CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

August 7, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: August 7, 2026

CENTRAL EAST DESIGN REVIEW

- Shaker Square Vision Plan

CONDITIONAL USES & ZONING REFERRALS

- New Billboard - MABUR

NORTHEAST DESIGN REVIEW

- PRJ26-011433 - 6313 St. Clair Demolition

SOUTHEAST DESIGN REVIEW

- CSE2026-007 - Rainbow Terrace

DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-018534 - 1300 E9th Street Signage
- DF2025-039 - Oppman Garage & Spaghetti Warehouse

PUBLIC ART DESIGN REVIEW

- Nothing Gold Can Stay
- E. 66th & Euclid Utility Box Wraps
- Public Art Program Artwork Approvals - Orr Park, Mercedes Cotner Park, & Forest City Park
- Art Garden Project - Model Citizen & Spina Florae Sculptures

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 764-2026 – FOP L8 Land Sale
- Ord. No. 767-2026 Detroit Encroachment
- Ord. No. 768-2026 CCF Pedestrian Bridge Encroachment
- Ord. No. 769-2026 – Capital Theatre Grant
- Ord. No. XXX-2026 – Public Parking Amendments

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 758-2026 – Public Utility Improvements

SPECIAL PRESENTATIONS (INFO ONLY)

- Midline Design Guidelines
- City-wide Plan Mapping & Research

DIRECTOR'S REPORT & ADJOURNMENT

PREAMBLE

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

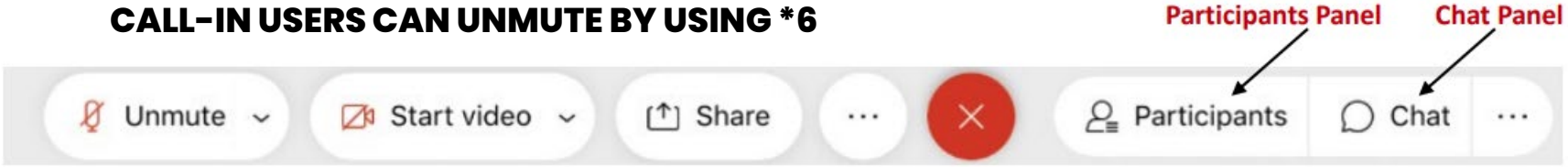
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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



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Cleveland City Planning Commission

PREAMBLE

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

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

Communication with members of this body must follow proper channels for consideration.

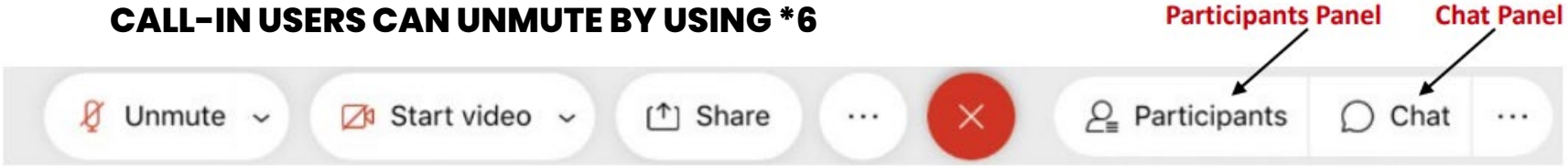
Any comments received by the Wednesday 12:00 pm deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

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



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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.

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

August 7, 2026

Commission Members

August 7, 2026

Erika Anthony, Chair

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

Approval of Minutes from Previous Meeting

August 7, 2026

Meeting Summary: July 24, 2026

CENTRAL EAST DESIGN REVIEW

- New Committee Member Nomination - Christine Meske, PLA, LEED AP
- Midline High-Level Master Plan (INFORMATION ONLY)
- EC2026-020 - 6515 Carnegie Ave Demolition

DOWNTOWN/FLATS DESIGN REVIEW

- DF26-008 - Cleveland Amphitheatre

PUBLIC ART DESIGN REVIEW

- ART26-006 - Midnight Forum of Centrum Kolossio Temporary Installation
- ART26-008 - CCF Light Path Public Art

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 766-2026 – East Stokes Project Encroachments

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 747, 759, 760, 761, 762, & 770-2026

SPECIAL PRESENTATIONS (INFORMATION ONLY)

- Parks & Rec Master Plan Updates

DIRECTOR'S REPORT & ADJOURNMENT

CPC Ruling:

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

Cleveland City Planning Commission

Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Shaker Square Vision Plan

August 7, 2026

Project Address: Shaker Blvd, Cleveland, OH, 44120

Type: Neighborhood Plan

Project Representative: Cory Riordan & Allen Penniman

Approval: Final

Ward 3: Council Member Deborah Gray | **SPA: Buckeye-Shaker Square**



SHSQ SHAKER SQUARE
ENGAGE | EXPLORE EXPERIENCE EST. 1929

Coming to a theater near you...

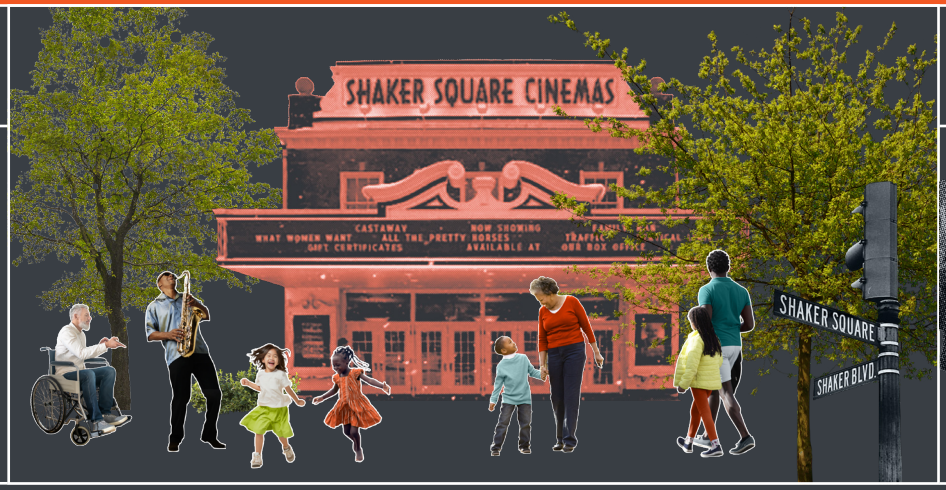
A New Era For A Cleveland Classic

SHAKER SQUARE

VISION PLAN

Thursday, January 23rd, 2025





13116 Shaker Square, Cleveland, OH, 44120



ATLAS CINEMA

Featuring...
Local Music

5:30 *DOORS*
6:00 *PRESENTATION*
6:30 *RECEPTION*

Food from...
Zanzibar, Vegan Club, & Captain Tony's Pizza





Please share your thoughts!

Let’s stay in touch!

- Access the Shaker Square Vision Plan online
- Subscribe for updates
- Follow @ShakerSquareCle



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Prelude to the Plan

Authenticity: Always Our Best Asset





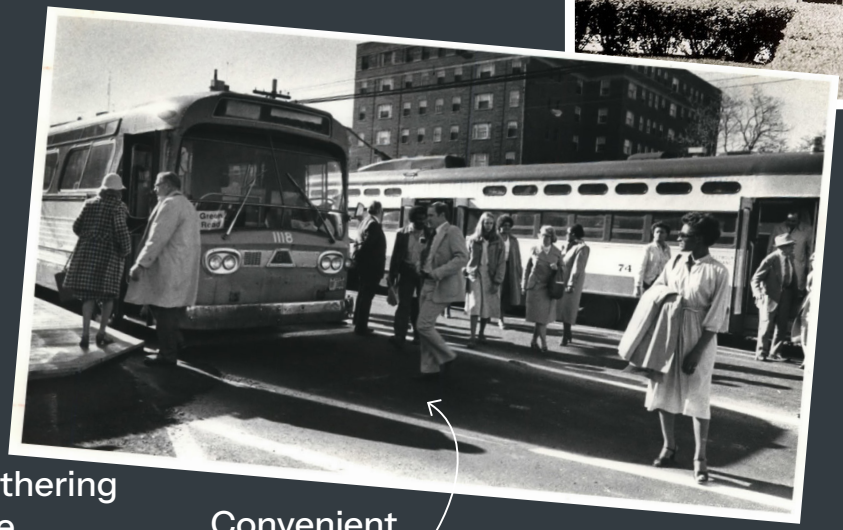
Mobile Vendor



Unified Brand Expression



Outdoor Gathering Space

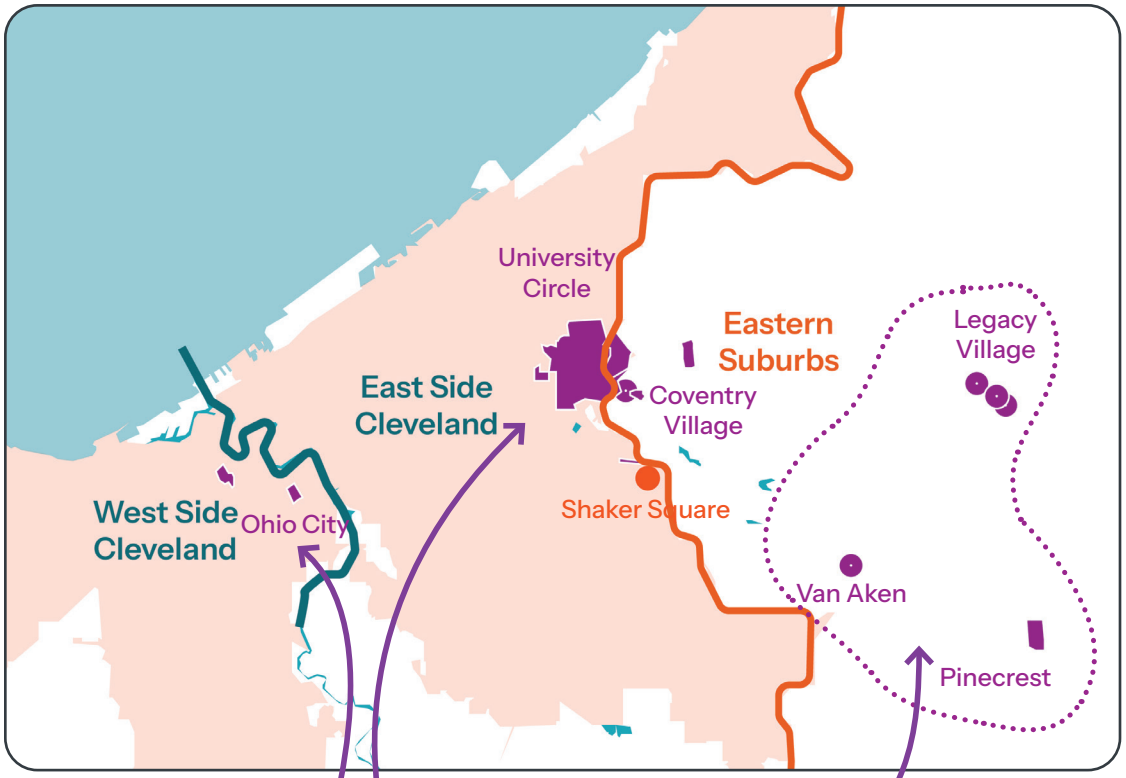


Convenient Transit Access

Competition, Retail Shifts, New Ownership







Building on the 2019 plan ideas and feedback

Smaller authentic main streets to the north and west of the river with local businesses and boutiques

Lots of competing suburban retail to the east

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EST. 1929

Progress is Already Underway





$5 million in basic maintenance upgrades, from roofs to HVAC

New private security service and lighting projects enhance safety

New retail openings and reinvestment in anchors signal trust in the future

With Thanks to So Many!

"More options for retail and family dining experiences"

Supportive local leaders

"Good local coffee shop to hang out at!!"

"Don't reinvent us - relaunch us"







The dedicated, passionate Steering Committee





Everyone who took the survey, offered feedback and shaped the plan

Merchants who are experts in the Square

Youth Workshop with Design Explorr and Seventh Hill

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Vision Plan Process

Timeline





Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Jan

Stroll the Square *May 2*

Open House *Sept 19*

Launch Party *Jan 23*

Understand the Context (1, 2, 3)

Imagine and Explore (4, 5)

Create a Vision (6, 7)

Finalize the Plan (8, 9, 10, 11)

- North Union Farmer's Market *April 6*
- Summer on Shaker Sq *May 30*
- Parade the Circle *June 8*
- Larchmere Porchfest *June 29*
- Shaker Square Merchant's Meeting *July 18*
- Van Aken Block Party *July 13*
- Be Happy Block Party *July 20*
- Morelands Festival *August 10*
- Ward 4 Community Festival *July 20*
- Shaker Square Merchant's Meeting *Aug 15*
- Garlic Festival *Aug 24*
- Morelands Group Meeting *Sept 3*
- Bike Your Neighborhood *Sept 14*
- Summer on the Square *Sept 12*
- Shaker Square Merchant's Meeting *Oct 17*
- Youth Workshop *Oct 23*
- Greater Cleveland Urban Film Festival *Sept 19-27*
- Ward 4 Community Meeting *Oct 24*
- Shaker Square Merchant's Meeting *Nov 21*

Pop-Ups

- **Popped up at strategic locations**
  - Underrepresented areas
  - Competitor retail districts

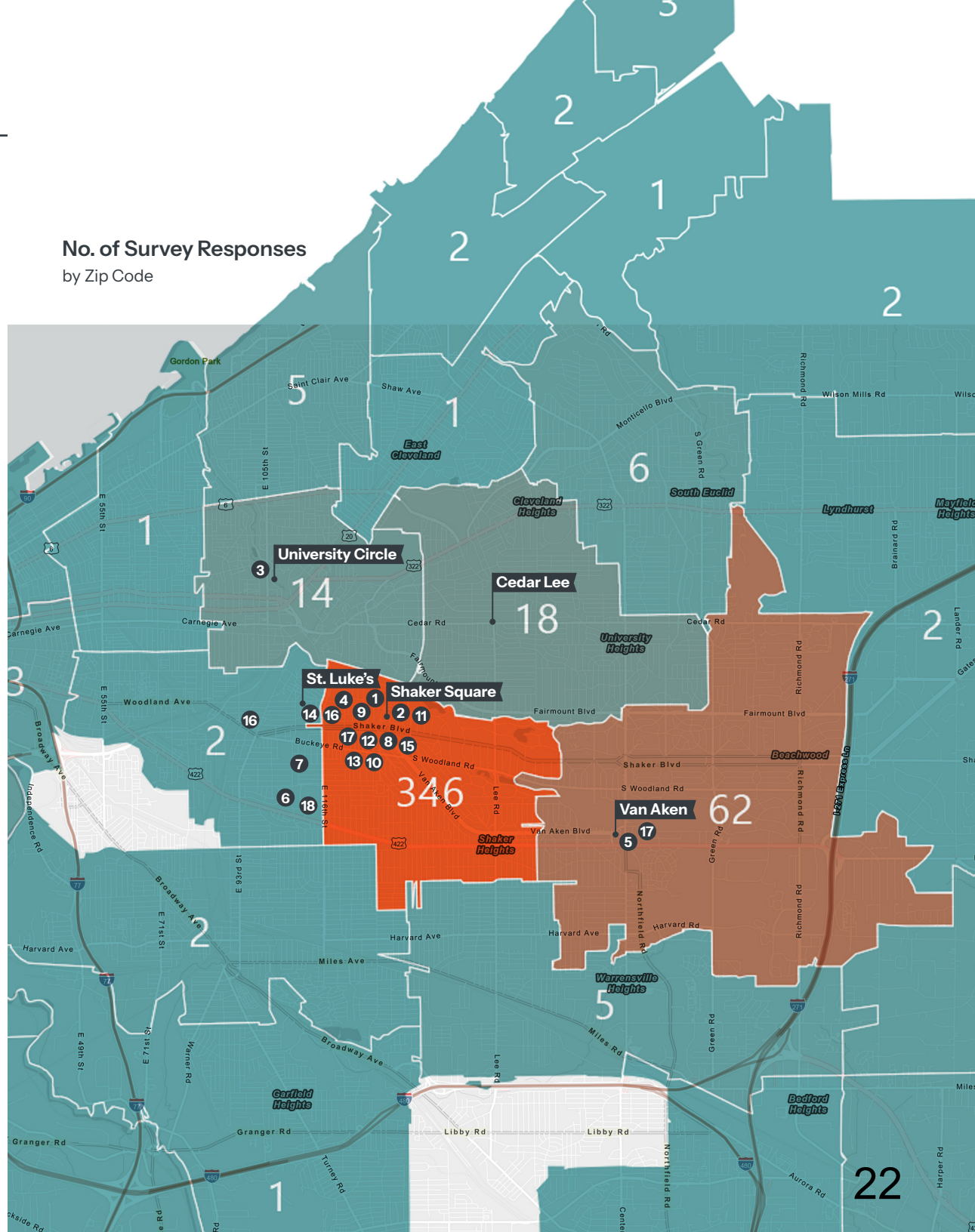


Van Aken District Pop-Up, Jul 13

Pop Up Events at The Square

1. North Union Farmers Market
2. Summer on the Square
3. Parade The Circle
4. Larchmere Porchfest
5. Block Party @ Van Aken District
6. Ward 4 Community Festival
7. BeHappy Block Party
8. Morelands Festival
9. Garlic Festival
10. Morelands Group Meeting
11. Summer on the Square
12. Bike Your Neighborhood
13. Morelands Group Meeting
14. Youth Workshop - Boys & Girls Club
15. Shaker Square Merchant Meeting / Tenant Virtual Meeting
16. Buckeye-Shaker-Larchmere Neighbor Up Night / Woodhill Station
17. North Union Farmers Market (Shaker Square or Van Aken District)
18. Ward 4 Community Meeting

No. of Survey Responses
by Zip Code



Targeted Outreach

- **Merchant Outreach**
  - Attended 4 merchants meetings
  - Merchant interviews
  - Representation on Steering Committee
- **Youth Workshop**
  - Boys & Girls Clubs of Cleveland
  - Collected input on teen priorities, safety, etc
- **Steering Committee**
  - Met monthly
  - Comprised of:
    - Merchants
    - City officials
    - Neighborhood associations
    - RTA
    - Residents
    - Real estate professionals



Steering Committee, Mar 7



Merchant Meeting, Oct 17

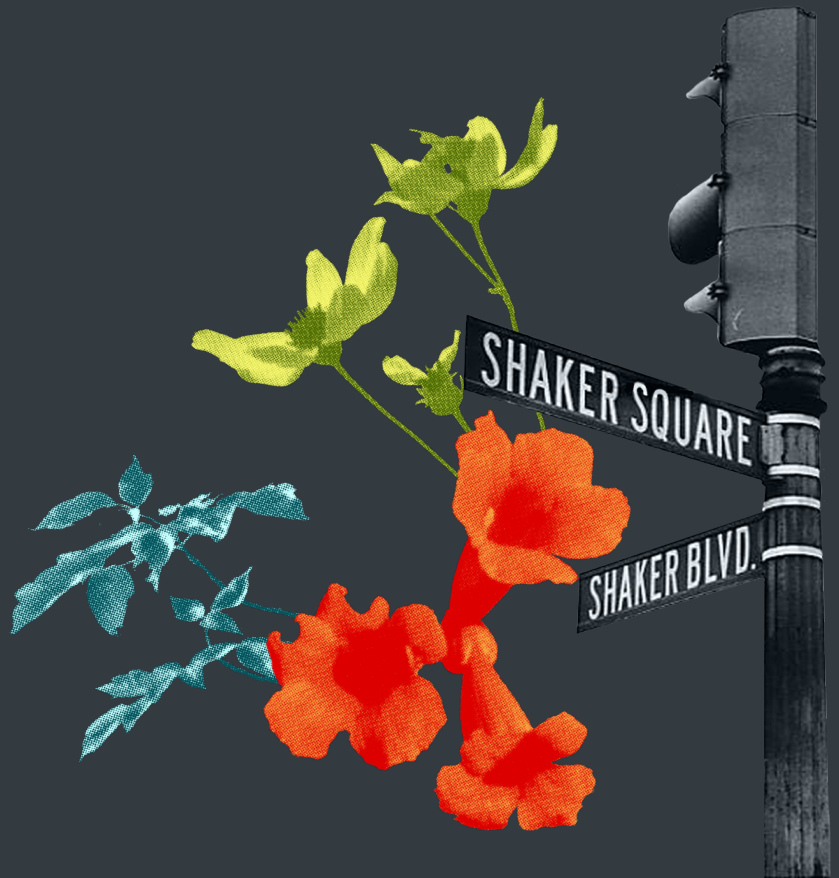

Youth Workshop, Oct 23

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The Vision Plan

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A New Era for a Cleveland Classic



Inviting

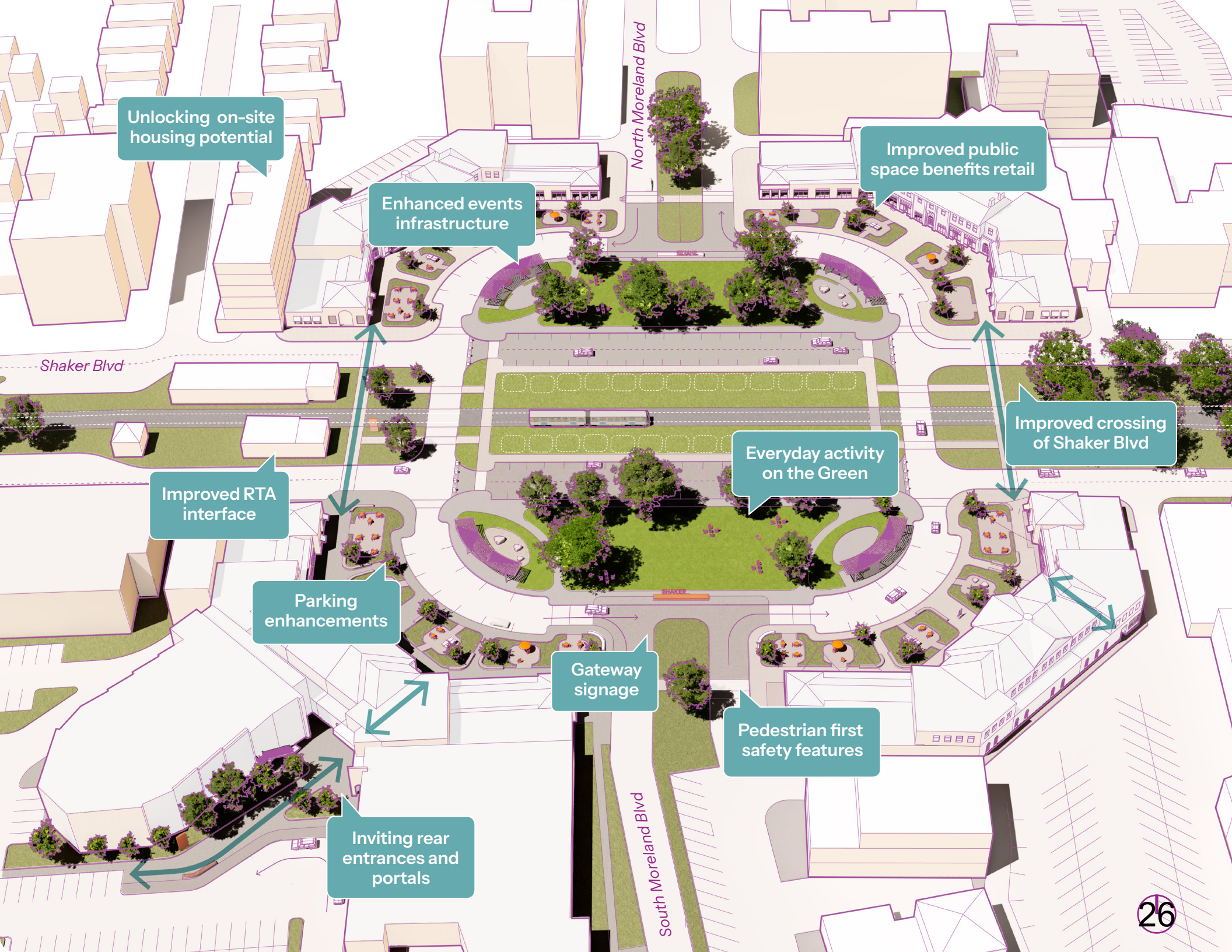
Foster an authentic & welcoming everyday retail experience.

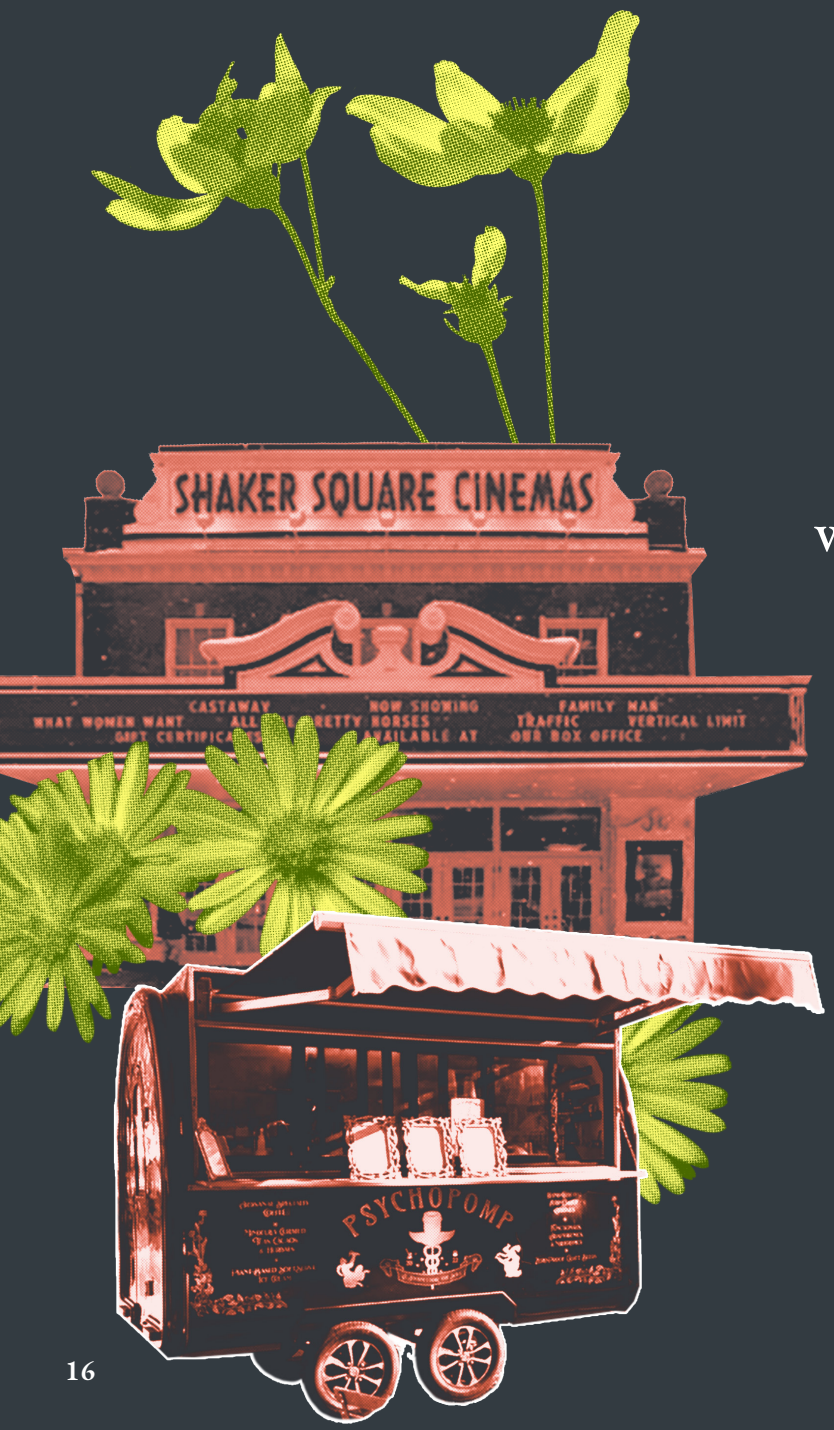
Inspiring

Make Shaker Square a local & regional destination.

Timeless

Respect Shaker Square's history while stewarding it for the future.


Unlocking on-site housing potential
Enhanced events infrastructure
North Moreland Blvd
Improved public space benefits retail
Shaker Blvd
Improved crossing of Shaker Blvd
Everyday activity on the Green
Improved RTA interface
Parking enhancements
Gateway signage
Pedestrian first safety features
Inviting rear entrances and portals
South Moreland Blvd



Inviting.

Foster an authentic and welcoming everyday retail experience in the square.





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Shaker Square Community



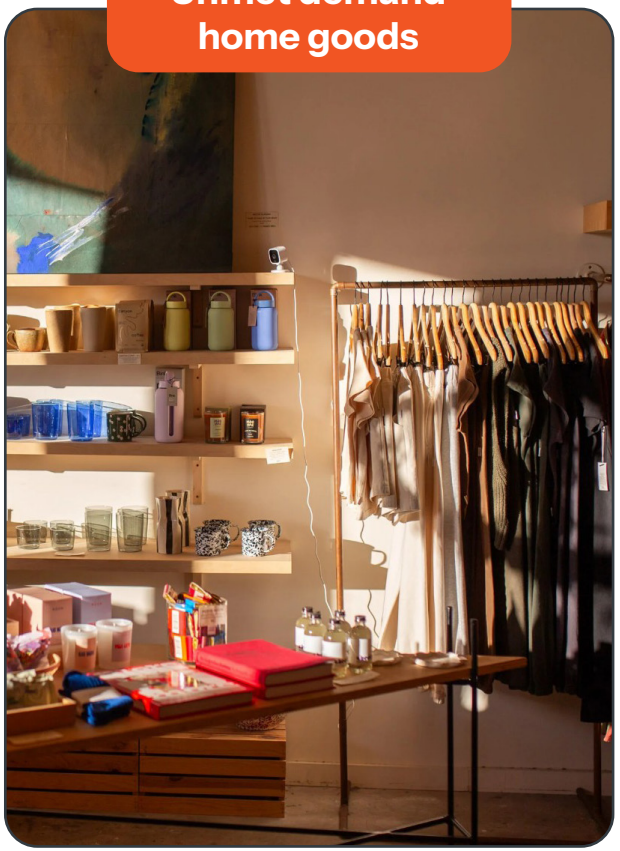
An Inviting & Diverse Retail Mix

Inviting: Goal 1

Sustain a diverse mix of retailers.



Unmet demand home goods



and quick-service dining



Recommendations

Create a diverse tenant mix with boutiques, restaurants, and services at various price points to serve a broad customer base.

Build local and national awareness and excitement around retailers and brands through coordinated marketing.

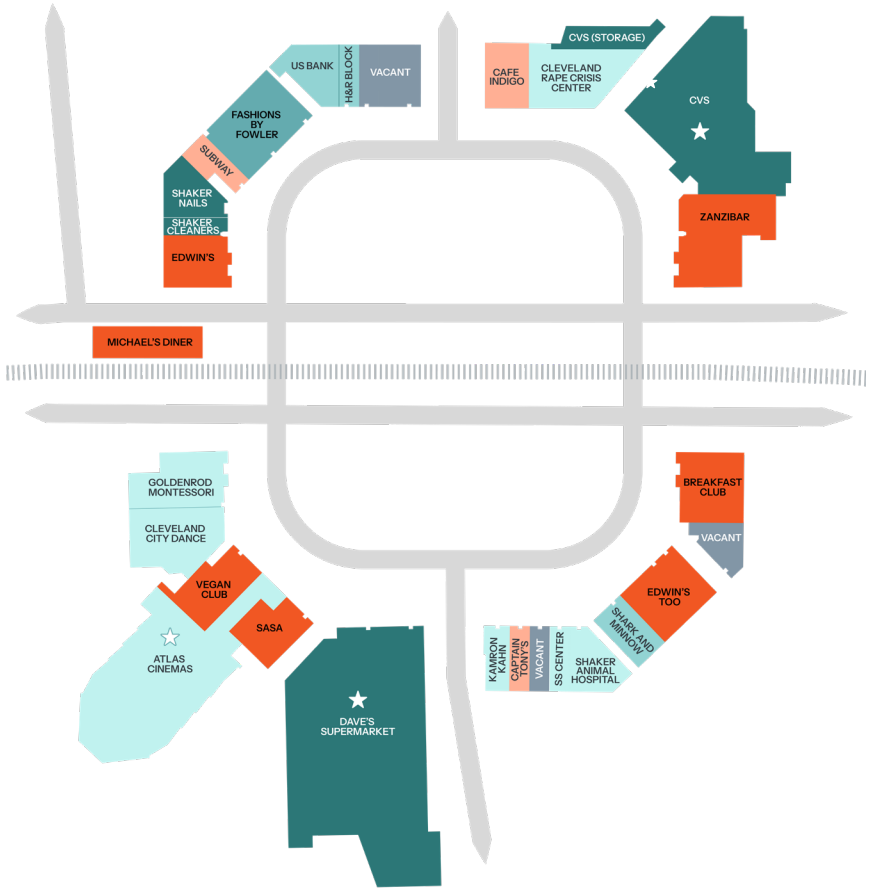
Fill retail gaps in home and apparel and fast casual dinning.

At the Ground Level

Inviting: Goal 2

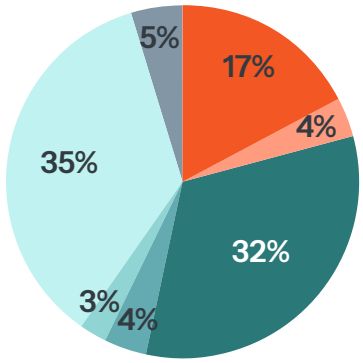
Curate an engaging and memorable ground level user experience.





Existing Ground Floor Uses

- Full-Service Restaurant
- Limited-Service Restaurant
- Neighborhood Goods & Services
- Home & Apparel
- Ground Floor Office
- Other Use
- Vacant
- Retail Anchor



Recommendations

Leverage the exceptional patio infrastructure to inspire an unparalleled outdoor dining experience.

Encourage connections and transparency between storefronts and patios.

Strategically locate and relocate any creative and non-profit uses to upper levels.

Redesign the promenade with well-defined pathways, inviting seating areas, and spaces for diverse activities.

Ground Floor Merchandising



The physical space of the ground floor today is suitable and can accommodate the types of uses needed and desired.

The Vision Plan provides a few key strategies to enable success.

At the Upper Level

Inviting: Goal 3

Curate a balanced mix of creative, production-focused, and service-oriented tenants on the second floor.



Flexible



Interactive



Productive



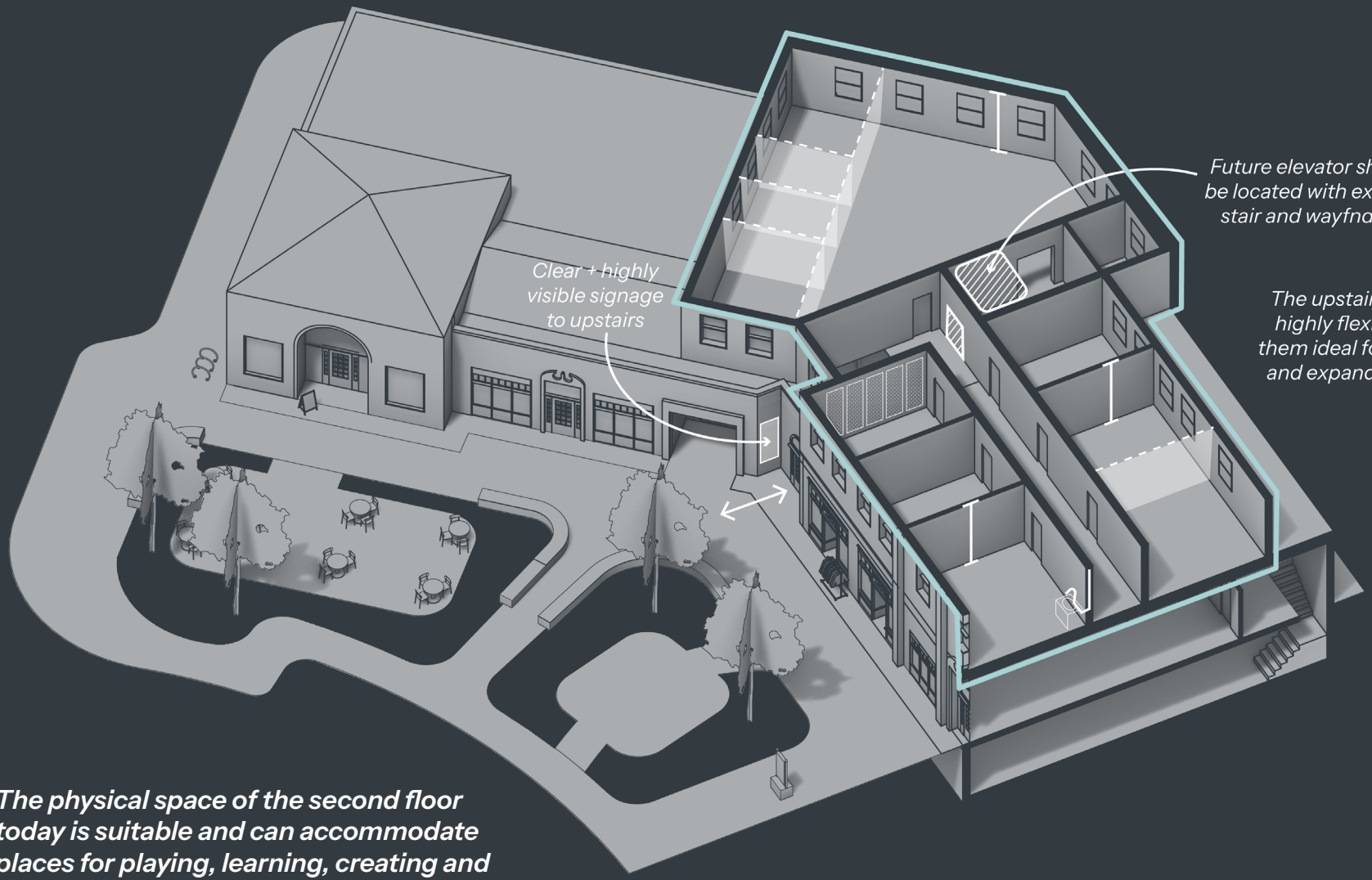
Recommendations

Fill upper floors with the following uses:

- Appointment-based and non-customer facing tenants should not occupy ground floor spaces
- Workshop spaces for artisans, artists, and other makers
- Service providers such as wellness, fitness, dentist, etc

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Second Floor Merchandising



The physical space of the second floor today is suitable and can accommodate places for playing, learning, creating and caring.

The Vision Plan provides a few key strategies to enable further success.

The "Third Space"

Inviting: Goal 4

Steward a welcoming, safe, and intuitive environment for all.





Former Dewey's Coffee Shop, *2017*

"Indoor third spaces, somewhere to hang out and meet other community members"
— Survey Participant

"More third places: library, art gallery"
— Survey Participant

Recommendations

- Provide products, services, and activities that appeal to youth.
- Design spaces with flexible layouts and local art and community-focused programs to encourage gathering and interaction.
- Encourage social interaction of visitors and create a vibrant, inviting atmosphere for all ages.
- Continue enhancing the safety ambassador program to serve as welcoming guides.
- Develop ongoing active programming to strengthen community ties and enhance safety.

The Spirit of the Community

Inviting: Goal 5

Support small business entrepreneurship and creative industries that reflect the spirit of the surrounding community.





"I think the more you offer, the more people will come for different unique things that bring them in"

— Survey Participant

Recommendations

Give priority to leasing space to Cleveland-based tenants—especially minority-owned, women-owned, and mission-driven businesses.

Encourage entrepreneurship and support local production by fostering retail opportunities through temporary or pop-up events.

Facilitate connections with artists and makers through curated programming and strategic local partnerships.

Encourage creative professionals to host workshops, networking events, and educational sessions that foster collaboration and build community on the Square.

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Housing

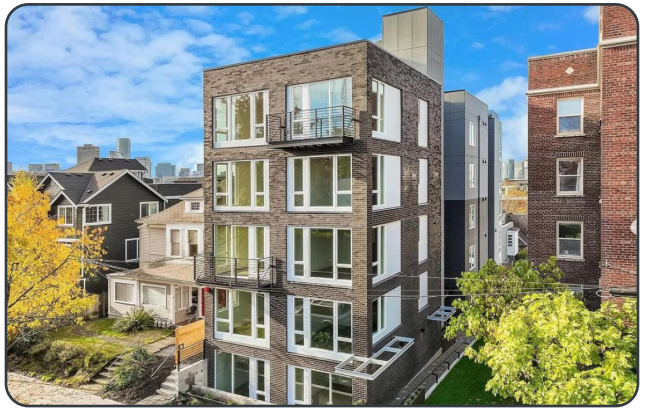
Inviting: Goal 6

Introduce well-designed and well-maintained market rate housing and address stability of existing multi-family housing.











Recommendations

Plan for infill residential development on surface parking lots to generate retail foot traffic and eliminate gaps in an otherwise walkable urban fabric.

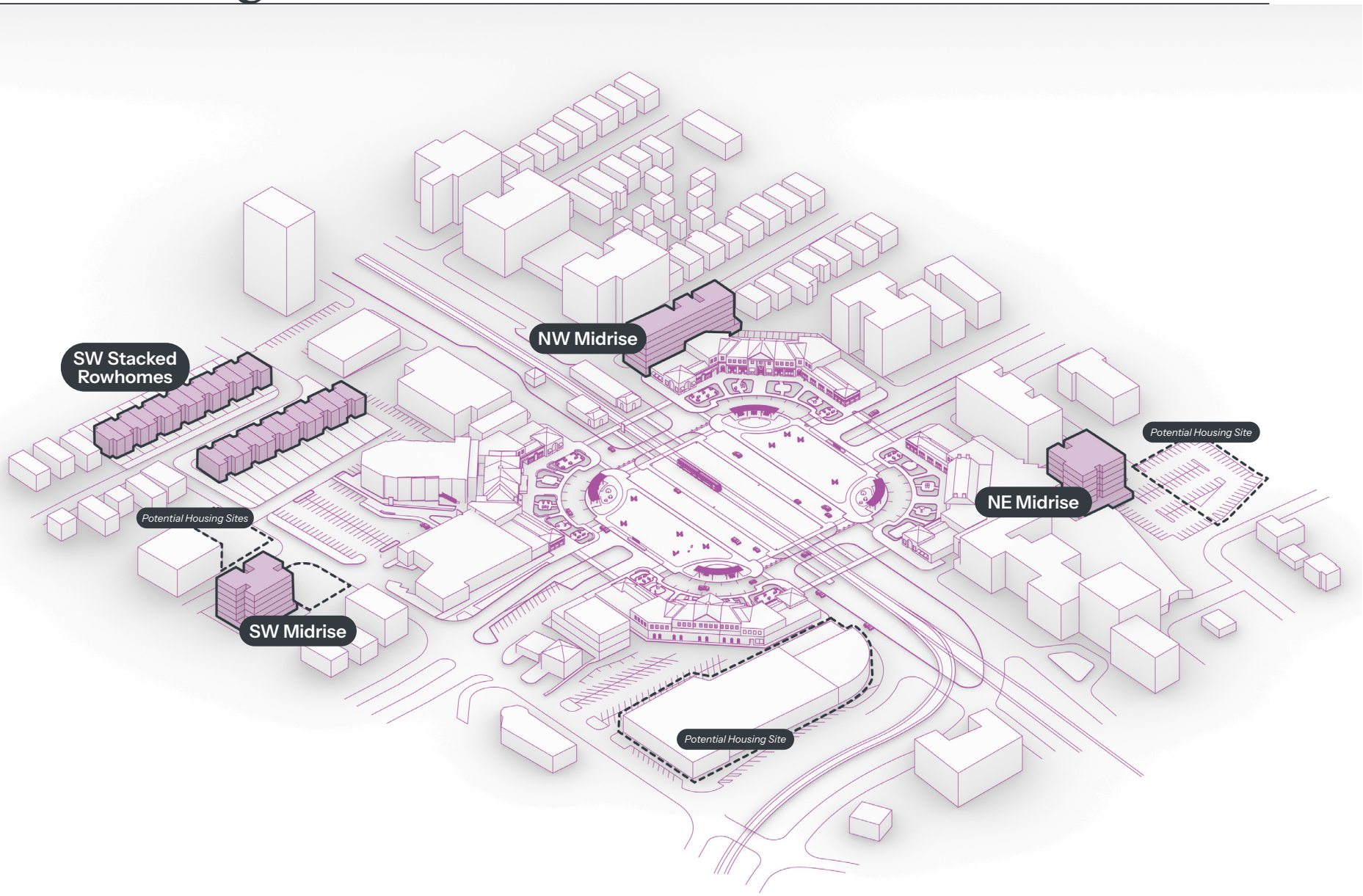
Design diverse housing types to accommodate families of various sizes and needs.

Leverage revenue from residential units to diversify risk exposure and competitively price retail rents to attract the local merchants.

Partner with the community to restore historic apartment buildings, creating affordable and middle-income housing.

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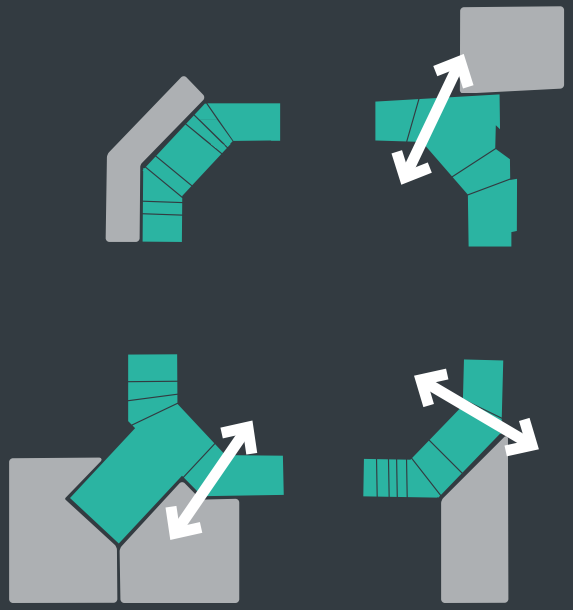
Housing



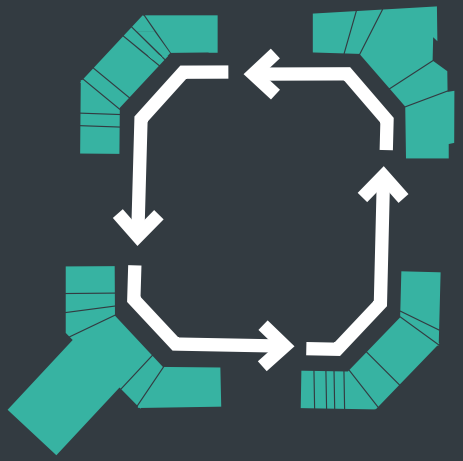
Inspiring.

Make Shaker Square a local and regional destination.

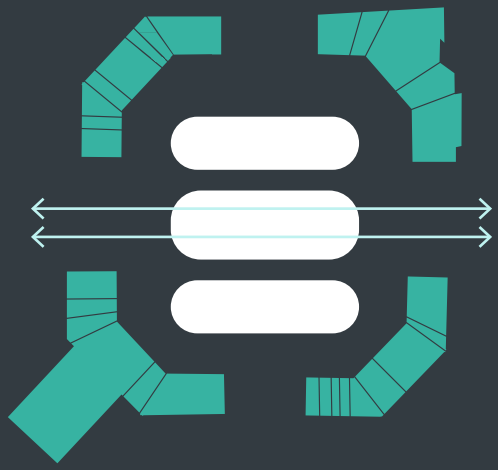




The Arrival Sequence



The Promenade



The Green

The Arrival Sequence

> "The Square has the opportunity to offer both necessities and entertainment."
> — Survey Participant

Inspiring: Goal 1

Improve accessibility and connectivity to the surrounding neighborhoods.





Recommendations

- Work with the RTA to improve public transit connections and stop accessibility.
- Connect to the square via protected bike lanes, clearly marked bike routes, and secure bike facilities.
- Integrate bike-sharing stations to encourage cycling as a convenient, eco-friendly option.
- Implement wayfinding signage at strategic locations to make Shaker Square easily accessible.
- Design gateway and entry signage that is tied to the identity and brand and announces a sense of arrival.

The Arrival Sequence

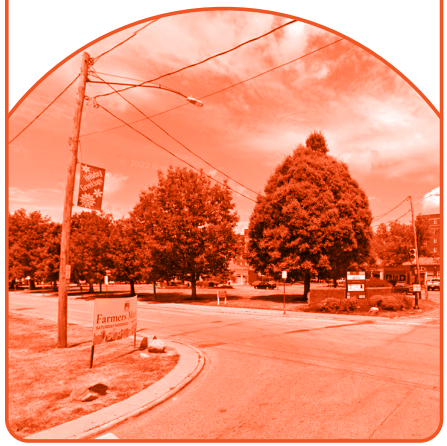
SW portal entrance near Dave's Supermarket and Atlas Cinema

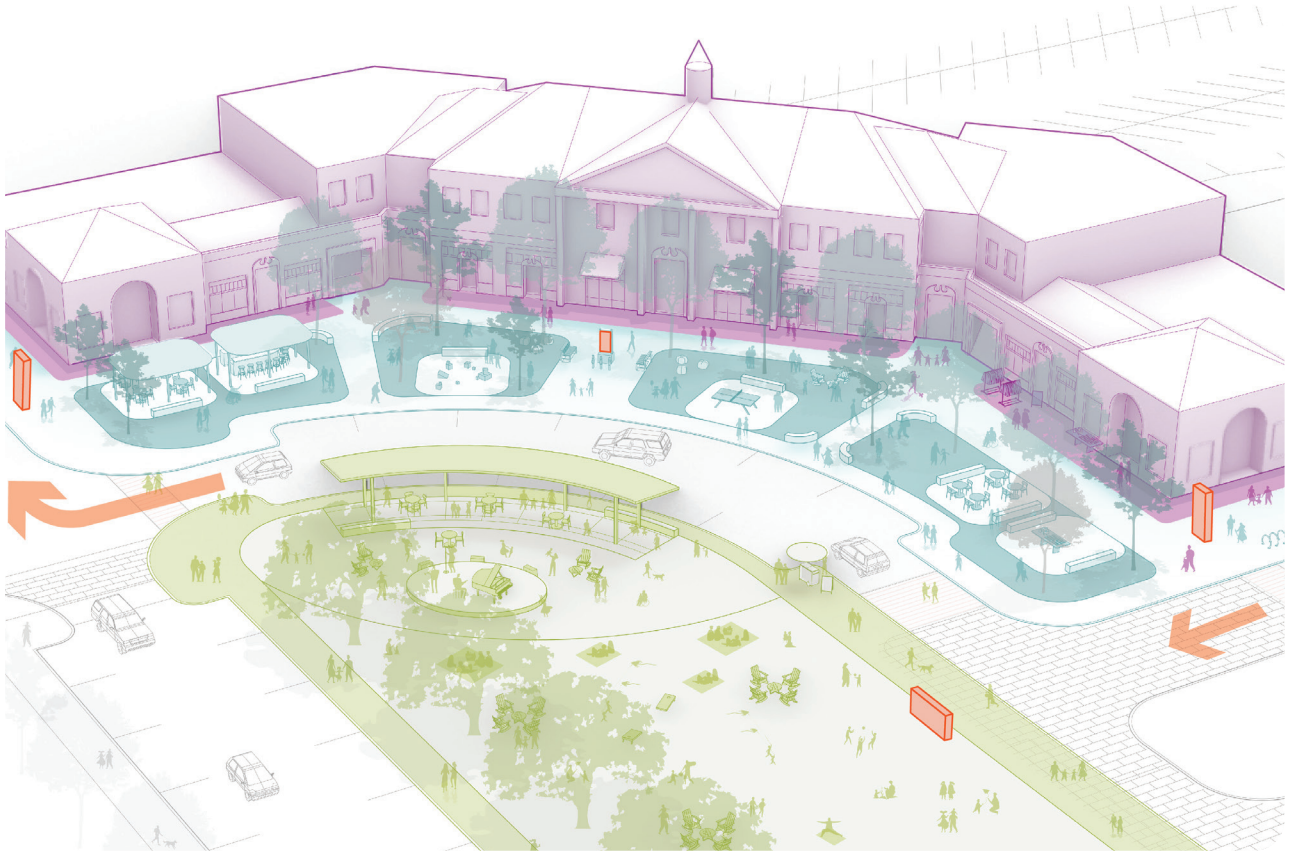


The Promenade

Inspiring: Goal 2

Create better connections between the green space and the promenade to improve accessibility and support foot traffic and retail activity.





Recommendations

Improve cross-quadrant connectivity.

Prioritize pedestrian-friendly enhancements, such as wider sidewalks, better lighting, and safe crossings to encourage foot traffic.

Improve the experience from the parking lots and through the portals.

Revamp the parking layout to improve efficiency and pedestrian safety.

The Promenade

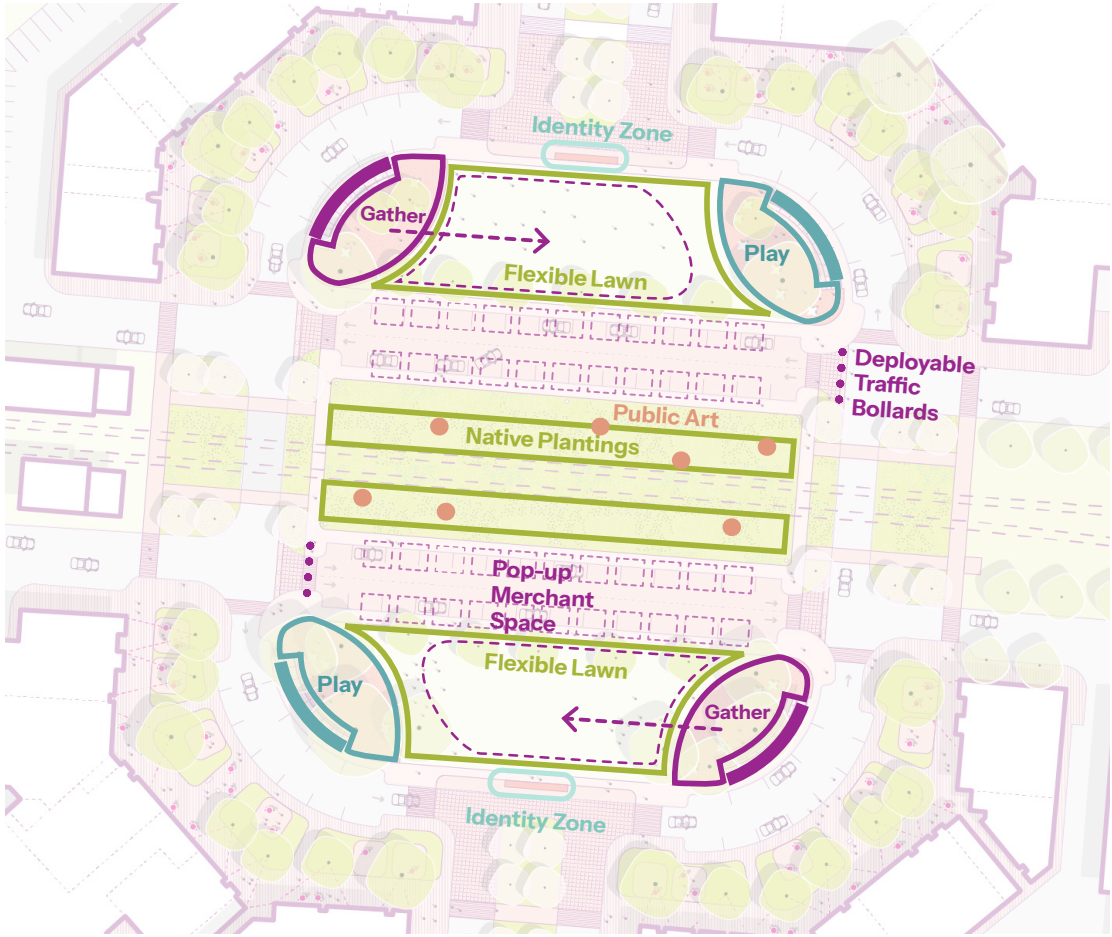


The Green

Inspiring: Goal 3

Redesign the central green to accommodate both everyday use and special events.





Recommendations

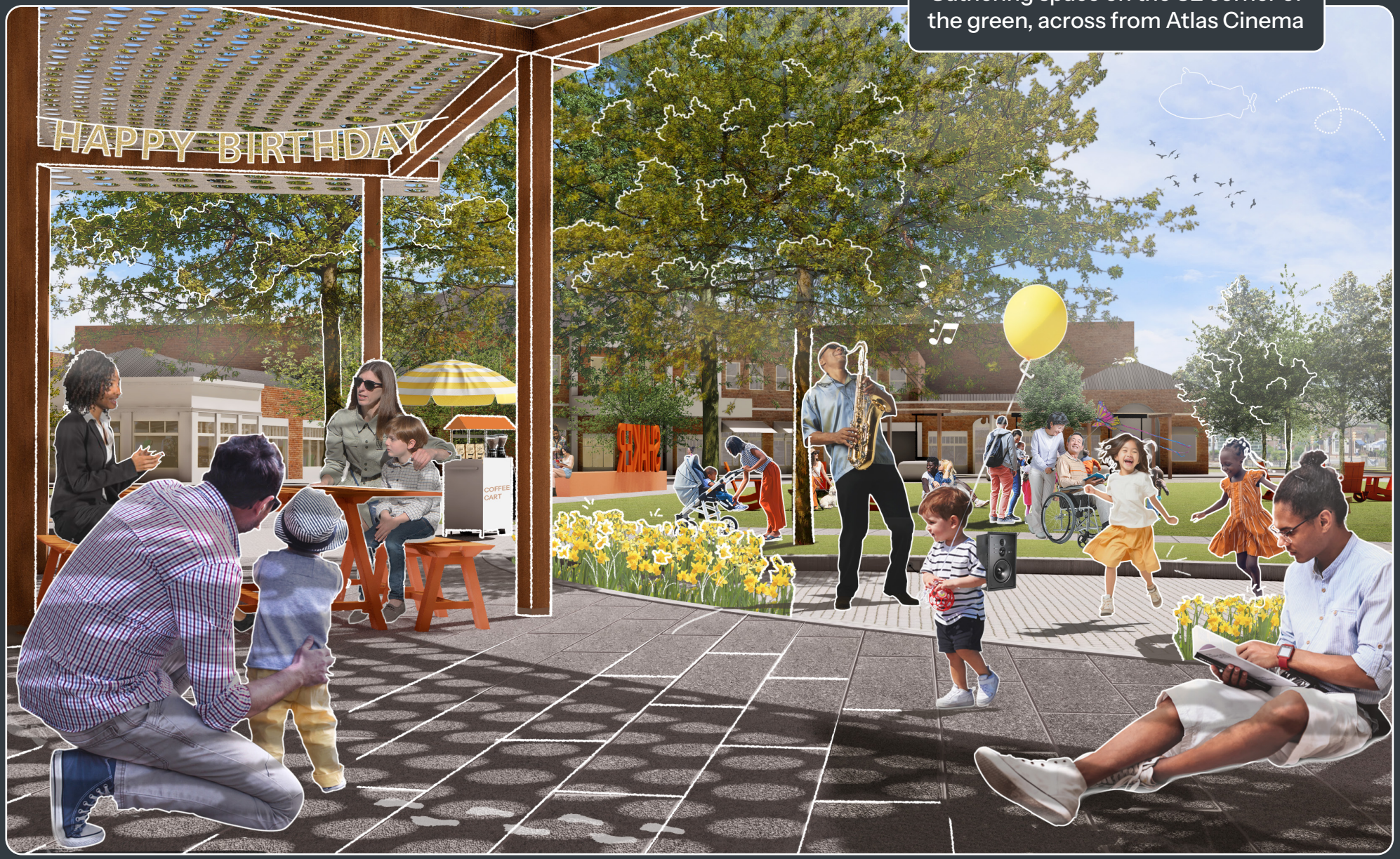
Design a versatile layout that supports a variety of events while maximizing the flexibility of the existing lawn.

Simplify the street closure process and allocate areas for pop-up retail opportunities.

Establish dedicated performance spaces with adaptable electricity and sound infrastructure.

Activate corner areas with gathering spaces and interactive play features to encourage daily use of the central green.

The Green


Gathering space on the SE corner of the green, across from Atlas Cinema
HAPPY BIRTHDAY
COFFEE CART

Events

Inspiring: Goal 4

Bring Shaker Square to life with activities and events that invite people from both nearby neighborhoods and across the city.











"LOVE the live music. People enjoy things like this during the coveted warm months in Cleveland."

— Survey Participant

Recommendations

- Foster partnerships with local schools, cultural organizations, museums, and community.
- Commission local artists to create murals, sculptures, and interactive installations on the Square.
- Hire an organizer to curate and manage events, festivals, markets, and art.
- Promote events and cross-programming with nearby commercial corridors.
- Create clear guidelines and provide resources to assist event organizers.

Timeless.

Respect Shaker Square's history while stewarding it for the future.





Storytelling

Timeless: Goal 1

Tell the story of Shaker Square.

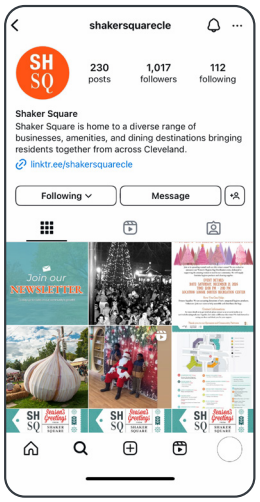






SH SQ | SHAKER SQUARE
ENGAGE | EXPLORE EXPERIENCE | EST. 1929





Recommendations

Preserve and celebrate cultural heritage by highlighting Shaker Square's rich history and unique character.

Restore and maintain historic architecture.

Leverage the green's capacity to flexibly host events and a greater variety of activities to meet community needs.

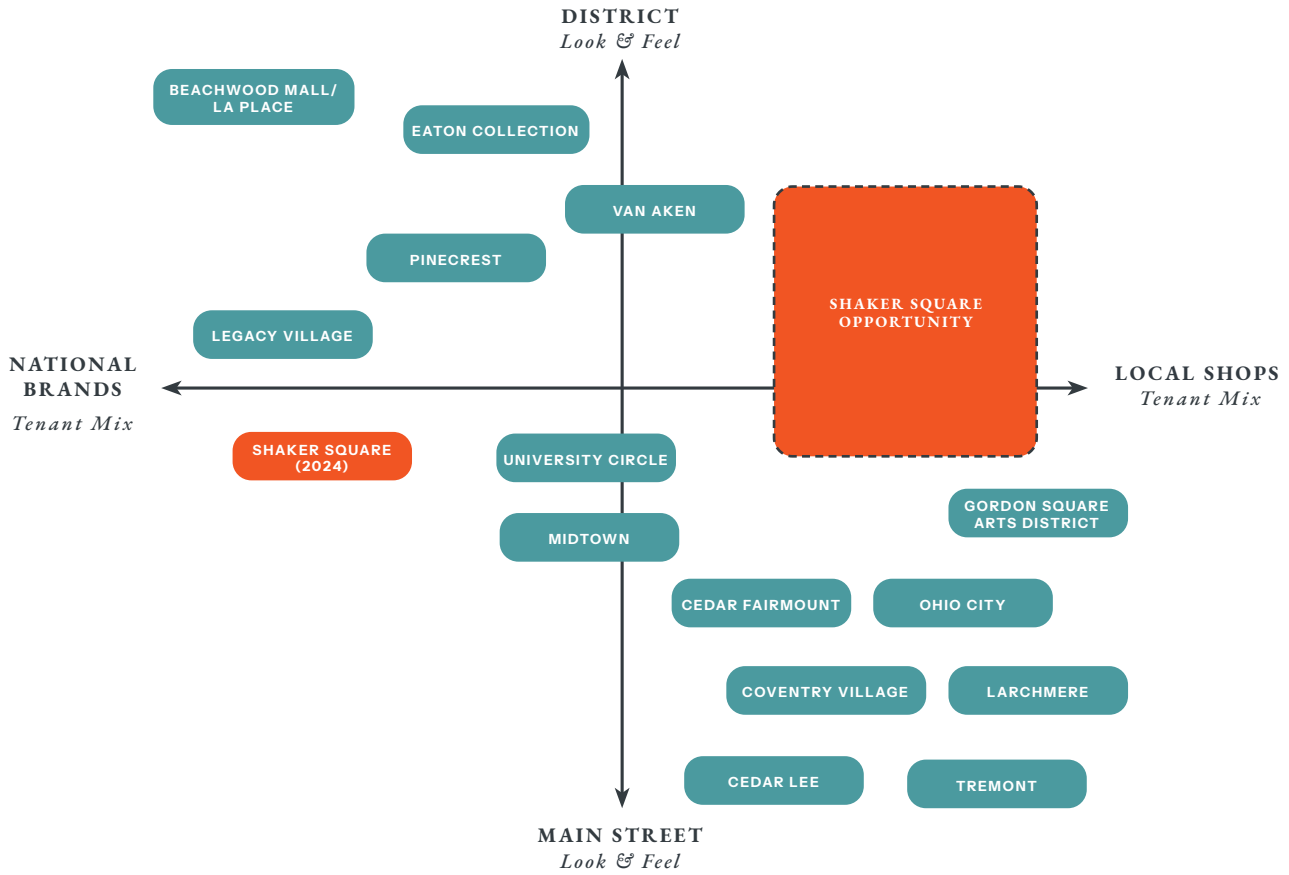
Incorporate elements like historical photos, markers, and displays to honor the past and connect it to the present.

Competitive Positioning

Timeless: Goal 2

Protect Shaker Square's authentic advantage.





Recommendations

Embrace the site's unique design, with its central green and access to rail transit to generate retail and market demand.

Target marketing efforts on promoting rail transit access to the Square.

Fill the gap in the marketplace by offering products and experiences that peer retailers cannot.

Leverage and promote the central green's potential for hosting programming and events.

Elements of Place

DESIGN

ARCHITECTURE
Authenticity
Historic Detail and Embellishment
Detail & Ornamentation
Materiality

STOREFRONTS
Memorable Accents
Engaging Signage
Transparency & Porosity
Lighting

WAYFINDING
Functionality
Artistic Expression
Memorability

MERCHANDISING & TENANTING
Use Offering
Variety
Uniqueness
Product Excellence
Service Quality

PUBLIC SPACE PROGRAMMING
Frequency & Variety
Generational Appeal
Multi-Cultural Appeal
Local Neighborhood Appeal

BRAND EXPRESSION
Connection to Wayfinding
Distinctiveness

EXPERIENCE

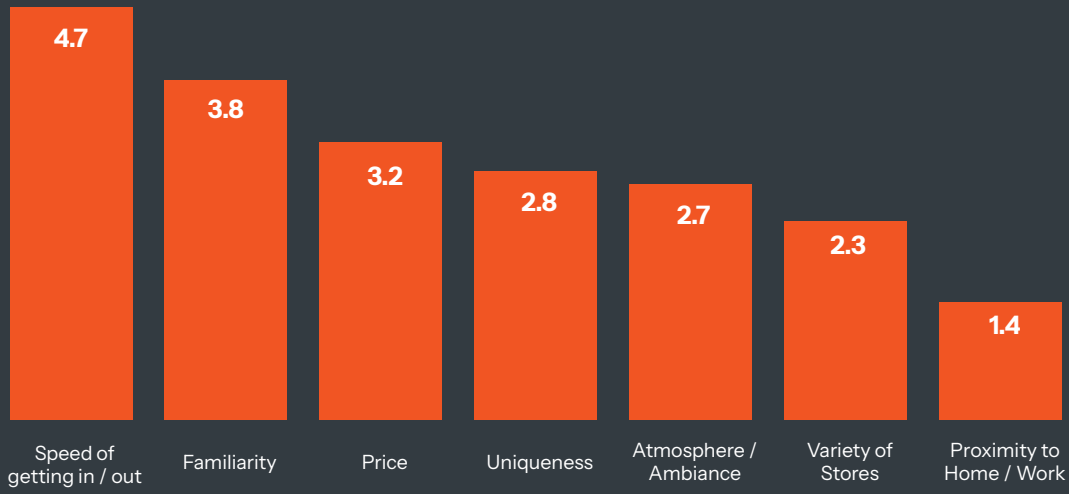
Physical

Emotional

Top Factors That Draw People To Shaker Square

Data from Shaker Square Retail Survey

Rated on a scale of 1 (least draw) to 7 (most draw)





Retention and Attraction

Timeless: Goal 3

Deploy strategic leasing techniques to attract and retain tenants that compliment the vision for Shaker Square.











Recommendations

- Prioritize high-impact tenants.
- Develop an exceptional marketing package.
- Provide test fits for atypical spaces or those without pre-lease design resources.
- Strengthen retail fundamentals.
- Offer creative work spaces and studios at competitive rates.

Clean, Green and Safe

Timeless: Goal 4

Implement a comprehensive care and maintenance plan for Shaker Square.







"Maintaining the old buildings [is the biggest challenge]"
— Community Member

"Everything clean, tidy, well maintained, seasonal decorations. "
— Survey Participant



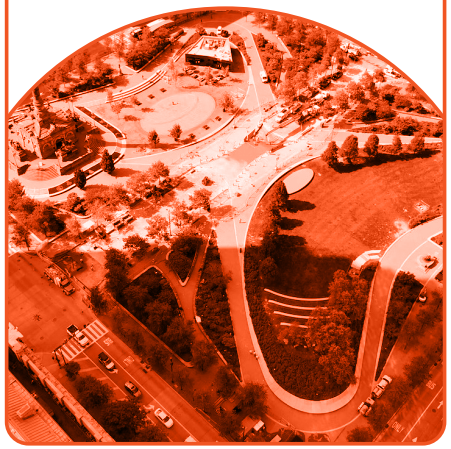
Recommendations

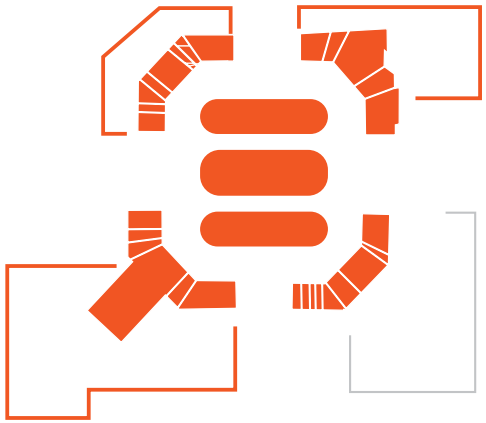
- Continue enhancing the safety ambassador program to serve as welcoming guides.
- Establish storefront and signage guidelines to ensure cohesive and attractive visual appeal.
- Explore establishing a Special Improvement District to enhance support for maintenance.
- Implement seasonal beautification efforts.

Partnering for Success

Timeless: Goal 5

Study partnership and funding opportunities to leverage outside capital for Shaker Square.

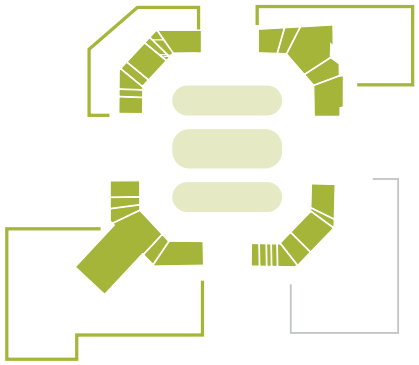




Vision-based Sale



Long Term-Partnership



Stabilization-based Sale

Recommendations

Generate tax revenue by establishing a Tax Increment Financing (TIF) district.

Attract philanthropic capital by establishing a parks conservancy for the central green.

Attract private capital by forming partnerships with developers to build infill residential.

Partnership Models

	Vision-Based Sale	Stabilization-Based Sale	Long-Term Partnership
BBC/CNP investment	low	medium	high
Sale price	low	high	n/a
Pool of buyers	few	many	many
Capability of buyers	several	few	several
Control of vision	buyer	CNP/BBC	shared
Public space programming	Private / profit motivated	Private / profit motivated	Non-profit
TIF District	yes	yes	yes
Parks Conservancy	no	no	yes
Marketing	Build buzz to aid sale	Build buzz to aid sale	Build buzz to attract customers



Conclusion

SH SQ
SHAKER SQUARE
EST. 1929

In Summary

Principles	Goals
Inviting	1. Sustain a diverse mix of retailers
	2. Curate an engaging and memorable ground level user experience
	3. Curate a mix of creative, productive, and services-providing tenants on the second floor
	4. Foster cultural production and small business entrepreneurship that embraces the creative spirit of the surrounding community
	5. Introduce well-designed and well-maintained market rate housing
	6. Steward a welcoming, safe, and intuitive environment for all
Inspiring	1. Bring Shaker Square to life with activities and events that invite people from both nearby neighborhoods and across the city
	2. Improve accessibility and connectivity to the surrounding neighborhoods
	3. Redesign the central green to accommodate both everyday use and special events
	4. Create a two sided retail experience with stronger connection between the green space and the promenade
Timeless	1. Tell the story of Shaker Square
	2. Protect Shaker Square's authentic advantage
	3. Deploy strategic leasing techniques to attract and retain tenants that compliment the CNP and BBC's vision for Shaker Square
	4. Implement a comprehensive safety, care, and maintenance plan for Shaker Square
	5. Study partnership and funding opportunities to leverage outside capital for Shaker Square

See Shaker Square Vision Plan for full detail of recommendations



Please comment!





What's Next?

Short Term

- Grand openings
- Elevators
- Dave's renovation
- Lighting installations

Long Term

- Vision Plan implementation



Let's stay in touch!

- Access the Shaker Square Vision Plan online
  Subscribe for updates

- Follow @ShakerSquareCle

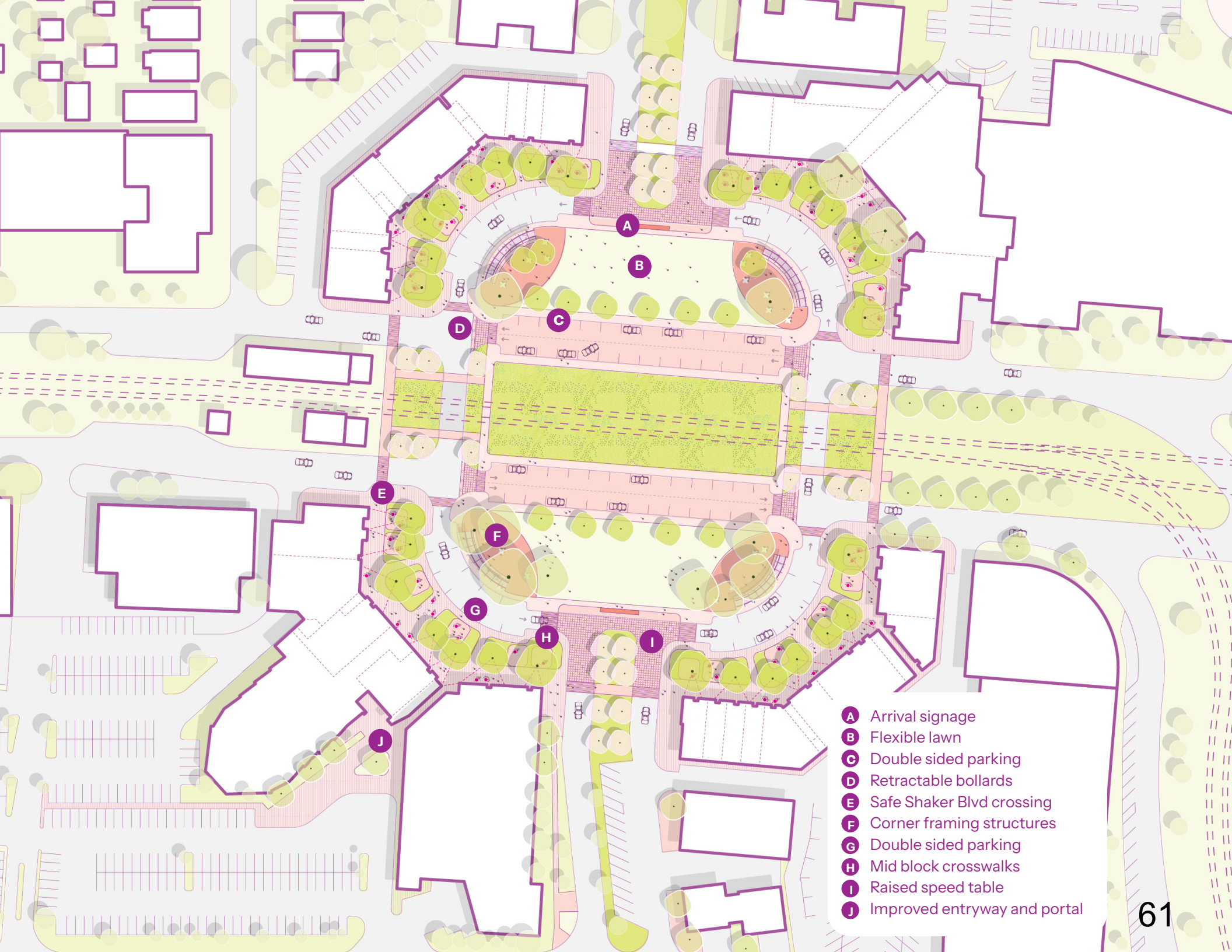


- Want to lease space or host an event?
  Contact FASS Real Estate

shakersquare.com/leasing



Thank you!


