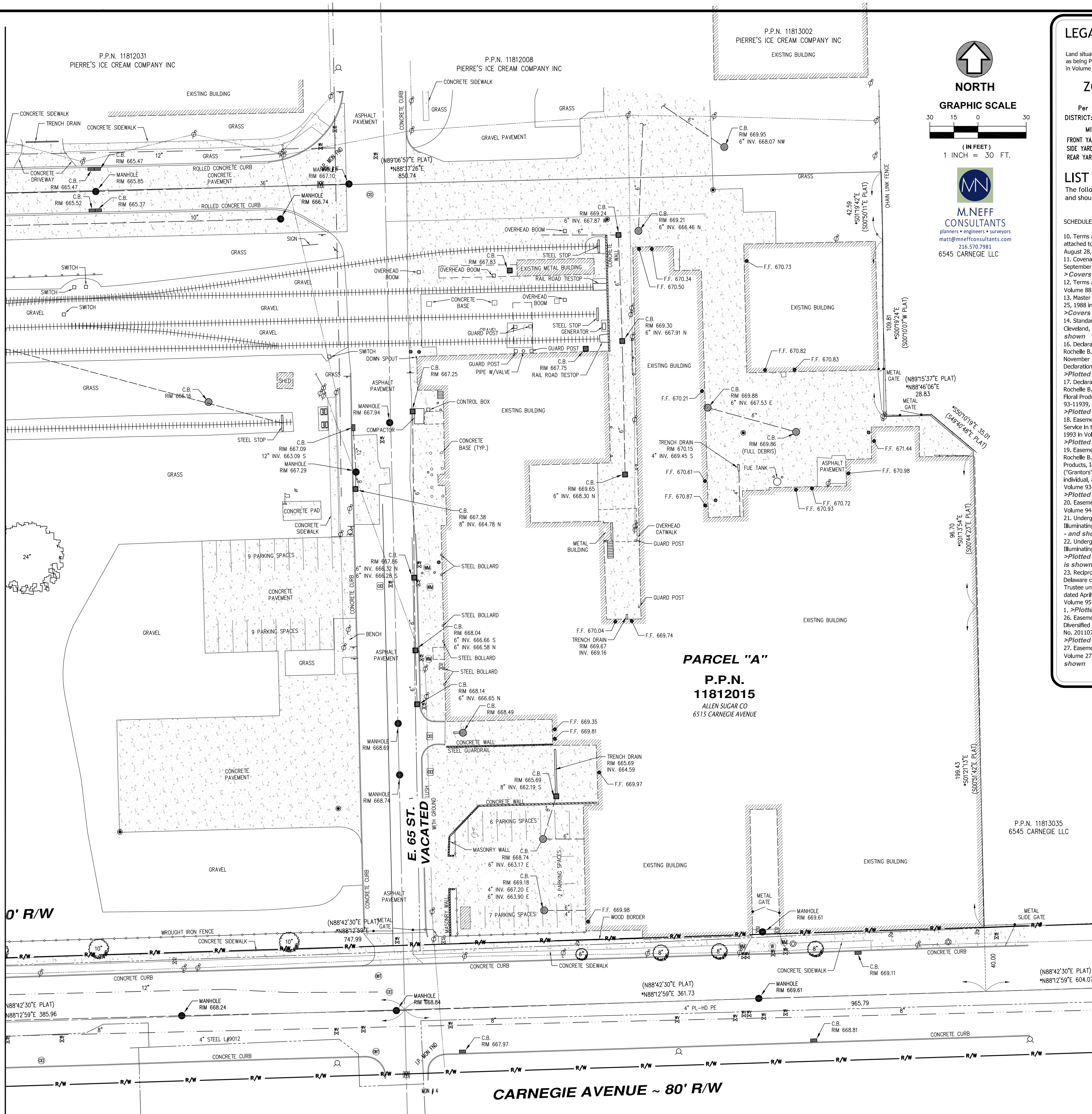


Site Readiness
FOR GOOD JOBS FUND

EXISTING CONDITIONS

6515 CARNEGIE AVE.
CLEVELAND, OH 44103



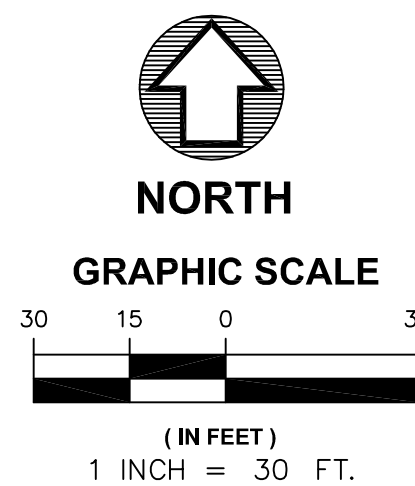


Richard J. Kole 6/25/25
Richard J. Kole, Reg. Surveyor #7889 Date

DATE NOVEMBER 26, 2025

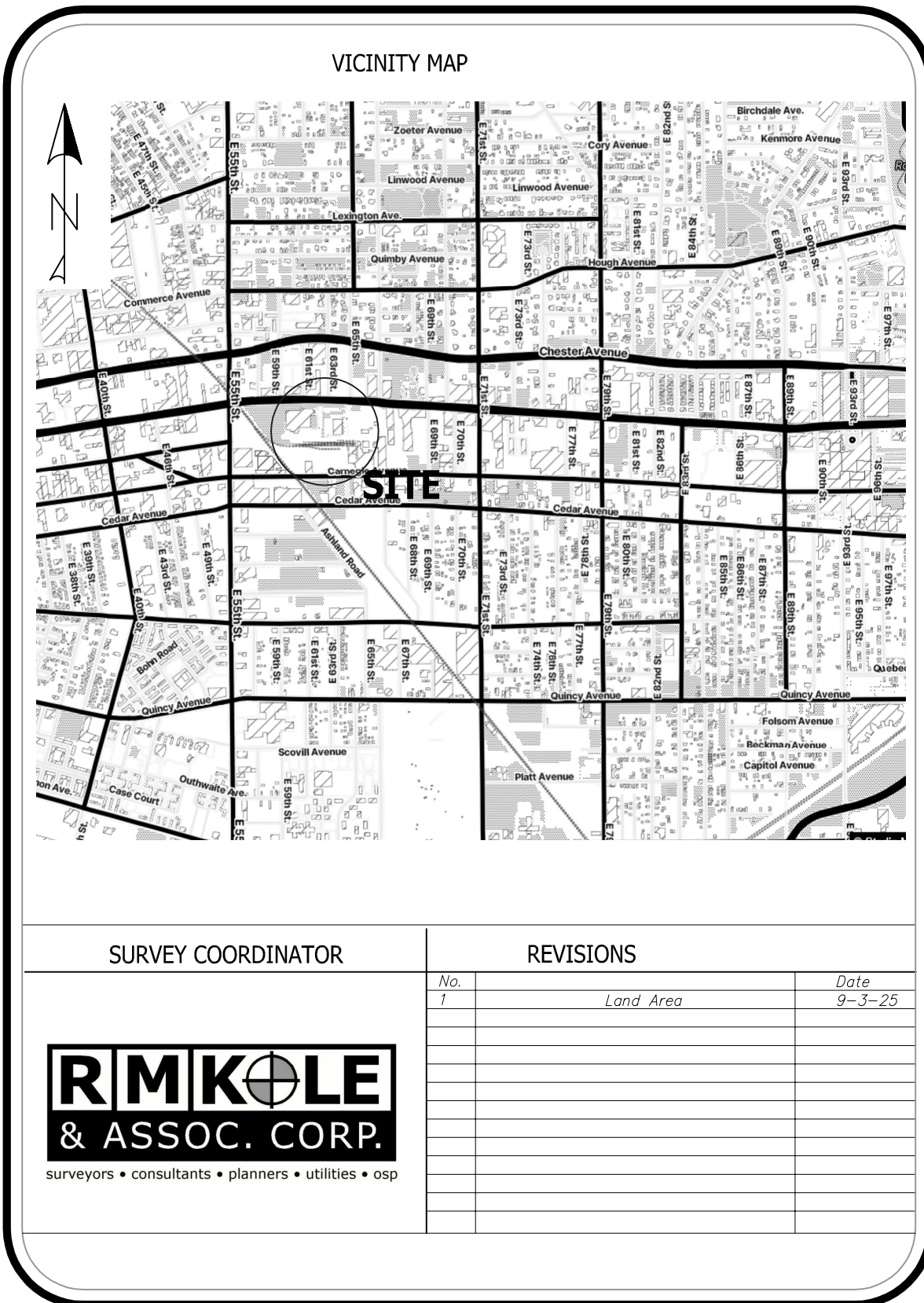
DATE NOVEMBER 26, 2025 SHEET 1 OF 3

TITLE COMMITMENT NUMBER C000129428	FILE NO.
---------------------------------------	----------



SYMBOL LEGEND

	HYDRANT
	WATER VALVE
	WATER MANHOLE
	WATER METER MANHOLE
	STORM MANHOLE
	CATCH BASIN - SQUARE
	CATCH BASIN - ROUND
	CURB INLET
	POWER POLE
	POWER / LIGHT POLE
	LIGHT POLE / CONC. BASE
	TRAFFIC SIGN
	FLAG POLE
	SPOT LIGHT
	GUY WIRE
	BOLLARD
	CLEAN-OUT
	ELECTRIC TRANSFORMER
	C.E.I. MANHOLE
	C.E.I. VAULT
	ELECTRIC PANEL
	O.B.T. MANHOLE
	GAS VALVE
	GAS TONE
	HANDICAP



R.M. KOLE & ASSOC. CORP.
5316 RIDGE ROAD
PARMA, OHIO 44129
PHONE 440.885.7137 - FAX 440.885.7139
www.kolesurvey.com

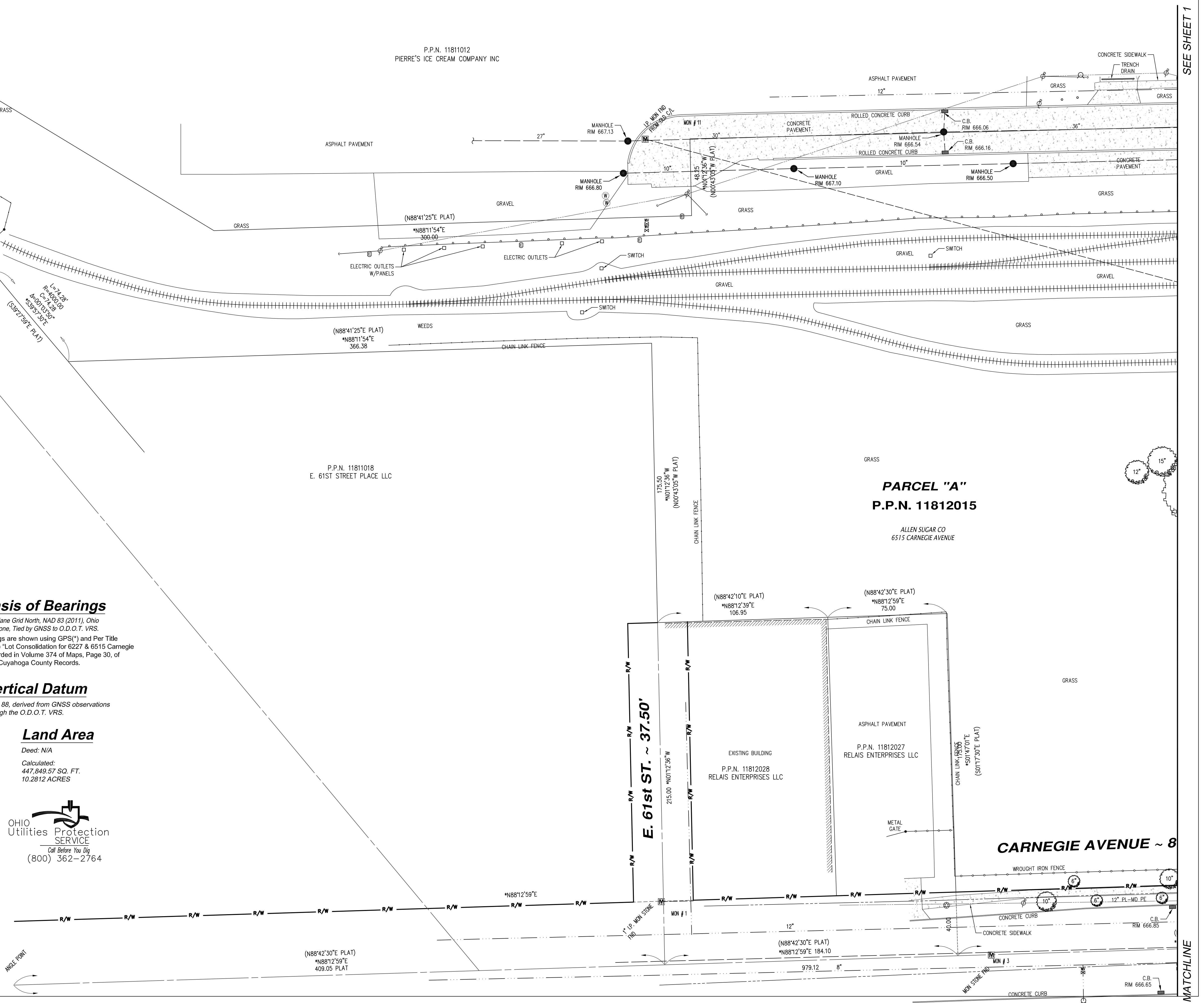
DATE NOVEMBER 26, 2025 SHEET 2 OF 3

Basis of Bearings
State Plane Grid North, NAD 83 (2011), Ohio North Zone, Tied by GNSS to O.D.O.T. VRS.
Note: Bearings are shown using GPS(1) and Per Title Commitment (Plat) "Lot Consolidation for 6227 & 6515 Carnegie Avenue" recorded in Volume 374 of Maps, Page 30, of Cuyahoga County Records.

Vertical Datum
Navd 88, derived from GNSS observations through the O.D.O.T. VRS.

Land Area
Deed: N/A
Calculated:
447,849.57 SQ. FT.
10.2812 ACRES

OHIO
Utilities Protection
SERVICE
Call Before You Dig
(800) 362-2764



SEE SHEET 1

MATCHLINE



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

6/4/2026 9:19:02 AM

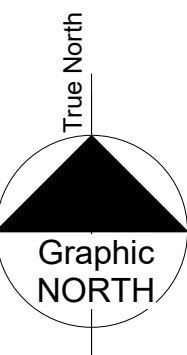
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SITE REDEVELOPMENT

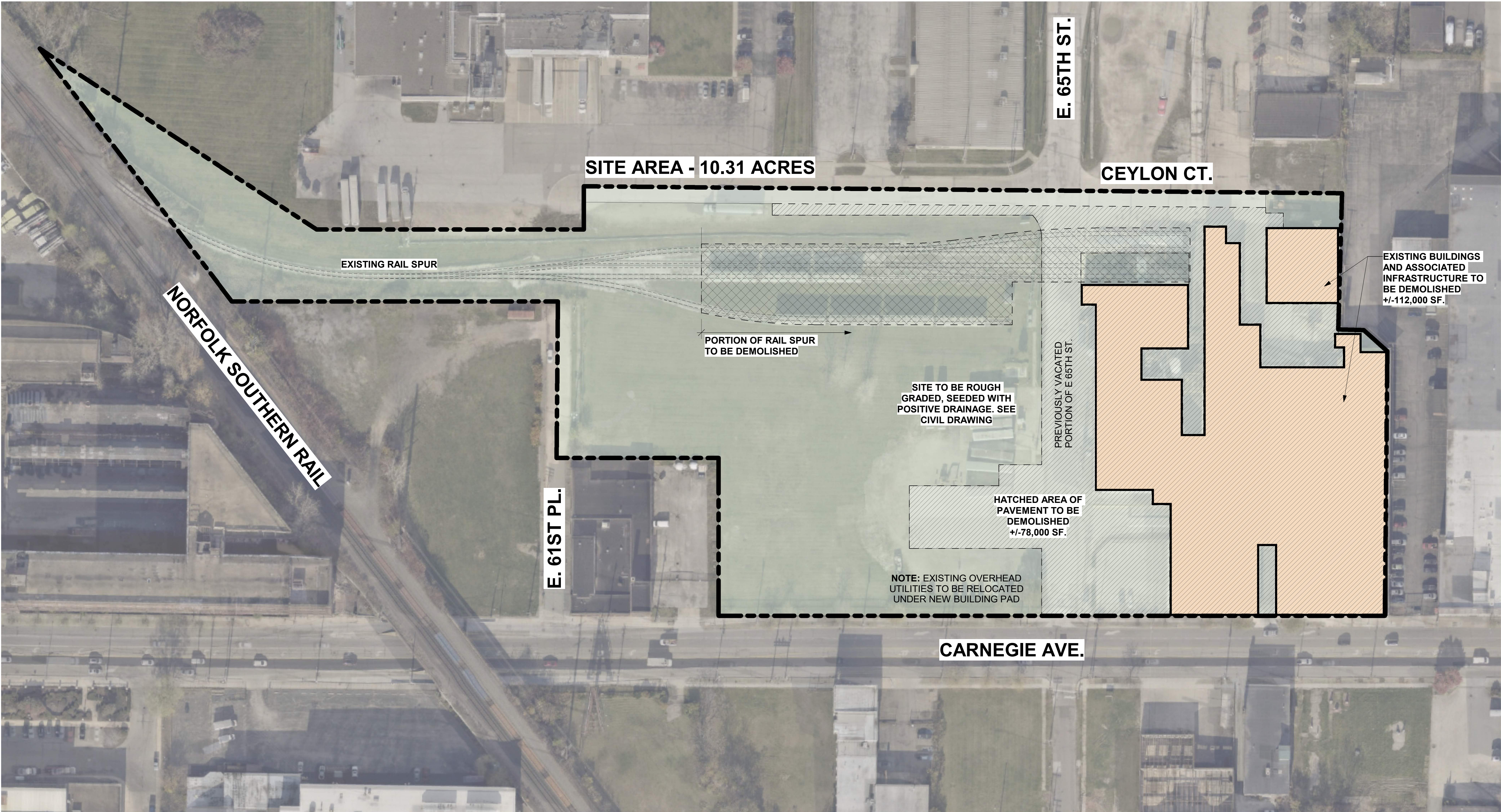
6515 CARNEGIE AVE.
CLEVELAND, OH

Drawn By
Checked By
Project Number

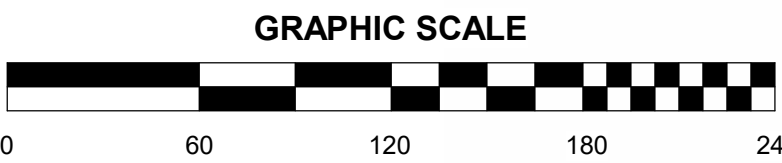


SITE DEMO PLAN
DRAWING NO:

A-001



1 SITE PLAN - DEMO
1" = 60'-0"





DATES AND REVISIONS

4/2026 9:24:49 AM

SITE AREA - 10.31 ACRES

PREVIOUSLY VACATED PORTION OF E. 65TH ST.

CEYLON CT.

60' UNLIMITED AREA SETBACK

EXISTING RAIL SPUR

EXISTING RAIL SIDINGS

60'-0"

RETENTION POND

100'

25,000 SF PAD READY EXPANSION

40'-60' SETBACK REQ'D

(12) FUTURE DOCKS

(5) LOADING DOCKS

DRIVE-IN TRANS.

DEMO PORTION OF RAIL

55 PARKING SPACES

480'

250'

SPEC BUILDING 120,000 SF

20 PARKING SPACES

WALKING TRAIL (BY OTHERS)

60'-0"

ENTRY PLAZA

E 65TH ST.

E 61ST PL.

TO DOG PARK

SITE AREA	10.31 AC
SPEC BUILDING	120,000 SF
EXPANSION	25,000 SF
TOTAL AREA	145,000 SF
PARKING SPACES	75
DOCKS	5
DRIVE-IN DOORS	1

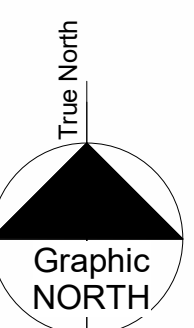
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BASE BID.

120k SPEC BUILDING

6515 CARNEGIE AVE.
CLEVELAND, OH

Drawn By
Checked By
Project Number



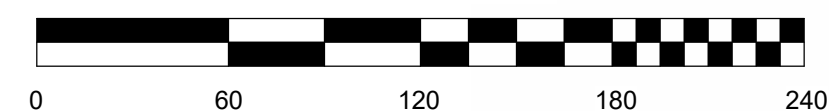
NORTH

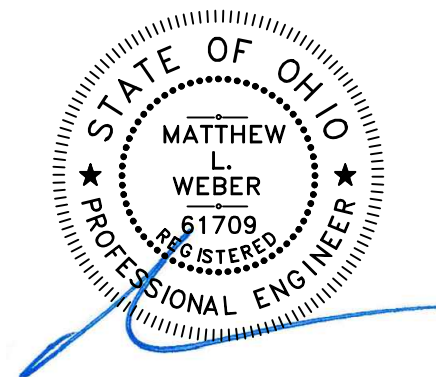
CONCEPTUAL SITE PLAN
DRAWING NO:

A-100

1 SITE PLAN

GRAPHIC SCALE





Reg. No.: 61709

CLIENT:

GEIS
CONSTRUCTION

10020 AURORA-HUDSON RD
STREETSBORO, OHIO
JEN DIASIO
PHONE: (216) 218-3507

OWNER

GEIS
CONSTRUCTION

10020 AURORA-HUDSON RD
STREETSBORO, OHIO
JEN DIASIO
PHONE: (216) 218-3507

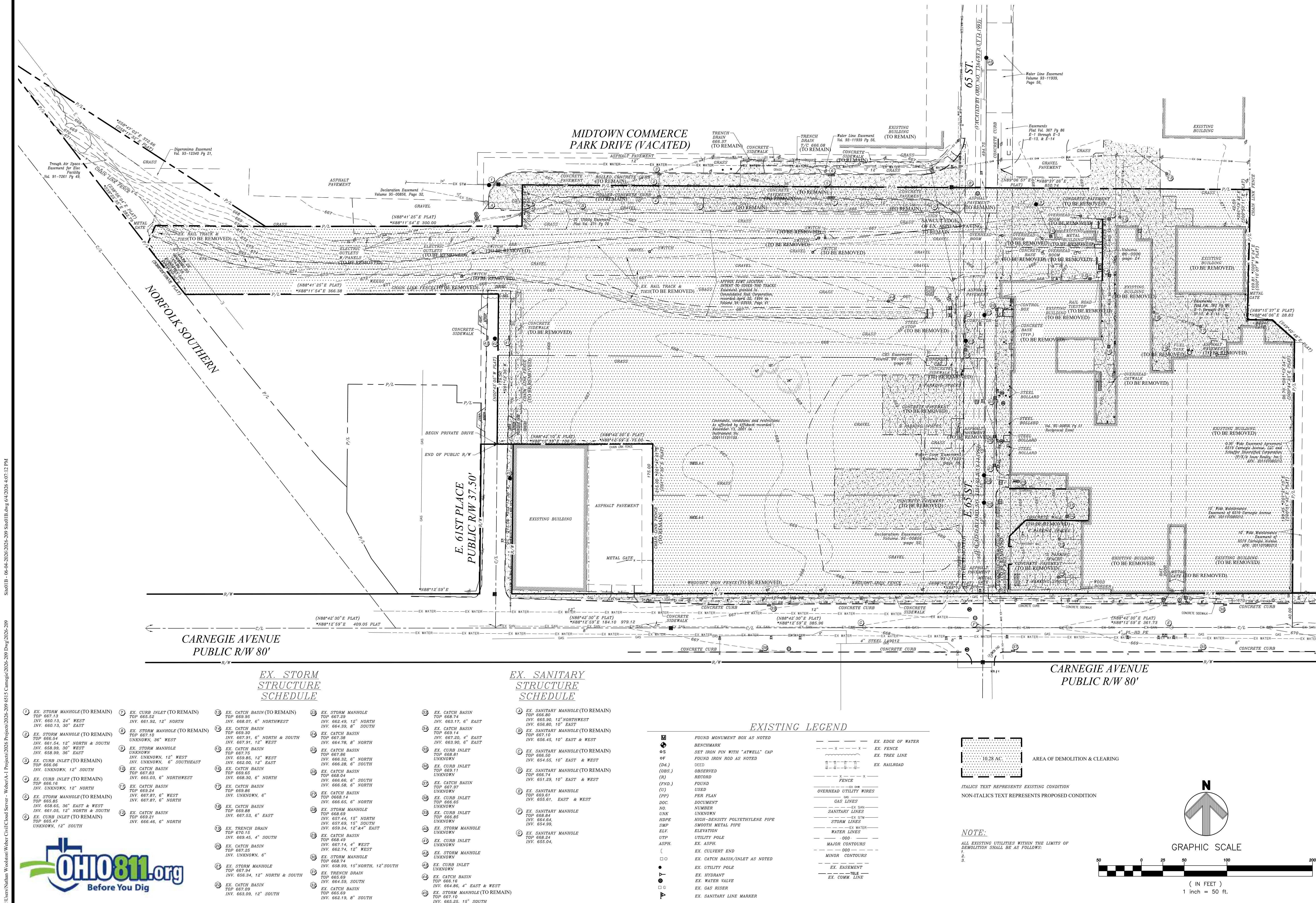
Issue Date	
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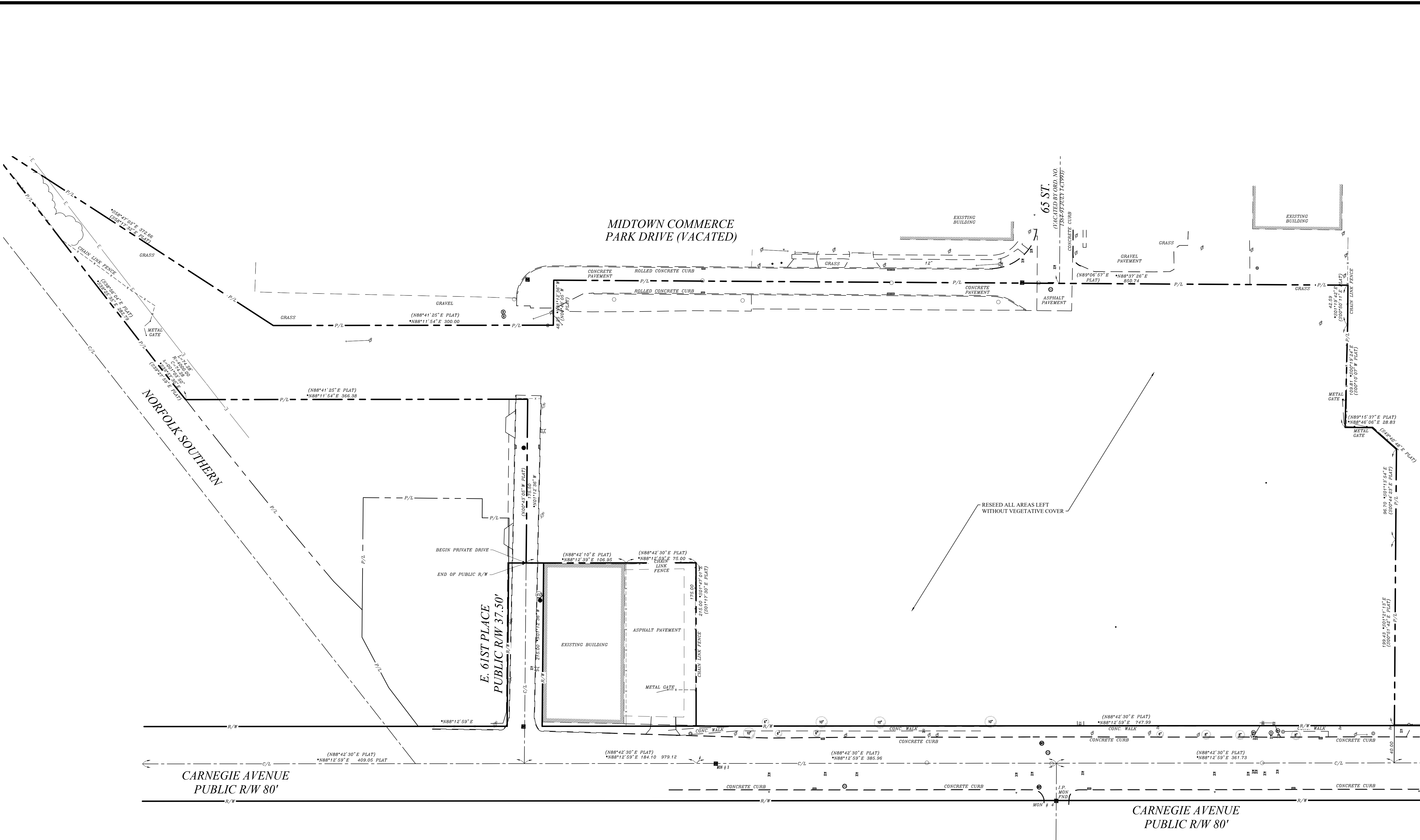
05-29-2025
06-04-2026

6515 CARNEGIE
SITE DEVELOPMENT
6515 CARNEGIE AVE., CLEVELAND, OHIO

DEMOLITION PLAN

C101A
Project No. 2026-209

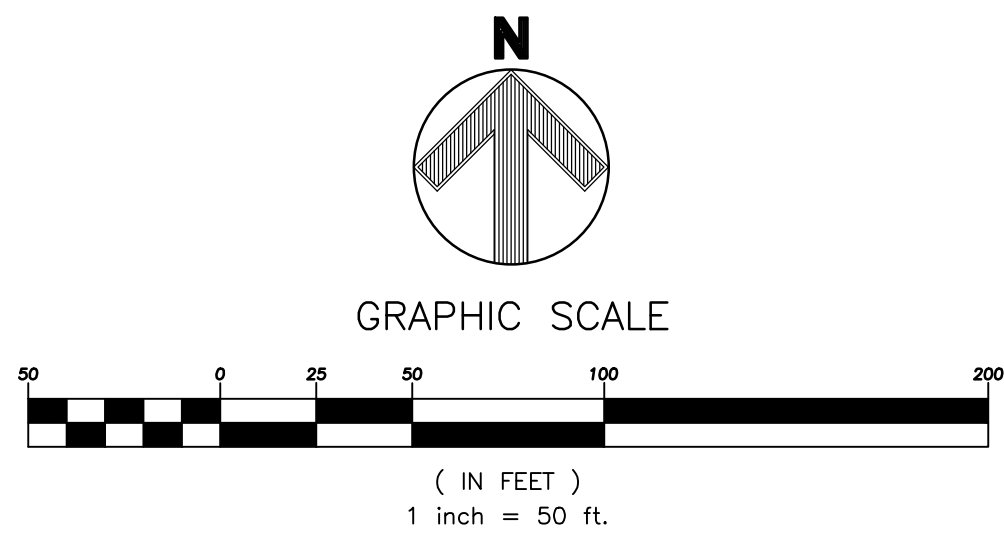




SITE DATA	
USE DISTRICT	= MMUD-3
SITE AREA	= 10.28 AC.
BUILDING SETBACKS:	
FRONT YARD	= 30'
SIDE YARD	= 10'
REAR YARD	= 10'
NUMBER OF PARKING SPACES:	
REGULAR PARKING SPACES	= N/A
HANDICAP PARKING SPACES	= N/A
TOTAL PARKING SPACES	= N/A

FLOOD ZONE
FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 39 035C 0069 F EFFECTIVE DATE AUGUST 15, 2019

LEGEND
ITALICS TEXT REPRESENTS EXISTING CONDITION NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



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SERVICES

Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
Rookstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO

MATTHEW WEBER

61709

REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

GEIS CONSTRUCTION

10020 AURORA-HUDSON RD.
STREETSBORO, OHIO
JEN DIASIO
PHONE: (216) 218-3507

OWNER:

GEIS CONSTRUCTION

10020 AURORA-HUDSON RD.
STREETSBORO, OHIO
JEN DIASIO
PHONE: (216) 218-3507

6515 CARNEGIE
SITE DEVELOPMENT
6515 CARNEGIE AVE., CLEVELAND, OHIO

Issue Date

05-29-2025
06-04-2026

SITE PLAN

C102

Project No. 2026-209



CLIENT:

GEIS CONSTRUCTION

10020 AURORA-HUDSON RD
STREETSBORO, OHIO
JEN DIASIO
PHONE: (216) 218-3507

OWNER

GEIS
CONSTRUCTION

10020 AURORA-HUDSON RD
STREETSBORO, OHIO
JEN DIASIO
PHONE: (216) 218-3507

Issue Date

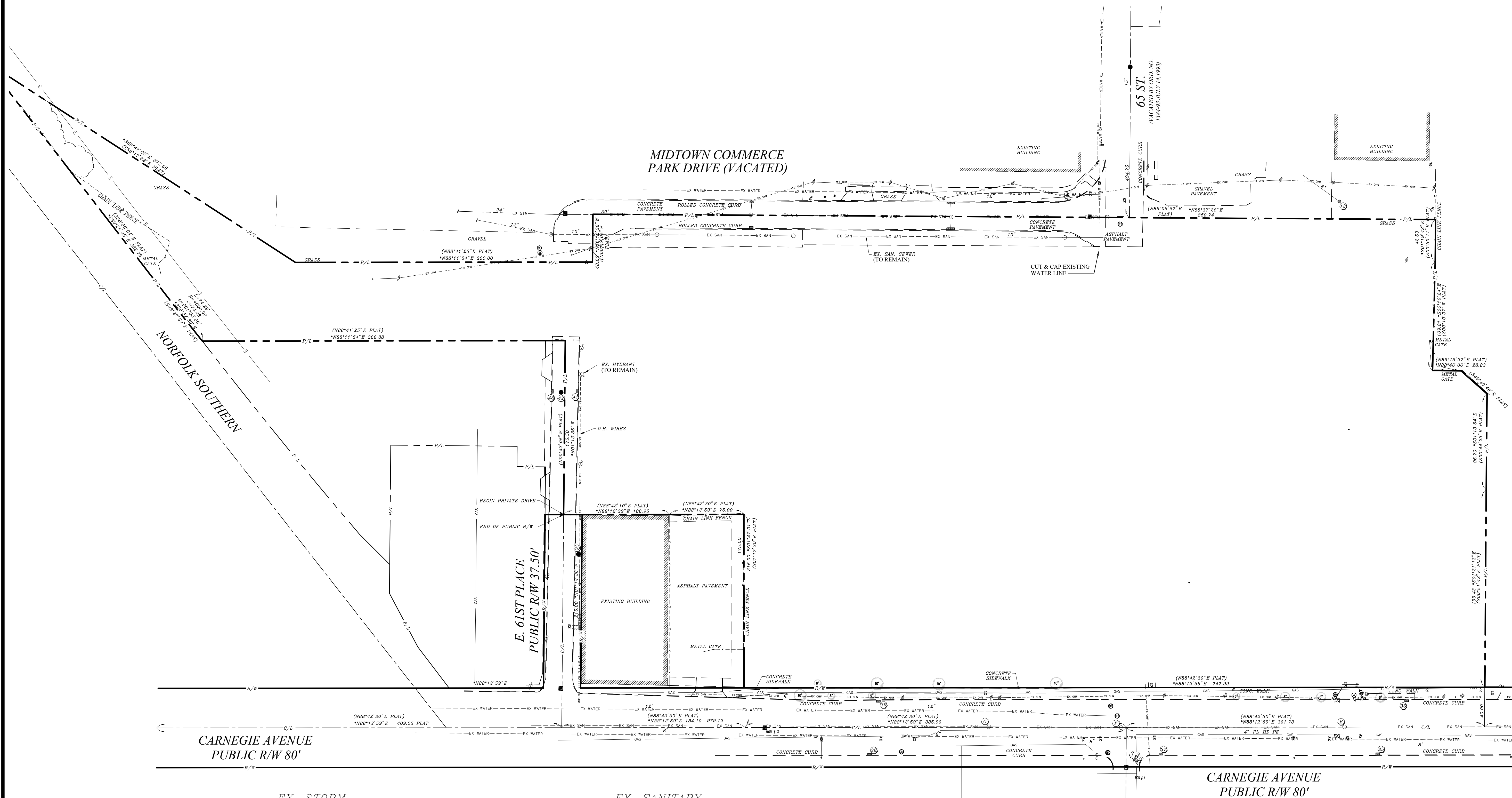
05-29-2025
06-04-2026

6515 CARNEGIE
SITE DEVELOPMENT
6515 CARNEGIE AVE., CLEVELAND, OHIO

UTILITY PLAN

C103

Project No. 2026-209



EX. STORM
STRUCTURE SCHEDULE

- | | | | | | | | |
|----|--|----|---|----|---|----|--|
| 1 | EX. STORM MANHOLE
TOP 667.13 | 2 | EX. CURB INLET
TOP 665.52 | 3 | EX. CATCH BASIN
TOP 660.95 | 4 | EX. STORM MANHOLE
TOP 667.29 |
| 5 | INV. 660.13, 24" WEST
INV. 660.13, 30" EAST | 6 | EX. STORM MANHOLE
TOP 667.10 | 7 | EX. CATCH BASIN
TOP 660.30 | 8 | EX. STORM MANHOLE
TOP 667.38 |
| 9 | EX. STORM MANHOLE
TOP 666.54 | 10 | EX. STORM MANHOLE
TOP 667.10 | 11 | EX. CATCH BASIN
TOP 667.91 | 12 | EX. CATCH BASIN
TOP 667.98 |
| 13 | INV. 661.54, 12" NORTH & SOUTH
INV. 659.99, 30" WEST
INV. 659.99, 36" EAST | 14 | EX. STORM MANHOLE
UNKNOWN | 15 | EX. CATCH BASIN
TOP 667.76 | 16 | EX. CATCH BASIN
TOP 666.74 |
| 17 | EX. CURB INLET
TOP 666.06 | 18 | EX. STORM MANHOLE
UNKNOWN | 19 | EX. CATCH BASIN
INV. 650.85, 12" WEST
INV. 662.00, 12" EAST | 20 | EX. CATCH BASIN
TOP 667.86 |
| 21 | EX. UNKNOWN, 12" SOUTH | 22 | EX. CATCH BASIN
TOP 667.63 | 23 | EX. CATCH BASIN
TOP 665.65 | 24 | EX. CATCH BASIN
TOP 660.04 |
| 25 | EX. CURB INLET
TOP 666.46 | 26 | EX. CATCH BASIN
TOP 669.54 | 27 | EX. CATCH BASIN
TOP 666.30, 6" NORTH | 28 | EX. CATCH BASIN
TOP 666.04 |
| 29 | EX. UNKNOWN, 12" NORTH | 30 | EX. CATCH BASIN
TOP 667.87 | 31 | EX. CATCH BASIN
TOP 666.06 | 32 | EX. CATCH BASIN
TOP 666.66, 6" SOUTH
INV. 666.58, 6" NORTH |
| 33 | EX. STORM MANHOLE
TOP 665.85 | 34 | EX. CATCH BASIN
TOP 667.87, 6" WEST
INV. 667.87, 6" NORTH | 35 | EX. CATCH BASIN
TOP 666.06 | 36 | EX. CATCH BASIN
TOP 666.14 |
| 37 | INV. 658.65, 36" EAST & WEST
INV. 661.05, 12" NORTH & SOUTH | 38 | EX. CATCH BASIN
TOP 669.21 | 39 | EX. CATCH BASIN
TOP 668.88 | 40 | EX. STORM MANHOLE
TOP 666.65 |
| 41 | EX. CURB INLET
TOP 665.47 | 42 | EX. CATCH BASIN
TOP 666.46, 6" NORTH | 43 | EX. CATCH BASIN
INV. 667.53, 6" EAST | 44 | EX. CATCH BASIN
INV. 657.44, 15" NORTH
INV. 657.63, 15" SOUTH
INV. 659.34, 12" & 24" EAST |
| 45 | UNKNOWN, 12" SOUTH | 46 | EX. TRENCH DRAIN
TOP 670.15 | 47 | EX. TRENCH DRAIN
INV. 669.45, 4" SOUTH | 48 | EX. CATCH BASIN
TOP 660.49 |
| | | 49 | EX. CATCH BASIN
TOP 667.25 | 50 | EX. CATCH BASIN
INV. UNKNOWN, 6" | 51 | EX. CATCH BASIN
TOP 668.74, 12" WEST |
| | | 52 | EX. UNKNOWN, 6" | 53 | EX. STORM MANHOLE
TOP 667.94 | 54 | EX. STORM MANHOLE
TOP 666.74 |
| | | 55 | EX. STORM MANHOLE
TOP 667.94 | 56 | EX. TRENCH DRAIN
INV. 656.34, 12" NORTH & SOUTH | 57 | EX. TRENCH DRAIN
TOP 658.69 |
| | | 58 | EX. CATCH BASIN
TOP 667.09 | 59 | EX. CATCH BASIN
INV. 663.09, 12" SOUTH | 60 | EX. CATCH BASIN
TOP 664.94 |
| | | 61 | EX. CATCH BASIN
TOP 666.88 | 62 | EX. CATCH BASIN
TOP 665.69 | 63 | EX. CATCH BASIN
TOP 665.69 |

EX. SANITARY
STRUCTURE SCHEDULE

- | | | | |
|----|--|---|--|
| 53 | EX. CATCH BASIN
TOP 668.74
INV. 663.17, 6° EAST | A | EX. SANITARY MANHOLE
TOP 666.80
INV. 665.90, 12° NORTHWEST |
| 54 | EX. CATCH BASIN
TOP 665.14
INV. 667.20, 4° EAST | B | EX. SANITARY MANHOLE
TOP 667.10
INV. 656.45, 10° EAST & WEST |
| 55 | EX. CURB INLET
TOP 668.91
UNKNOWN | C | EX. SANITARY MANHOLE
TOP 665.50
INV. 654.55, 10° EAST & WEST |
| 56 | EX. CURB INLET
TOP 668.17
UNKNOWN | D | EX. SANITARY MANHOLE
TOP 666.74
INV. 651.29, 10° EAST & WEST |
| 57 | EX. CATCH BASIN
TOP 667.59
UNKNOWN | E | EX. SANITARY MANHOLE
TOP 669.61
INV. 655.61, EAST & WEST |
| 58 | EX. CURB INLET
TOP 668.55
UNKNOWN | F | EX. SANITARY MANHOLE
TOP 666.84
INV. 654.64, 10° EAST & WEST |
| 59 | EX. CURB INLET
TOP 666.50
UNKNOWN | G | EX. SANITARY MANHOLE
TOP 668.24
INV. 655.04, 10° EAST & WEST |
| 60 | EX. STORM MANHOLE
UNKNOWN | | |
| 61 | EX. CURB INLET
UNKNOWN | | |
| 62 | EX. STORM MANHOLE
UNKNOWN | | |
| 63 | EX. CURB INLET
UNKNOWN | | |
| 64 | EX. CATCH BASIN
TOP 666.16
INV. 664.86, 4° EAST & WEST | | |
| 65 | EX. STORM MANHOLE
TOP 667.10
INV. 665.25, 15° SOUTH | | |

LEGEND

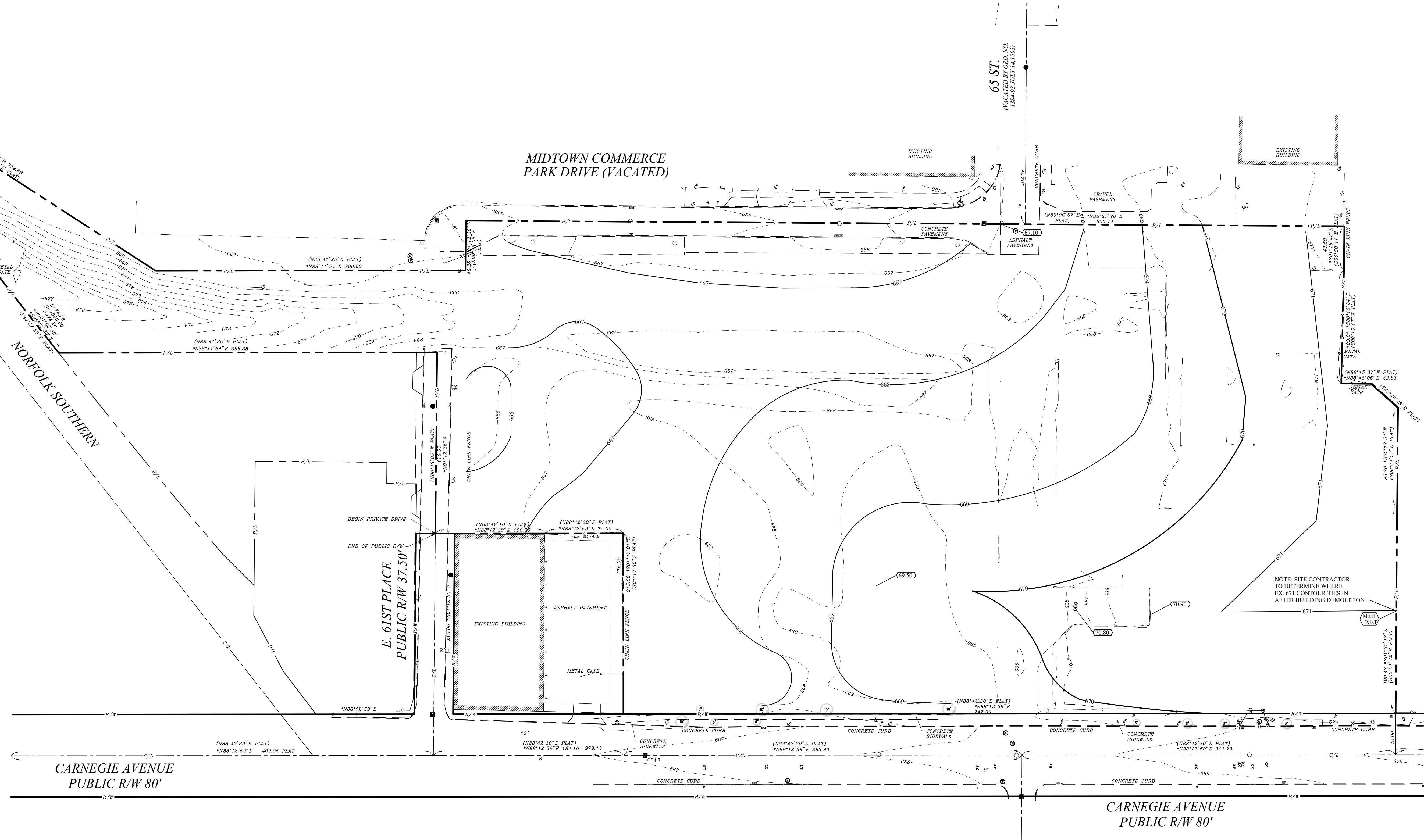
ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



GRAPHIC SCALE



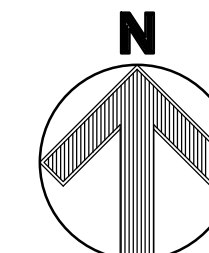
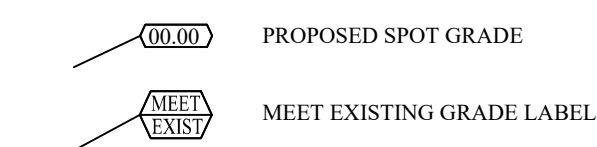
(IN FEET)
1 inch = 50 ft



LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION

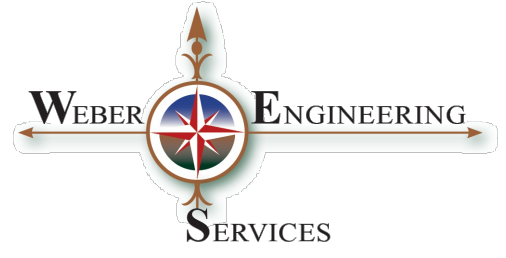
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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matt@webercivil.com



Reg. No.: 61709

CLIENT:

GEIS
CONSTRUCTION

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JEN DIASIO
PHONE: (216) 218-3507

OWNER:

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Issue Date

05-29-2025
06-04-2026

6515 CARNEGIE
SITE DEVELOPMENT
6515 CARNEGIE AVE., CLEVELAND, OHIO

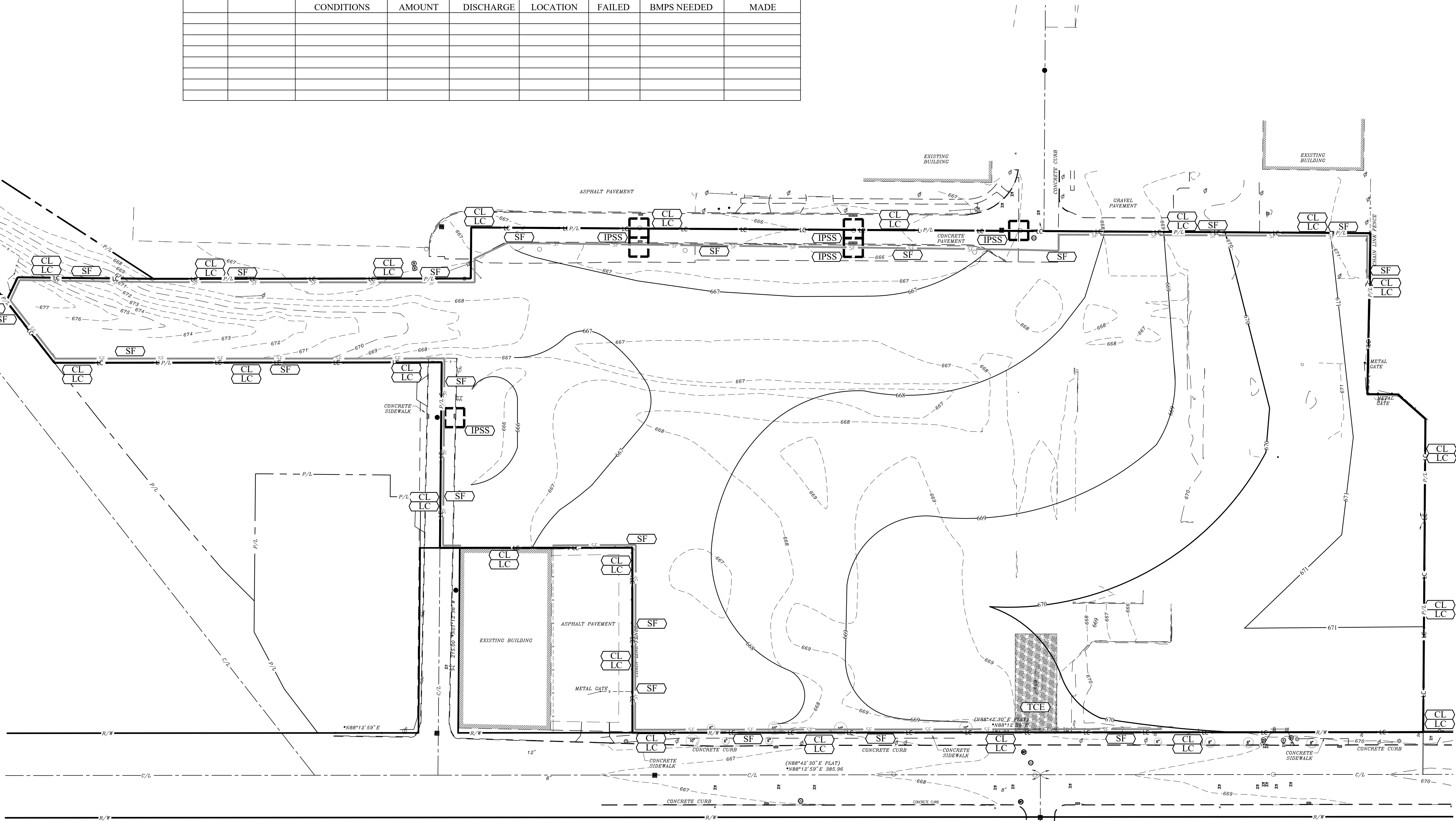
GRADING
PLAN

C104
Project No. 2026-209

INSPECTION CHECKLIST

INSPECTIONS SHALL BE MADE ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVEN GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD

DATE	INSPECTOR	WEATHER CONDITIONS	RAINFALL AMOUNT	SEDIMENT DISCHARGE	DISCHARGE LOCATION	BMPS FAILED	ADDITIONAL BMPS NEEDED	CORRECTION MADE



SWP3 AMENDMENT ACTIVITIES

GRADING DATE

SITE STABILIZATION DATE

SWP3 AMENDMENT DATE

SWP3 RESPONSIBLE PARTY

COMPANY NAME
CONTACT NAME
COMPANY STREET ADDRESS
CITY, STATE ZIP CODE
CONTACT PHONE NUMBER

ESTIMATED CONSTRUCTION DATES

START DATE
END DATE

SWP3 PREPARED

06-04-2026

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39 035C 0069 F
EFFECTIVE DATE AUGUST 15, 2019

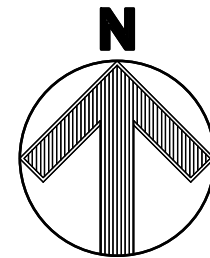
ALL OFF-SITE BORROW OR SPOIL AREAS SHALL BE REQUIRED TO BE PERMITTED BY A SEPARATE NOI AND RELATED SWP3.

TAG HATCH/SYMBOL SWP3 BMP

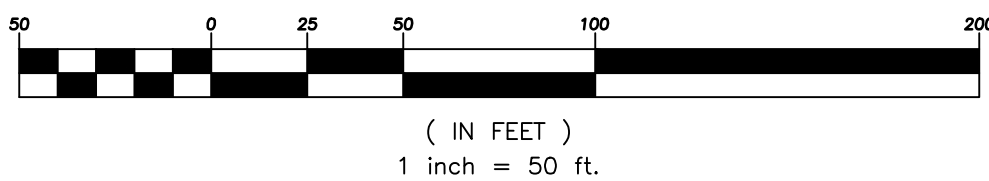
CL LC	LC	CLEARING LIMITS, LIMITS OF CONSTRUCTION
TCE	TCE	TEMPORARY CONSTRUCTION ENTRANCE
VF TW DMP	VF	VEHICLE FUELING, TOXIC WASTE AND DUMPSTER LOCATION
IP	IP	INLET PROTECTION (SEE DETAIL ON SHT. C109)
IPSS	IPSS	INLET SILT SACK PROTECTION (SEE DETAIL ON SHT. C109)

TAG LINE SWP3 BMP

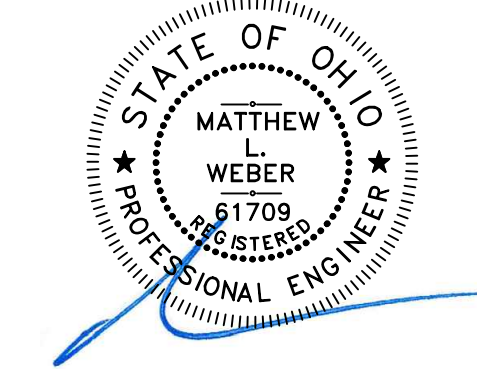
SF	SF	SILT FENCE
CFS	CFS	12" COMPOST FILTER SOCK MAY BE SUBSTITUTED FOR SILT FENCE AT CONTRACTORS DISCRETION
OP	OP	OUTLET PROTECTION



GRAPHIC SCALE



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Reg. No.: 61709

CLIENT:

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PHONE: (216) 218-3507

OWNER:

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PHONE: (216) 218-3507

Issue Date

05-29-2025
06-04-2026

6515 CARNEGIE
SITE DEVELOPMENT
6515 CARNEGIE AVE., CLEVELAND, OHIO

SWP3

C105

Project No. 2026-209



EC2026-020 – 6515 Carnegie Ave Demolition

June 26, 2026

CEDRAC Recommendations:

CEDRAC tabled this item on 6/11, and after a second review on 6/25, recommended final approval and suggested salvaging the historical terracotta material for potential reuse in redevelopment of the site.

City Planning Staff Recommendations:

Staff is in support. Demolition is a part of the Site Readiness Fund & aligns with the Midline Project currently underway.

EC2026-018 – Banks-Baldwin House Demolition

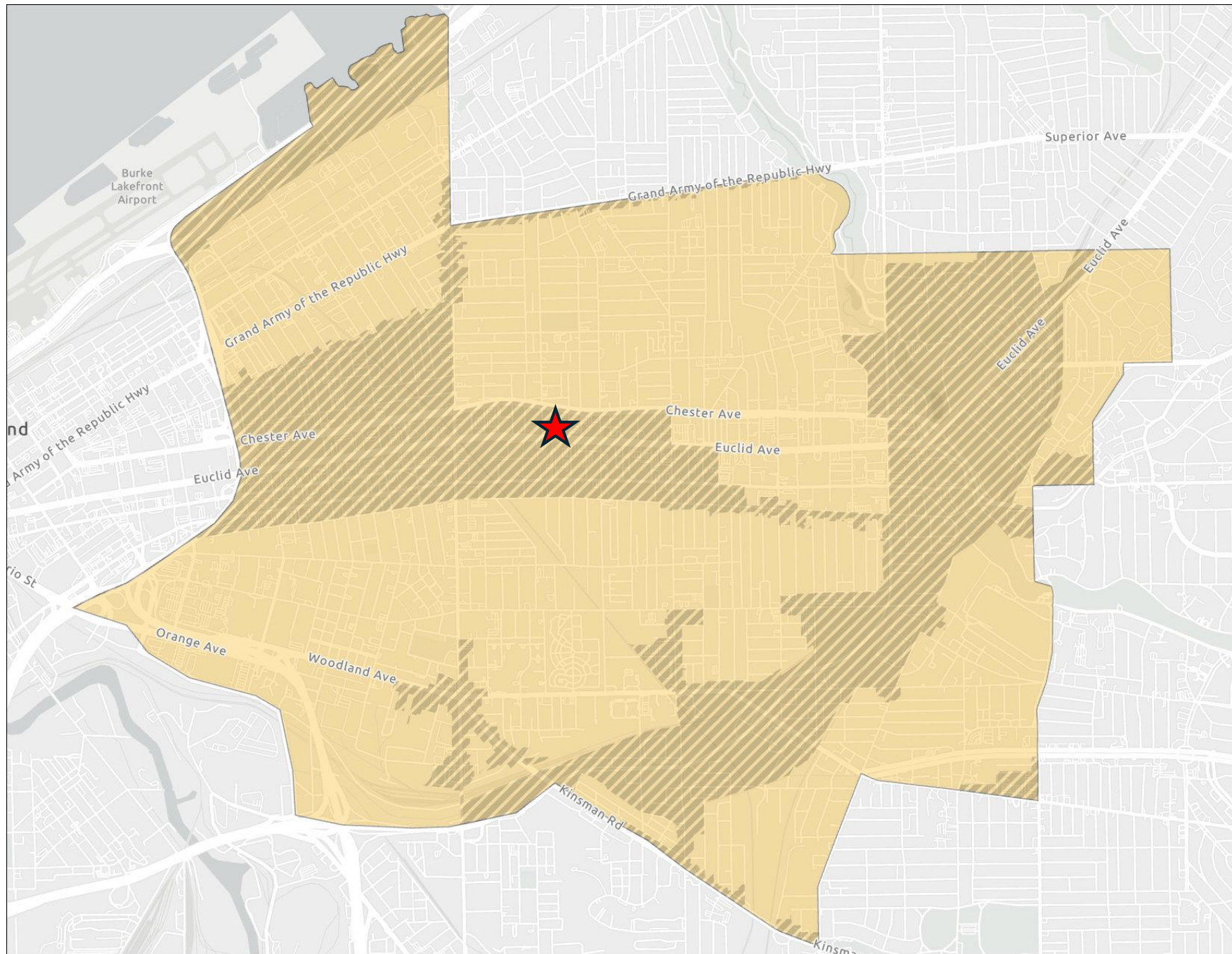
June 26, 2026

Project Address: 1945 E 66th St

Type: Demolition

Project Representative: Lauren Murray

Approval: Final



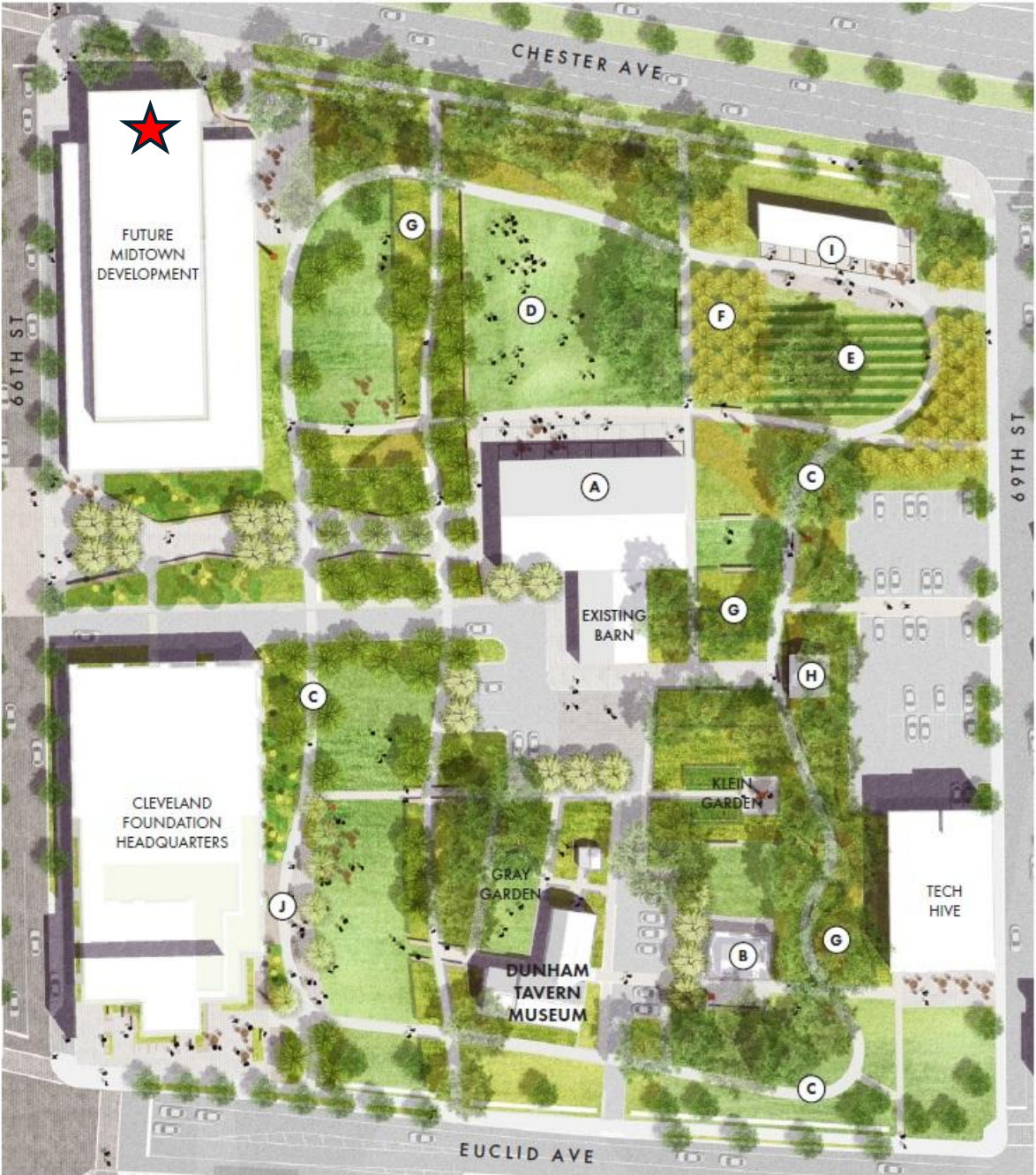
Master Plan Context







- LEGEND
- (A) Barn Expansion
 - (B) Visitor's Center
 - (C) Heritage Trail
 - (D) Event Lawn
 - (E) Farm
 - (F) Orchard
 - (G) Specialty Gardens
 - (H) Tobacco Barn / Log Cabin
 - (I) Community Farm Pavilion
 - (J) Landscape adjacent to Cleveland Foundation



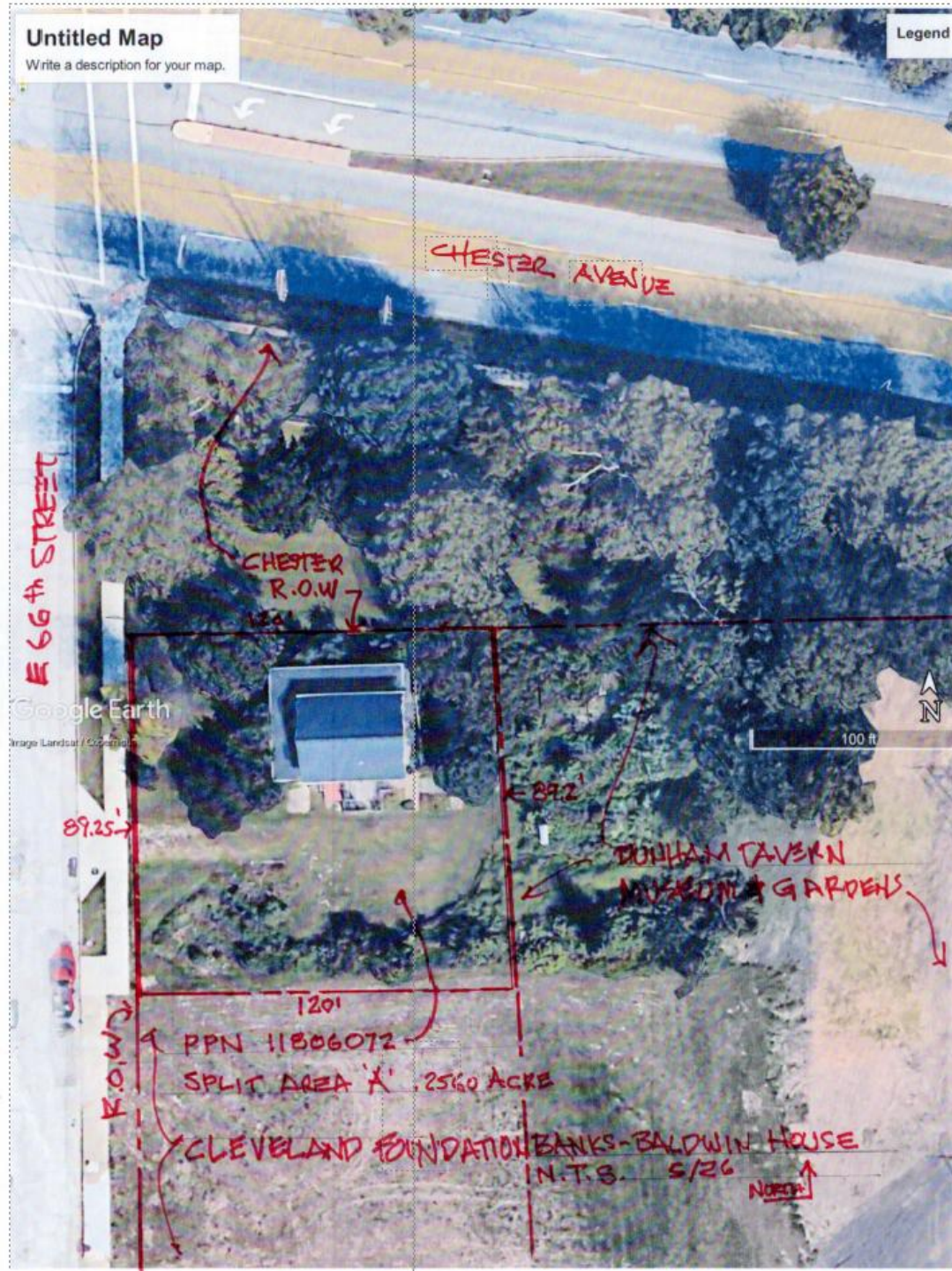


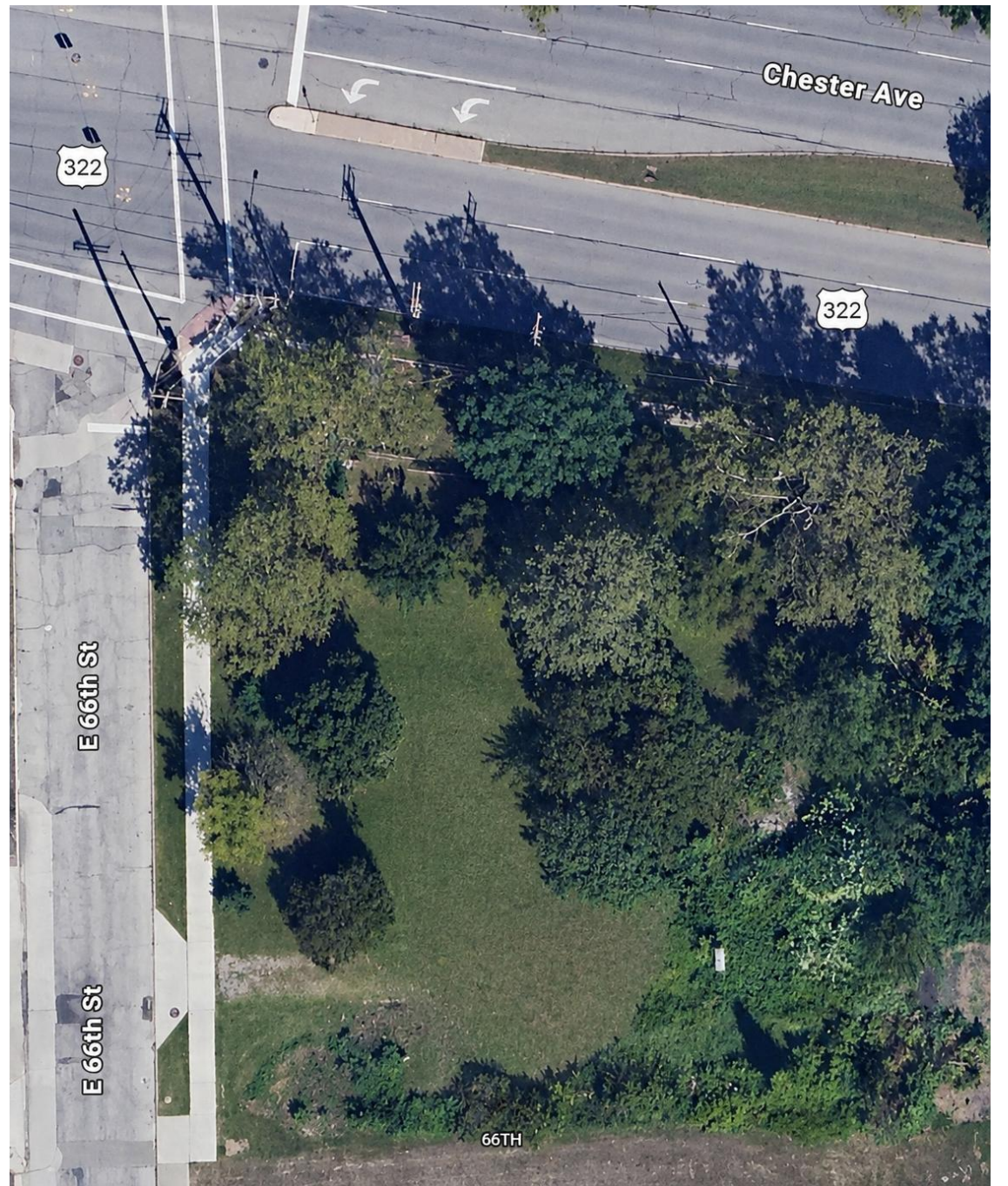
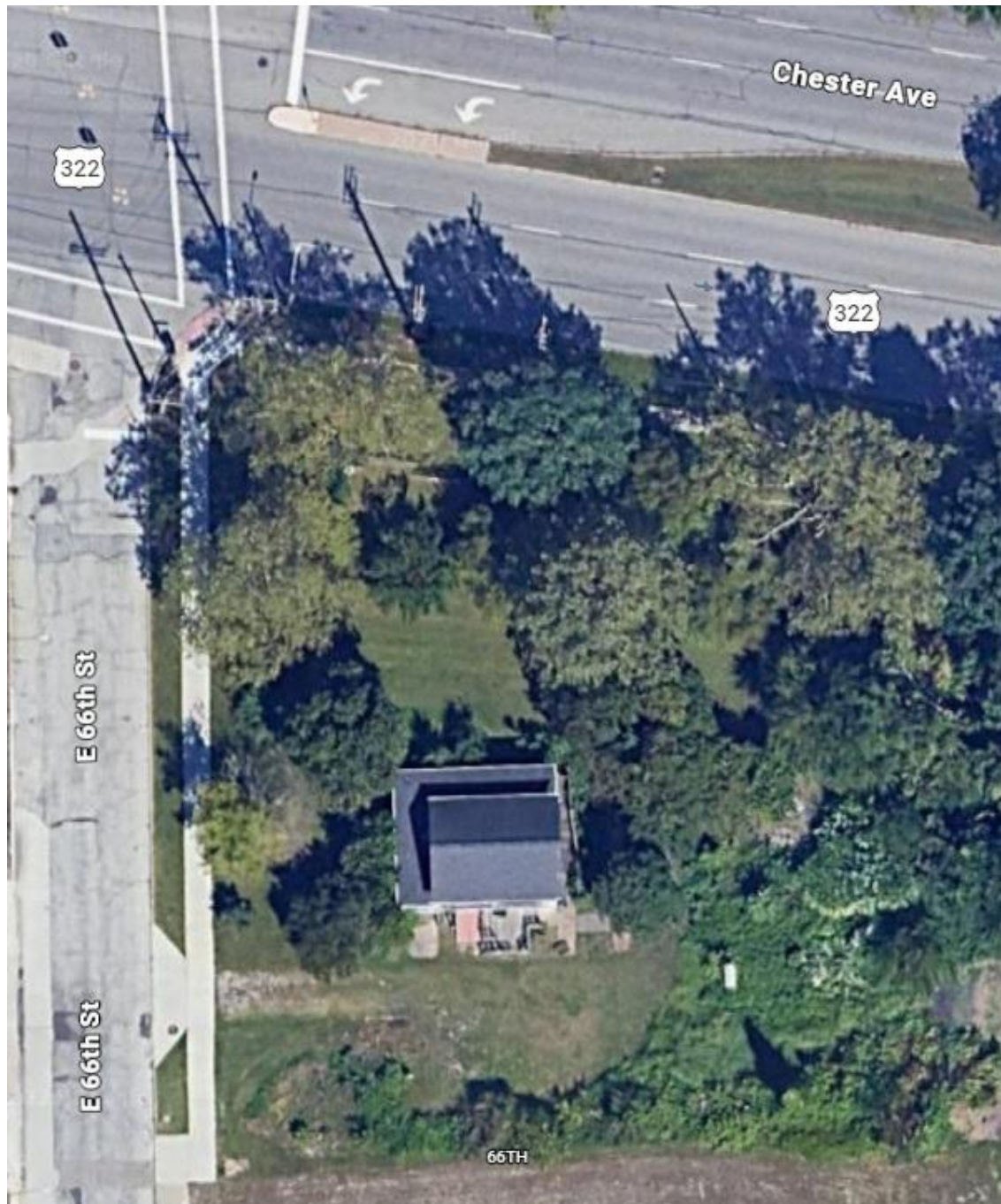


Untitled Map

Write a description for your map.