A
B
C
D
E
F
G
H
I
J
A Arrival signage
B Flexible lawn
C Double sided parking
D Retractable bollards
E Safe Shaker Blvd crossing
F Corner framing structures
G Double sided parking
H Mid block crosswalks
I Raised speed table
J Improved entryway and portal

Cleveland City Planning Commission

Conditional Uses & Zoning Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Conditional Uses & Zoning Referrals

New Billboard – MABUR

August 7, 2026

Project Address: 10131 Elk Ave

Presenter: Xavier Bay, City Planner

Project Representative: MABUR

Approvals Needed Per Section 350.10 (k)

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: Glenville**

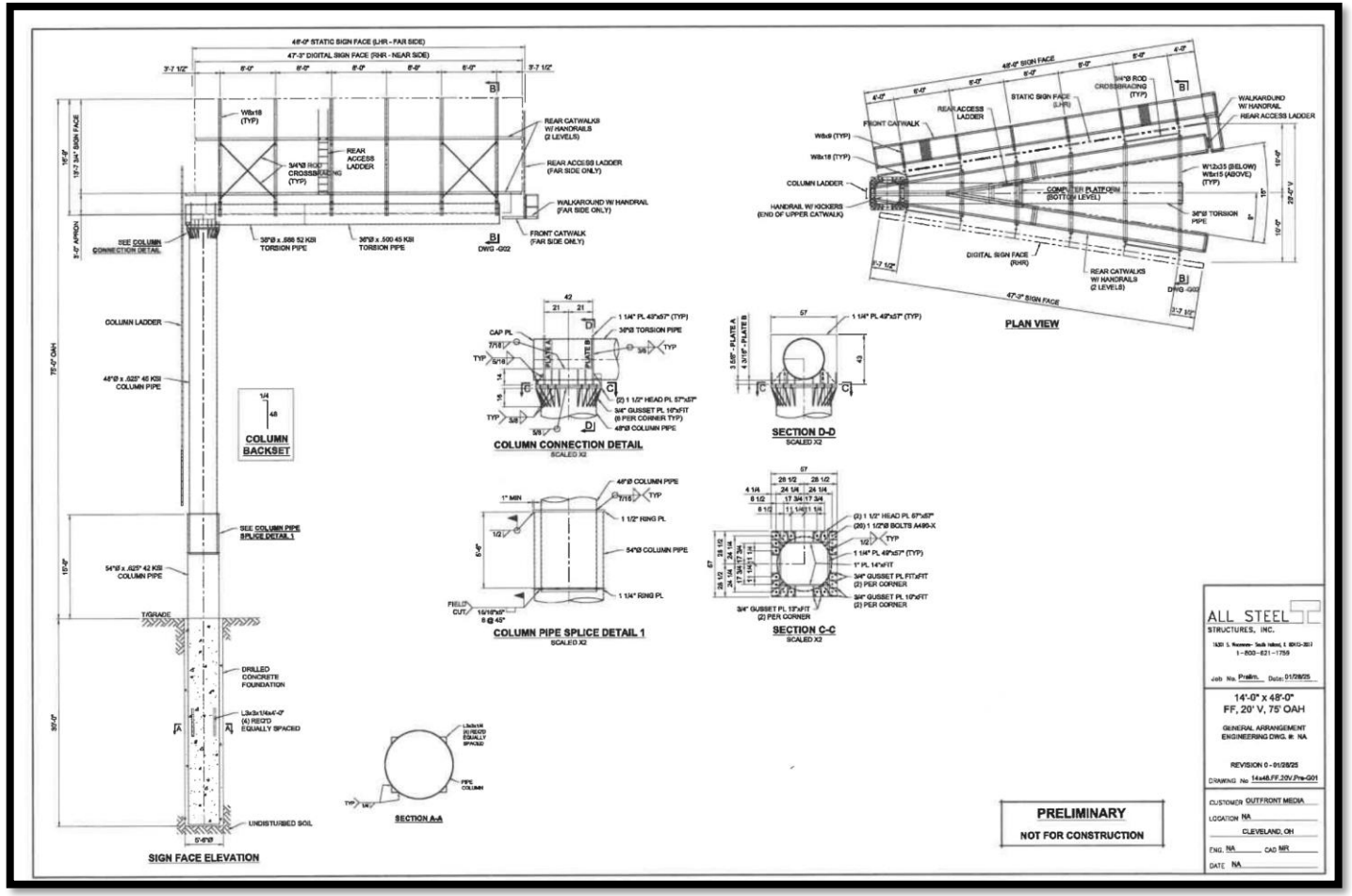
Construction of a New Billboard

10131 Elk Ave.

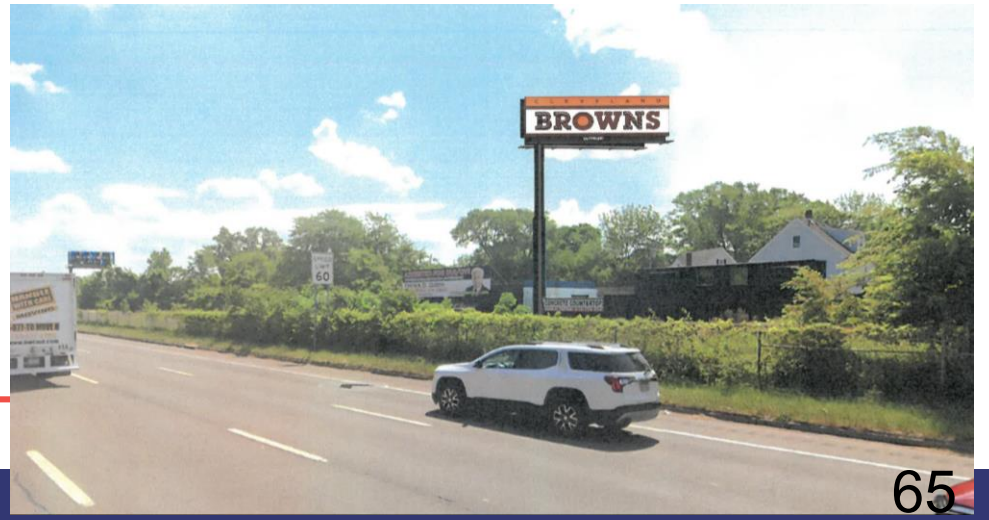
August 07, 2026

Proposal

Application to erect a new 75 foot monopole with one static 648 sq.ft. sign and one digital 634 sq.ft. sign.







Existing Zoning

Semi Industry-B3



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Billboard
10131 Elk Ave.

100 Feet

N

350.10 (e) Spacing Requirements



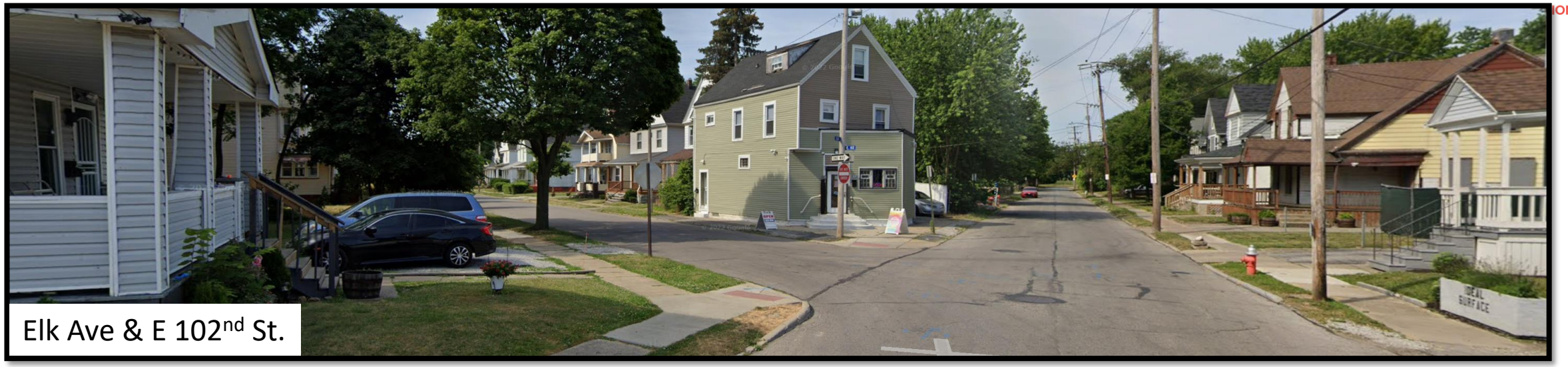
Spacing required is 1,000 feet if greater than 100 sq.ft. in size;

- 598 ft between existing billboard to the northeast and proposed location
- 860 ft between existing billboard to the southwest and proposed location

Site Location



Neighborhood Context



Elk Ave & E 102nd St.

E 103rd St. Residential Neighborhood

- Single Family
- Two Family
- 4-6 Unit Apartments



E 102nd St. Residential Neighborhood

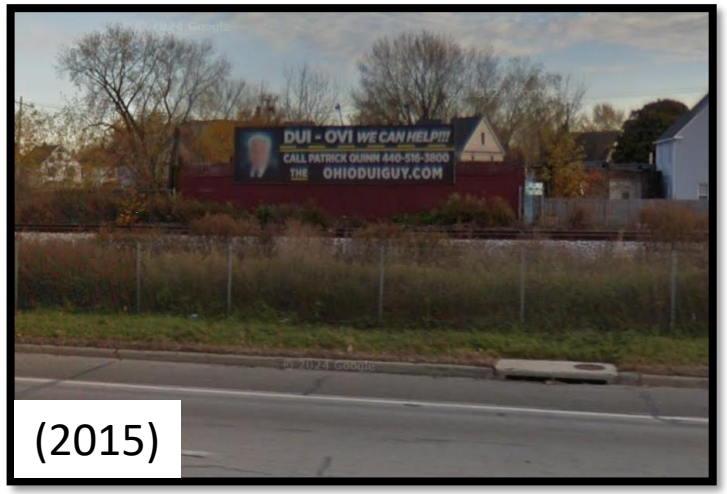
- Single Family
- Two Family
- Mixed use storefront



Historical Context

10131 Elk Ave Southern View from I-90


(2014)



(2015)



(2018)



(2019)



(2020)



(2021)



(2022)



(2024)

MyGlenville Neighborhood Plan Adopted by CPC

Three-Tiered Approach

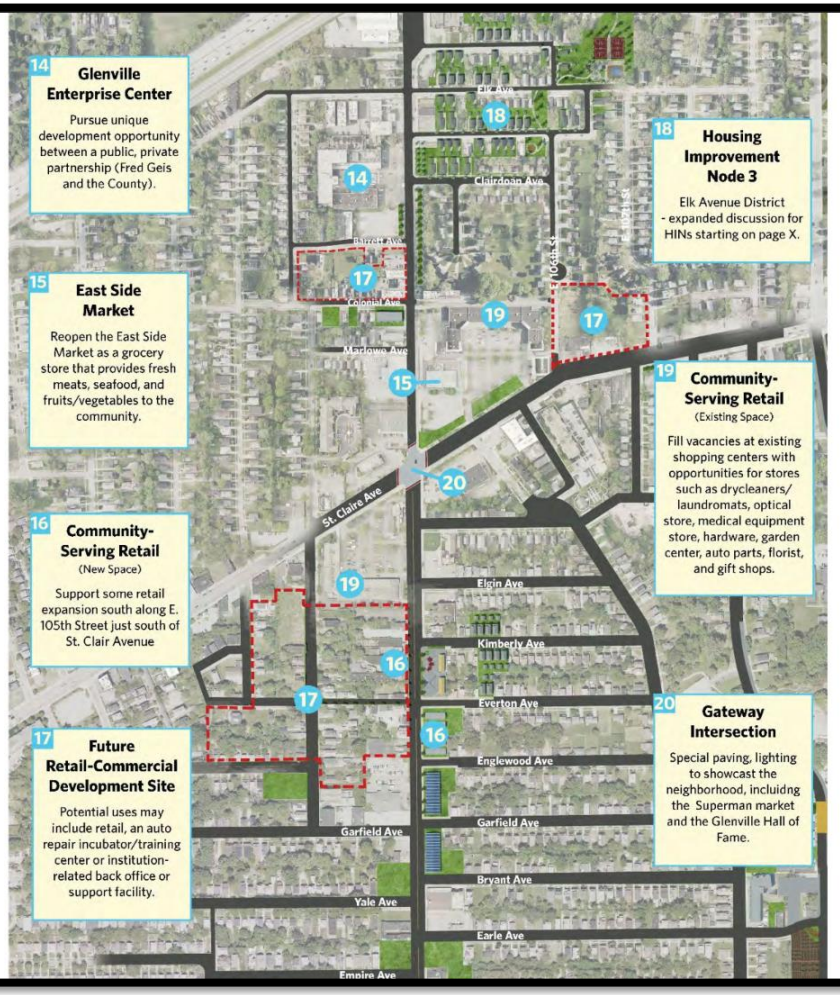
1. Targeted Initiatives:
   1. East 105th Street
   2. Housing Improvement Nodes (HIN)
2. Concentrated Investment District (CID)
   1. CID Impact Zone
3. Neighborhood-Wide Initiatives



Targeted Initiatives East 105th St

Everton Avenue to Interstate 90:

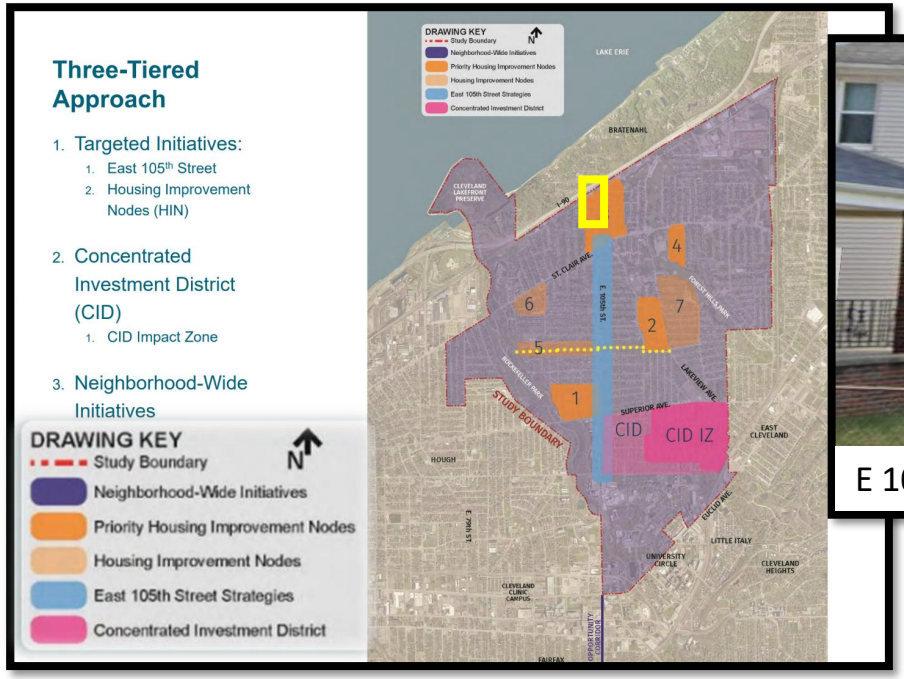
The strategy for this segment focuses attention on job- and service-creating activities, such as rehabilitating the closed East Side Market as a new supermarket and capturing community-serving retail opportunities.



MyGlenville Neighborhood Plan & Neighborhood Context

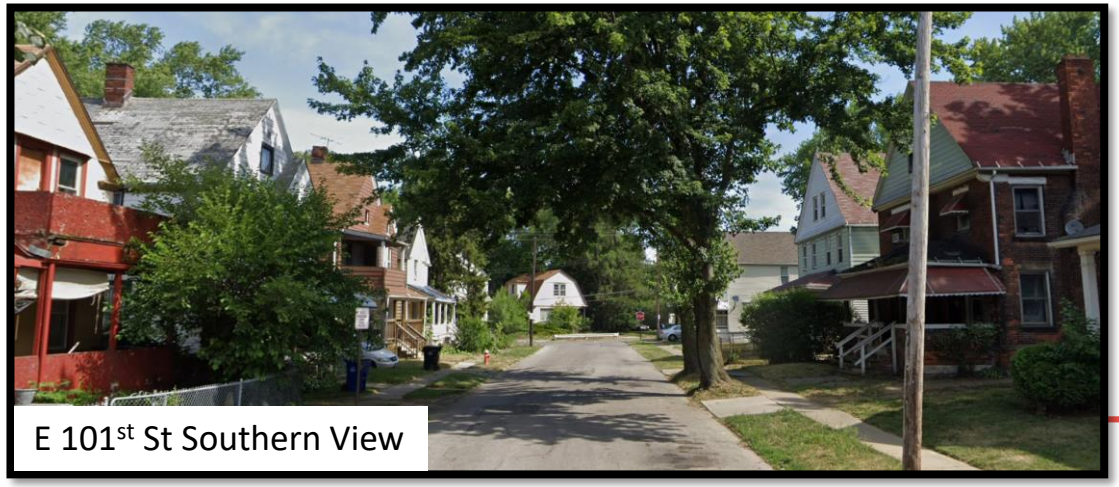
Three-Tiered Approach

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   1. East 105th Street
   2. Housing Improvement Nodes (HIN)
2. Concentrated Investment District (CID)
   1. CID Impact Zone
3. Neighborhood-Wide Initiatives





E 102nd St Southern View



E 101st St Southern View



E 103rd St Southern View

Referral to City Planning

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

	Cleveland Zoning Code	Zoning Code Provisions	3175 E 82nd St. Proposal
Location	§350.10 (a)	Billboards shall be permitted only in General Industry and Unrestricted Industry Districts, except that billboards directed at any angle toward a freeway may be permitted in Semi-Industry Districts. Billboards shall not be permitted in Cleveland Landmark Districts, Public Land Protective Districts. Business Revitalization Districts or on the opposite side of any street bordering such districts.	**Located in SI-B3 directed towards a freeway (I-90)**
Sign Type	§350.10 (b)	Billboards shall be permitted as either free-standing or wall signs, unless otherwise restricted in these Codified Ordinances.	**Proposing free-standing sign**
Sign Size	§350.10 (c)	Size. Billboard sign panels shall not exceed eight hundred and twenty (820) square feet in area and shall be further limited in size by the setback regulations in divisions (g) and (h) of this section.	**Proposing 648 sq.ft. & 634 sq.ft.**
Height	§350.10 (d)	The maximum height of a billboard above the roadway surface to which it is oriented shall be **fifty (50) feet**. However, in no case shall the height of the billboard as measured from the grade of the lot on which it is placed exceed the maximum permitted height for main buildings.	**Proposing 75ft height** (height district 3 = 115ft)

Referral to City Planning

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

	Cleveland Zoning Code	Zoning Code Provisions	3175 E 82nd St. Proposal
Spacing	§350.10 (e)	Along roads, such distance shall be seven hundred fifty (750) feet between two (2) billboards which are each less than one hundred (100) square feet in area and shall be one thousand (1,000) feet in all other instances.	**Property within 1,0000 ft. of two other billboards**
Distance from Zoning District Lines	§350.10 (g)	Billboards located along streets other than freeways shall be set back at least two hundred (200) feet from Residential, Local Retail and General Retail District lines. For such billboard panels exceeding three hundred eighty (380) square feet in area, all minimum setbacks from zoning district lines shall be increased one (1) foot for each one (1) additional square foot of sign panel area. Billboards along freeways shall be set back at least fifty (50) feet from Residential, Local Retail, and General Retail District lines.	**Proposing 41 ft. from Residential Zoning District line**
Illumination	§350.10 (j)	Billboards shall be illuminated only by means of continuous reflected light. Internally- illuminated or back-lit billboards shall not be permitted. Billboards shall not include automatic changeable copy signs (i.e., electronic message centers) as defined in division (f)(2) of Section 350.03.	**Proposing one digital face**

Billboard Reconstruction Standards (350.10 (I) (1-5))

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

	Cleveland Zoning Code	Zoning Code Provisions	3175 E 82nd St. Proposal
Site and Design Improvements	§350.10 (1)	The site of the new or reconstructed billboard 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.	**No site improvements are proposed**
Degree of Nonconformity	§350.10 (2)	The new or reconstructed billboard shall be no greater in size, height, number of panels, or any panel dimension than is the existing billboard, nor shall the new or reconstructed billboard be less conforming to any zoning regulation than is the existing billboard, except that a panel or sign face may be added to the back of a billboard where previously there had been no panel or sign face.	**Proposing a 75 ft. double sided billboard**
Location	§350.10 (3)	The new or reconstructed billboard shall be 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, as stated in Section 350.01.	**Proposing different location than original**
Sign Type	§350.10 (4)	With respect to the "sign types" defined in division (f) of Section 350.03, the new or reconstructed billboard 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.	**One static and one changeable copy billboard proposed**
Changeable Copy	§350.10 (5)	The new or reconstructed billboard may incorporate automatic changeable copy only if such copy is limited to a single billboard panel or two (2) back-to-back billboard panels and only if each such panel replaces two (2) or more billboard panels on a single parcel of property or two (2) or more billboard panels on adjacent properties. The replacement billboard panel shall not be larger than any of the billboard panels it is replacing. In the case of a sign utilizing changeable copy, each message shall remain fixed for at least eight (8) seconds.	**One changeable copy billboard face proposed**


FOSTER AVENUE
GARFIELD LANE
ELK AVENUE
E 103RD STREET
E 105TH STREET
REMINGTON AVENUE
GLENVILLE AVENUE
90' E
90' W


63116058
I-90
10502003
10810001
10201
10808110
10131
10808111
10808015
10808014
10808013
10808012
10808011
10808010
10808009
10808008
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10810052
10810053
10810055
10810056
10810057
E 102nd Street
E 103rd Street




ONE WAY


STOP



LOCATION SURVEY FOR
OUTFRONT MEDIA, INC.

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL 100 ACRE LOT No. 361, FURTHER KNOWN AS BEING PART OF SUBLOT Nos. 26, 27 AND 28 IN SCHATZINGER AND TREMAINE SUBDIVISION AS RECORDED IN VOLUME 18 OF MAPS, PAGE 7 OF CUYAHOGA COUNTY RECORDS, AND PART OF EAST 102nd STREET (FORMERLY ELDRIDGE AVENUE), 45 FEET WIDE, AS VACATED BY ORDINANCE No. 83469 OF THE CITY OF CLEVELAND

LEGEND

- EX. SANITARY/COMBINATION MANHOLE
- EX. CLEAN OUT
- EX. YARD DRAIN
- EX. GAS VALVE
- EX. ELECTRIC METER
- EX. HYDRANT
- EX. WATER MANHOLE
- EX. WATER VALVE
- EX. UTILITY POLE
- EX. AIR CONDITIONER

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTE

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT FOR THE SUBJECT PREMISES, AND THEREFORE MAY NOT NECESSARILY REFLECT ALL EASEMENTS, RESTRICTIONS OR OTHER CONDITIONS AFFECTING THE PREMISES.

SURVEY REFERENCES USED

SUBJECT AND ADJOINING DEEDS AS SHOWN

SCHATZINGER & TREMAINE SUBDIVISION (VOL. 18, PG. 7 C. C. M. R.)

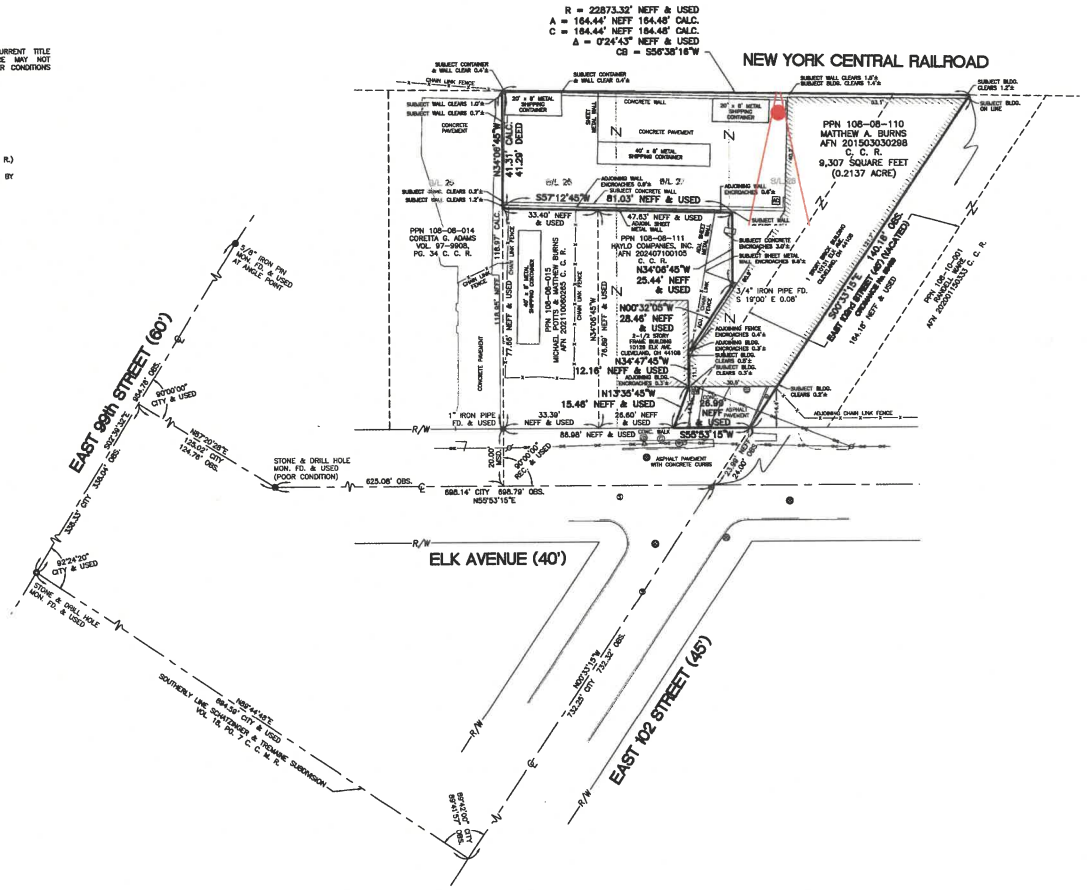
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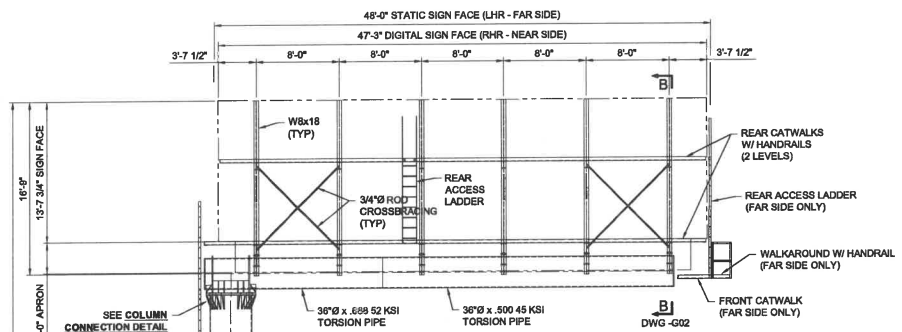
CITY OF CLEVELAND FIELD BOOK 58, PAGES 96 & 97

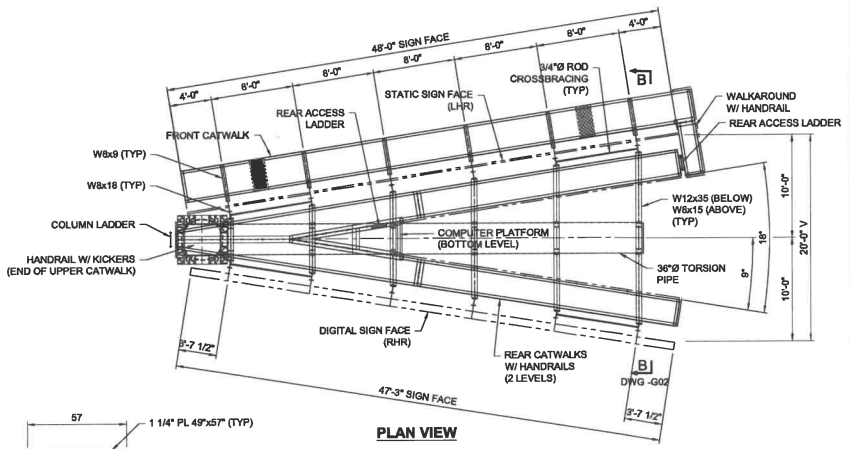
STATE OF OHIO
DAVID M. HARMATH
S-7886
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.

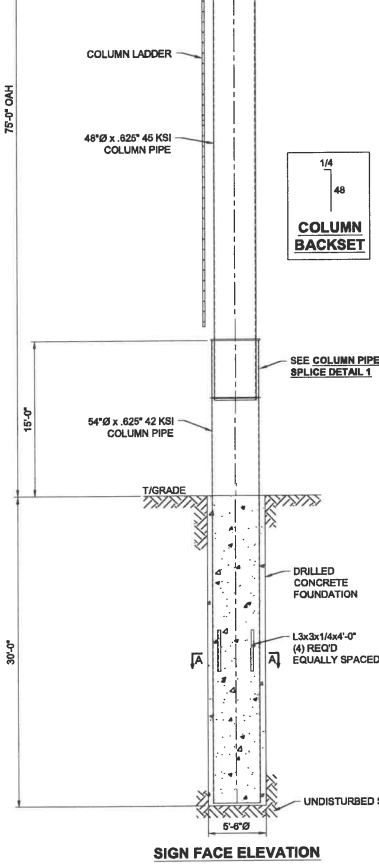
DAVID M. HARMATH
PROFESSIONAL SURVEYOR NO. 7886
APRIL 24, 2025


R = 22873.32' NEFF & USED
A = 164.44' NEFF 164.48' CALC.
C = 164.44' NEFF 164.48' CALC.
Δ = 0°24'43" NEFF & USED
CB = S56°38'16"W
NEW YORK CENTRAL RAILROAD
PPN 108-08-110
MATTHEW A. BURNS
AFN 201503030298
C. C. R.
9,307 SQUARE FEET
(0.2137 ACRE)
EAST 99th STREET (60')
ELK AVENUE (40')
EAST 102 STREET (45')
S57°12'45"W 81.03' NEFF & USED
N34°08'45"W 41.31' CALC. 41.25' DEED
N34°08'45"W 25.44' NEFF & USED
N00°32'05"W 28.46' NEFF & USED
N34°47'45"W 12.16' NEFF & USED
N13°35'45"W 15.46' NEFF & USED
S55°53'15"W 88.98' NEFF & USED
33.40' NEFF & USED
33.39' NEFF & USED
26.60' NEFF & USED
47.63' NEFF & USED
PPN 108-06-014
CONETTA G. ADAMS
VOL. 97-9908, PG. 34 C. C. R.
PPN 108-08-111
HAYLO COMPANIES, INC.
AFN 202407100105
C. C. R.
PPN 108-08-015
MICHAEL POTTS & MATTHEW BURNS
AFN 202110060265 C. C. R.
PPN 108-12-001
AFN 200001060333 C. C. R.
5/8" IRON PIN MON. FD. & USED AT ANGLE POINT
1" IRON PIPE FD. & USED
3/4" IRON PIPE FD. S 19°00' E 0.08'
STONE & DRILL HOLE MON. FD. & USED (POOR CONDITION)
623.06' OBS.
598.14' CITY 598.79' OBS.
N60°53'15"E
SOUTHERLY LINE, SCHATZINGER & TREMAINE SUBDIVISION VOL. 18, PG. 7, C. C. M. R.
N58°44'45"E 89.34' CITY & USED
N60°53'15"E 792.32' CITY
S57°53'15"E 792.32' OBS.
ASPHALT PAVEMENT WITH CONCRETE CURBS
CONCRETE PAVEMENT
CONCRETE WALL
SHEET METAL WALL
CHAIN LINK FENCE
ADJOINING BLDG. ENCROACHES 0.4'±
SUBJECT BLDG. CLEARS 0.3'±
SUBJECT BLDG. CLEARS 1.2'±
SUBJECT BLDG. ON LINE
SUBJECT WALL CLEARS 1.6'±
SUBJECT WALL CLEARS 0.7'±
SUBJECT WALL CLEARS 1.2'±
SUBJECT WALL ENCROACHES 0.4'±
SUBJECT CONCRETE WALL ENCROACHES 3.6'±
SUBJECT SHEET METAL WALL ENCROACHES 0.4'±
ADJOINING WALL ENCROACHES 0.4'±
ADJOINING FENCE ENCROACHES 0.4'±
ADJOINING BLDG. ENCROACHES 0.2'±
ADJOINING BLDG. ENCROACHES 0.3'±
2-1/2 STORY FRAME BUILDING 10108 ELK AVE. CLEVELAND, OH 44108
SUBJECT CONTAINER & WALL CLEAR 0.4'±
SUBJECT CONTAINER & WALL CLOSE 0.4'±
20' x 8' METAL SHIPPING CONTAINER
40' x 8' METAL SHIPPING CONTAINER
BASEMENT
1 STORY BRICK BUILDING
CONCRETE PARAPET
BAY WINDOW
BAY WINDOW OVERHANG
CONCRETE STEPS
CONCRETE PORCH
CONCRETE PAD
METAL STEPS
METAL PORCH
METAL PAD
WOOD STEPS
WOOD PORCH
WOOD PAD
WOOD DECK
WOOD RAMP

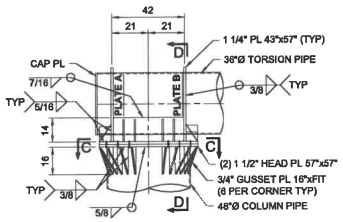




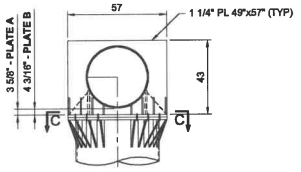
PLAN VIEW



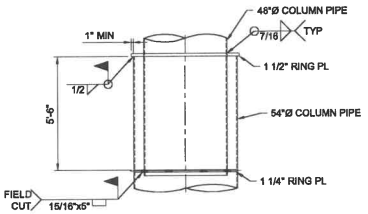
SIGN FACE ELEVATION



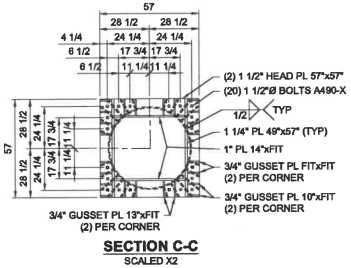
COLUMN CONNECTION DETAIL
SCALED X2



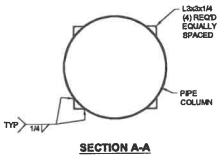
SECTION D-D
SCALED X2



COLUMN PIPE SPLICE DETAIL 1
SCALED X2



SECTION C-C
SCALED X2



SECTION A-A

PRELIMINARY

NOT FOR CONSTRUCTION

ALL STEEL STRUCTURES, INC.
16301 S. Vincennes- South Holland, IL 60473-2017
1-800-821-1759

Job No. Prelim. Date: 01/28/25

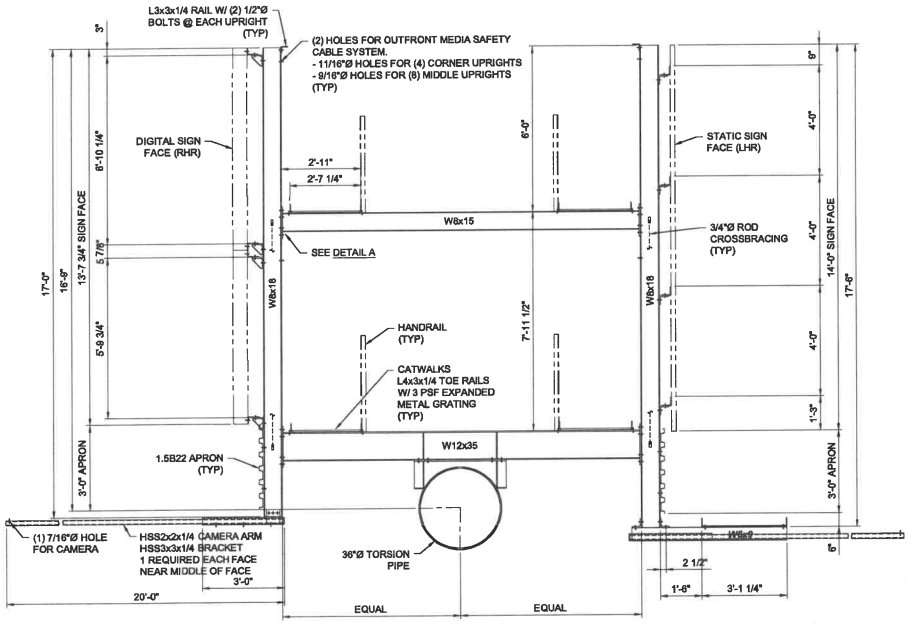
14'-0" x 48'-0"
FF, 20' V, 75' OAH

GENERAL ARRANGEMENT
ENGINEERING DWG. #: NA

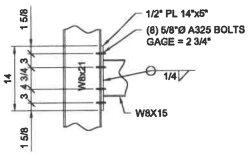
REVISION 0 - 01/28/25

DRAWING No 14x48.FF.20V.Pre-G01

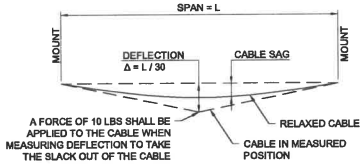
CUSTOMER OUTFRONT MEDIA
LOCATION NA
CLEVELAND, OH
ENG. NA CAD MR
DATE NA



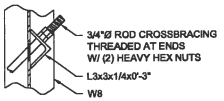
SECTION B-B
TYPICAL FRAME
DWG -G01



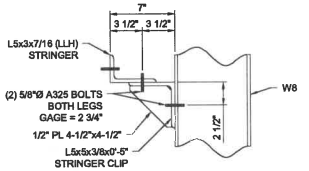
DETAIL A



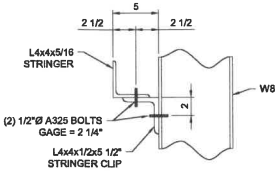
SAFETY CABLE INSTALLATION CRITERIA
L = 40'-4" – Δ = 16 1/8"



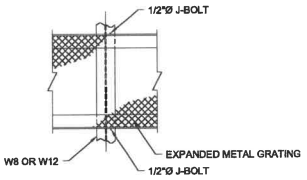
CROSSBRACING DETAIL



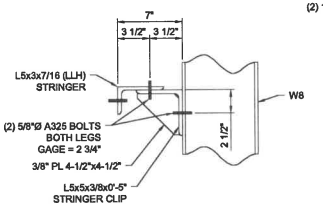
STRINGER DETAIL
(DIGITAL FACE)



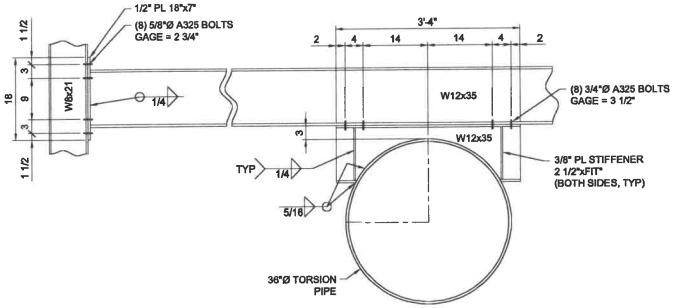
STRINGER DETAIL
(STATIC FACE)



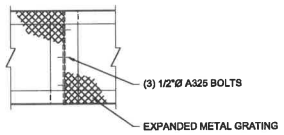
CATWALK DETAIL
REAR CATWALK



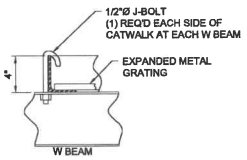
STRINGER DETAIL
(DIGITAL FACE)



FRAME MOUNTING DETAIL
REAR CATWALK NOT SHOWN



CATWALK SPLICE DETAIL
REAR CATWALK



CATWALK MOUNTING DETAIL
REAR CATWALK

PRELIMINARY
NOT FOR CONSTRUCTION

ALL STEEL
STRUCTURES, INC.
16301 S. Vincennes- South Holland, IL 60473-2017
1-800-821-1759

Job No. Prelim. Date: 01/28/25

14'-0" x 48'-0"
FF, 20' V, 75' OAH

GENERAL ARRANGEMENT ENGINEERING DWG. #: NA

REVISION 0 - 01/28/25

DRAWING No 14x48.FF.20V.Pre-G02

CUSTOMER OUTFRONT MEDIA
LOCATION NA
CLEVELAND, OH
ENG. NA CAD MR
DATE NA


ELK
ONE WAY
STOP


NO
PARKING
ANY
TIME


CLEVELAND
BROWNS
State Rte 1


BROWNS
State Rte 2


State Rte 2
Bratenahl, Ohio
Google Street View
Sep 2025 See more dates
Share
CubeSmart Self Storage
Dupont Ave
Google Maps


State Rte 2
Bratenahl, Ohio
Google Street View
May 2024 See more dates
Share
State Rte 2
Google Maps





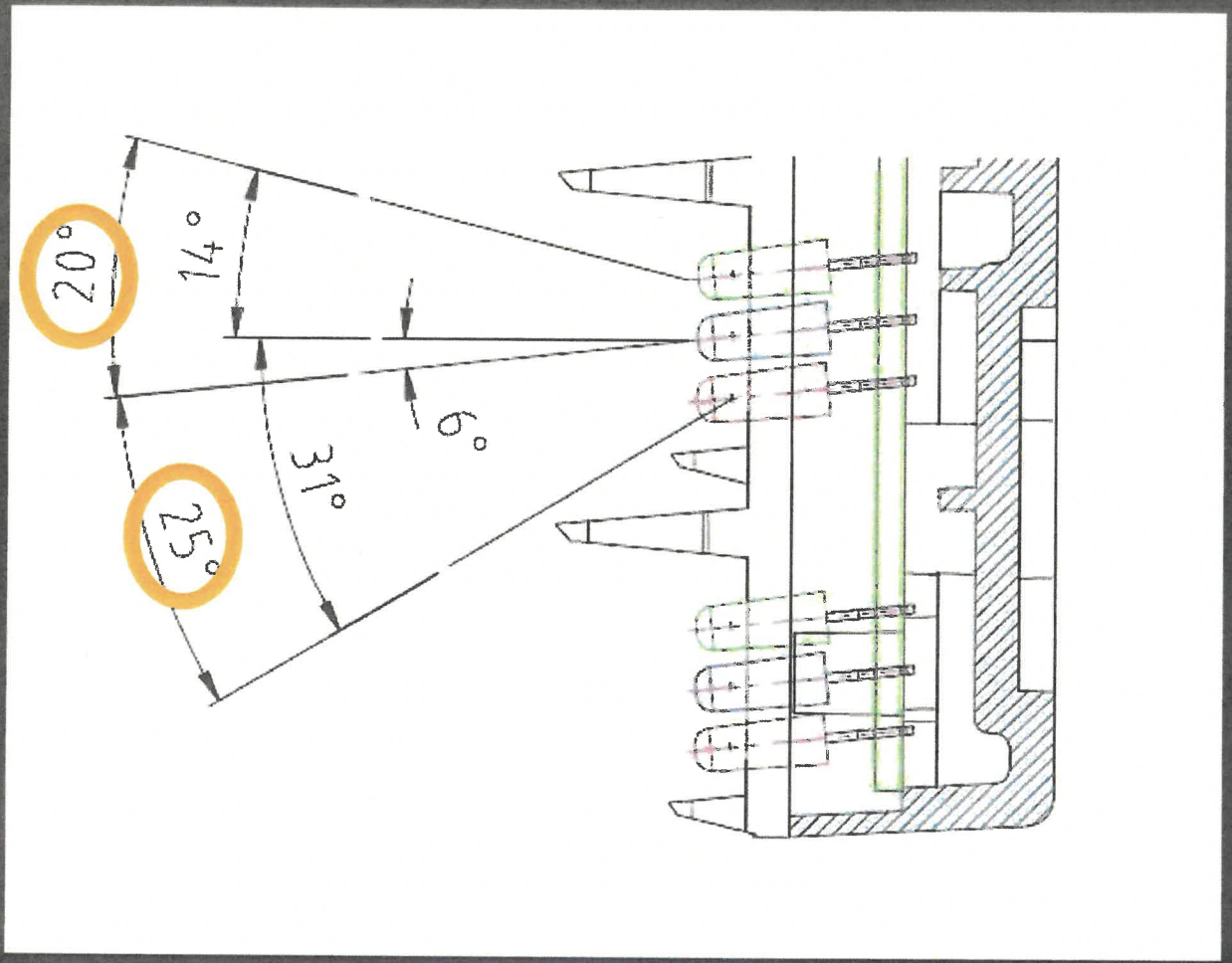



E 72nd St
Marlin Luther King Jr Drive

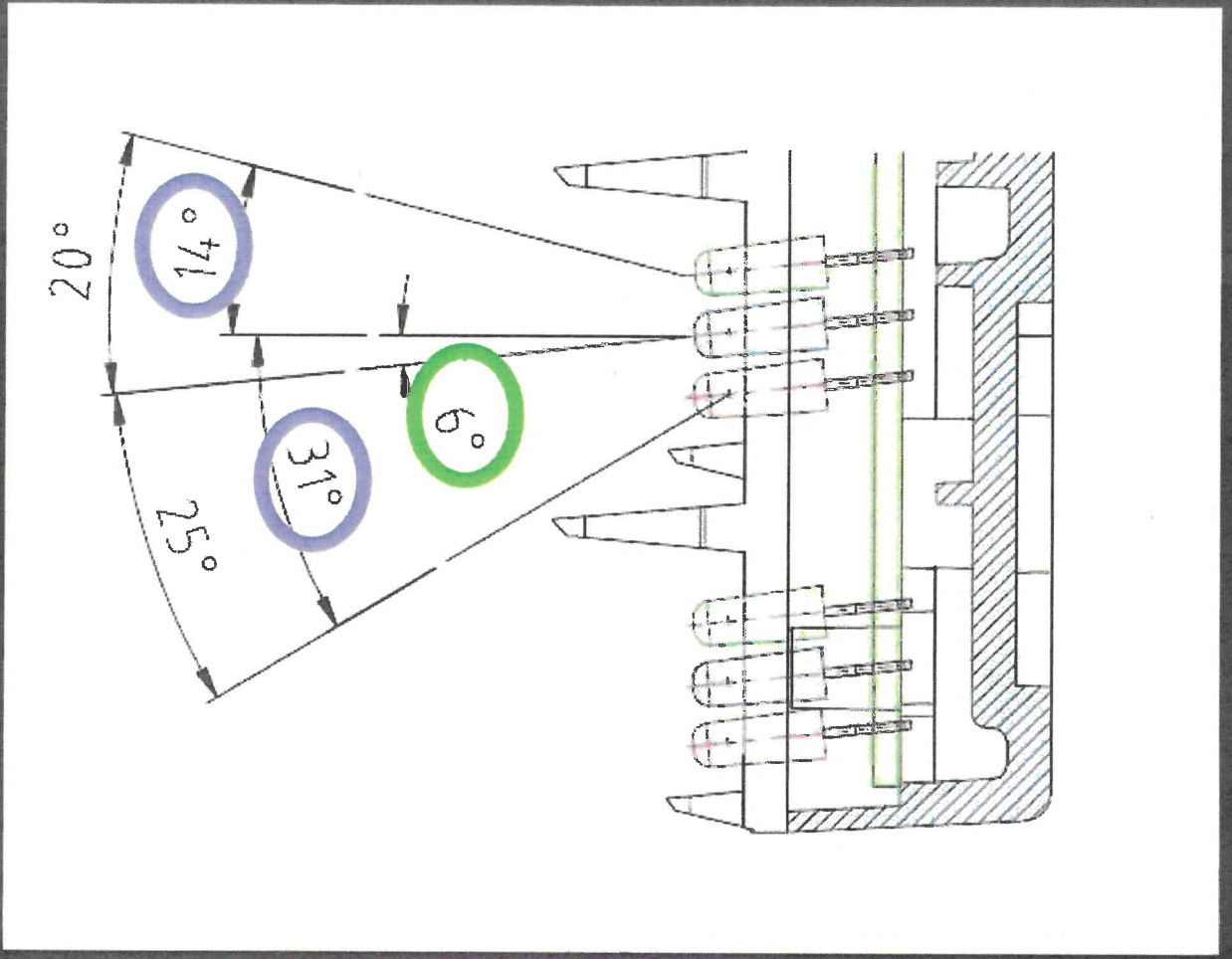


3 Methods of Skyglow Mitigation

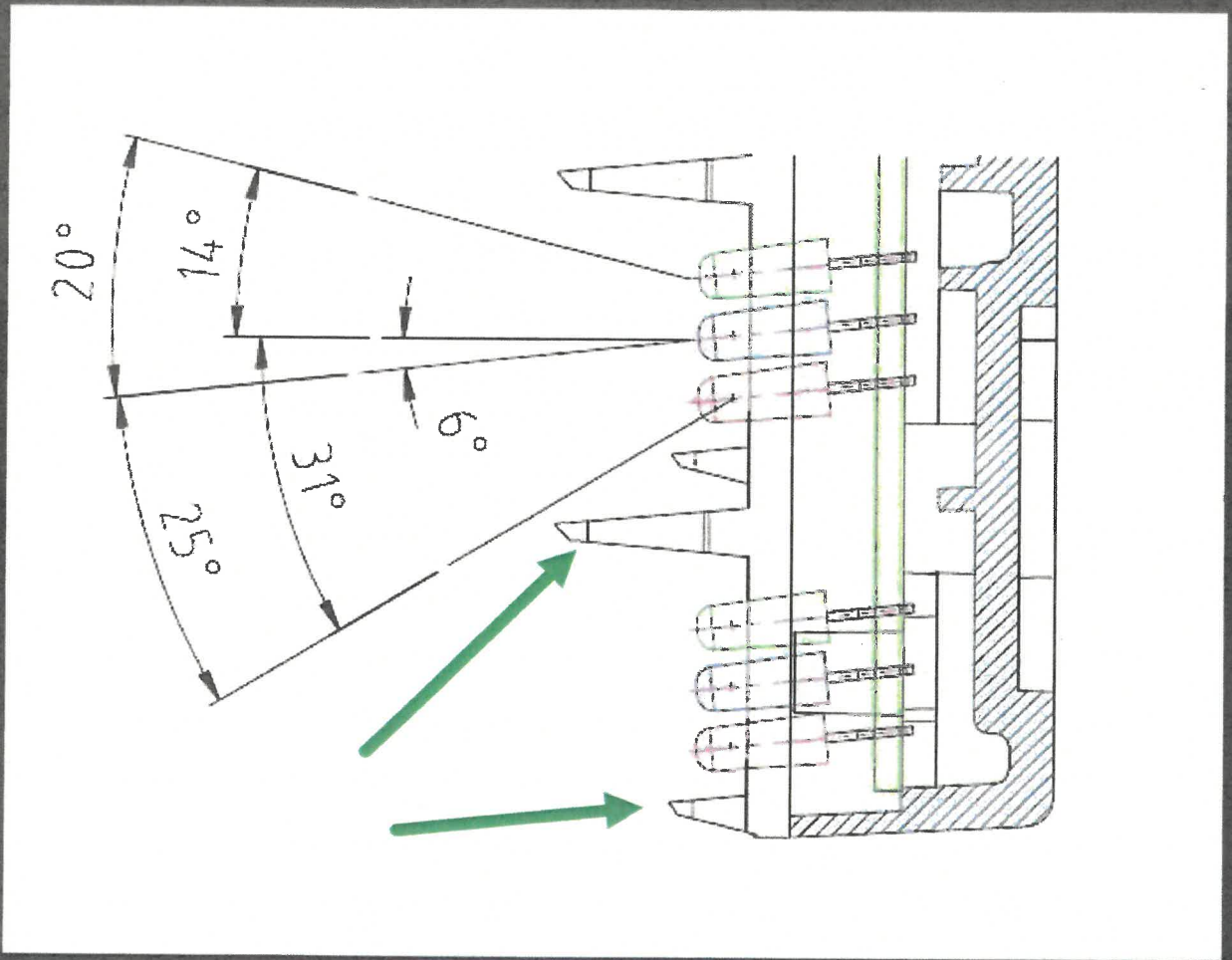
1. Internal Downward Lensing of Diodes (this limits the light 20 degrees up and 25 degrees down)



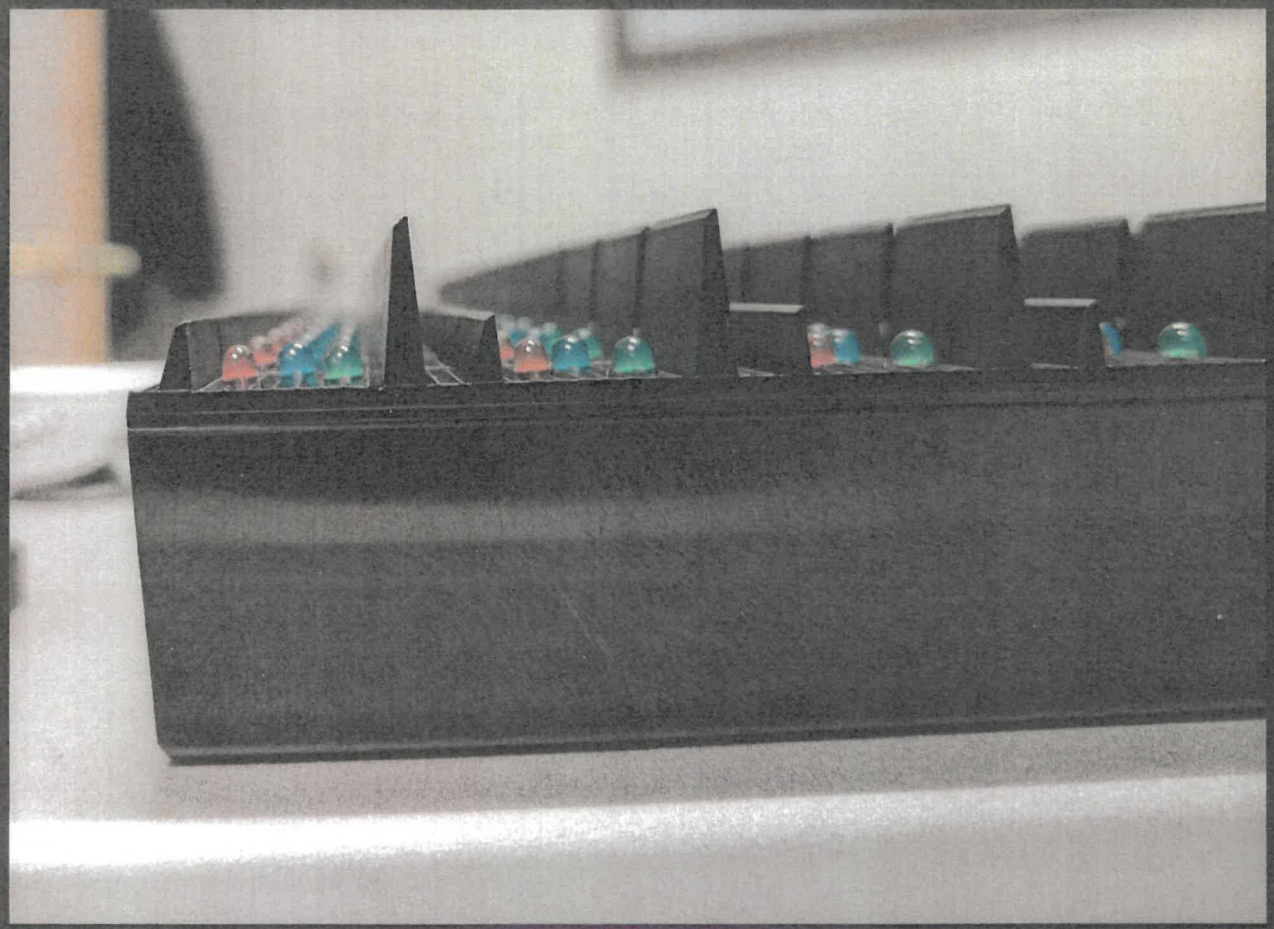
2. Physically mounted diodes downwards at 6 degrees. (this changes the limits to 14 up and 31 down)



3. Longer louvers above and short louvers below each pixel row (this creates a hard cutoff of light above 15 degrees).



Current design incorporating Lensing, Downward Pitch and Long/Short Louver Combo



Cleveland City Planning Commission

Northeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

PRJ26-011433 - 6313 St. Clair Demolition

August 7, 2026

Project Address: 6313 St Clair Ave

Type: Demolition

Project Representative: Albert Robinson, A&D Enterprises

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: 6-18-26

PROJECT NAME: 6313 St. Clair demolition

PROJECT ADDRESS/LOCATION: 6313 St Clair Cleveland Oh, 44108

CONTACT PERSON *(for design review)*: Albert Robinson

COMPANY: A&D Enterprises

PHONE: 2164060359 ***EMAIL***: andenterprises64@gmail.com

OWNER & COMPANY: Shimia Avitan RGLS6313 LLC

ARCHITECT/ CONTRACTOR: Albert Robinson

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:


6313 St Clair Ave.









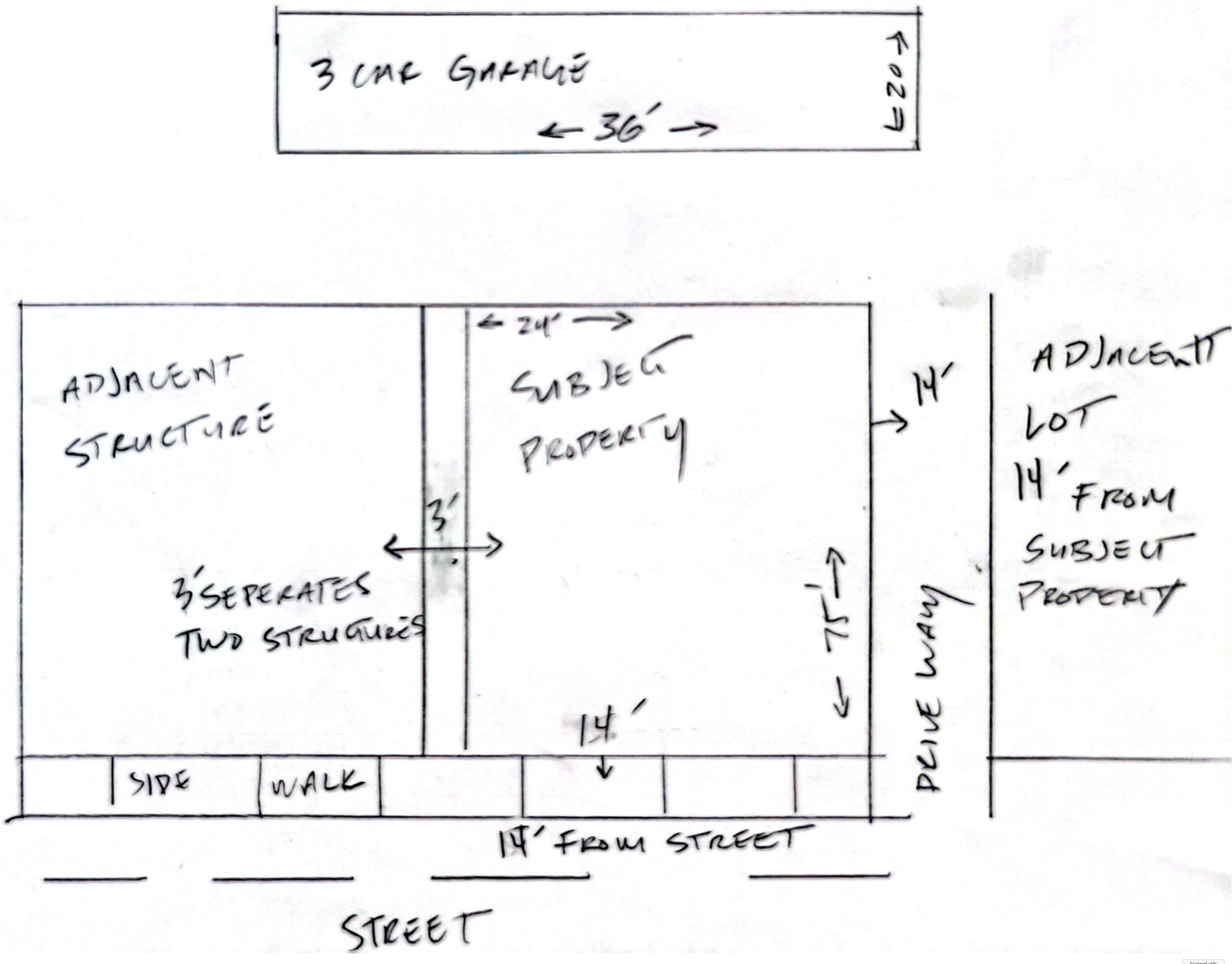








6313 ST CLAIR SITE PLAN



An official website of the Cuyahoga County government. Here's how you know

CUYAHOGA COUNTY,
MyPlace

UPDATE: Please be advised that the Fiscal Office identified a clerical error that was submitted to the State of Ohio. This error resulted in an incorrect tax rate calculation for Class II properties (Commercial/ Industrial) for Tax Year 2024/Collection Year 2025.
The Fiscal Office worked with the State of Ohio to correct the error. The correction will appear on tax bills as an omitted tax for the applicable parcels in Brooklyn Heights, Cuyahoga Heights, and Valley View.
THIS DOES NOT AFFECT RESIDENTIAL PROPERTY

Search
City Cleveland | Search By ○ Owner ○ Parcel ◉ Address | 10510015 | RGLS6313

View Map

PROPERTY DATA
- General Information
- Transfers
- Values
- Land
- Building Information
- Building Sketch
- Other Improvements
- Permits
- Property Summary Report

TAXES
- Tax By Year
- Pay Your Taxes Online

LEGAL RECORDINGS
- Get a Document List

ACTIVITY
- Informal Reviews
- Board of Revisions Cases

105-10-015
RGLS6313 LLC
6313 ST CLAIR AVE
CLEVELAND, OH. 44103

Land Record

Record Number	1	**Land Type**	1
Legal Front	33.4	**Legal Depth**	138.3
Effective Front	33.4	**Avg Depth**	
Lot Size (SqFt.)	4620	**Acreage**	0.106
Topography	LEVEL	**Lot Shape**	

View Map

Updated :07/28/2026 03:00:33 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU

Property	**6313 Sinclair Avenue, Cleveland, OH**	
Usable SF		3348
Approx. First Floor SF		1674
Approx. Second Floor SF		1674
Current Tax/Market Value (approx.)		21000
Purchase Price 2018 plus taxes		30000

Category	**Estimated Cost (USD)**
Roof	30000
Windows	24000
Exterior and Interior Doors	15000
Flooring	30000
Electrical (full rewire/service)	35000
Lighting	8000
HVAC	25000
Drywall/Insulation	20000
Painting	12000
Plumbing	25000
Fixtures (bath/kitchen/commercial)	20000
Contingency (10%)	24400
Total Estimated Rehab	268400
Garage Demo	10000
City Permitting	10000
TOTAL COST TO REHAB STRUCTURE	**288400**
Annual Cost to Carry Building Cost at 8%	23072
Estimated Taxes at Rehab'ed value	8000
Maintenance and upkeep and security	9000
TOTAL ANNUAL OPERATING EXPENSE	**40072**
Estimated Income for 2 rentals @$750 market	18000
Estimated commercial rent (no tenant in area)	15000
Total Revenue Estimate in current market *	**33000**
at 85% occupancy	28050
Revenue Shortfall in current market	**7-12,000**

6313 St. Clair Ave. Cleveland, OH
Demo and Rebuild Economics at Site

New build 3 town homes 2BR, 1 garage, 1.5 bath	$135 sq ft cost and $190 sqft sale proceeds	
20'x38' two-story; 12' drive;13' set back to street	Issue is market lags Clinic area real estate	
1520 sq ft units at $150 hard costs	220K per unit plus $50K land costs	711,000
Site, demo, architect, permit, finance, market	$850k development costs for project	210,000
	Development Cost	**921,000**
Premature to sell new properties in this area above $200 sq ft (Clinic area is 225 plus)		
Project is currently close to breakeven at $200 sq ft sale price	**REVENUE**	**912,000**

– STAFF REPORT – Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-011433 - 6313 St. Clair Demolition

August 7, 2026

NEDRAC Recommendations:

NEDRAC recommended denial on 7/7/26 with the recommendation for the owner to contact the area CDC

City Planning Staff Recommendations:

CPC postponed this demolition on 7/10 t to allow applicant to contact CDC about rehab options.

Planning staff also recommends denial.

Cleveland City Planning Commission

Southeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

CSE2026-007 - Rainbow Terrace

August 7, 2026

Project Address: 7403 Garden Valley Dr

Type: New Construction

Project Representative: Chris Young

Approval: Schematic

Ward 5: Council Member Richard A. Starr | **SPA: Kinsman**

INDEX OF SHEETS

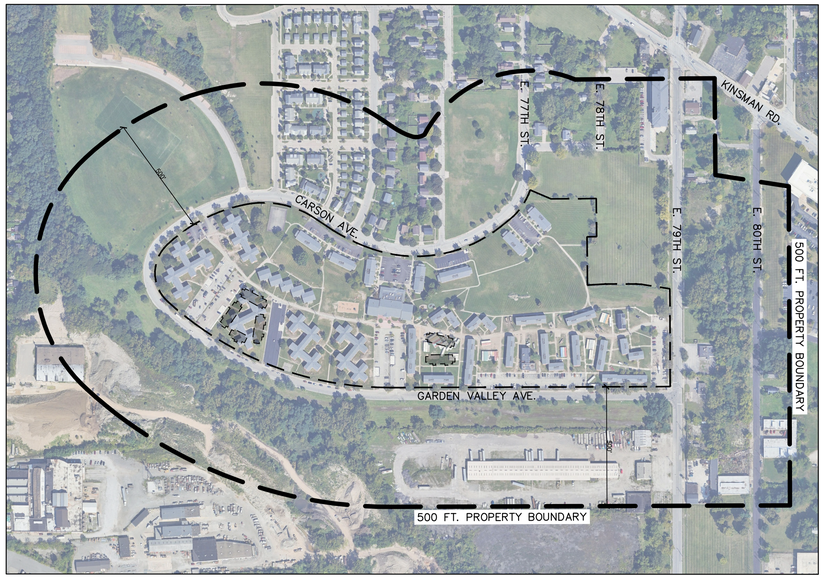
CS	COVER SHEET
S1 - S4	ALTA/NSPS LAND TITLE SURVEY
C0.1	EXISTING CONDITIONS & REMOVALS PLAN
C0.2	EXISTING CONDITIONS & REMOVALS PLAN
C1.0	SITE PLAN
C1.1	SITE PLAN
C2.0	GRADING, DRAINAGE, & SESC PLAN
C2.1	GRADING, DRAINAGE, & SESC PLAN
C3.0	X-SECTIONS, NOTES, AND DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN

RAINBOW TERRACE APARTMENTS

6901-7881 GARDEN VALLEY AVENUE

CITY OF CLEVELAND

CUYAHOGA COUNTY, OHIO 44104

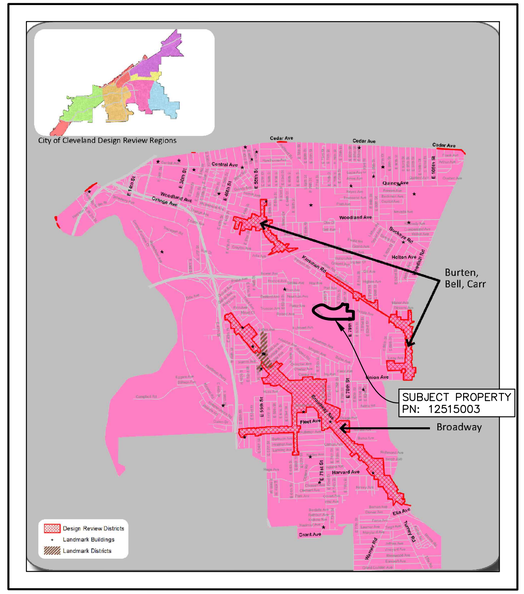


NEIGHBORHOOD MAP

NORTH

0 300 600

SCALE IN FEET



SOUTHEAST CENTRAL DESIGN REVIEW REGION

NO SCALE

Know what's **Call** before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

PROJECT LOCATION

CITY OF CLEVELAND,
CUYAHOGA COUNTY, MICHIGAN

OWNER

AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVENUE
DETROIT, MICHIGAN 48225
PHONE: 313-881-8150

PRELIMINARY - NOT FOR CONSTRUCTION

STATE OF OHIO — BRUCE A. CALLEN — 76178 — REGISTERED PROFESSIONAL ENGINEER

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

DATE OF PLAN: 07-14-26

ISSUANCES

SITE PLAN REVIEW	03-19-26
SITE PLAN REVIEW RESPONSE	07-14-26

REVISIONS

DESIGNED BY:

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

Drawn by J.W.C.
Engineer B.A.C. Check A.J.B.

Callen Engineering Project No.
026 - ACD - RAINBOW TERRACE

Sheet No.
CS

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

PARCEL 1 (Parcel Number 125-15-005):

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original 100 Acre Lot No's. 326 and 327, further bounded and described as follows:

Beginning at a stone monument with a drill hole in the center line of Garden Valley Avenue S.E., 63.00 feet wide, at its intersection with the Southerly prolongation of the Westerly line of East 79th Street, 70.00 feet wide, as now widened, (60.00 feet wide as originally established) as shown on the Dedication Map, and recorded in Volume 200, Page 394 of the Cuyahoga County Map Records; thence N-00° 12' 38"-W, along said Southerly prolongation of the Westerly line of East 79th Street, 33.00 feet to an iron pin in the Northerly line of the aforesaid Garden Valley Avenue S.E.; thence S-89° 47' 22"-W, along said Northerly line of Garden Valley Avenue S.E., 1,170.00 feet to a point of curvature; thence Northwesterly, along said Northerly line of Garden Valley Avenue S.E., which is an arc of a curve deflecting to the right, said curve having a radius of 1,382.00 feet and a chord of 863.09 feet, which chord bears N-72° 00' 54"-W, 877.77 feet to an iron pin therein and the PRINCIPAL PLACE OF BEGINNING;

Course No. 1: Thence continuing Northwesterly, along said Northerly line of Garden Valley Avenue S.E., which is an arc of a curve deflecting to the right, said curve having a radius of 1,382.00 feet and a chord of 149.99 feet, which chord bears N-50° 42' 32"-W, 150.06 feet to an iron pin at a point of compound curvature;

Course No. 2: Thence continuing Northwesterly, along the now Easterly line of said Garden Valley Avenue S.E., which is an arc of a curve deflecting to the right, said curve having a radius of 162.00 feet and a chord of 237.63 feet, which chord bears N-00° 25' 28"-W, 266.76 feet to an iron pin at a point of compound curvature, said point also being at the street name change between said Garden Valley Avenue S.E. and Carson Avenue S.E., 63.00 feet and 66.00 feet wide (formerly Garden Valley Avenue S.E.);

Course No. 3: Thence Northeasterly, along the Southerly line of said Carson Avenue S.E., which is an arc of a curve deflecting to the right, said curve having a radius of 867.00 feet and a chord of 368.84 feet, which chord bears N-62° 48' 01"-E, 373.71 feet to an iron pin therein;

Course No. 4: Thence S-11° 08' 56"-E, along the Westerly line of land conveyed to the City of Cleveland, by deed dated July 18, 1963, and recorded in Volume 10940, Page 385 of the Cuyahoga County Records, 102.01 feet to an iron pin;

Course No. 5: Thence S-35° 50' 53"-E, along the Southerly line of land so conveyed to the City of Cleveland, 144.27 feet to an iron pin therein;

Course No. 6: Thence S-45° 16' 28"-W, 130.65 feet to an iron pin;

Course No. 7: Thence N-61° 10' 06"-W, 17.61 feet to a drill hole;

Course No. 8: Thence N-39° 00' 32"-W, 52.38 feet to a drill hole;

Course No. 9: Thence S-35° 39' 20"-W, 297.14 feet to an iron pin in the aforementioned Northerly line of Garden Valley Avenue S.E. and the PRINCIPAL PLACE OF BEGINNING, be the same more or less and containing 1.30,524 square feet (2.996 acres) and being according to a survey dated August 31, 1981, made by Leslie P. Kent, Registered Surveyor No. 6627 of Seymour D. Weiss & Associates, Consulting Engineers.

PARCEL 2 (Parcel Number 125-15-003):

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original 100 Acre Lots No's. 327 and 431, further bounded and described as follows:
Beginning at a stone monument with a drill hole in the center line of Garden Valley Avenue S.E., 63.00 feet wide, at its intersection with the Southerly prolongation of the Westerly line of East 79th Street, 70.00 feet wide, as now widened, (60.00 feet wide as originally established), as shown on the Dedication Map, and recorded in Volume 200, Page 394 of the Cuyahoga County Map Records; thence N-00°0 12' 38" W, along said Southerly prolongation of the Westerly line of East 79th Street, 33.00 feet to an iron pin in the Northerly line of the aforesaid Garden Valley Avenue S.E. and the PRINCIPAL PLACE OF BEGINNING;

Course No. 1: Thence S-89° 47' 22"-W, along said Northerly line of Garden Valley Avenue S.E., 1,170.00 feet to a point of curvature therein;

Course No. 2: Thence N-00° 12' 38"-W, 277.36 feet to an iron pin in the Southerly line of land conveyed to the City of Cleveland by deed dated July 18, 1963, and recorded in Volume 10940, Page 385 of the Cuyahoga County Records;

Course No 3: Thence S-88° 00' 53"-E, along said Southerly line of land so conveyed to the City of Cleveland, 91.50 feet to a drill hole;

Course No. 4: Thence N-09° 49' 49"-E, along an Easterly line of land so conveyed to the City of Cleveland, 93.00 feet to an iron pin;

Course No. 5: Thence S-79° 25' 23"-E, along the aforesaid Southerly line of land so conveyed to the City of Cleveland, 335.00 feet to an angle point;

Course No. 6: Thence N-85° 59' 07"-E, continuing along said Southerly line of land so conveyed to the City of Cleveland, 597.00 feet to an iron pin;

Course No. 7: thence S-81° 13' 25"-E, continuing along said Southerly line of land so conveyed to the City of Cleveland, 139.30 feet to an iron pin in the aforementioned Westerly line of East 79th Street;

Course No. 8: Thence S-00° 12' 38"-E, along said Westerly line of East 79th Street, 320.58 feet to an iron pin in the aforementioned Northerly line of Garden Valley Avenue S.E. and the PRINCIPAL PLACE OF BEGINNING, be the same more or less and containing 378,067 square feet (8.679 acres) and being according to a survey dated August 31, 1981 made by Leslie P. Kent, Registered Surveyor No. 6627 of Seymour D. Weiss & Associates, Consulting Engineers.