Legend





EC2026-018 – Banks-Baldwin House Demolition

June 26, 2026

CEDRAC Recommendations:

CEDRAC tabled this item on 5/28, and after a second review on 6/25, recommended final approval with the conditions to include the demolition contractors' scope of work and refurbishment of the site in an emailed attachment to planning staff.

City Planning Staff Recommendations:

Staff is in support, as the house is being demolished to allow space for future Midtown developments.

Cleveland City Planning Commission

Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

PRJ26-003319 – Oasis Signage

June 26, 2026

Project Address: 11209 Kinsman Rd

Type: Signage

Project Representative: Jacqueline Ward

Approval: Final (Variation Required)

Oasis

11209 Kinsman Rd.

City Planning Commission Hearing

June 26, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Applicant is proposing a 18 SF business identification wall sign and a 48 SF double sided monument business identification sign .



Kim Group LLC
216-508-1732
Bedford, Ohio 44241

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CLIENT: OASIS

ADDRESS: 11209 Kinsman Rd, Cleveland, OH 44104, USA

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

FILE: OISIS

DRAWING HISTORY		
JOB #	DESIGNER	DATE
Rev0	JM	12.27.24
Rev1	JM	01.05.24
Rev2	JM	01.10.24
Rev3	JM	01.10.24

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:





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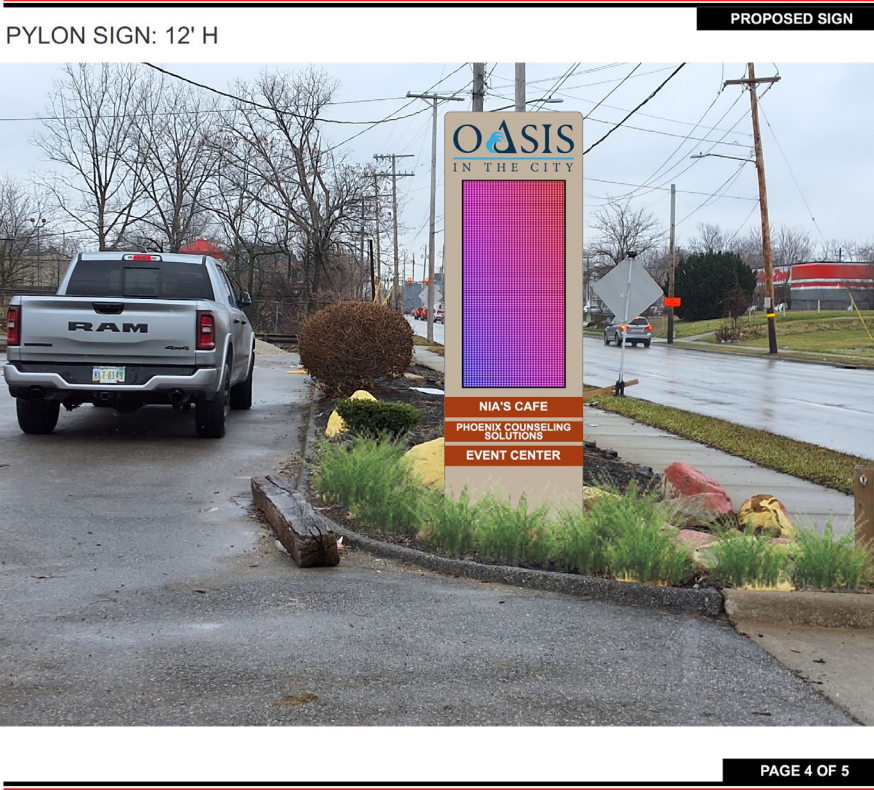
LANDLORD SIGNATURE:
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DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:



Existing Zoning

- Local Retail Business

Zoning

- Two Family
- Multi-Family
- Local Retail Business
- Shopping Center







Eastern View Kinsman Rd.



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:

- Automatic Changeable Copy Signs in Local Retail Districts.
- Variation to allow automatic changeable copy sign in a Local Retail District.



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THE ACT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE DUE TO VARIATIONS IN PRINTING DEVICES AND ILLUSTRATIONS, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.

CLIENT:

OASIS

ADDRESS:

11209 Kinsman Rd. Cleveland,
OH 44104, USA

REPRESENTATIVE:

JACQUELINE WARD 216-508-1732

FILE:

OISIS

DRAWING HISTORY

JOB #	DESIGNER	DATE
Rev0	JM	12.27.24
Rev1	JM	01.05.24
Rev2	JM	01.10.24
Rev3	JM	01.10.24

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(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

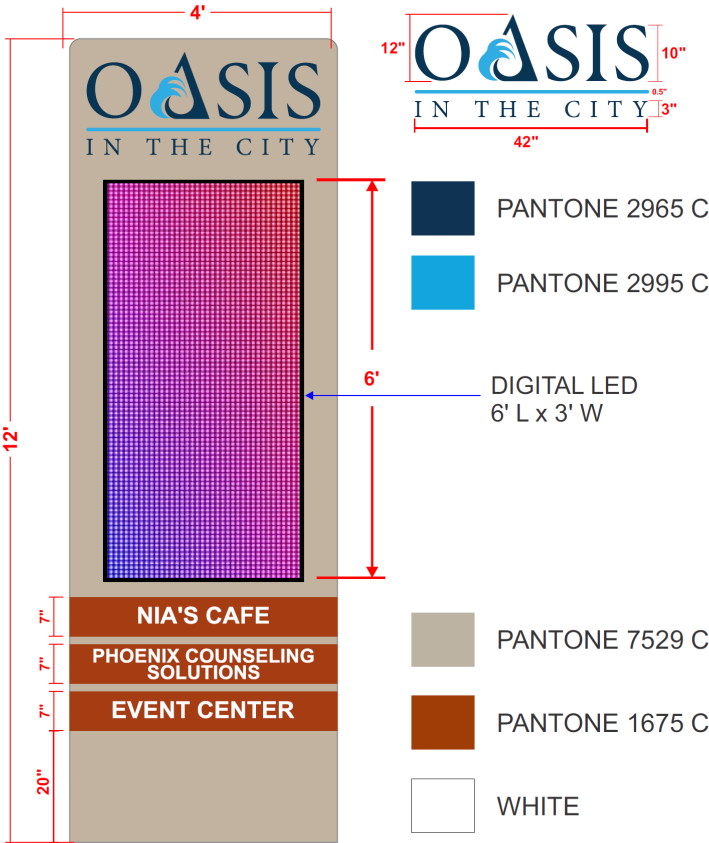
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

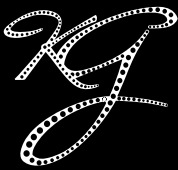
PYLON SIGN: 12' H

SIZE MEASUREMENTS



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?**
 - ❖ **Each display of information shall remain static or fixed for a minimum of twenty (20) seconds, thereby prohibiting flashing, scrolling, animated or other copy that gives the appearance of motion, unless the City Planning Commission, as applicable, determines that animated or more frequently changing displays can be accommodated in a particular location without causing disturbances to nearby properties.**
-



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CLIENT:

OASIS

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REPRESENTATIVE: JACQUELINE WARD 216-508-1732

FILE: OISIS

DRAWING HISTORY

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Rev2	JM	01.10.24
Rev3	JM	01.10.24

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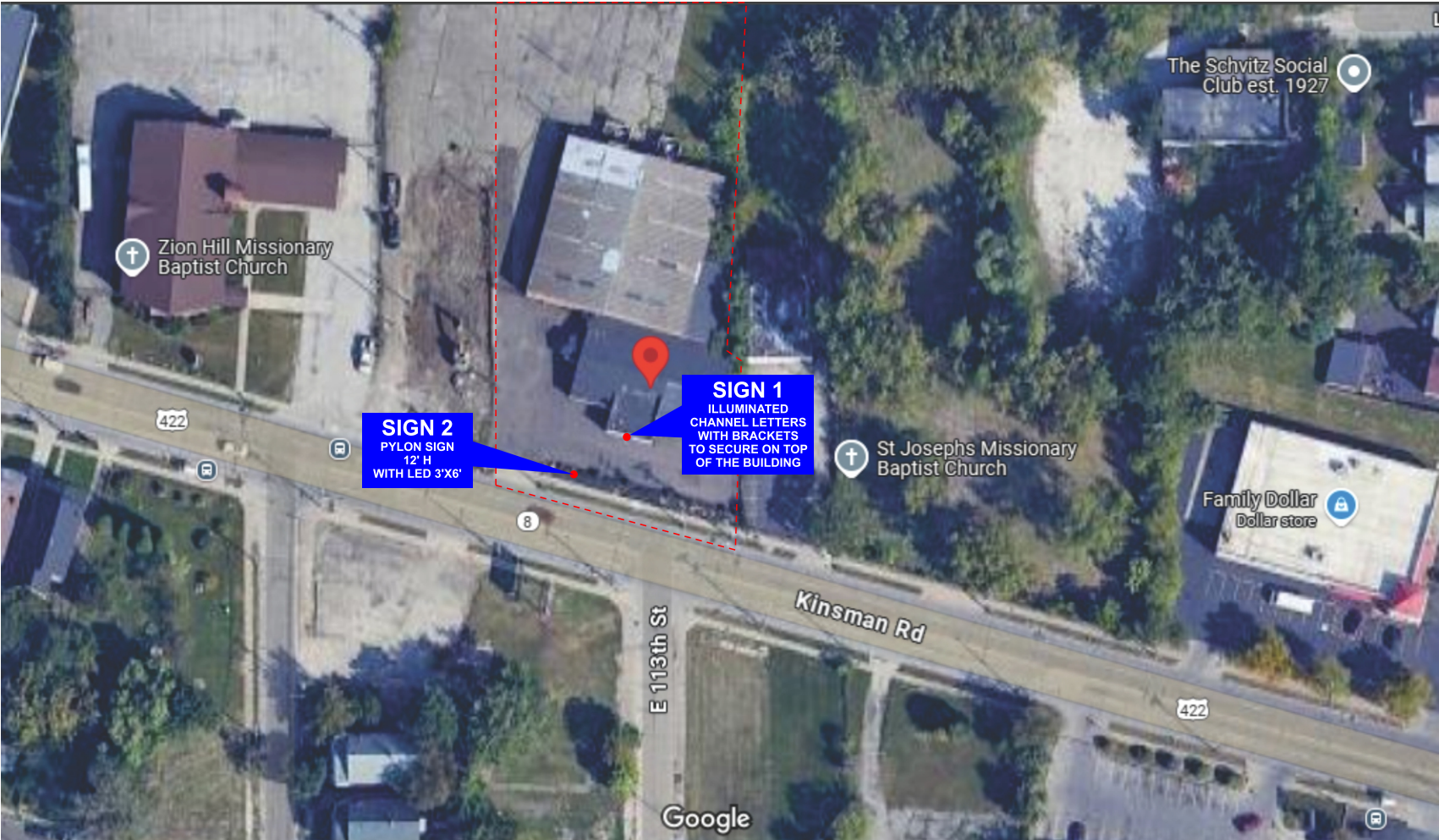
DATE:

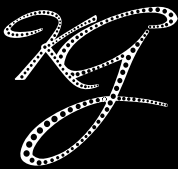
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

11209 Kinsman Rd, Cleveland, OH 44104, USA





Kim Group LLC
216-508-1732
Bedford, Ohio 44241

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THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.

CLIENT:

OASIS

ADDRESS: 11209 Kinsman Rd, Cleveland, OH 44104, USA

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

FILE: OISIS

DRAWING HISTORY

JOB #	DESIGNER	DATE
Rev0	JM	12.27.24
Rev1	JM	01.05.24
Rev2	JM	01.10.24
Rev3	JM	01.10.24

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

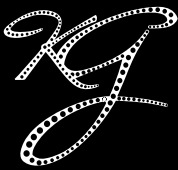
DATE:

DAY VIEW



NIGHT VIEW





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Bedford, Ohio 44241

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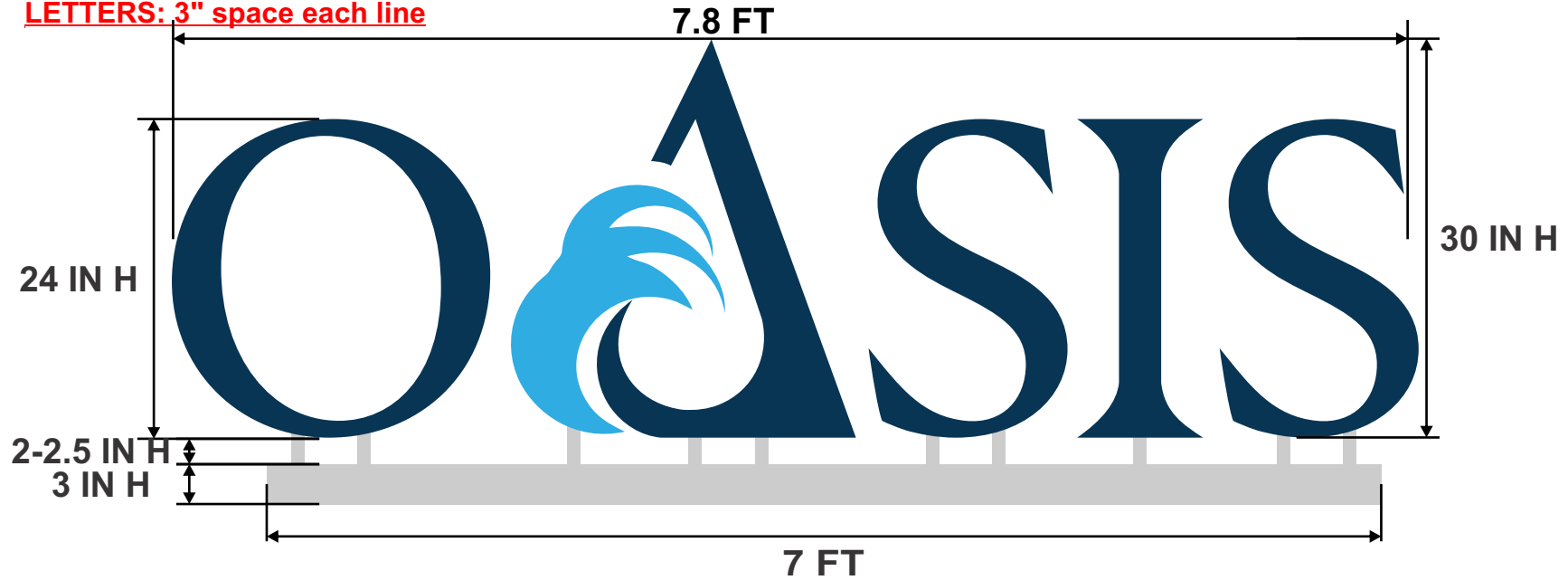
CLIENT SIGNATURE:

DATE:

PROPOSED SIGN

SIGN AREA: 18 SQ FT

LETTERS: 3" space each line



COLOR DETAILS



SHINY GOLD METAL/ MIRROR FINISHED



RACEWAY SILVER ALUMINUM

CHANNEL LETTERS (mounted to RACEWAYS)

Material: BRASS/GOLD COLOR MIRROR FINISHED

Faces: 4" SHINY GOLD COLOR

Returns: 3".040 GOLD aluminum channel coil.

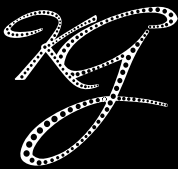
Backer: 3" RACEWAY

Illumination: WHITE LED.

Backs & Interior: .063 aluminum backs with white interior

Mounting: Mounted to raceway.
Raceway securely mounting on the wall.





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ADDRESS: 11209 Kinsman Rd, Cleveland, OH 44104, USA

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FILE: OISIS

DRAWING HISTORY

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(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

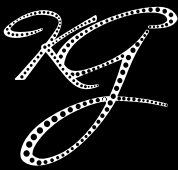
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

PYLON SIGN: 12' H





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FILE: OISIS

DRAWING HISTORY

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(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

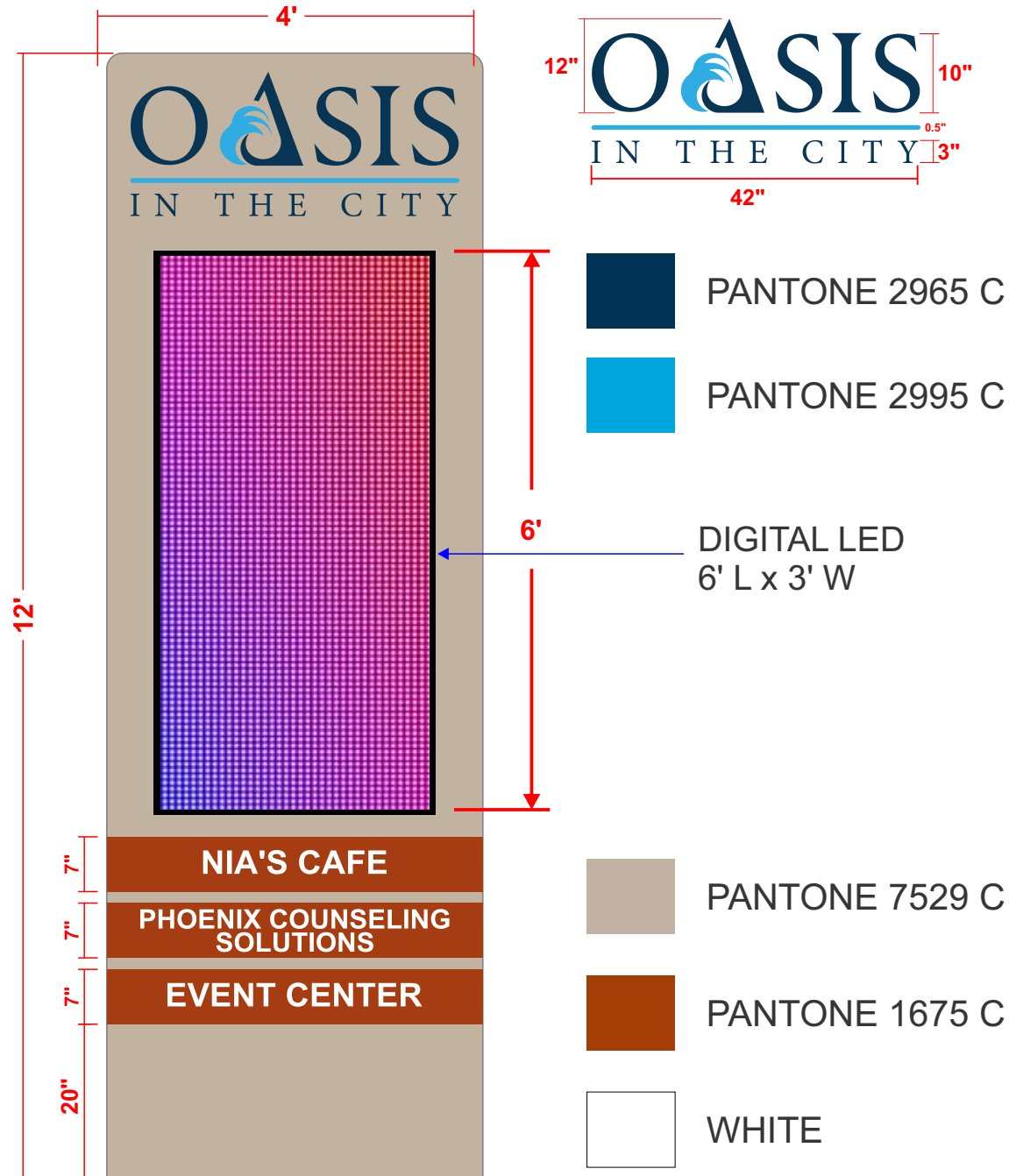
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

SIZE MEASUREMENTS

PYLON SIGN: 12' H



PRJ26-003319 – Oasis Signage

June 26, 2026

SEDRAC Recommendations:

SEDRAC recommended final approval as presented on 5/12/26.

City Planning Staff Recommendations:

Signage will add to the aesthetic of Kinsman Ave; staff is generally supportive of this project.

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

PRJ26-XXXX – Prospect OBM Sign

June 26, 2026

Project Address: 750 Prospect Ave

Type: Non-conforming Billboard

Project Representative: Yumna Siddiqi, OBM

Approval: Final (Variation Required)

ORANGE BARREL | MEDIA™

750 Prospect - Cleveland, Oh

Downtown Flats Design Review

June 2026

DIGITAL CONVERSION - OVERVIEW

EXISTING STATIC



Specifications:

- 75.5' W X 56.0' H (4240 SF) Vinyl Banner

PROPOSED DIGITAL



Specifications:

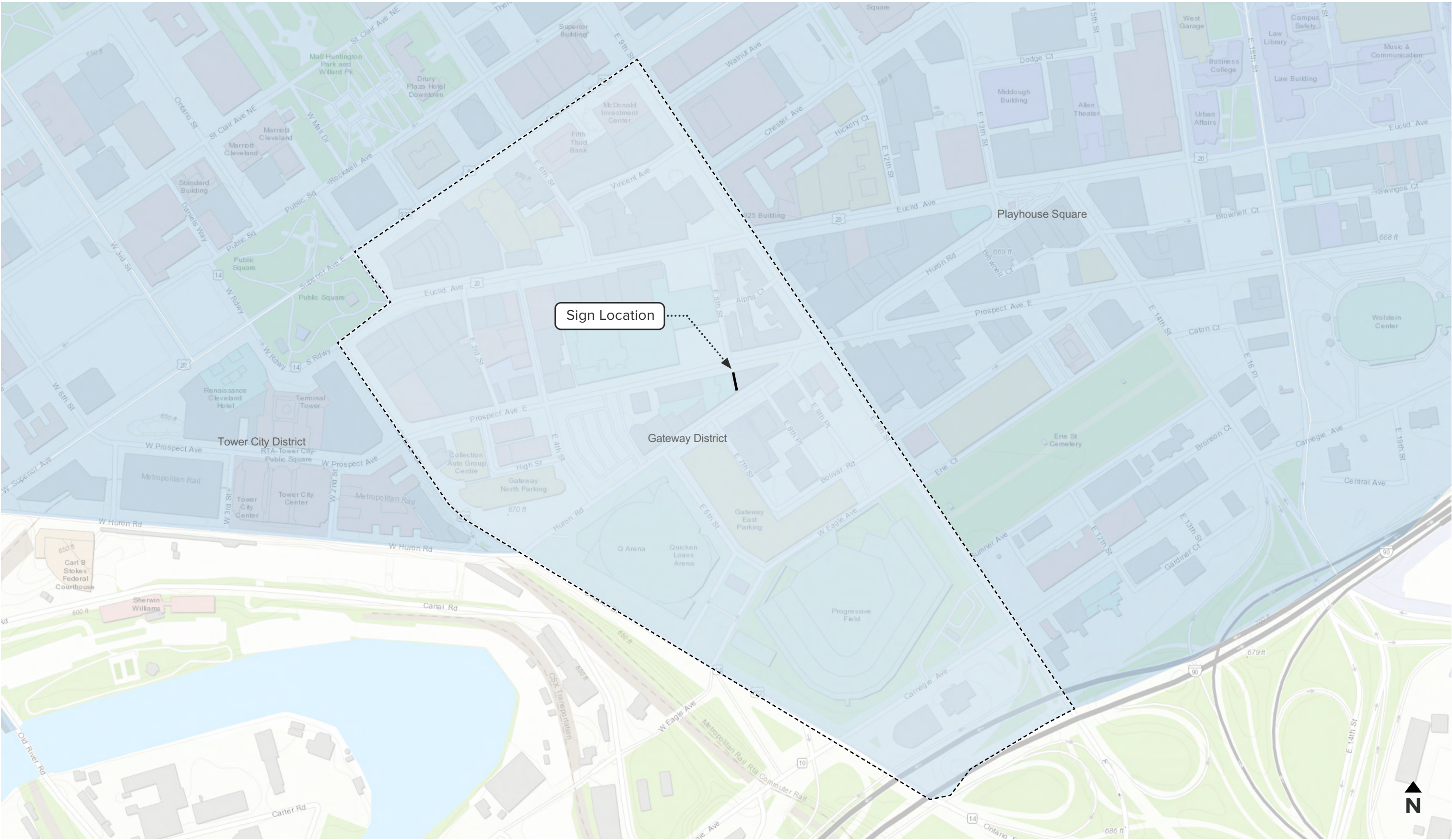
- 75.0' W X 25.0' H (1875 SF) LED
- Color kinetic light wash all sides is programmable and dimmable. Fixtures concealed behind LED.
- New internally illuminated media operator identification placard. 2'H x 14'W. Remove existing placard.
- Patch wall as required and repaint to match adjacent facades.