PARCEL 3 (Parcel Number 125-15-004):

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original 100 Acre Lots No. 326 and 327, further bounded and described as follows:

Beginning at a stone monument with a drill hole in the center line of Garden Valley Avenue S.E., 63.00 feet wide at its intersection with the Southerly prolongation of the westerly line of East 79th Street, 70.00 feet wide, as now widened, (60.00 feet wide as originally established) as shown on the Dedication Map, and recorded in Volume 200, Page 394 of the Cuyahoga County Map Records; thence N-00° 12' 38" W, along said Southerly prolongation of the westerly line of East 79th Street, 33.00 feet to an iron pin in the Northerly line of the aforesaid Garden Valley Avenue, S.E.; thence S-89° 47' 22" W, along said Northerly line of Garden Valley Avenue S.E., 1,170.00 feet to a point of curvature therein and the PRINCIPAL PLACE OF BEGINNING;

Course No. 1: Thence Northwesterly, along said Northerly line of Garden Valley Avenue S.E., which is an arc of a curve deflecting to the right, said curve having a radius of 1,382.00 feet and a chord of 863.09 feet, which chord bears N-72° 00' 54"-W, 877.77 feet to an iron pin therein;

Course No. 2: Thence N-35° 39' 20"-E, 297.14 feet to a drill hole;

Course No. 3: Thence S-39° 00' 32"-E, 52.38 feet to a drill hole;

Course No. 4: Thence S-61° 10' 06"-E, 17.61 feet to an iron pin;

Course No. 5: Thence N-45° 16' 28"-E, 130.65 feet to an iron pin in the Southerly line of land conveyed to the City of Cleveland by deed dated July 18, 1963, and recorded in Volume 10940, page 385 of the Cuyahoga County Records;

Course No. 6: Thence S-35° 50' 53"-E, along said Southerly line of land so conveyed to the City of Cleveland, 40.73 feet to a drill hole;

Course No. 7: Thence S-58° 55' 53"-E, continuing along said Southerly line of land so conveyed to the City of Cleveland, 180.00 feet to a drill hole;

Course No. 8: Thence S-84° 07' 44"-E, continuing along said Southerly line of land so conveyed to the City of Cleveland, 236.98 feet to an iron pin;

Course No. 9: Thence S-00° 07' 00" E, along the Westerly line of land so conveyed to the City of Cleveland, 120.00 feet to a nail;

Course No. 10: Thence S-88° 00' 53"-E, along the aforesaid Southerly line of land so conveyed to the City of Cleveland, 91.50 feet to an iron pin therein;

Course No. 11: Thence S-00° 12' 38"-E, 277.36 feet to a point in the aforementioned Northerly line of Garden Valley Avenue S.E. and the PRINCIPAL PLACE OF BEGINNING, be the same more or less and containing 276,085 square feet (6.338 acres) and being according to a survey dated August 31, 1981, made by Leslie P. Kent, Registered Surveyor No. 6627 of Seymour D. Weiss & Associates, Consulting Engineers.

PARCEL 4 (Parcel Number 125-15-002)

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and known as being part of the original One Hundred Acre Lot No.'s 326, 327, and 431, and is further bounded and described as follows:

Beginning at a drill hole in stone monument at the intersection of the centerline of Garden Valley Avenue S.E., 63 feet in width, and the southerly prolongation of the westerly line of East 79th Street, 70 feet in width; thence N-00° 12' 38"-W, along said southerly prolongation and the westerly line of said East 79th Street, 353.58 feet to the northeasterly corner of land conveyed to Rainbow Terrace Apartments, Inc. (Parcel No. 2) by instrument recorded in Volume 93-12583, Page 6, and the PRINCIPAL PLACE OF BEGINNING;

Course No. 1 Thence N-81°13' 25"-W, along the northerly line of said land conveyed to Rainbow Terrace Apartments, Inc. (Parcel No. 1), 139.30 feet to a point;

Course No. 2: Thence S-85° 59' 07"-W, continuing along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 2), 597.00 feet to a point;

Course No. 3: Thence N-79° 25' 23"-W, continuing along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 2), 335.00 feet to a point;

Course No. 4: Thence S-09° 49' 49"-W, continuing along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 2), 93.00 feet to a point;

Course No. 5: Thence N-88° 00' 53"-W, continuing along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 2), and along the northerly line of land conveyed to Rainbow Terrace Apts. Inc. (Parcel No. 3) as recorded by instrument in Volume 93-12583, Page 7, of the Cuyahoga County Records, 183.00 feet to a point;

Course No. 6: Thence N-00° 07' 00"-W, along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 3), 120.00 feet to a point;

Course No. 7: Thence N-84° 07' 44"-W, continuing along said northerly line of line of Rainbow Terrace Apartments, Inc. (Parcel No. 3), 236.98 feet to a point;

Course No. 8: Thence N-58° 55' 53"-W, continuing along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 3), 180.00 feet to a point;

Course No. 9 Thence N-35° 50' 53"-W, continuing along said northerly line of Rainbow Terrace Apartments, Inc. (Parcel No. 3), and the northerly line of land conveyed to Rainbow Terrace Apartments Inc. (Parcel No. 1) as recorded by instrument in Volume 93-12583, Page 5, of the Cuyahoga County Records, 185.00 feet to a point;

Course No. 10: Thence N-11° 08' 56"-W, continuing along said northerly line of Rainbow Terrace Apartments Inc. (Parcel No. 1), 102.01 feet to the easterly line of Carson Avenue S.E., 66 feet in width, as witnessed by a 5/8" diameter iron pin found 0.15 feet West and 0.06 feet North;

Course No. 11 Thence southeasterly along said easterly line of Carson Avenue which is the arc of a curve deflecting to the right, said curve having a radius of 391.12 feet and a chord of 302.25 feet, which chord bears S-78 25' 07"-E, 310.33 feet to a point of tangency therein;

Course No. 12: Thence S-55° 41' 18"-E, along the now southerly line of Carson Avenue, 52.06 feet to a point of curvature therein;

Course No. 13: Thence southeasterly along said southerly line of Carson Avenue which is the arc of a curve deflecting to the left, said curve having a radius of 803.26 feet and a chord of 220.11 feet which bears S-63° 33' 48"-E, 220.81 feet to a point of compound curvature therein;

Course No 14: Thence northeasterly along said southerly line of Carson Avenue which is the arc of a curve deflecting to the left, said curve having a radius of 565.00 feet and a chord of 539.19 feet which bears N-80° 03' 42"-E, 562.08 feet to a point of tangency therein;

Course No. 15: Thence N-51° 33' 42"-E, along the now southeasterly line of Carson Avenue, 48.95 feet to a point of curvature;

Course No. 16: Thence northeasterly along said southeasterly line of Carson Avenue, which is the arc of a curve deflecting to the left, said curve having a radius 269.65 feet and a chord of 153.39 feet which bears N-35° 02' 14"-E, 155.54 feet to an iron pin set therein and the southwest corner of land conveyed to Cleveland Metropolitan Housing Authority (CMHA) who claims title by instruments listed below:

Volume	Page
8603	290
8658	517
8613	74
8658	521
8613	520
8658	523
8613	522
8658	525
8618	548
8658	527
8623	222
8658	529
8626	150
8658	696
8626	550
8663	274
8628	217
8665	409
8632	170
8666	210
8635	288
8666	212
8635	697
8680	688
8636	387
8682	735
8636	394
8682	738
8636	396
8802	665
8639	296
8817	198
8641	165
8840	424
8647	681
8852	261
8852	266

Course No. 17 Thence S-66° 35' 39"-E, along the southerly line of said land conveyed to CMHA, 94.82 feet to an iron pin set;

Course No. 18: Thence N-89° 32' 11"-E, continuing along the southerly line of said land conveyed to CMHA, 190.08 feet to an iron pin set;

Course No. 19: Thence S-00° 27' 33"-E, along the westerly line of said land conveyed to CMHA, 159.99 feet to an iron pin set;

Course No. 20: Thence, S-89° 32' 40"-W, continuing along said westerly line of land conveyed to CMHA, 40.00 feet to an iron pin set;

Course No. 21: Thence S-00° 27' 33"-E, continuing along said westerly line of land conveyed to CMHA, 202.67 feet to an iron pin set at the southwest corner thereof;

Course No.22: Thence N-86° 22' 10"-E, along the southerly line of said land conveyed to CMHA, 78.14 feet to an iron pin set;

Course No. 23: Thence S-89° 59' 50"-E, along said southerly line of land conveyed to CMHA, 129.00 feet to an iron pin set;

Course No. 24: Thence S-81° 54' 50"-E, along said southerly line of land conveyed to CMHA, 19.65 feet to an iron pin set;

Course No. 25: Thence N-00° 12' 38"-W, along said southerly line of land conveyed to CMHA, 0.84 feet to an iron pin set;

Course No. 26: Thence S-81° 17' 52"-E, along said southerly line of land conveyed to CMHA, 120.44 feet to an iron pin set in said westerly line of East 79th Street;

Course No. 27: Thence S-00° 12' 38"-E, along said westerly line of East 79th Street, 89.58 feet to the PRINCIPAL PLACE OF BEGINNING and containing about 10.771 Acres of land as surveyed and described in May 2001 by James S Davenport, Ohio Professional Surveyor #7749 of Richard L. Bowen Associates.

Basis of Bearings taken from the bearing of the centerline from the dedication plat for Garden Valley Drive recorded in Volume 200 pages 394 of the Cuyahoga County Records.

SCHEDULE B-II ITEMS

17. As to all Parcels: Green Initiative Use Agreement for Multifamily Projects Participating in the Mark-to-Market Program under the Multifamily Assisted Housing Reform and Affordability Act of 1997 by and between Vesta-Cleveland LLC, a Connecticut limited liability company, and Secretary of Housing and Urban Development, dated October 24, 2017, and recorded October 23, 2017, in Instrument Number 201710230651, Cuyahoga County records.

Assumption and Modification of Use Agreement (Assignment) by and between Vesta-Cleveland LLC, a Connecticut limited liability company ("Seller"), Rainbow Terrace 2021 L.L.C., a Michigan limited liability company ("Purchaser"), and Secretary of Housing and Urban Development, dated June 24, 2022, and recorded June 23, 2022, in Instrument Number 202206230779, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

18. As to all Parcels: Restrictive Covenant (LIHTC) by and between Vesta-Cleveland LLC and the Ohio Housing Finance Agency, dated April 12, 2004, and recorded July 19, 2004, in Instrument Number 200407191003, Cuyahoga County records.

Amendment to Restrictive Covenant by and between Vesta-Cleveland LLC and the Ohio Housing Finance Agency, dated October 24, 2017, and recorded October 23, 2017, in Instrument Number 201710230658, Cuyahoga County records.

Amendment to Restrictive Covenant by and between Vesta-Cleveland LLC and the Ohio Housing Finance Agency, dated October 24, 2017, and recorded October 23, 2017, in Instrument Number 201710230659, Cuyahoga County records.

Assumption and Consent to Restrictive Covenant by and between Vesta-Cleveland LLC, a Connecticut limited liability company ("Seller"), Rainbow Terrace 2021 L.L.C., a Michigan limited liability company ("Purchaser"), and the Ohio Housing Finance Agency, dated June 20, 2022, and recorded June 23, 2022, in Instrument Number 202206230783, Cuyahoga County records.

HUD Amendment to Restrictive Covenant by and between Rainbow Terrace 2021 L.L.C., a Michigan limited liability company, and the Ohio Housing Finance Agency, dated June 20, 2022, and recorded June 23, 2022, in Instrument Number 202206230784, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

19. As to Parcel 4: Restrictions against installing advertising signs or billboards appearing of record in deed dated December 11, 2001, and recorded December 12, 2001, in Instrument Number 200112120290, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

21. As to Parcel(s) 1-3: Restrictions against installing advertising signs or billboards appearing of record in deed dated October 25, 2001, and recorded October 29, 2001, in Instrument Number 200110290435, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

23. As to all Parcels: Amendment and Restatement of Covenants and Restrictions, by and between the Secretary of Housing and Urban Development and Rainbow Terrace 2021 L.L.C., and acknowledged by Vesta Cleveland, LLC, dated June 24, 2022, and recorded June 23, 2022, in Instrument Number 202206230780, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

24. As to Parcel 2: Easement for the Installation and Maintenance of the Public Sanitary Sewer granted to the Cleveland Regional Sewer District, dated March 12, 1979, and recorded May 11, 1979, in Volume 15032, page 581, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

25. As to Parcel 3: Easement for Water Meter Vault granted to the City of Cleveland, an Ohio municipal corporation, dated June 16, 1977, and recorded September 22, 1977, in Volume 14622, page 529, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

26. As to Parcel 3: Easement for Water Meter Vault granted to the City of Cleveland, an Ohio municipal corporation, dated June 16, 1977, and recorded September 13, 1977, in Volume 14618, page 815, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

27. As to Parcel 3: Easement for Water Meter Vault granted to the City of Cleveland, an Ohio municipal corporation, dated June 16, 1977, and recorded September 13, 1977, in Volume 14618, page 809, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

28. As to Parcel 1: Easement for Water Meter Vault granted to the City of Cleveland, an Ohio municipal corporation, dated June 16, 1977, and recorded August 25, 1977, in Volume 14611, page 677, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

29. As to Parcel 1: Easement for Water Meter Vault granted to the City of Cleveland, an Ohio municipal corporation, dated June 16, 1977, and recorded August 25, 1977, in Volume 14611, page 671, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

31. As to Parcel 2: Right of Way granted to The East Ohio Gas Company, dated September 20, 1960, and recorded October 13, 1960, in Volume 9987, page 530, Cuyahoga County records.
MAY AFFECT THE SUBJECT PROPERTY – LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT; DESCRIPTION IS VAGUE

32. As to Parcel(s) 1-3: Right of Way granted to The East Ohio Gas Company, dated June 1, 1959, and recorded June 11, 1959, in Volume 9713, page 437, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

33. As to Parcel(s) 1-3: Right of Way granted to The Cleveland Electric Illuminating Company, dated June 1, 1959, and recorded June 11, 1959, in Volume 9713, page 434, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

34. As to Parcel 3: Reservation of easements for storm and sanitary sewers, water lines, gas lines, electricity and telephone and restrictive covenants set forth in deed dated May 11, 1959, and recorded June 11, 1959, in Volume 9713, page 428, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

35. As to Parcel 3: Restrictions regarding non-discrimination set forth in subsection D.5. in the Garden Valley Urban Renewal Project No. 1 (Ohio R-1) Project Agreement for Section B, Ordinance No. 2736-56, dated July 30, 1958, and recorded June 11, 1959, in Volume 9713, page 418, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

36. As to Parcel 4: Easement for Underground Utility Installation granted to the City of Cleveland, dated June 17, 1957, and recorded February 20, 1958, in Volume 9057, page 334, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

38. As to Parcel 4: Right of Way granted to The East Ohio Gas Company, dated July 18, 1956, and recorded August 1, 1956, in Volume 8661, page 351, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

39. As to Parcel 2: Right of Way granted to The Cleveland Electric Illuminating Company, dated July 10, 1956, and recorded August 1, 1956, in Volume 8661, page 347, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

40. As to Parcel 2: Right of Way granted to The East Ohio Gas Company, dated July 10, 1956, and recorded August 1, 1956, in Volume 8661, page 343, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

42. As to Parcel 4: Easement for culvert use granted to the City of Cleveland, dated January 12, 1955, and recorded January 18, 1955, in Volume 8239, page 553, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

43. As to all Parcels: Easement to construct, maintain and use the Kingsbury Run Relief Sewer granted to the City of Cleveland, a municipal corporation, dated August 10, 1949, and recorded March 22, 1950, in Volume 6890, page 334, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

45. As to Parcel 4: Easement for sewer construction and maintenance granted to the City of Cleveland, a municipal corporation, dated October 14, 1931, and recorded October 29, 1931, in Volume 4014, page 617, Cuyahoga County records.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

53. As to all Parcels: Land Use Restriction Agreement by and between Ohio Housing Finance Agency ("Issuer"), Rainbow Terrace 2021 L.L.C., a Michigan limited liability company ("Owner"), and The Huntington National Bank ("Trustee"), dated June 20, 2022, and recorded June 23, 2022, in Instrument Number 202206230785, Cuyahoga County records.

Amended and Restated Land Use Restriction Agreement between Ohio Housing Finance Agency, Rainbow Terrace 2021 L.L.C., and the Huntington National Bank, dated December 11, 2023, recorded December 13, 2023 in Instrument Number 202312130547, Cuyahoga County, records.
AFFECTS SUBJECT PROPERTY – NOT A SURVEY RELATED MATTER

BASIS OF BEARINGS

Basis of Bearings taken from the bearing of the centerline from the dedication plat for Garden Valley Drive recorded in Volume 200, Pages 394 of the Cuyahoga County Records.

SIGNIFICANT OBSERVATIONS

A. Subject's sidewalk extends over the northeasterly property line a maximum distance of 12.2'.

B. Subject's sidewalk extends over the southeasterly property line a maximum distance of 6.5'.

REFERENCES

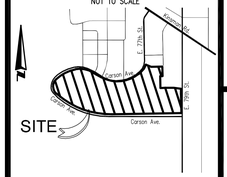
AFN No. 202206230778
Volume 200 of Maps, Page 394
ALTA/NSPS Land Title Survey, titled Rainbow Terrace Apartments, project no. 2168.01, dated May 23, 2022

LAND AREA

SUBJECT PROPERTY CONSISTS OF PARCELS 1, 2, 3 AND 4:
PARCEL 1: PPN 125-15-005; (ACTUAL): 2.997 ACRES±/130,534 SQUARE FEET±; (RECORDED): 2.996 ACRES/130,425 SQUARE FEET±
PARCEL 2: PPN 125-15-003; (ACTUAL); 8.679 ACRES±/378,054 SQUARE FEET±; (RECORDED): 8.679 ACRES±/378,067 SQUARE FEET±
PARCEL 3: PPN 125-15-004;(ACTUAL): 6.339 ACRES±/276,119 SQUARE FEET± (RECORDED): 6.338 ACRES±/276,085 SQUARE FEET±
PARCEL 4: PPN 125-15-002;(ACTUAL): 10.772 ACRES±/469,215 SQUARE FEET± (RECORDED): 10.771 ACRES±/469,185 SQUARE FEET±
TOTAL LAND AREA (RECORDED): 28.784 ACRES±/1,253,762 SQUARE FEET±
TOTAL LAND AREA (ACTUAL): 28.786 ACRES±/1,253,921 SQUARE FEET±

VICINITY MAP

NOT TO SCALE



PARKING SPACES

REGULAR= 364 HANDICAP= 35
TOTAL= 399

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	MULTI-FAMILY RESIDENTIAL	PARKING & LOADING:
PERMITTED USE	YES	Parking Space Count: 1 per dwelling unit (484)
MINIMUM LOT AREA (SQ.FT.)	2,400 sq.ft. per dwelling unit (522 units)	
MAX BUILDING HEIGHT	NOTE 1	
BUILDING SETBACKS		CONTACT: PARTNERS
FRONT	NOT SPECIFIED	
SIDE	20' CUMULATIVE	PHONE: (800) 763-1363
REAR	50'	EMAIL: www.partnersenv.com
NOTE 1: Distance from building to centerline of street, 35' maximum.		REPORT DATE: 10/18/2021 REVISED APRIL 22, 2022
		PARTNERS FILE #: 2168.01A

FLOOD NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF CUYAHOGA, COMMUNITY PANEL NO. 39035C0182E, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2010.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 21-12170, WITH AN EFFECTIVE DATE OF MAY 6, 2024.

GENERAL SURVEY NOTES

1. There is direct access to the subject property via Carson Avenue, Garden Valley Avenue & East 79th Street, each a public right of way.
2. The observed address of the site is 7310 Carson Avenue, Cleveland, OH.
3. Any underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. Underground utilities shown hereon, have been plotted based on locations shown by ALTA/NSPS Land Title Survey, titled Rainbow Terrace Apartments, project no. 2168.01, dated May 23, 2022
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
7. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
8. Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
9. At the time of the survey, there were no party walls observed or designated by the client.
10. There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.
11. The title lines and lines of actual possession are the same.
12. The parcels contained in the record description are contiguous without any gaps, gores or overlaps.
13. At the time of field work, there was no observable evidence of substantial areas of refuse.
14. At the time of the fieldwork, ownership of fencing shown hereon is unknown to the surveyor.
15. The fee simple owner of the subject property is Rainbow Terrace 2021 L.L.C. per that certain conveyance deed recorded as Instrument Number 202206230778.

GRS PROJECT NO. / JOB NO.: 24-68782-1 / B-240476
SCALE: 1" = 50'
DRAWN BY: CB/KGL
APPROVED BY: TRD

REVISION HISTORY	DATE
ZONING/COMMENTS	6.5.24
LENDER COMMENTS	7.25.24

ALTA/NSPS LAND TITLE SURVEY

Rainbow Terrace Apartments
FHA Project No. 042-35727
7310 Carson Avenue
Cuyahoga County — Cleveland, OH 44104

SURVEYOR'S CERTIFICATE

To: Berkadia Commercial Mortgage; U.S. Department of Housing and Urban Development (HUD); Rainbow Terrace 2021 L.L.C.; Star Title Agency LLC; Key Development Community Development Corporation, and/or its successors and assigns as their interests may appear; KeyBank National Association, its successors and/or assigns; First American Title Insurance Company; American Community Developers, Inc.; and GRS Group, an NVS Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on May 23, 2024.

Timothy R. Durr
PS# 7788
In the State of Ohio

Date of Preliminary Plat: May 31, 2024
Date of Final Plat: July 25, 2024

Surveyor:
LMS Surveying, LTD
Job No. B-240476

STATE OF OHIO — Timothy R. Durr — 7788 — REGISTERED SURVEYOR

LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSsurveying.com

DATED 2024 – USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP AN NVS COMPANY.

SURVEY COORDINATED BY:

GRS GROUP — AN NVS COMPANY

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEYGROUPS-GLOBAL.COM | PHONE: 330-779-1167

LEGEND

- R/W – Right-of-Way
- ℄/L – Centerline
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement
- ● – Monumentation Found (as noted)
- ■ – Concrete Monument Found
- ○ – 5/8" Rebar Set
- (X) – Schedule B–Section II Item
- Calc. – Calculated
- Msd. – Measured
- Rec. – Record
- R – Radius
- A – Arc Length
- △ – Delta Angle
- ChL – Chord Length
- ChB – Chord Bearing
- ⋈ – Water Valve
- – Hydrant
- – Siamese Hydrant
- ⊠ – Water Meter
- – Manhole
- – Sanitary Manhole
- – Clean Out
- – Gas Meter
- san — Underground Sanitary Sewer Line
- strm — Underground Storm Sewer Line
- w — Underground Water Line
- g — Underground Gas Line
- e — Underground Electric Line
- – Catch Basin (Square)
- – Catch Basin (Round)
- – Storm Manhole
- – Utility Box
- – Transformer
- – Electric Meter
- – Power Pole
- – Power Pole w/ Light
- – Light Pole
- – Sign
- – Bollard
- MB – Mail Box
- – Flagpole
- – Handicapped Space
- OU — Overhead Utility Line
- X — Fence
- – Concrete Area
- – No Parking Area
- – Building Area

GRAPHIC SCALE
1" = 50'
0 25 50 100

Carson Avenue
(Formerly Garden Valley Avenue)
63' Public R/W – Asphalt Pavement

Parcel 1
(PPN: 125–15–005)
Land Area
2.997 Acres± 130,534 Sq. Ft.±
(Recorded): 2.996 Acres/130,425 square feet

Parcel 2
PPN: 125–15–003
Land Area
8.679 Acres±
378,054 Sq. Ft.±
(recorded): 8.679 Acres/
378,067 square feet

Parcel 3
PPN: 125–15–004
Land Area
6.339 Acres±
276,119 Sq. Ft.±
(recorded): 6.338 Acres/
276,085 square feet

Parcel 4
PPN: 125–15–002
Land Area
10.772 Acres±
469,215 Sq. Ft.±
(recorded): 10.771 Acres/
469,185 square feet

Vested In
Rainbow Terrace 2021 L.L.C.
AFN# 202206230778

P.O.B.–Parcel 1
P.O.B.–Parcel 3

LINE	BEARING	DISTANCE
L1	S 45°16'28" W	130.65' Rec.
L2	N 61°10'06" W	17.61' Rec.
L3	N 39°00'32" W	52.38' Rec.
L4	S 35°39'20" W	297.14' Rec.
L5	N 00°12'38" W	277.36' Rec.
L6	S 88°00'53" E	91.50' Rec.
L7	N 35°39'20" E	297.14' Rec.
L8	S 39°00'32" E	52.38' Rec.
L9	S 61°10'06" E	17.61' Rec.
L10	N 45°16'28" E	130.65' Rec.
L11	S 35°50'53" E	40.73' Rec.
L12	S 88°00'53" E	91.50' Rec.
L13	S 00°12'38" E	277.36' Rec.
L14	S 55°41'18" E	52.06' Rec.
L15	N 51°33'42" E	48.95' Rec.
L16	S 89°32'40" W	40.00' Rec.
L17	S 81°54'50" E	19.65' Rec.
L18	N 00°12'38" W	0.84' Rec.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1382.00' Rec.	150.06' Rec.	149.99' Rec.	N 50°42'32" W	6°13'17"	75.11' Rec.
C2	162.00' Rec.	266.76' Rec.	237.63' Rec.	N 00°25'28" W	94°20'56"	174.79' Rec.
C3	667.00' Rec.	373.71' Rec.	368.84' Rec.	N 62°48'01" E	32°06'07"	191.90' Rec.
C4	1382.00' Rec.	877.77' Rec.	863.09' Rec.	N 72°00'54" W	36°23'28"	454.26' Rec.
C5	391.12' Rec.	310.33' Rec.	302.25' Rec.	S 78°25'07" E	45°27'37"	163.85' Rec.
C6	803.26' Rec.	220.80' Rec.	220.11' Rec.	S 63°33'48" E	15°44'59"	111.10' Rec.
C7	565.00' Rec.	562.08' Rec.	539.19' Rec.	N 80°03'42" E	57°00'00"	306.77' Rec.
C8	269.65' Rec.	155.54' Rec.	153.39' Rec.	N 35°02'14" E	33°02'56"	80.00' Rec.

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MATCHLINE SHEET 2

MATCHLINE SHEET 3

GRS PROJECT NO. / JOB NO. 24-687762.1 / B-240476
SCALE: 1" = 50'
DRAWN BY: CB/KGL
APPROVED BY: TRD

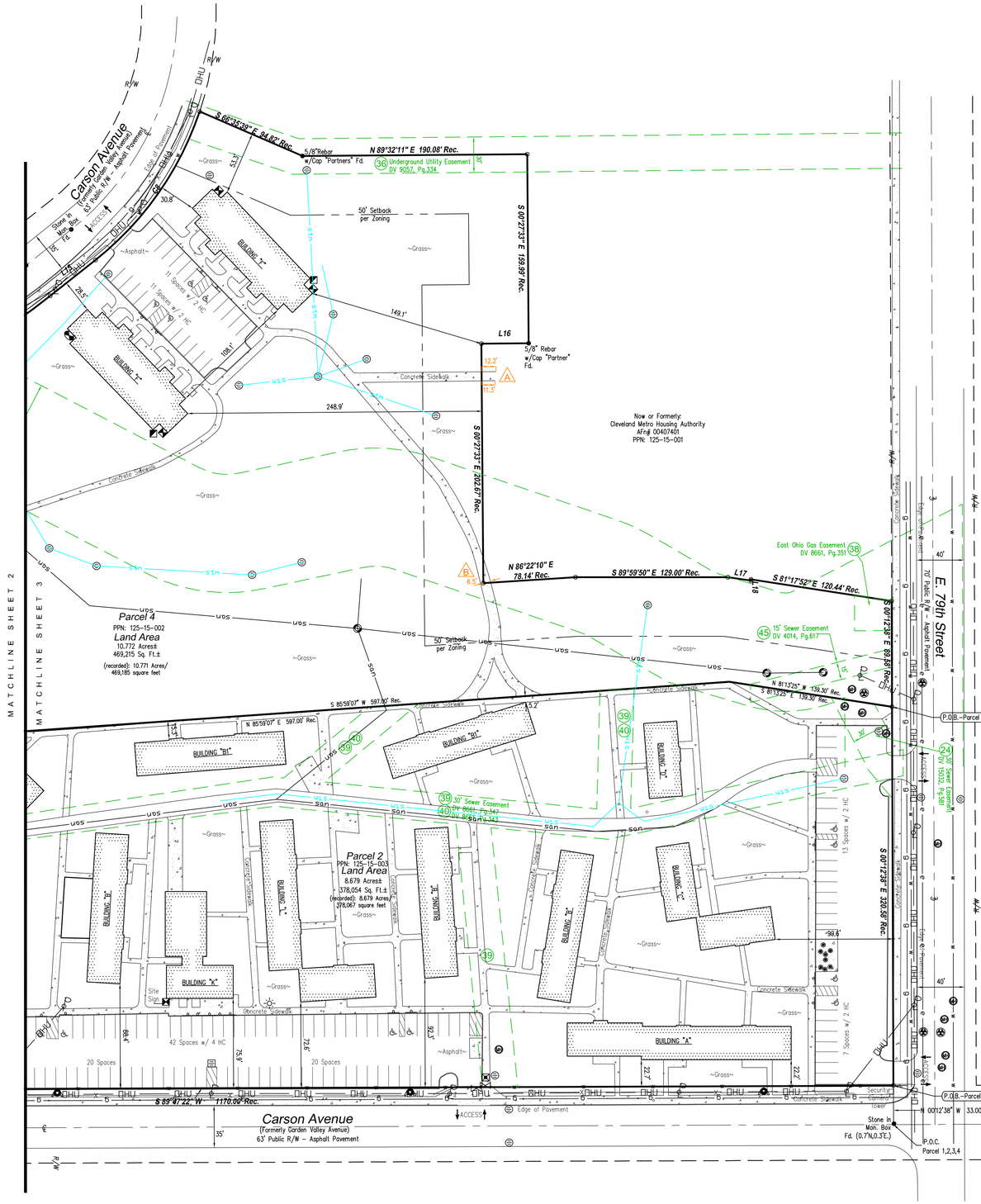
DATE	REVISION HISTORY
6.5.24	ZONING COMMENTS
7.25.24	LENDER COMMENTS

SURVEY COORDINATED BY:

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GRAPHIC SCALE
1" = 50'
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DATE	REVISION HISTORY
6.5.24	ZONING/COMMENTS
7.25.24	LENDER COMMENTS

GRS PROJECT NO. / JOB NO.
24-68782.1
SCALE:
1" = 50'
DRAWN BY:
CB/KGL
APPROVED BY:
TRD

SURVEY COORDINATED BY:

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DEMOLITION NOTES

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION; UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH
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PROTECT EXISTING WATER AND SANITARY SEWER SERVICE LEADS TO EXISTING HOUSE TO REMAIN.

ALL TREES TO BE REMOVED WITHIN DEMOLITION LIMITS. PUBLIC R.O.W. TREES TO BE PRESERVED AND PROTECTED.

Property Address:
6901-7881 Garden Valley Ave
City of Cleveland, Ohio 44104

Parcel Number:
12515003

Total Acreage:
18.12 Acres (789,307 sft.)

Property Zoning:
MFC1 - Multi Family C1 District

Setbacks:

Front: 20 ft. Max

Side: 0 ft.

Rear: 20 ft.

Maximum Allowable Building Height: *60 ft.*

REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- X REMOVAL ITEM

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's **Call** before you dig. **below.**

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Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

DATE OF PLAN: 07-14-26

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callen civil engineers

AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVENUE
DETROIT, MI 48225
313-881-8150

NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
2.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

EXISTING CONDITIONS & REMOVALS PLAN

DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	MAR '26
EDIT L.B.C.	JUL '26
SCALE DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT 026 RAINBOW TERRACE	
SHEET NO. C0.1	



REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- X REMOVAL ITEM

NORTH

0 20 40

SCALE IN FEET

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Setbacks:

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Side: 0 ft.

Rear: 20 ft.

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PRELIMINARY - NOT FOR CONSTRUCTION

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DATE OF PLAN: 07-14-26

Plan Prepared By:

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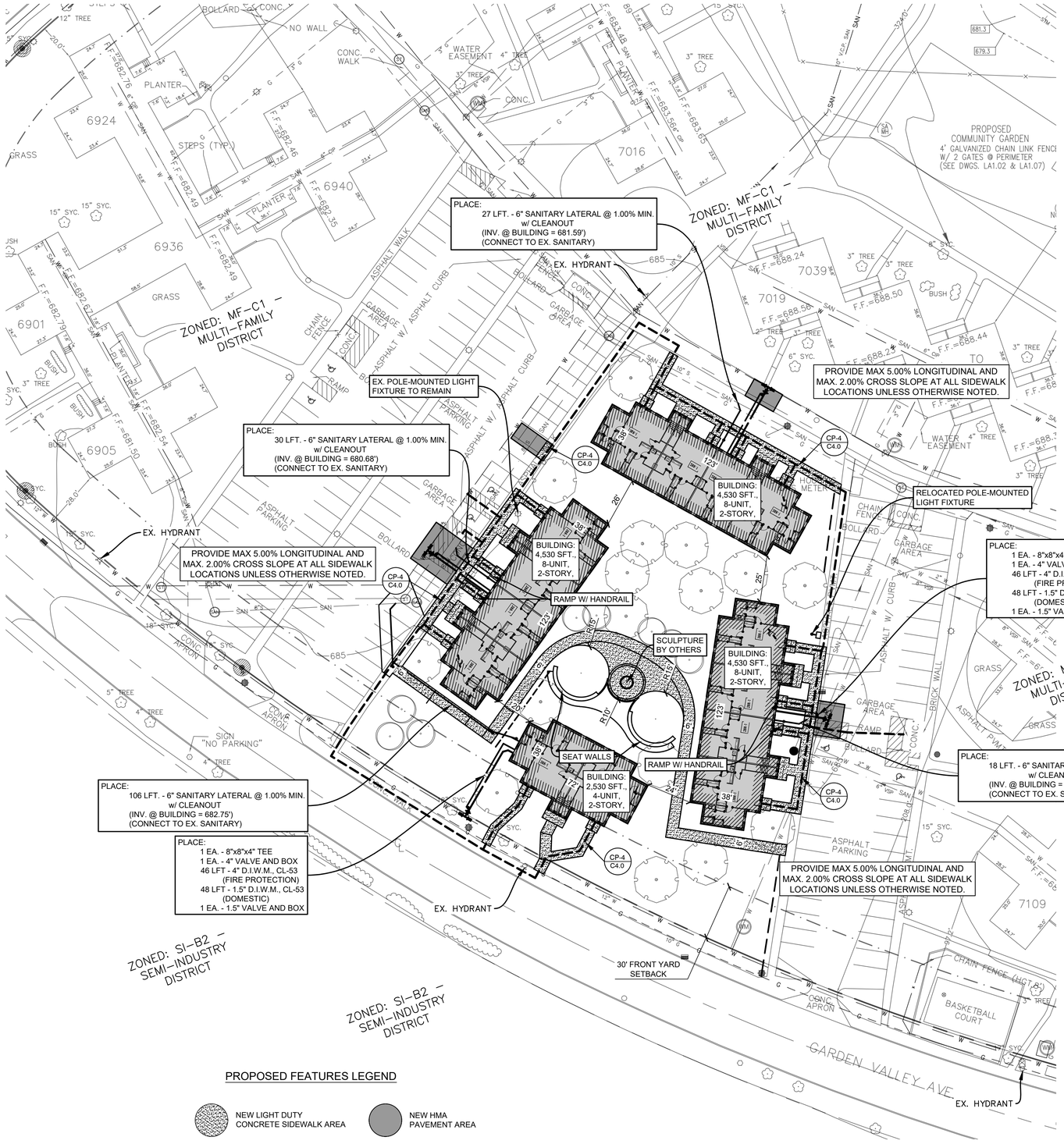
NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
2.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

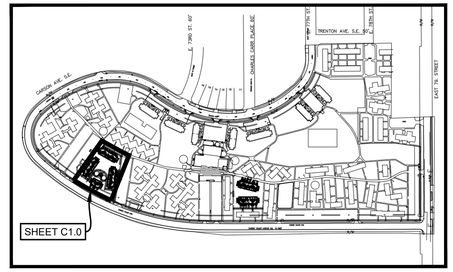
EXISTING CONDITIONS & REMOVALS PLAN

DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	DATE MAR '26
EDIT	DATE
SCALE DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT 026 RAINBOW TERRACE	
SHEET NO C0.1	



PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW 8" HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW HMA SURFACE ON 10" CONCRETE BASE
- NEW HMA PAVEMENT AREA
- ACCESSIBLE ROUTE



KEY MAP

GENERAL NOTES

1. PROJECT INCLUDES CONSTRUCTION OF SIX (6) NEW MULTI-FAMILY RESIDENTIAL BUILDINGS WITH RELATED PARKING, SIGNAGE, LANDSCAPING, AND UTILITIES.
2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
3. ACCESS TO THE DEVELOPMENT SHALL BE VIA EX. CURBCUTS ONTO GARDEN VALLEY AVENUE.
4. PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
5. NEW SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF CINCINNATI ZONING ORDINANCE.
4. PROPOSED SITE LIGHTING SHALL CONSIST OF WALL-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF CINCINNATI ZONING ORDINANCE.
5. LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF CITY OF CINCINNATI ZONING ORDINANCE.
6. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

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NO.	ISSUANCE / REVISION	BY	DATE
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2.	OWNER REVIEW	B.A.C.	07-07-26
3.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

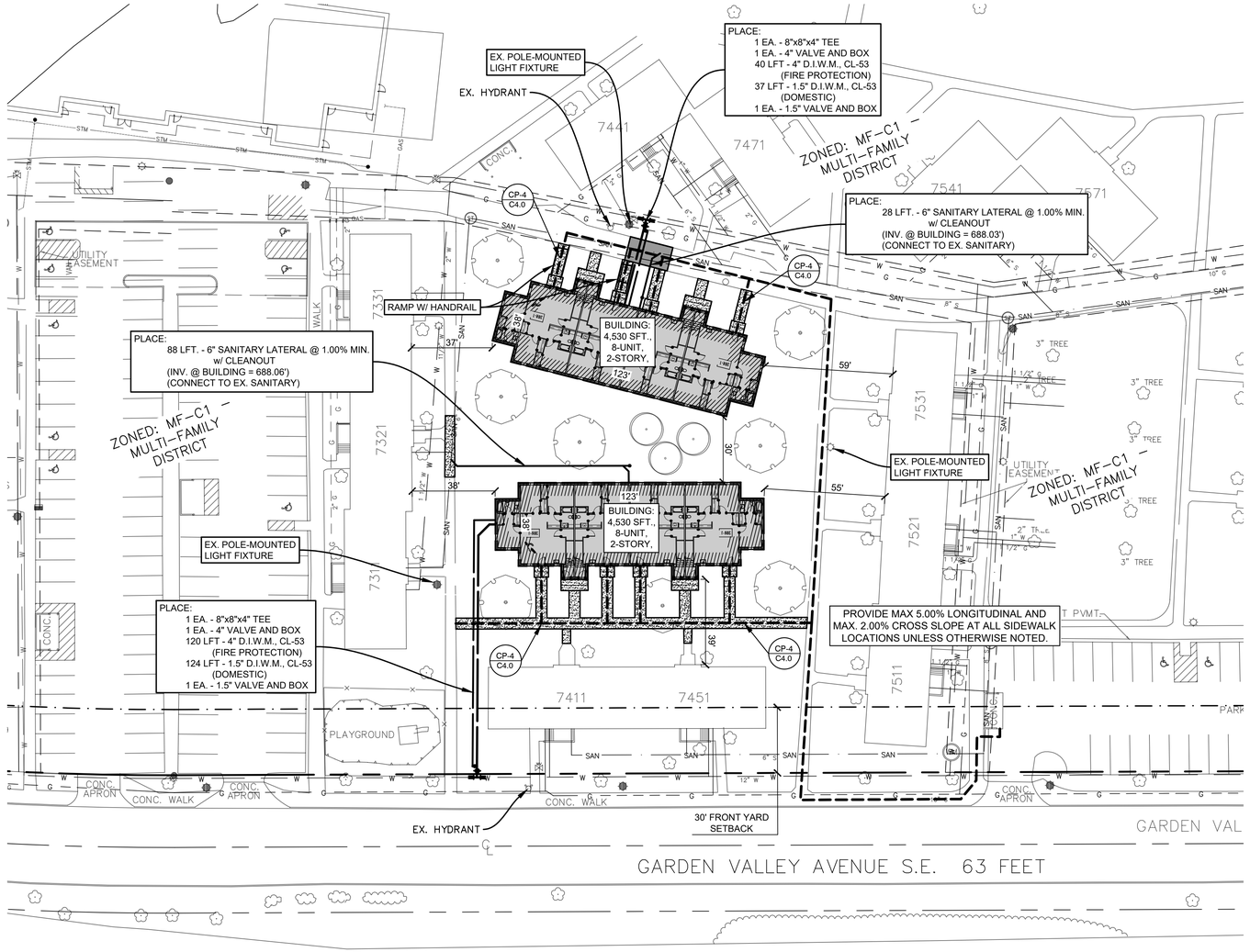
RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
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SITE LAYOUT PLAN

DRAWN BY	J.W.C.	DATE	MAR '26
ENGINEER	B.A.C.	DATE	MAR '26
EDIT	L.B.C.	DATE	JUL '26
SCALE			
DRAWING	AS NOTED	PLOT SCALE	1:1

PROJECT 026 RAINBOW TERRACE

SHEET NO. C1.0



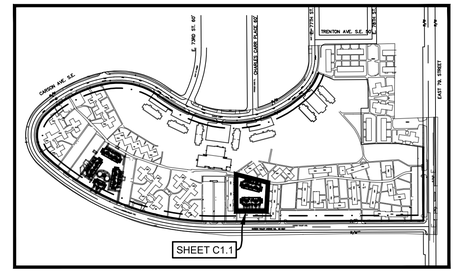
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NORTH

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SCALE IN FEET



KEY MAP

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811

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Spring Lake, Michigan 49456

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callen civil engineers

AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVENUE
DETROIT, MI 48225
313-881-8150

NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
2.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

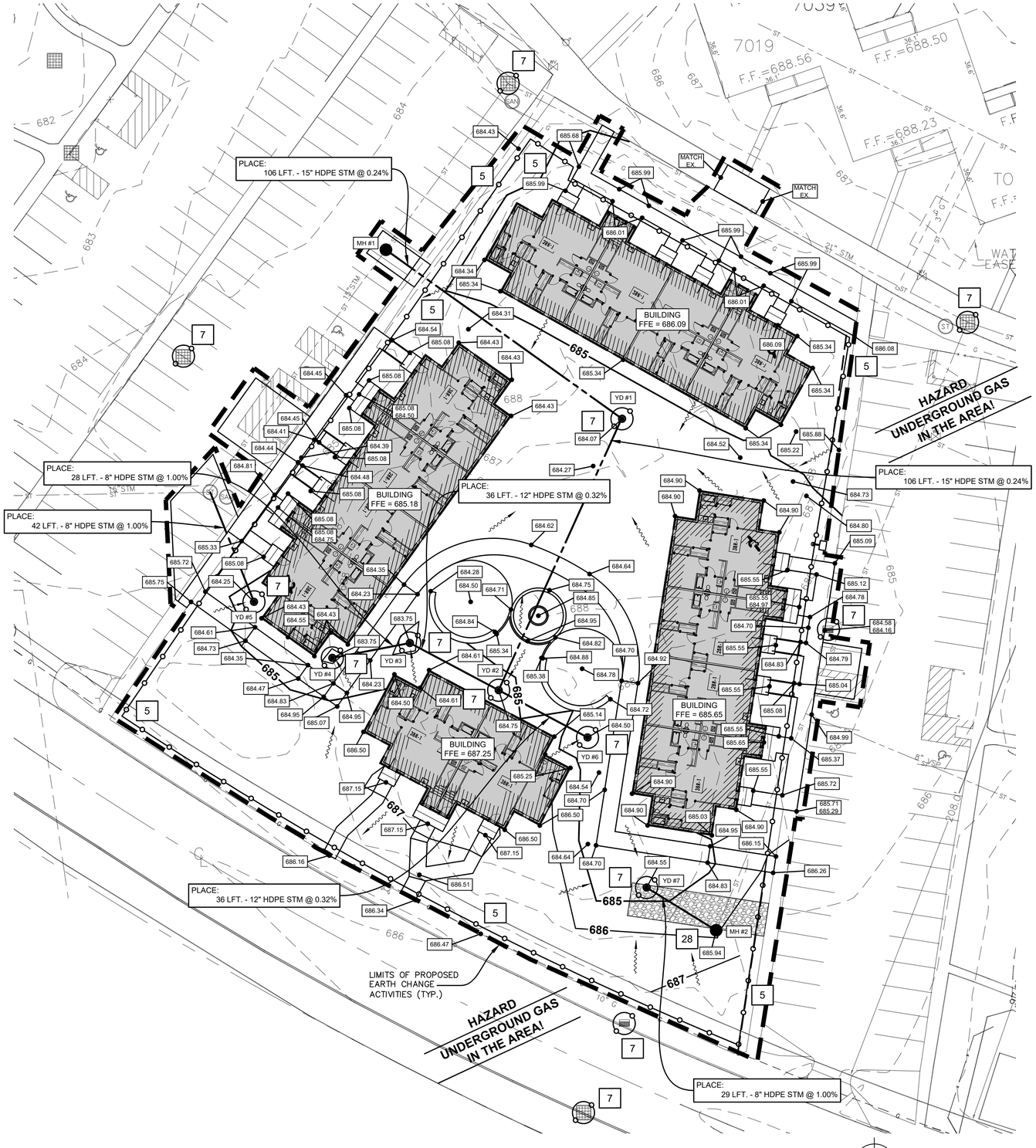
RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

SITE LAYOUT PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 RAINBOW TERRACE

SHEET NO. C1.1



STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

ALL EXISTING CATCH BASINS TO REMAIN SHALL BE CLEANED AND INSPECTED TO VERIFY OPERABILITY.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.

CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 $\frac{3}{16}$" BELOW PLAN GRADE.

THE UNDERGROUND SYSTEM SHALL INCLUDE INSPECTION PORTS ON EACH ROW.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

SESC NOTES

TOTAL DISTURBED AREA: 57,510 SFT (1.32 ACRES)

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

CONSTRUCTION IS ANTICIPATED TO BEGIN APRIL 2026 WITH SUBSTANTIAL SITEWORK COMPLETION NO LATER THAN NOV 2026.

STORM STRUCTURE SCHEDULE (THIS SHEET)

MH#1 (4' DIA) RIM = 683.87 FT
(COVER: EJIW 1045 W/ SOLID COVER OR A.E.)
12" INV (SE) = 679.78 FT (SOLID WALL HDPE @ 0.32%)
EX. 15" (NE / SW) = CONFIRM EX. INVERTS

MH#2 (4' DIA) RIM = 685.94 FT
(COVER: EJIW 1045 W/ SOLID COVER OR A.E.)
8" INV (NW) = 682.44 FT (SOLID WALL HDPE @ 1.00%)
EX. INV. (NE) = 681.92 FT
EX. INV. (NE) = 682.62 FT
(REPLACE EX. YD)

YD#1 (4' DIA) RIM = 684.07 FT
(COVER: EJIW 1045 W/ O2 GRATE)
15" INV (NW) = 680.03 FT (SOLID WALL HDPE @ 0.24%)
15" INV (SW) = 680.03 FT (SOLID WALL HDPE @ 0.24%)

YD#2 (2' DIA) RIM = 684.75 FT
(COVER: EJIW 1045 W/ M1 GRATE)
15" INV (NE) = 680.28 FT (SOLID WALL HDPE @ 0.24%)
12" INV (NW) = 680.28 FT (SOLID WALL HDPE @ 0.32%)
12" INV (SE) = 680.28 FT (SOLID WALL HDPE @ 0.32%)

YD#3 (2' DIA) RIM = 683.75 FT
(COVER: EJIW 1045 W/ O2 GRATE)
12" INV (SE) = 680.40 FT (SOLID WALL HDPE @ 0.32%)
8" INV (SW) = 680.40 FT (SOLID WALL HDPE @ 1.00%)

YD#4 (2' DIA) RIM = 683.75 FT
(COVER: EJIW 1045 W/ O2 GRATE)
8" INV (E) = 680.68 FT (SOLID WALL HDPE @ 1.00%)

YD#5 (4' DIA) RIM = 684.25 FT
(COVER: EJIW 1045 W/ O2 GRATE)
8" INV (E) = 681.00 FT (SOLID WALL HDPE @ 1.00%)

YD#6 (2' DIA) RIM = 684.50 FT
(COVER: EJIW 1045 W/ O2 GRATE)
12" INV (NW) = 680.40 FT (SOLID WALL HDPE @ 0.32%)

YD#7 (2' DIA) RIM = 684.55 FT
(COVER: EJIW 1045 W/ O2 GRATE)
8" INV (SE) = 682.73 FT (SOLID WALL HDPE @ 1.00%)

EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

SILT FENCE

XXX.XX PROPOSED SPOT ELEVATION

DRAINAGE FLOW DIRECTION

XXX.XX EX. SPOT ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's **Call** before you dig.

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DATE OF PLAN: 07-14-26

Plan Prepared By:
Bruce A. Callen, PE
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NO	ISSUANCE / REVISION	BY	DATE
		B.A.C.	03-19-26
1.	SITE PLAN REVIEW	B.A.C.	07-14-26
2.	SITE PLAN REVIEW RESPONSE		
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

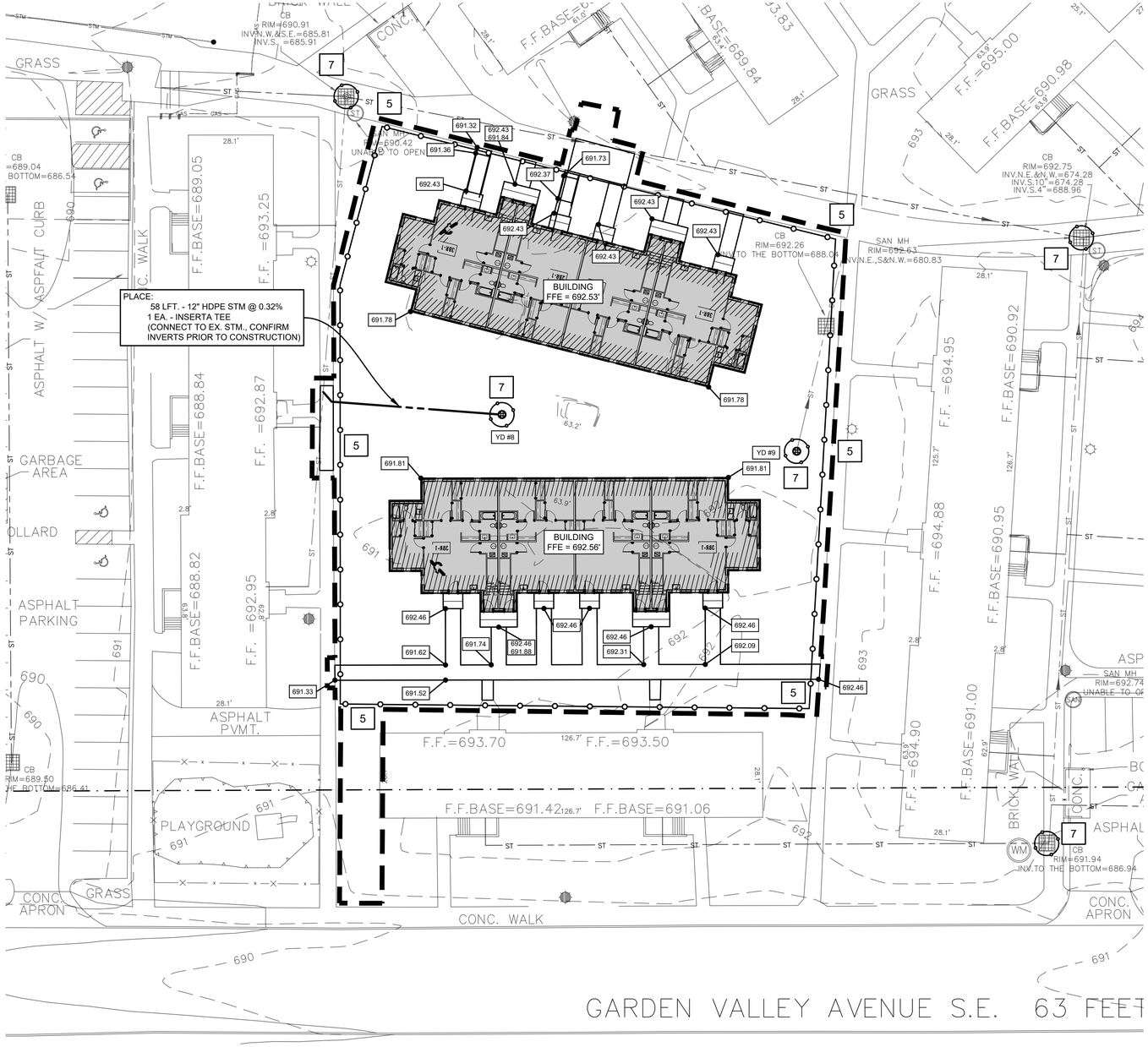
RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

GRADING, DRAINAGE, AND SESC PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
L.B.C.	JUL '26
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 RAINBOW TERRACE

SHEET NO. C2.0



STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

ALL EXISTING CATCH BASINS TO REMAIN SHALL BE CLEANED AND INSPECTED TO VERIFY OPERABILITY.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.

CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 $\frac{1}{2}$" BELOW PLAN GRADE.

THE UNDERGROUND SYSTEM SHALL INCLUDE INSPECTION PORTS ON EACH ROW.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

SESC NOTES

TOTAL DISTURBED AREA: 30,765 SFT (0.71 ACRES)

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

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STORM STRUCTURE SCHEDULE (THIS SHEET)

YD#8 (4' DIA) RIM = 691.09 FT
(COVER: EJIW 1045 W/ O2 GRATE)
12" INV (NE) = 687.59 FT (SOLID WALL HDPE @ 0.32%)

YD#9 (2' DIA) RIM = 691.42 FT
(COVER: EJIW 1045 W/ O2 GRATE)
(CONSTRUCT OVER EX. STM., CONFIRM INVERTS PRIOR TO CONSTRUCTION)

EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

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DATE OF PLAN: 07-13-26

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Bruce A. Callen, PE
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313-881-8150

NO.	BY	ISSUANCE / REVISION	DATE
1.	B.A.C.	SITE PLAN REVIEW	03-19-26
2.	B.A.C.	SITE PLAN REVIEW RESPONSE	07-14-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

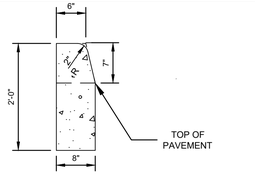
GRADING, DRAINAGE, AND SESC PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
L.B.C.	JUL '26

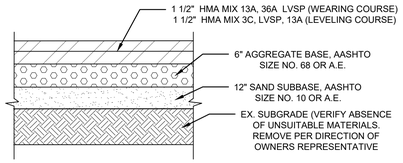
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 RAINBOW TERRACE

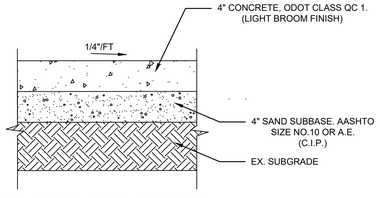
SHEET NO. C2.1



CONCRETE CURB & GUTTER CG-E2
DETAIL E2
NO SCALE

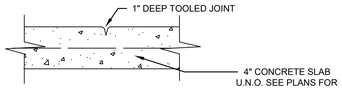


NEW HMA PAVEMENT SECTION HMA
NO SCALE

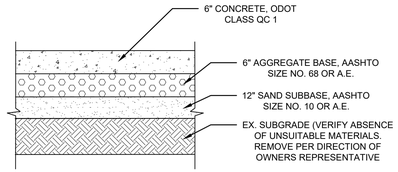


NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

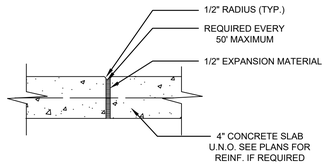
CONCRETE SIDEWALK SECTION CP-4
NO SCALE



WALK CONTROL JOINT SW-CJ
NO SCALE



6" CONCRETE PAVEMENT SECTION CP-6
NO SCALE



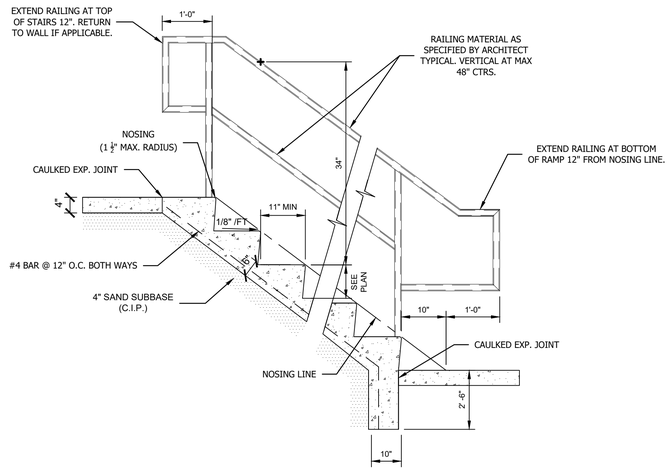
WALK EXPANSION JOINT SW-EJ
NO SCALE

NOTE: 1) PROVIDE 3/8" EXPANSION JOINT WHERE WALK MEETS BUILDING
2) PROVIDE CONTROL JOINTS AT 6' O/C

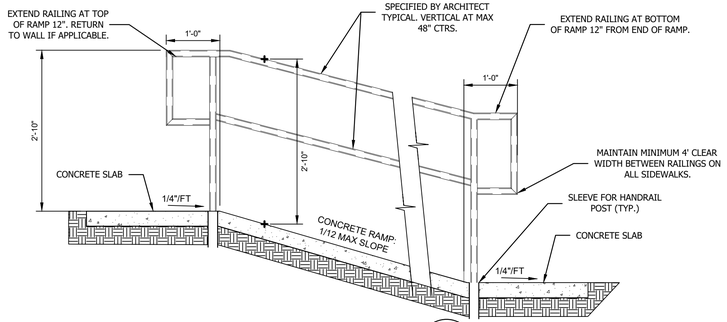
CONCRETE SIDEWALK W/ FLUSH CURB SW-2
NO SCALE

NOTE: 1) PROVIDE 3/8" EXPANSION JOINT WHERE WALK MEETS BUILDING
2) PROVIDE CONTROL JOINTS AT 6' O/C

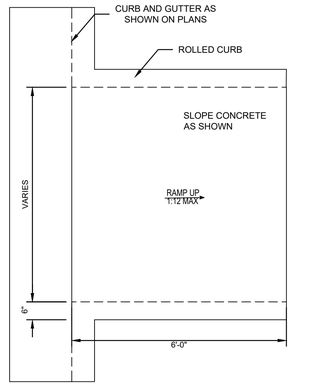
INTEGRAL WALK / CURB SW-1
NO SCALE

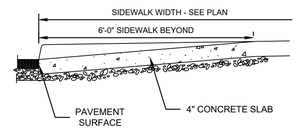


CONCRETE STAIR DETAIL - UNIVERSAL DESIGN HC-CS
NO SCALE

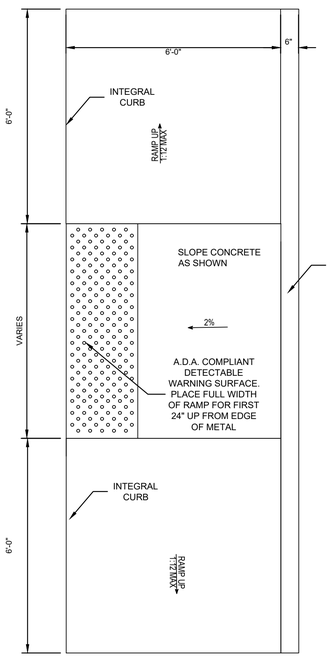


RAMP HANDRAIL DETAIL HC-HR
NO SCALE

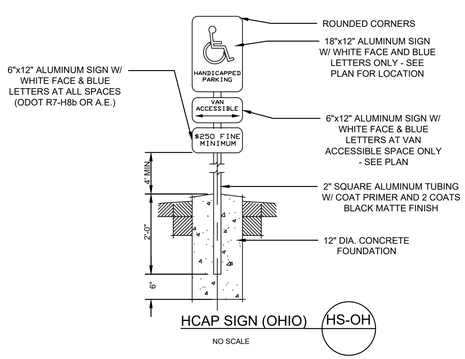




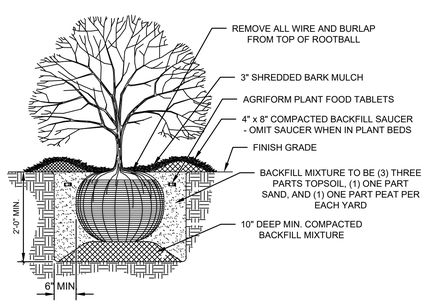
B.F. RAMP DETAIL HC-R2
TYPE R
NO SCALE



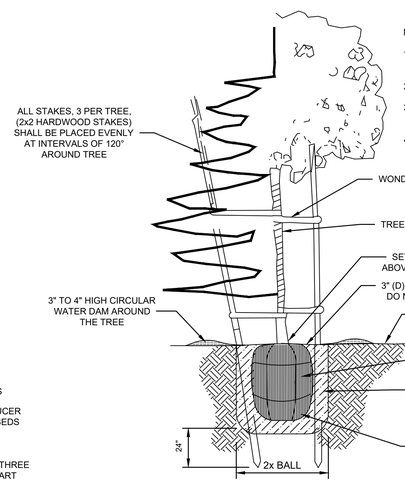
B.F. RAMP DETAIL HCR-4
TYPE R
NO SCALE



HCAP SIGN (OHIO) HS-OH
NO SCALE



SHRUB INSTALLATION
NO SCALE



NOTES:
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE WATERING RING
3. ADJUST TREE TIES TO ALLOW ROOM FOR GROWTH DURING ESTABLISHMENT (ALLOW SLACK)
4. TREE PIT DEPTH SHALL EQUAL ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVER EXCAVATION)

21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

TYPICAL - TREE STAKING
NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

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DATE OF PLAN: 07-14-26

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RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

X-SECTIONS, NOTES, AND DETAILS

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
SCALE	
DRAWING: AS NOTED	PLOT SCALE: 1:1

PROJECT 026 RAINBOW TERRACE

SHEET NO. C3.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
	CM	Celtis x 'Magnifica' / Magnifica Common Hackberry	B & B	2.5"Cal			16
	CC	Cercis canadensis 'NC2016-2' / Flame Thrower® Eastern Redbud	B & B		Min. 6' - 7'		8
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT			QTY
SHRUBS							
	CX	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#3 Cont.				66
	DL	Diervilla lonicera 'Michigan Sunset' / Dwarf Bush Honeysuckle	#3 Cont.				12
	IG	Ilex glabra 'SMNIGABI7' / Gem Box® Inkberry Holly	#3 Cont.				30
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	#3 Cont.				7
	SB	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea	#3 Cont.				26
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING		SPACING	QTY
GROUND COVERS							
	AH	Amsonia hubrichtii / Arkansas Bluestar	#1 Cont.			36" o.c.	11
	CP	Carex pensylvanica / Pennsylvania Sedge	#1 Cont.			16" o.c.	85

LANDSCAPE NOTES

1. ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
2. CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI 280.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO CUYAHOGA COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
4. ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
5. SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.
   SEED MIXES SHALL BE AS FOLLOWS:

   10% TALL FESCUE
   20% PERENNIAL RYE GRASS
   30% CREEPING RED FESCUE
   40% KENTUCKY BLUEGRASS
   @ 6 LBS PER 1000 SFT

   SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's **Call** before you dig. **below.**

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 07-15-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

callen civil engineers

AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVENUE
DETROIT, MI 48225
313-881-8150

NO.	ISSUANCE / REVISION	BY	DATE
	SITE PLAN REVIEW	B.A.C.	03-19-26
1.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
2.			

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

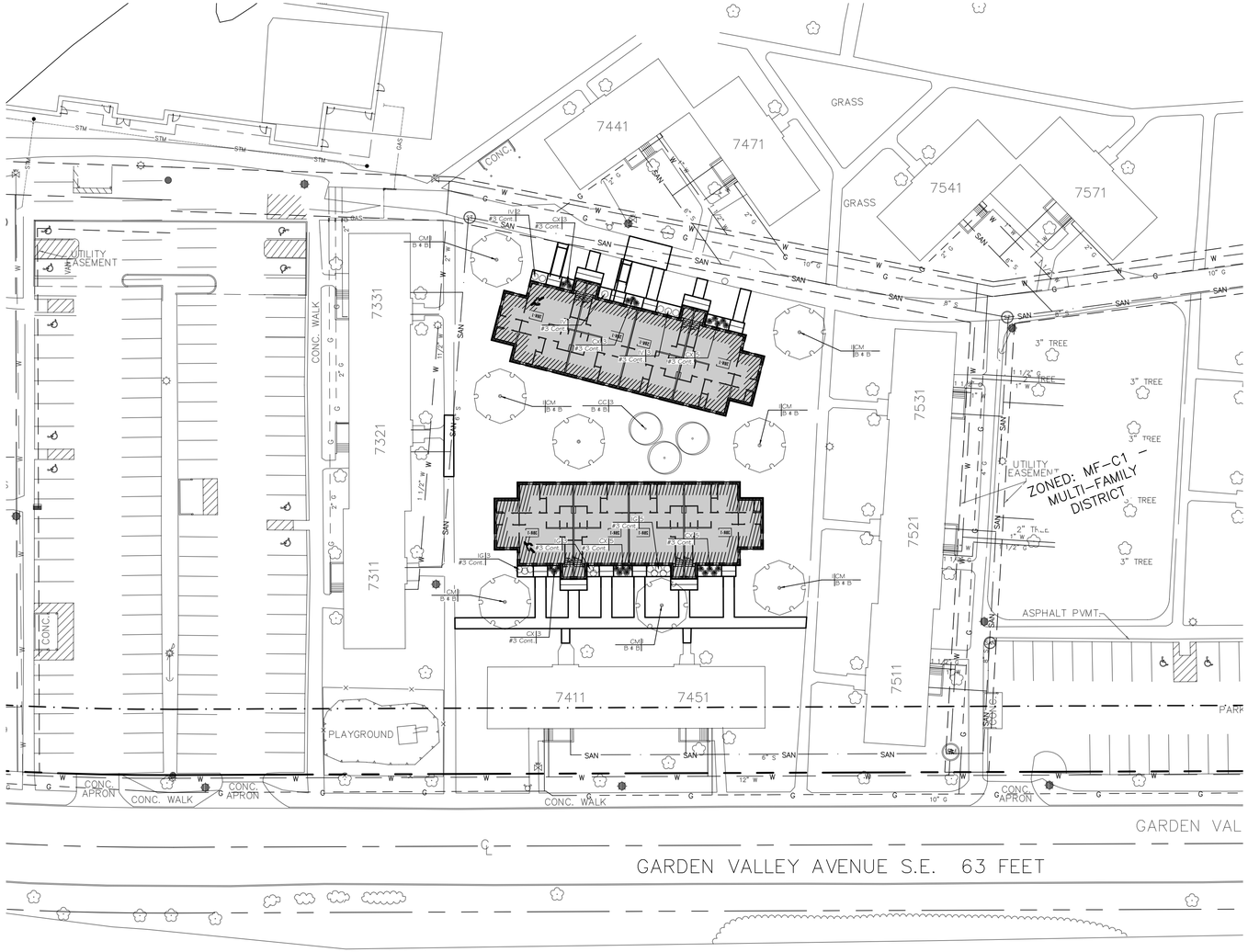
RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

LANDSCAPE PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
L.B.C.	JUL '26
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 RAINBOW TERRACE

SHEET NO. L1.0



PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	CM	Celtis x 'Magnifica' / Magnifica Common Hackberry	B & B	2.5"Cal	8
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	CX	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#3 Cont.		24
	IG	Ilex glabra 'SMNIGABIT' / Gem Box® Inkberry Holly	#3 Cont.		11
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	#3 Cont.		6

LANDSCAPE NOTES

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PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

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DATE OF PLAN: 07-15-26

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NO.	ISSUANCE / REVISION	BY	DATE
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RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

LANDSCAPE PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
SCALE	
DRAWING: AS NOTED	PLOT SCALE: 1:1
PROJECT: 026 RAINBOW TERRACE	
SHEET NO. L1.1	

NEW CONSTRUCTION

RAINBOW TERRACE

7310 CARSON AVE
CLEVELAND, OH 44104



FRONT ELEVATION RENDERING

NOT TO SCALE



ROOFING - CERTAINTEED, COLONIAL SLATE



TRIM - AZEK, WHITE



SIDING - NORADEX, LINEN, TRIPLE 3



BRICK - GLEN GERY, WILLIAMSBURG WELLINGTON EXTRUDED



DOORS & SHUTTERS - SHERWIN WILLIAMS, SHADE GROWN SW 6188

MATERIALS BOARD

NOT TO SCALE



SCULPTURE GARDEN RENDERING

NOT TO SCALE

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

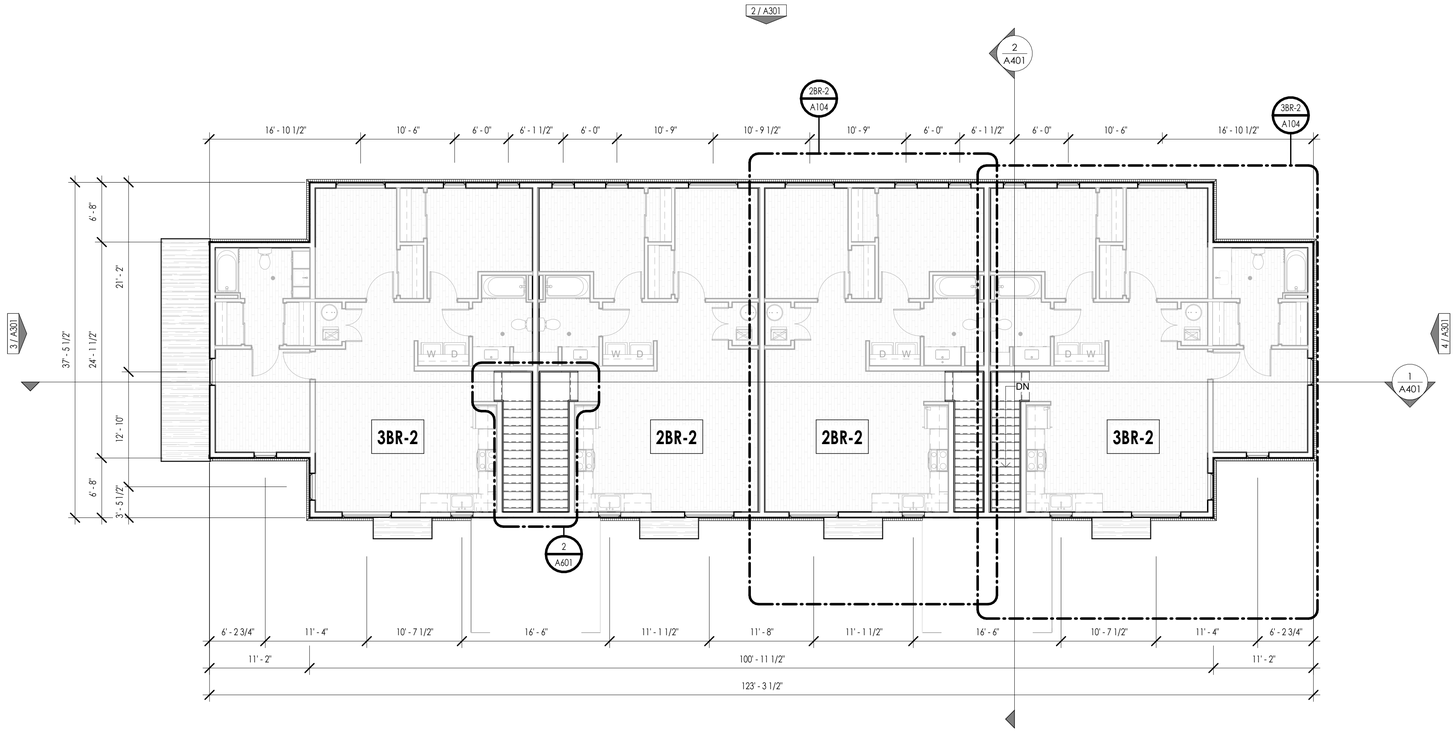
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RENDERINGS

RAINBOW TERRACE

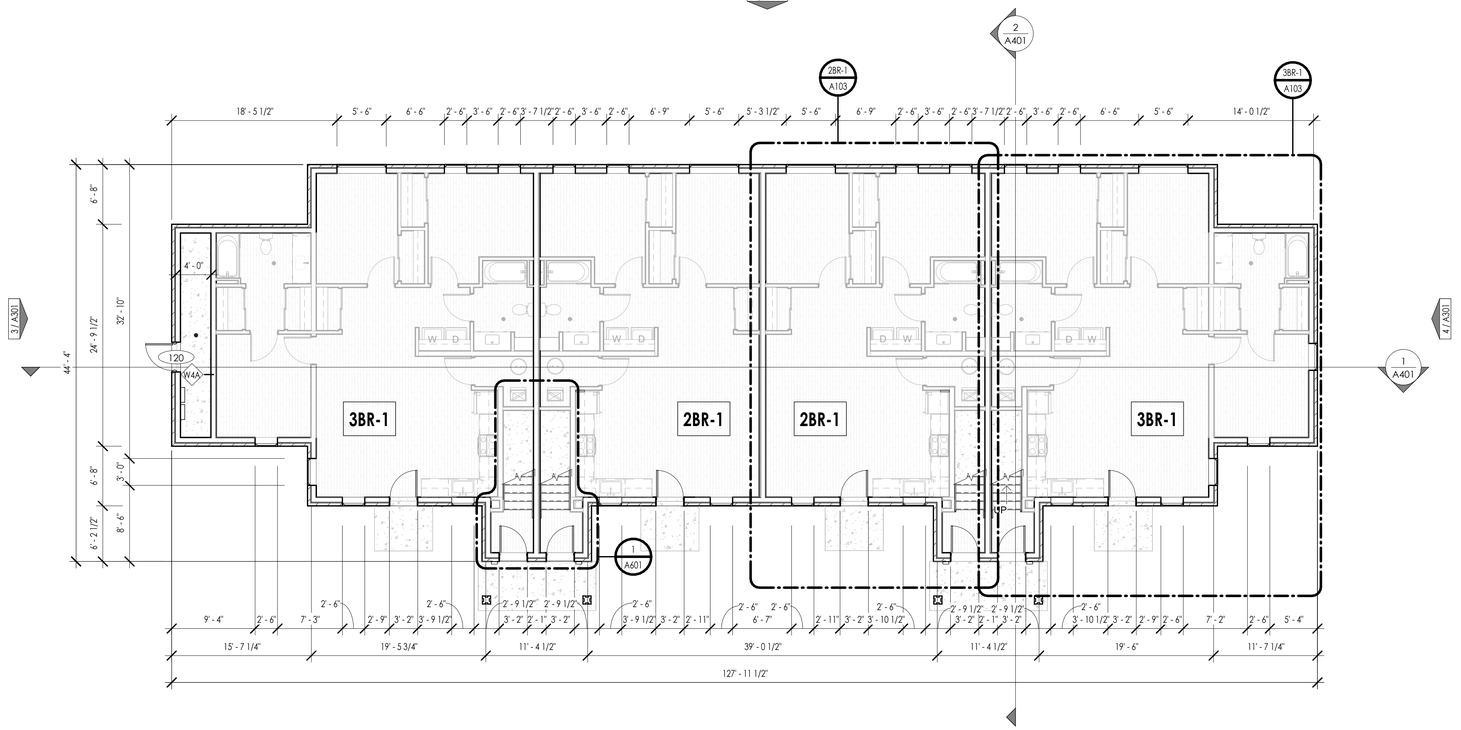
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OVERALL LEVEL 2 PLAN - 8 UNIT BUILDING

1/8" = 1'-0"



OVERALL LEVEL 1 PLAN - 8 UNIT BUILDING

1/8" = 1'-0"

SCOPE OF WORK

REFER TO ENLARGED PLANS FOR SCOPE OF WORK

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
4. PROVIDE SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS WITH SYSTEMS APPROVED BY AUTHORITIES HAVING JURISDICTION.
5. OWNER FURNISHINGS ARE SHOWN LIGHT FOR REFERENCE ONLY.

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO ROOF TRUSSES ABOVE, UNLESS OTHERWISE NOTED.
2. FIRE RATED AND SMOKE RESISTANT ASSEMBLIES SHALL BE CONTINUOUS, WITH OTHER PARTITIONS ABUTTING THEM.
3. PROVIDE FIRESTOPPING/ SMOKE SEALANT AT ALL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT ASSEMBLIES, CORRIDORS, AND FLOORS WITH OCCUPIABLE SPACES ABOVE AND BELOW.
4. PERMANENTLY IDENTIFY FIRE RATED AND SMOKE RESISTANT PARTITIONS ON WALL ABOVE CEILINGS AT 30 FEET ON CENTER.
5. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH ACOUSTICAL INSULATION.
6. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WALLS OF TOILET ROOMS AND WALLS BEHIND AND ADJACENT TO SINKS, EXCEPT AT WALLS RECEIVING TILE (SEE NOTE 7).
7. PROVIDE 5/8" TILE BACKER AT ALL TILE WALLS.
8. REFER TO STRUCTURAL DRAWINGS FOR MASONRY REINFORCING AND GROUTING.

TRIM SCHEDULE

NAME	SIZE	MATERIAL
BASE	1/2" X 3-1/2"	MDF
HALLWAY BASE	1/2" X 3-1/2"	WOOD
CASING	1/2" X 2-1/2"	MDF
SILL	1/2" X 3/4"	OVERHANG MDF

PAINT SCHEDULE

IDENTITY	COLOR	CODE	SHEEN
UNIT ENTRY DOOR	SHADE GREEN	SW 6188	LOW
UNIT WALLS	CITY LOFT	SW 7631	LOW
UNIT DOORS	EXTRA WHITE	SW 7006	LOW
UNIT TRIM	EXTRA WHITE	SW 7006	LOW
UNIT CEILING	EXTRA WHITE	SW 7006	FLAT
HALLWAYS	CITY LOFT	SW 7631	LOW
CEILINGS	EXTRA WHITE	SW 7006	FLAT

FLOORING MATERIALS LEGEND

CONCRETE

LVT

FLOORING TRANSITION

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

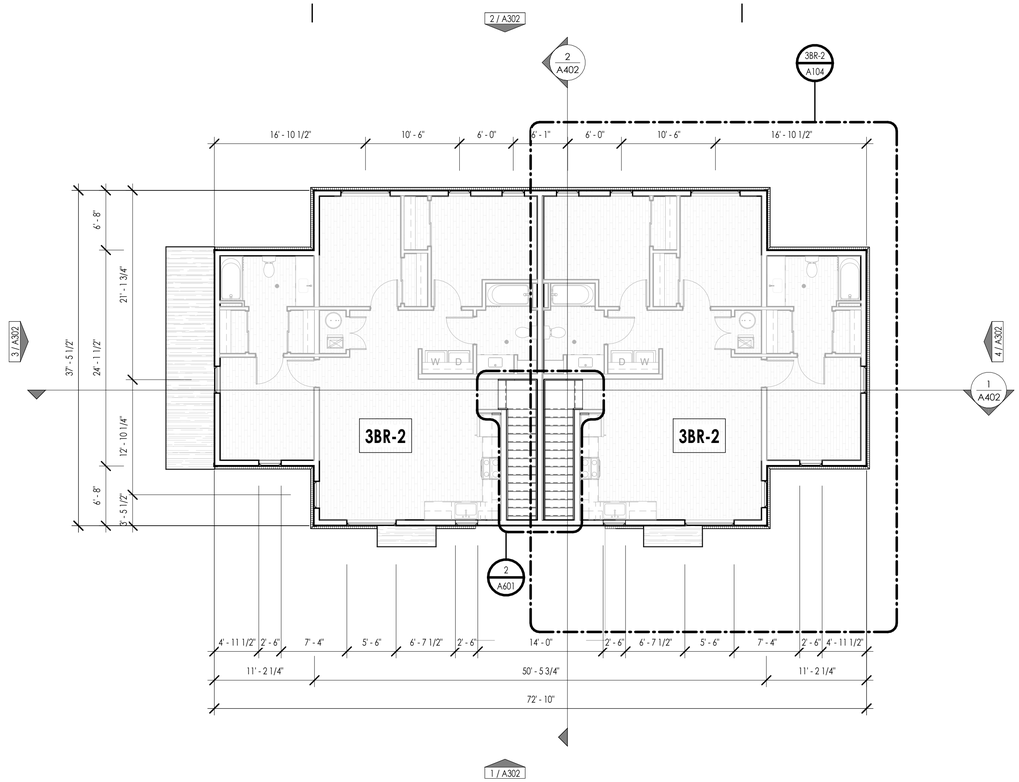
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OVERALL FLOOR PLANS

RAINBOW TERRACE

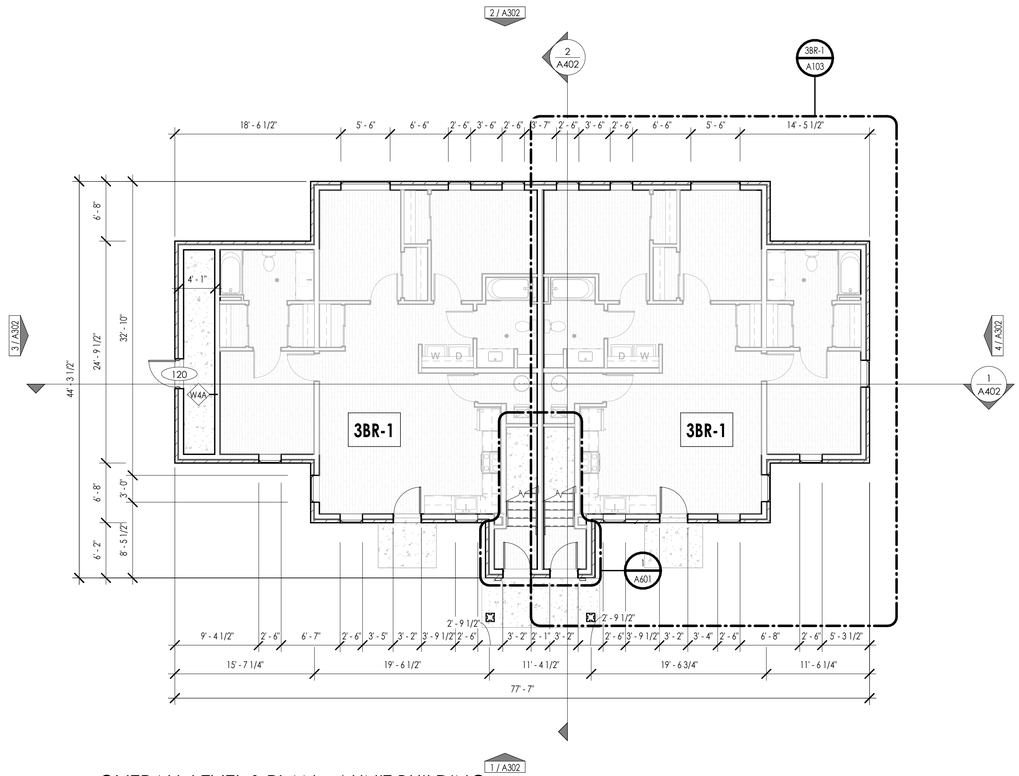
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OVERALL LEVEL 2 PLAN - 4 UNIT BUILDING

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FLOORING MATERIALS LEGEND

CONCRETE

LVT

FLOORING TRANSITION

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

No.	Description	Date

OVERALL FLOOR PLANS

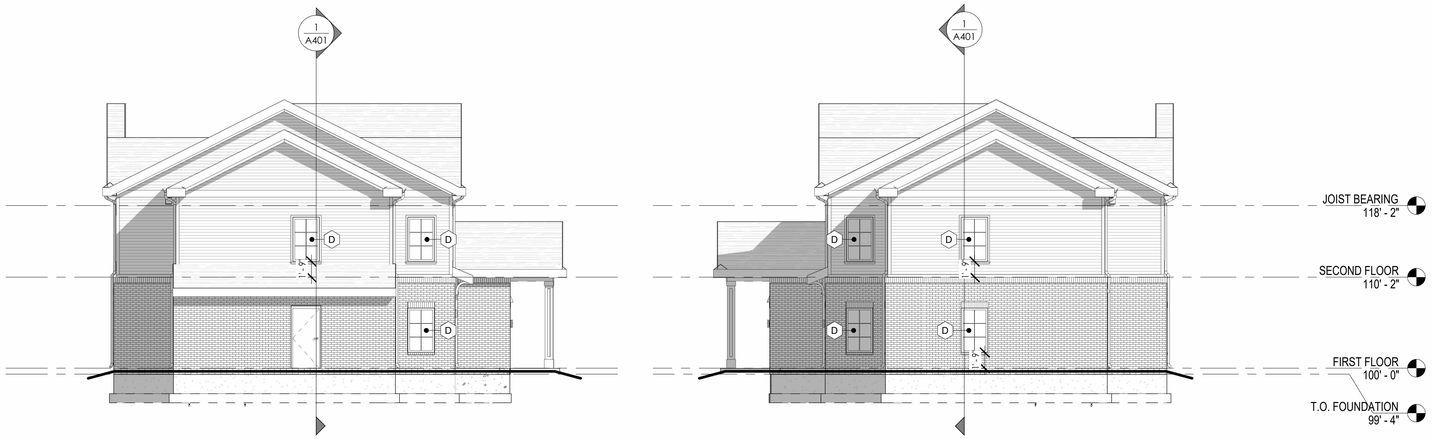
RAINBOW TERRACE

A102

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EXTERIOR MATERIALS LEGEND

- LAP SIDING
- FACE BRICK, SMOOTH RUNNING BOND PATTERN
- ROOFING, SHINGLES



3 LEFT ELEVATION - 8 UNIT BLDG
1/8" = 1'-0"

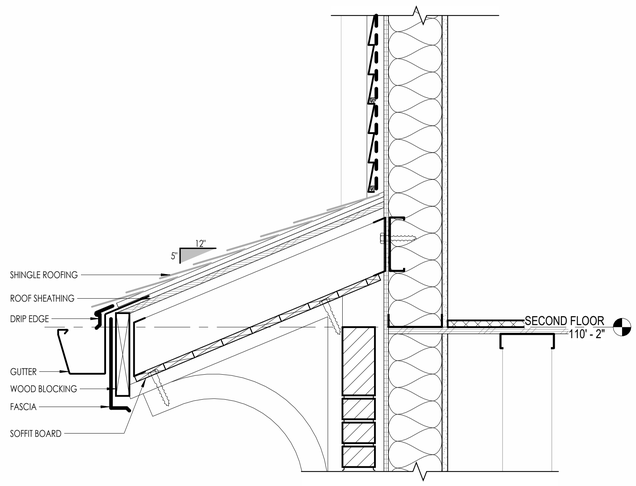
4 RIGHT ELEVATION - 8 UNIT BLDG
1/8" = 1'-0"



2 REAR ELEVATION - 8 UNIT BLDG
1/8" = 1'-0"



1 FRONT ELEVATION - 8 UNIT BLDG
1/8" = 1'-0"



5 AWNING DETAIL
1 1/2" = 1'-0"

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

No.	Description	Date

EXTERIOR ELEVATIONS

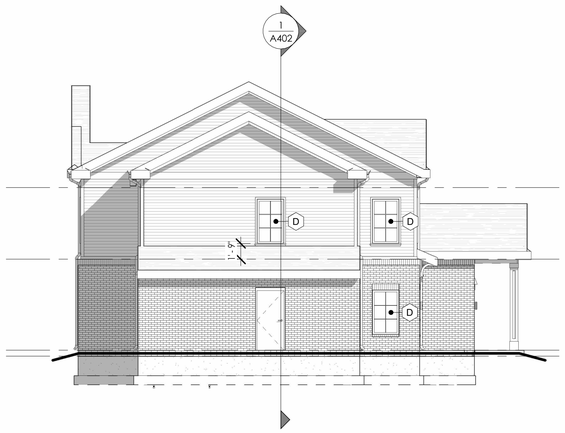
RAINBOW TERRACE

A301

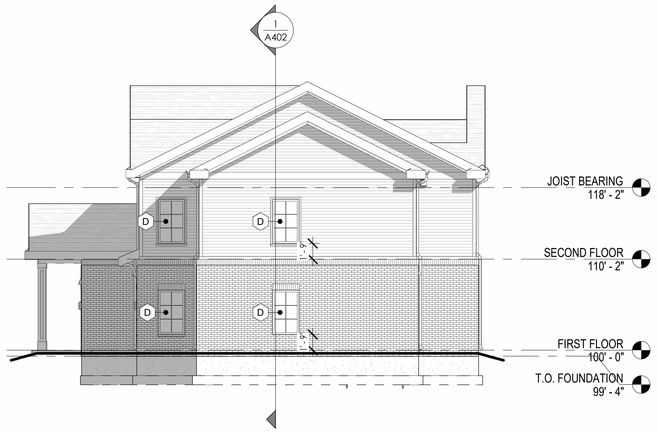
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EXTERIOR MATERIALS LEGEND

- LAP SIDING
- FACE BRICK, SMOOTH RUNNING BOND PATTERN
- ROOFING, SHINGLES



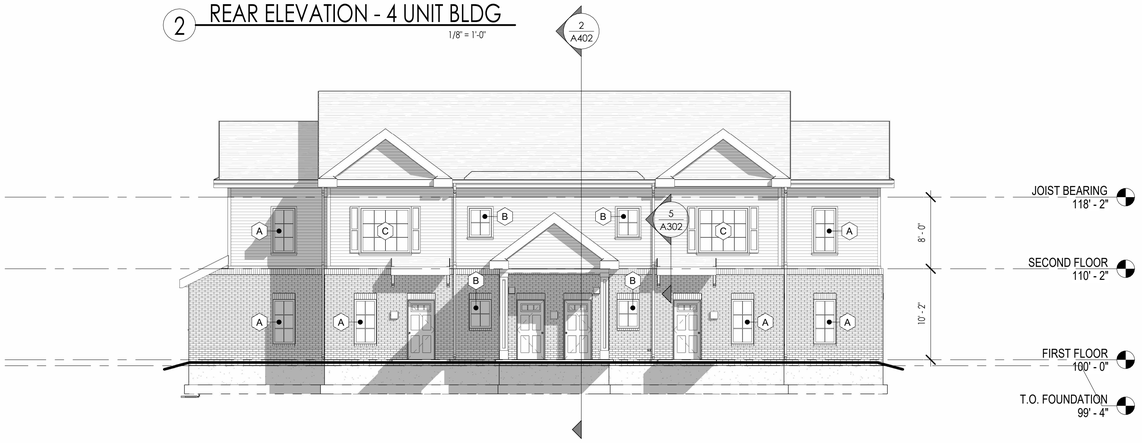
3 LEFT ELEVATION - 4 UNIT BLDG
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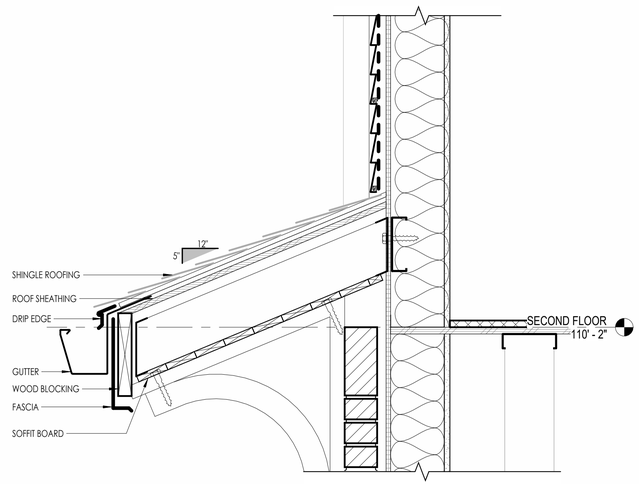
4 RIGHT ELEVATION - 4 UNIT BLDG
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designwerks architecture

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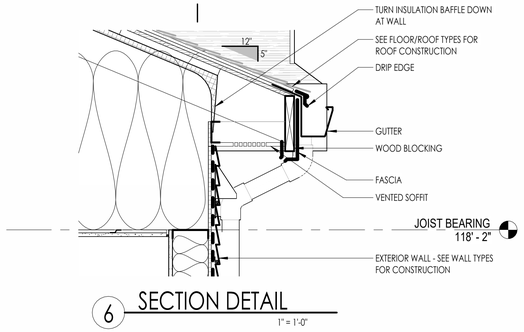
No.	Description	Date

EXTERIOR ELEVATIONS

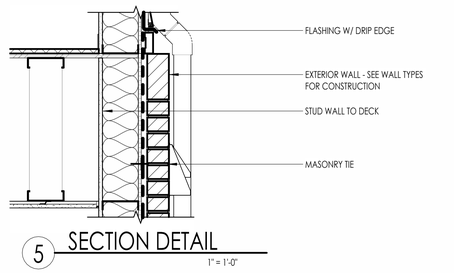
RAINBOW TERRACE

A302

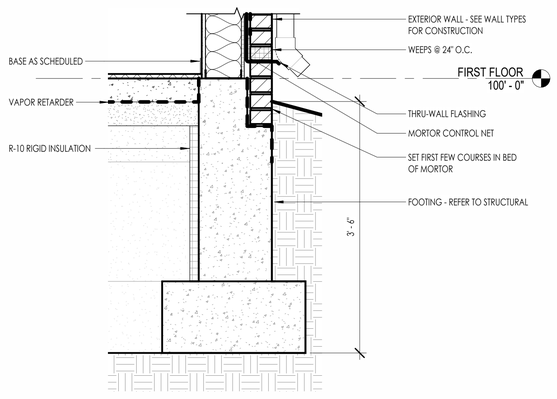
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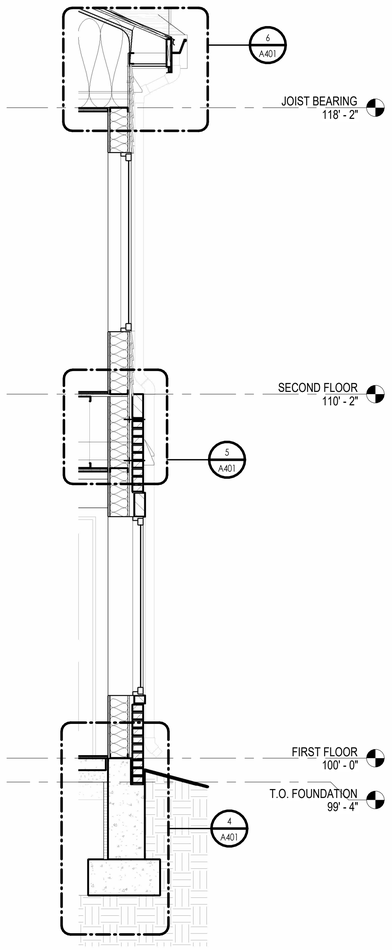
6 SECTION DETAIL
1" = 1'-0"



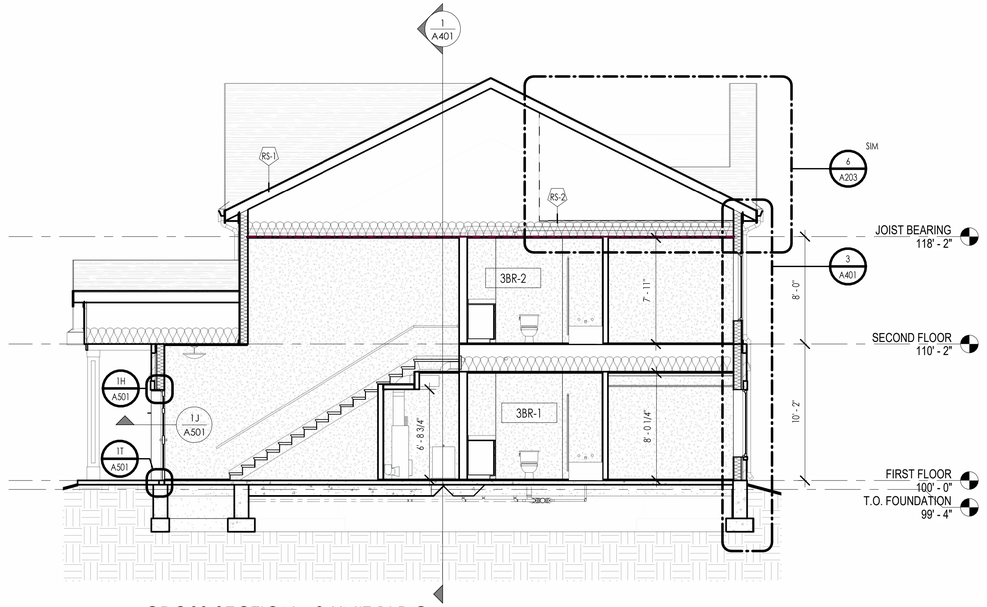
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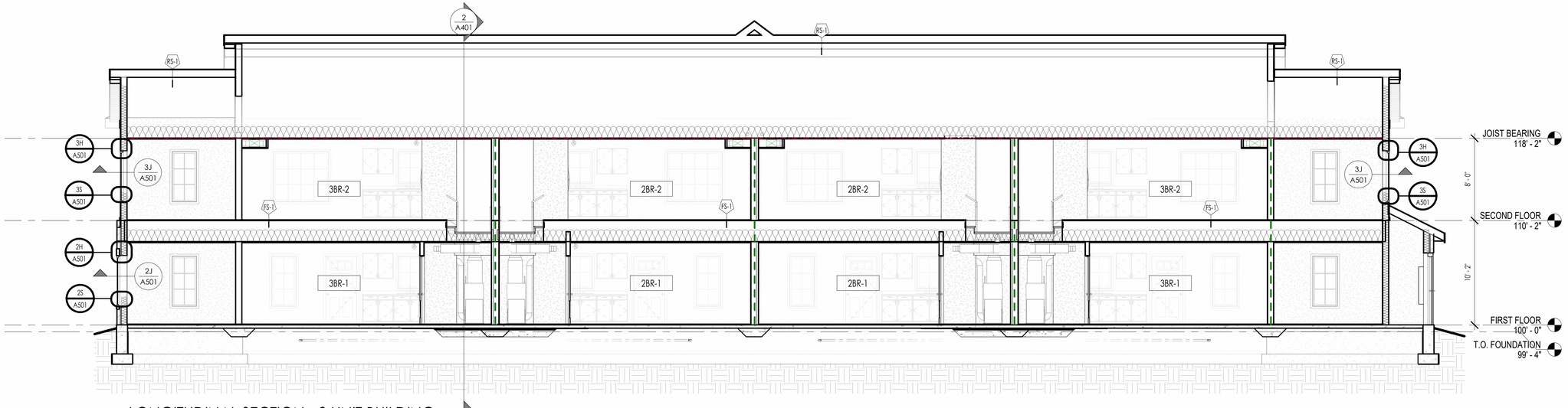
4 SECTION DETAIL
1" = 1'-0"



3 WALL SECTION
1/2" = 1'-0"



2 CROSS SECTION - 8 UNIT BLDG
3/16" = 1'-0"



1 LONGITUDINAL SECTION - 8 UNIT BUILDING
A101
3/16" = 1'-0"

SCOPE OF WORK

REFER TO SHEET A801 FOR ROOF AND FLOOR TYPES

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

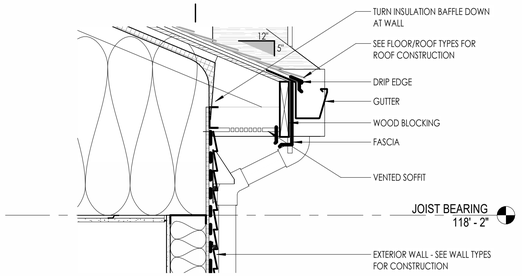
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BUILDING & WALL SECTIONS

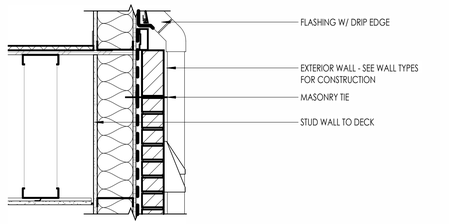
RAINBOW TERRACE

A401

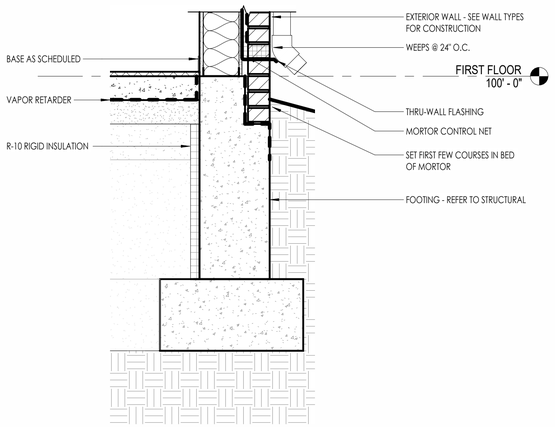
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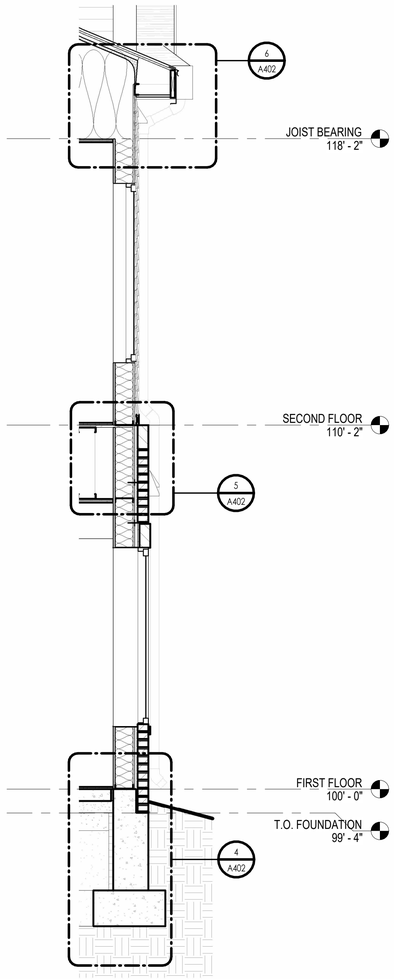
6 SECTION DETAIL
1" = 1'-0"



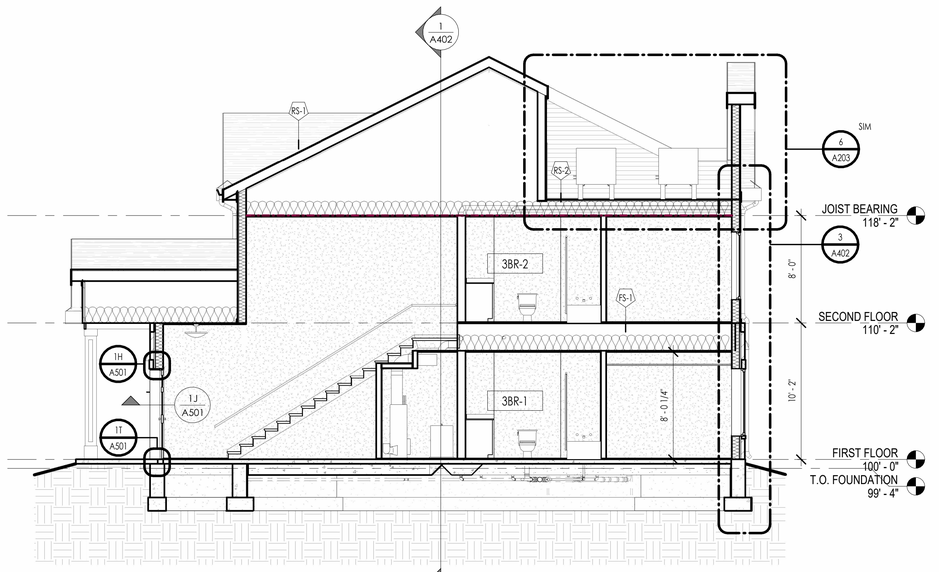
5 SECTION DETAIL
1" = 1'-0"



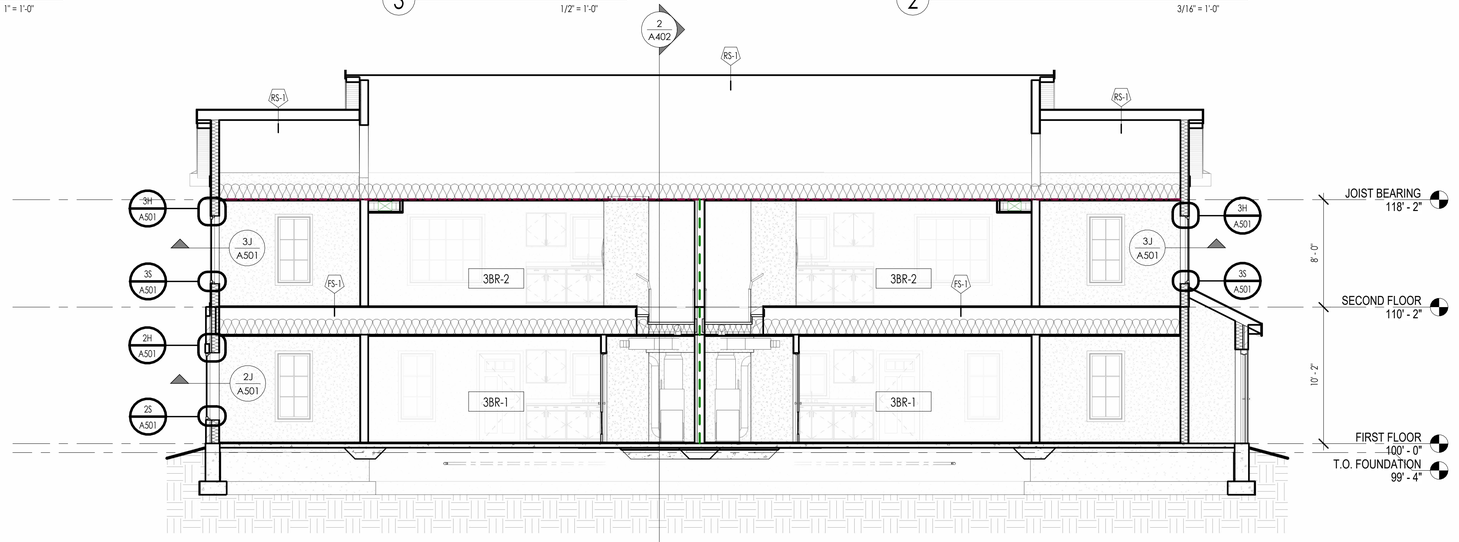
4 SECTION DETAIL
1" = 1'-0"



3 WALL SECTION
1/2" = 1'-0"



2 CROSS SECTION - 4 UNIT BLDG
3/16" = 1'-0"



1 LONGITUDINAL SECTION - 4 UNIT BUILDING
A102 3/16" = 1'-0"

SCOPE OF WORK

REFER TO SHEET A801 FOR ROOF AND FLOOR TYPES

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

No.	Description	Date

BUILDING & WALL SECTIONS

RAINBOW TERRACE

A402

7/15/2026 12:47:45 PM

– STAFF REPORT – Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2026-007 - Rainbow Terrace

August 7, 2026

SEDRAC Recommendations:

SEDRAC recommended schematic approval on 7/28/26 with the comments to study the overall color scheme, connect the interior space with 2 more walks between buildings, and look at making the sculpture garden into more of a gathering space.

City Planning Staff Recommendations:

Staff is in support of this development for updated housing to replace what was lost in the explosion last year.

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-018534 - 1300 E9th Street Signage

August 7, 2026

Project Address: 1300 E 9th St

Type: Signage

Project Representative: Iqra Shaikh & Naz Abbas

Approval: Final (Variation Required)

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: Downtown**

Monument Sign

1300 E 9th St.

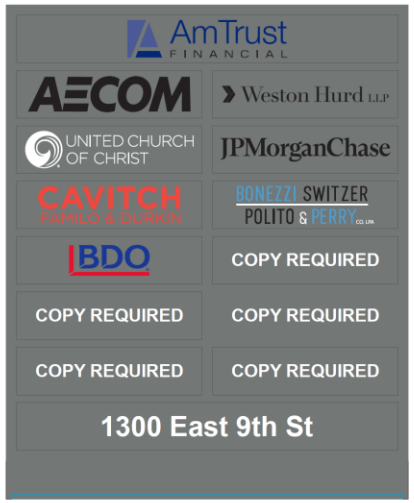
City Planning Commission Hearing

August 07, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

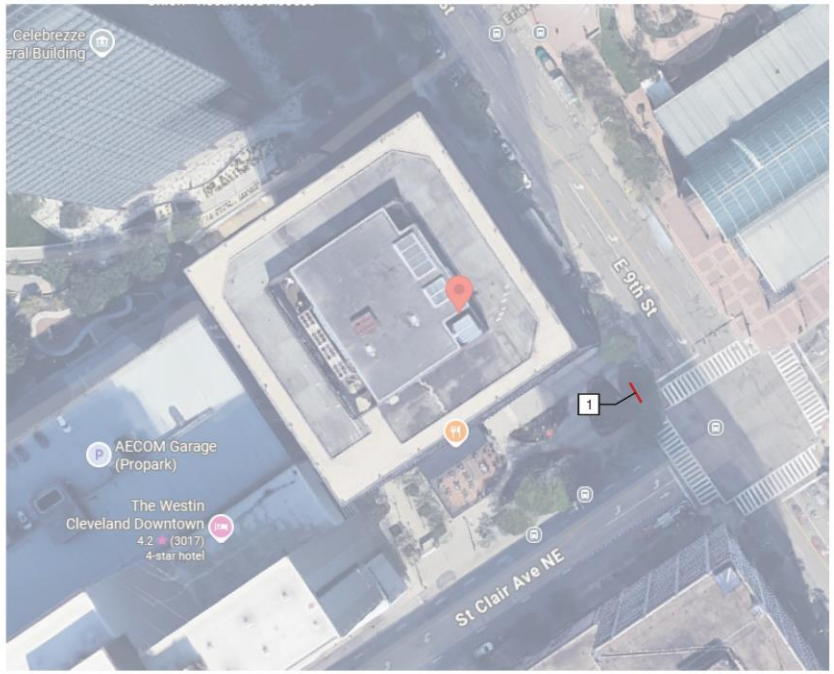
Proposal

Applicant is proposing multiple business identifications on one monument sign.





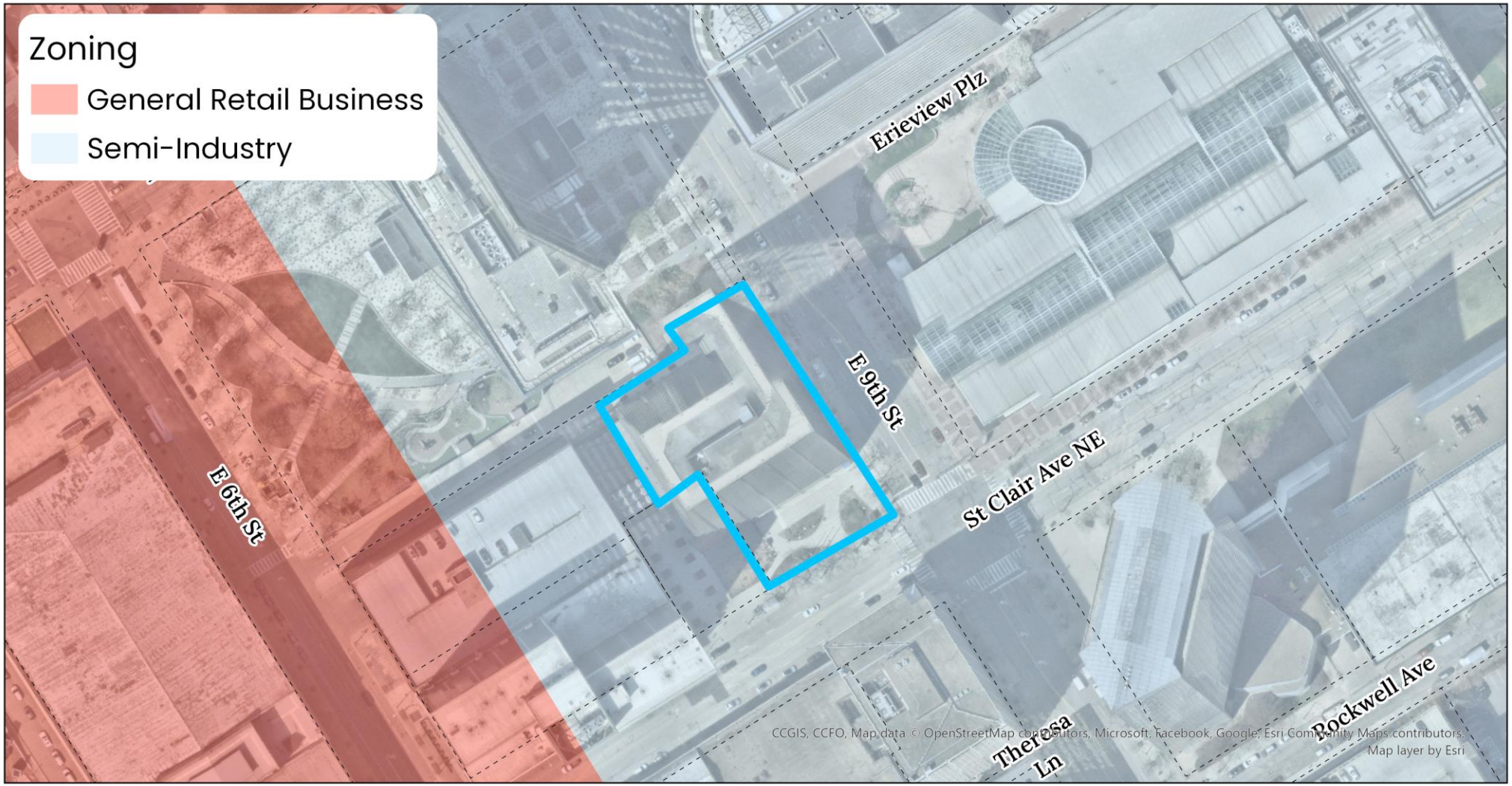


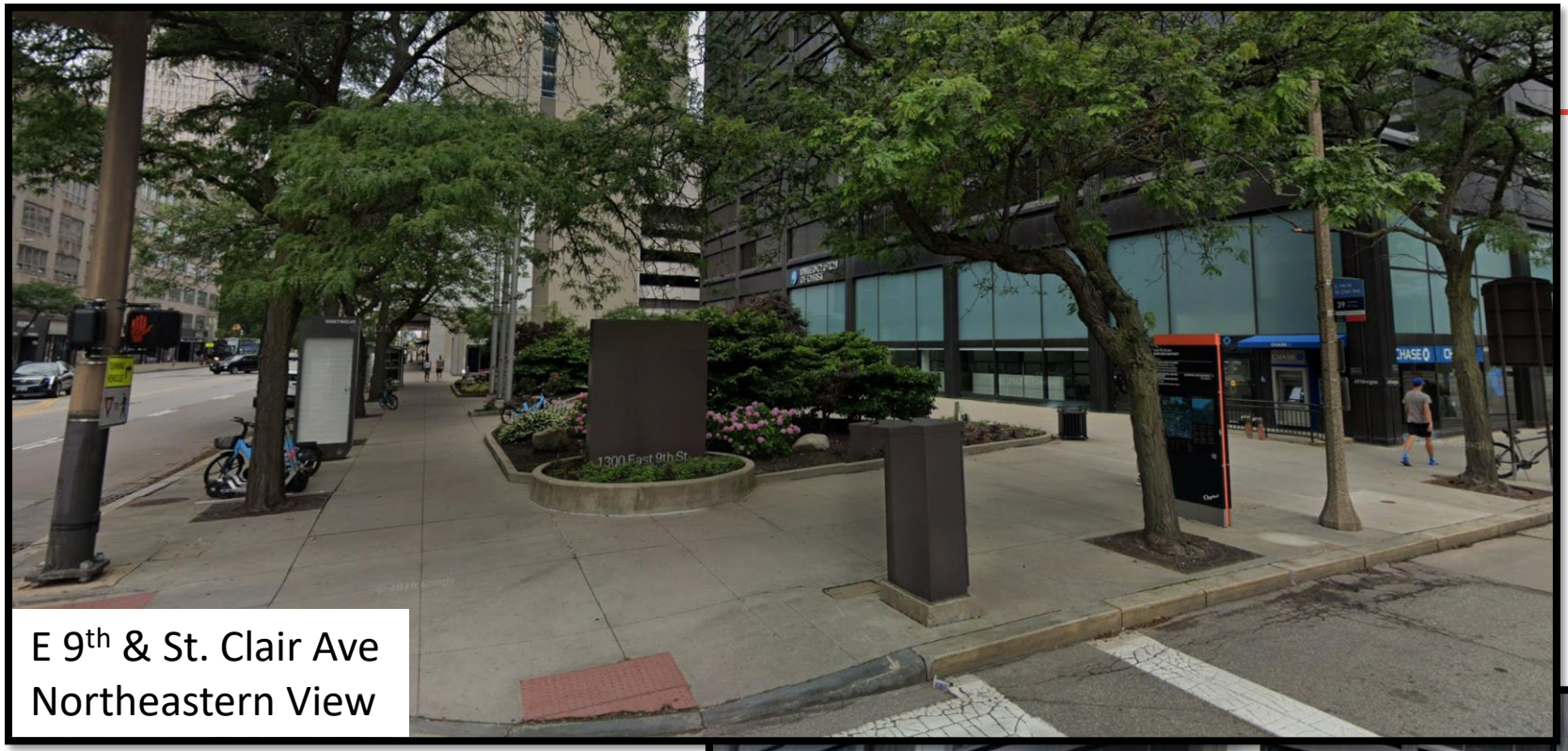




Existing Zoning

General Retail Business-C1





E 9th & St. Clair Ave
Northeastern View



E 9th & St. Clair Ave
Northeastern View

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)*

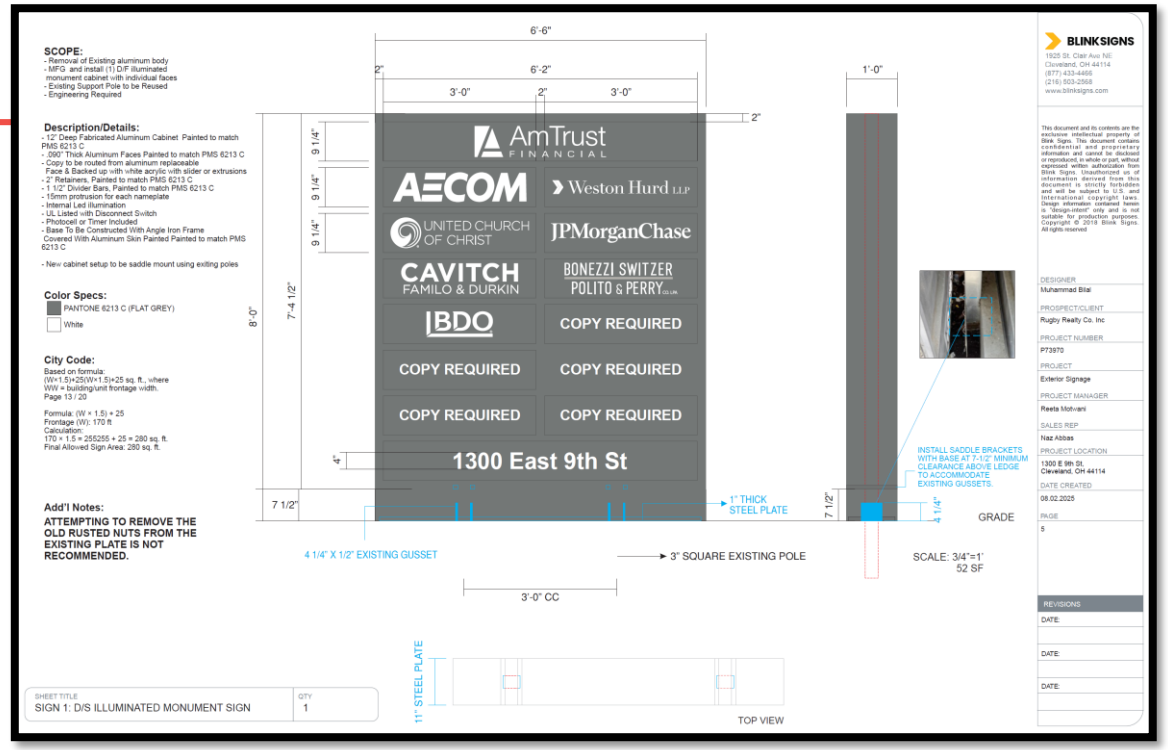
    - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines**: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation**: Any variation shall be the **MINIMUM** necessary to ensure design compatibility

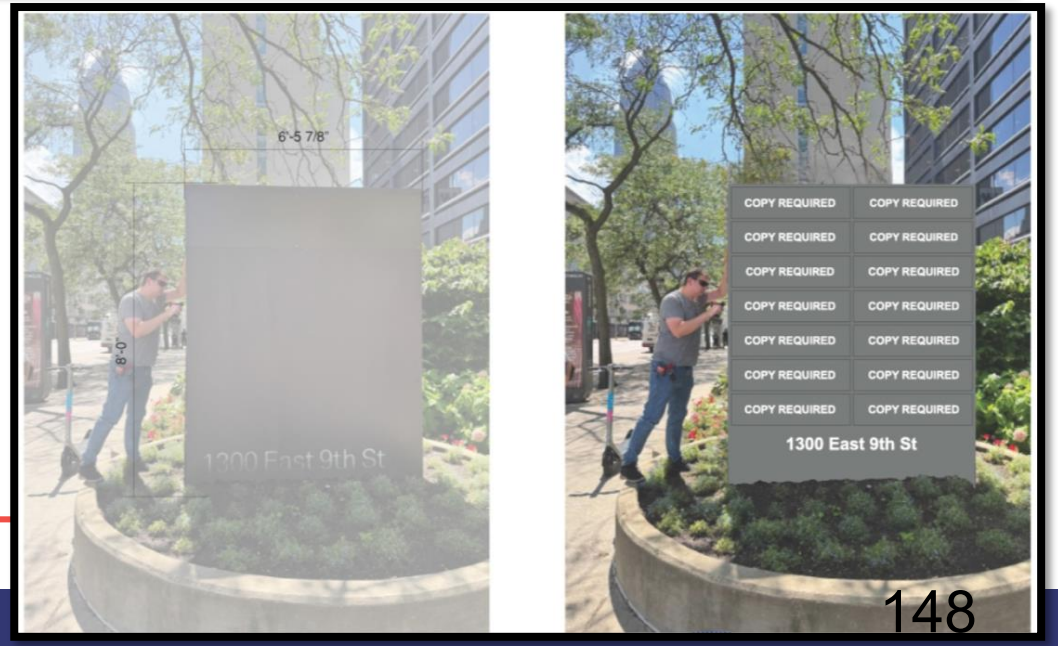
Variation Required

350.14

Consolidation of Free-Standing Signs.

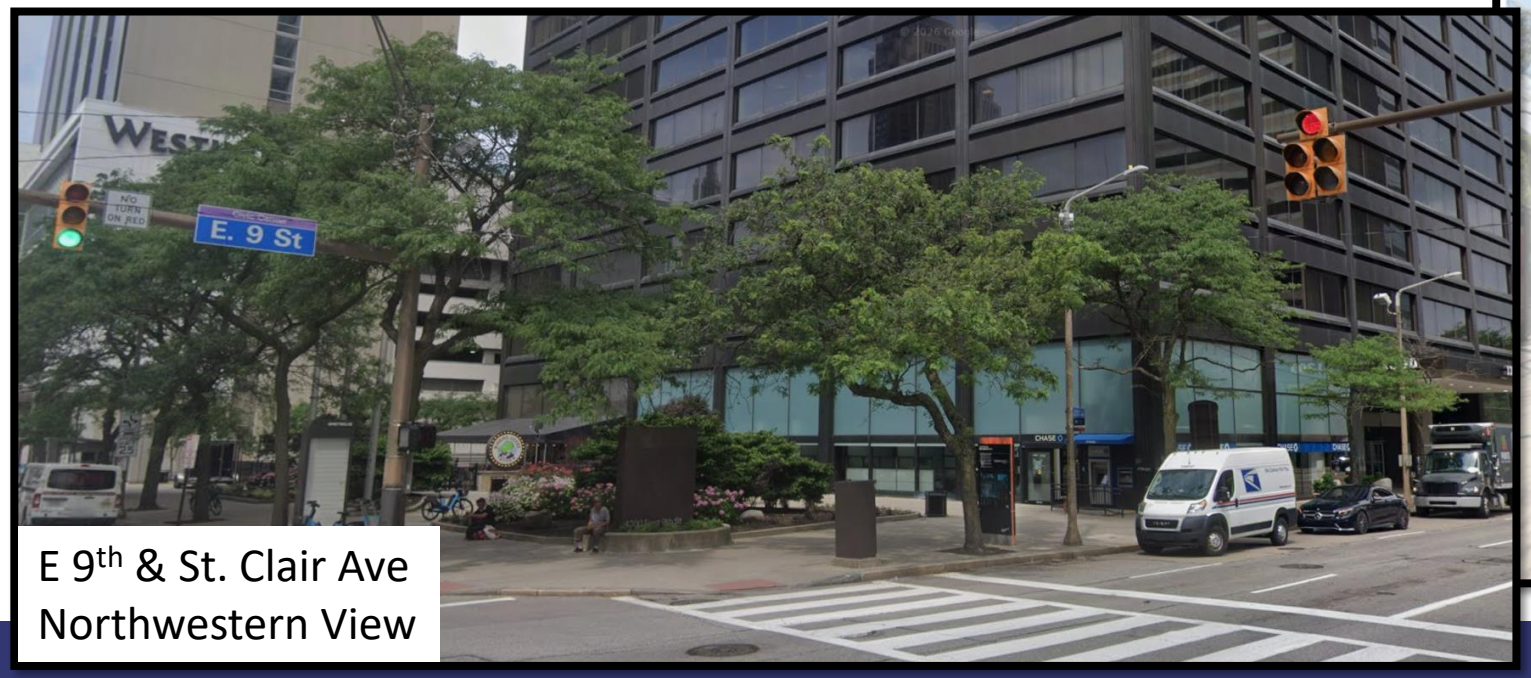
Variation required for proposing greater than 3 tenant names



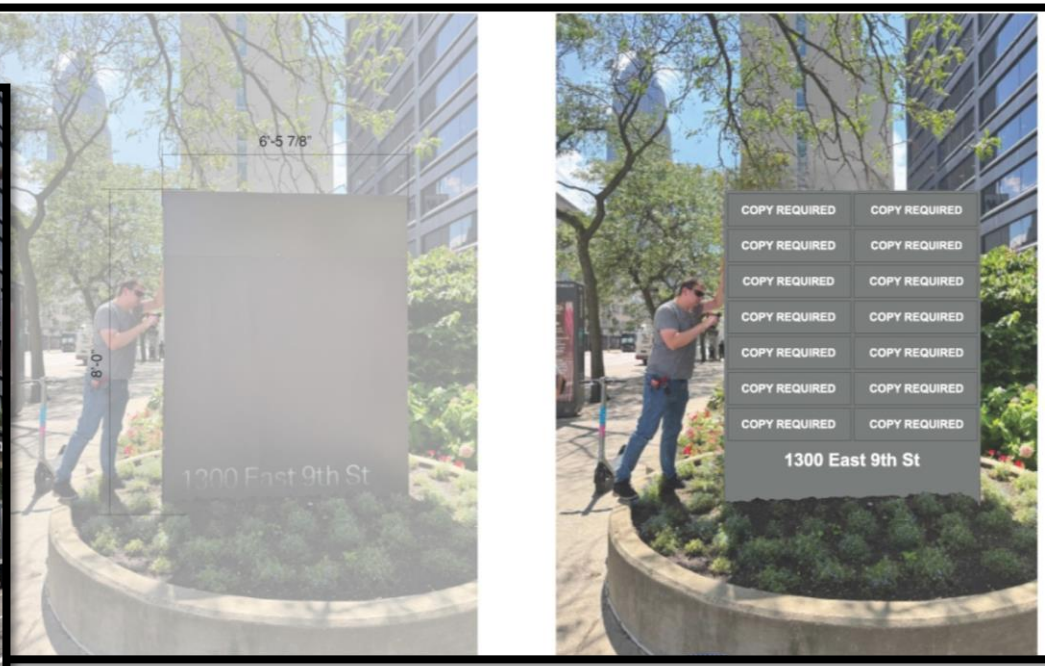


Considerations

- 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 variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**



E 9th & St. Clair Ave
Northwestern View



DESIGN SPECIFICATIONS					
IBC	2021	with	OH	amendments	
2024 Ohio Building Code					
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures			
ACI	318-19	Building Code Requirements for Structural Concrete			
AISC	360-16	Specification for Stuctural Steel Buildings			

DESIGN LOADS				
Wind **V** =	**110**	mph	Exposure	**B**
Snow **Pg** =	**20**	psf	Risk Cat.	**II**

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

2399 NJ-34, Ste 1
MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

4/24/2026

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

BLINKSIGNS

Rugby Realty Co. Inc

1300 E 9th St,
Cleveland, OH 44114

SIGNAGE PROPOSAL

PROJECT NUMBER: P73970
DATE CREATED: 08.02.2025

LEGEND

		QTY
1	MONUMENT SIGN	1

KEY

SIGN LOCATION

BUILDING OUTLINE ------

NORTH

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Structural Steel Buildings		

DESIGN LOADS				
Wind V =	110	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

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DESIGNER
Muhammad Bilal

PROSPECT/CLIENT
Rugby Realty Co. Inc

PROJECT NUMBER
P73970

PROJECT
Exterior Signage

PROJECT MANAGER
Reeta Motwani

SALES REP
Naz Abbas

PROJECT LOCATION
1300 E 9th St,
Cleveland, OH 44114

DATE CREATED
08.02.2025

PAGE
2

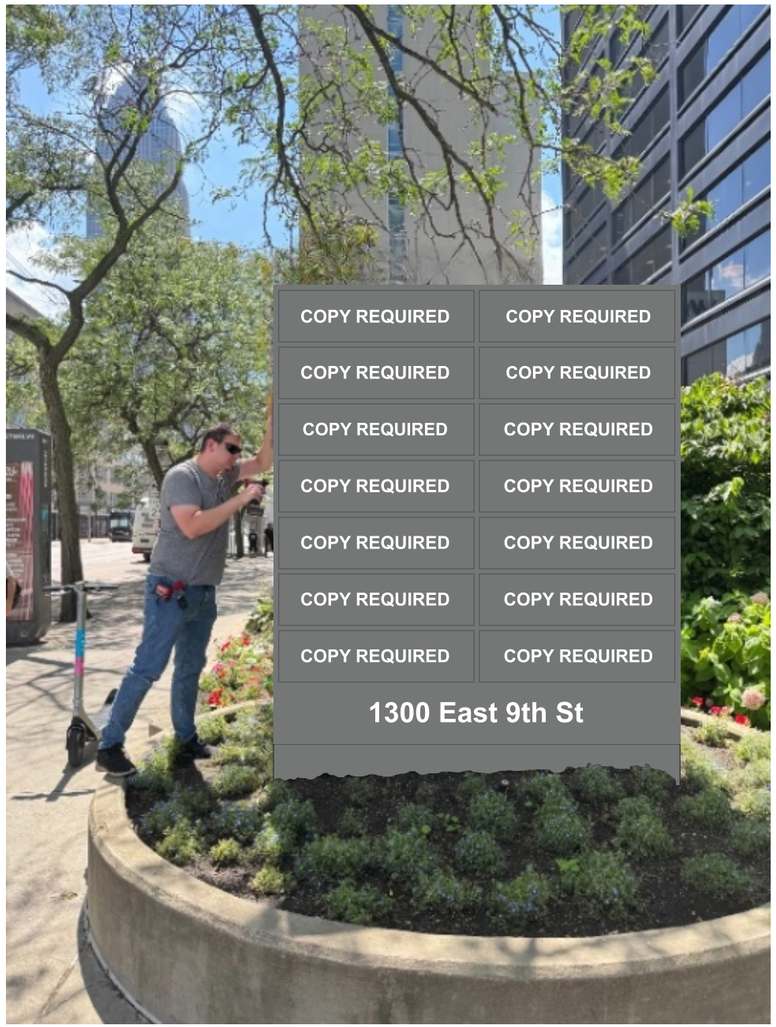
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SHEET TITLE
SIGN 1: D/S ILLUMINATED MONUMENT SIGN

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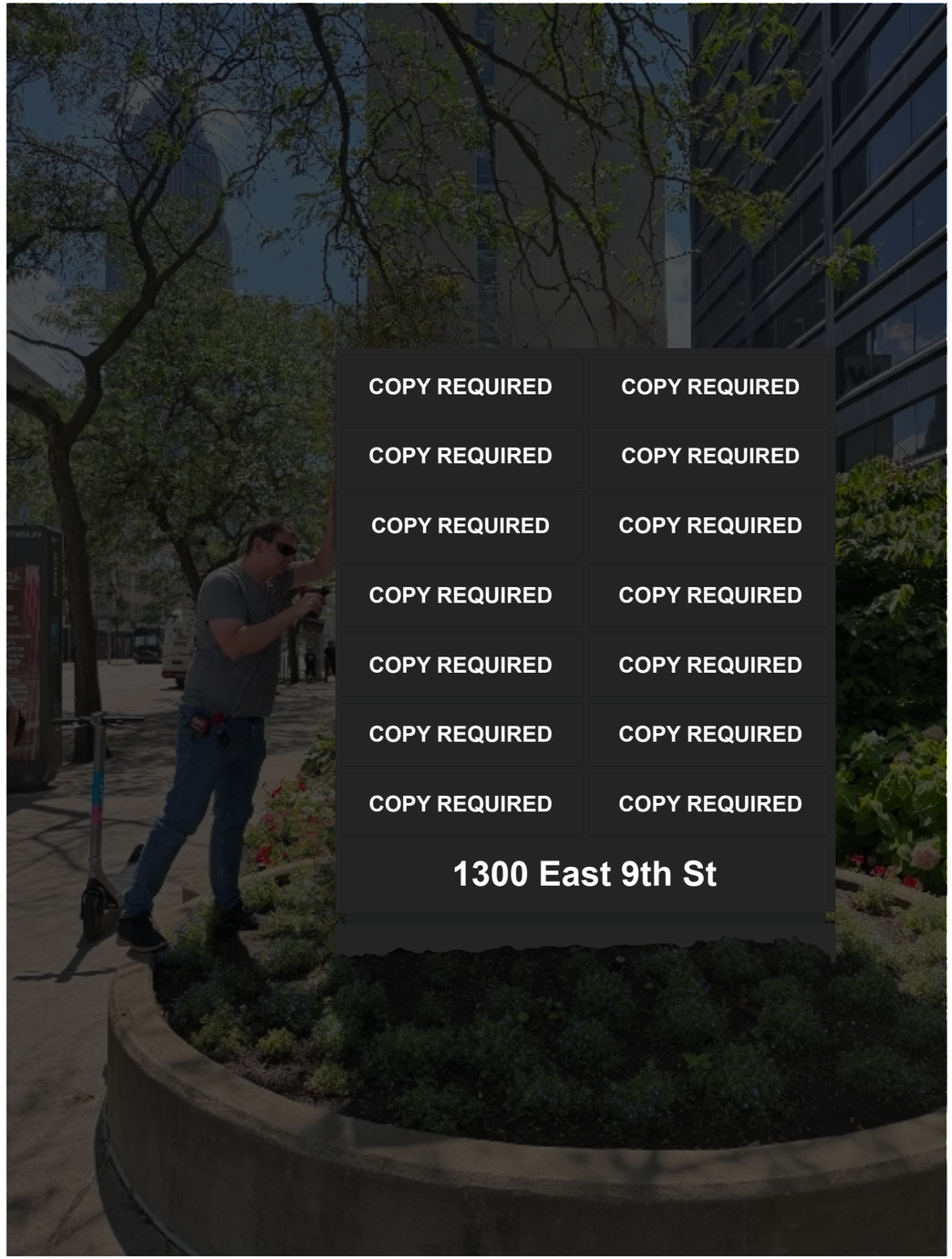
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REVISIONS
DATE:

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DESIGN LOADS				
Wind **V** =	**110**	mph	Exposure	**B**
Snow **Pg** =	**20**	psf	Risk Cat.	**II**

GENERAL NOTES:

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2.) Murdoch Engineering confirms the existing Support is sufficient to resist applicable loading requirements as a result of the proposed modification. The proposed sign square foot load area is equal or less than existing sign square foot wind load area. Loading will be similar or less than existing load on the structure in the proposed condition. Wind Load is acceptable. It is the responsibility of the contractor/installer to verify and document.
3.) Use of the existing footing/structure is at the contractors sole responsibility and twp. code enforcement official's discretion.
4.) Galvanic protection is required where dissimilar metals contact.

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E-76569
REGISTERED
PROFESSIONAL ENGINEER

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(973) 570-8215 x0

MURDOCH ENGINEERING

4/24/2026

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

SHEET TITLE
SIGN 1: D/S ILLUMINATED MONUMENT SIGN - NIGHT VIEW

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PROJECT MANAGER
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SALES REP
Naz Abbas

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Cleveland, OH 44114

DATE CREATED
08.02.2025

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4

REVISIONS
DATE:

DATE:

DATE:

SCOPE:

- Removal of Existing aluminum body
- MFG and install (1) D/F illuminated monument cabinet with individual faces
- Existing Support Pole to be Reused
- Engineering Required

Description/Details:

- 12” Deep Fabricated Aluminum Cabinet Painted to match PMS 6213 C
- .090” Thick Aluminum Faces Painted to match PMS 6213 C
- Copy to be routed from aluminum replaceable Face & Backed up with white acrylic with slider or extrusions
- 2” Retainers, Painted to match PMS 6213 C
- 1 1/2” Divider Bars, Painted to match PMS 6213 C
- 15mm protrusion for each nameplate
- Internal Led illumination
- UL Listed with Disconnect Switch
- Photocell or Timer Included
- Base To Be Constructed With Angle Iron Frame Covered With Aluminum Skin Painted Painted to match PMS 6213 C

- New cabinet setup to be saddle mount using exiting poles

Color Specs:

- PANTONE 6213 C (FLAT GREY)
- White

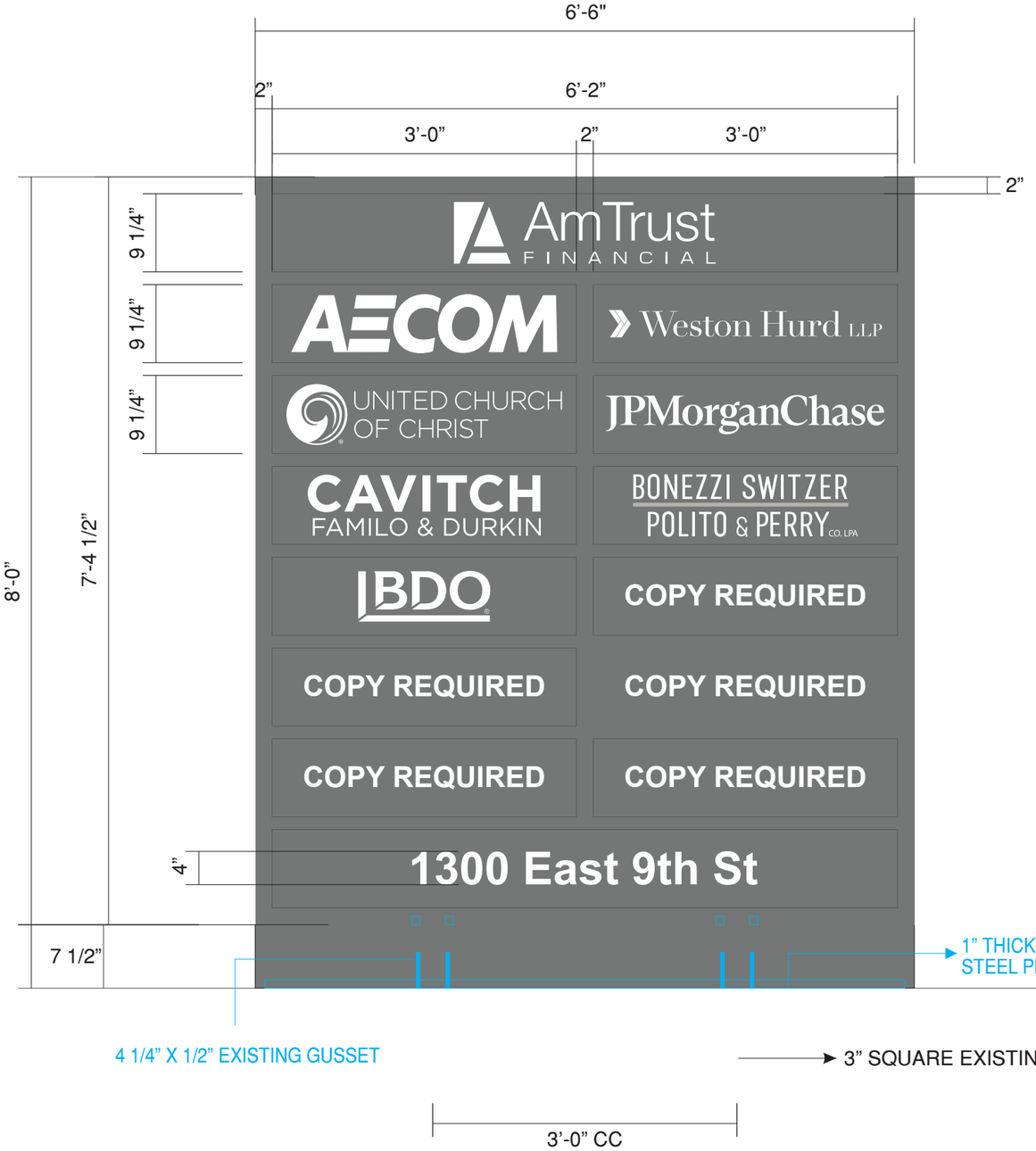
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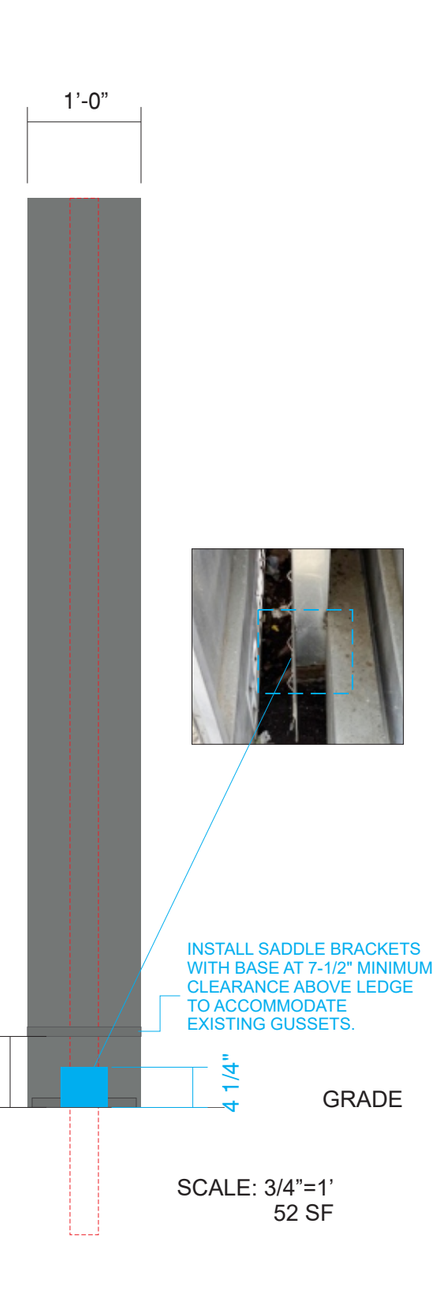
Based on formula:
(W×1.5)+25(W×1.5)+25 sq. ft., where
WW = building/unit frontage width.
Page 13 / 20

Formula: (W × 1.5) + 25
Frontage (W): 170 ft
Calculation:
170 × 1.5 = 255255 + 25 = 280 sq. ft.
Final Allowed Sign Area: 280 sq. ft.

Add’l Notes:

ATTEMPTING TO REMOVE THE OLD RUSTED NUTS FROM THE EXISTING PLATE IS NOT RECOMMENDED.





SCALE: 3/4”=1’
52 SF



TOP VIEW

SHEET TITLE	QTY
SIGN 1: D/S ILLUMINATED MONUMENT SIGN	1

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PROJECT	Exterior Signage
PROJECT MANAGER	Reeta Motwani
SALES REP	Naz Abbas
PROJECT LOCATION	1300 E 9th St, Cleveland, OH 44114
DATE CREATED	08.02.2025
PAGE	5

REVISIONS

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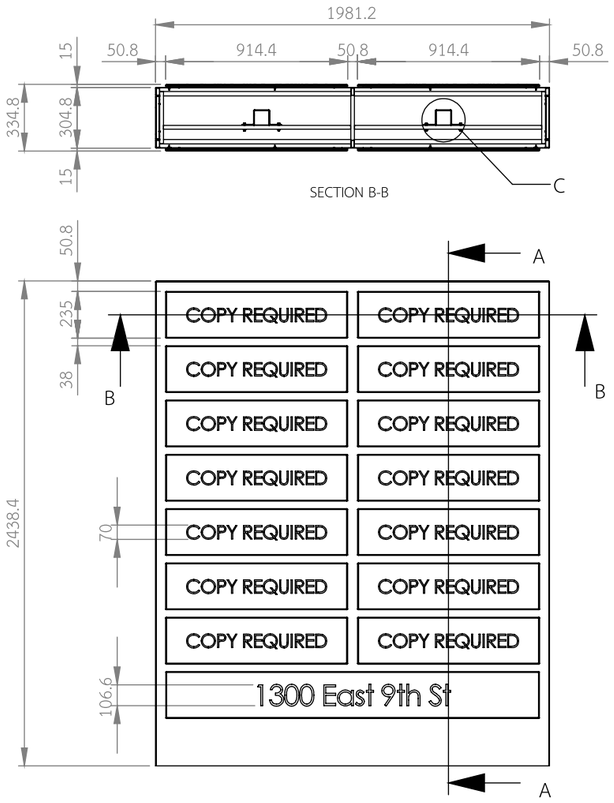
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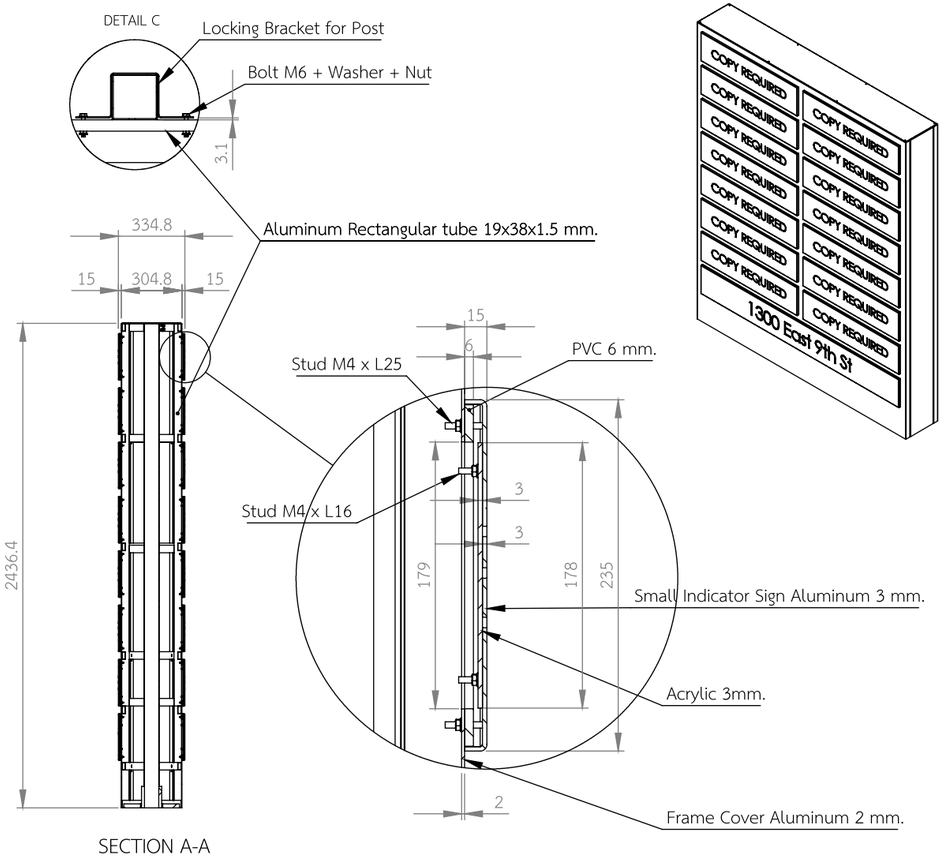
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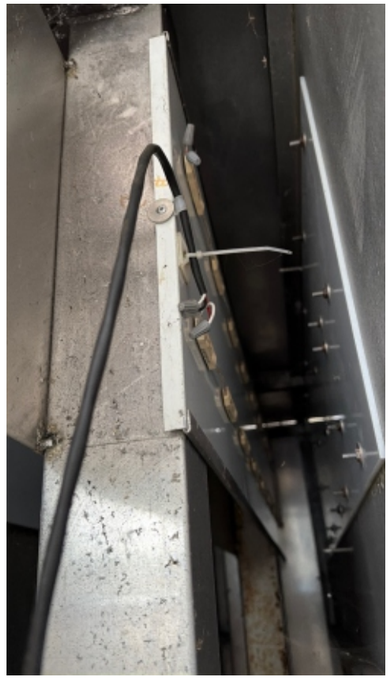
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SHEET TITLE
EXITING SIGN PHOTOS

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JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

2399 NJ-34, A
MANASQUAN, NJ
(973) 570-8215 x0

4/24/2026

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

MURDOCH ENGINEERING

DESIGN SPECIFICATIONS					
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SHEET TITLE
SIGN 1: D/S ILLUMINATED MONUMENT SIGN

SHEET TITLE
ENGINEERING DRAWING

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DESIGNER
Muhammad Bilal

PROSPECT/CLIENT
Rugby Realty Co. Inc

PROJECT NUMBER
P73970

PROJECT
Exterior Signage

PROJECT MANAGER
Reeta Motwani

SALES REP
Naz Abbas

PROJECT LOCATION
1300 E 9th St,
Cleveland, OH 44114

DATE CREATED
08.02.2025

PAGE
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REVISIONS
DATE:
DATE:
DATE:

SCOPE:

- Removal of Existing aluminum body
- MFG and install (1) D/F illuminated monument cabinet with individual faces
- Existing Support Pole to be Reused
- Engineering Required

Description/Details:

- 12" Deep Fabricated Aluminum Cabinet Painted to match PMS 6213 C
- .090" Thick Aluminum Faces Painted to match PMS 6213 C
- Copy to be routed from aluminum replaceable Face & Backed up with white acrylic with slider or extrusions
- 2" Retainers, Painted to match PMS 6213 C
- 1 1/2" Divider Bars, Painted to match PMS 6213 C
- Internal Led illumination
- UL Listed with Disconnect Switch
- Photocell or Timer Included
- Base To Be Constructed With Angle Iron Frame Covered With Aluminum Skin Painted Painted to match PMS 6213 C

- New cabinet setup to be saddle mount using exiting poles

Color Specs:

PANTONE 6213 C (FLAT GREY)

White

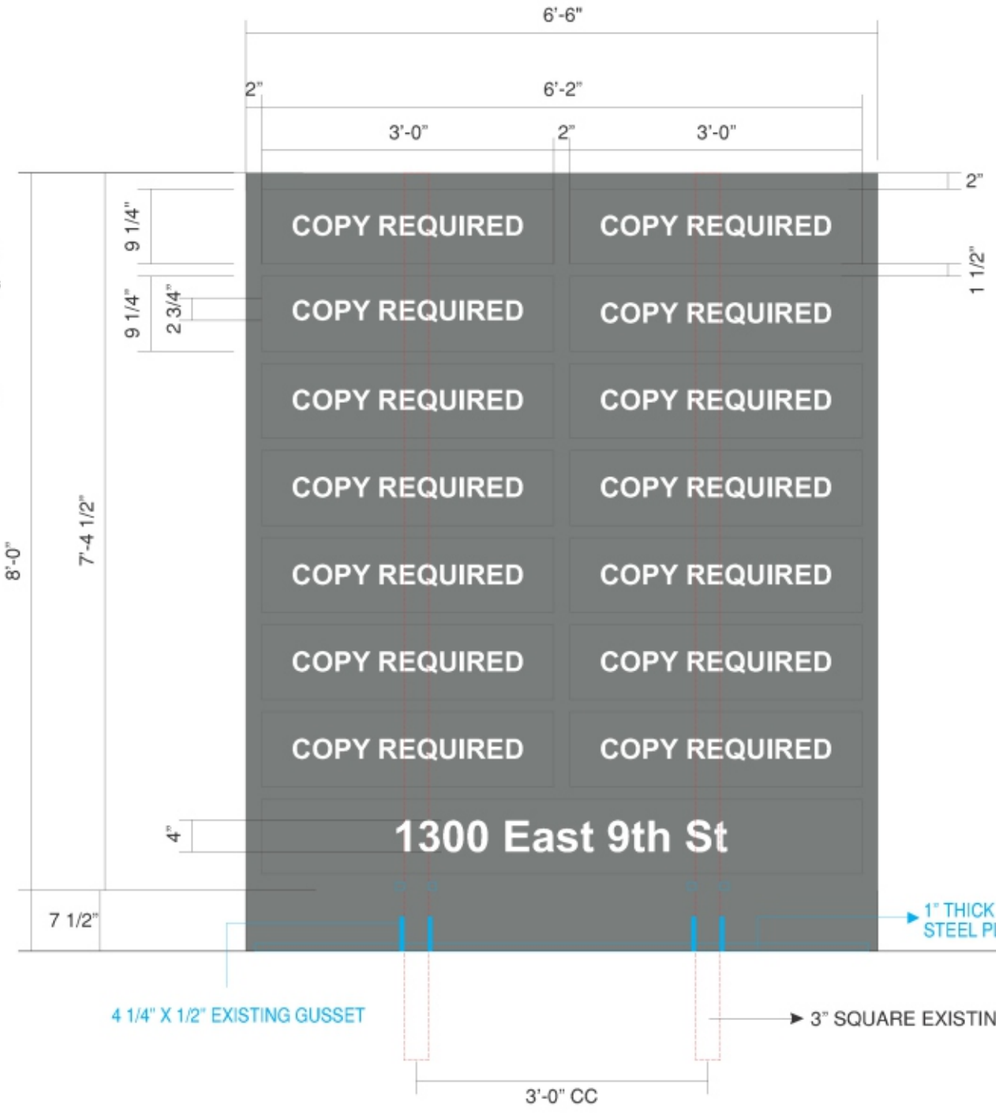
City Code:

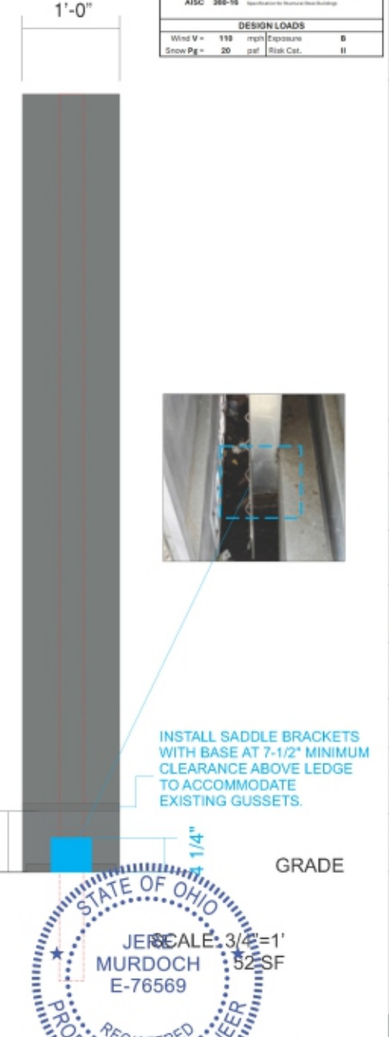
Based on formula:
(W×1.5)+25(W×1.5)+25 sq. ft., where
WW = building/unit frontage width.
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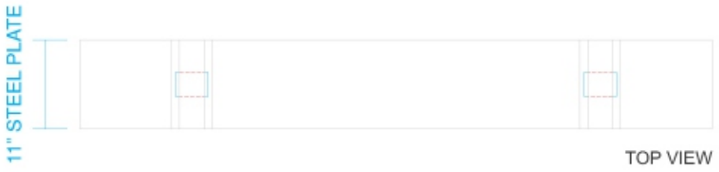
Formula: (W × 1.5) + 25
Frontage (W): 170 ft
Calculation:
170 × 1.5 = 255255 + 25 = 280 sq. ft.
Final Allowed Sign Area: 280 sq. ft.