DIGITAL CONVERSION - COMMUNITY BENEFITS

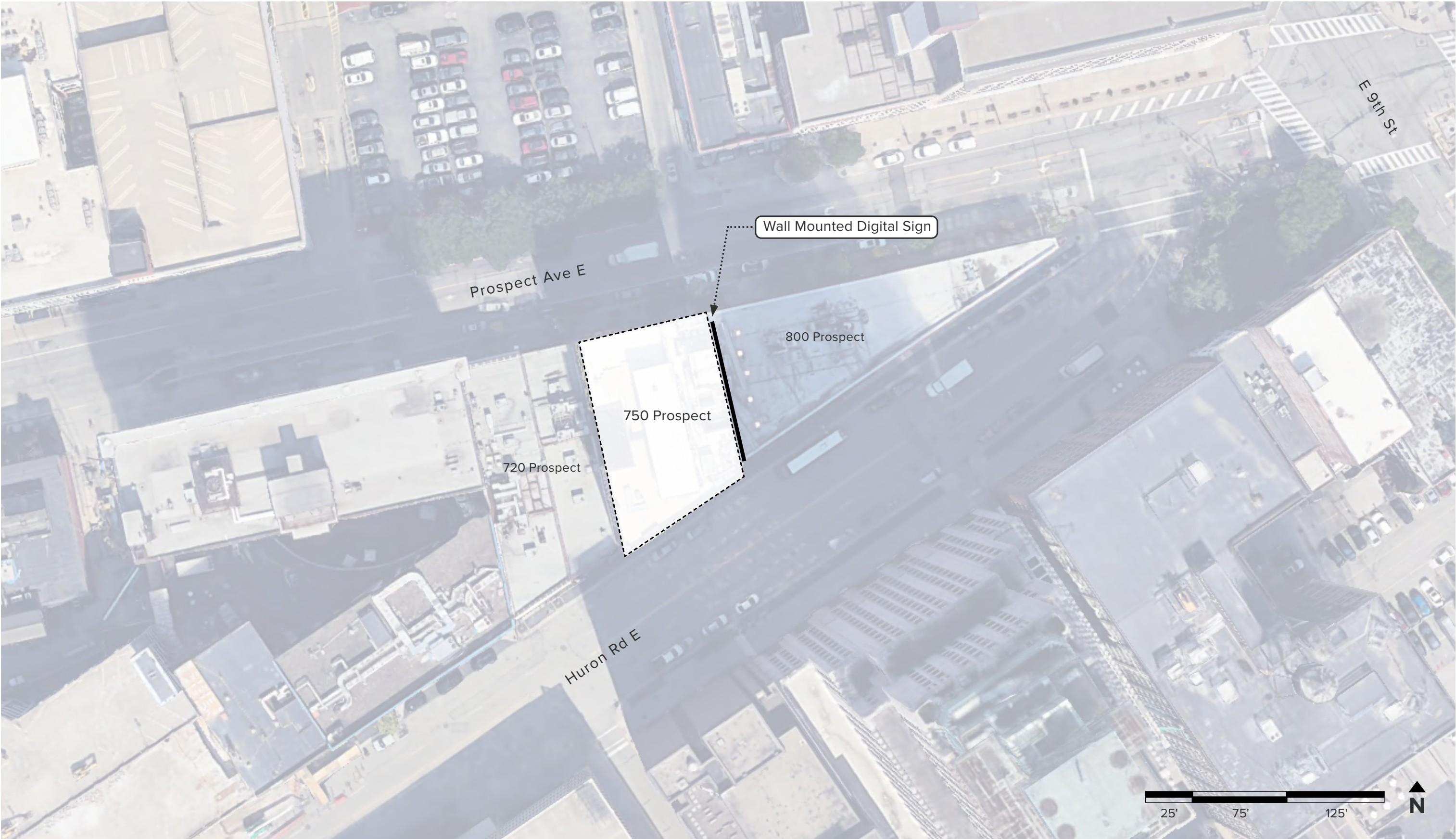
- Proposal replaces an existing 4,250 SF static sign at 750 Prospect Ave with a new digital sign at 1,875 SF digital sign.
- 20% of display time on the digital screen will be dedicated to art and community content curated by OBM's Community Engagement team in partnership with City stakeholders.
- Any unsold time on the digital screen will also be dedicated to art and community content.
- OBM's Community Engagement team is dedicated to developing key partnerships with internationally recognized and local artists, as well as museums, art institutions, and curators, to activate art in highly visible areas.
- Billboard is accented with color kinetic lighting which can be programmed to match screen content, or to celebrate local events and holidays.



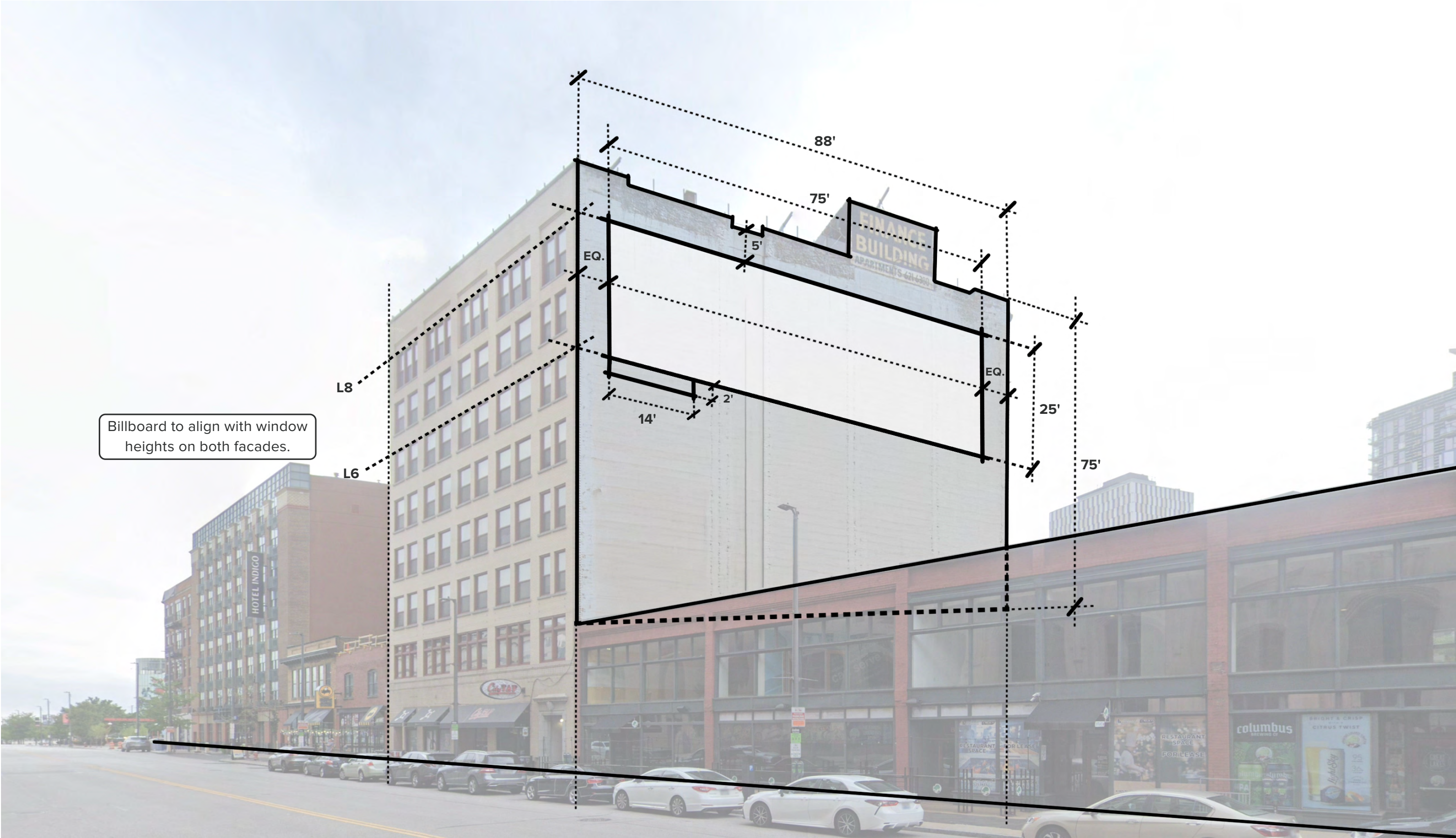
SITE LOCATION MAP (DISTRICT LEVEL)



SITE PLAN



DIMENSIONS AND ALIGNMENT



EXISTING SIGN

WESTBOUND HURON RD E



PROPOSED DIGITAL SIGN

WESTBOUND HURON RD E



EXISTING SIGN

WESTBOUND PROSPECT AVE E



PROPOSED DIGITAL SIGN
WESTBOUND PROSPECT AVE E



DESIGN DEVELOPMENT

RATIO STUDY: 1300 SF



9:16 Ratio (27'H x 48'W)



1:3 Ratio (20.8'H x 62.5'W)



14:48 Ratio (19.5'H x 66.6'W)

DESIGN DEVELOPMENT

BUILDING INTEGRATION



1:3 Ratio (29.8'H x 62.5'W) 1300 SF



Enlarge sign area to better fit facade
25'H x 75'W - 1,825 SF

33% increase in sign cost



Add programmable LED wash

Additional 15% increase in sign cost
(total increase in sign is sign cost 48%)

SUPPORTING THE ARTS IN CLEVELAND: DIGITAL CURATION

OBM will develop an art program that uses the new digital sign at **750 Prospect** as a platform for local creativity. The program will include work by emerging and Cleveland-based artists, giving them the opportunity to share their work with a broad and diverse public audience in the heart of downtown. By promoting emerging and local voices, the program is designed to support artists at critical stages in their careers while reflecting the character and creative energy of the city.

The sign's advanced technological capabilities are central to the program. Artists will be invited to display work that takes advantage of the scale, clarity, and motion made possible by our sign. This may include animation, time-based visuals, or even more traditional approaches that expand what's possible in conventional exhibition settings. The goal is to highlight both the artists' ideas and the technical potential of the sign as a contemporary artistic platform.

In addition to original artwork, the sign will feature promotional content from Cleveland cultural institutions, as we intend to build upon previous conversations with the Museum of Contemporary Art Cleveland and the Center for Arts-Inspired Learning. These placements will help extend the reach of local museums and arts organizations, raise awareness of their programs, and connect new audiences to Cleveland's cultural offerings. Together, the artist presentations and institutional promotions position the sign as a shared resource for the city's arts community.

This program is part of OBM's broader commitment to public art and cultural partnership. For more than 21 years, OBM has worked with artists and arts institutions across the country to present contemporary art in public spaces. In every market it serves, OBM uses its media platforms to support local artists, bring meaningful artwork into everyday environments, and promote arts and cultural organizations. The 750 Prospect program continues this work in Cleveland by combining technology, visibility, and public access in support of the local arts ecosystem.

SUPPORTING THE ARTS IN CLEVELAND: DIGITAL CURATION

Curation Partners - Local Institutions

moCa CLEVELAND



CENTER FOR ARTS-INSPIRED LEARNING



SUPPORTING THE ARTS IN CLEVELAND: DIGITAL CURATION

Prospective Partners - Local Artists

Jamal JWRKN Collins

Designer and educator Jamal Collins, better known as JWRKN, grew up in the inner city of East Cleveland, Ohio. I was considered an at- risk youth. I faced many challenges and stumbling blocks along the way. I was always a creative kid with a big imagination, but something was missing. I was accepted to Akron University and graduated with a Bachelor of Fine Arts in 1997. I began my career as a graphic designer in the corporate field, where I remained for 9 years. I always felt incomplete. After leaving the corporate world, I began freelancing and volunteering. It was during that time that I began a new, inspiring journey that would allow me to inspire others!



Kevin "Mr. Soul" Harp

Kevin "mr.soul" Harp is a multidisciplinary artist whose creative journey spans over three decades. With a focus on Graphic Design, Illustration, Fine Art and Public Art, he has become a dynamic force in the artistic landscape, leaving his mark on cities worldwide.

Kevin's art serves as a vibrant reflection of his surroundings, capturing the essence of urban life and the human experience. Through bold strokes and vivid imagery, he communicates narratives that resonate deeply with audiences, inspiring connection and dialogue.



OBM ARTS CURATION - SUNSET SPECTACULAR



Cauleen Smith



Chris Vargas



Piilotti Rist



Nick Cave

OBM ARTS CURATION - ATLANTA



Sarah Neuburger



Neon Cardigan



For Freedoms



Tomashi Jackson

COMMUNITY ENGAGEMENT: ESTABLISHED PARTNERS

The Community Engagement team at Orange Barrel Media partners with local nonprofits, civic groups, and cultural organizations to amplify community initiatives through our Public Benefit program. By working with city leaders, we ensure our media platforms celebrate local culture, support businesses, and share each city’s unique story.

OBM currently works with the following organizations and artists in Cleveland:

- Center for Arts - Inspired Learning
- Brite Winter
- Artist Run the Streets (Cleveland Arts & Music Festival)
- City of Cleveland / For Art Sake Cle
- Destination Cleveland
- ETHOS
- FRONT International
- MOCA Cleveland

OBM currently works with the following organizations and artists in Ohio:

- | | |
|---|--|
| <ul style="list-style-type: none">• Cincinnati Art Academy• Dress For Success (Cincinnati & Columbus)• Maroon Arts• A Tribe for Jazz• Furniture Bank of Central Ohio• YWCA Columbus• Pointdexter Village Museum & Culture Center• Homeport• Wild Goose Creative• Neighborhood Design Center• CMHA• Pointdexter Village Museum & Culture Center• OSU Urban Arts Space• Stonewall Columbus | <ul style="list-style-type: none">• Columbus College of Arts & Design (CCAD)• Thiossane Institute• Columbus Music Commission• Flying Horse Farms• Greater Columbus Arts Council (GCAC)• Minority Autism Connection• Maryhaven• A Kid Again• Boys & Girls Club• IMPACT Community Action• Center for Healthy Families• St. Stephens Community House• Star House• Wexner Center for the Arts |
|---|--|



COMMUNITY ENGAGEMENT: LETTERS OF SUPPORT

For Arts Sake

December 15, 2025
City of Cleveland
City Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

Dear City Planning Commission:

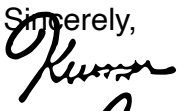
On behalf of **For Arts Sake**, I am pleased to express our strong support for **Orange Barrel Media’s** proposal to replace the existing static sign at **750 Prospect Ave** with a dynamic and innovative digital display. As a pillar of this community celebrating the intersection of art, community and purpose, we understand the importance of initiatives that honor Cleveland’s rich legacy while embracing forward-thinking advancements that elevate our cultural and artistic landscape.

For more than two decades, Orange Barrel Media has redefined public spaces through creative design and cutting-edge technology. As the city’s leading out-of-home media provider, their work not only enhances Cleveland’s visibility but also fosters local vibrancy and strengthens community engagement. Their commitment to serving the public aligns closely with our mission to empowering diverse voices, fostering a sense of belonging, and addressing the evolving needs of the community through art.

Our collaboration with Orange Barrel Media has directly benefited our organization and the broader community. Their support for programs such as our Artist Run the Street exhibition and I’m From Cleveland Arts & Music Festival demonstrates their genuine dedication to enriching Cleveland’s cultural fabric and ensuring that all residents—regardless of background—have access to creative, educational, and inspiring experiences.

The proposed digital sign at 750 Prospect Ave represents an exciting opportunity to further uplift Cleveland’s creative identity. More than just a display, it will serve as a dynamic platform for visual storytelling—celebrating local artists, amplifying community voices, and expanding public access to culturally relevant content.

We appreciate your consideration of this proposal and look forward to the positive impact this initiative will bring to our city.

Sincerely,

Kumal Arora
Chief Executive Officer
Arora Ventures

Center for Arts-Inspired Learning



December 13, 2025

City of Cleveland
City Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

Chief Executive Officer
Emma Parker

Board of Directors
Greg Shaw, Chair
Dr. Tamara Fletcher, Vice Chair
Nick Hylant, Secretary
Kyle McKinney, Treasurer
Sherrie Massey, Strategic Impact & Equity Co-Chair
Lavone Lee, Strategic Impact & Equity Co-Chair
Meghan McDonnell, Fundraising Chair

Edmund W. Appleton
Connie Edwards
Jennifer Goings Smith
Bakita Hill
Chris Howse
Cara Jablonski
Katherine Poldneff
Nate Price
Leah Ridgeway Jackson
Jeanne Shatten

Dear City Planning Commission:

On behalf of Center for Arts-Inspired Learning, I am pleased to express our strong support for Orange Barrel Media’s proposal to replace the existing static sign at 750 Prospect Ave with a dynamic and innovative digital display. As a pillar of this community for more than 70 years, we understand the importance of initiatives that honor Cleveland’s rich legacy while embracing forward-thinking advancements that elevate our cultural and artistic landscape.

For more than two decades, Orange Barrel Media has redefined public spaces through creative design and cutting-edge technology. As the city’s leading out-of-home media provider, their work not only enhances Cleveland’s visibility but also fosters local vibrancy and strengthens community engagement. Their commitment to serving the public aligns closely with our mission to champion creative learning, drive educational innovation, and transform lives through collaborative efforts involving teaching artists, students, educators, and communities.

Our collaboration with Orange Barrel Media has directly benefited our organization and the broader community. Their support for programs such as our Play It Forward!® Cleveland instrument drive, ArtWorks Live! Youth Arts Fest, and summer youth programming demonstrates their genuine dedication to enriching Cleveland’s cultural fabric and ensuring that all residents—regardless of background—have access to creative, educational, and inspiring experiences.

The proposed digital sign at 750 Prospect Ave represents an exciting opportunity to further uplift Cleveland’s creative identity. More than just a display, it will serve as a dynamic platform for visual storytelling—celebrating local artists, amplifying community voices, and expanding public access to culturally relevant content.

We appreciate your consideration of this proposal and look forward to the positive impact this initiative will bring to our city.

Warm regards,



Emma Parker M.A.Ed
Chief Executive Officer

10917 Magnolia Drive, Cleveland OH 44106
T: 216-561-5005
W: arts-inspiredlearning.org



OPERATIONS AND MAINTENANCE

OBM shall be responsible for repair and maintenance issues related to the signage. OBM works with experienced in-market vendors to perform ongoing maintenance and repairs.

- **Brightness Control:** Display brightness is controlled through an ambient brightness sensor which reacts to the existing brightness condition and adjusts the LED display accordingly. Sign luminance shall adjust gradually throughout the day: a maximum of 2,400 candelas in the daytime (sunrise until 20 minutes to sunset), a maximum of 300 candelas per meter squared in the evening in the event that the ambient sensor is malfunctioning, OBM can remotely access the direct controls and adjust the brightness to an appropriate level.

The nighttime measure of 300 candelas per meter squared (or 300 nits) is the luminous intensity at the sign face and is roughly equivalent to the output of a desktop monitor.

A photometric light study will be provided to show the lighting impact on the surrounding area. OBM will comply with the standard dictated by many municipal codes, a maximum of 0.3FC at 300 ft from the sign.

- **Technology:** OBM will install a high-resolution screen LED (8mm pixel pitch) capable of carrying a variety of engaging content.

The LED surfaces will consist of independent LED modules attached to a manufacturer provided subframe. The LED design will allow for replacement and/or maintenance of the LED modules to ensure reliable performance.

- **Audio:** Sign does not include audio.
- **Maintenance:** During normal business operation, any non-physical, LED repairs are started remotely within 12 business hours of issue identification. If the issue cannot be resolved remotely within 8 business hours, then a service technician will be dispatched within 24 business hours for physical repairs.
- **Software Updates:** Our LED signage is remotely programmable and upgraded. Our software-agnostic hardware allows for the continued integration of new technologies and ensures our features stay on the cutting edge of LED trends.

PRECEDENT PROJECTS

OBM operates digital signage in heavily trafficked downtown environments throughout the country. Two examples of sites at busy intersections are provided below.
For comparison, 750 Prospect has 400,111 weekly Geopath Impressions.

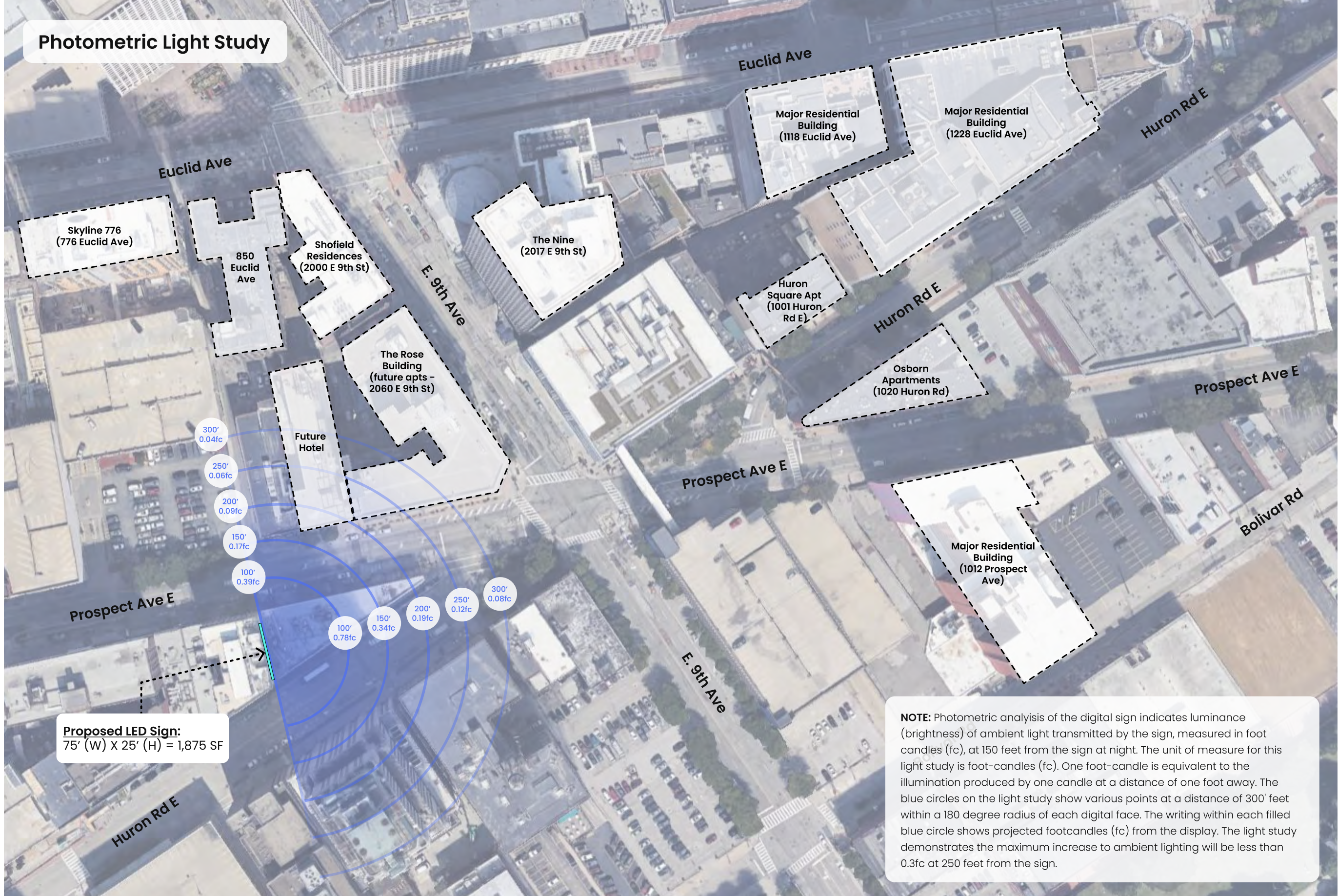


SUNSET & LA CIENEGA, WEST HOLLYWOOD
This digital sign is located where La Cienega Blvd ends at Sunset Blvd.
Location has 2,670,610 Weekly Geopath Impressions.



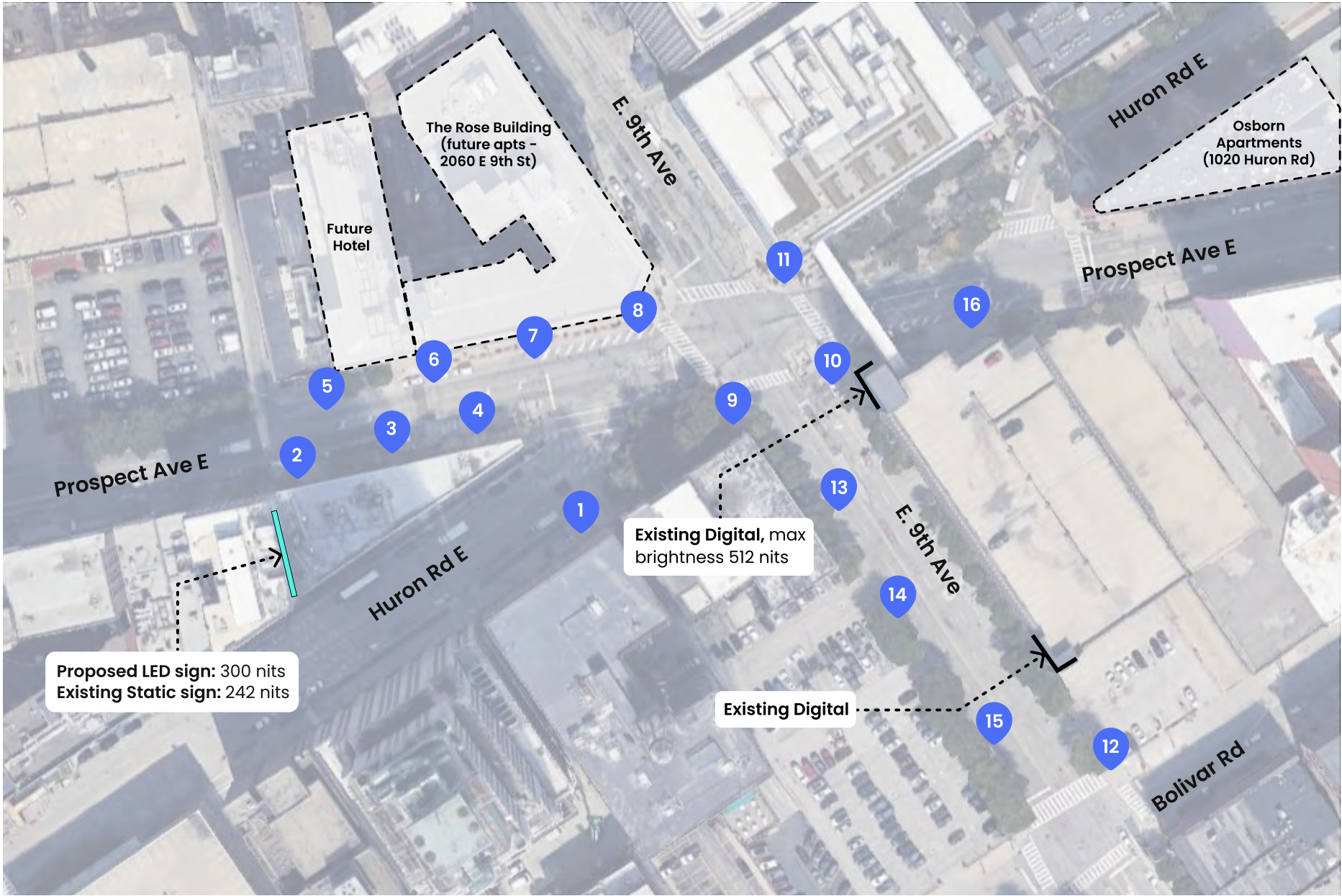
PEACHTREE ST & FORSYTH, ATLANTA
This digital sign is located where Forsyth and Peachtree St. meet at a common point similar to 750 Prospect.
Location has 256,783 Weekly Geopath Impressions.

Photometric Light Study



Existing Ambient Light Levels	
Location	Reading (FC)
1	White Only - 0.7 Otherwise - 0
2	3.8
3	3.2
4	3.8
5	6
6	3.3
7	2.9
8	varies with digital content, Max 10.4
9	varies with digital content, max 18.3
10	varies with digital content, max 10.7
11	varies with digital content, max 10.7
12	varies with digital content, max 19.5
13	3.9
14	varies with digital content, max 9.9
15	varies with digital content, max 14.3
16	2.6

- Notes:
- Light readings shown on this map were taken on January 5th 2026, between 5pm and 8pm and measured food candles.
 - Light readings taken on an Extech – Model Number: 407026 light meter at grade.





Thank You

Yumna Siddiqi

VP East Coast Development

ysiddiqi@obm.com

John Paolo

Development Director

jpaolo@obm.com

Randall Sistrunk

VP, Public Private Partnerships

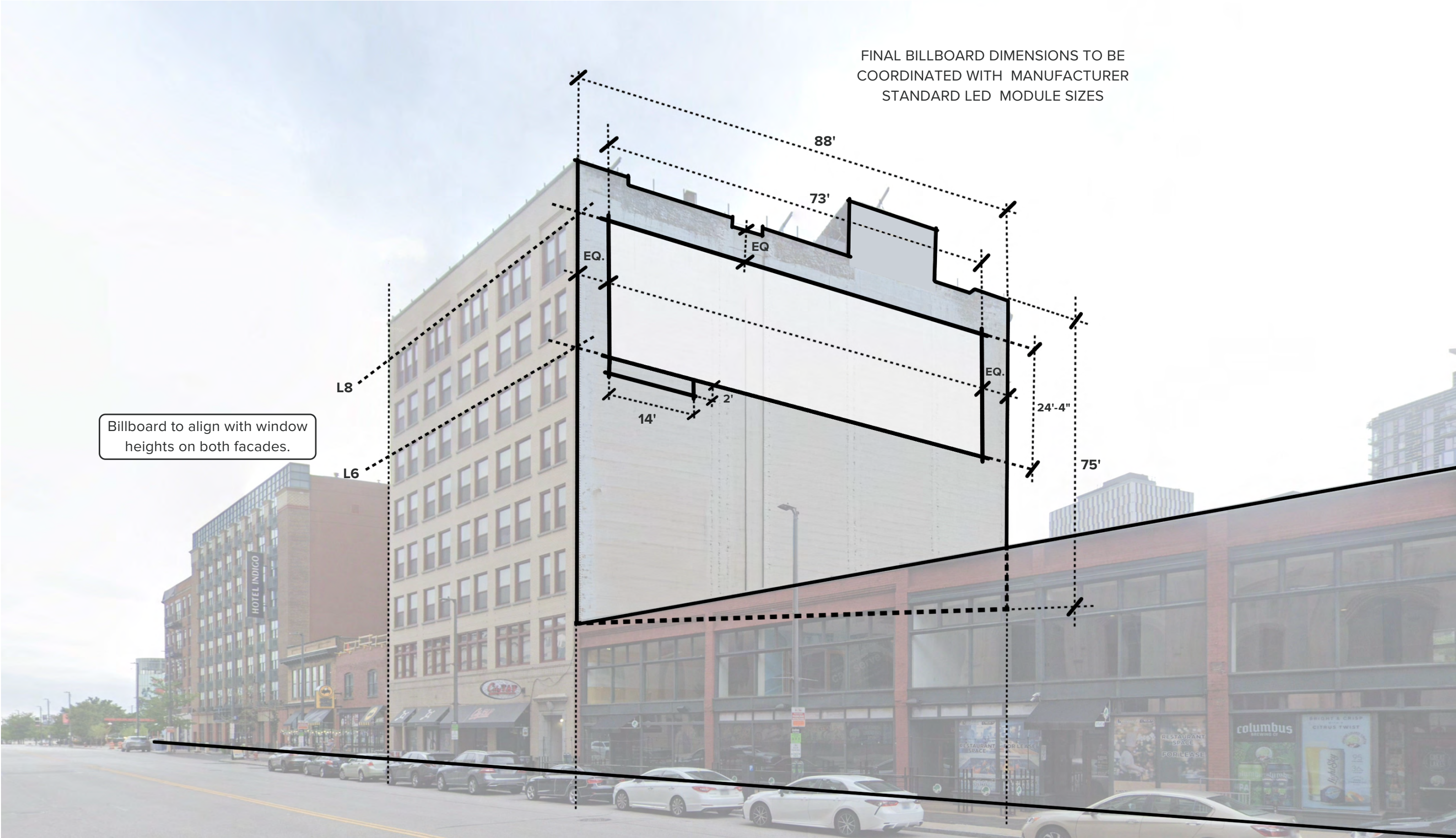
rsistrunk@obm.com

Ellie Levy

Development Manager

elevy@obm.com

DIMENSIONS AND ALIGNMENT



PROPOSED DIGITAL SIGN

WESTBOUND HURON RD E





CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

750 Prospect Billboard Reconstruction

Staff Report

June 26, 2025



STAFF REPORT OVERVIEW

- Code Context & Requirements for Non-Conforming Billboards
- Site/Landscape Requirements & Streetscape Improvements
 - **Applicant Requests Waiver**



§ 350.10 BILLBOARDS

Code Context - Newly Constructed Billboard Restrictions:

- **(a) Zoning Districts:** Only allowable in General Industry & Unrestricted Industry, or in Semi-Industry if directed toward a freeway. (Located within General Retail Business)
- **(c) Size:** Maximum 820 sqft (1875 sqft proposed)
- **(d) Height:** Maximum 50' above roadway (~70' proposed)
- **(e) Spacing:** Minimum 1000' from adjacent billboards (480' to east & 840' to west)
- **(g) Distance from Zoning Districts:** Minimum 200' + 1' / each 1' additional sqft over 380 sqft (Located within General Retail Business)
- **(j) Illumination:** Internally-illuminated, back-lit, and automatic changeable copy prohibited (LED automatic changeable copy proposed)

§ 350.10 BILLBOARDS

- **(1) Existing Non-conforming Billboards:** “...may be replaced or may be reconstructed to an extent greater than otherwise permitted if the City Planning Commission determines that such replacement or reconstruction will satisfy the following conditions:
 - (1) *Site and Design Improvements.* ○
 - (2) *Degree of Nonconformity.* ✓
 - (3) *Location.* ✓
 - (4) *Sign Type.* ○
 - (5) *Changeable Copy.* ✓

§ 350.10 BILLBOARDS

(2) *Degree of Nonconformity.* ...**no greater in size, height, number of panels**, or any panel dimension than is the existing billboard, nor ... be less conforming ... than is the existing billboard...”

(Proposal is smaller in all dimensions)

(3) *Location.* ...**placed in precisely the same location** as the existing billboard unless the City Planning Commission determines that a different location on the same parcel of land would be more effective in meeting the intent of the sign regulations...”

(Proposal is approximately the same location)

(4) *Sign Type.* ...shall be the **same type as the existing billboard** unless the City Planning Commission determines that **a different sign type would be more compatible** with the subject property or nearby properties.”

(Proposal is a different but allowable sign type if Commission deems it compatible)

(5) *Changeable Copy.* ...may incorporate automatic changeable copy **only if such copy is limited to a single billboard panel**... In the case of a sign utilizing changeable copy, each message shall remain fixed for at least eight (8) seconds.”

(Proposal is a single billboard and adheres to typical changeable copy standards)

§ 350.10 BILLBOARDS – Site/Landscape Improvements

(1) *Site and Design Improvements.* The site ...shall be landscaped and otherwise improved, through use of an ornamental base or frame, a streamlined support structure, or similar features effective in improving the appearance of the site.”

(The frame is ornamented with lighting, and streamlined overall, but no landscaping or any other features that improve the site’s appearance are proposed)*

Minimum landscaping requirements:

- “At a minimum, **evergreen shrubs**, at least three (3) feet in height at the time of planting and four (4) feet in height after two (2) growing seasons, **shall be planted at maximum intervals of four (4) feet along any side of the base of the billboard oriented toward a public street.**
- **Such planting shall extend at least the full width of the billboard panel.**
- In addition, all portions of the parcel(s) of land on which the billboard site is located **shall be planted with grass or other suitable vegetative ground cover between the billboard and all public streets abutting the parcel(s).**”

***No landscaping is proposed, Applicant is requesting a waiver from this provision given the site’s 0-lot line, and previous precedent of landscape waivers.**

PRJ26-XXXX – Prospect OBM Sign

June 26, 2026

DFDRAC Recommendations:

DFDRAC recommended final approval on 6/25/26 with the following conditions:

- Outdated "Finance Building" signage above to be removed.
- Sign to be slightly smaller so all sides have equal 5-6' distance from building edges.
- Planters to be provided at the street level by Building Owner.

Commendation to Applicant for art curation & community engagement.

City Planning Staff Recommendations:

The City supports the Applicants request to waive the landscape & site improvements provisions of the code (0-lot line building).

Cleveland City Planning Commission

Public Art Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

ART26-001 – Majestic Hotel Mural

June 26, 2026

Project Address: 2275 E. 55th St

Type: Public Art

Project Representative: Jim "JP" Ptacek, Larsen Architects

Approval: Final

Majestic Hotel Mural 2275 E 55th Street

City of Cleveland Planning Commission Review

International Food Solutions / Snap
Gourmet Foods

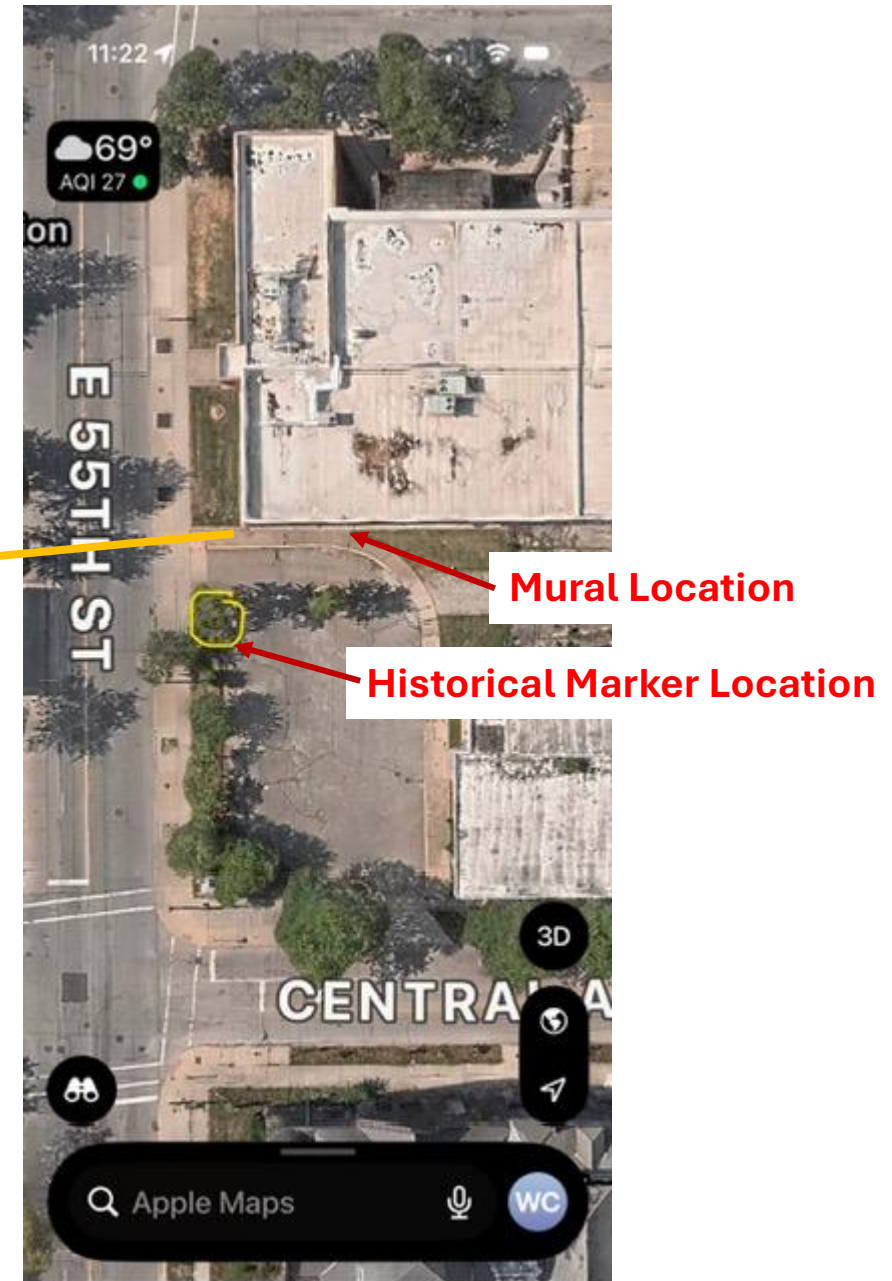
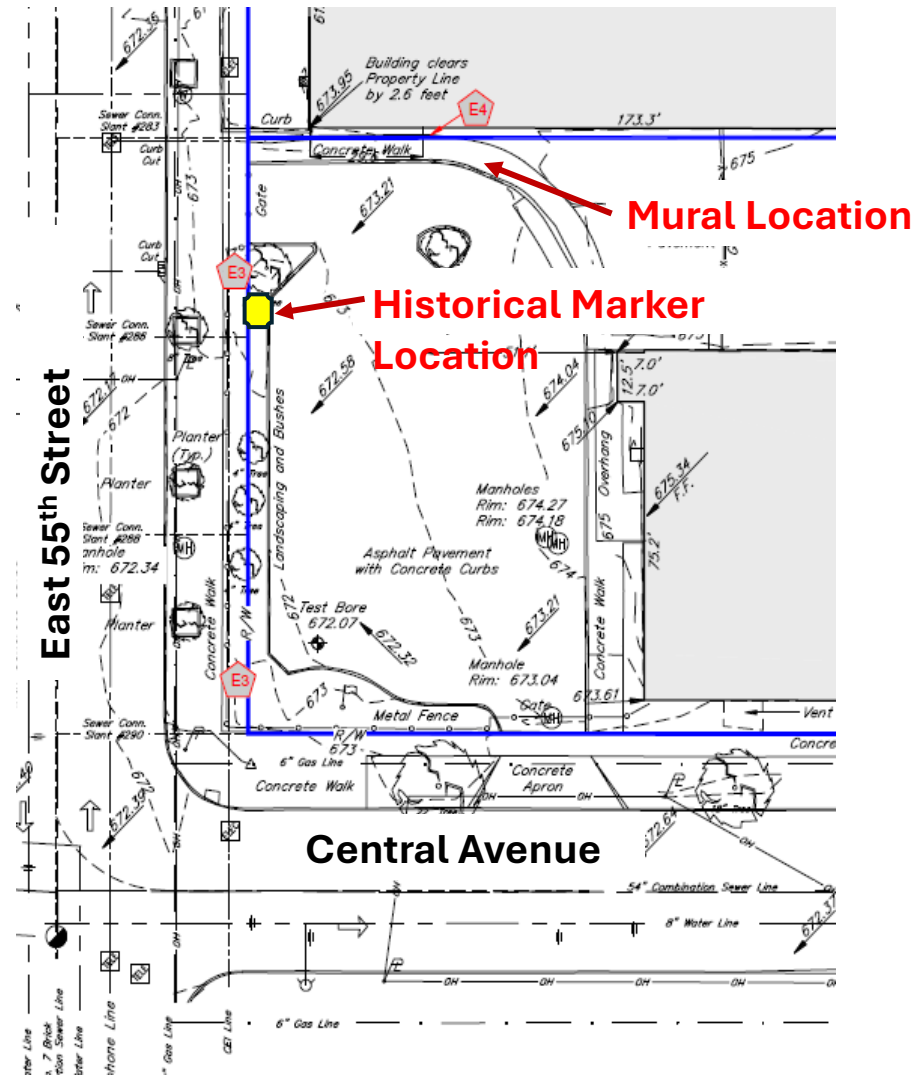


Project

- **Summary**: Install 40' x 20' mural to honor the Majestic Hotel in conjunction with Ohio Historical Marker Installation at 55th & Central Ave
- **Building Owner Sponsor**: Lincoln Yee, International Food Solutions & Snap Gourmet Foods
- **City Sponsor**: Councilman Richard Starr
- **Majestic Hotel History**:
 - **Significance**: Known as "America's Finest Colored Hostelry," it was a cornerstone of Black life in Cleveland and a Green Book listing from 1938 to 1967.
 - **Ownership**: Opened in 1902 as apartments, it was sold in 1944 to Black investors, including Alonzo G. Wright.
 - **Entertainment**: The hotel hosted a popular nightclub scene that included the Furnace Room, Heat Wave, and the Rose Room, featuring live jazz and blues.
 - **Closure**: Closed in 1967 and later demolished to make way for a Goodwill Industries rehabilitation center

Source: clevelandhistorical.org

Location



Mural



Dimensions = 40' x 20'