Add'l Notes:

ATTEMPTING TO REMOVE THE OLD RUSTED NUTS FROM THE EXISTING PLATE IS NOT RECOMMENDED.







DESIGN SPECIFICATIONS					
IBC	2021	with	OH	amendments	
2024 Ohio Building Code					
ASCE	7-16	Minimum design loads for Buildings & Other Structures			
ACI	318-19	Building Code Requirements for Structural Concrete			
AISC	360-16	Specification for Structural Steel Buildings			
DESIGN LOADS					
Wind V =	115	mph	Exposure	B	
Snow Pg =	20	psf	Risk Cat.	II	



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MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

4/24/2026

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

SHEET TITLE	QTY
SIGN 1: D/S ILLUMINATED MONUMENT SIGN	1

SHEET TITLE
ENGINEERING DRAWING

BLINKSIGNS
1925 St. Clair Ave NE
Cleveland, OH 44114
(877) 433-4466
(216) 503-2568
www.blinksigns.com

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SHEET TITLE
EXITING SIGN PHOTOS

STATE OF OHIO
JERE MURDOCH
PE 76569
REGISTERED PROFESSIONAL ENGINEER
MURDOCH ENGINEERING
4/24/2026

2399 [illegible]
MANASQUAN, NJ 08736
(973) 570-8315

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

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ENGINEERING DRAWING

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DATE:

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GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

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Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $\frac{1}{4}$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.
10. PORTION OF STEEL SUPPORT EMBEDDED INTO CONCRETE SHALL NOT BE PAINTED. IT SHALL BE CLEAN BARE METAL FOR PROPER ADHESION TO CONCRETE

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

DESIGN SPECIFICATIONS

IBC	2021	with	OH	amendments	
2024 Ohio Building Code					
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures			
ACI	318-19	Building Code Requirements for Structural Concrete			
AISC	360-16	Specification for Structural Steel Buildings			

DESIGN LOADS

Wind V =	110	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

MURDOCH ENGINEERING
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(973) 570-8215
2399 NJ-34 A-2
Manasquan, NJ 08736

PREPARED FOR:

Blink Signs

PROJECT TITLE: **Rugby Realty Co. Inc**

PROJECT ADDRESS: Penton Media Building, East 9th Street, Cleveland, OH, USA

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

2399 NJ-34 A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0

4/24/2026

Jere Murdoch, PE
Professional Engineer
OHPE Lic. # PE.76569

DWG TITLE: **GENERAL NOTES**

SHEET: **S.7** | SIZE: **B**

SHEET TITLE
ENGINEERING DRAWING

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City of Cleveland
Justin Bibb, Mayor
City Planning Commission

Joyce Pan Huang, Director
Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: (216) 664-2210 F: (216) 664-3281 | www.planning.city.cleveland.oh.us

Motion Form

Date: 3/3/2023
Design Review District: Downtown | Flats
Project: East 9th Street Comprehensive Signage Plan: Seeking Final Approval
Project Location: 1300 East 9th Street

Design Review Advisory Committee's comments: Any proposed signage requiring a variance cannot be approved administratively and will need to return for approval at future Design Review and Planning Commission meetings. Staff is not required to administratively approve individual tenant signage; individual tenant signs may be subject to Design Review and Planning Commission approvals. The freestanding monument signs are not approved as part of the comp sign plan and will need to return for design approval and variances at future Design Review and Planning Commission meetings.

Action:
Motion to Approve with Conditions: Incorporating the DRAC's comments.

ANTHONY *Y* **DOWNING:** *NP* **FLUKER:** *NP* **KURI:** *Y*

MCCRAY-SCOTT *Y* **SHIOIRI-CLARK:** *2* **SLIFE:** *1*

"1" indicates that the member made the motion and voted to approve; "2" indicates that the member seconded the motion and voted to approve; "Y" indicates a yes vote;
"N" indicates a no vote; "A" indicates abstention; "NP" indicates that member was not present; "R" indicates that member recused themselves

Motion APPROVED:
APPROVED SUBJECT TO STATED AMENDMENT: **X**
DISAPPROVED UNLESS AMENDED:
FAILED TO PASS:

1300 E. 9th – Base Sign Plan and Guidelines for Signage at the Property **February 2023**

OVERVIEW

This document is a Base Sign Plan and Guidelines for Signage (the "Base Plan") at 1300 East Ninth Street, Cleveland, OH (the "Property") depicting basic default guidelines and locations for exterior signage. This Basic Plan is being submitted at the request of the City Planning Commission (via City staff and DRAC).

The purpose of the Base Plan is to, (a) provide basic parameters for all exterior signage at the Property; (b) identify potential planned locations for signage; (c) to provide basic default guidelines for reasonable and appropriate identification of the building, ground floor retail tenants, skyline signage and, in certain specific instances, street level building signs for office tenants and/or retail tenants that do not have direct exterior entrance; and (d) manufacturing and installation guidelines for all above signage.
Upon acceptance of the Base Plan by the City Planning Commission, applications by third parties which adhere to the Base Plan will be deemed approvable by City Planning Commission administratively for signage at the Building, including special approvals ("variances") for Type "O" signs for office tenant or other similar entities without direct exterior access as it relates to the quantity and size of these signs. Notwithstanding the foregoing, this Base Plan is not a proposal, application for, or approval of, any specific sign for any entity.
Furthermore, all applications for signage will require written approval from the Property owner prior to application to the City Planning Commission Administration and/or if applicable, City Design Board/City Planning Commission (the "Governing Parties") review and approval, after submission.

In following with the Cleveland sign ordinance, it is the intention of the Base Plan to be flexible to accommodate unique situations. Therefore, signage applications may vary from the Base Plan and/or the City Ordinance but only at the discretion of, and with approval by, the Governing Parties.

The following are the types of signage proposed for the Property.

Street Level Tenant Signs – R/O, RS, W, and S Type Signs

- R Type, RS type, W type and S type signs will be governed by the allowances of the City of Cleveland Ordinances Chapter 350 and will be located within the areas outlined in Example Photo 1 unless otherwise approved by the Governing Parties and Chapter 350.16 of the City ordinances.

- O type signs will follow the Base Plan and be governed based on a frontage of 29'-6"(minimum frontage dimension of one bay). These signs are specifically permitted as additional signs, sign areas and locations per the Base Plan.

The following are excerpts of the most applicable code sections governing these types of signs. These sign types will be deemed "administratively approvable signs" when conforming**.**

For Governing Parties administrative approval, the cumulative total of signs outlined in this section will not exceed the total area indicated below (based on the indicated measurement standards).

A). The maximum sign face area of all permanent building- mounted signs (including window signs and graphics) for each building or unit thereof shall be related to the width of the building or unit. Maximum sign face area, excluding the area of free-standing signs, shall be determined according to the measurement standards of Section 350.05 and the following formula where "W" is the width of frontage (in feet) of the building or unit thereof: (W × 1.5) + 25 = Square Feet of Signage.

B) Secondary Frontages and Entrances.

(1) Secondary Frontages. A building or building unit with frontage on a second street or with a customer building entrance from a rear or side parking lot shall be permitted total additional wall, window, projecting and canopy sign area not to exceed fifty percent (50%) of the sign area otherwise permitted. Such signs shall be displayed so that the total sign area placed on any facade does not exceed the maximum sign area permitted for the building's primary frontage. This provision shall also apply to buildings or building units with secondary frontage along the Cuyahoga River or Lake Erie and to buildings adjoining a freeway right-of-way.
Sign face area, sign height and sign location, as regulated in this chapter, shall be measured according to the following standards:

(a) Sign Face Area. Standards to compute the amount of sign face area permitted by these regulations are established as follows:

(1) Measurement of Sign Face Area.

A. Panel Signs. Sign face area shall be measured to include the entire surface of the smallest single rectangle enclosing the sign panel. For double- sided projecting or free-standing signs, only one (1) side of the panel shall be included in the measurement if the two (2) sign faces are in parallel arrangement and are separated by no more than three (3) feet. Measurement of a "V-shaped" temporary sign shall also include only one (1) of the two (2) sign faces.

B. Non-Panel Signs. Sign face area shall be measured to include the entire area within a single, continuous perimeter composed of not more than three (3) rectangles which enclose the letters or characters of a sign.

(2) Measurement of Building and Lot Frontage. The frontage of a building shall be the width of the facade(s) of the building (excluding any roof overhang or non-bearing decorative walls) which faces the principal street or contains the main entrance. If a building is divided into units, the building unit frontage shall be the width of that unit, as measured from the party wall center-lines, on the frontage of the building. The frontage of a lot shall be the width of the lot along the principal street serving a use located on the lot.

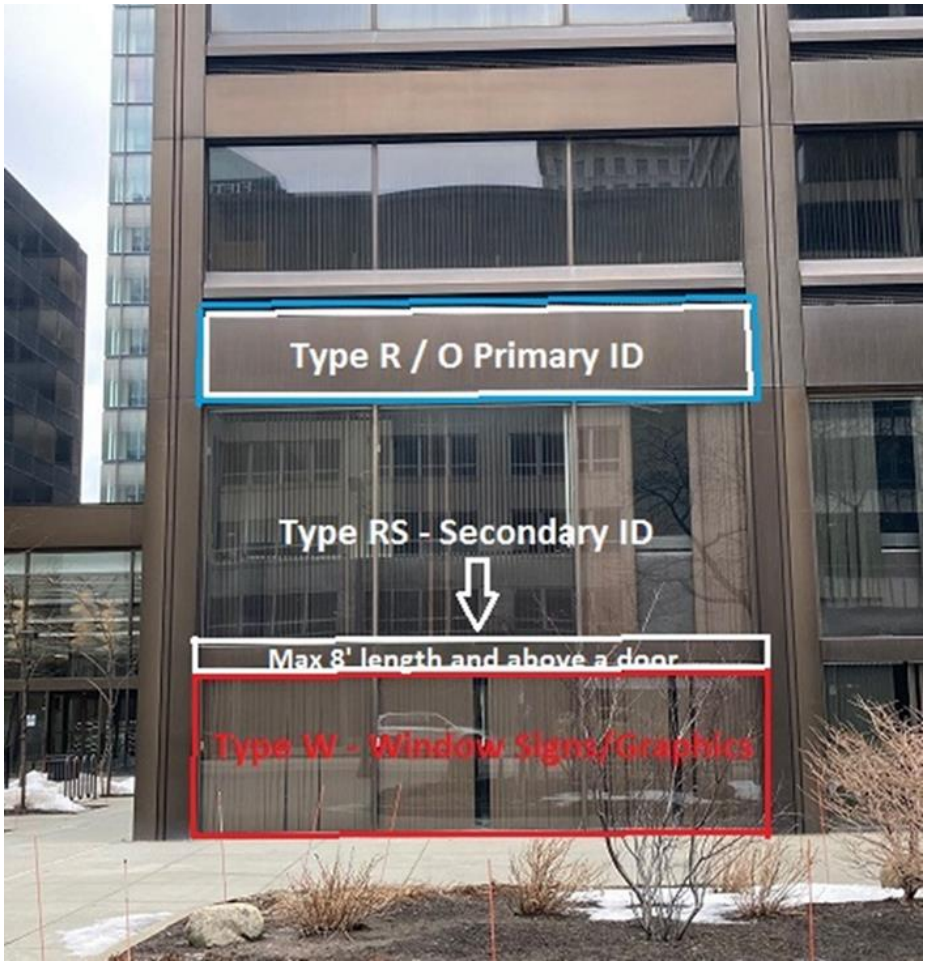
NOTE – Per our December 2022 meeting with Planning Director and staff, for the purpose of sign measurement as it relates to the Base Plan - the Governing Parties will consider the Type R, Type O, and Type RS signs to be "non panel" signs and only the letters, icons and/or logos perimeter will be measured to determine sign size. This measurement standard presumes that the proposed signs meet the guidelines Base Plan, including design, construction and installation methods outlined herein, with background panels that are finished to match the building.
Note - Certain applicable sections that apply to sign size and measurement standard are included. However, multiple sections of Chapter 350 apply and tenants and/or their respective sign design professionals and

contractors are directed to review all applicable sections of the city ordinances as well as this plan in preparation of a new sign and/or tenant sign plan at this property.

It is the intention and expectation of this plan that any signs/sign plans are professionally designed and executed.
Street Level Tenant Signs - Type R, Type O, Type RS, Type W and Type S

The following are basic sign types that are allowable for various types of tenants per the parameters of the Base Plan as well as generally allowable per the applicable code sections:

Example Photo 1 – Shows general locations of Type R, Type O, Type RS, Type W and Type S signs.



R – Type Signs / O – Type Signs
These signs are the primary street level identification of a ground level retail tenant (R), or, in specific instances, an identification sign for an office tenant (O) or retail tenant without direct exterior entrance.

Location -

- The R Type and O Type signs will be placed on the banding surrounding the building and the sign(s) will be located between the vertical columns with panels having a 25'-6" length and will occupy only one bay (25'-6" area between columns)
- In all instances these signs will be located between the first and second level with the exception of the Type O type sign on the E 9th elevation, which will be located between the second and third levels at the NE corner of the building facing E9 St.
- There are nine (9) potential "R" type sign locations and three (3) potential "O" type sign locations per this plan.

Construction –

- The signs will be constructed and appear according to the accompanying plans and example photo(s) and will be consistent with details depicted on page 13.
- All elements of the sign will be individual letters, icons or logos with a maximum height of 36" and maximum length of 23'-6", centered on a 2" depth background panel/raceway, unless otherwise approved by the Governing Parties.
- The sign background panels will match the size and color of the building panel.
- The accompanying plans depict a standard R/O type sign with general construction and specification details (see page 16). All sizes will need to be field verified by the respective occupant.

See example photo 1 for detail of general sign locations as it relates to this section of the Base Plan.
See example photo 2 for typical R/O Type sign that is acceptable as it relates to this section of the Base Plan.

Example Photo 2 - Typical Type R and Type O Sign (between 1st and 2nd level)



Secondary Signs (RS – Type Signs / W – Type Signs / S Type Signs)

The basic guideline for Type R/O, Type RS, Type W and Type S signs will be governed by the City of Cleveland Ordinances Chapter 350.

See example photo 1 for detail of general sign locations as it relates to this section of the Base Plan.
See example photo 3 for typical signs that are acceptable as it relates to this section of the Base Plan.
See example photo(s) 4, 5, 6, 7 and 8 for examples of other Type W signs that are acceptable as it relates to this section of the Base Plan.

Example Photo 3 – Acceptable types, size and locations of Type RS, Type W and Type S signs.



RS - Type Signs

- These signs are generally the secondary identification of a ground level retail tenant with an exterior door directly into their space.
- These entries occur only at space 1 (space at SW corner of building facing St Clair – 2 bay width), space 2 (space at SE corner of building facing St Clair – 2 bay width) and space 3 (space at NE corner of building facing E9 St – 2 bay width).
- These signs will be limited to being located within the 12" band directly above an entry door and centered above same.
- The general size parameters will be 10" maximum height x 8' maximum length.
- The signs must be, or appear to be, individual letters, icons or logos mounted directly to the fascia panel that matches the building panels in color size and type. These signs can be illuminated or non-illuminated.

See Example photo 3 for example and depiction of acceptable sign.

W - Type Signs

- These signs are generally the secondary identification of a ground level retail tenant with exterior glass

areas directly into their space. However, in certain instances, these may be the primary identification of a ground level retail tenant.

- It is the expectation that these signs and graphics will be professionally designed and properly organized within the allotted areas available. It is also the expectation that full window pane opaque signage graphics are not allowed as part of this plan.
- These glass areas currently occur only at space 1 (space at SW corner of building facing St Clair – 2 bay width), space 2 (space at SE corner of building facing St Clair – 2 bay width and facing E9 St. - 2 bay width) and space 3 (space at NE corner of building facing E9 St – 2 bay width and 1 bay width at NE corner of building facing North).
- These signs will be limited to being located within the 90” x 25’-6” glass areas noted and depicted on the plans.
- The general parameters will be per city ordinance unless otherwise approved by the Governing Parties.
- These signs may be constructed signs, either illuminated or non-illuminated, surface applied graphics or a combination of those styles.

See Example photo 3 for example and depiction of acceptable Type W signs.
See example photo(s) 4, 5, 6, 7 and 8 for examples of other Type W signs that are generally acceptable as it relates to this section of the Base Plan.

Example Photo 4 – Depicts acceptable types of window graphics.



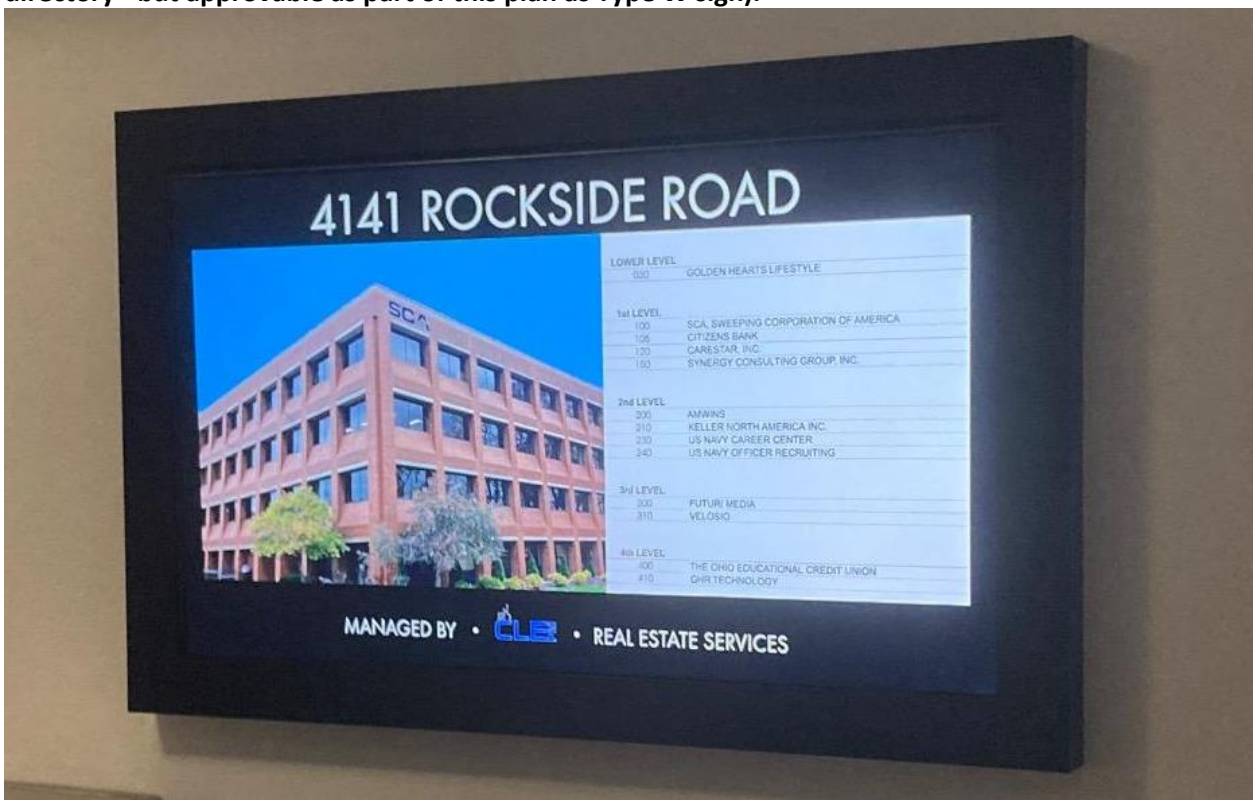
Example Photo 5 – Depicts an acceptable type of fabricated LED illuminated window sign.



Example Photo 6 – Depicts an acceptable type of fabricated Neon illuminated window sign



Example Photo 7 – Depicts an acceptable type of Illuminated Electronic Display window sign (shown as building directory - but approvable as part of this plan as Type W sign).



Example Photo 8 – Depicts a combination of acceptable types of Window Graphics and illuminated LED and Neon window signs.



S - Type Signs

In certain instances, additional signage may be requested by a retail tenant for a specialized self-service provided at the building.
These will be reviewed on an individual basis by the Governing Parties.

See Example photo 3 for example and depiction of acceptable sign and requisite special service initiating the need for this type of sign (example is ATM).

Other Building Signs – Type H / Type P / Address

- There are other planned signs at the property including Skyline signs (Type H), Parking Garage sign (Type P), existing address signs and Building ID freestanding signs (Type F) planned for the Property.
- These signs and types are outlined generally herein and with locations depicted on the site map.
- These will be reviewed and approved by owner prior to Governing Parties review.
- These signs are depicted in current or recent past iterations in Example photos 9, 10, 11, 12 and 13, s applicable.
- The general descriptions for same are to be considered as part of the Base Plan with future details to be provided at a later date as part of an application for exterior signage.

H - Type Signs

- H Type signs are for identification at the top of the building. The purpose of these signs is to provide larger scale ID from farther distances from the Property.
- These signs will be legible for up to a mile or more from the subject building.
- These signs may be installed on up to two (2) walls of the rooftop screen as a “skyline sign” per city indications with an expectation of size at approximately 800-1200SF total for two (2) signs. (Note – the previous signs were Penton Media – 1000 SF +/- Total and AECOM 800+/- SF Total)
- Previously AECOM utilized such identification signage on the west and north screen wall elevations. The AECOM signage was removed in January 2022.
- These signs rarely meet the specific building ID sign ordinances for the City of Cleveland, but are typically deemed acceptable with approval by the owner and governing parties
- the sign(s) will be approved on an individual basis by the owner prior to application to the Governing Parties.
- See Example Photo 9 depiction of Previous Type H sign (AECOM at 9’-6” x 40’ (+/-) size).

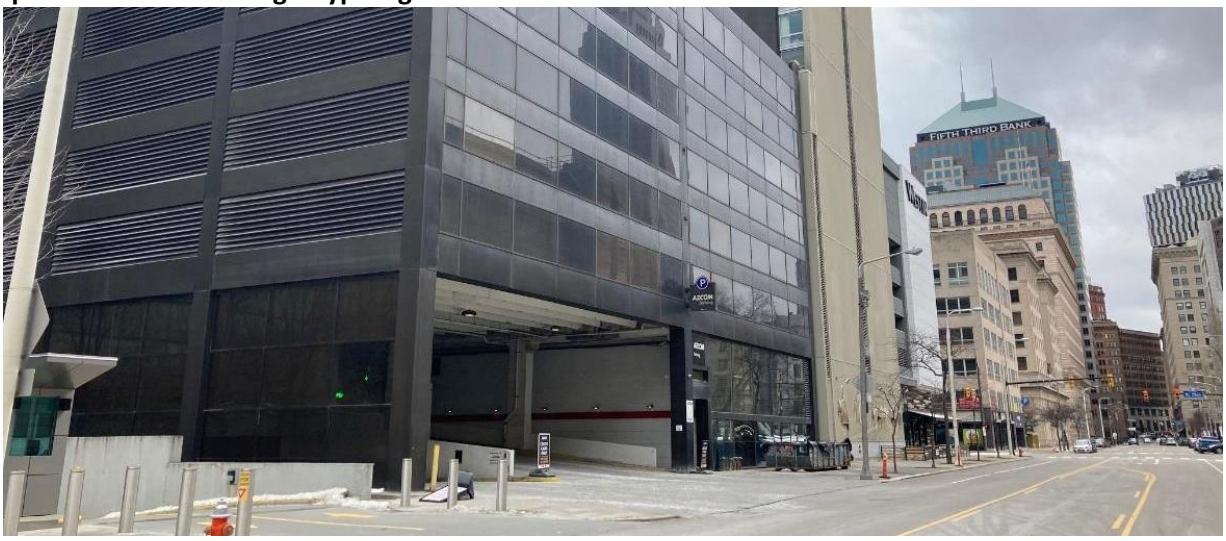
Example Photo 9 – Example of typical Type H Sign



P - Type Sign

- There is a currently a parking garage sign at the entrance. See photo below.
- A new blade sign will be proposed at a later date.
- The sign(s) will be reviewed by the Governing Parties when this part of project is ready to move forward.
- The sign will generally comply with the City of Cleveland Code 350 and will be subject to owner approval prior to application to the Governing Parties.
- See Photo 10 for existing P type sign

Example Photo 10 – Existing P type Sign



Address Signs

- There are currently three (3) address signs on the main building entrance canopy located on the north, east and south canopy fascia.
- These signs are 18" illuminated channel letters on raceways. These signs will remain "as is".
- See Example Photo 11 for existing address signs.

Example Photo 11 – Existing Illuminated Channel Letter Address Signs (QTY -3)



F1 – Type sign / F2 Type sign.

- Type F1 and Type F2 signs are freestanding monuments that would be located at the SE corner of the property and the western end of the frontage along St. Clair.
- The existing F1 Type sign at the SE corner of the Property would be replaced with a primary freestanding monument that identifies the building and several office and retail tenants.
- The existing F2 Type sign (the freestanding gateway at the west end of the property on St Clair) would be replaced with a secondary freestanding monument identifying some of the retail tenants of the building.
- The signs will generally comply with the City of Cleveland Code 350 and will be approved by owner prior to application to the Governing Parties.
- These applications for Type F1 and Type F2 signs will be submitted at a later date however conceptual plans are shown in Photo 14 and 15. The conceptual plans are subject to change, have no definitive timeline and may not be constructed.

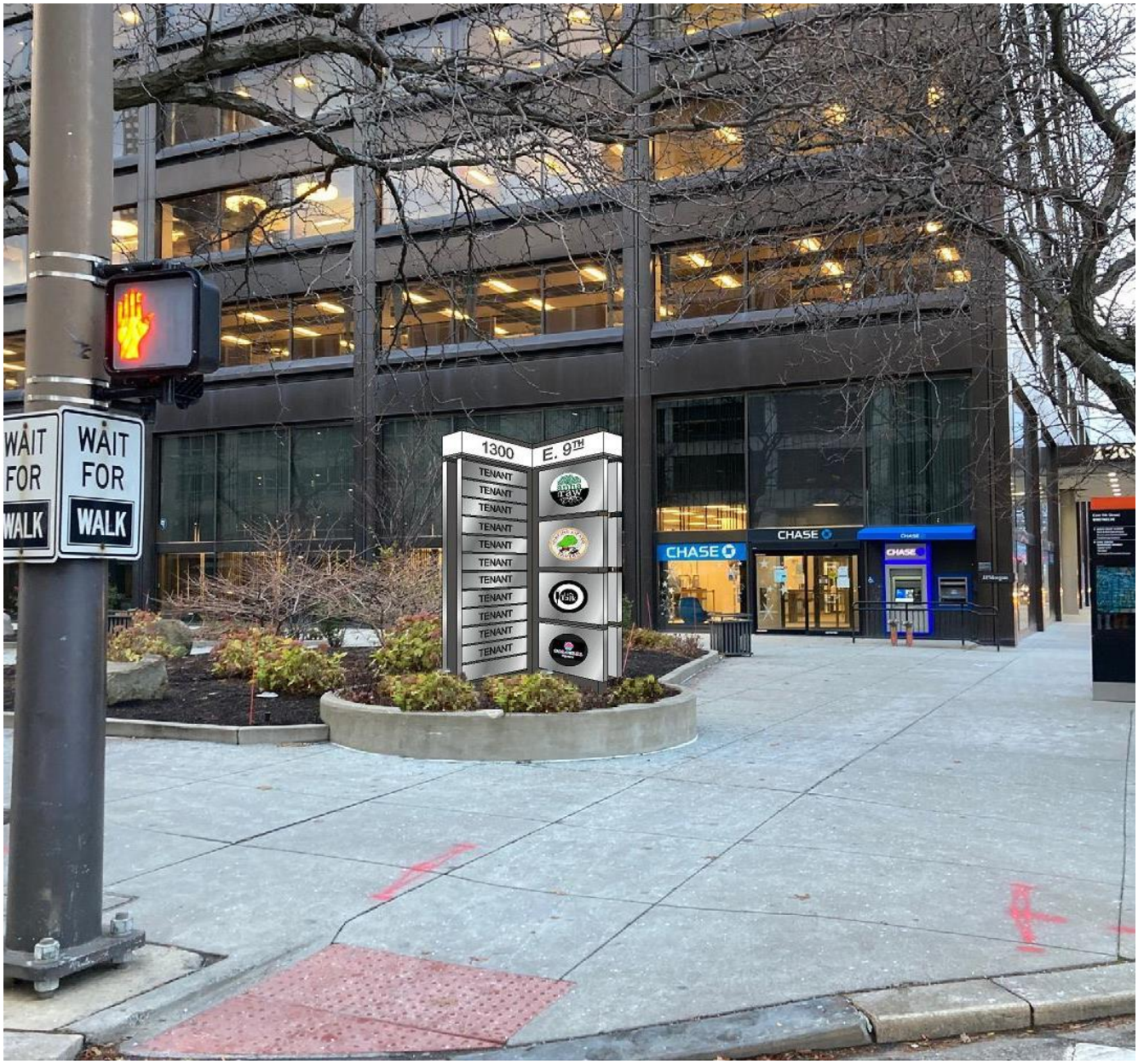
Example Photo 12 – Sign F1 EX Sign



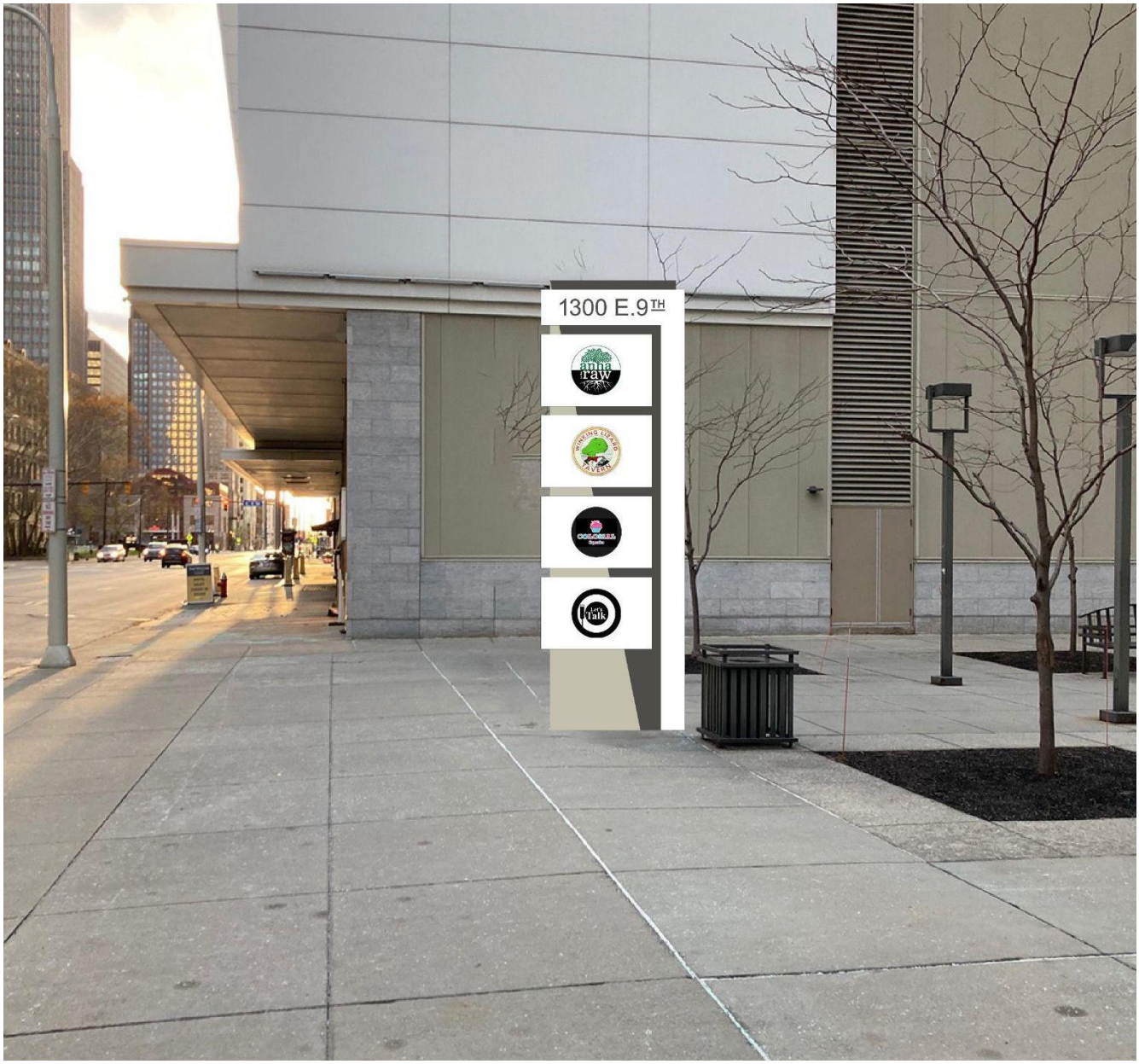
Example Photo 13 - Sign F2 EX Sign



Example Photo 14 F1 Concept Plan – Color Scheme B



Example Photo 15 F2 Concept Plan – Color Scheme A



Unique Situations

- As briefly outlined in the first section, and similar to the city sign ordinance, it is the intention of the Base Plan to be flexible to accommodate unique situations. To this end, signage requests may vary from the Base Plan.
- When these unique situations arise and require solutions that are more conducive to the particular unique situation encountered, special approvals ("variances") from the Base Plan may be, after approval by owner, considered by the Governing Parties.

- The tenant will submit plans to the owner for approval. These plans will provide all pertinent design, construction and attachment detail as necessary for the subject project. The owner will review the plans and if approvable, the owner will provide written documentation of such approval to the Governing Parties.
- See example photo 16 of concept plans generally depicting a "unique" situation that may require a variance from the Base Plan and/or Chapter 350 of the City of Cleveland Ordinances.

Example Photo 16 – Varying Conditions Requiring Special Approval (outside of sign plan).



Approval Process

Any and all signage for the exterior of the Property shall use this Plan as a basis to develop a signage proposal and application. As outlined previously, certain unique situations may arise that require types, sizes, specifications and/or locations that vary from this Base Plan, which may require a special approval ("variance") from the Governing Parties.

Notwithstanding all signage allowances and parameters outlined herein, all exterior facing signage at the building and property is subject to review and with written approval by the building owner. The tenant will submit plans to the owner for approval. These plans will provide all pertinent design, construction, attachment and location detail as necessary for the subject project. Upon review and receipt of written approval by the owner, application will be made to the governing parties.

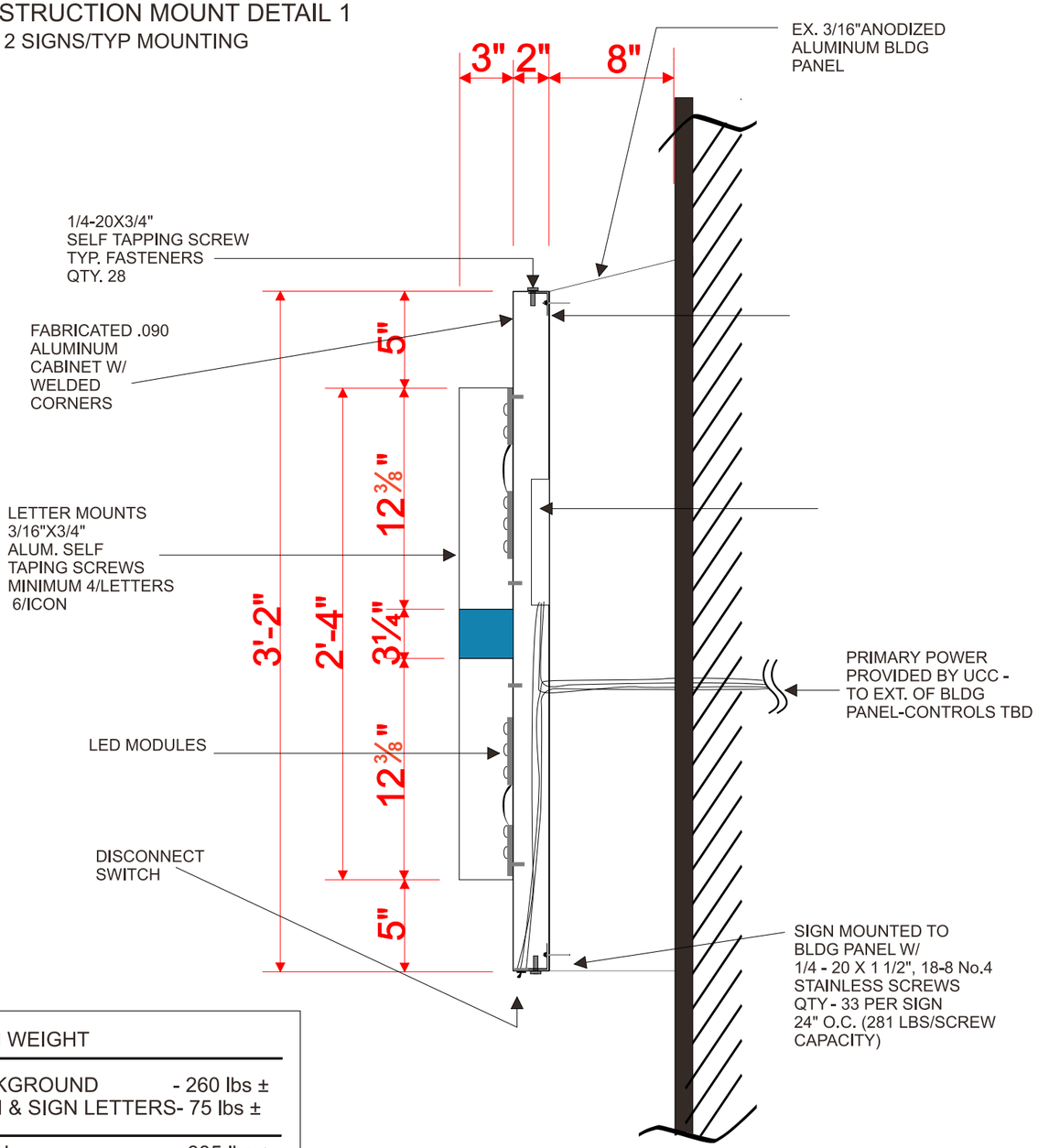
Furthermore - All exterior facing signs will require any/all applicable City of Cleveland permits prior to installation.

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.

1300 E9 / UCC - SIGN PLAN

CONSTRUCTION MOUNT DETAIL 1

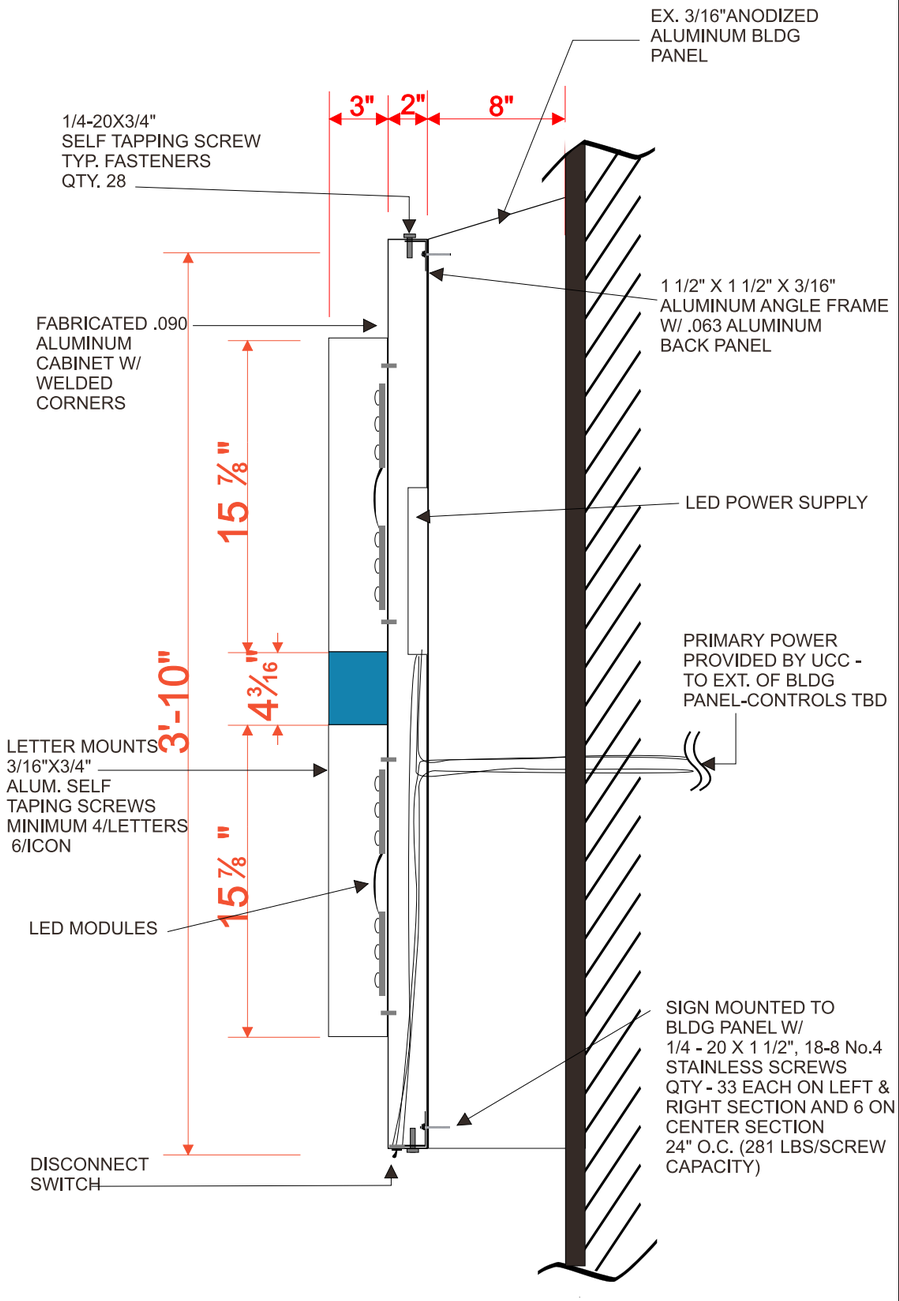
QTY - 2 SIGNS/TYP MOUNTING



SIGN WEIGHT	
BACKGROUND	- 260 lbs ±
ICON & SIGN LETTERS	- 75 lbs ±
TOTAL	- 335 lbs ±

NOTE - SIZES ESTIMATED AND BASED ON FINAL AGREED LOCATIONS. EXACT PANELS SIZE WILL BE VERIFIED

SIDE VIEW
E. 9



SIGN WEIGHT	
BACKGROUND	- 280 lbs ±
LETTERS & ICON	- 80 lbs ±
TOTAL	- 360 lbs ±

SIDE VIEW
ST.CLAIR

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ETL Intertek 117760 ELECTRIC SIGNS CONFORMS TO ANSI/UL STD 48

PROJECT: UNITED CHURCH OF CHRIST

LOCATION: CLEVELAND

TYPE OF SIGN:

DETAIL 1
CONSTRUCTION
MOUNT

SCALE: N.T.S.

SALESMAN: MIKE BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 10/13/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0

FONT(S): UNITED CHURCH OF CHRIST

PRINT # 1300 E9- UCC- 2204A REV.3

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1300 E9 - BASE SIGN PLAN

EAST ELEVATION - E9

SIGN TYPES LOCATION

R	WHITE DOTTED LINE	O	BLUE DOTTED LINE
RS	WHITE DOTTED LINE	W	RED DOTTED LINE



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ELECTRIC SIGNS
Intertek 117760
CONFORMS TO ANSI/UL STD 48

PROJECT: 1300 E9 - SIGN PLAN

LOCATION: CLEVELAND

TYPE OF SIGN:

SCALE: N.T.S.

SALESMAN: MIKE BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 11/02/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0

FONT(S):

PRINT #

1300 E9- 2201 SIGN PLAN

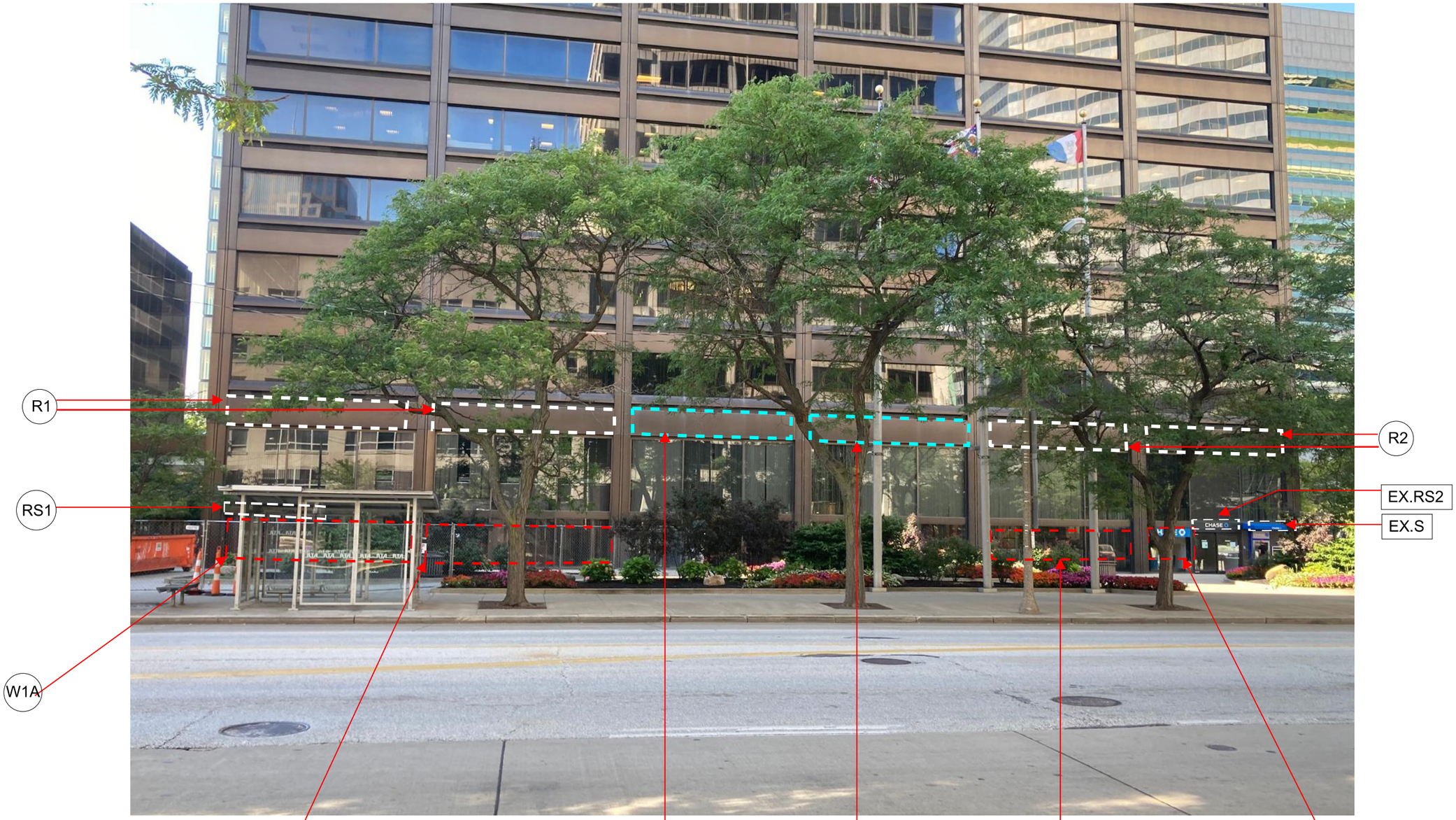
NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.

1300 E9 - BASE SIGN PLAN

SOUTH ELEVATION - ST.CLAIR

SIGN TYPES LOCATION

R	WHITE DOTTED LINE	O	BLUE DOTTED LINE
RS	WHITE DOTTED LINE	W	RED DOTTED LINE



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ELECTRIC SIGNS
Intertek 117760
CONFORMS TO ANSI/UL STD 48

PROJECT: 1300 E9-SIGN PLAN

LOCATION: CLEVELAND

TYPE OF SIGN:

SCALE: N.T.S.

SALESMAN: M.BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 11/2/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0

FONT(S):

PRINT # 1300 E9 - 2100 SIGN PLAN

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1300 E9 - BASE SIGN PLAN

NORTH ELEVATION LOCATION DETAILS - STREET LEVEL SIGNS

SIGN TYPES LOCATION

R WHITE DOTTED LINE

W RED DOTTED LINE



NOTE: THESE SIGNS AREAS ARE BASED ON SUBJECT TENANTS PRIMARY "EAST" FRONTAGE. THIS IS NOT A SECONDARY FRONTAGE W/ ADDITIONAL AREA ALLOWANCES

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PROJECT: 1300 E9-SIGN PLAN

LOCATION: CLEVELAND

TYPE OF SIGN:

SCALE: N.T.S.

SALESMAN: M.BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 02/22/23

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0

FONT(S):

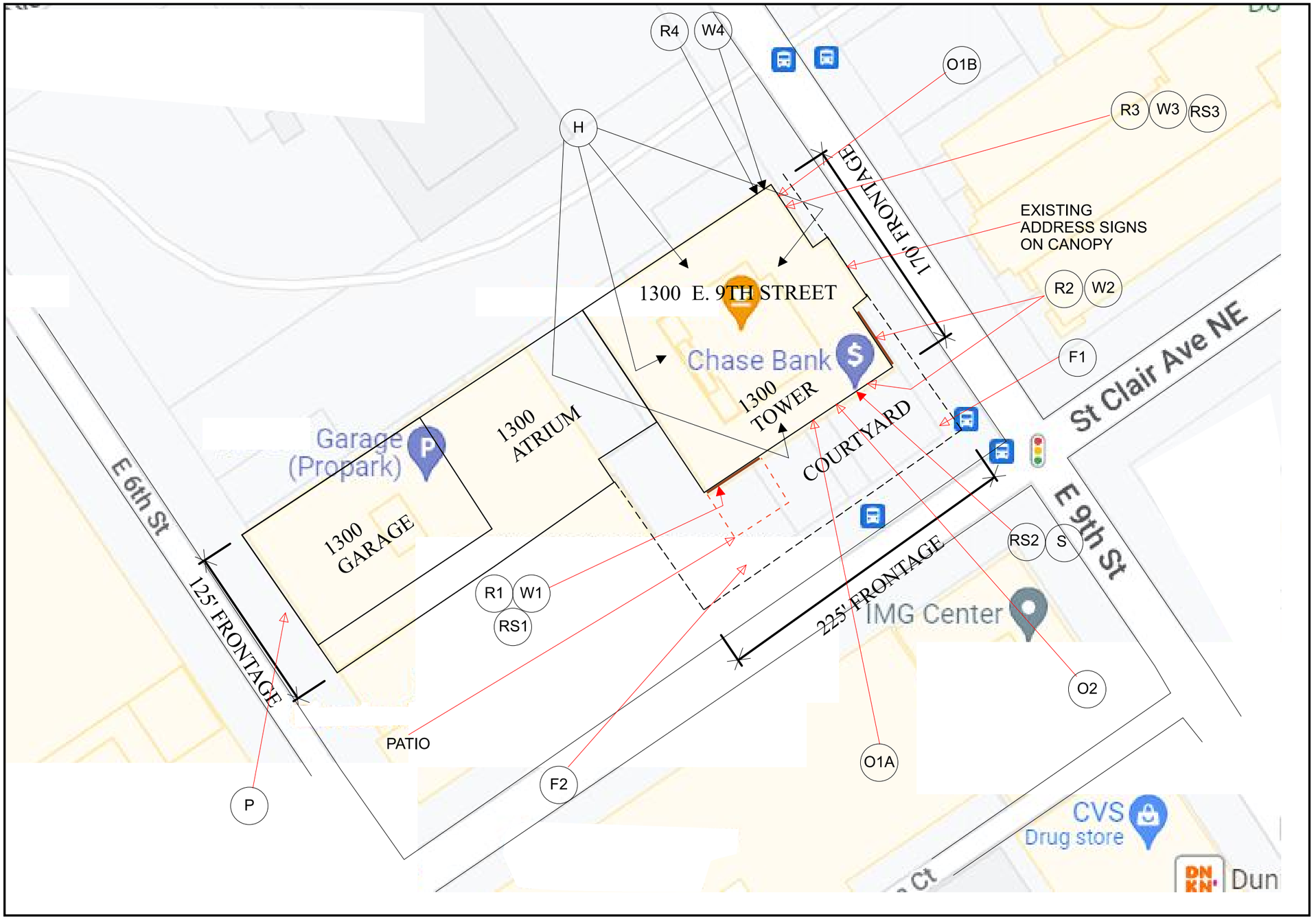
PRINT #

1300 E9 - 2300

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1300 E9 - BASE SIGN PLAN

SITE LOCATION MAP



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ETL Intertek 117760 ELECTRIC SIGNS CONFORMS TO ANSI/UL STD 48

PROJECT: 1300 E9 - SIGN PLAN

LOCATION: CLEVELAND

TYPE OF SIGN:

SCALE: N.T.S.

SALESMAN: M. BIZJACK

DRAWN BY: S. GALLENTINE/VAW

DATE OF DRAWING: 10/14/22

VOLTAGE: 120 / 277

ETL DECAL: 0

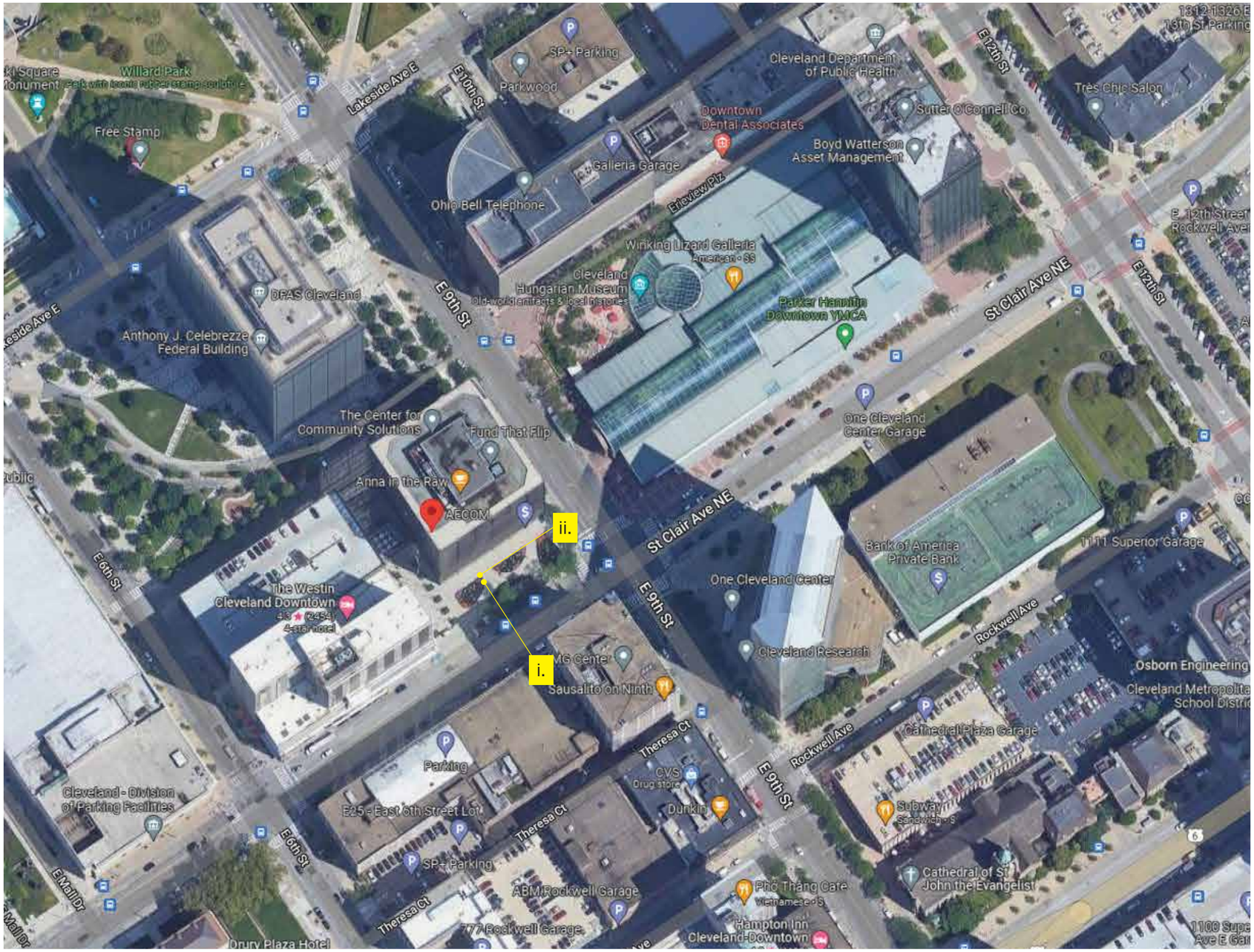
CESCO DECAL: 0

FONT(S):

PRINT #

1300 E9- 2203 SIGN PLAN

WINKING LIZARD



SCOPE OF PROJECT

i. One (1) double-sided illuminated monument sign
ii. Digitally-printed vinyl window decals (x12)

i.



ii.



COLORS

Duranodic Bronze
(match to building - TBD)

Concrete slab

White

CMYK
2, 3, 98, 0

CMYK
12, 100, 100, 4

CMYK
52, 0, 100, 0

Black

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i. OVERVIEW Double-sided illuminated monument sign

MONUMENT SIGN
FRONT VIEW

MATERIALS

- **A** 12” D circular alum. cabinet w/ 3” flanges, painted
- **B** 3” D front-illuminated channel capsule w/ aluminum returns
- **C** 3/16” acrylic faces w/ 2” plastic trim
- **D** Aluminum skirt cap, painted
- **E** Concrete slab base (TBD)
- **F** 2” ø LED bulbs

COLORS/FINISHES

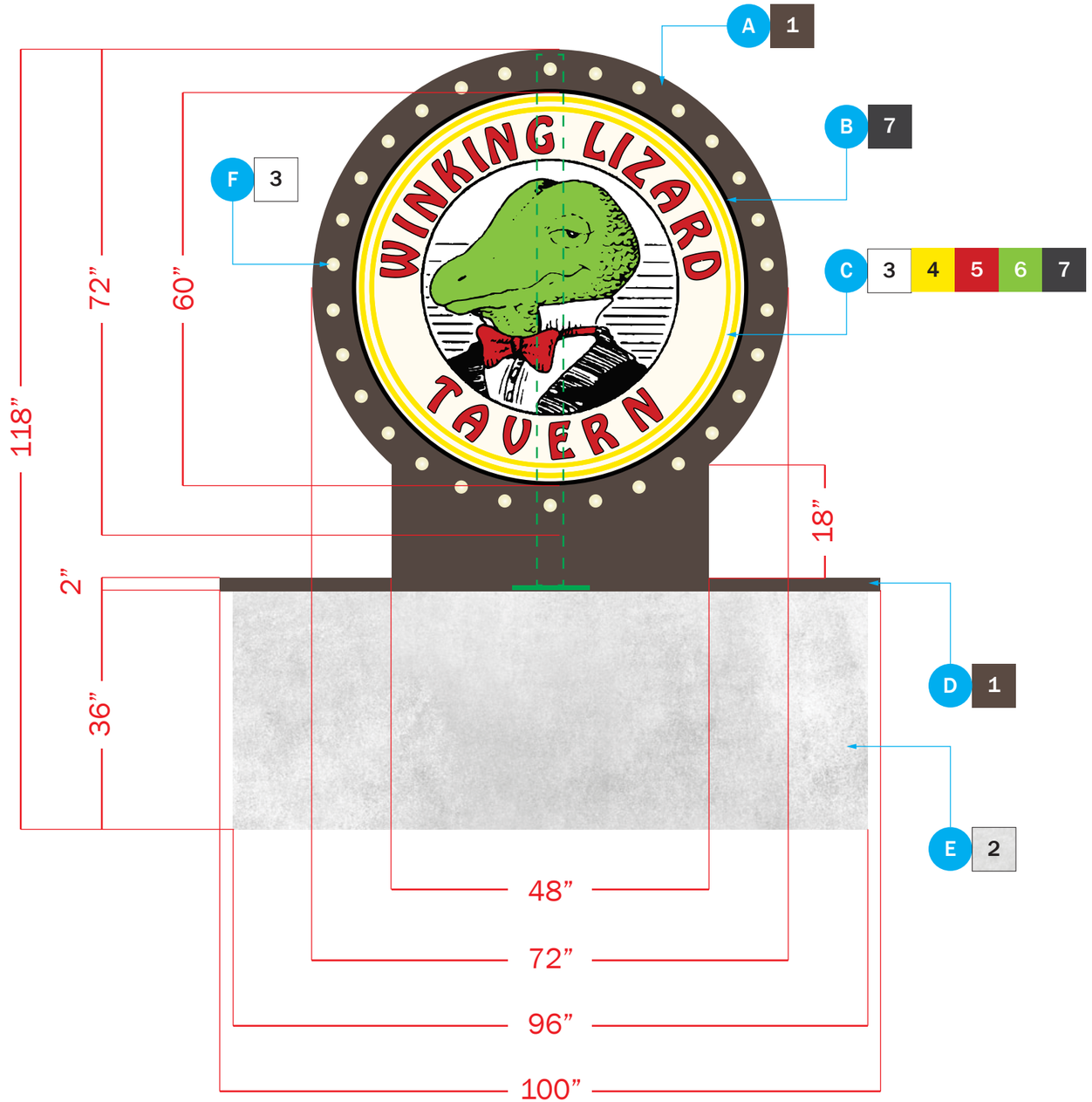
- **1** Duranodic Bronze (match to building)
- **2** Concrete (TBD)
- **3** White
- **4** CMYK 2, 3, 98, 0
- **5** CMYK 12, 100, 100, 4
- **6** CMYK 52, 0, 100, 0
- **7** Black

LIGHTING

- Perimeter LED bulb illumination
- Capsule to be front-lit w/ white LEDs & 12V internal power supplies
- UL listed
- Electrical to be brought to point of install by customer (at least 6 ft.)

MOUNTING

One (1) 4” x 4” x 6’ - 10” center post w/ 0.5” match plate to bolt into concrete slab



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WINKING LIZARD (AECOM BUILDING) 1300 E. 9TH ST, CLEVELAND, OH 44114	OVERALL DIMENSIONS 8’ - 4” W x 9’ - 10” H x 14” D SQUARE FOOTAGE 81.9 ft.²	SCALE 1 : 20	DATE 01/12/23	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION MONUMENT SIGN FRONT VIEW	PAGE NO. 2 OF 7

MONUMENT SIGN SIDE VIEWS

MATERIALS

- A — 12” D circular alum. cabinet w/ 3” flanges, painted
- B — 3” D front-illuminated channel capsule w/ aluminum returns
- C — 3/16” acrylic faces w/ 2” plastic trim
- D — Aluminum skirt cap, painted
- E — Concrete slab base (TBD)
- F — 2” ø LED bulbs

COLORS/FINISHES

- 1 — Duranodic Bronze (match to building)
- 2 — Concrete (TBD)
- 3 — White
- 4 — CMYK 2, 3, 98, 0
- 5 — CMYK 12, 100, 100, 4
- 6 — CMYK 52, 0, 100, 0
- 7 — Black

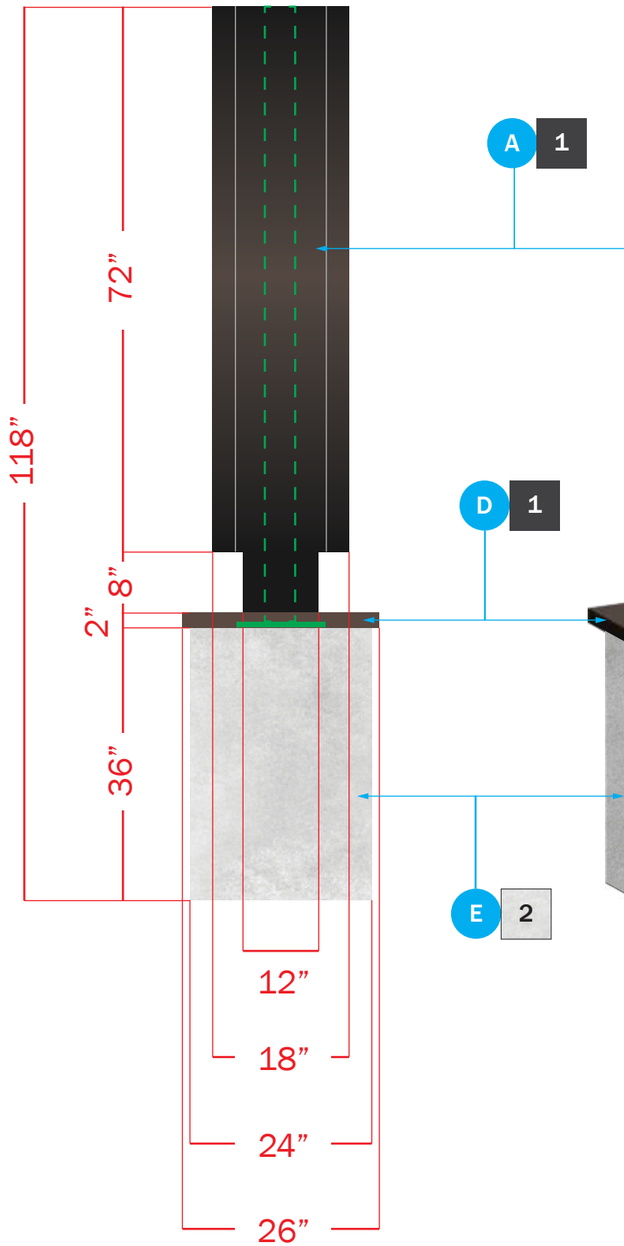
LIGHTING

- Perimeter LED bulb illumination
- Capsule to be front-lit w/ white LEDs & 12V internal power supplies
- UL listed
- Electrical to be brought to point of install by customer (at least 6 ft.)

MOUNTING

One (1) 4” x 4” x 6’ - 10” center post w/ 0.5” match plate to bolt into concrete slab

DIRECT SIDE VIEW



ORTHOGRAPHIC VIEW

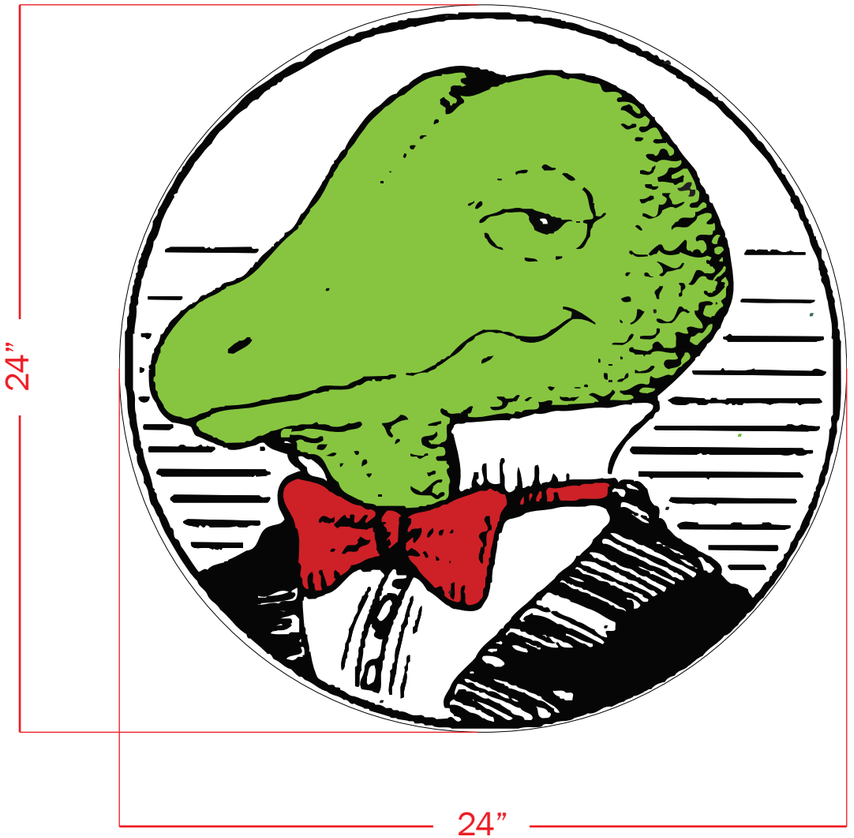


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WINKING LIZARD (AECOM BUILDING) 1300 E. 9TH ST, CLEVELAND, OH 44114	OVERALL DIMENSIONS 8’ - 4” W x 9’ - 10” H x 14” D SQUARE FOOTAGE 81.9 ft.²	SCALE 1 : 20	DATE 01/12/23	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION MONUMENT SIGN SIDE VIEWS	PAGE NO. 3 OF 7

WINDOW DECALS
FRONT VIEW



x1 decal per window - x12 TOTAL

MATERIALS

Digital print on clear vinyl; Cut & masked for 2nd surface application on windows

COLORS

- Black
- CMYK 12, 100, 100, 4
- CMYK 52, 0, 100, 0

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WINKING LIZARD (AECOM BUILDING) 1300 E. 9TH ST, CLEVELAND, OH 44114	EACH	OVERALL DIMENSIONS 2’ - 0” W x 2’ - 0” H SQUARE FOOTAGE 4 ft.²	TOTAL	SQUARE FOOTAGE 48 ft.²	SCALE 1 : 5	DATE 01/12/23	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WINDOW DECALS FRONT VIEW	PAGE NO. 4 OF 7

WINDOW DECALS
MOCK-UPS ON SITE

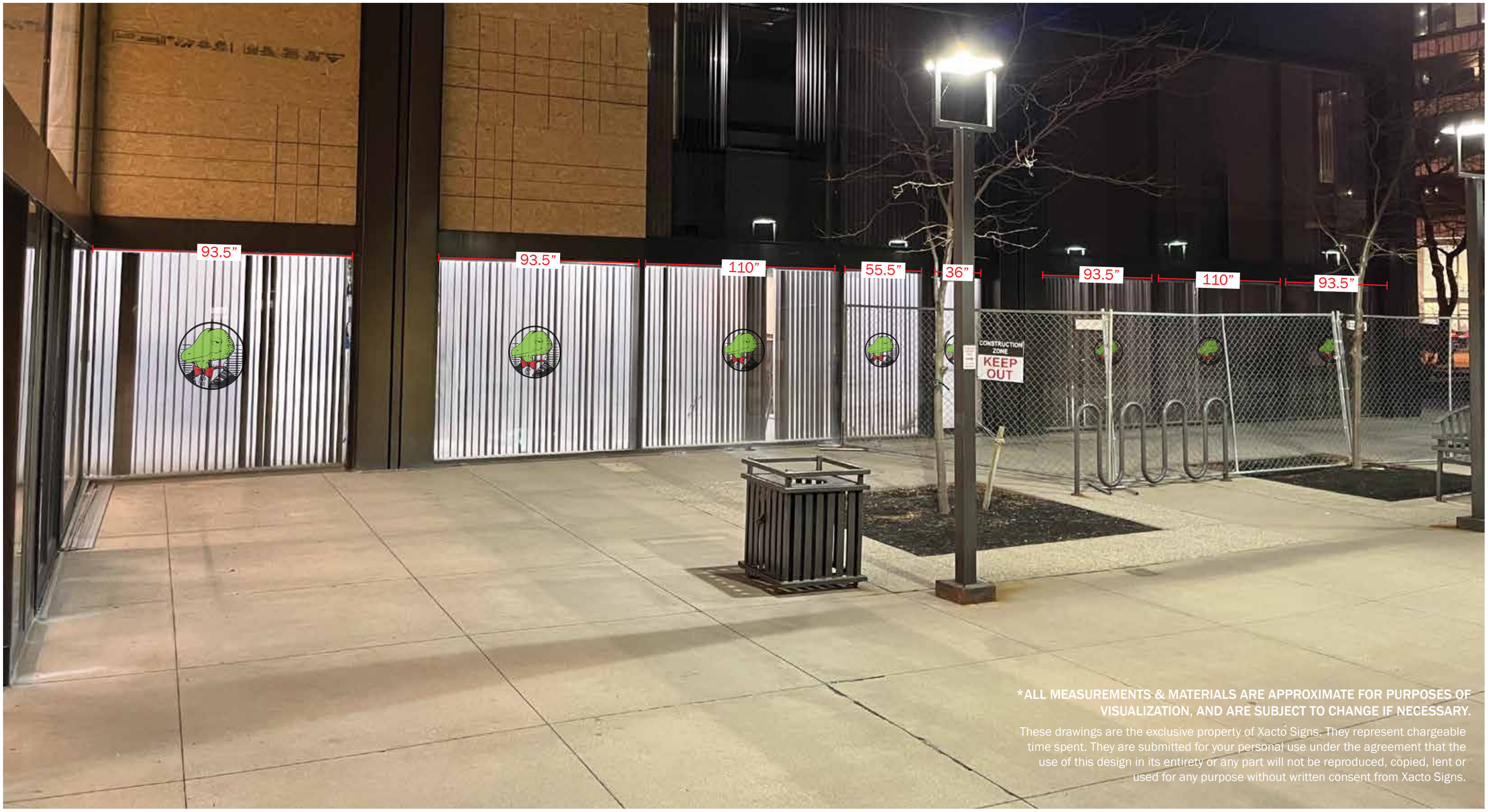


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WINKING LIZARD (AECOM BUILDING) 1300 E. 9TH ST, CLEVELAND, OH 44114	EACH	OVERALL DIMENSIONS 2’ - 0” W x 2’ - 0” H SQUARE FOOTAGE 4 ft.²	TOTAL	SQUARE FOOTAGE 44 ft.²	SCALE AS NOTED	DATE 01/12/23	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WINDOW DECALS MOCK-UPS ON SITE	PAGE NO. 5 OF 7

WINDOW DECALS
MOCK-UP ON SITE

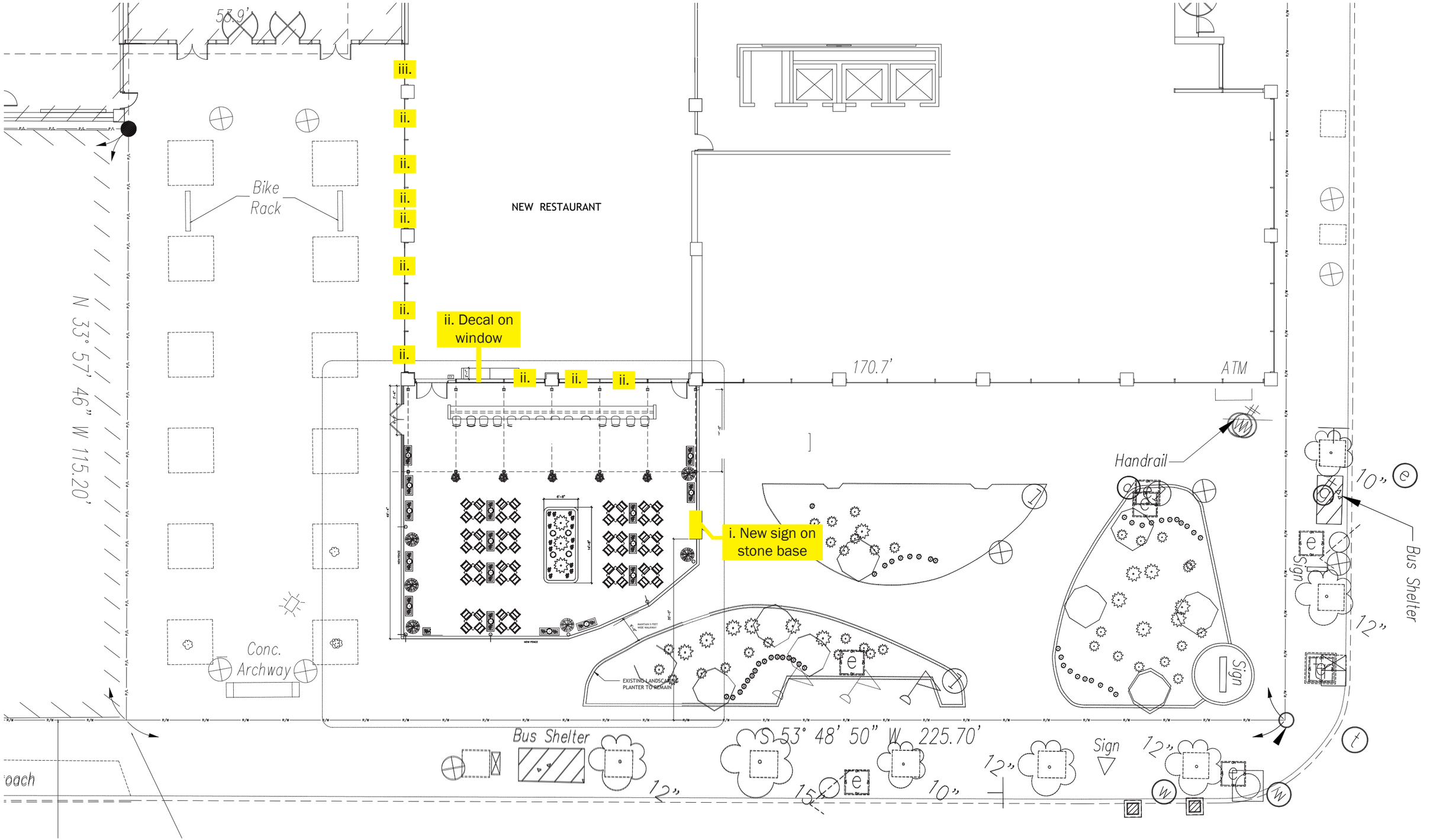


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WINKING LIZARD (AECOM BUILDING) 1300 E. 9TH ST, CLEVELAND, OH 44114	EACH	OVERALL DIMENSIONS 2’ - 0” W x 2’ - 0” H SQUARE FOOTAGE 4 ft.^{2}	TOTAL	SQUARE FOOTAGE 44 ft.^{2}	SCALE AS NOTED	DATE 01/12/23	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WINDOW DECALS MOCK-UP ON SITE	PAGE NO. 6 OF 7

SITE PLAN



WINKING LIZARD (AECOM BUILDING) 1300 E. 9TH ST, CLEVELAND, OH 44114	TOTAL FOR ALL SIGNS	SQUARE FOOTAGE 129.9 ft.²	SCALE AS NOTED	DATE 01/12/23	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION MOCK UPS ON SITE PLAN	PAGE NO. 7 OF 7


WINKING LIZARD
TAVERN

– STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-018534 - 1300 E9th Street Signage

August 7, 2026

DFDRAC Recommendations:

DFDRAC supports variance, with white type face only [for legibility].