Application = Hand Painted

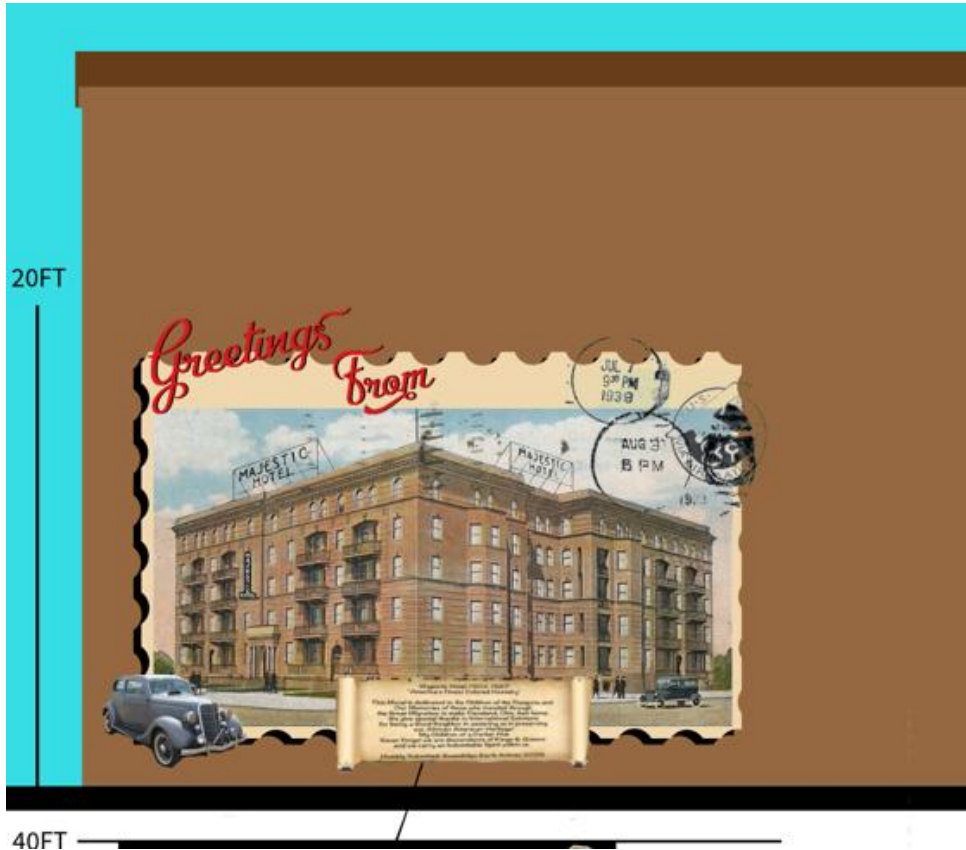
Local Mural Artist = Dayz Whun

Protection = Anti Graffiti coating

Maintenance = regular inspection, gentle wash

Art Direction = Ms. Gwendolyn Garth

Mural Details



Paint Type = Montana Spray Paint & Exterior Latex

Mock-up



**Future Development
with updated parking lot
& plants**

Supporting Pics – Street Views

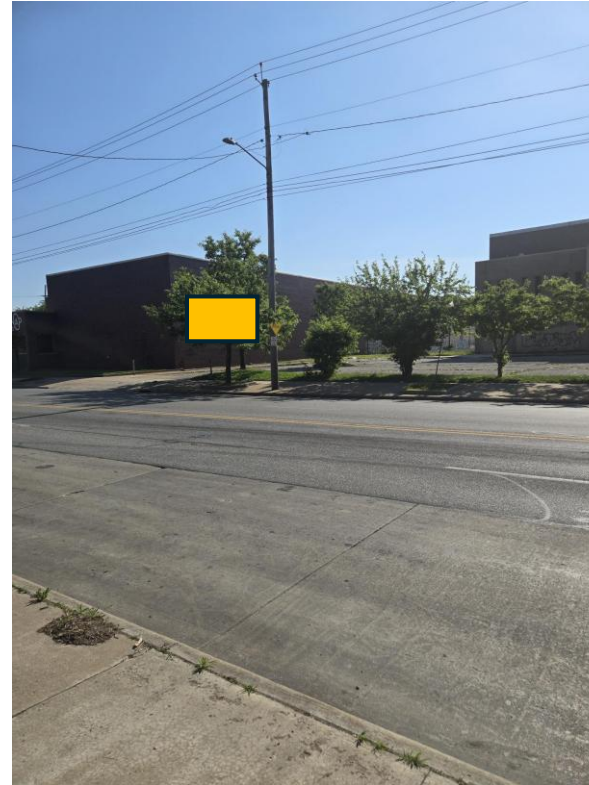
Across from Central



**Across E 55th &
Central Corner**



Across from E 55th



**Sidewalk View
(Trees will be trimmed)**



 **Mural Location**

Supporting Pics

Marker Placement near wall



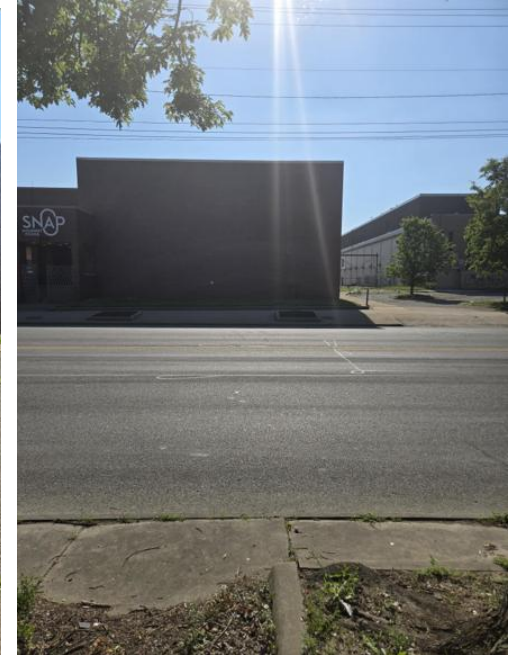
Majestic Hotel
Marker



Building
Corner



Building
Front



ART26-003 – Port of Cleveland Mural

June 26, 2026

Project Address: North Coast Yard (515 Erieside Ave)

Type: Public Art

Project Representative: Daisy Goddard, NCWDC

Approval: Final



Design Review: Public Art

June 25th DFDR

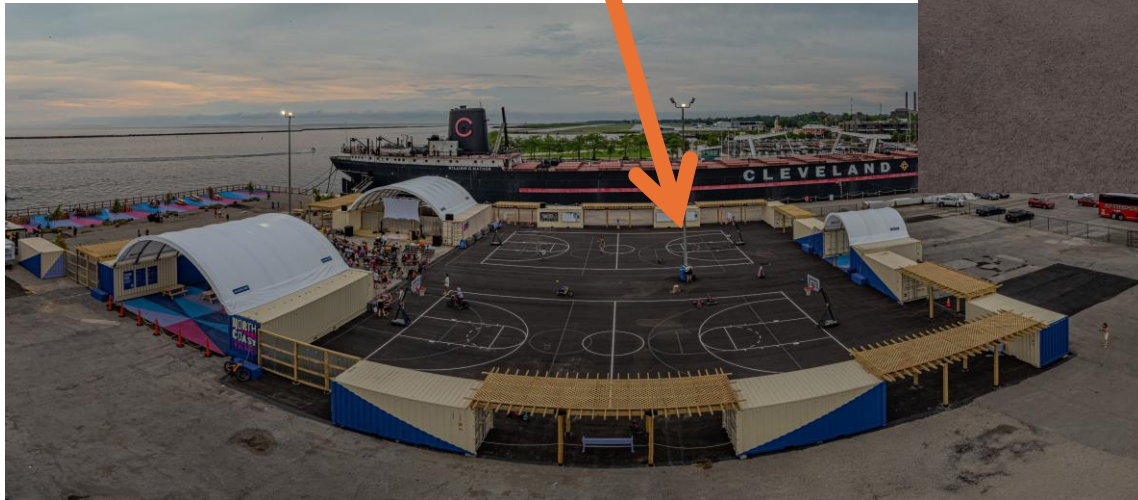
June 26th CPC

Project Summary

- Project location: North Coast Yard (515 Erieside Ave)
- The Port of Cleveland are sponsoring a mural at North Coast Yard. The purpose of which is to celebrate the relationship between our two organizations while bringing public art to the lakefront.
- A local artist, Jared Mitchell, was identified to design and paint the mural based on past work and an existing working relationship with Daisy Goddard and North Coast Yard and our partners.
- The project brief, developed by The Port of Cleveland, allows the artist a fair amount of creative freedom with minimal parameters set out to allow artistic expression borne out of a private tour of the Port.
- The mural will be painted leading up to, and finer details painted during, the Splash! Fresh Water Exploration Day which NCWDC/North Coast Yard is co-hosting alongside the Fresh Water Institute, Great Lakes Science Center and The Port of Cleveland on June 28th, 2026.
- The shipping container is owned by NCWDC.

Mural Location

The mural will be located within the sports courts at NCY, specifically on the Eastern side, allowing for an interesting vista.



Materials & Placement

- The mural will be painted directly onto the exterior sidewall of a shipping container. The containers are constructed with powder-coated steel which allows paint adherence.
- The mural will be painted using Sherwin Williams Latitude Exterior Acrylic Latex, with some smaller details being painted with aerosol paint. This paint was previously used on our shipping containers.
- Stencils will be used for finer details to ensure a professional finish.

Maintenance Plan

- Once completed, an anti-graffiti coating will be applied to ensure the mural's artistic integrity.
- Placement of the mural allows for it to bypass lake effect weather conditions which. Its location sees ample amounts of shade meaning fading from sun exposure won't be an issue. In addition, the location is largely protected from heavy rain and strong winds.
- Touch up paint will be kept offsite in a temperature-controlled location so that necessary touch-ups can be made if and where necessary. Color-codes will also be kept on file.

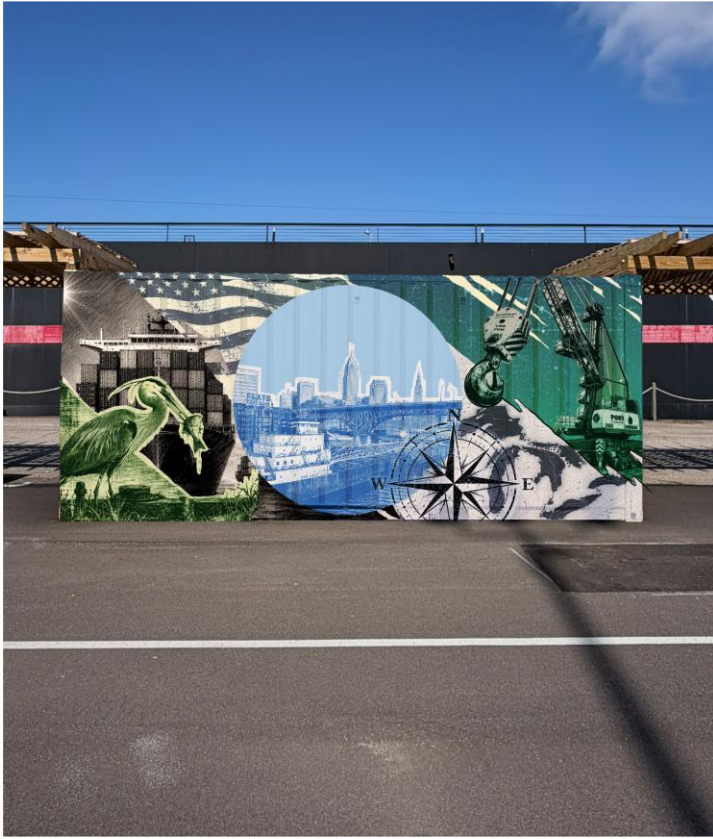
Artist Statement

As an Ohio muralist, I am passionate about creating public artwork that reflects the identity of Port Cleveland, and the purpose it serves. The Port of Cleveland immediately stood out as a place where industry, freshwater stewardship, and regional, national, and international pride come together. Inspired by photographs I captured during our Port tour and the Made in America documentary, this concept puts a variety of those elements into perspective.

The design layers cranes, freighters, workers, navigation elements, wildlife, and the Cleveland skyline into a unified visual narrative celebrating the Port's role as a gateway to Lake Erie and global commerce. Distressed textures, bold graphic forms, and high-contrast imagery reflect the strength, movement, and craftsmanship found throughout the working waterfront.

Concept Art

Approx size: 8ft x 20ft / 160 sq/ft



ART26-003 – Port of Cleveland Mural

June 26, 2026

DFDRAC Recommendations:

DFDRAC recommended final approval as presented on 6/25/26.

City Planning Staff Recommendations:

Per recommendation from staff, the applicant removed the Port Cleveland logo from their initial design submission in order for this to be treated as a mural, instead of signage.

Staff is otherwise supportive of the proposed artwork, and recommends a small descriptive plaque with sponsorship information (and the artist identified) instead.

Cleveland City Planning Commission

Special Presentations (For Information Only)



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

Special Presentations (For Information Only)

North Coast Yard June Update – Zoë Toscos, NCWDC

June 26, 2026



North Coast Yard: 2026 Programming Framework



Since 2022, the City of Cleveland and partners have surveyed 5,000+ residents to create the North Coast Master Plan—this plan (shown below) outlines a community vision for transforming the Downtown lakefront for all Clevelanders. **This bold vision will take years to implement, and Clevelanders shouldn't have to wait.**



IMAGE BY THE NORTH COAST MASTER PLAN DESIGN TEAM

The Space



BAR &
FOOD

LAKEFRONT
PLAZA

WATER &
RESTROOMS

SHADE
PERGOLAS

COVERED
SEATING

STAGE

COMMUNITY
BLACKTOP

SKATE
RENTAL
CONTAINER

ADDITIONAL
PARTNER
STORAGE
CONTAINERS

MAIN
ENTRANCE

BIKE
PARKING

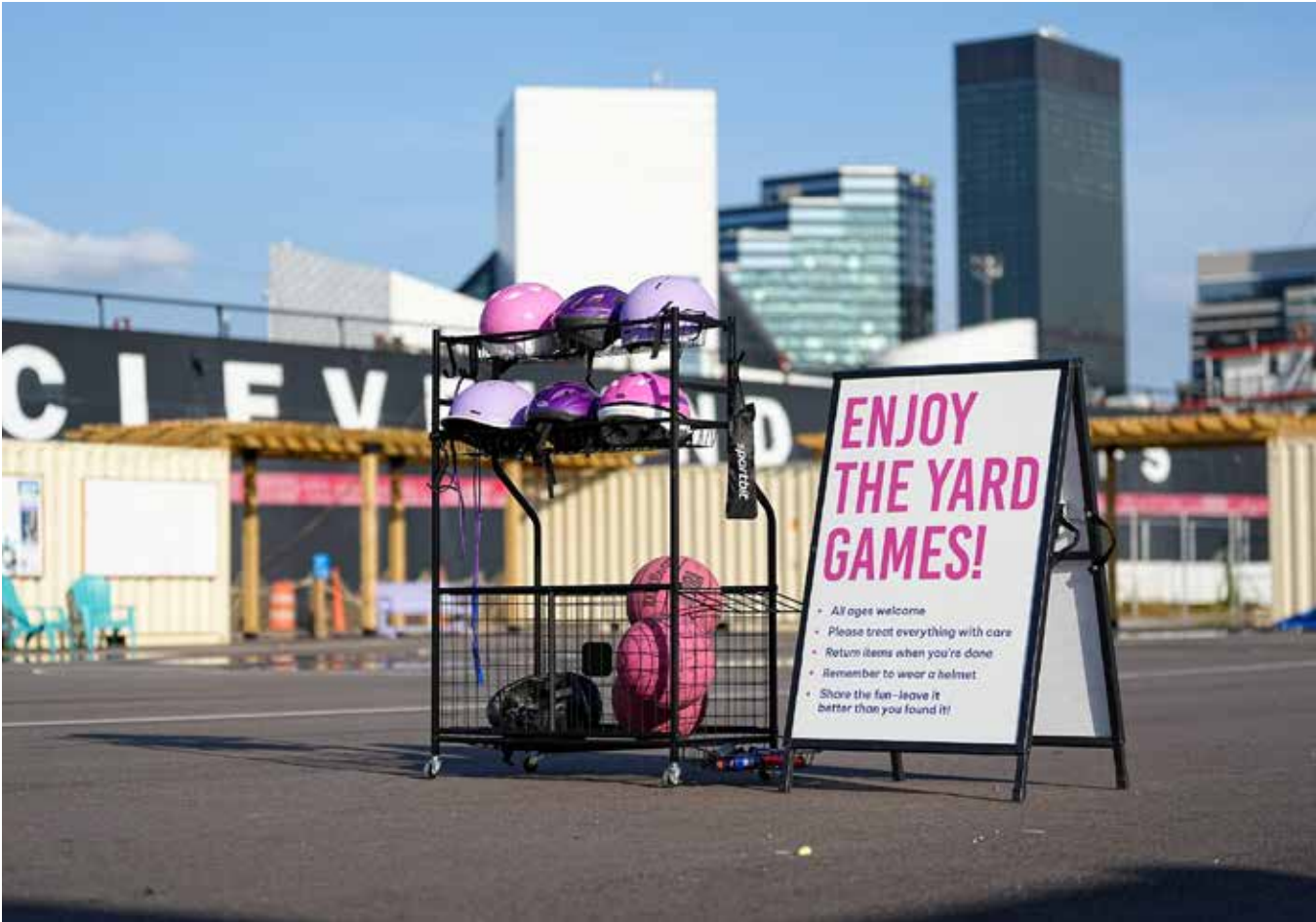
The Elements

Furniture



The Elements

Play



What we achieved, Together!

Attendees

In it's inaugural summer, the
North Coast Yard welcomed

25,000+
attendees



North Coast Yard has
celebrated

20+
birthday parties
ranging from 6 to 65 years
old

and has become **a venue**
for celebrations – including
happy hours, annual
parties, family reunions and
anniversaries.

Programming

Flagship Events

Light up the Lake 4th of July

North Coast Yard Signature
Event

+2,000 estimated attendees
15 partners



Labor Day Launch Airshow Event

North Coast Yard Signature
Event

+3,000 estimated attendees
over 3 days
10 partners



Street League Skateboarding / MGK Day Takeover

External Event Partner

+9,000 estimated attendees

What we achieved, Together!

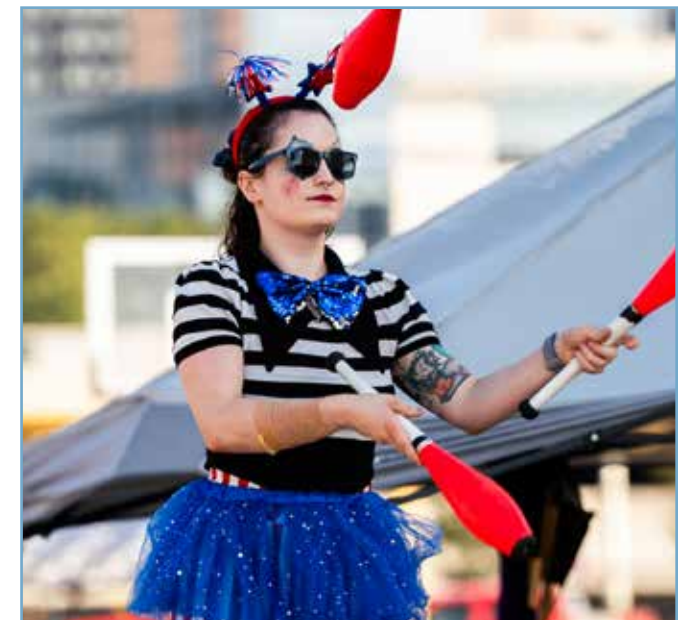
Partners

Partners represented
17 different neighborhoods
(over half of all Cleveland neighborhoods) and five surrounding suburbs
(Lakewood, Shaker Heights, Highland Heights, South Euclid, and Parma).



We have over **70 partners** and
counting to date

Partners range from individual artists,
to small local businesses, to major
institutions, and they're helping deliver
programming, food/beverage, and
other amenities.



Partnerships

Food and Beverage

Soul Republic
served as the inaugural vendor at
the Yard operating the Yard Bar
and providing rotating food menus
Thursday - Sunday featuring
Zanzibar Soul Fusion, Angies Soul
Cafe, The Vegan Club, and Barrel and
Boar Smoked BBQ



The Yard Bar
sold 1,825 beers
in partnership with
4 local breweries
Collision Bend, Market
Garden, Masthead, and
Great Lakes Brewing



OPEN DAILY FROM DAWN TO DUSK

FREE WEEKLY PROGRAMMING

FOOD

THURS & FRI 6-8PM | 16+

SAT & SUN 11AM-9PM

BAR

THURS & FRI 5-9PM

SAT 3-9PM

Rotating brewery takeovers starting with Collision Bend. More to come!

MON

PICK-UP STREET SOCCER

6-8pm | 16+

Starting June 16th, the Ohio City Soccer Club will host pick-up futsal at the Yard.

TUE

OPEN YARD

No programming, no pressure. Bring your own gear—balls, blades, rackets, snacks—and enjoy the Yard your way.

WED

BASKETBALL WEDNESDAYS

6-9pm

June 18th - July 23rd

Join P-League for fun & competitive tournaments.

July 30th - Sept. 24th

Register with Hermes for upcoming 3x3 co-ed league.

THU

SOUND & SOUL THURSDAYS

5-7pm

Live Music & Happy Hour

Rotating performances by Sierra Delaine, Lex Moda, and Hannah Tramonte through Rock Hall's Artist in Residency Program.

Angie's Soul Food Café Serving the Best Soul Food.

PECHAKUCHA NIGHT

June 26th 8-10pm

Come for the stories, stay for the views, and mingle with fellow creatives.

Tickets are free. Register online.

FRI

ROLLIN' AT THE YARD

6-9pm

Burgers & Skates

Pop-up roller skating rink with free skate rentals provided by Rollin' BuckeyeZ. Cleveland Breakfast Club will be serving all the burgers and beats provided by DJ Ivory.

OPEN SKATEBOARDING

June 20th - Aug 1st

Open skate Fridays with a modular pop-up skate park from 12pm - 4pm

Kid Skateboard Lessons: 9am - 10am & 10:30 - 11:30am

Pre-registration required.

SAT

2ND SATURDAYS

June 14th, July 12th, August 9th

Bring the family to experience the lakefront in a new way through a monthly themed series of fun and interactive community events from 4-8pm

3RD SATURDAY SOCCER

June 28th, July 19th, Aug 23rd

Join America Scores for a pop-up soccer clinic for kids from 3pm - 7pm

SMOKED BBQ SATURDAYS

11am-9pm

A backyard lakefront cookout with Barrel & Boar smoked barbeque.

SUN

SOUL FOOD SUNDAYS

11am-9pm

Join us at The Yard for soul food for lunch or dinner with Zanzibar Soul Fusion.

FREE PLAY

EVERY WEEKEND 11-9pm

We'll roll out yard games, wheels, and activities for all ages to play and enjoy!

NORTH COAST YARD

NORTHCOSTYARD.COM

These programs run June 13th - August 31st

Meet us at: 515 Erieside Avenue

JULY 4TH

LIGHT UP THE LAKE FIREWORKS PARTY AT THE YARD! 5-10PM

Over 600 people gathered for Ohio City Soccer’s Men’s Kickout, celebrating Cleveland’s diversity with players from immigrant and refugee communities and dozens of languages spoken throughout the season.

P-League lit up the Yard with 56 streetball games and a viral following, bringing together +1,200 players and fans across the season.

Sound & Soul Thursday’s with Rock Hall brought 3 of their artist-in-residence to the site, with styles ranging from acoustic to spoken word.

Advocate Skateworks hosted 6 Friday skate camps, teaching 52 kids aged 4-12 the basics of skateboarding on a variety of custom ramps and obstacles.

Partner Snapshot: Rollin' at the Yard with Rollin' Buckeyeze



Partner Snapshot

Rollin’ at the Yard

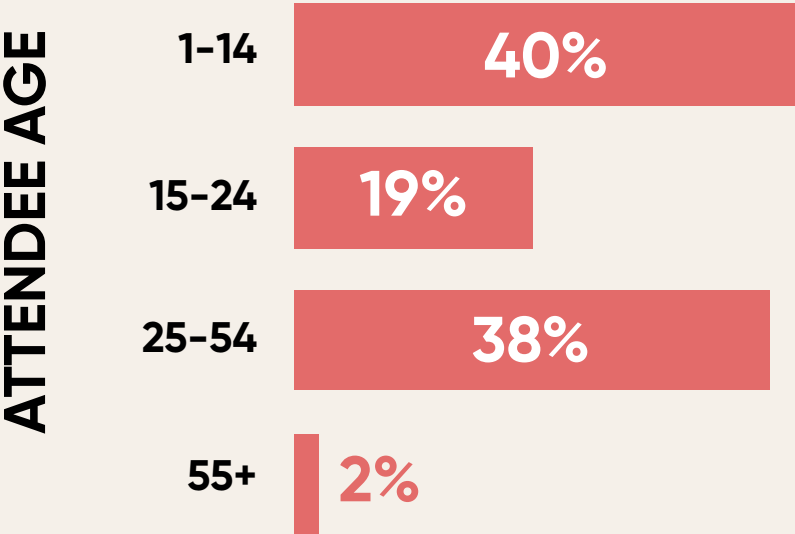
Rollin’ at the Yard popped up every Friday 5pm-8pm from June through mid September.

They hosted **12 events over 3.5 months**, providing free skate rentals, pads and helmets, and built a **safe, accessible space for people of all ages and abilities** to roll at the waterfront.