City Planning Staff Recommendations:

Planning Staff supports DRAC recommendations & the sign code variation

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2025-039 - Oppman Garage & Spaghetti Warehouse

August 7, 2026

Project Address: 944 Prospect Ave E

Type: New Construction

Project Representative: Brandon Kline & Tony Coyne

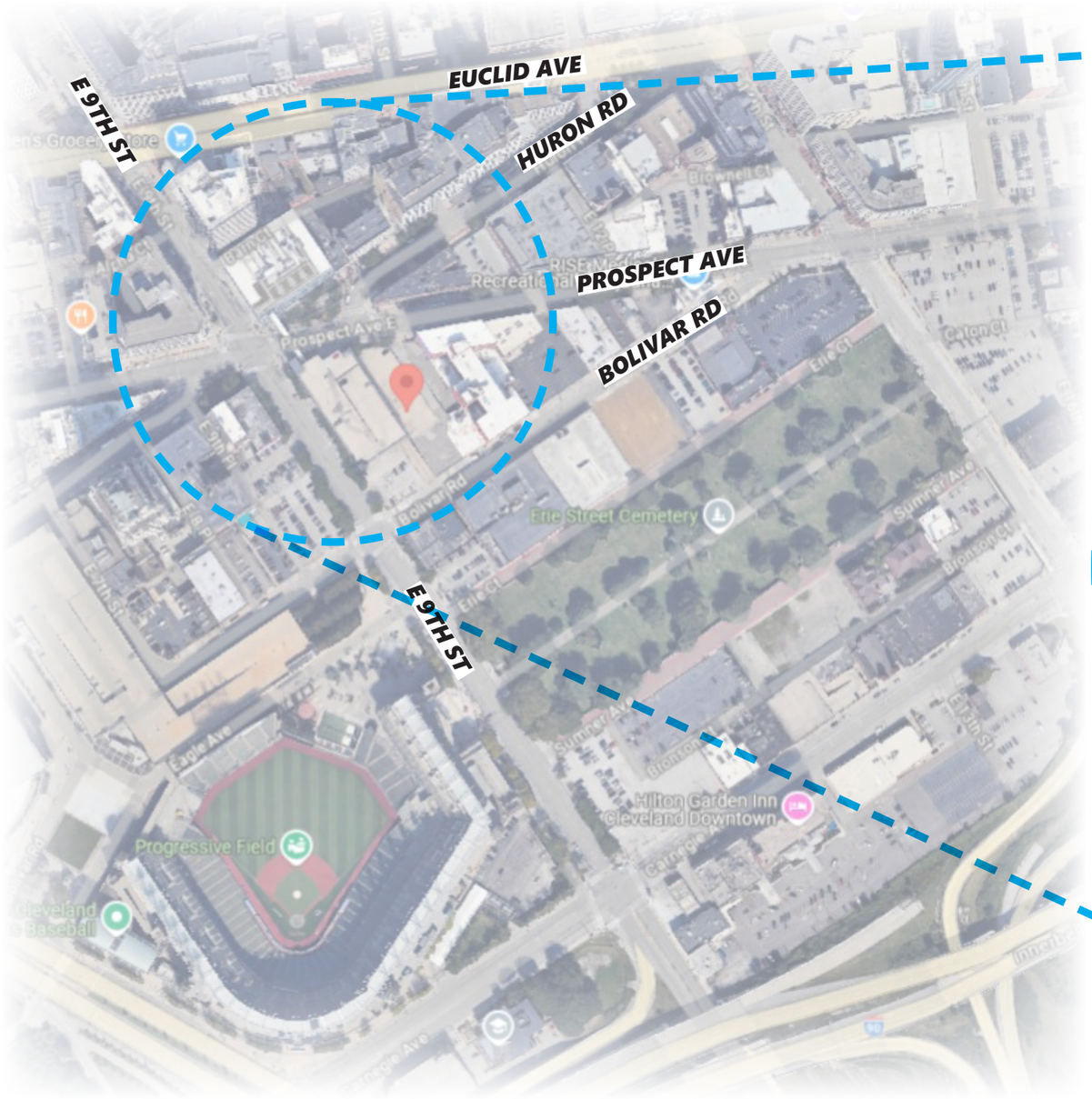
Approval: Final

Ward 5: Council Member Richard A. Starr | **SPA: Downtown**

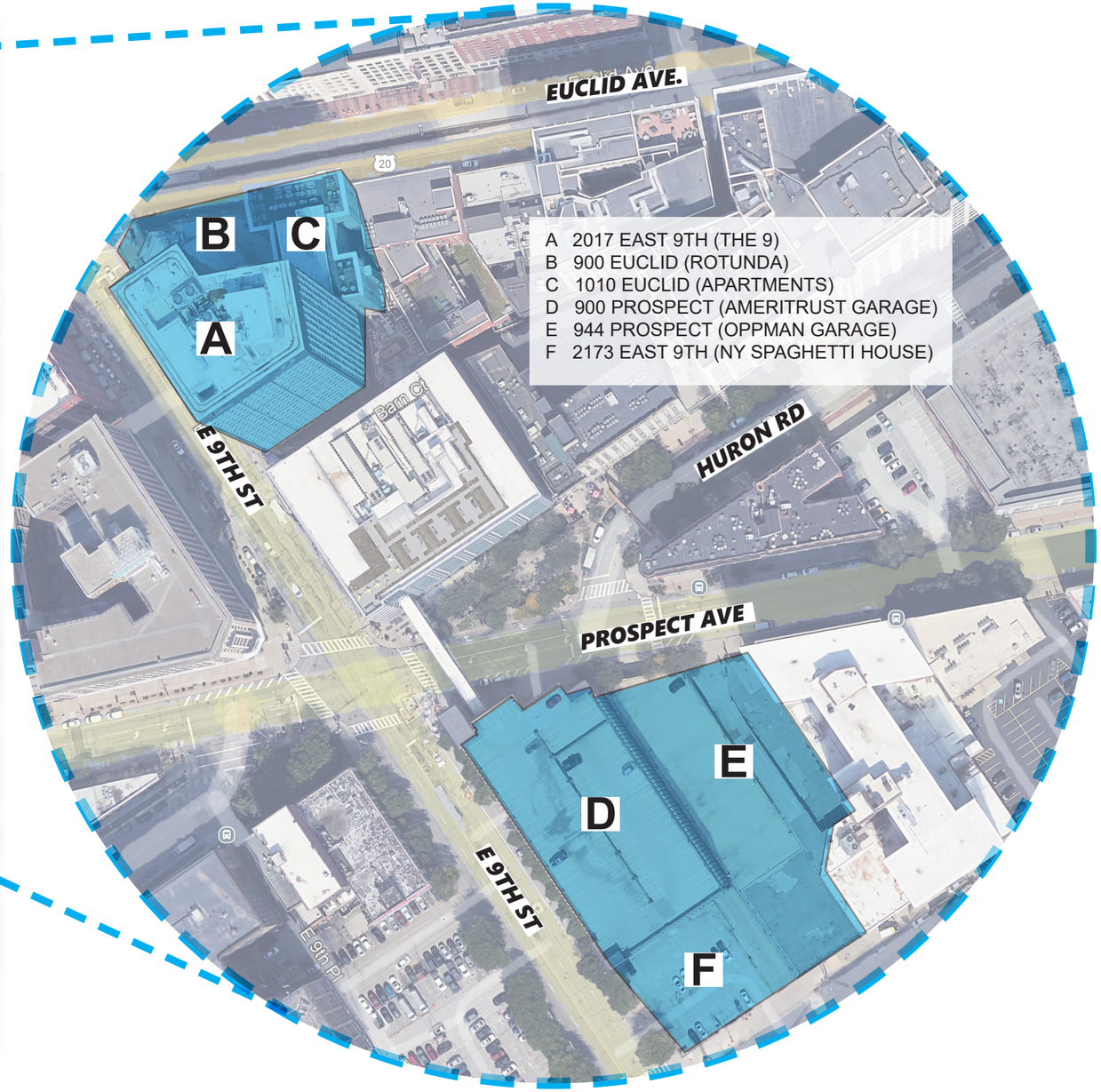
REDEVELOPMENT PLAN

944 PROSPECT AVENUE EAST, CLEVELAND, OH
(FORMER OPPMAN PARKING GARAGE PARCEL)
AND
2173 EAST 9TH, CLEVELAND, OH
(FORMER NY SPAGHETTI HOUSE PARKING)

GEIS COMPANIES



SITE VICINITY MAP



ENLARGED SITE

GEIS COMPANIES

CONTEXT MAP

349.14 Surface Parking Lots in Designated Downtown Area Districts

(a) *Purposes.*

(1) The principal purpose of this section is to preserve the urban architectural character of the most intensively developed portions of downtown Cleveland by limiting the establishment and expansion of surface parking lots within these districts.

(2) A secondary purpose is to reduce auto emissions and traffic congestion in the downtown area by discouraging creation of additional parking.

(3) Furthermore, this section is intended to accomplish these purposes without discouraging new development.

(b) *Applicability.* This section shall apply only to land or property located within the districts hereafter described and thereafter referred to as the "designated districts":

(1) The Downtown Core Parking District, Warehouse Parking District, Erieview Parking District, and Gateway Parking District, as established in division (b) of Section 457.035 of the Codified Ordinances; and

(2) The Cleveland State University Parking District, described as follows:

Beginning at the point of intersection of the center line of Payne Avenue N.E. with the center line of East 18 Street; thence southerly along said center line of East 18 Street to its intersection with the center line of Brownell Court, S.E.; thence easterly along said center line of Brownell Court, S.E. to its intersection with a line located one hundred thirty two (132) feet east of the easterly line of East 18 Street; thence southerly along said line which is parallel to and one hundred thirty two (132) feet east of said easterly line of East 18 Street to its intersection with the center line of Prospect Avenue, S.E.; thence westerly along said center line of Prospect Avenue, S.E. to its intersection with the center line of East 18 Street; thence southerly along said center line of East 18 Street to its intersection with the center line of East 14 Street; thence southerly along said center line of East 14 Street to the center line of the Inner Belt Freeway; thence Easterly and Northerly along the center line of the Inner Belt Freeway to its intersection with the center line of Payne Avenue N.E. thence westerly along the centerly line of Payne Avenue NE; to the place of beginning.

(c) *Definition.* For purposes of this section, a "surface parking lot" is an off-street parking area which is located at street-grade level and which is not enclosed within a garage structure. The unenclosed roof surface of a garage shall not be considered a "surface parking lot" if such surface is located at least one (1) story above grade level on at least one (1) of its frontages.

(d) *Prohibition.* Notwithstanding other provisions of the Zoning Code, no surface parking lot shall be established or expanded within the designated districts except as approved by the City Planning Commission in accordance with this section.

(e) *Planning Commission Determination.* The City Planning Commission shall approve building permit applications for the establishment or expansion of surface parking lots in the designated districts only in accordance with the following provisions:

(1) *Temporary Parking Lots.* If the City Planning Commission or Landmarks Commission, as applicable, has approved demolition of a building within the designated district(s) and has approved, in accordance with the regulations of Sections 341.04 and 341.05 or Section 161.05, as applicable, plans for a new building or other non-parking use to replace such building, the subject property may be used as a surface parking lot for a maximum period of one (1) year following the demolition of the building. If all necessary redevelopment permits have not been obtained within one (1) year of the commencement of surface parking use, the property shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission.

The Commission may, however, approve a request by the owner to extend use of the parking lot for a single period not greater than one (1) year in duration if the Commission determines that the owner has made a "good faith effort" to secure the approved redevelopment. During the time period of such extension, the Commission and the owner shall undertake discussions regarding efforts to facilitate appropriate redevelopment of the property. At the conclusion of the extension period, the property either shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission or, alternatively, the owner may seek a variance from the Board of Zoning Appeals in accordance with the provisions of division (h) of this section.

(2) *Accessory Parking.* Establishment or expansion of a surface parking lot within the designated districts shall be permitted if the City Planning Commission determines that the lot will be used exclusively for accessory parking spaces to serve a new use or uses proposed for a development, expansion or redevelopment project which has been approved by the City Planning Commission or Landmarks Commission, as applicable, but which has not yet been completed. The number of parking spaces in such accessory lot shall not be greater than one hundred twenty percent (120%) of the number of spaces which would be required for such use by the City's Zoning Code.

(3) *Action Areas.* The City Planning Commission shall approve an application for a surface parking lot if the subject property has been designated for surface parking as part of an "action area" (as defined in Section 315.03) of a community development plan adopted by Council in the manner set forth in Title V of the Codified Ordinances.

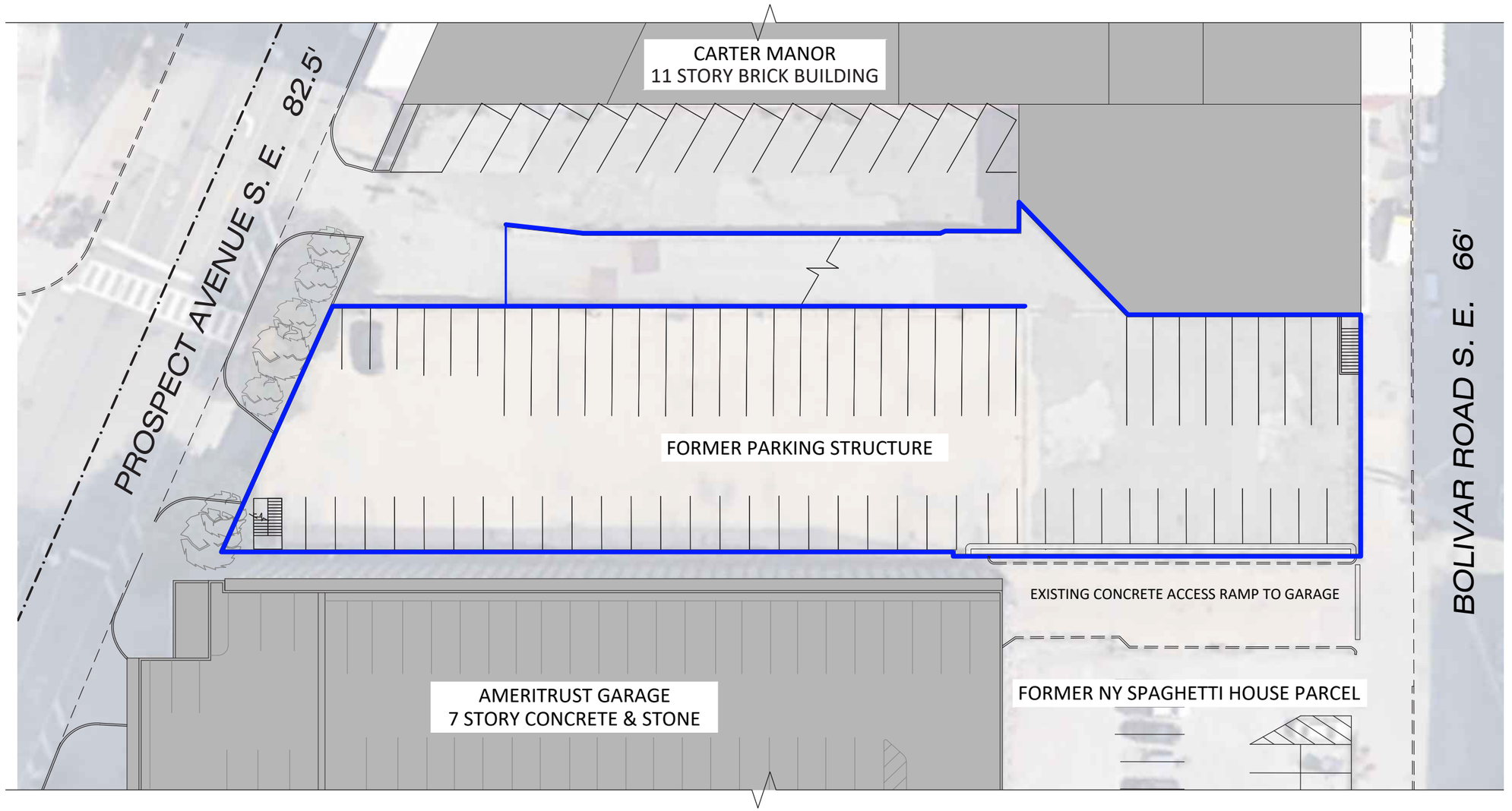
(4) *Vacant Lots.* On any vacant lot which was vacant on the initial effective date of this section, a surface parking lot shall be permitted, in accordance with all applicable City regulations.

(f) *Existing Surface Lots.* Within the designated districts, surface parking lots legally established or approved prior to the initial effective date of this section shall be considered legal nonconforming uses and may be maintained, repaired and improved in accordance with otherwise applicable City regulations. No such lot shall be expanded without approval of the City Planning Commission, in accordance with the provisions of this section.

(g) *Variances for Establishment of Parking Lots.* In the case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of this section, the Board of Zoning Appeals shall grant such variance only if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short term economic gain.

(h) *Variances for Temporary Lots.* In the case of a request for a variance to extend the use of a parking lot approved under division (e)(1) of this section, the Board of Zoning Appeals shall grant such extension only if it determines that redevelopment of the subject property has been delayed by circumstances which are beyond the control of the owner and which would be present regardless of the particular ownership of the property. In such cases, the Board shall not grant an extension for a period greater than one (1) year in duration. The property owner may return to the Board for consideration of further extensions if said circumstances persist.

(Ord. No. 1465-97. Passed 12-15-97, eff. 12-22-97)



EXISTING PARKING

PARCELS 9-11 (OPPMAN GARAGE)

REGULAR SPACES (8'-6" X 18'-0") 2 STORY	120
DOUBLE SPACES (8'-6" X 34'-0")	64
TOTAL	248

LEGEND

- EXISTING BUILDING
- ITEMS TO BE REMOVED
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE

GEIS COMPANIES

"BEFORE" AERIAL PLAN

Redevelopment Plan
944 Prospect Avenue East, Cleveland, OH













GEIS COMPANIES

EXISTING CONDITIONS



PROPOSED PARKING

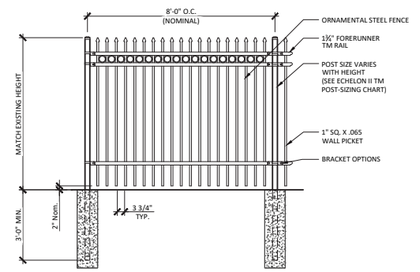
PARCELS 9-11 (OPPMAN GARAGE)

REGULAR SPACES (8'-6" X 18'-0")	95
DOUBLE SPACES (8'-6" X 34'-0")	0
TOTAL	95

LEGEND

- EXISTING BUILDING
- NEW ASPHALT SURFACE LOT
- ORNAMENTAL FENCE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- ACCESSIBLE PARKING SPACE

FENCE DETAIL



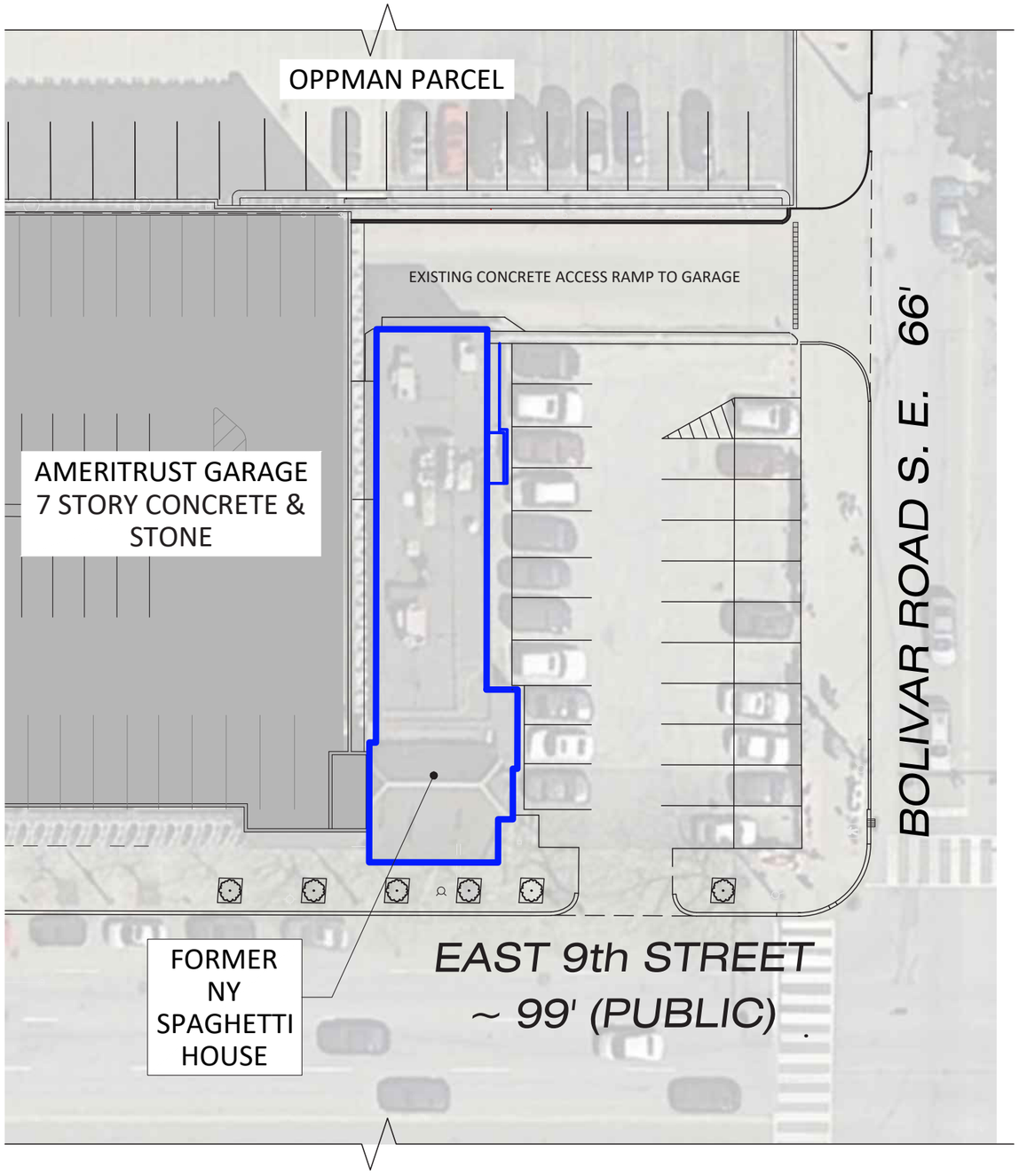
BIKE RACK DETAIL



"AFTER" PROPOSED SITE PLAN

Redevelopment Plan
944 Prospect Avenue East, Cleveland, OH

GEIS COMPANIES



EXISTING PARKING

PARCELS 1-2 (SPAGHETTI HOUSE)

REGULAR SPACES (8'-6" X 18'-0") 2 STORY	12
DOUBLE SPACES (8'-6" X 34'-0")	10
TOTAL	32

LEGEND

- EXISTING BUILDING
- ITEMS TO BE REMOVED
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE

GEIS COMPANIES

"BEFORE" AERIAL PLAN







PROPOSED PARKING

PARCELS 1-2 (SPAGHETTI HOUSE)

REGULAR SPACES (8'-6" X 18'-0")	21
DOUBLE SPACES (8'-6" X 34'-0")	0
BUS SPACES (10'-0" X 50'-0")	2
TOTAL	23

LEGEND

- EXISTING BUILDING
- NEW ASPHALT SURFACE LOT
- ORNAMENTAL FENCE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- ACCESSIBLE PARKING SPACE

GEIS COMPANIES

"AFTER" PROPOSED SITE PLAN

REDEVELOPMENT PLAN
2173 EAST 9TH, CLEVELAND, OH

REDEVELOPMENT PLAN
AVAILABLE SITE



GEIS COMPANIES



PROPOSED OVERALL SITE PLAN

GEIS COMPANIES

Redevelopment Plan
944 Prospect Avenue East and 2173 East 9th, Cleveland, OH

REDEVELOPMENT PLAN

CONTRIBUTING CONTEXT

AND

HARDSHIPS

City of Cleveland
Frank G. Jackson, Mayor

City Planning Commission
Robert N. Brown, Director
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114-1071
216/664-2210 - Fax: 216/664-3281
Web site: Http://planning.city.cleveland.oh.us

January 10, 2014

Geis Properties, LLC
10020 Aurora-Hudson Road
Streetsboro, Ohio 44241
Attn: Kevin M. Brokaw, General Counsel

Re: Zoning Status of 2017 East 9th Street, 900 Euclid Avenue, 1010 Euclid Avenue, 900 Prospect Avenue and 944 Prospect Avenue.

To Whom It May Concern:

I understand that Geis Properties, LLC and/or its affiliates (collectively the "***Developer***") has acquired and intends to develop certain real property located at 2017 East 9th Street, 900 Euclid Avenue, 1010 Euclid Avenue, 900 Prospect Avenue and 944 Prospect Avenue, which such property comprises all or most portions of the what is commonly known as the Ameritrust Tower, the Ameritrust Rotunda, the 1010 Building (fka Swetland Building) and the Ameritrust and Oppman Garages, as is more fully described in Exhibit A attached hereto (the "***Property***").

Developer has requested from the City of Cleveland confirmation of the actions taken by the City of Cleveland with respect to the Property and of the status of the zoning for the Property.

As the City Planning Director of the City of Cleveland, I am authorized to provide you with the following information.

1. The Zoning Code affecting the Project is the City of Cleveland Zoning Code (Title VII of Part III of the City's Codified Ordinances).

2. The Project lies entirely within a General Retail Business District as shown on the zoning map of the City of Cleveland as set forth in Exhibit B attached hereto.

3. The General Retail Business Districts permits residential, office and retail uses. Therefore, the proposed use of the Property is permitted by the current zoning.

4. The subject site is located entirely within a "6" Height District, which permits buildings up to 600 feet in height. Therefore, the height of the Property is permitted by the current zoning.

5. The Board of Zoning Appeals ("BZA") approved certain variance requests on or about June 25, 2013 with respect to the Property. Copies of the variances so approved are attached hereto as Exhibit C.

6. Developer has met the conditions of the BZA approvals of the variance requests by timely exercising its rights arising from the variance approvals by obtaining the required building permits for the Project within the six (6)-month period required by Section XIV of the "Rules and Regulations of the Cleveland Board of Zoning Appeals." Copies of the building permits issued for the Project to date are attached hereto as Exhibit D.

7. The Project complies with street setback regulations in the current zoning code as applicable to the site.

Please feel free to contact me if you need further information.

Sincerely,

Robert N. Brown, Director
City Planning Commission
rbrown@city.cleveland.oh.us

An Equal Opportunity Employer

An Equal Opportunity Employer

east
5455 Broadview Road, Suite 202
Parma, OH. 44134
Tel (216) 335-9910 Fax (216) 274-9064

west
1112 Oakridge Dr. #104 PMB 309
Fort Collins, Colorado 80525
Tel (253) 225-7610 Fax (253) 295-7398

The Nine
Mixed Use Development
Theoretical Parking Demand
October 11, 2013

GRAELIC has prepared a theoretical parking demand for The Nine mixed use development. This theoretical parking demand is based on information provided by GEIS including but not limited to: build square footage, building use and parking inventory. GRAELIC has prepared the theoretical parking demand based under a shared parking scenario

Theoretical Parking Demand Methodology
A Theoretical Parking Demand calculation is a means by which the number of parking spaces required to satisfy a given area at some time interval is calculated. The Parking Demand is calculated utilizing a parking supply ratio. This ratio is expressed in terms of spaces per an independent variable. This ratio varies by the type of building use, office, retail, restaurant, church, etc. Once the demand is calculated it is compared against the available parking (parking inventory). The parking inventory is comprised of the total number of parking spaces that are built or available within the study site regardless of whether or not it is utilized. For the purpose of this study the parking inventory of the Tower Garage and Oppman Garage has been used. No on-street parking or parking within the project site has been included.

The theoretical peak parking demand is the hour (or hours) of the day during which the highest parking demand rate occurs. This peak parking demand can vary based on building use. In a shared parking environment parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently. Shared Parking takes advantage of the fact that most parking spaces are only used part time by a particular motorist or group, and many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles. Parking can be shared among different buildings and facilities in an area to take advantage of different peak periods/demands.

For the purpose of calculating the parking demand for The Nine development we have utilized the City of Cleveland zoning as a base for determination of the required number of parking spaces by building use. We have also incorporated adjustments based on the unique characteristics of the development and its location based on parking industry standards.

The development consists of the following building uses: office, restaurant/bar, residential, hotel, hotel banquet and grocery store.

Shared Peak Parking Study
The accumulative parking requirement of each of the individual building uses is 1,477. However, theoretical shared peak parking demand for The Nine mixed use development is for 1,297 parking spaces occurring Monday through Friday at 1:00 p.m. The accumulative available parking inventory for the Tower Garage and Oppman garage is 1,088 parking spaces. Based on the available parking inventory there is a theoretical parking deficiency of at peak demand of 209 parking spaces. However, the peak demand does not take into account the following:

- Transportation demand management through ride share, public transportation, walking, bicycling, etc.
- Vacation, PTO, etc.
- Other parking inventory (facilities) located adjacent and/or within close proximity to the development.
- Part-time employees, shift variations.

Once these factors are applied it will reduce the parking demand. This reduction can be upwards of 30%. This can equate to 389 parking spaces reducing the peak parking demand to 908 parking spaces in which the inventory will meet this demand.

Parking User Density Study
To further understand how shared parking works, GRAELIC has prepared secondary analysis for The Nine development based on parking user density. In this analysis GRAELIC has estimated the theoretical number of parking spaces based on the number of people rather than building demand. The following table demonstrates the difference between the two studies

Study	Overall Total Parking	Overall Peak Parking
Shared Parking Study - Cars	1,477 cars	1,297 cars
Parking Density Study - People	1,762 people	1,667 people

There is a substantial difference between these two models when comparing cars to people. There is a difference of 370 parking spaces at peak time. However, these numbers become relatively closer once a 30% reduction for shared parking is applied to the overall people density. This 30% reduction also takes into account other modes of transportation, vacation/PTO, and other factors as previously noted. The 30% reduction when applied to the overall parking density equates to a reduction of 529 people. The adjusted parking requirement becomes 1,233 parking spaces which is relatively in line with the overall shared peak parking demand for 1,297 parking spaces.

Policy Guidance for the Establishment of Surface Parking Lots in Downtown Cleveland

City of Cleveland Codified Ordinance Section 349.14 governs the establishment of new or expanded surface parking lots in designated districts of Downtown Cleveland. This portion of the code was passed specifically to preserve the urban character of Downtown by limiting surface parking lots in the core of the city, and to reduce auto emissions and traffic congestion downtown without discouraging new development. The code lays out the following pathways for surface parking lots:

Surface parking lots within the Downtown Designated Districts may not be established or expanded, except with the approval of the City Planning Commission based on the following provisions:

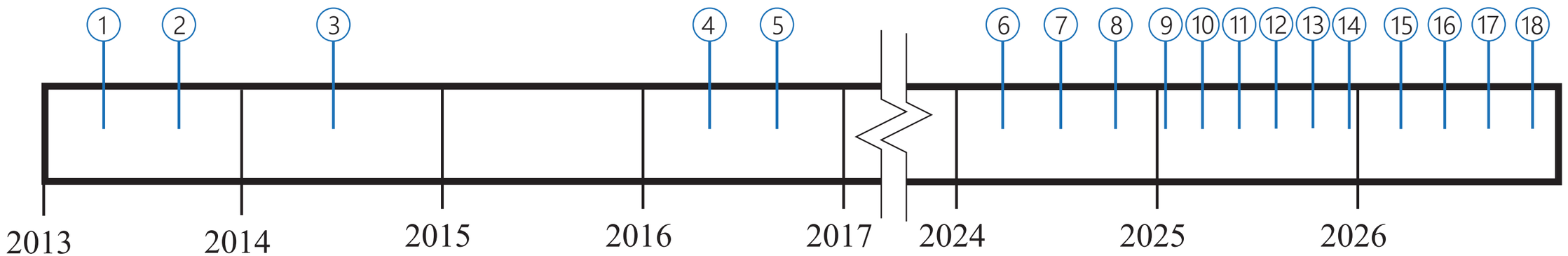
- **Temporary approval while pursuing redevelopment:** If the City Planning Commission or Landmarks Commission approves demolition of a building with an approved plan for non-surface parking use, a temporary code-compliant surface lot may be established for up to 1 year following building demolition. After that year, the Owner may apply to the Planning Commission for a one-time extension of one additional year and the Commission may approve if they feel the Owner has made a good faith effort to redevelop the property into a non-surface parking use. If the Owner desires additional extensions, they must seek a variance from the Board of Zoning Appeals (BZA). To qualify for the variance, the Owner mush show that the property's redevelopment has been delayed by circumstances beyond the Owner's control that are present regardless of the particular Ownership of the property. BZA may only grant extensions for a maximum of 1 year at a time. The Property Owner may return to BZA for multiple extensions. At the conclusion of the extension period(s), the property must be landscaped as open space or converted to a non-surface parking use following a site plan approved by the Planning Commission.
- **Accessory parking:** City Planning Commission may approve of a new or expanded surface parking lot if the lot will be used exclusively for accessory parking spaces to serve a new use proposed as part of a development approved by Planning Commission or Landmarks Commission. Accessory parking spaces are limited to no more than 120% of the number of parking spaces required by the City's zoning code. The accessory parking must be located on the same lot with the main use or building.
- **Vacant lots**: If the lot was vacant on December 22, 1997, when Section 349.14 went into effect, a surface parking lot is permitted.

Property Owners who do not meet any of these provisions may request a variance from BZA to establish a new surface parking lot. The owner must demonstrate that they have explored other economic uses of the property and denial of the variance would deprive the owner of *all reasonable economic uses* of the property. BZA may seek external expertise and consider both short-term and long-term economic gain in making their determination.

If Property Owners receive approvals for a temporary or permanent surface parking lot, the resulting lot must comply with all applicable zoning and building standards, including surface treatments, grading, drainage, screening, lighting, etc.

601 Lakeside Ave. E. | Room 501 | Cleveland, OH 44114 | **T:** 216-664-2210 | clevelandohio.gov

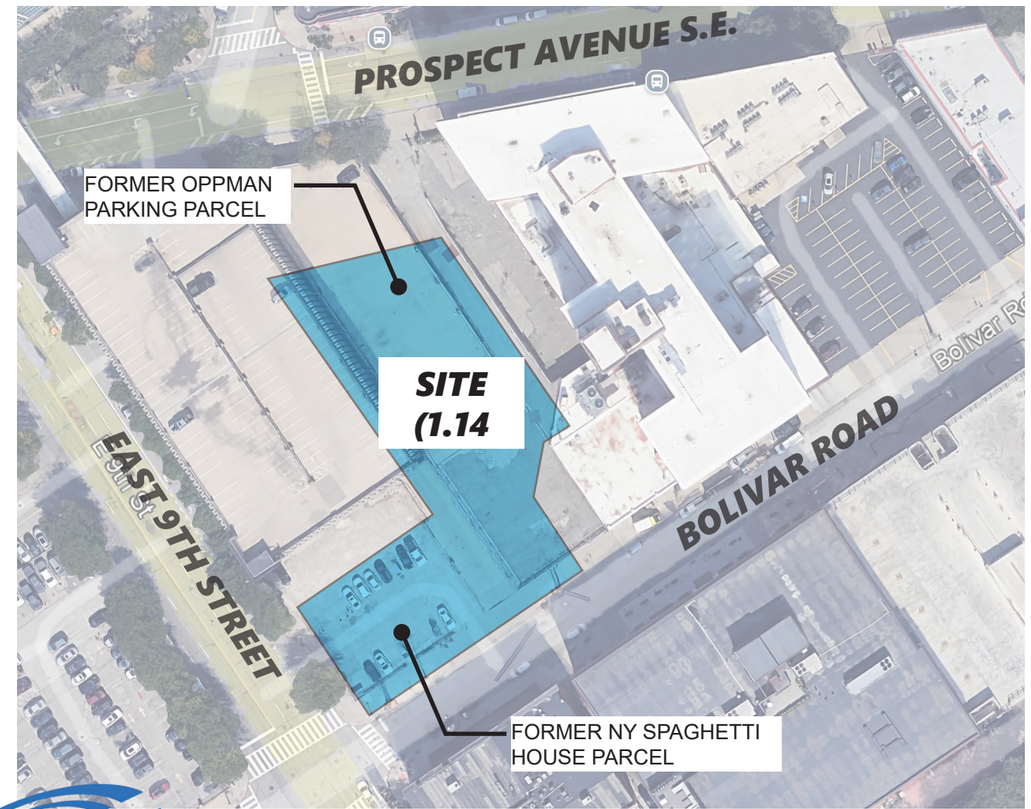
1. **2013** - OPPMAN SITE PURCHASED BY GEIS
2. **2013** - OPPMAN SITE INCLUDED IN APPROVED DEVELOPMENT PLANS FOR THE 9 COMPLEX PROJECT
3. **2015** - NY SPAGHETTI HOUSE PURCHASED BY GEIS
4. **2016** - NY SPAGHETTI HOUSE DEMOLISHED
5. **2016** - NY SPAGHETTI HOUSE APPROVED FOR TEMPORARY TWO YEAR SURFACE PARKING/IMPROVEMENT PLANS
6. **2024 - AUG. -** OPPMAN SITE FLAGGED BY BUILDING DEPARTMENT AS SAFETY CONCERN
7. **2024 - SEPT. -** OPPMAN SITE SUBMITTED FOR DEMO PERMIT
8. **2024 - NOV. -** OFFLINE MEETING WITH PLANNING. DENIED SUBMISSION TO PC
9. **2025 - MAY -** RE-ENGAGE WITH NEW PLANNING DIRECTOR
10. **2025 - AUG. -** DESIGN REVIEW SUBMIT
11. **2025 - AUG. -** OPPMAN SITE IMPROVEMENTS APPROVED AT DESIGN REVIEW
12. **2025 - SEPT. -** OPPMAN SITE IMPROVEMENTS TABLED AT PLANNING COMMISSION
13. **2025 - OCT. -** OPPMAN SITE DEMO PERMIT IN HAND
14. **2025 - NOV. -** OPPMAN STRUCTURE DEMOLISHED
15. **2026 - MARCH -** OPPMAN SITE RE-SUBMITTED FOR PLANNING
16. **2026 - MARCH -** NY SPAGHETTI HOUSE SITE SUBMITTED FOR PLANNING
17. **2026 - MAY -** OPPMAN SITE RE-SUBMITTED FOR PLANNING
18. **2026 - MAY -** NY SPAGHETTI HOUSE SITE RE-SUBMITTED FOR PLANNING



EXISTING FAILING STRUCTURE



UNSUCCESSFUL RFP SUBMISSIONS



STATE OF DEVELOPMENT IN CLEVELAND

Our region's heart is downtown Cleveland. That's why downtown's troubles matter: Brent Larkin

Updated: May. 10, 2026, 5:50 a.m. | Published: May. 10, 2026, 5:49 a.m.



The Centennial Building at the corner of Euclid Avenue and East Ninth Street in downtown Cleveland opened in 1924 as the second-largest office building in the world. Today, the 1.3 million-square-foot building is facing headwinds as its owner, the Millennia Companies (in turn owned by Frank Sinito), owns buildings in foreclosure or receivership. It's part of what's prompted Mayor Justin Bibb to assemble a team of local leaders to search for ways to revitalize downtown office space. (John Pana, cleveland.com) John Pana, cleveland.com

cleveland.com

REDUCE PARKING SPACES

Previous Oppman Site	248
Previous NY Spaghetti Site	32
Proposed Oppman Site	95
Proposed NY Spaghetti Site	23
Total Previous	280
Total Proposed	118

PROPERTY TAXES

Propspect Huron Garage (Oppman)

PH	Paid	Unpaid	Total	RE Tax	DCA
2023, pay 2024	76,697.32	-	76,697.32	69,932.78	6,764.54
2024, pay 2025	80,344.84	-	80,344.84	73,422.94	6,921.90
2025, pay 2026	39,354.60	39,232.62	78,587.22	73,699.28	4,887.94

Downtown Investment Group (Spaghetti Warehouse)

9I	Paid	Unpaid	Total	RE Tax	DCA
2023, pay 2024	50,828.60	-	50,828.60	46,315.44	4,513.16
2024, pay 2025	50,298.84	-	50,298.84	45,695.40	4,603.44
2025, pay 2026	25,455.80	25,304.05	50,759.85	45,791.55	4,968.30

Geis Tower Garage

9P	Paid	Unpaid	Total	RE Tax	DCA
2023, pay 2024	466,427.44	-	466,427.44	444,422.42	22,005.02
2024, pay 2025	523,527.60	-	523,527.60	501,082.48	22,445.12
2025, pay 2026	262,349.94	261,517.47	523,867.41	502,968.42	20,898.99

COMMUNITY SUPPORT

- Cuyahoga County Executive offices
- Metropolitan Hotel
- Living at the 9 Apartments
- Kimpton Residence
- THP Limited
- Goldfarb Weber
- Terra Capital
- Cleveland Vibes
- J & S Management
- Benjamin Rose
- Chmura Eco & Analytics
- GDI Integrated

PROPERTY HIGHLIGHTS

- ± 1.12 Acres
- Zoning: GR-6 General Retail Business
- Utilities available to the site
- High visbility
- Close proximity to I-90 and I-77 with easy highway access
- Located in the heart of Downtown Cleveland with close proximity to Progressive Field and Rocket Mortgage Fieldhouse





GEIS COMPANIES

- Design build property management development company
- Not in the business of operating parking lots

DF2025-039 - Oppman Garage & Spaghetti Warehouse

August 7, 2026

DFDRAC Recommendations:

DFDRAC recommended approval of demolition of parking lot for seeded lot. Applicant to return with landscape plan or paved lot design (or other possible uses) for review by Committee.

City Planning Staff Recommendations:

Planning staff recommends denial per prohibition in §349.14 - allows Applicant to proceed to BZA to seek variance

Cleveland City Planning Commission

Public Art Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-022/ART26-002 - Nothing Gold Can Stay

August 7, 2026

Project Address: 1804 E. 55th St

Type: Public Art

Project Representative: Katherine Chilcote

Approval: Final

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: Goodrich-Kirtland Pk**

Fannie May Lewis Mural- Created 2023

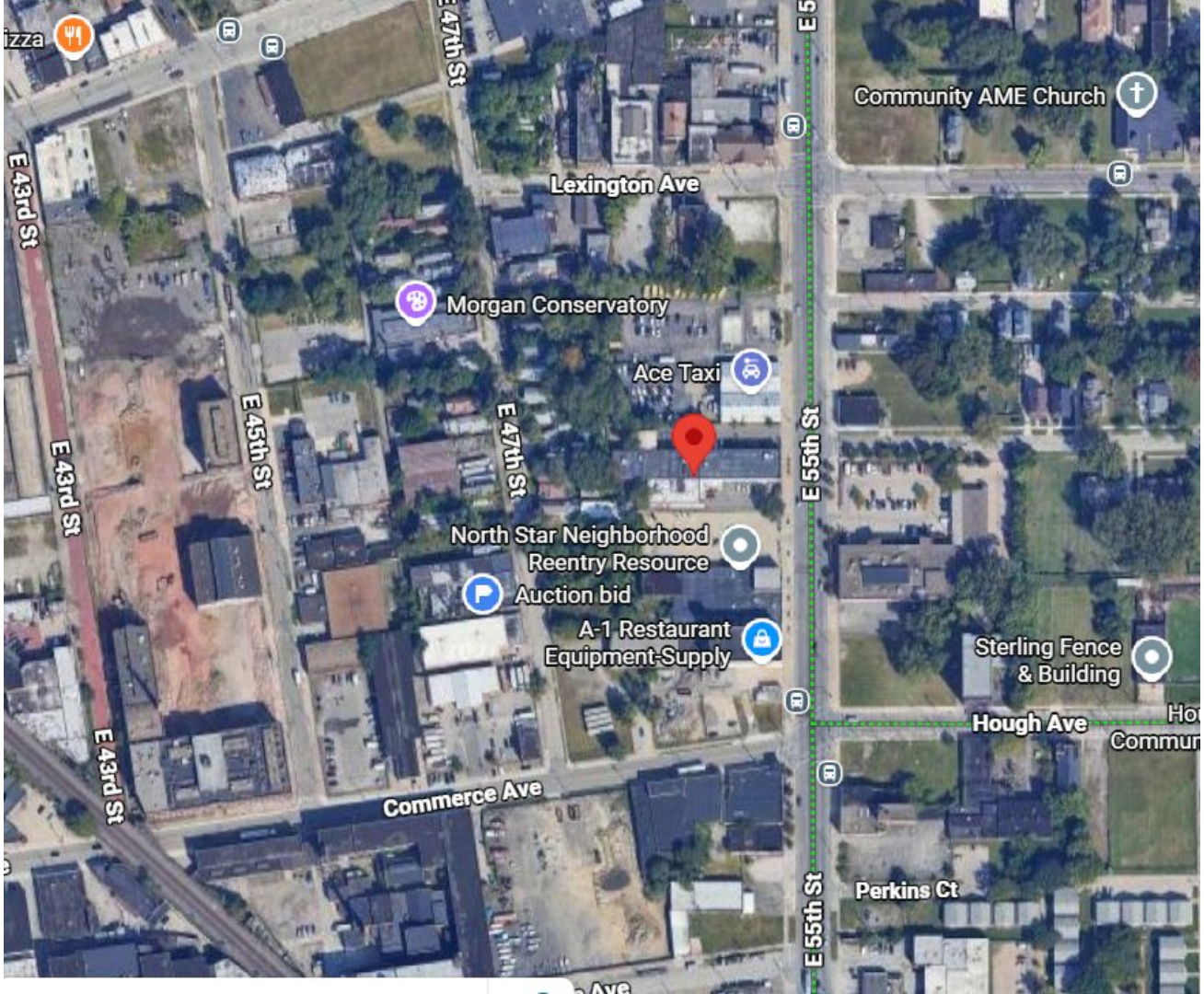


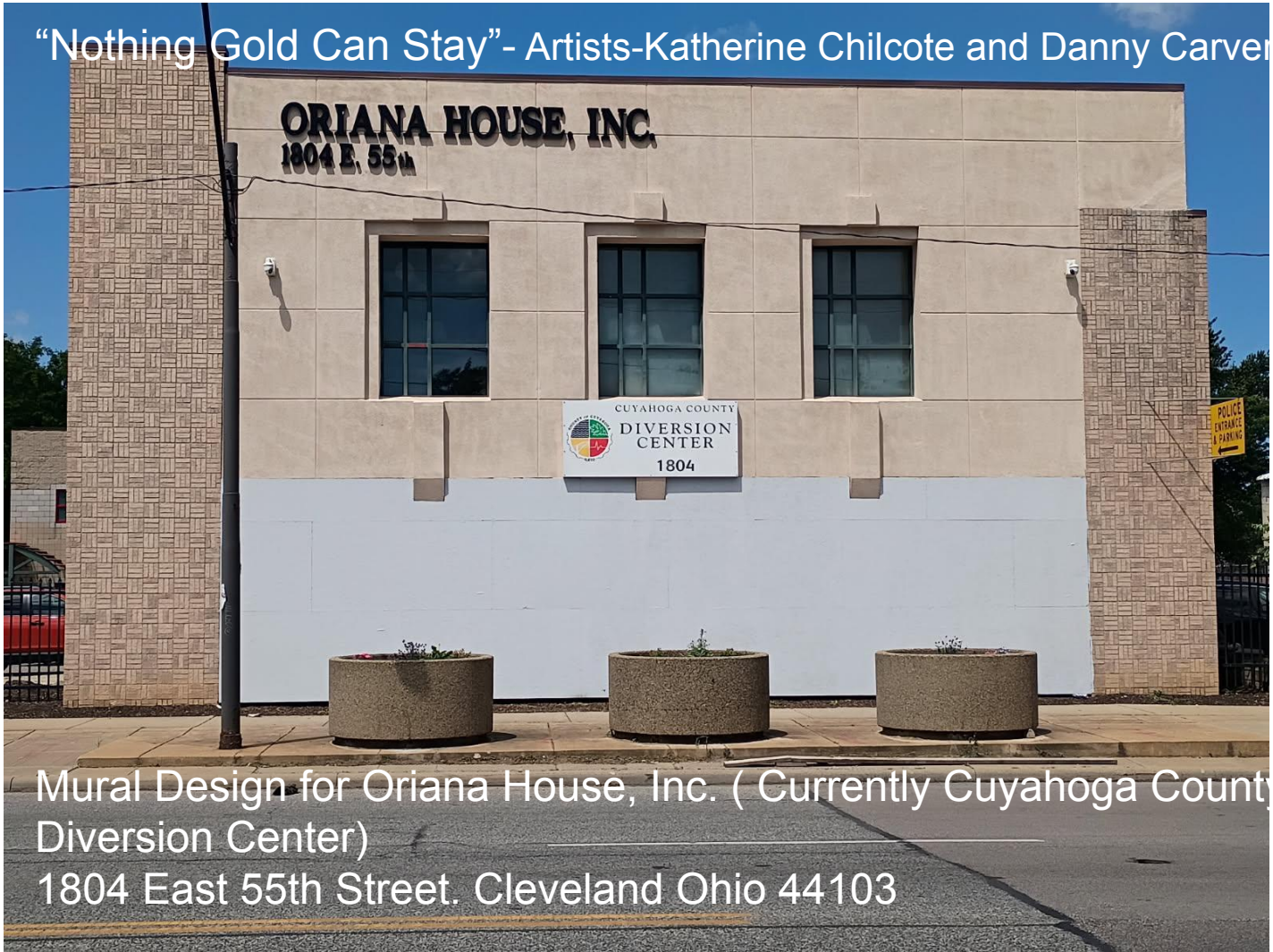


2023 Mural
North Point Reentry Center
1819 East 55th Street

Mural Site- 2023
Title -Mercy
Fannie May Lewis Center
Directly across the street
From 2026 Mural site




Community AME Church
Lexington Ave
E 43rd St
Morgan Conservatory
Ace Taxi
E 45th St
E 47th St
E 55th St
North Star Neighborhood
Reentry Resource
Auction bid
A-1 Restaurant
Equipment Supply
Sterling Fence
& Building
Hough Ave
Commerce Ave
Perkins Ct


“Nothing Gold Can Stay”- Artists-Katherine Chilcote and Danny Carver
ORIANA HOUSE, INC.
1804 E. 55th
CUYAHOGA COUNTY
DIVERSION CENTER
1804
POLICE ENTRANCE & PARKING
Mural Design for Oriana House, Inc. (Currently Cuyahoga County Diversion Center)
1804 East 55th Street. Cleveland Ohio 44103

Nothing Gold Can Stay

By Robert Frost

Nature's first green is gold,
Her hardest hue to hold.
Her early leaf's a flower;
But only so an hour.
Then leaf subsides to leaf.
So Eden sank to grief,
So dawn goes down to day.
Nothing gold can stay.

"Nothing Gold Can Stay" was written in 1923 by the American poet Robert Frost. It was published in a collection called *New Hampshire* the same year, which would later win the 1924 Pulitzer Prize. Frost is well-known for using depictions of rural life to explore wider social and philosophical themes. "Nothing Gold Can Stay," written when Frost was 48, is no exception, using the metaphor of spring's ending to examine the transience of youth, beauty, and ultimately life itself.

East 55th Street - Oriana House
Muralist- Katherine Chilcote
Building Bridges Arts Collaborative Summer 2026

Nothing Gold Can Stay

East 55th between Chester and Superior as of May 2026 is a condensed space with three reentry centers, four churches, three storefront churches, several convenience stores, four bus stops and lots of busy street activity . These intersections are cornered by a Cuyahoga County public housing facility for the elderly on both sides. Efforts have been made to clean up the street by CMHA housing, Oriana House, Midtown Cleveland and the police department's enforcement as people do wheelies regularly. Building Bridges created a mural in 2023 which is a memorial to Fannie May Lewis, and shows two arched images of families rebuilding the community alongside a large portrait of Fannie May Lewis.

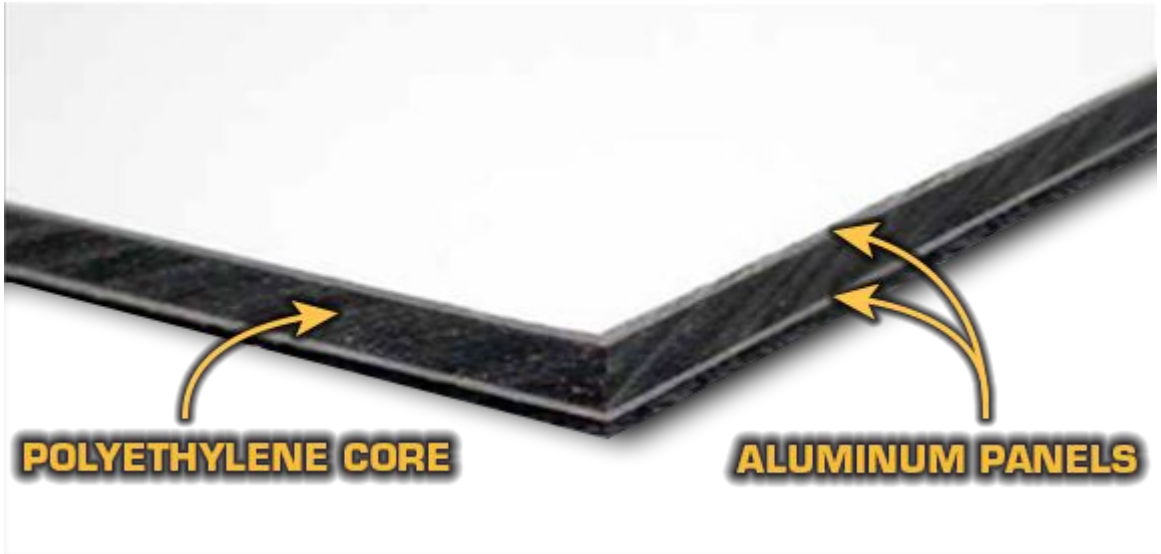
The mural to be installed next to Fannie May Lewis's mural will be a reflection of her chivalry and determined forthright leadership, and show in contrast to her portrait, one's journey on the road to recovery. Many formerly incarcerated people are only temporarily housed at Oriana House and rehoused within the Hough neighborhood after months of reentry services being offered. The types of life changing transitions occurring daily at this intersection drew me to the poem *Nothing Gold Can Say* by Robert Frost. This poem beautifully illustrates the transient temporal nature of life itself. What are we as a community of faith leaders, non profit leaders to proclaim through visual art of this condensed space of life transitions, other than the frailty of gold itself.

The figure displayed in this mural is an expression of such frailty being carried on the back of a mother. If you enter any church along east 55th street today, the backbone of the community is still the elderly women. This mural will illustrate such mite, courage, and temporal nature of life amidst the challenges of the love for Gold and temporary gratification. Robert Frost's poem gives us a chance to loosen our grip on life's false gold, and move towards the possibility of sustained mite.


ORIANA HOUSE, INC.
1804 E. 55th
CUYAHOGA COUNTY
DIVERSION CENTER
1804
POLICE ENTRANCE & PARKING
Panels will be installed flush to wall to build flat mural surface.

Material Description

Dibond is a rigid, durable aluminum composite material consisting of two aluminum sheets bonded to a solid polyethylene core making a unique composition that is approximately one half the weight of aluminum.



Installation will be completed for dibond paneling by Byron Signs with appropriate attachment points with cement and brick walls.

Paint Materials on Aluminum paneling

-Mural Surface materials- Metal bonding signage primer applied to dibond signage materials.
- Painting created with high pigment Golden Acrylic paints
- Isolation coat applied over Golden Acrylic paints to encapsulate painting with a suspension coat. This allows for varnish to be removed with denatured alcohol every five years and for varnish to then be reapplied .

Varnish applied over Aluminum panels is Sherwin Williams Sher Clear Acrylic clear coat.

Mural Wall Paint Materials

Walls will be primed with high quality cement primer to fill rough pores and encapsulate any residue we are unable to remove by power washing before painting.

- Paint utilized for landscape and sky spaces, will be Sherwin Williams Loxon paint which is designed for porous cement walls with UV protection.

- Figure, portrait, landscape and poetry imagery will be painted directly on aluminum paneling and attached to wall by Byron Signage company. (Samples provided)


ORIANA HOUSE, INC
1804 E. 55th
27'7"
21'
6'
36'
5'5"


ORIANA HOUSE, INC
1804 E. 55th
27'7"
21'
6'
36'
5'5"
4'
4'
6'
6'
5'
2'
4'
4'
10'
10'
4'6"
5'
5'
5'
5'
10'
10'
10'
10'
10'
10'
10'
10'
10'
10'
10'
10'
Then leaf
So Eden
So dawn
Nothing
POLICE
ENTRANCE
ALARM

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-022/ART26-002 - Nothing Gold Can Stay

August 7, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval on 7/23/26 with the conditions to include paint types, and include plantings in the three landscaped concrete planters

City Planning Staff Recommendations:

Staff is generally supportive of the mural, but has concerns with the unusual architecture of this location being covered.

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-023/ART26-009 - E. 66th & Euclid Utility Box Wraps

August 7, 2026

Project Address: E. 66th & Euclid (NW Corner)

Type: Public Art

Project Representative: Michael Hood

Approval: Final

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: Hough**

Euclid & E. 66th

Traffic Control Box Artwork Update

Honoring the leaders who shaped Hough and MidTown



Central East Design Review & Cleveland Planning Commission

June 2026

WARREN E. ANDERSON MCC

Why This Project

Building upon the Mandel Foundation's original investment, this update honors the leaders and changemakers who helped shape Hough and MidTown.

Our Strategy:

Honor Legacy

Recognize those who helped define this community.

Strengthen Place

Reflect neighborhood identity in the public realm.

Invite Connection

Encourage learning, reflection, and engagement.



Site Context

A prominent neighborhood crossroads connecting people and place.

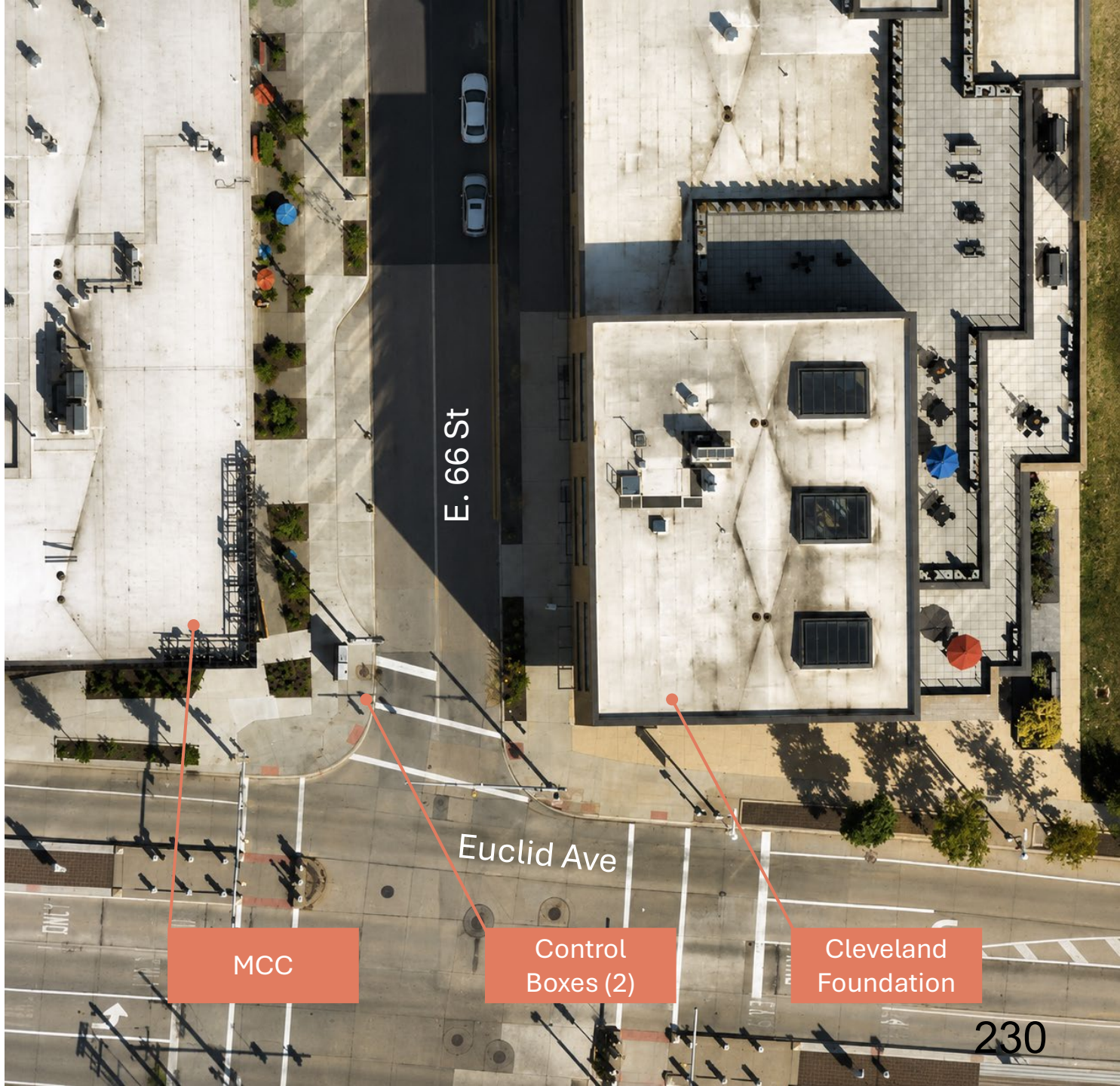
Location

- Euclid Ave. & E. 66th Street

Context

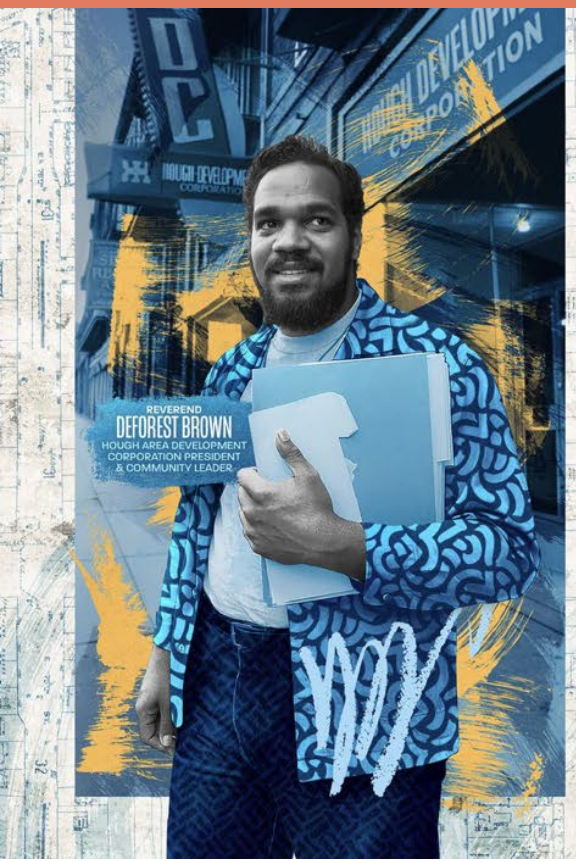
- Active pedestrian corridor serving residents, students, employees, and visitors, with ongoing public realm investment along E. 66th St.

At one of the neighborhood's most active intersections, these boxes serve as everyday touchpoints between people and place.



Featured Individuals

Leaders, advocates, and changemakers whose legacies continue to shape Hough and MidTown.



Rev. DeForest Brown
Community leader

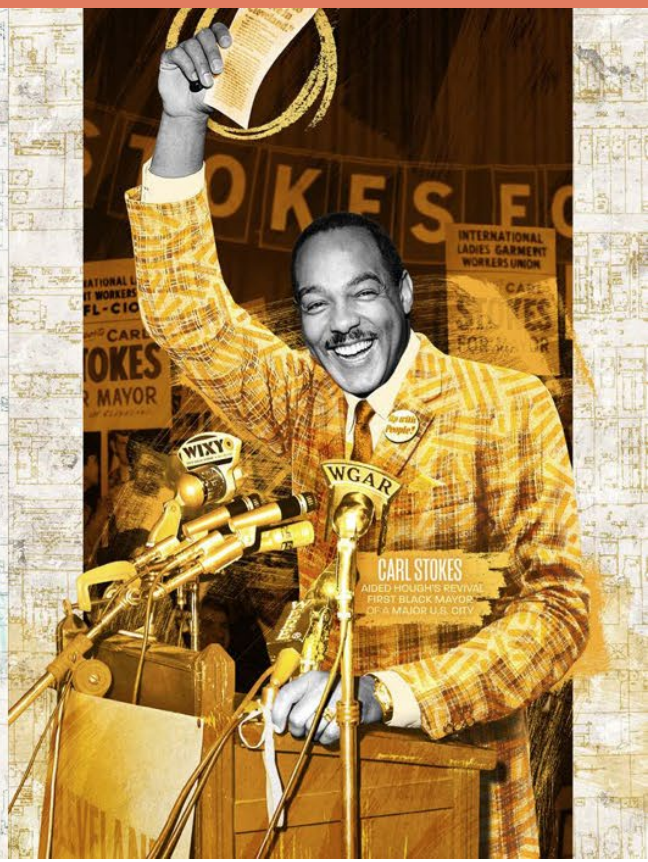


Satchel Paige (left)
Baseball pioneer

Larry Doby (right)
Barrier-breaking athlete



Fannie Lewis
Neighborhood advocate



Carl B. Stokes
Transformational public servant

Proposed Artwork

Two existing traffic control boxes reimagined to celebrate the people and stories that have shaped Hough and MidTown.



Eastern Facing Panels



Western Facing Panels

The proposal updates the artwork only. No changes are proposed to the existing traffic control infrastructure, footprint, or functionality. The artwork will not impede access, operation, or maintenance of the equipment.

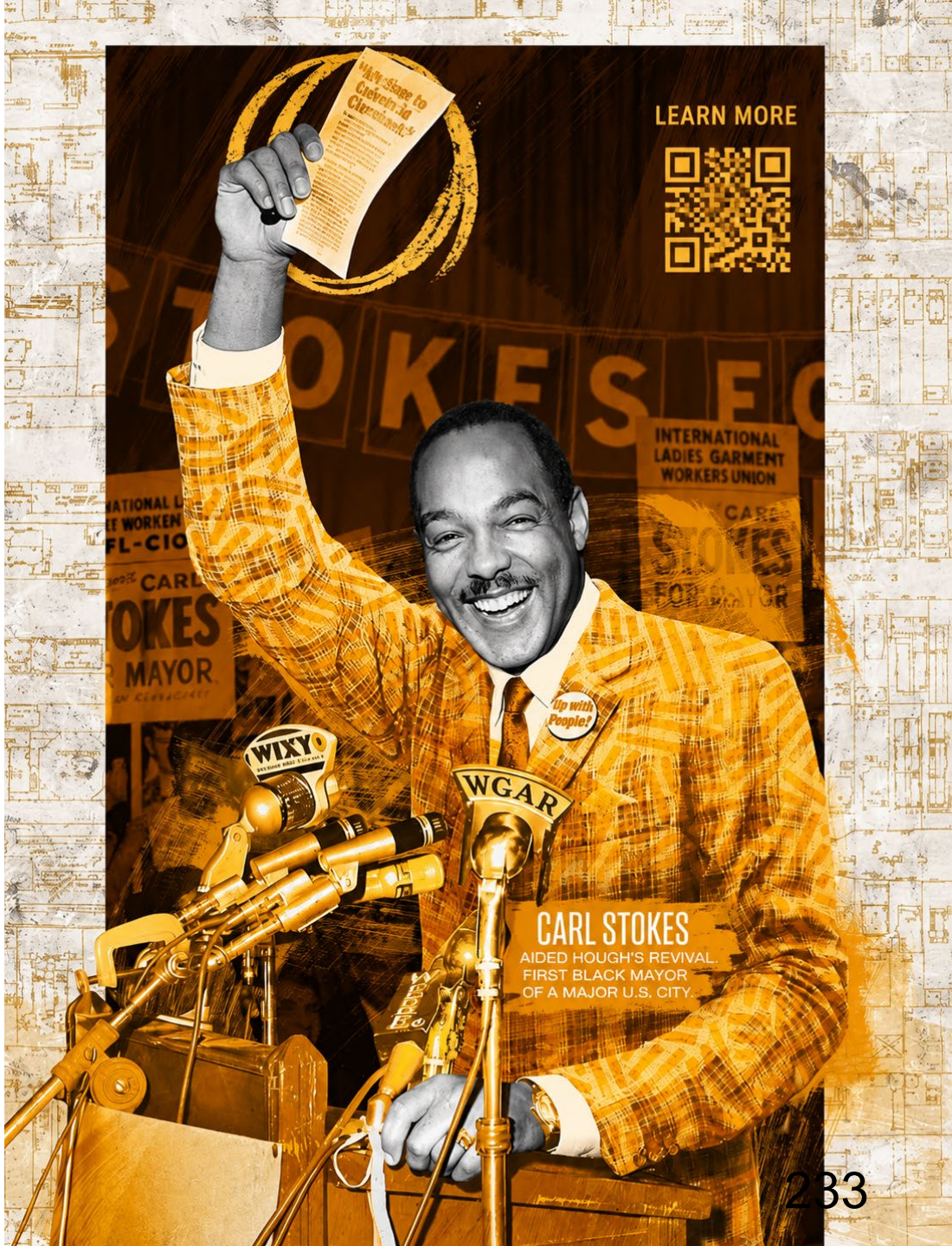
Storytelling & Engagement

Extending the experience beyond the intersection through digital storytelling and community memory.



QR codes will connect visitors to biographies of the featured individuals.

The artwork serves as a gateway—connecting public art in the physical environment to a digital experience rooted in community history and lived experience.



Community Support

The proposal reflects shared investment in honoring neighborhood history and strengthening the public realm.



Supported by MidTown Cleveland, the proposed update honors neighborhood legacy while advancing the original intent of the signal box program.

Letters of support demonstrate broad alignment around a modest public realm investment that preserves history, enhances place, and celebrates community legacy.

MID TOWN

May 28, 2026

Dear Central East Design Review and Cleveland City Planning Commission,

On behalf of MidTown Cleveland Inc., please accept this letter in strong support of the Cleveland Foundation's update of signal box artwork at the corner of E. 66th Street and Euclid Avenue. This positively builds on the initial investment that the Mandel Foundation made for the artwork that is currently on the box. With an emphasis on honoring the individuals who have important legacies in MidTown and Hough, this investment preserves the history of these neighborhoods as they evolve in the present day.

As a community development organization serving Cleveland's MidTown and Hough neighborhoods, MidTown Cleveland Inc. supports creative investments into the public realm. This signal box artwork aligns with our mission to build vibrant, connected neighborhoods by boldly celebrating culture and fostering pride in our communities. In combination with the MidTown Collaboration Center and pending improvements along 66th Street, this investment will complement the increasing energy and connectivity in our service area and update the box to better fit the aesthetic language of this part of the Euclid corridor.

Thank you for your consideration of this important project.

Sincerely,

Ashley Shaw
Executive Director

5000 Euclid Avenue Suite 100 | Cleveland, Ohio 44103
P 216.391.5080 | F 216.391.6285 | midtowncleveland.org

Implementation Approach

A straightforward artwork update designed for immediate implementation and long-term stewardship.

The artwork can be installed immediately following approvals. Community storytelling may continue over time without delaying implementation.

Approvals

- Central East Design Review
- Cleveland Planning Commission

Fabrication

- Finalize artwork files
- Coordinate installation

Launch

- Install updated wraps
- Launch QR experience

Stewardship

- Curate community reflections
- Expand digital storytelling

Request for Approval

A modest public art update that honors neighborhood legacy and strengthens the public realm.

✓ **Artwork Update Only**
No modifications to the existing traffic control box infrastructure, footprint, or functionality.

✓ **Consistent with District Goals**
Enhances the public realm through contextual public art rooted in neighborhood identity.

✓ **Immediate Implementation**
Following approvals, the artwork can proceed directly to fabrication and installation.

Requested Action: Approval of the proposed traffic control box artwork update at Euclid Avenue and East 66th Street.





Questions & Discussion

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-023/ART26-009 - E. 66th & Euclid Utility Box Wraps

August 7, 2026

DRAC Recommendations:

CEDRAC recommended final approval as presented on 7/9/26.

City Planning Staff Recommendations:

Staff is supportive, and appreciates the connections to the City and neighborhood.

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-011A - Public Art Program Artwork Approvals - Orr Park

August 7, 2026

Project Address: 9605 Lamont Ave

Type: Public Art

Project Representative: Tarra Petras

Approval: Final

Ward 6: Council Member Blaine A. Griffin | **SPA: Hough**

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-011B - Public Art Program Artwork Approvals - Mercedes Cotner Park

August 7, 2026

Project Address: 9417 Maywood Ave

Type: Public Art

Project Representative: Tarra Petras

Approval: Final

Ward 11: Council Member Nikki Hudson | **SPA: West Boulevard**

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-011C - Public Art Program Artwork Approvals - Forest City Park

August 7, 2026

Project Address: 3510 Kimmel Rd

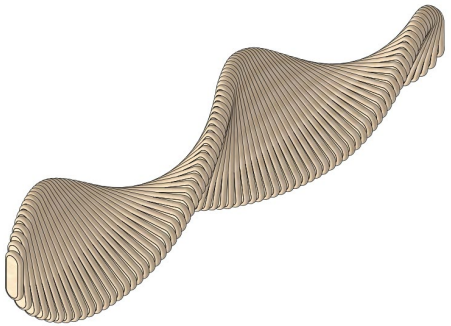
Type: Public Art

Project Representative: Tarra Petras

Approval: Final

Ward 5: Council Member Richard A. Starr | **SPA: Broadway-Slavic Village**











CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING

City of Cleveland Public Art Program

Artwork Approvals Presentation – PAC 8.5.26 & CPC 8.7.26

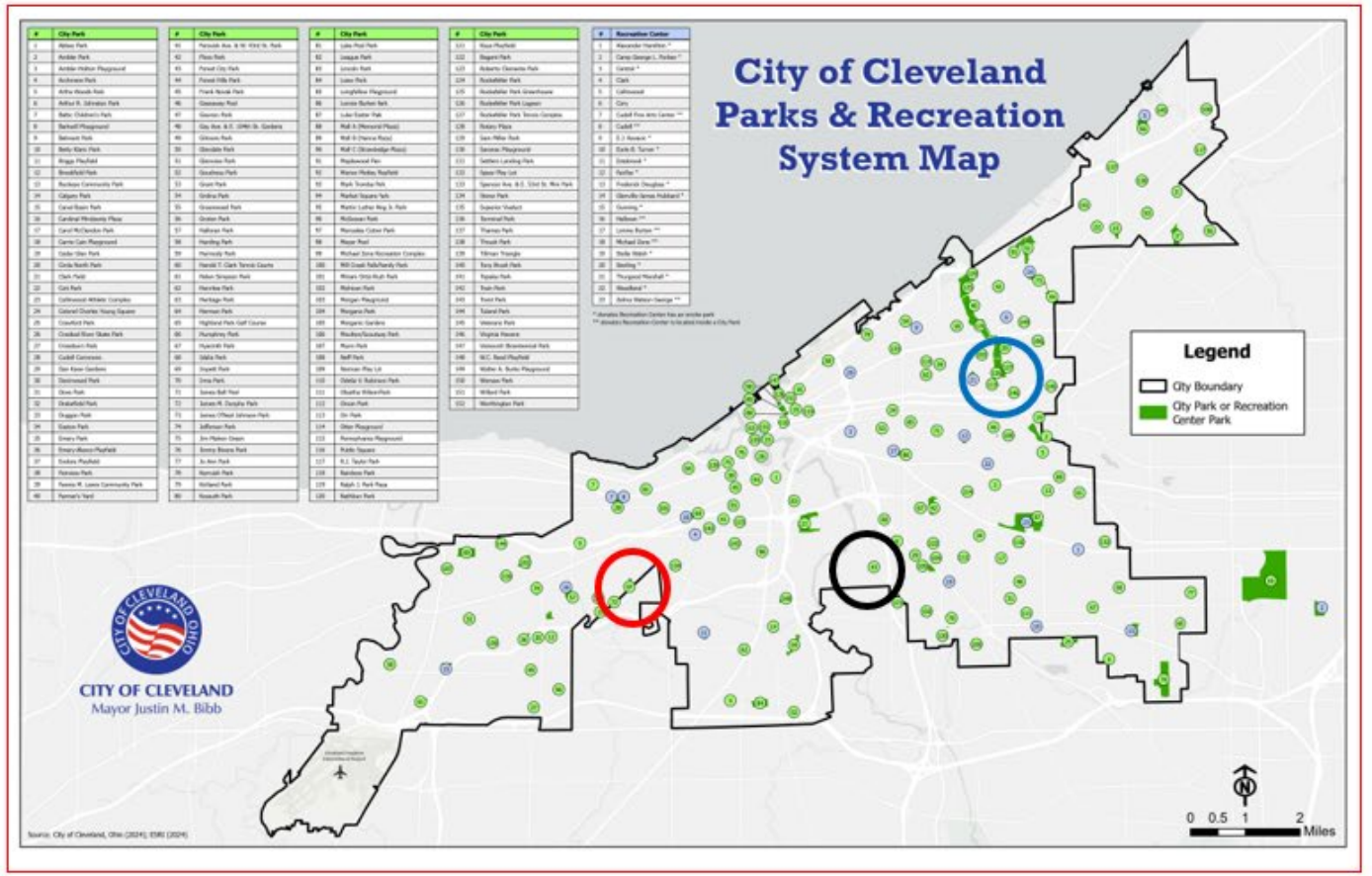
Orr Park, Mercedes Cotner Park, and Forest City Park

Tarra Petras, Public Art Project Coordinator

1. **Final Approval of Orr Park Public Art (Artists: 4030 Studios/DayzWhun)**

2. **Final Approval of Mercedes Cotner Park Public Art (Artist: Eileen Dorsey)**

3. **Final Approval of Forest City Park Public Art (Artist: Terrence "T Hubb"Hubbard)**



Public Art Program

Orr Park

9605 Lamont Ave

CITY OF CLEVELAND

Mayor Justin M. Bibb

August 5, 2026 (PAC) | August 7, 2026 (CPC)

ORR PARK PROJECT BASICS

Address: 9605 Lamont Ave.

Ward: 6 (Blaine Griffin)- Formerly 7 (Stephanie Howse-Jones)

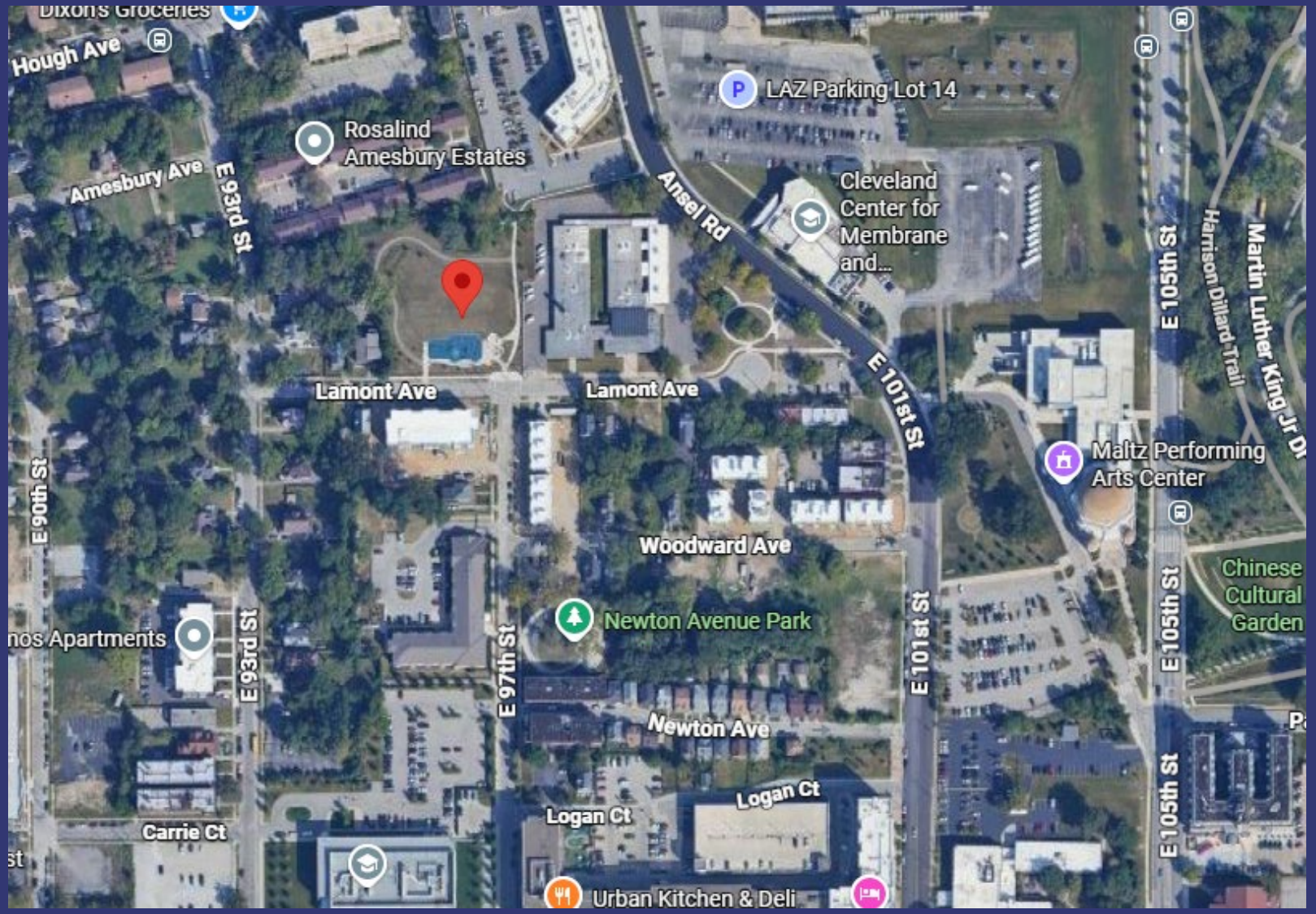
SPA Neighborhood: Hough

Project Scope: Renovation, “Clean and Green” and expansion

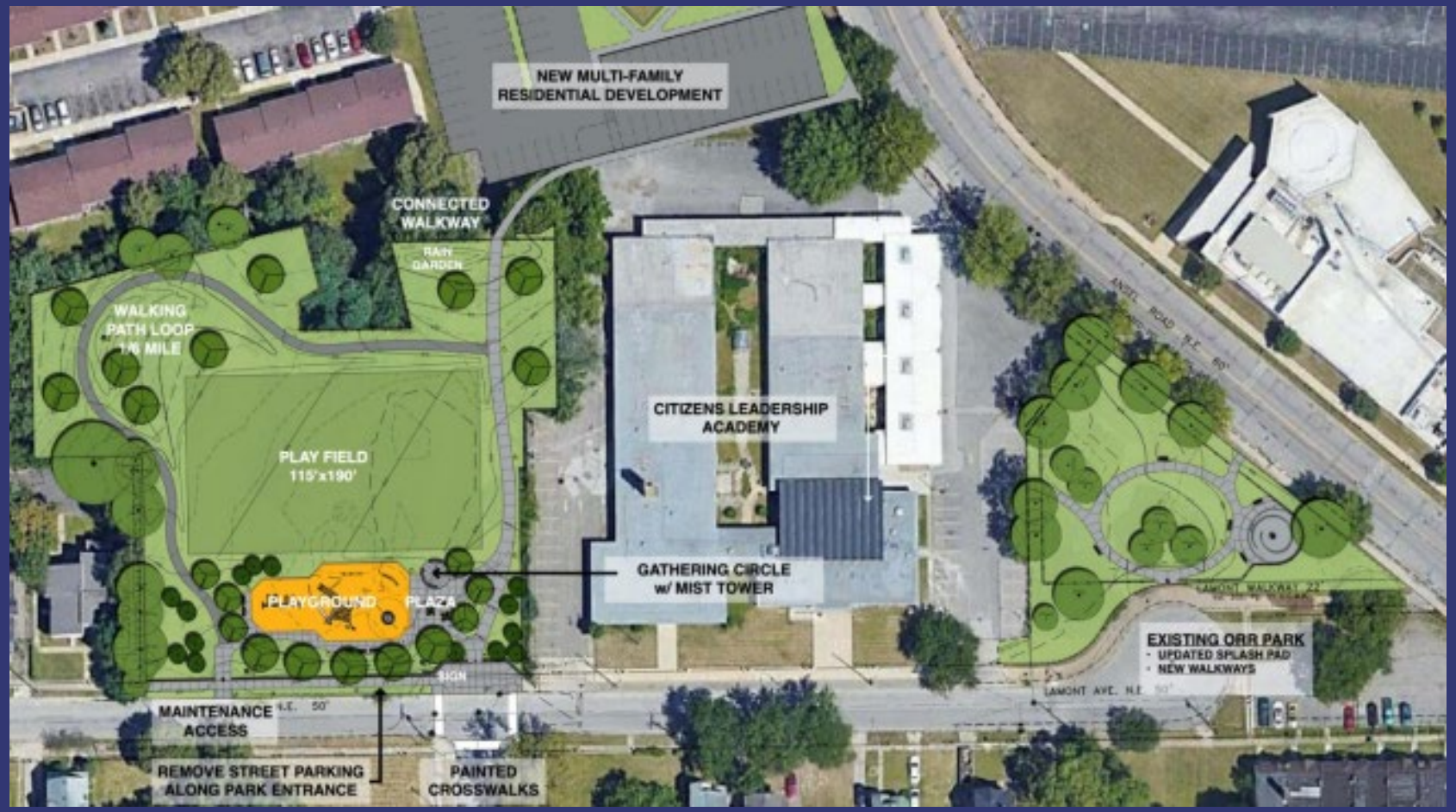
Public Art Budget: $24,450

Status: Renovation Complete

GENERAL LOCATION – Hough (Ward 6 – Formerly Ward 7)



SITE PLAN


NEW MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
CONNECTED
WALKWAY
RAIN
GARDEN
WALKING
PATH LOOP
1/6 MILE
PLAY FIELD
115'x190'
CITIZENS LEADERSHIP
ACADEMY
GATHERING CIRCLE
w/ MIST TOWER
PLAYGROUND
PLAZA
SIGN
EXISTING ORR PARK
- UPDATED SPLASH PAD
- NEW WALKWAYS
MAINTENANCE
ACCESS
REMOVE STREET PARKING
ALONG PARK ENTRANCE
PAINTED
CROSSWALKS

Artist Selection, Research & Community Engagement

- 15 applicants – 3 of whom were disqualified for incomplete submissions, leaving 12 eligible
- 3 finalists were interviewed and scored, and the selected (local) artist was 4030 Studios/Naijail “DayzWhun” Hawkins
- The artists conducted research about former prominent neighborhood resident, Charles Chesnutt, and engaged the community through Council ward meeting and a neighborhood festival

PROJECT OVERVIEW



The awarded public art project reflects Cleveland-born artist Naijal "Dayz" Hawkins' vision of transforming Orr Park into a vibrant, welcoming community space that celebrates Hough families while advancing recreational renewal and neighborhood pride. Located at Orr Park, 9901 Lamont Avenue, Cleveland, Ohio 44106, the installation will reimagine the existing park as an immersive outdoor work of art designed to inspire connection, creativity, and community engagement for residents of all ages. Project milestones include final design completion in March 2026 and anticipated project completion in the summer of 2026.

COMMUNITY ENGAGEMENT/CO-CREATION

PUBLIC ENGAGEMENT DETAILS

MONTH	EVENT	RESIDENTS REACHED
MAY 2026	Ward 6 Council Meeting with President Blaine Griffin	40 Residents (In Person)
MAY 2026	Mother's Day Community Festival	120 Residents (In Person)
JULY 2026	Online Announcement of Final Artwork Once Approved	350 Residents (Email Blast)
AUGUST 2026	Party in the Park Ribbon Breaking Party	30 Residents (In Person)

TOTAL RESIDENTS REACHED: 540





PAINT DETAILS – FOR MURAL COMPONENTS

PAINT SELECTION

PAINT SELECTION

Sherwin-Williams Emerald Exterior Acrylic Latex Paint, a premium paint-and-primer-in-one product designed to provide vibrant, long-lasting exterior finishes that withstand Cleveland's changing weather conditions, will be utilized for the park project. Known for its durability, fade resistance, and strong adhesion, the paint will help preserve the artwork's visual impact for years to come. All surfaces will also be treated with a high-adhesion bonding primer to ensure optimal coverage and longevity.

DURABILITY MEASURES

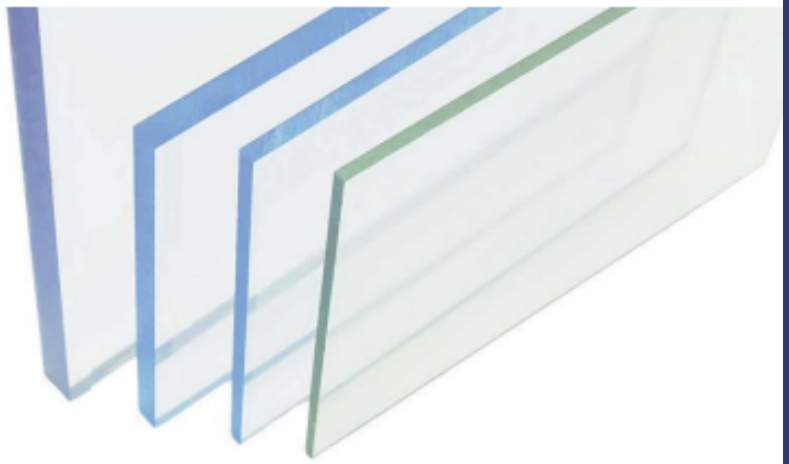
Surface preparation includes pressure washing, crack repair with elastomeric filler, and application of anti-graffiti coating. These durability measures protect against Cleveland's harsh winters and ensure the mural remains vibrant through freeze-thaw cycles and seasonal weather changes.



MATERIALS DETAILS – FOR STRUCTURAL COMPONENTS

MATERIALS

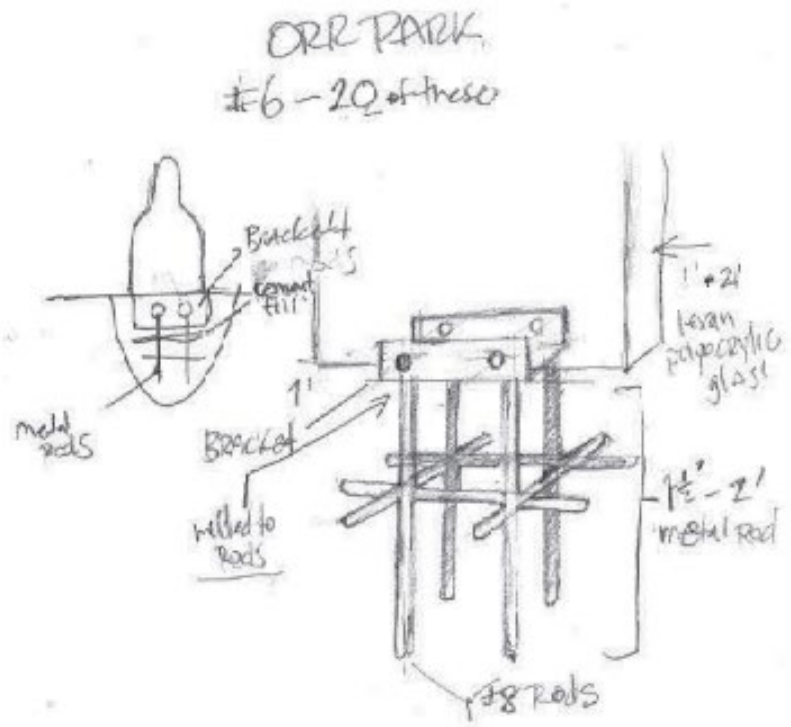
MATERIAL: POLYCARBONATE
THICKNESS: 0.236 IN
THICKNESS TOLERANCE: ±10%
WIDTH:4 FT
WIDTH TOLERANCE: ±0.25 IN
LENGTH: 8 FT
PRODUCT WEIGHT: 48.27 LB
LENGTH TOLERANCE: ±0.250 IN
COLOR: COLORLESS
CLARITY: CLEAR
TENSILE STRENGTH: 8,000 PSI
TENSILE STRENGTH: RATING GOOD (5,000 TO 9,999 PSI)
IMPACT STRENGTH: NO BREAK
IMPACT STRENGTH: RATING EXCELLENT (5.6+ FT·LB/IN TO NO BREAK)
MINIMUM TEMPERATURE:-211 °F
MAXIMUM TEMPERATURE: 270 °F



In honor of Charles W. Chesnutt, the project will feature a commemorative, double-sided, mirror-image, transparent artwork displayed on a durable, clear polycarbonate panel measuring 4ft wide x 5ft tall, located adjacent to his former residence at 9719 Lamont Avenue in Cleveland's Hough neighborhood. In addition to the installation, there are four additional double-sided, mirror-image, transparent artworks made from clear polycarbonate panels, each measuring 4 feet wide by 5 feet tall. The pieces depict a young boy and a young girl playing, the word 'Cleveland,' and a group of children illustrating unity.

Each art piece will be flush with the ground, with no exposure of the support mechanisms. Installations will be constructed from high-performance 0.236-inch polycarbonate, which is durable, easy to clean with mild soap and water, impact-resistant, and capable of withstanding extreme outdoor conditions, ensuring long-term preservation.

ANCHORING AND WEIGHT DETAILS



The Charles W. Chesnutt and children statue installations will use a robust anchoring system designed for the Orr Park location, with 6-20 units planned for deployment. Each sculptural piece features a dual-anchoring approach: metal rods are welded directly to the artwork's base, and additional brackets provide secondary support.

The primary structural support consists of 3/8" rods that extend into the ground, working in conjunction with the elded rods for enhanced stability. The system incorporates a 1" x 2" polycarbonate glass panel that serves as a mounting interface between the artwork and the metal rod framework.

This engineered anchoring solution ensures secure installation while maintaining the artistic integrity of the three-dimensional works, providing both lateral stability and vertical support to withstand environmental conditions in the park setting.

EXISTING CONDITIONS – EAST END OF PARK

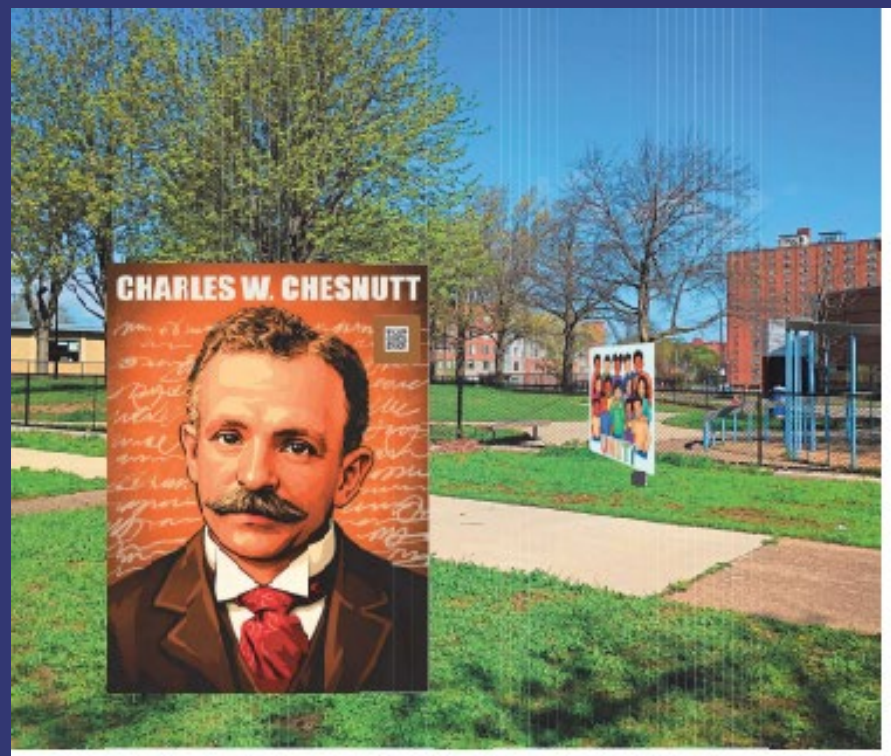




EXISTING PARK AREA CONDITION

SITE LOCATION West end of Orr Park, near the splash pad.

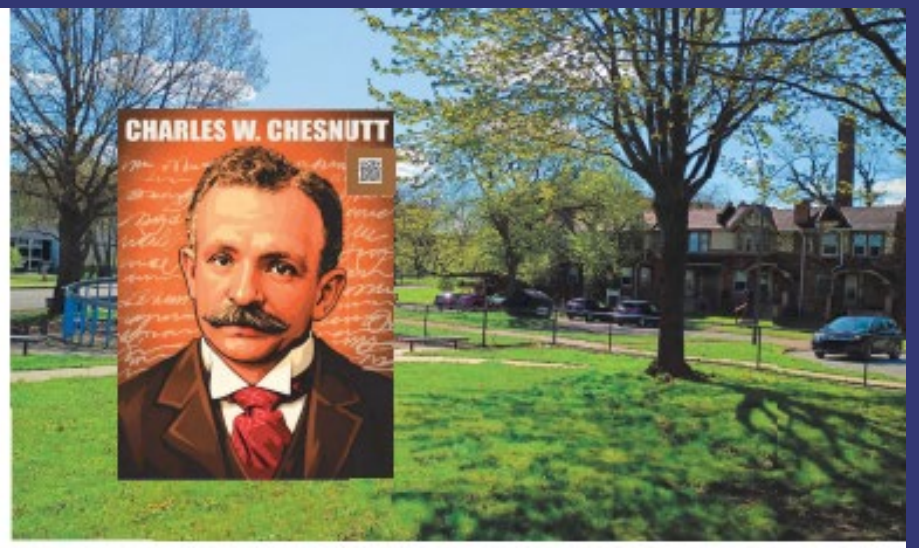
PROPOSED DESIGN STRUCTURE (1 OF 2 AT EAST END OF PARK – VIEWS OF BOTH SIDES)



https://chesnuttarchive.org/about/chesnutt

ARTWORK INSTALLATION MOCK-UPS

SCAN ME

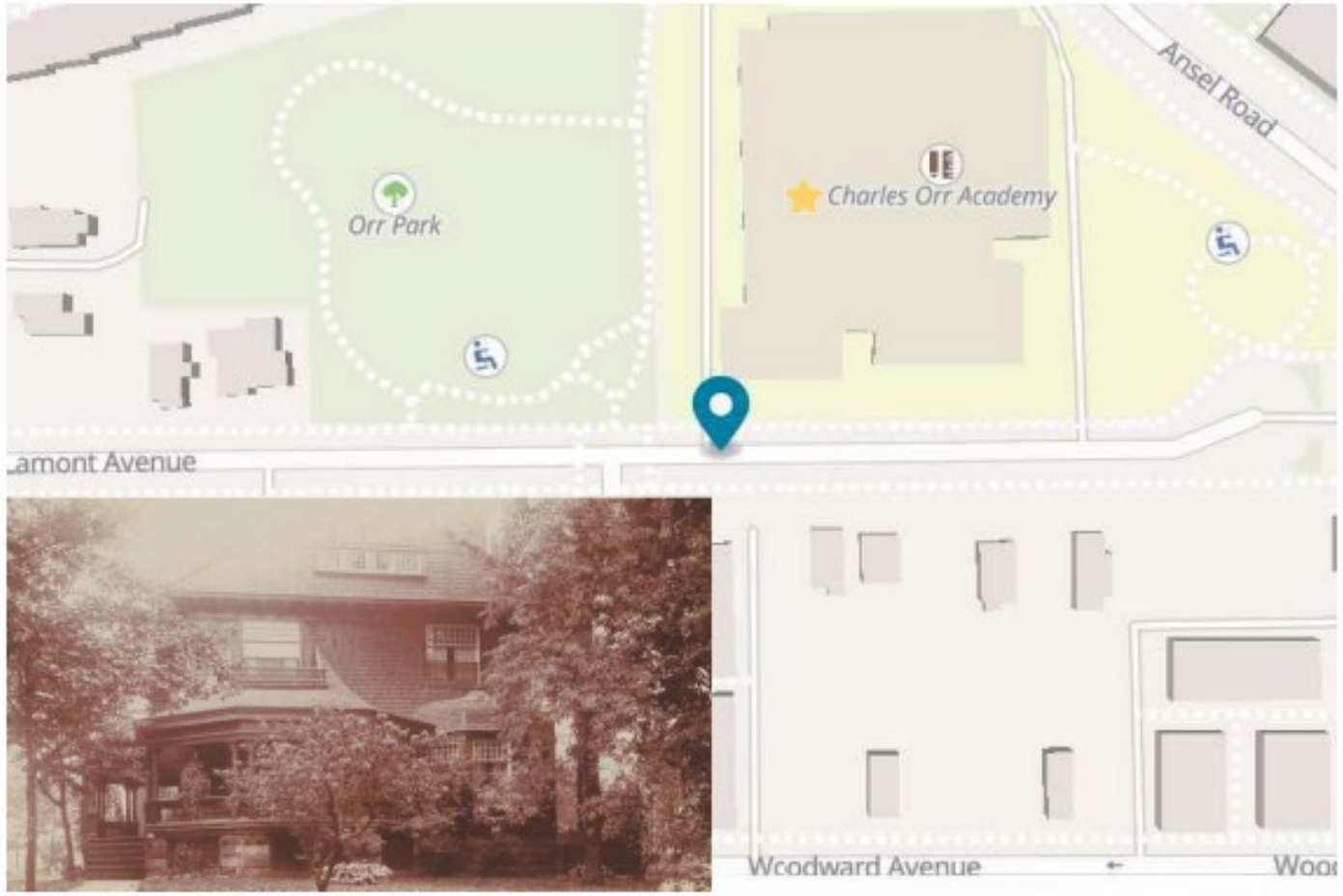


Installation will consist of double-sided, mirror-image, transparent polycarbonate panels, each measuring 4 feet wide and 5 feet tall, featuring opposing viewpoints.

The artwork will portray the esteemed Cleveland author and lawyer Charles W. Chestnutt, who addressed sensitive issues such as race from an African American perspective. Panels will be seamlessly integrated into the existing landscape on opposite sides, honoring the location of Mr. Chestnutt's former residence at 9719 Lamont Avenue in Cleveland. Each artwork will be positioned flush with the ground, with support mechanisms discreetly concealed.

CONTEXT – CHARLES CHESTNUTT RELATION TO PARK

MAP OF C.W. CHESTNUTT'S FORMER RESIDENCE



In 1904, Mr. Charles and Mrs. Susan Chesnutt purchased a prestigious residence situated at 9719 Lamont Avenue within the Hough district. He occupied this residence until his passing in 1932. The building has since been demolished; presently, the location serves as the site of the Citizen Leadership Academy.

Source: Cleveland Public Library, Collections related to Charles W. Chesnutt
Date: 1907

https://clevelandhistorical.org/files/show/12591

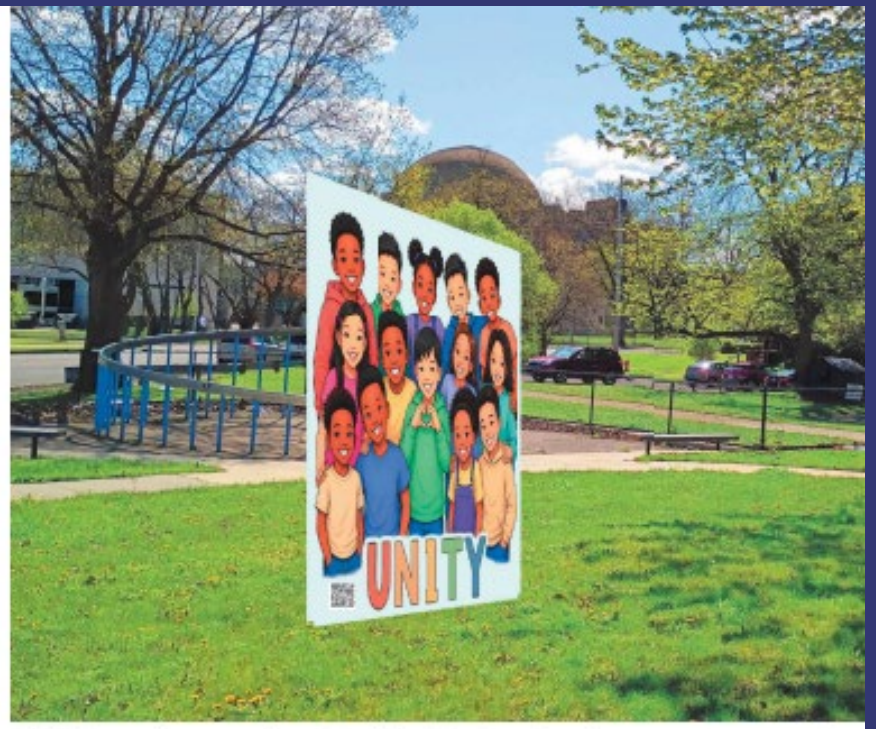
PROPOSED DESIGN STRUCTURE (2 OF 2 AT EAST END OF PARK – VIEWS OF BOTH SIDES)



https://www.clevelandohio.gov/city-hall/departments/public-works/divisions/recreation

ARTWORK INSTALLATION MOCK-UPS

SCAN ME



Installation will comprise double-sided, mirror-image, transparent polycarbonate panels featuring opposing views, and measuring 4 feet wide by 5 feet tall.

Art will depict diverse children symbolizing unity, integrated seamlessly into the existing landscape on opposite sides. Each piece will be positioned flush with the ground, with support mechanisms concealed from view.

EXISTING CONDITIONS – WEST END OF PARK





EXISTING PARK AREA CONDITION

SITE LOCATION Gathering circle located at the east end of Orr Park's Plaza with a Mist Tower.

PROPOSED MURAL DESIGN – WEST END OF PARK





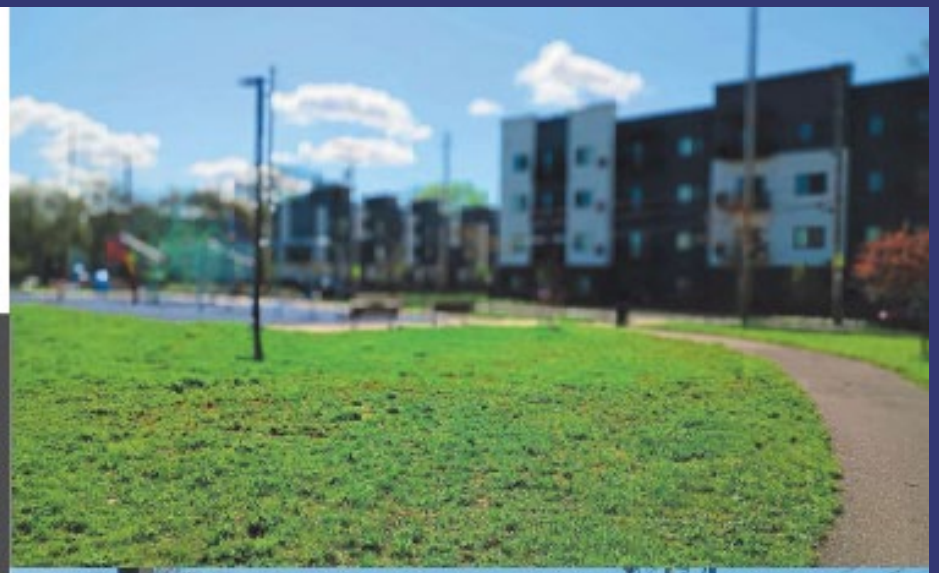
MURAL MOCK-UP

Mural mockup around the Gathering circle with mist tower, located at the east end of Orr Park's Plaza.

EXISTING CONDITIONS – FAR WEST END OF PARK

EXISTING PARK AREA CONDITION

SITE LOCATION Playground located at the far west end of Orr Park.

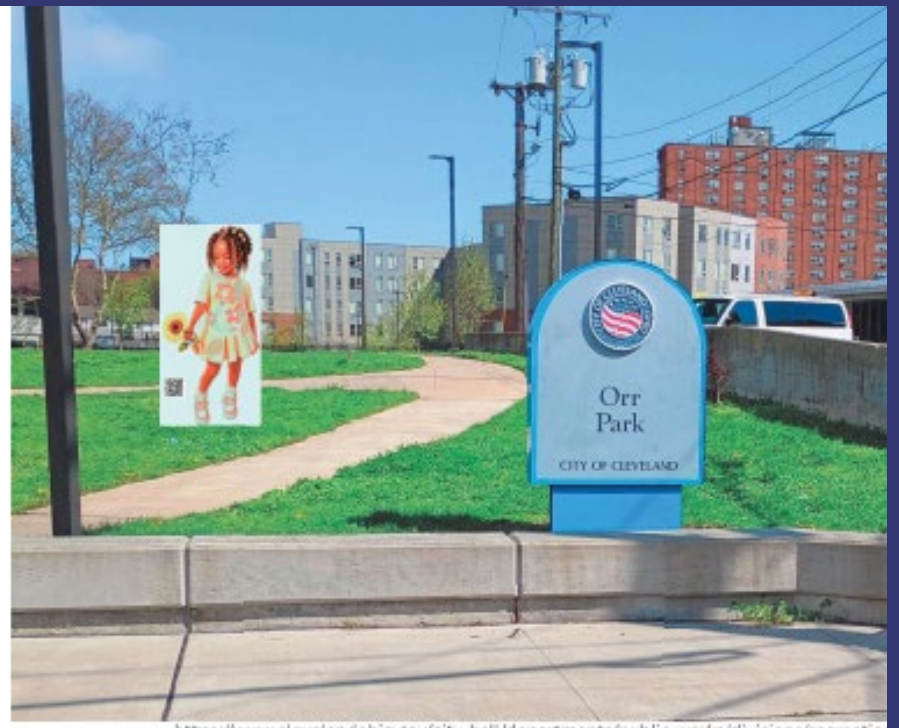




PROPOSED DESIGN STRUCTURES – FAR WEST END OF PARK



https://www.clevelandohio.gov/city-hall/departments/public-works/divisions/recreation



https://www.clevelandohio.gov/city-hall/departments/public-works/divisions/recreatio

ARTWORK INSTALLATION MOCK-UPS

SCAN ME

Installation will comprise double-sided, mirror-image, transparent polycarbonate panels featuring opposing views, and measuring 4 feet wide by 5 feet tall, depicting diverse children playing at the far east and west ends of Orr Park, integrated with the existing landscape. Each art piece will be flush with the ground, with no exposure of the support mechanisms.

EXISTING CONDITIONS – RETAINING WALL BY FORMER CITIZENS' LEADERSHIP ACADEMY





EXISTING PARK AREA CONDITION

SITE LOCATION East-facing retaining wall of Orr Park that separates the park from the Citizens Leadership Academy. Wall is currently bare concrete with minor weathering.

PROPOSED MURAL DESIGN – RETAINING WALL BY FORMER CITIZENS' LEADERSHIP ACADEMY





MURAL MOCK-UP

Rendering demonstrating how the completed vibrant mural will create a striking visual landmark that enhances the surrounding green space of Orr Park.

EXISTING CONDITIONS – NORTH END OF PARK (VIEWS FROM REAR WALKING TRAIL)





EXISTING PARK AREA CONDITION

SITE LOCATION Rear walking trail at Orr Park.

PROPOSED DESIGN STRUCTURES – NORTH END OF PARK (VIEWS FROM REAR WALKING TRAIL)



https://www.clevelandohio.gov/explore/about-cleveland

ARTWORK INSTALLATION MOCK-UP

SCAN ME

Installation will comprise double-sided, mirror-image, transparent polycarbonate panels featuring opposing views, measuring 4 feet wide by 5 feet tall, demonstrating our love for our city and adding a striking visual landmark to the rear walking trail of Orr Park. Each piece will be flush with the ground, with no exposure of the support mechanism.



MAP OF ALL ARTWORK COMPONENTS IN PARK

MAP ENVIRONMENT



ARTISTS CONTACT INFO.

THANK YOU

PHONE 216-205-7967

EMAIL HAROLD@4030STUDIOS.COM

WEBSITE WWW.4030STUDIOS.COM

WE WELCOME YOUR QUESTIONS.

Public Art Program

Mercedes Cotner Park

9417 Maywood Ave.

CITY OF CLEVELAND

Mayor Justin M. Bibb

August 5, 2026 (PAC) | August 7, 2026 (CPC)

MERCEDES COTNER PARK PROJECT BASICS

Address: 9417 Maywood Ave.

Ward: 11 (Nikki Hudson) – Formerly Ward 14 (Jasmine Santana)

SPA Neighborhood: West Boulevard

Project Scope: Full Renovation (except pool)

Public Art Budget: $22,500

Status: Renovation Complete

GENERAL LOCATION – West Boulevard (Ward 11 - Formerly Ward 14)

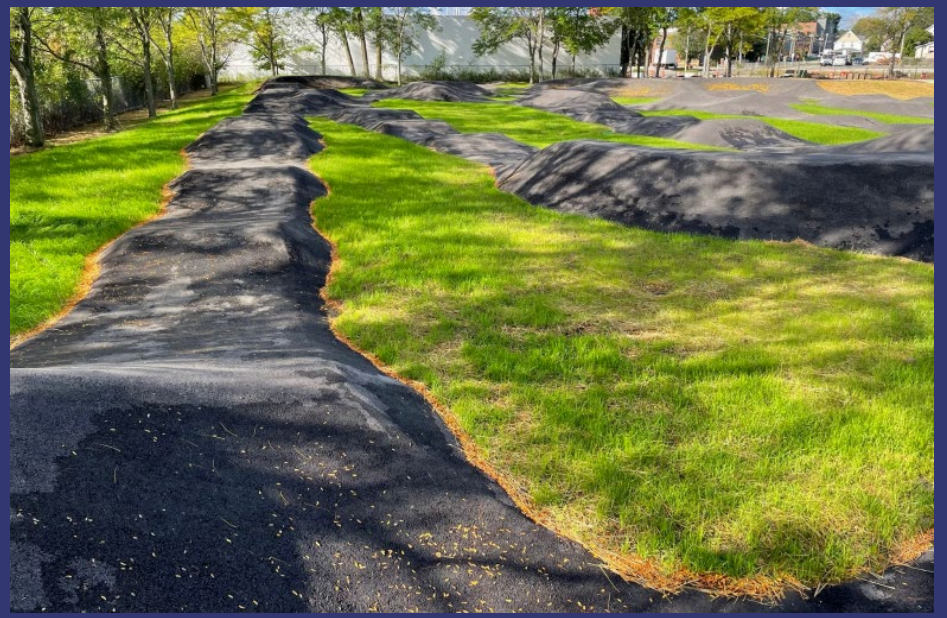


SITE PLAN


BASKETBALL COURT
PARKING (23 CARS)
EXISTING SWIMMING POOL
EXIST. POOL BLDG.
FIRST ENERGY PROPERTY
BICYCLE PUMP TRACK
RAIL ROAD
UTILITY EASEMENT (22')
GATE
SPLASH PAD
PLAYGROUND
5-12 YEARS
2-5 YEARS
PLAY LAWN (200'x115')
PLAZA
UTILITY EASEMENT (60')
NEW 12' WIDE ACCESS EASEMENT
FITNESS STATIONS
CONC. WALK
EXISTING BUILDING
SUNRISE ROAD (60')
EXISTING PARKING (12 CARS)
WEST 97th STREET (50')

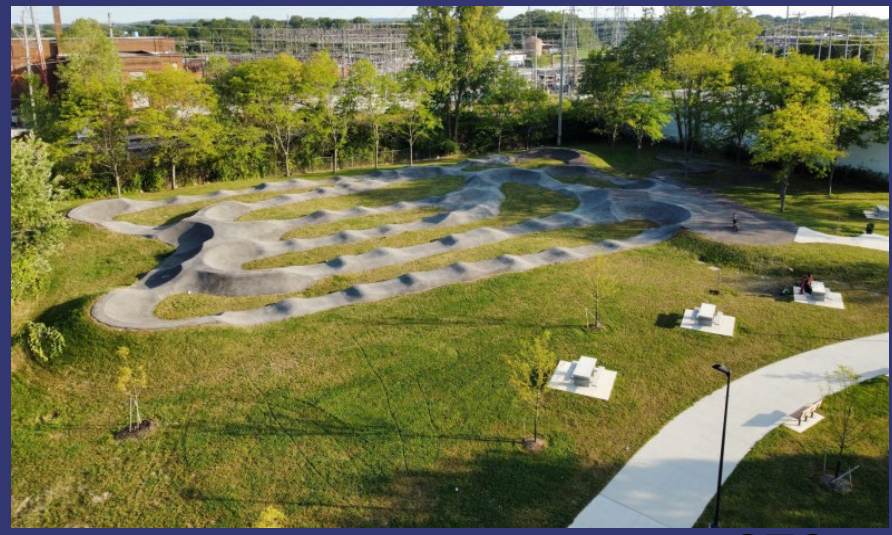
Existing Conditions and New Amenities











Existing Conditions







Artist Selection, Research & Community Engagement

- 17 applicants – 4 of whom were disqualified for incomplete submissions, leaving 13 eligible
- 4 finalists were interviewed and scored, and the selected (local) artist was Eileen Dorsey
- Eileen worked with events through Westown Community Development Corporation to conduct in-person and online community surveys – including at the Variety Village Street Festival in Fall of 2025

COMMUNITY ENGAGEMENT PHOTOS

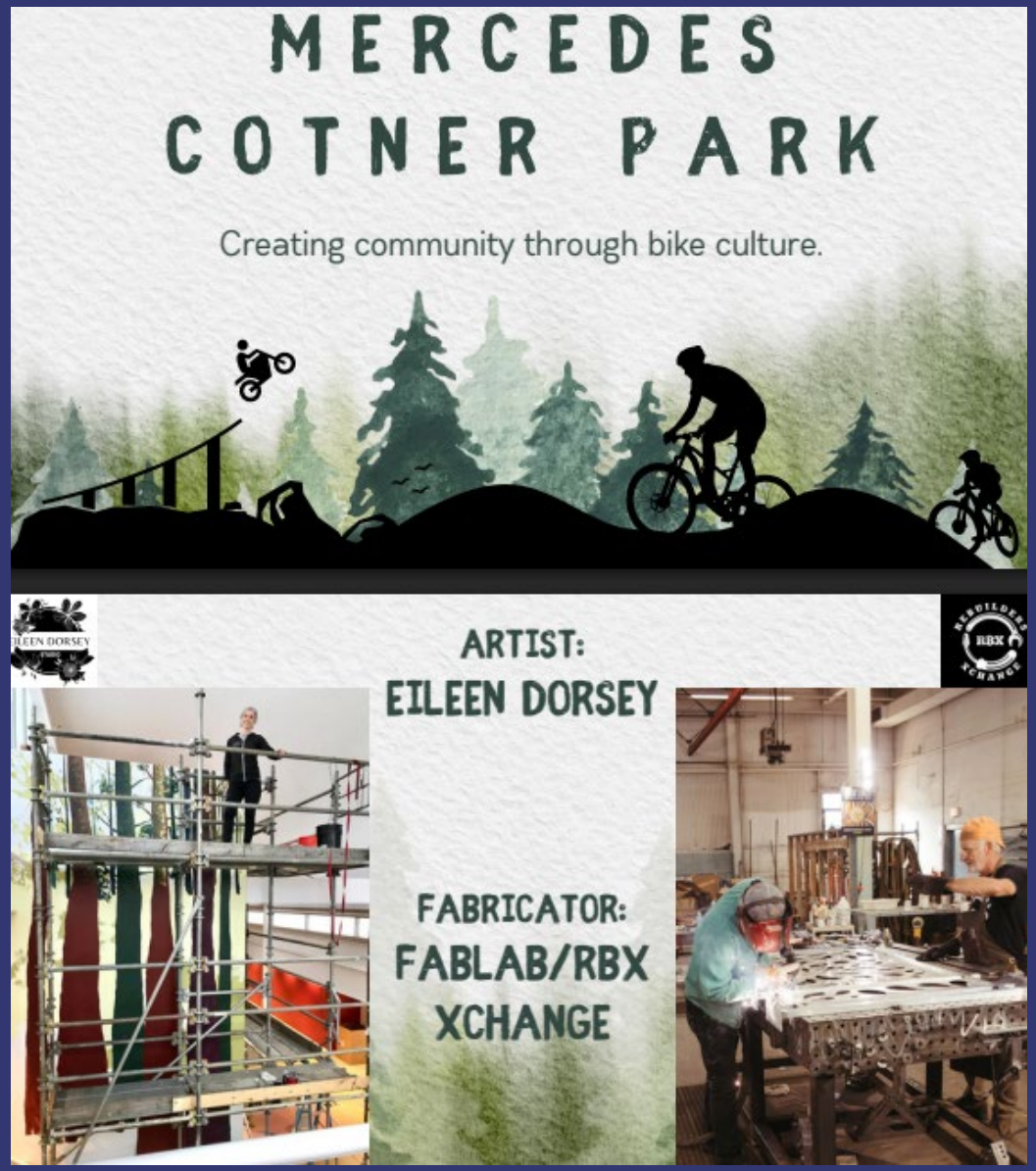








ARTIST: EILEEN DORSEY
FABRICATOR: FABLAB/RBX EXCHANGE



PAST WORK EXAMPLES



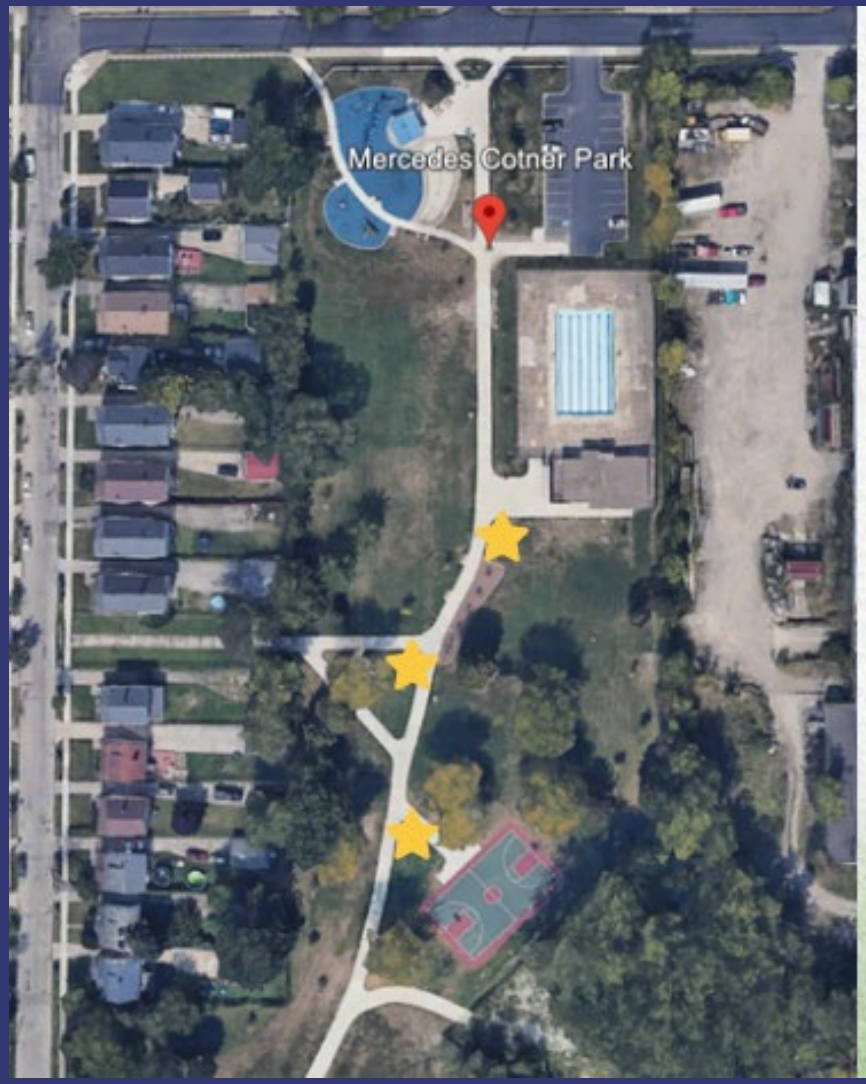








PROJECT OVERVIEW



PROPOSING 3 INTERACTIVE, BIKE-THEMED SCULPTURES

LOCATIONS MARKED WITH A STAR

- STEEL SCULPTURE WITH LASERCUT IMAGES
- IMAGES DEPICTING BIKE RIDERS POINT OF VIEW
- SCENES INFORMED BY THE COMMUNITY
- SHADOW PLAY - IMAGES REFLECT ON GROUND
- ROUND SHAPE TO MIMIC A BIKE WHEEL

LOCATIONS WITHIN PARK



PROPOSED DESIGNS (FROM BICYCLIST POINT OF VIEW)



Design Explained

- Each design has shadow play
- Bicyclist POV
- Images in black are cut out of steel
- Lines are laser cut
- Edgewater Beach tree
- Sunrise for the parks previous name
- Pareidolia elements in each design.

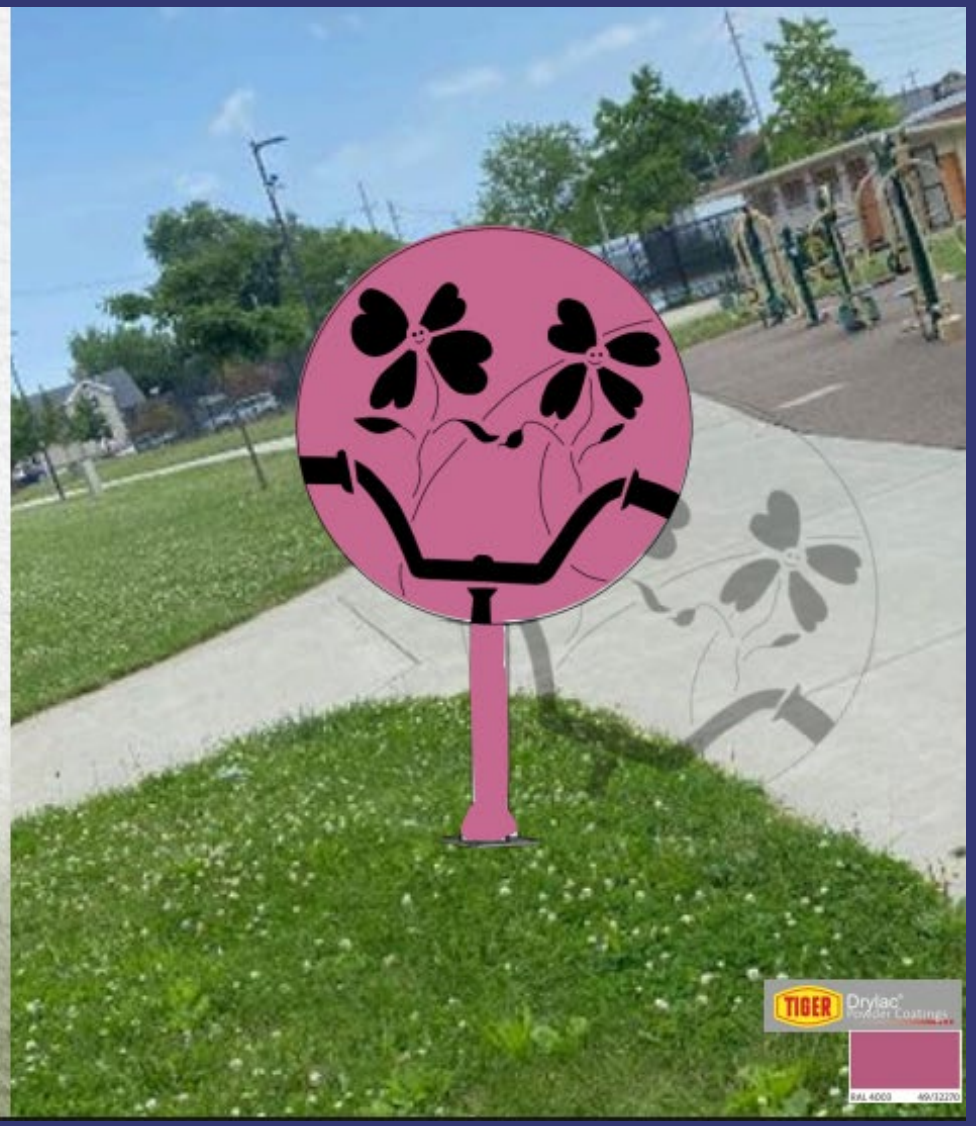


Materials

- Steel sheet .120 thick
- Steel tubing for legs
- Laser cut images
- Powder coated

Design Explained

- Byclylist POV
- Paths, hearts and flowers are from community input



PROPOSED DESIGNS/DIMENSIONS

Dimensions

- Main section 3'
- 54" tall
- They will be installed 42" in the ground
- 2' from sidewalk

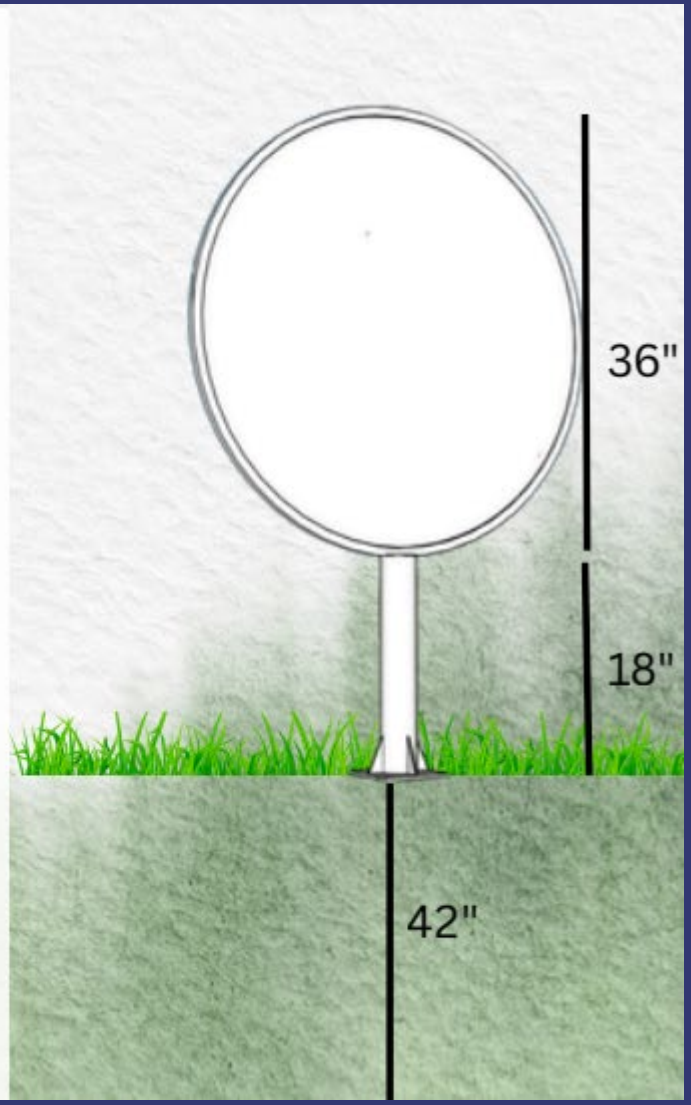
Design Explained

- Byclylist POV
- Paths and butterfly's from community input



Additional Information on Materials

- This sculpture will be made of steel which can absorb impact, making it an ideal material for a park
- The protective layer of powder coating is corrosion resistant
- Powder coating also resists scratching, chipping and fading
- Additionally, it is an environmentally friendly option for it does not omit toxic fumes when applied
- Installation will be set in 8" sono tubes in cement that are 42" in the ground.



MAINTENANCE & POWDER COAT COLOR SPECS

Maintenance Plan

- This sculpture has a minimum of 20 years life expectancy
- This is based on the durable quality of powder coating
- Yearly site visits to hose down salt, dust and debris are required to ensure longevity.
- I will reach out to park maintenance to talk about care for the sculpture or personally go to the park to inspect it.
- During these visits I'll access the need for graffiti removal and reach out to the appropriate person if action is needed.




THANK YOU!

Public Art Program

Forest City Park

3510 Kimmel Rd.

CITY OF CLEVELAND

Mayor Justin M. Bibb

August 5, 2026 (PAC) | August 7, 2026 (CPC)

FOREST CITY PARK PROJECT BASICS

Address: 3510 Kimmel Rd.

Ward: 5 (Richard Starr) – Formerly Ward 12 (Rebecca Maurer)

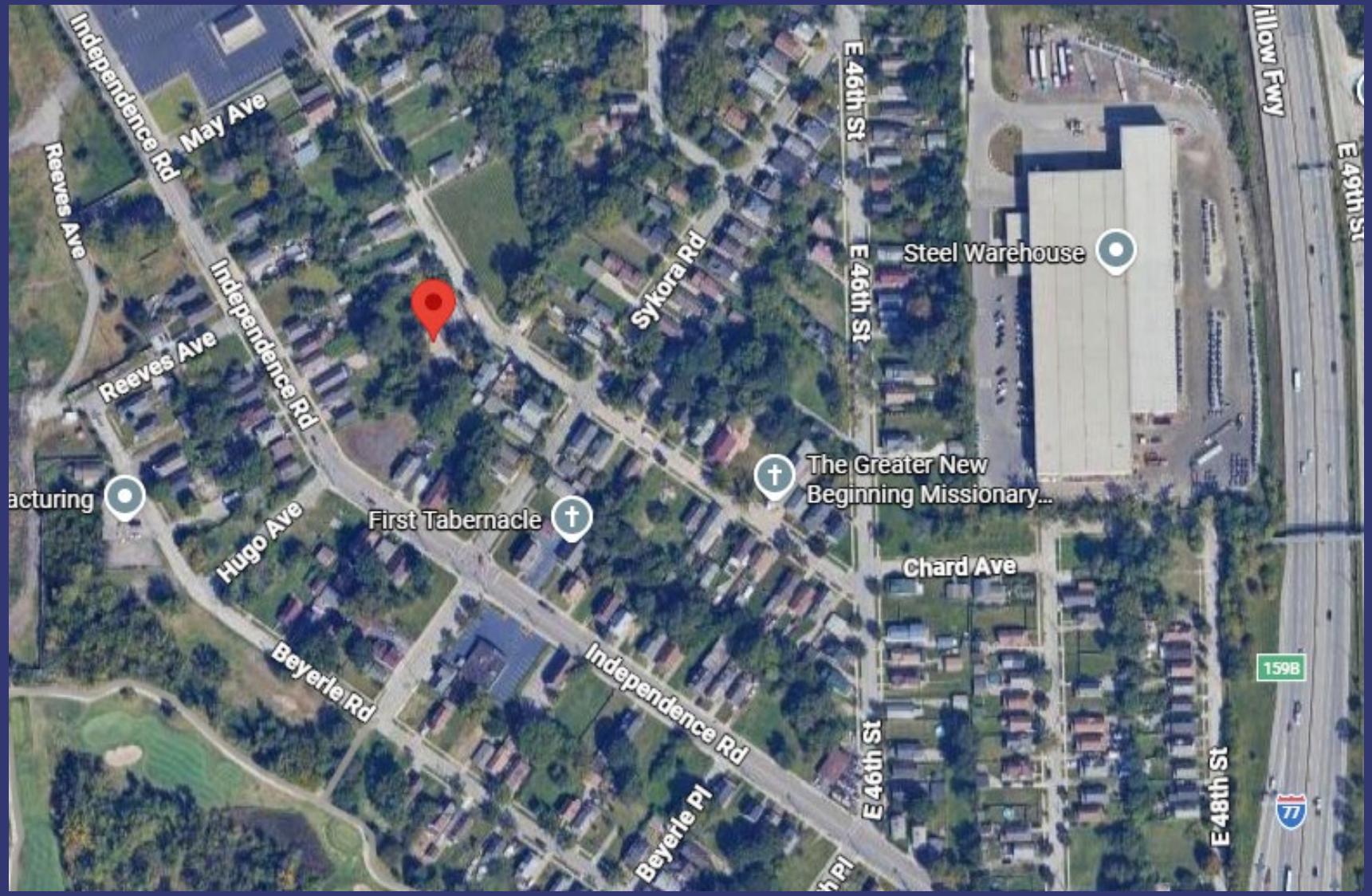
SPA Neighborhood: Broadway-Slavic Village

Project Scope: Full Renovation

Public Art Budget: $11,168

Status: Renovation Complete

GENERAL LOCATION – Broadway-Slavic Village (Ward 5 – Formerly Ward 12)



SITE PLAN


SHADE TREE
[TYP]
EVERGREEN
[TYP]
6FT PERIMETER FENCE
FLOWERING TREE
[TYP]
PLAY
AREA
SHELTER AREA
•PICNIC TABLES
•GRILL(S)
•SHELTER
•GAMETABLES
BENCH
[TYP]
LIGHT
[TYP]
LAWN
SIGN
KIMMEL RD.

EXISTING CONDITIONS







Artist Selection & Community Engagement

- 13 applicants – 3 of whom were disqualified for incomplete submissions, leaving 10 eligible
- 3 finalists were interviewed and scored, and the selected (local) artist was Terrence Hubbard, who until just recently, lived in the neighborhood
- Terrence engaged the community through gathering input at community meeting facilitated by Slavic Village Development

Previous Work

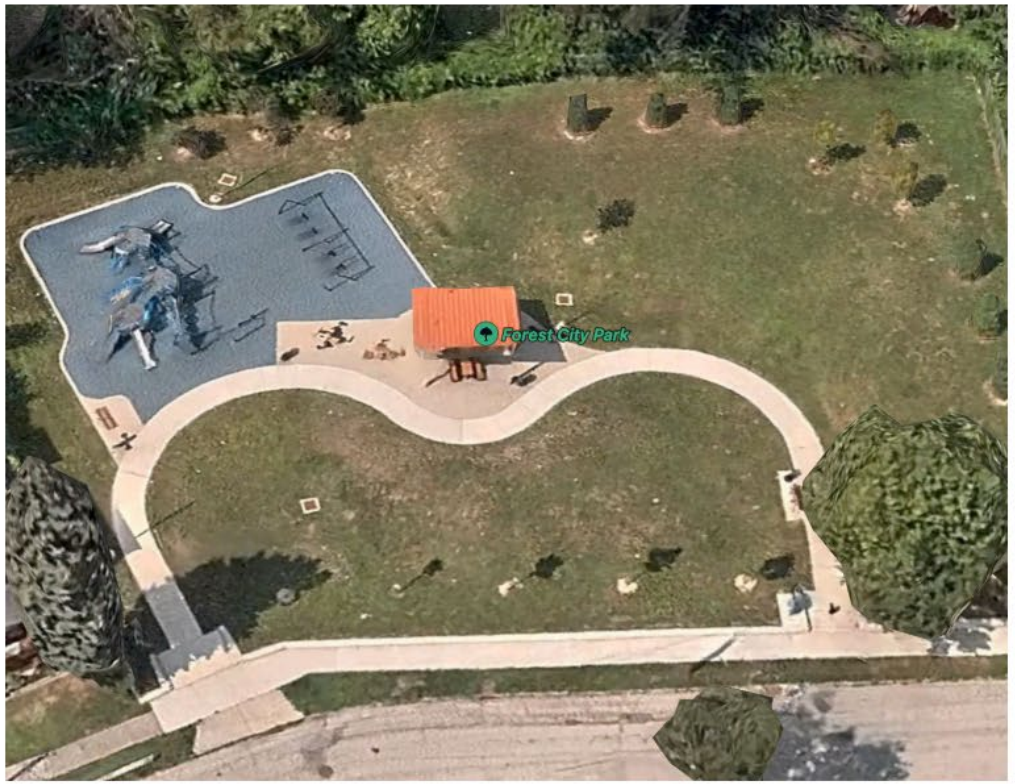






Forest City Park Public Artwork

The City of Cleveland
x
Terrence Hubbard



Forest City Park Public Artwork



- The plan is to create a public art component for Forest City Park.
- The art will be a sculpture/structure resembling a DNA or spiral like shape.