+800
pairs of skates rented
over **3.5 months**

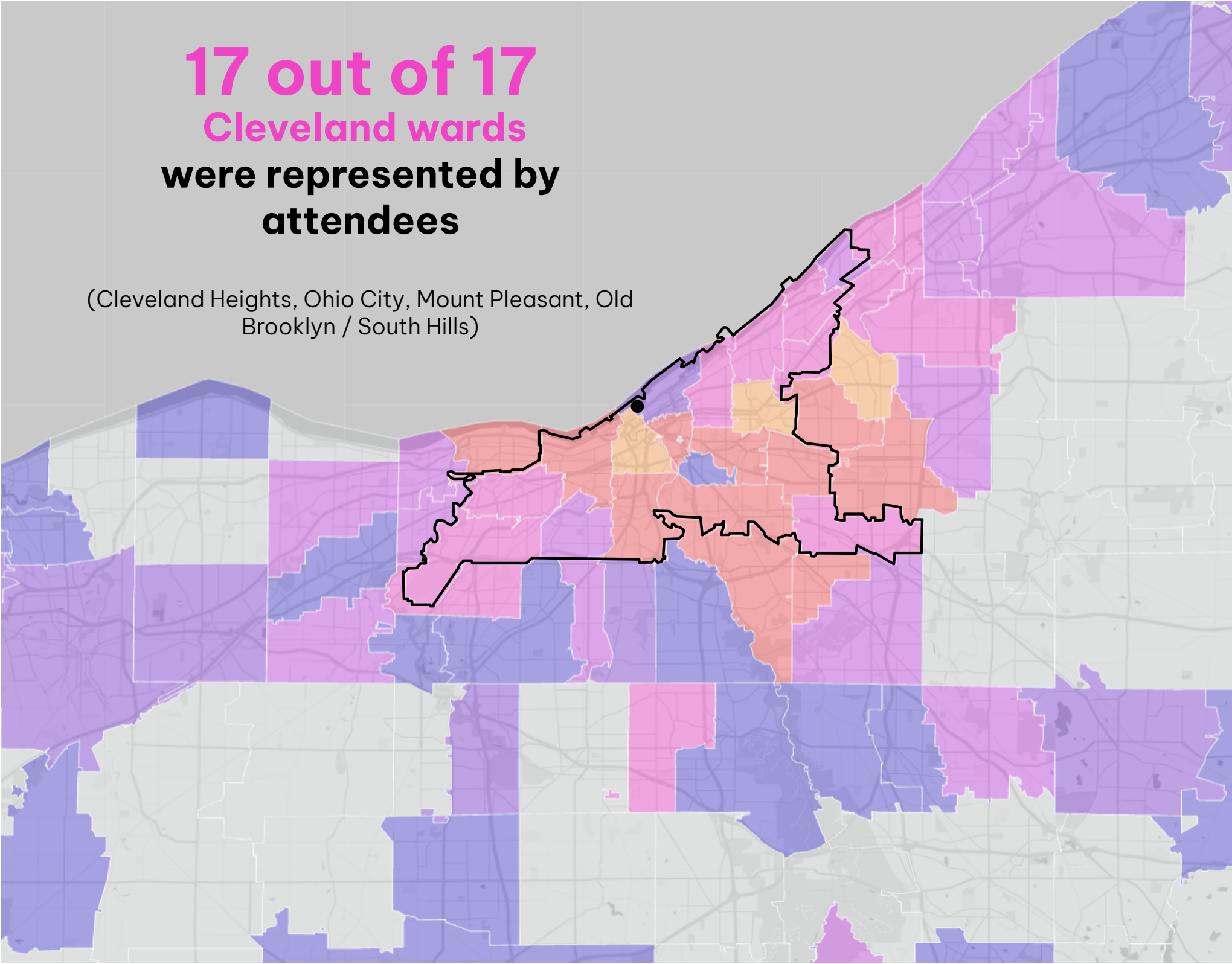


Attendees ranged in age from **3 to 68** years old, with **40%** under the age of 14



Partner Snapshot

Rollin’ at the Yard



Attendees came from
425
different zip codes
across the country,
representing
18
different states

(CA, WA, CO, TX, TN, GA, FL, KY, VA, MD, PA, NY, NJ, MI, IL, IN, OH)



What people are saying!

Great idea for the city! Me and my family have been there 3 times so far! Soulful Sunday, Friday skate night, & Thursday live music. I love the beautiful view of the sunsets. The decor is super cute. The jump ropes, chalkboard, basketball hoops, hula hoops, big bikes....**family fun plus there's a food truck and a mini bar for the adults** All in all a great family fun day. I hope they find a way to carry this into the fall/winter season!

- L Evans (Attendee, Google Review)

CLEVELAND NEEDS TO DEVELOP ITS LAKEFRONT. **North Coast Yard is a great first step toward this by showing the public why we need to build.**

- Harrison Whittaker (Attendee, Google Review)

We have an officer ... said he was “blessed to see people dressed in their cultural clothes being welcomed to join a game of ball with open arms”. He said that it’s something you just don’t see on the streets, but there at The Yard, **everyone is welcomed and no one is an outsider.**

-Rebecca Lloyd (Security Partner, LEMS Group)

Having lived here most of my life **I am not sure I have ever witnessed a group so dedicated to something that should help the city make great** strides for the development that has always seemed like a carrot on a stick, like my entire life we have waited for something special on the Lakefront.

- Robert Parken (Contractor, Builtwell Carpentry)

So fun! As a parent, I loved it for my daughter, Julie... The adults’ attitudes and welcoming demeanor is what STANDS OUT to me. Thank you ALL for that! **The location is SO COOL!!!!!!!!!!!! I want to use it to our advantage and maybe do some fun things downtown this summer when the hour long session is over...**

- (Parent, Advocate Skate Camp)

2026 Programmatic Themes

Music & Culture

Events highlighting specific cultural or



Community

Unique event concepts tailored to a holiday, community need/desire, or other creative concept.



Education

Events that are primarily instructive, educational, or encourage participants to try a new skill.



Recreation

Sporting activations focused on the blacktop



Health & Wellness

Movement activations, typically classes, workshops or groups off the blacktop



Nature

Events or partnerships that engage with the water and/or enhance site greenery



weekly programming

06/01/26 to 09/20/26

**NORTH
COAST
YARD**

MON

**FUTSAL SOCCER (MEN'S) WITH CLEVELAND
SOCCER FOUNDATION**

TUES

**FUTSAL SOCCER (WOMEN'S) WITH
CLEVELAND SOCCER FOUNDATION**

WED

P-LEAGUE BASKETBALL (MEN'S + WOMEN'S)

THU

**HAPPY HOUR W/ LIVE MUSIC + PAINT AND SIP CLASSES
BREAKDANCE PERFORMANCES WITH 10K MOVEMENT
BAR OPEN WITH WATER PLAY + PLAY KIT**

FRI

**ROLLIN' AT THE YARD WITH FREE SKATE RENTAL
SKATEBOARDING LESSONS + SKATE PARK
BAR OPEN WITH WATER PLAY + PLAY KIT**

SAT

**FREE FAMILY ART CLASSES
NATIVE PLANTS + GARDENING WORKSHOP
BAR OPEN WITH WATER PLAY + PLAY KIT**

SUN

**WELLNESS SUNDAY WITH PILATES + ZUMBA CLASSES
BAR OPEN WITH WATER PLAY + PLAY KIT**

www.northcoastyard.com | 515 Erieside Ave

Demographic Audiences

2025 Core Audiences Successfully Engaged

- Youth focused activities
- Families
- Male focused recreation (teens to 30's)
- Black communities
- Immigrant/Refugee Communities

2026 Opportunities for Programmatic Growth

- Seniors (55+)
- Latinx communities
- Asian communities
- Indigenous communities
- Women focused recreation
- Arts and Culture
- Water-focused education

Just a Few of our Yard Partners....



WWW.NORTHCOASTYARD.COM

ztoscos@clevelandnorthcoast.com

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

Res. No. 713-2026 (introduced by Council Members Davis, Bishop, and Santana – by departmental request) Declaring the intent to vacate a portion of Carter Road.

June 26, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, June 26, 2026



Intent to vacate a portion of Carter Road

Res. No. 713-2026

Lake Link LLC is requesting to vacate a portion of Carter Road for future development on a steep hillside.



COLUMBUS ROAD 80'
(A PUBLIC RIGHT-OF-WAY)

BASIS OF BEARINGS

The centerline of Carter Road as North 89°57'59" East is an assumed bearing and is used to indicate angles only.

This Carter Road Vacation Plot is in accordance with the provisions of Ordinance no. _____ passed by the Council of The City of Cleveland, Ohio the _____ day of _____ 20XX.

Richard Switalski – Plotting Commissioner

The hatched/shaded area shown hereon is vacated by Ordinance no. _____
passed by the Council of The City of Cleveland, Ohio the _____ day of _____
20XX.

Patricia Britt – Clerk of Council

PLAT OF LOT SPLIT
AND CONSOLIDATION
AFN. 201910290389
CUYAHOGA COUNTY RECORDS
Parcel 1

--- Vacated R/W --- Z ---
CARTER ROAD 60'
 (DEDICATED AFN. 201901110315)
 (A PUBLIC RIGHT-OF-WAY)
 --- Existing R/W ---

PLAT OF LOT SPLIT
AND CONSOLIDATION
AFN. 201805020610
CUYAHOGA COUNTY RECORDS

Lot 2
P.P.N. 004-01-116

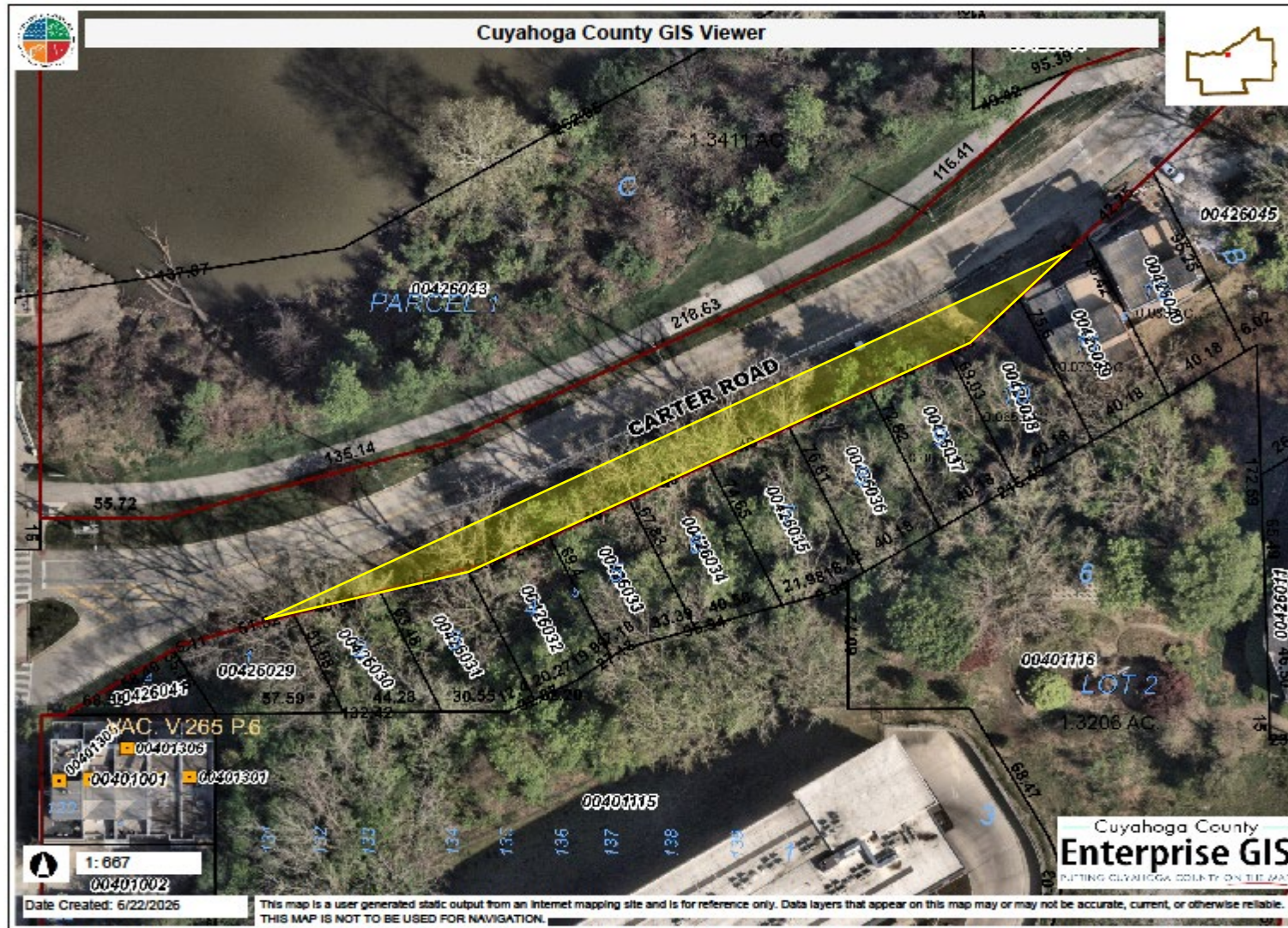
L-10
T-5.4
CH-10.92'

of
ring
is in a Stone
not Used
(Obs. City, 0.00' E)

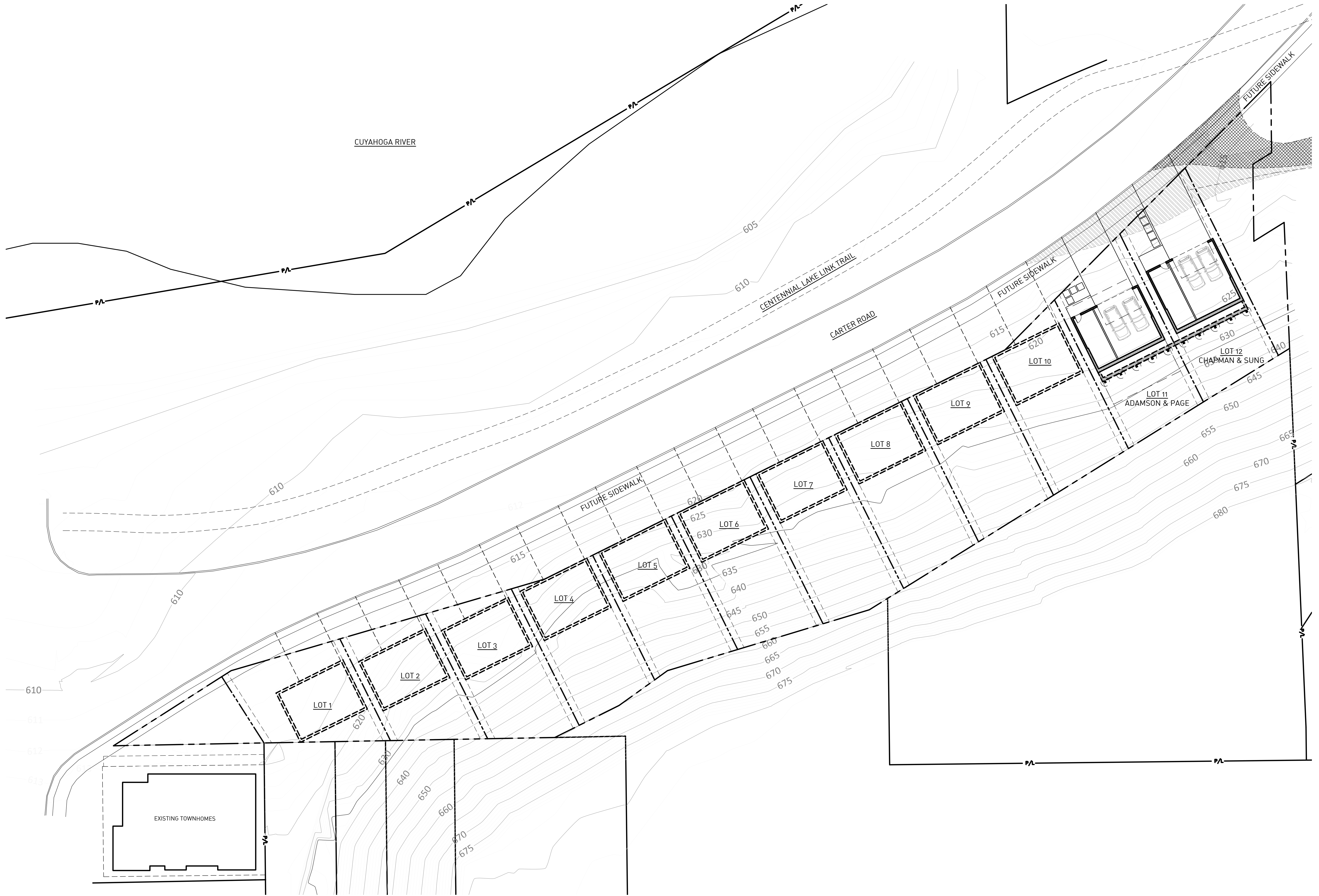




Google Maps







MODERN SMART HOMES
DEVELOPMENT - SITE PLAN
03.06.2023

1
SP.1

SITE PLAN

SCALE: 1" = 20'-0"



PROGRESSIVE URBAN REAL ESTATE
& CIVIC BUILDERS

CARTER ROAD DEVELOPMENT - LOT 11 & 12
CLEVELAND, OH 44113

SITE PLAN

sp.1



SITE PLAN
1"=10'-0" N^



VIEW FROM COLUMBUS ROAD







CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-004

Meeting Date: 11/14/2024

Project Name: Adamson & Page Residence

Project Address: S/L 11 - Carter Rd / Parcel No.: 004-26-039

Contact Person: Lucas Staib

Architect/Contractor: AODK Architecture & Civic Builders

General Description: _____

Motion by Design Review Committee:

Approved

Approve: Yablonsky, Bialosky, Bogart, Geist, Schwartzberg, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-003

Meeting Date: 11/14/2024

Project Name: Chapman & Sung Residence

Project Address: S/L 12 - Carter Rd / Parcel No: 004-26-040

Contact Person: Lucas Staib

Architect/Contractor: AODK Architecture & Civic Builders

General Description: _____

Motion by Design Review Committee:

Approved

Approve: Yablonsky, Bialosky, Bogart, Geist, Schwartzberg, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

Carter Road - Design Requirements Language

- All driveway paving must be of a high quality and consist of either a brick paver systems, permeable paver system or stamped concrete system.
- The sidewalk shall remain continuous and unbroken at all driveway & apron intersections. Step downs, ramps or other grade shifts at such intersections is prohibited.
- No vegetation shall be installed within the "front yard"¹ which would inhibit and impact sight lines & obstruct vision corridors above 16'-0".
- No vegetation shall encroach within the pedestrian way or inhibit the pedestrian traffic within the bounded sidewalk area. Where such encroachments occur, the homeowner is responsible to maintain and remove material as necessary.
- Tree(s) must be provided in all tree lawn areas in genes & species as consistent with neighboring variety. Where no neighboring varieties are present, selections shall be of native species from the approved list of species as defined in the Cleveland Tree Plan, Appendix A, "A guide for Species Selection."
- The dwelling must be back far enough from the edge of sidewalk so that no vehicle blocks completely, or impedes pedestrian traffic along the sidewalk.
- Overnight parking of vehicles in the driveway is prohibited.
- Where the dwelling is implementing a front loaded garage, the garage opening shall be less than 45% of the overall façade it is implemented on.² Where providing such garages, the use of separated garage doors is encouraged.
- Garage material shall be of a high quality and the use of vinyl finishes or composite finishes is prohibited. The garage systems shall endeavor to have a min. 35% glazing however alt. styles may be utilized provided they are complimentary to the building aesthetic & do not negatively impact the pedestrian corridor.
- The dwelling shall have a primary entrance door within a primary entrance element which faces the public realm³ and be implemented at the base floor elevations. Door system shall be of a high quality material and the dwelling entry element contain a min. of 50% glazing.
- The dwelling shall endeavor to have a min. of 45% glazing area per primary façade.⁴ Where area is unachievable, reductions can be made provided each occupiable room (livable area) that adjoins the primary façade is provided with a min. of (1) glazing system which is of an area that occupies a min. ¼" the wall surface of the room.
- Along the primary façade, a min. of 65% shall be occupiable space (livable space).⁵

¹ Front yard here is defined as the area between the edge of sidewalk and front of building façade and from property line to property line.

² In calculating the façade area, the home owner may utilize the entirety of the front façade in calculated as a single plane. Step back above the roof line for dog houses and other roof top amenities and access systems shall not be counted in the façade area calculation.

³ Public realm here is defined as the municipally owned right-of-way.

⁴ Primary façade here is defined as the façade which fronts and faces the municipally owned right-of-way.

⁵ Occupiable space (livable space) here is defined as those areas that are inhabitable and considered active uses. Examples include such spaces & rooms such as: living room, bedroom, bathroom, dining room, office, etc.

- Operable glazing systems shall be provided on the primary façade in the amount of 20% of glazing area and as required by Building Code.
- The use of single pane vinyl clad glazing systems is prohibited throughout the dwelling.
- All exterior finish materials shall be of a high quality standard and the use of natural materials is encouraged. The use of vinyl siding / trim, particular board, exposed CMU, Split face CMU, composite plastics & exposed EPS / XPS systems is prohibited. Exposed CMU & Split Face CMU may be utilized in select instances where the quality of design is enhanced by their utilization.
- The use of synthetic stucco systems & exterior Insulation & finish systems (EIFS) are prohibited.
- The dwelling shall contain a min. of (1) outdoor space on the primary façade. The area of the space shall consist of a usable amount of area with a min. of 48 SF. The outdoor space may occur at any level above grade.^{6 7}

⁶ At grade porches & patios do not satisfy this requirement and cannot be calculated as part of the square footage calculation. Roof top patios and balconies can be counted as part of this space provided a portion of them in the amount described front along the primary façade.

⁷ The space may be broken into smaller areas, provided the overall square footage when calculated meets the min. requirement.

Questions & Feedback?



Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 26, 2026

Ord. No. 685-2026 (introduced by Council Members Bishop and Griffin
– by departmental request) To supplement the Codified Ordinances of
Cleveland, Ohio, 1976, by enacting new Section 131.87, relating to loaned
artwork public displays for exhibition in City Hall administered by the
Department of Public Works.

June 26, 2026

Ord. No. 688-2026 (introduced by Council Members Kazy, Hudson, Bishop, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to execute various deeds of easement granting to the Northeast Ohio Regional Sewer District certain easement rights at or under several City-owned properties at Emery Park and Estabrook Park for the Northeast Ohio Regional Sewer District's Big Creek Storage Tunnel Project; and declaring the easement rights not needed for the City's public use.

June 26, 2026

Res. No. 708-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin – by departmental request) Appointing an Assessment Equalization Board to hear objections to estimated assessments with respect to the creation of the Cleveland Superior Arts Improvement District in the City and the initial plan for public services for the District; and declaring an emergency.

June 26, 2026

Ord. No. 714-2026 (introduced by Council Members Davis, Bishop, Santana, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to enter into a property adoption agreement with MMH Park LLC, or its designee, to improve and maintain Meet Me Here Park, a City park, located on Huron Road across from Rocket Arena; and to allow and accept various donations from MMH Park LLC of improvements to the park, as a gift to the City.

June 26, 2026

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

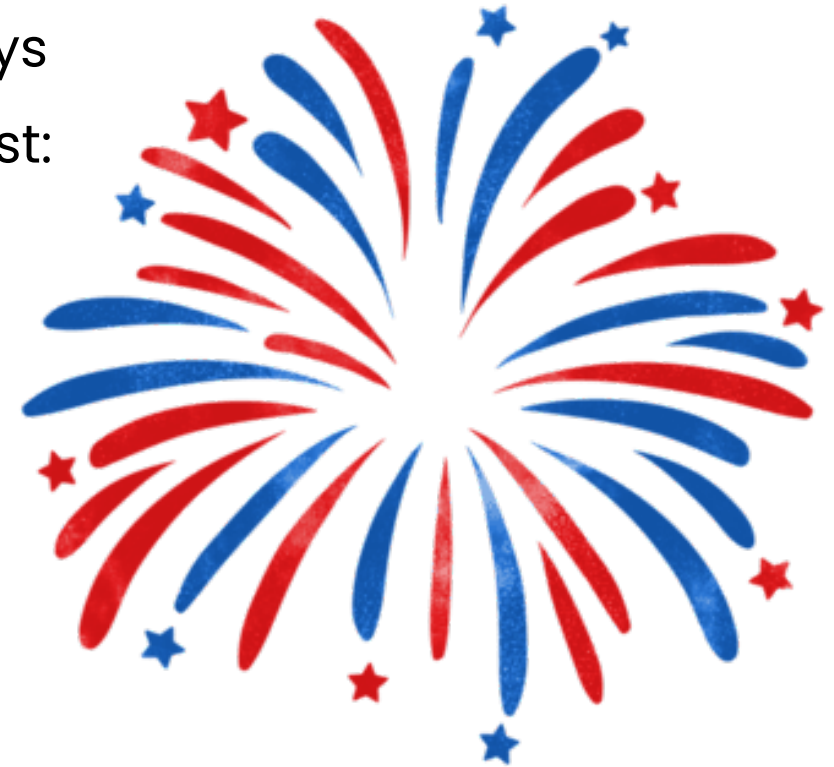
June 26, 2026

City Hall will be **closed** on **Friday, July 3rd** in observation of Independence Day.

June 26, 2026

City Planning Commission will meet on the 2nd and 4th Fridays in July, and will return to standard 1st and 3rd Fridays in August:

- **Friday, July 10th**
- **Friday, July 24th**
- **Friday, August 4th**
- **Friday, August 21st**



City Planning webpages have been integrated with the main City of Cleveland website!

June 26, 2026



Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: July 10, 2026