PROPOSED DESIGNS – Eco-Friendly Sculptural Structures





PROPOSED DESIGNS – Eco-Friendly Sculptural Structures

Vision

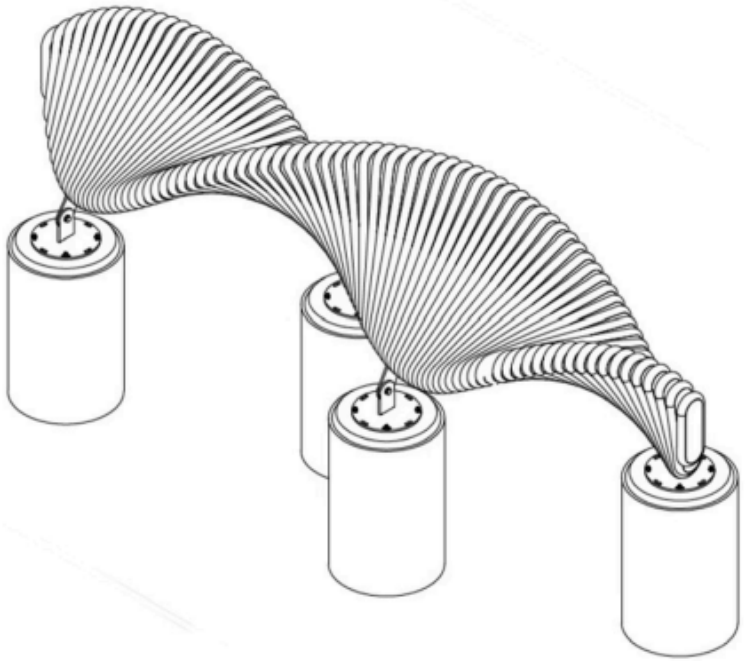


Exhibit A

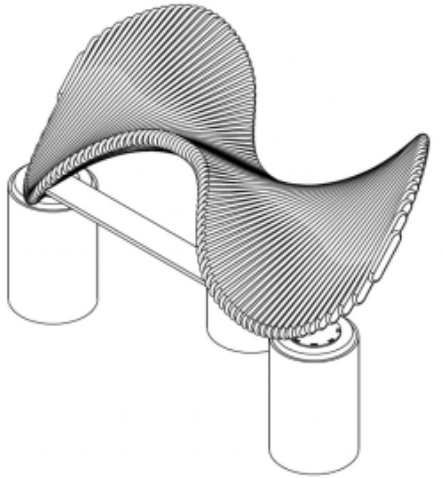
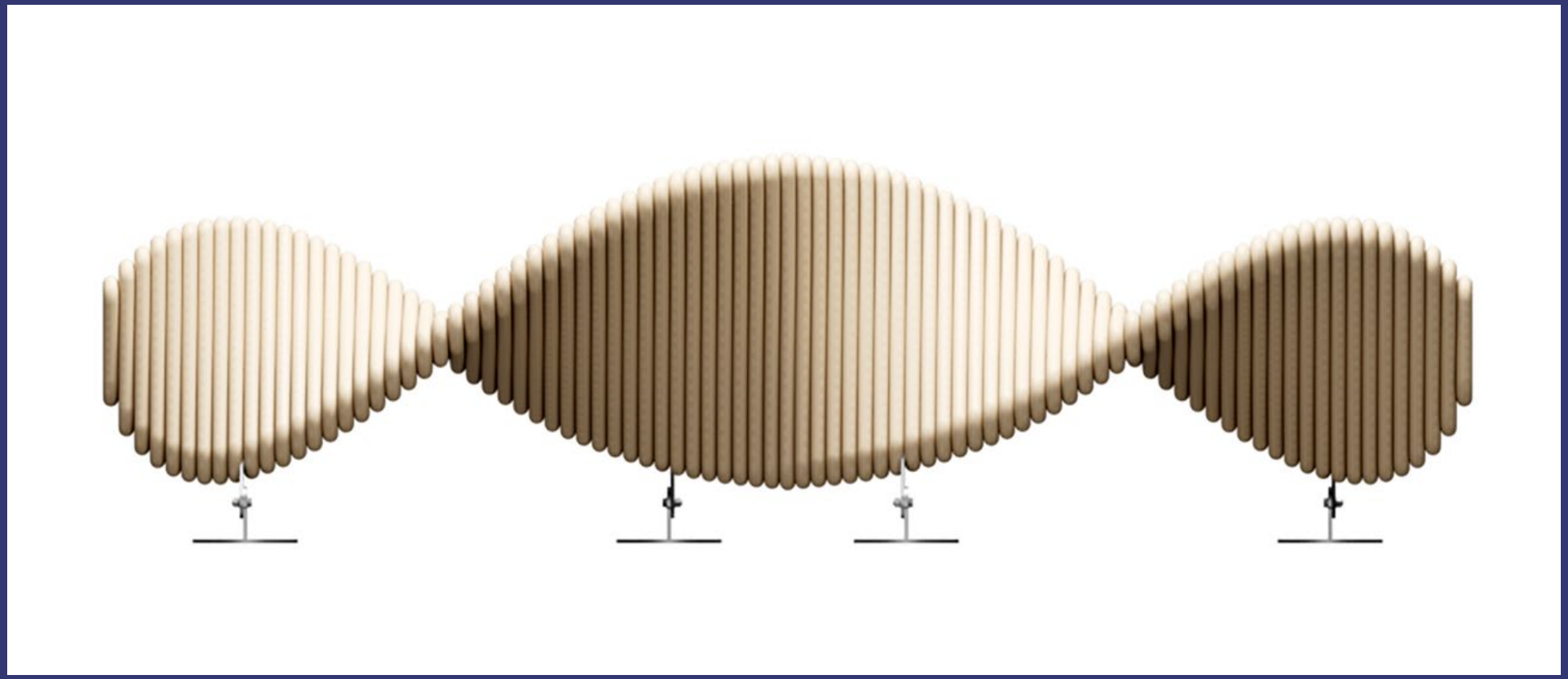


Exhibit B

PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit A)



PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit A)

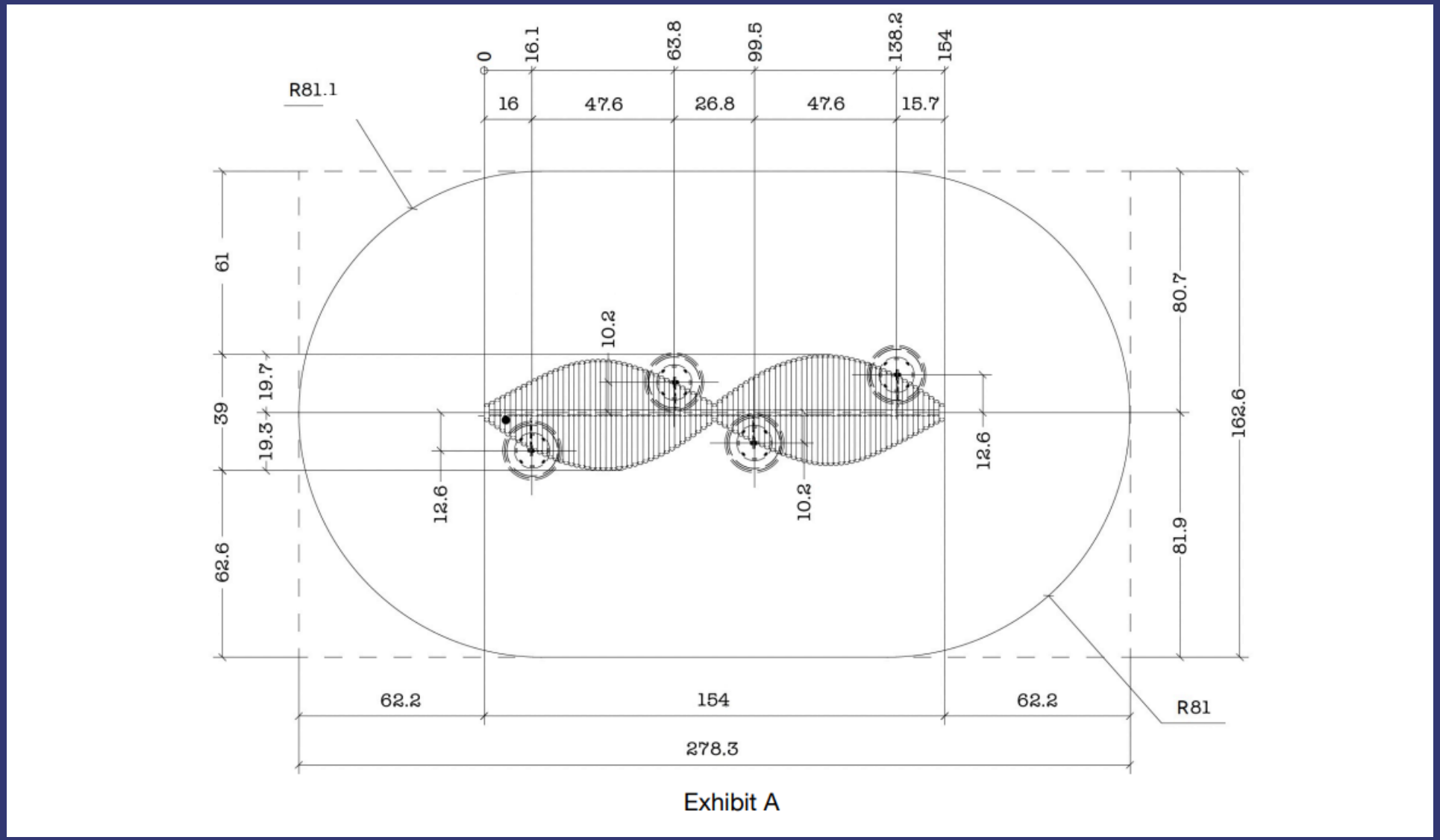


Exhibit A

PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit A – Various Views w/Footers)

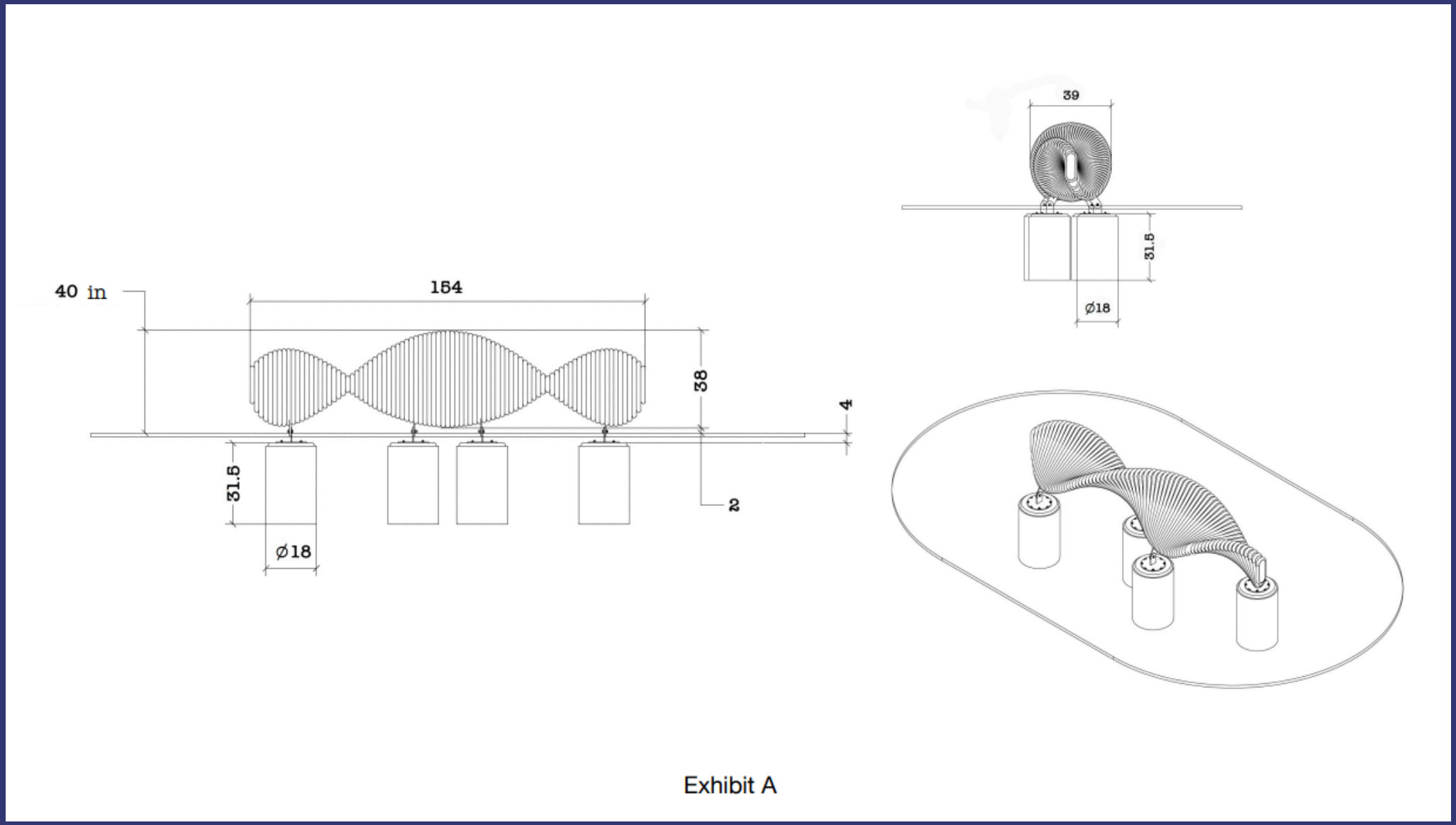


Exhibit A

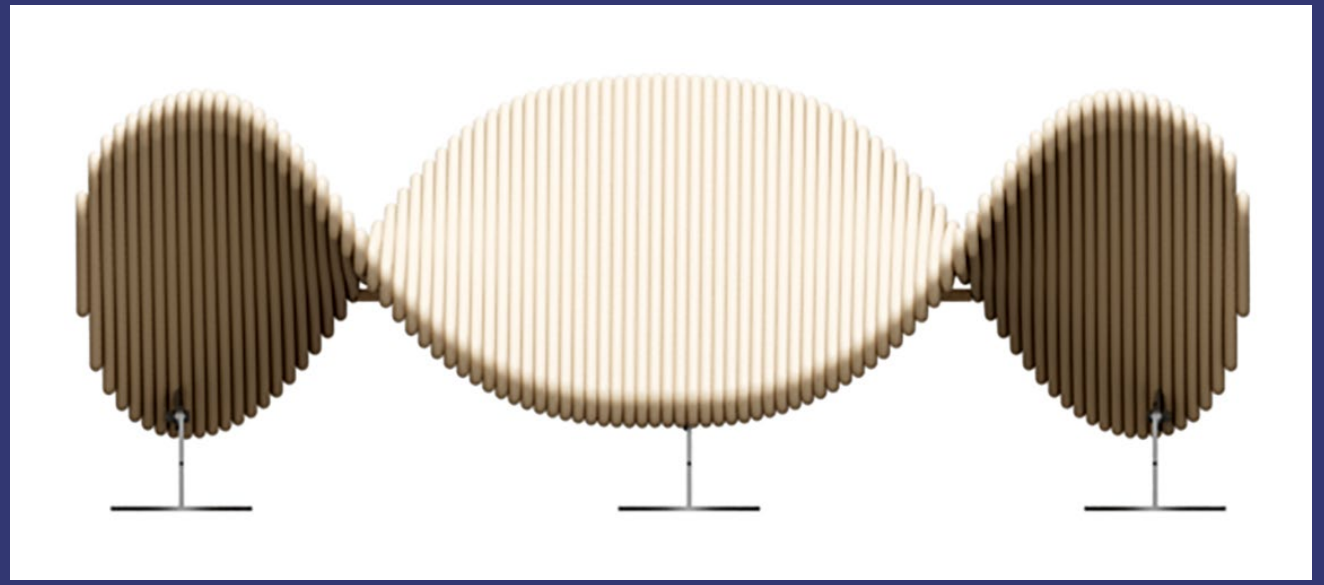
PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit A – Dimensions)

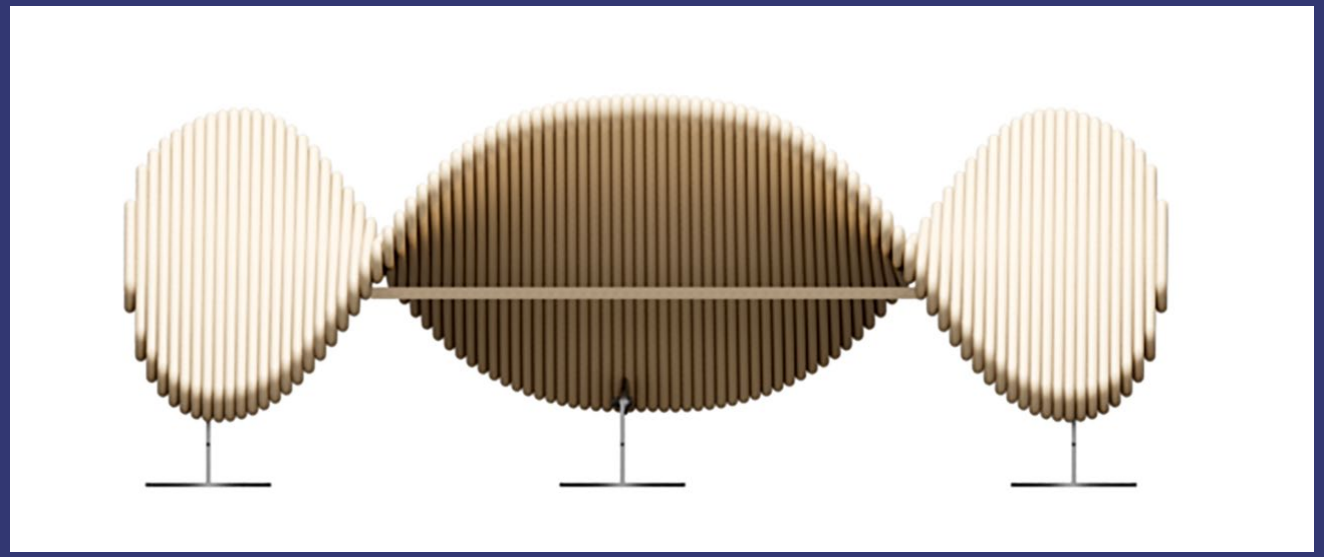
Exhibit A

(Dimensions)

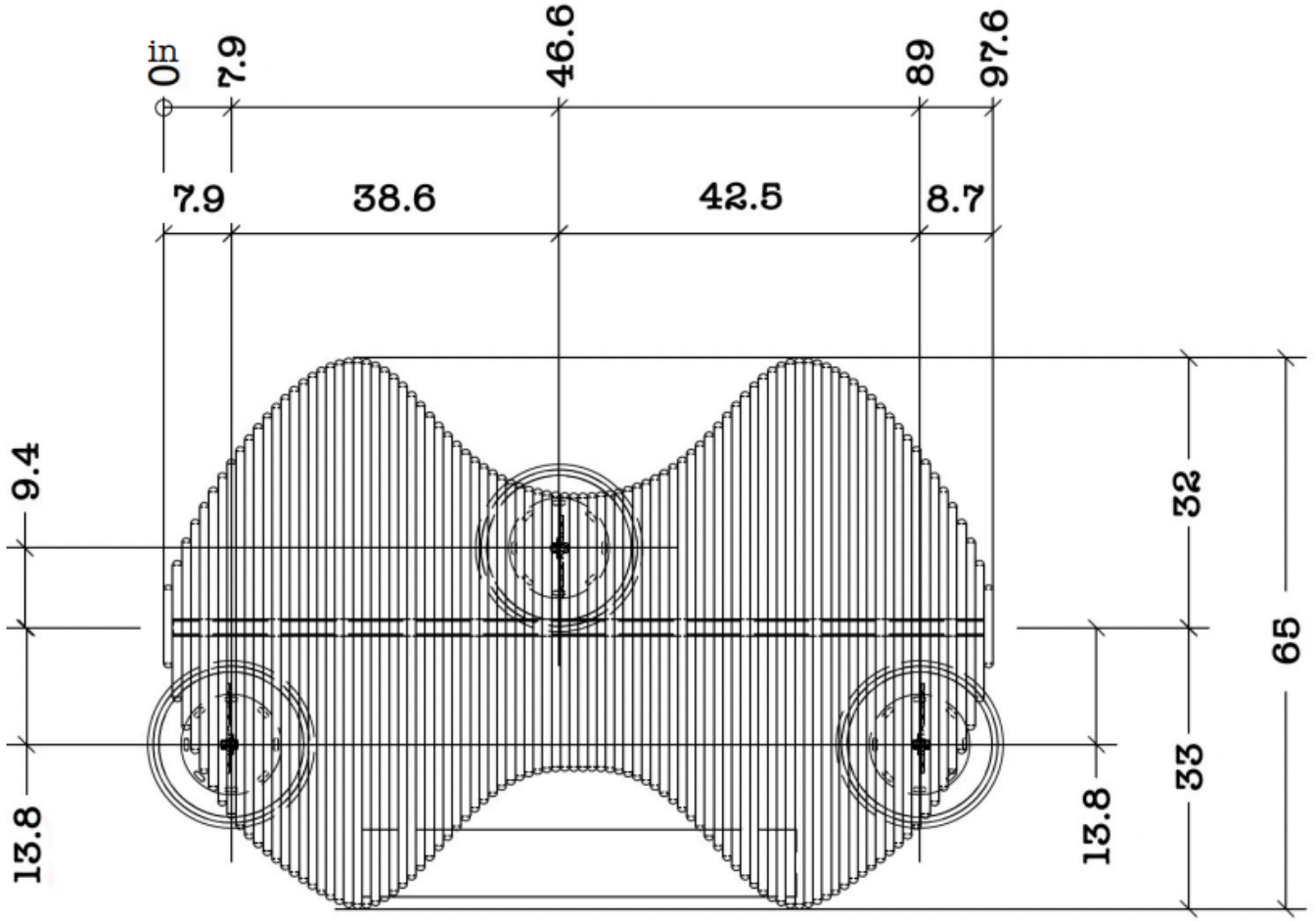
Dimensions	Inches
Width	154 in
Height	38 in
Length	97.6 in
Post height	31.5 in
Post diameter	18 in
Clearance space	2 in
Mulch bed radius	81 in
Mulch bed depth	6 in
Circumference (trim)	702.8 in

PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit B Front & Back)





PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit B)



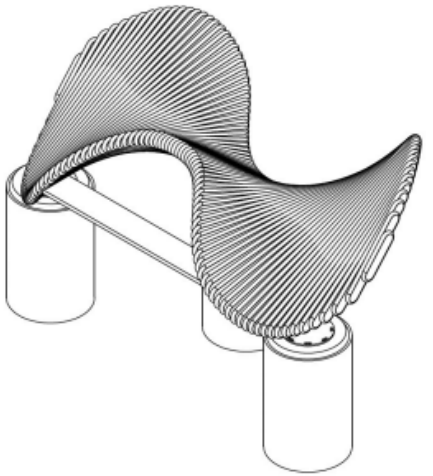


Exhibit B

PROPOSED DESIGNS – Eco-Friendly Sculptural Structures (Exhibit B – Various Views w/Footers)

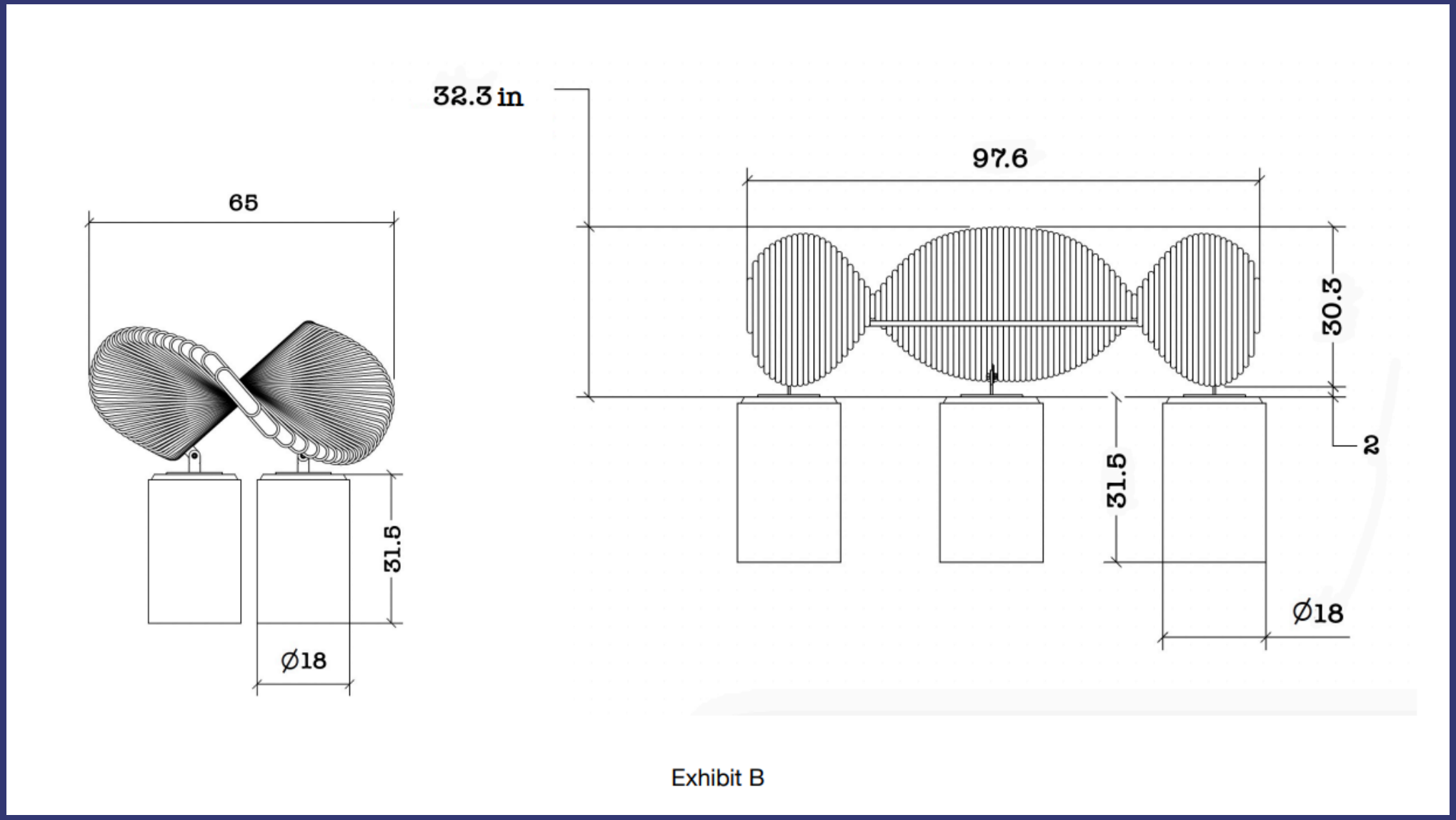


Exhibit B

Exhibit B

(Dimensions)

Dimensions	Inches
Width	65 in
Height	32.3 in
Length	97.6 in
Post height	31.5 in
Post diameter	18 in
Clearance space	2 in
Mulch bed radius	92 in
Mulch bed depth	6 in
Circumference (trim)	544.8 in

Materials

- 18” x 48” tube forms for concrete post
- Stainless steal metal plate post brackets
- Bolt anchors A4 M10×95 / 10
- Carriage Bolts with washers and nuts
- Exterior wood screws
- Accoya pine or reclaimed heart pine (2”x6”)
- Pine bark nugget mulch
- 8” heavy duty metal landscape edging
- Oil based Exterior Spar Urethane

Maintenance Plan

- Minimum lifespan of 25 years.
- 4 coats of Spar Urethane (last 3 years).
- After instillation the structure will belong to the City of Cleveland.

Evidence of Support

Tarra Petras
Public Art Project Coordinator
City Planning Commission
TPetras@clevelandohio.gov

Michael Reder
Forest City Park
Project Manager
MReder@clevelandohio.gov

Krystal Sierra
Neighborhood Planning Director
Slavic Village Development
krystals@slavicvillage.org

Todd Alexander
Deputy Commissioner of Park Maintenance and Properties
Department of Parks and Recreation
Division of Park Maintenance and Properties
TAlexander@clevelandohio.gov

Chris Skudrin
Forest City Block Club President
cskudrin111@gmail.com

Thank you for your time!

CITY OF CLEVELAND
Mayor Justin M. Bibb

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-011A - Public Art Program Artwork Approvals - Orr Park

August 7, 2026

Public Art Committee Recommendations:

Approved by the Public Art Committee as presented on 8/5/26, with consideration of raising structures off of the ground 5-6" to protect from mowing equipment, and possibly doing silhouettes of children.

City Planning Staff Recommendations:

Staff is supportive, and agrees with the Public Art Committee recommendations, deferring to Divisions of Parks and Recreation for the usage of QR codes directed to City of Cleveland

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-011B - Public Art Program Artwork Approvals - Mercedes Cotner Park

August 7, 2026

Public Art Committee Recommendations:

Approved by the Public Art Committee as presented on 8/5/26.

City Planning Staff Recommendations:

Staff is supportive.

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-011C - Public Art Program Artwork Approvals - Forest City Park

August 7, 2026

Public Art Committee Recommendations:

Approved by the Public Art Committee as presented on 8/5/26.

City Planning Staff Recommendations:

Staff is supportive, and thinks this installation will enhance the park experience.

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-010 - Art Garden Project - Model Citizen & Spina Florae Sculptures

August 7, 2026

Project Address: 5004 Storer Ave, 3353/3357 W. 50th St

Type: Public Art

Project Representative: Adam Gifford

Approval: Final

Ward 14: Council Member Jasmin Santana | **SPA: Stockyards**

Support from:

COUNCILWOMAN
Jasmin Santana
WARD 14

METRO WEST
COMMUNITY DEVELOPMENT ORGANIZATION

Western Reserve
Land Conservancy
land • people • community

BLACKBRAIN
GROUP

CITY OF CLEVELAND
Mayor Justin M. Bibb

THE ART GARDEN — Phase II

THE ART GARDEN

ART TRAIL BEAUTY TO UPLIFT
THE HUMAN SPIRIT

THE ART GARDEN

The Art Garden is a sculpture-led civic landscape seeded by the Transformative Arts Fund, transforming three adjacent vacant lots into a connected public art destination along the Storer Avenue corridor. At its center are three large-scale sculptural works by Cleveland artist BlackBrain: Spina Flora, the centerpiece of the Exchange Pocket Park; Model Citizen, a utilitarian sculpture and public bench anchoring the Gather Pocket Park; and Geo Bird, the focal point of the Perch Pocket Park.

Together, the sculptures create a sequence of civic landmarks that invite gathering, rest, movement, and neighborhood identity. Spina Flora operates as a symbolic threshold of resilience and exchange; Model Citizen merges sculpture with everyday use, offering both visual presence and seating; and Geo Bird introduces a playful vertical marker that gives the corridor a sense of watchfulness, flight, and orientation. A series of semi-permanent prefabricated Maintenance Modules will support the care, storage, and long-term stewardship of the sites without requiring permanent building construction.

The pocket parks are incorporated seamlessly as landscape settings for the sculptures, providing green space, visibility, circulation, and flexible public use while allowing the artworks to remain the primary anchors of the project. Western Reserve Land Conservancy is leading the placement and development of the park framework, while sculpture fabrication is already underway, positioning the artworks as the defining civic layer that completes the landscape investment.



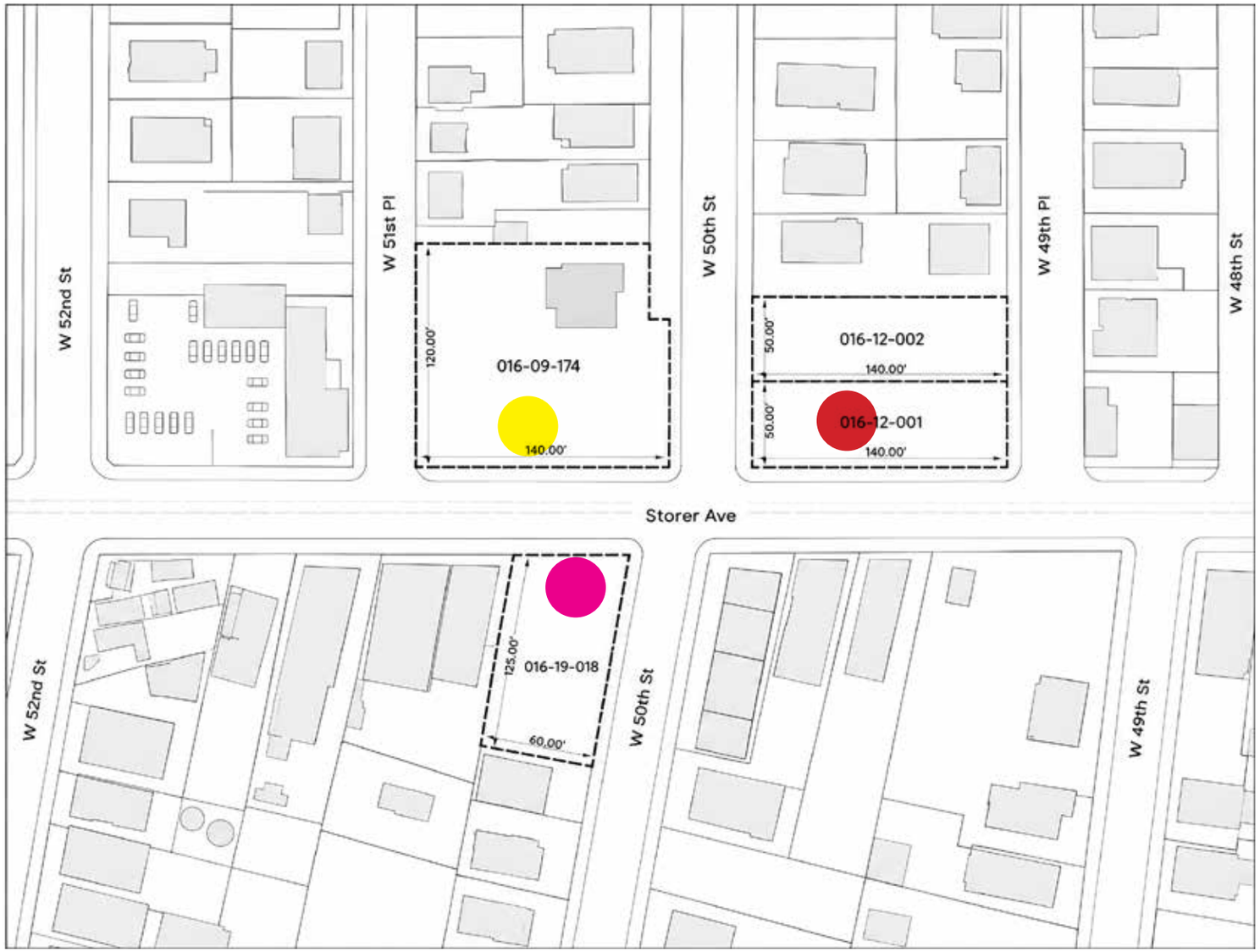
PROJECT GOALS:

- Keep it local
- Tell the communities story through art
- Align with Storer Avenue corridor investments
- Design with maintenance considerations
- Create a neighborhood spark

PROJECT TEAM:

WARD 14 COUNCILWOMAN Jasmin Santana | METRO WEST COMMUNITY DEVELOPMENT ORGANIZATION | BLACKBRAIN GROUP | Western Reserve Land Conservancy land • people • community

- Model Citizen
- Spina Flor
- Geo Bird (FYI only)



SITE CONTEXT PLAN

5004 STORER AVE
CLEVELAND, OH 44102

LEGEND

- SUBJECT PARCEL
- PROPERTY LINE
- BUILDING FOOTPRINT
- LOT LINE
- CENTERLINE

SCALE

0' 25' 50' 100' 150'

1" = 50'-0"

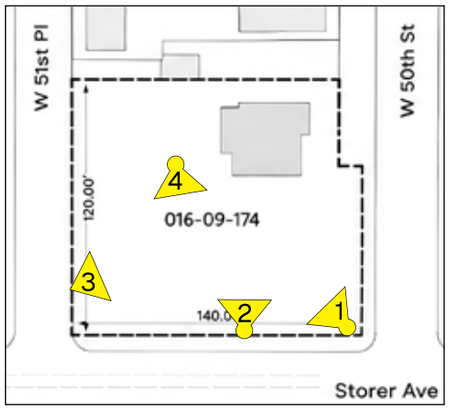
NORTH

N

ART IN PUBLIC PLACES


private space
buffer
Model Citizen
(gather)
W 50th St
Spiná Florae
(exchange)
Storer Ave
Geobird
(rest)
Sunflower mural
W 52nd St
W 50th St


W 51st Pl
W 50th St
W 50th Pl
Storer Ave
W 50th St
0
30 feet
N

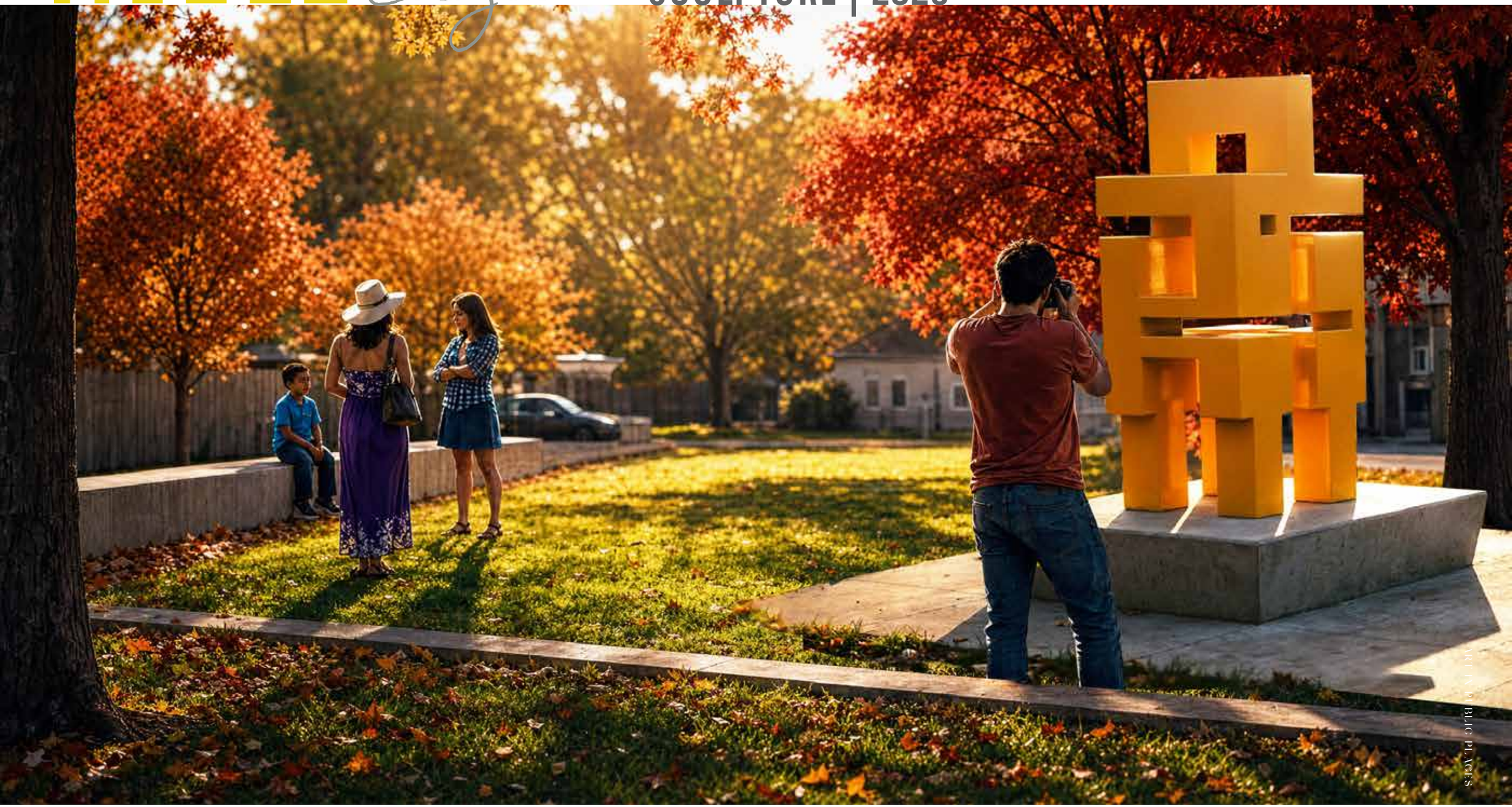



1


2

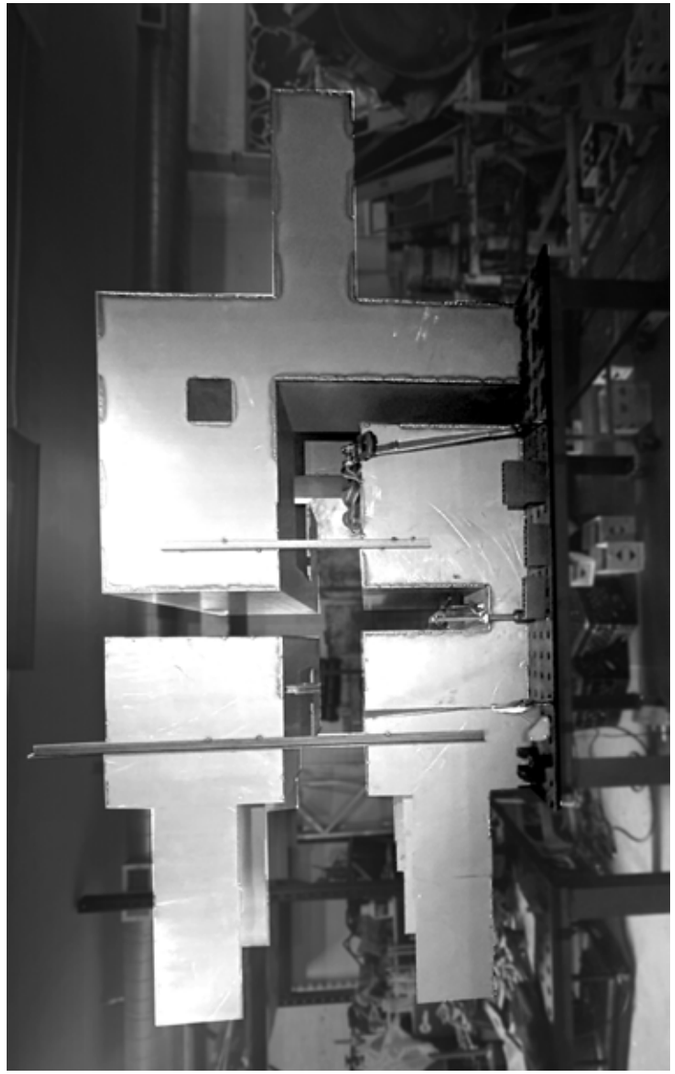

3


4



IN FABRICATION

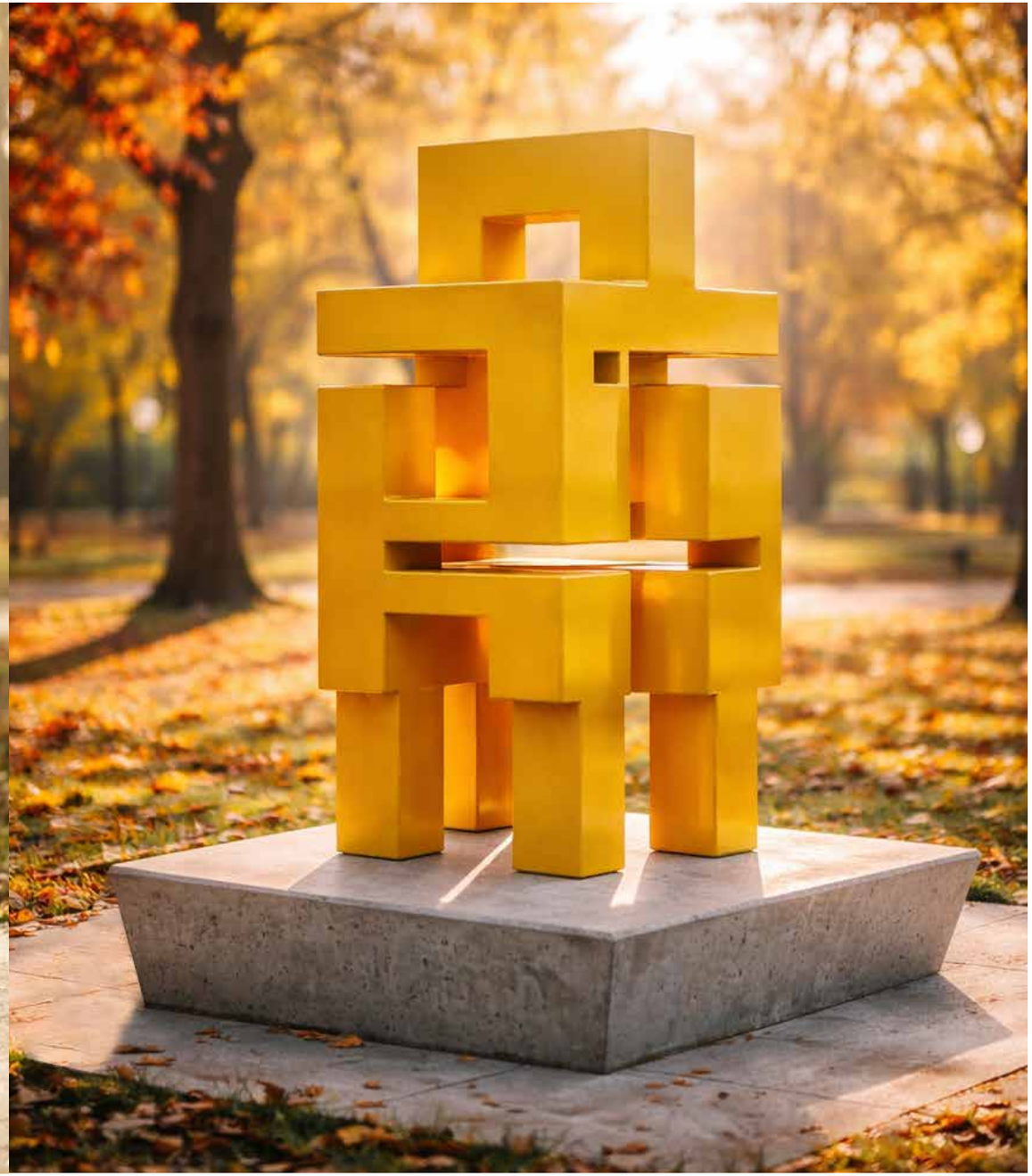




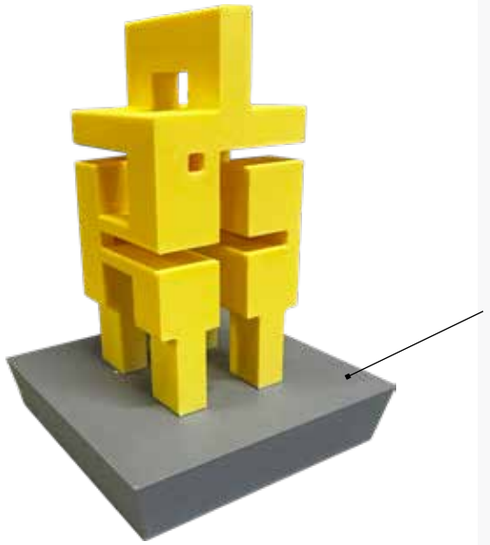
STATUS —
- ■ DESIGN
- ■ COMMUNITY REVIEW
- ■ DESIGN APPROVAL
- FABRICATION
- PERMITTING
- PAINT/FINISH
- INSTALLED

CREDITS —
ARTIST: Andrew Reach
DESIGN: Andrew Reach
FAB: BlackBrain Group





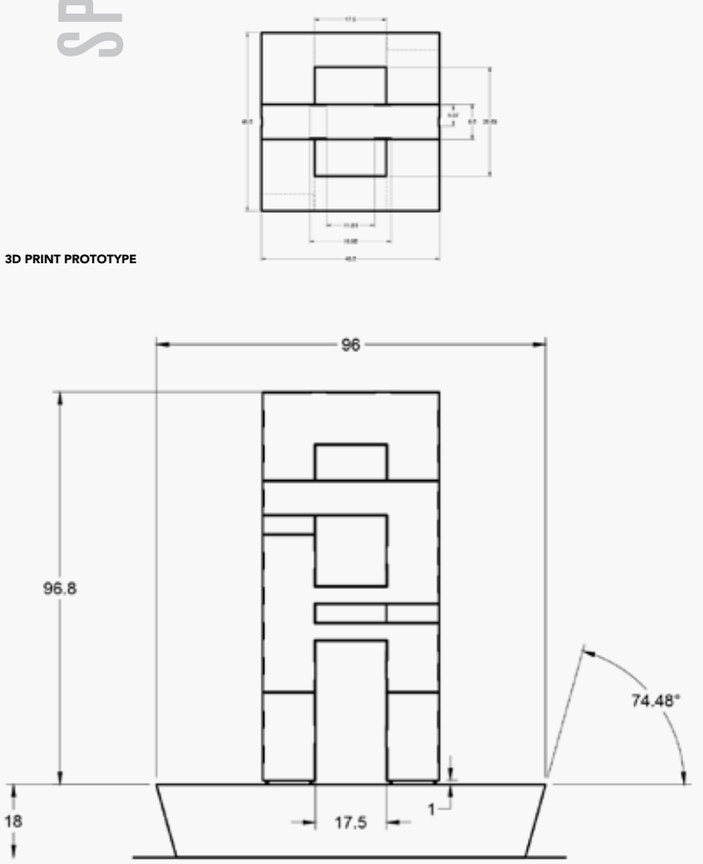
andrew reach



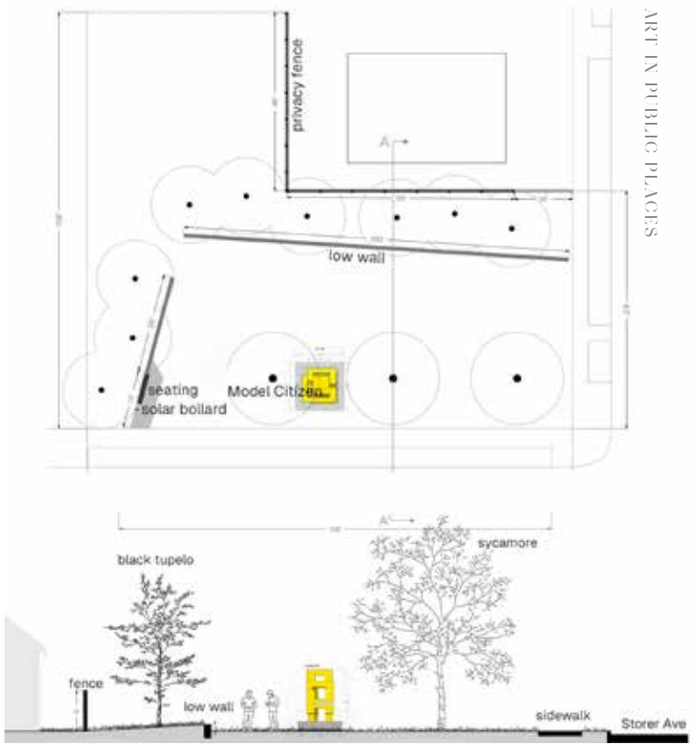
3D PRINT PROTOTYPE

Model Citizen by Andrew Reach is a modular sculpture celebrating individuality within community. Repeating geometric forms suggest distinct figures that can join into larger structures. Its vibrant color, clean lines, and layered art-architecture language invite reflection on harmony, collaboration, and the beauty of shared civic space. **CLEVELAND**

SPECS



MAP



ART IN PUBLIC PLACES

DETAILS —

MATERIAL: 1/4” steel
FINISH: Citizen Yellow Sherwin Williams metal paint. exterior Satin finish

DIMENSIONS:

SCULPTURE

W: 43.5” **L:** 43.5” **H:** 96’

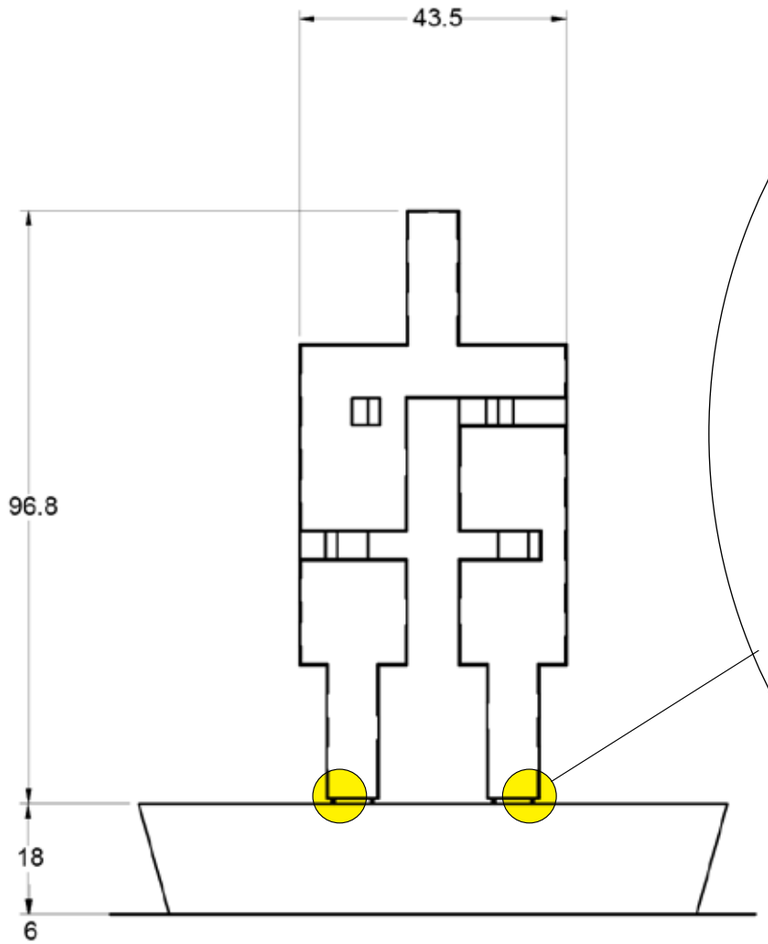
BASE

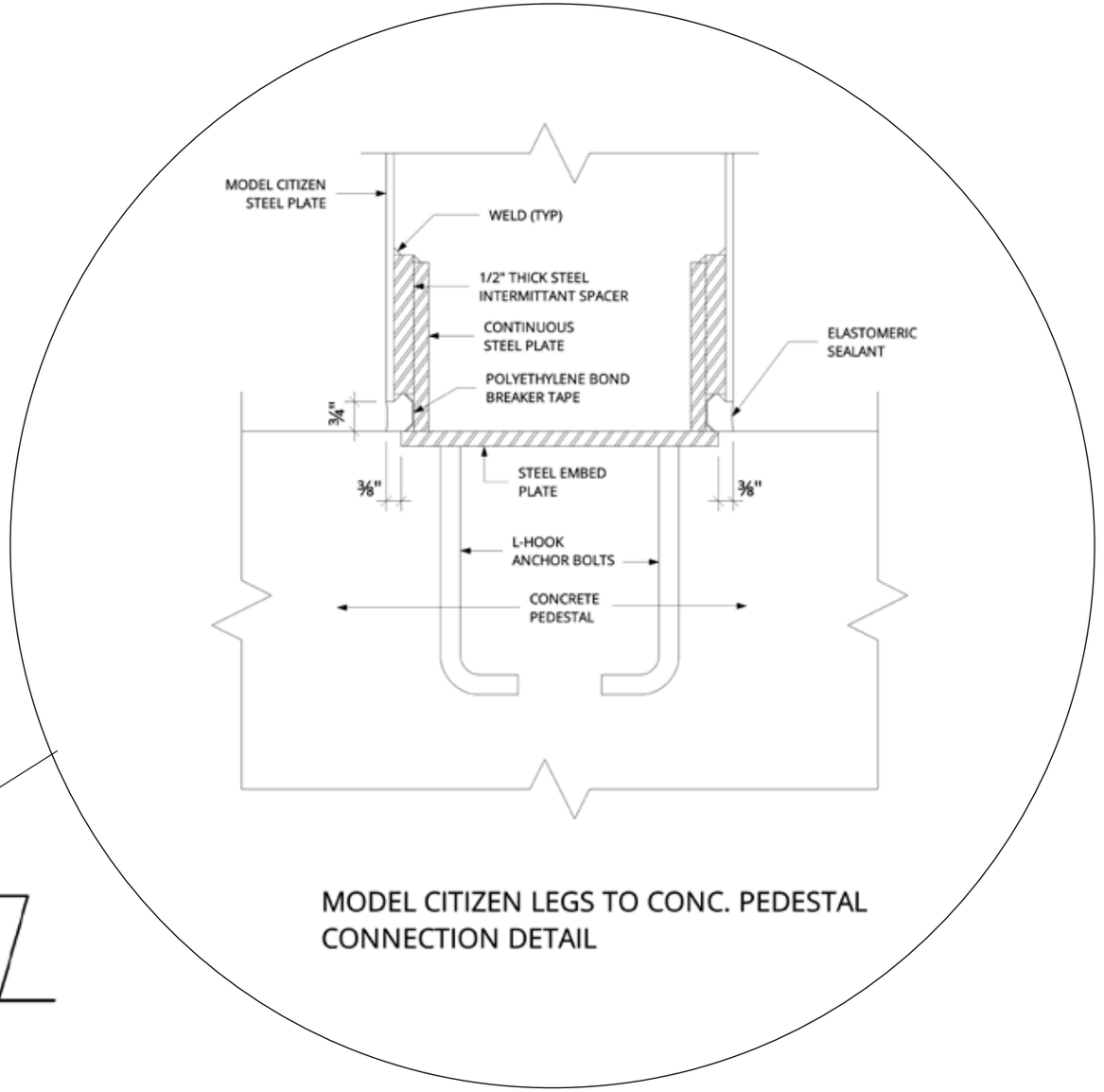
W: 168” **L:** 300” **H:** 22”

COMBINED

W: 14’ **L:** 25’ **H:** 9’10”

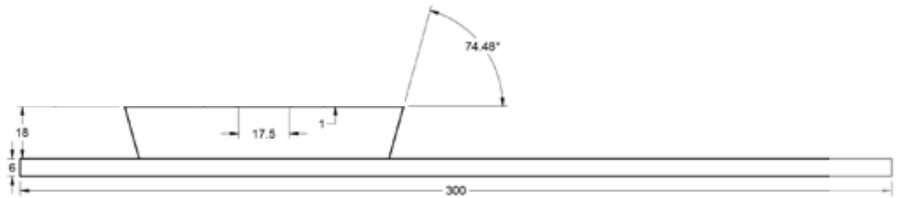
ANCHOR DETAILS

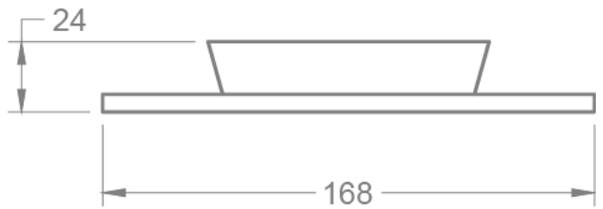


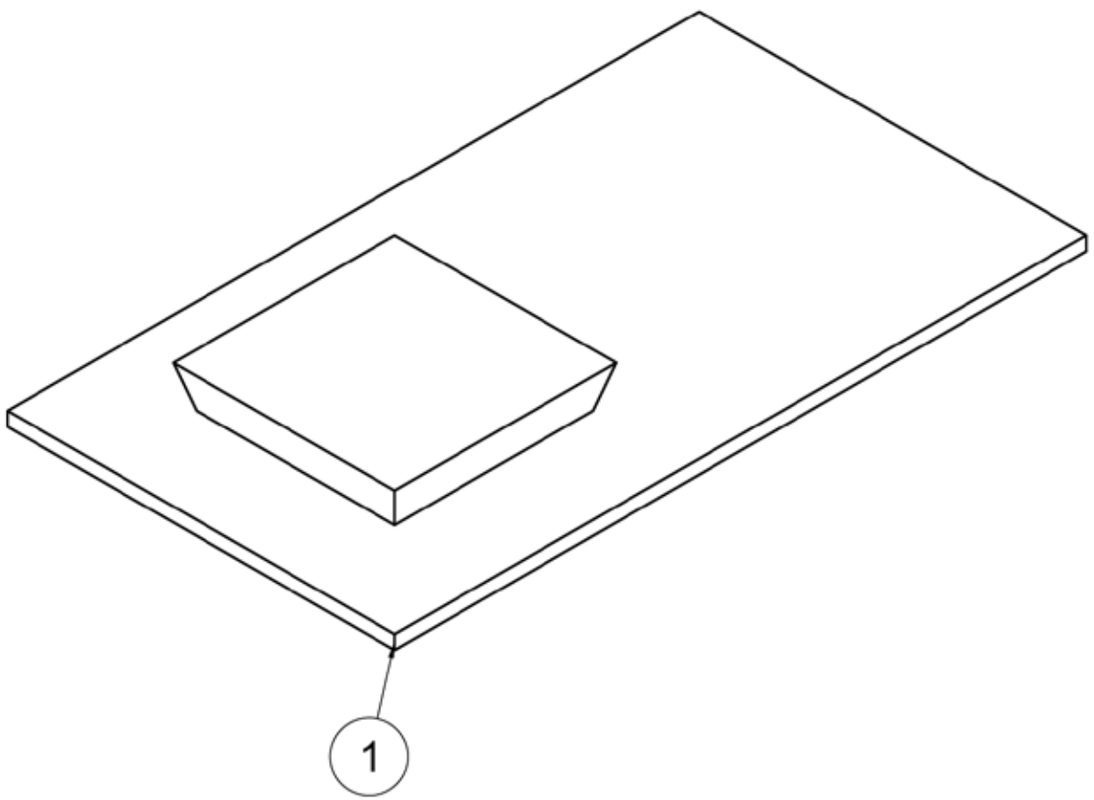


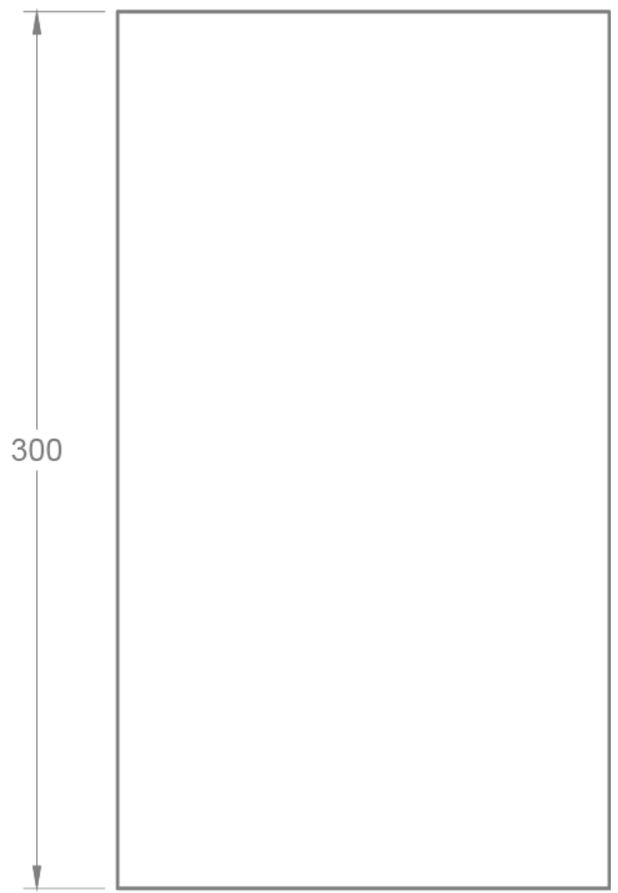
MODEL CITIZEN LEGS TO CONC. PEDESTAL CONNECTION DETAIL

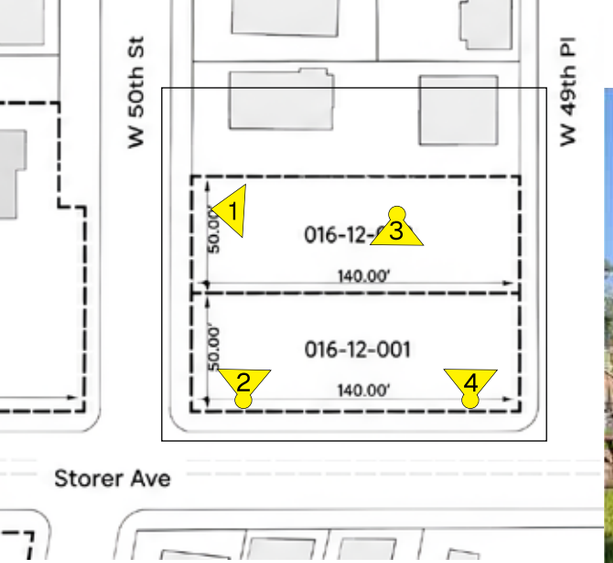
CONCRETE PAD + BENCH










W 50th St
W 49th Pl
016-12-
016-12-001
50.00'
140.00'
50.00'
140.00'
1
2
3
4
Storer Ave



1



2



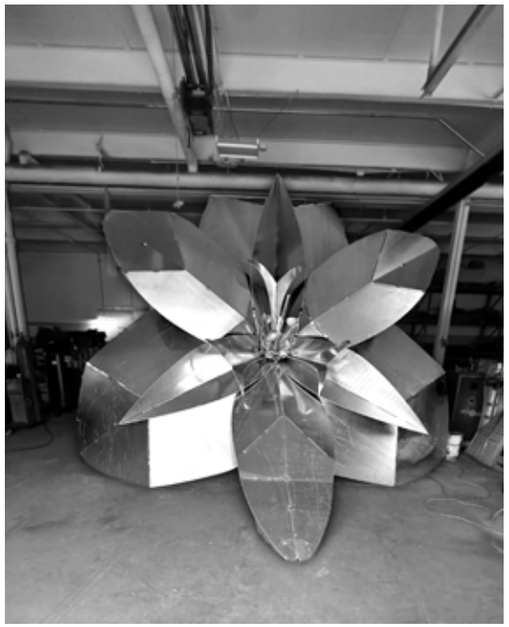
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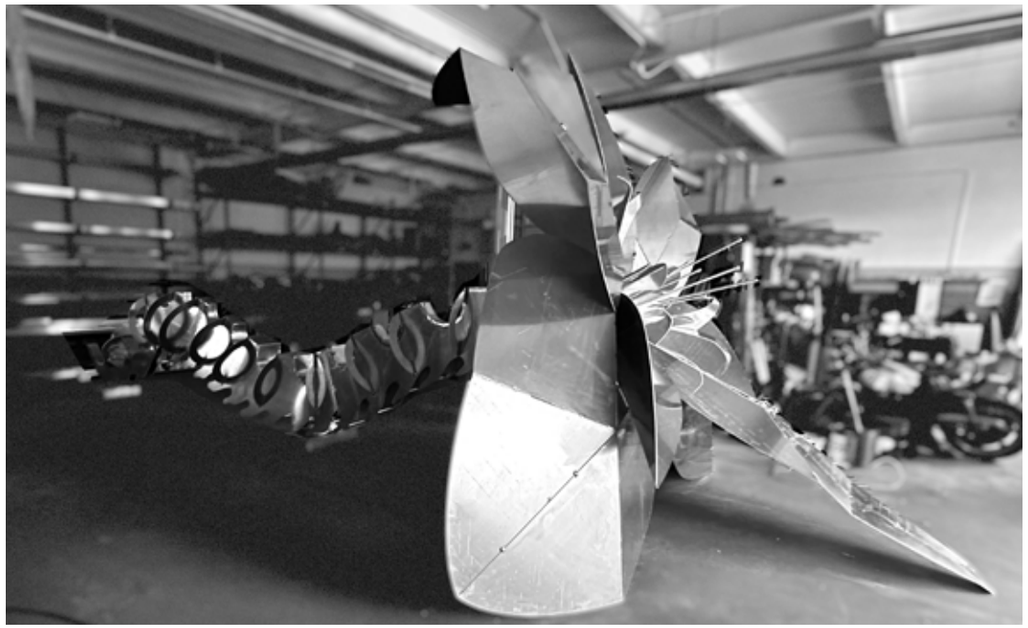


4



FABRICATION IMAGES

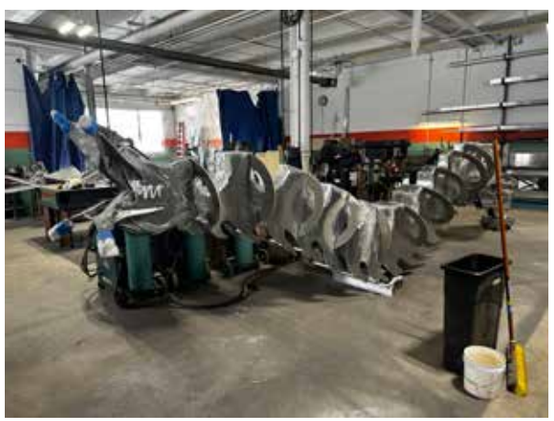














STATUS ——

- ■ **DESIGN**
- ■ **COMMUNITY REVIEW**
- ■ **DESIGN APPROVAL**
- ■ **FABRICATION**
- □ **PERMITTING**
- ■ **PAINT/FINISH**
- □ **INSTALLED**

CREDIT ——

ARTIST: Ariel Vergez

DESIGN: Ariel Vergez, Jonathan Henry

FAB: Rust Belt

PAINT PROGRESS IMAGES

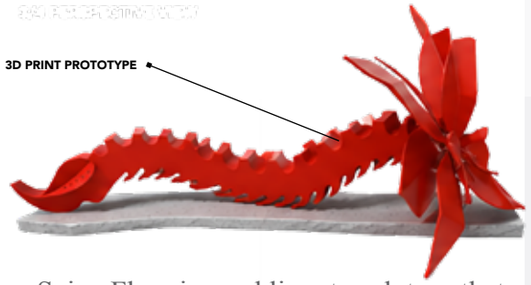












Spina Flora is a public art sculpture that combines organic floral elements with a sinuous, vertebrae-like spine. The sculpture is fabricated from welded steel plate and finished in a vibrant traffic red paint.

CLEVELAND

DETAILS —

MATERIAL: Aluminum

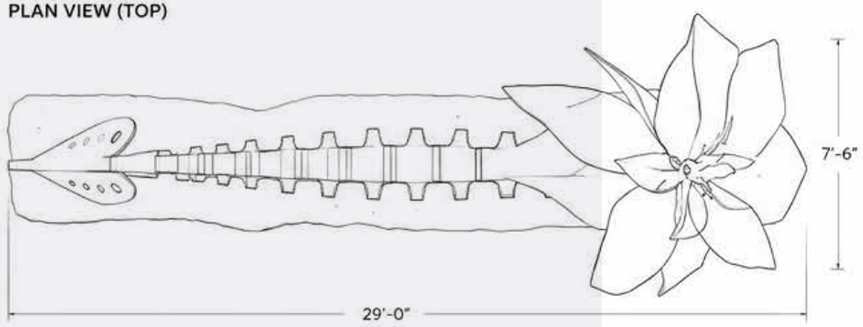
FINISH: Traffic RED Sherwin Williams metal paint. exterior Satin finish

DIMENSIONS:

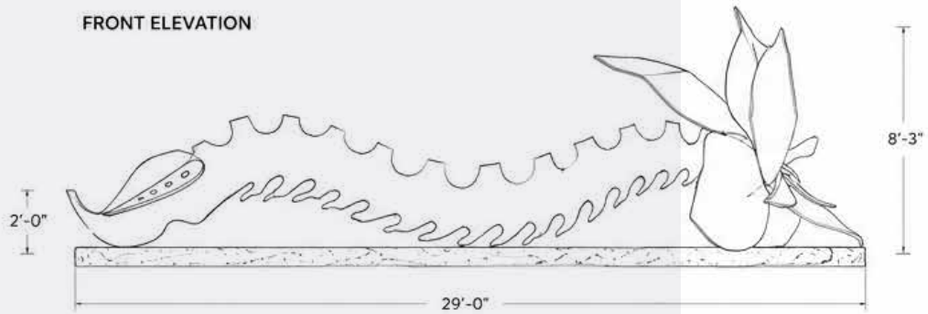
W: 10’ **L:** 29’ **H:** 10’

SPECS

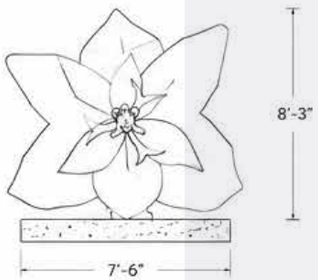
PLAN VIEW (TOP)



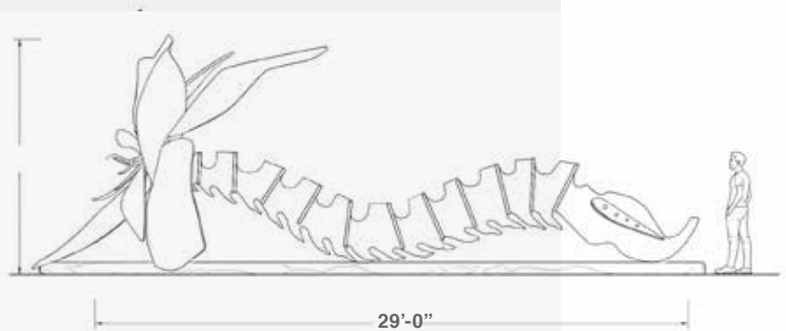
FRONT ELEVATION



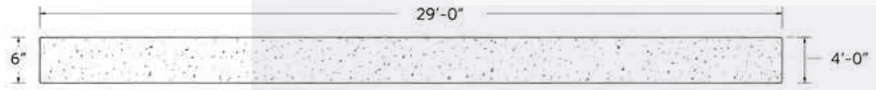
SIDE ELEVATION (FLOWER END)



REAR ELEVATION

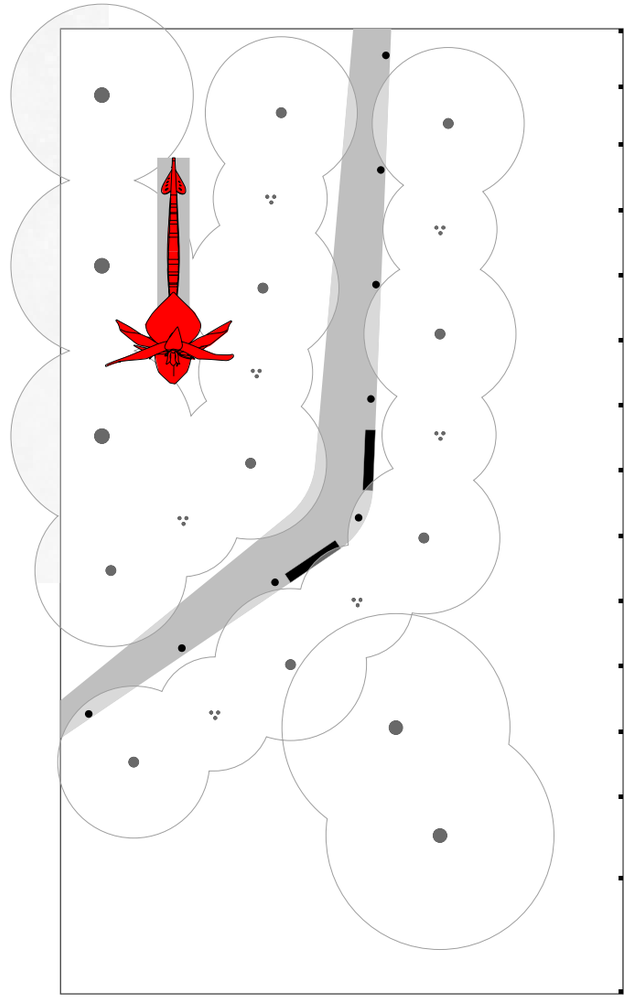


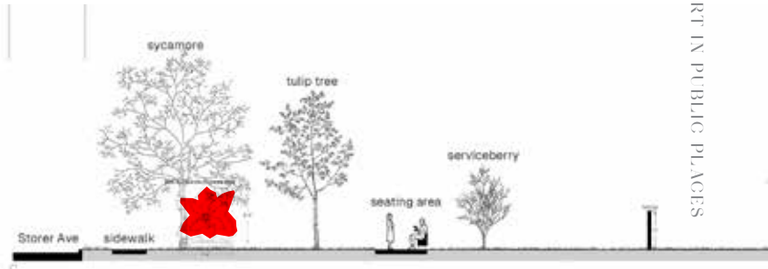
BASE / PLINTH DETAIL



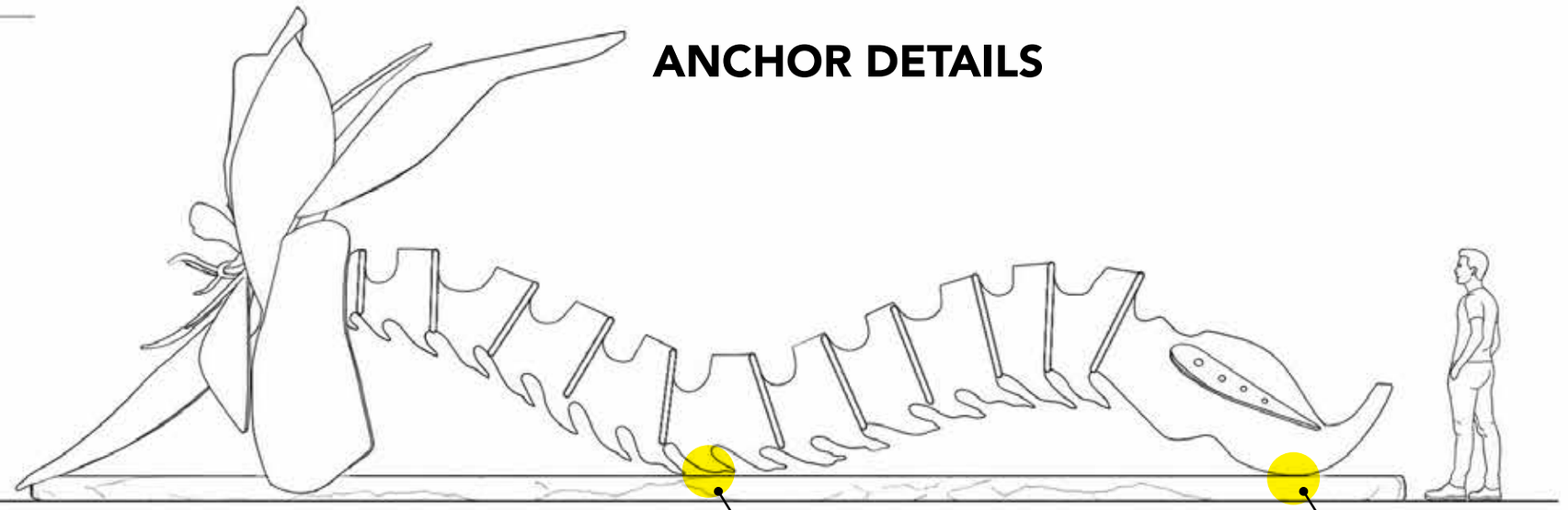
- All steel edges softened 1/8”
- Welds ground smooth where visible
- Base to be set flush with finished grade
- All dimensions are ± 1/4”

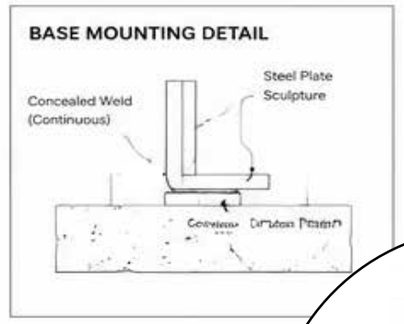
MAP

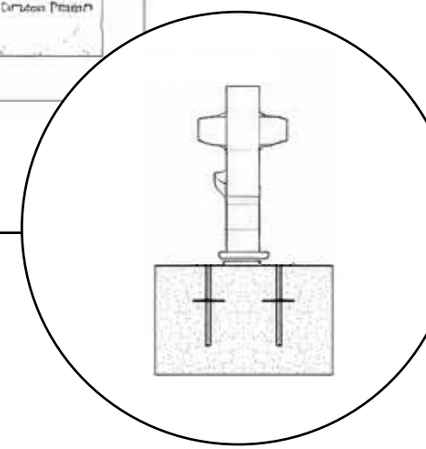




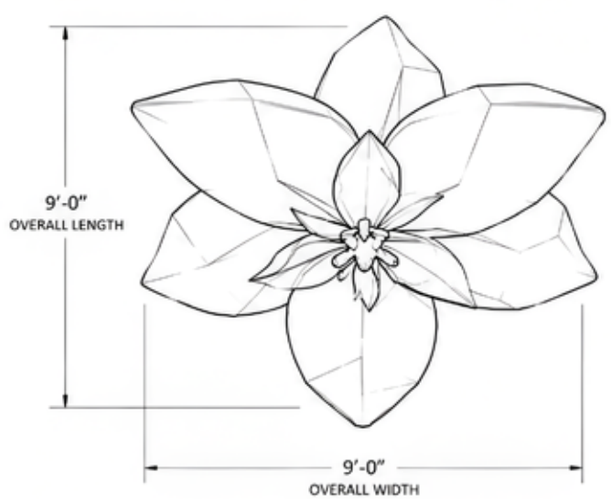
ANCHOR DETAILS

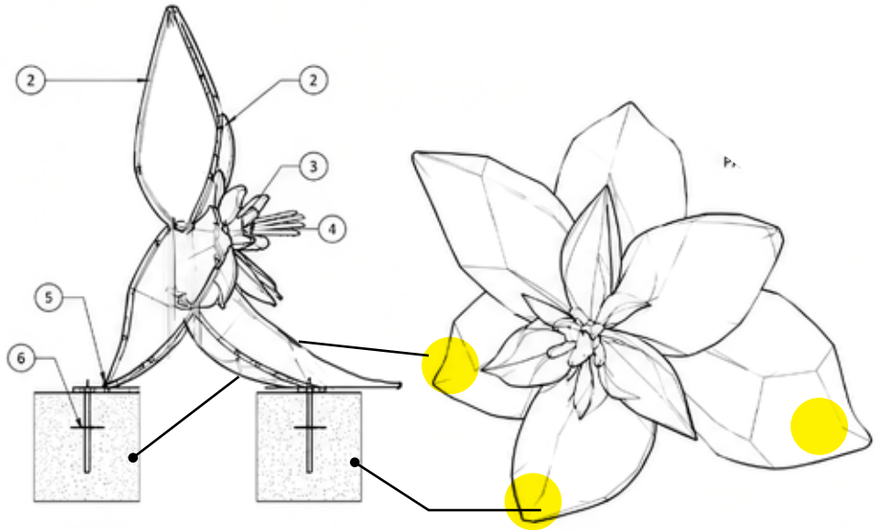






29'-0"





THANKYOU

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-010 - Art Garden Project - Model Citizen & Spina Florae Sculptures

August 7, 2026

DRAC Recommendations:

This project is not located in a design review district.

City Planning Staff Recommendations:

Staff is supportive and excited about the vitality the two sculptures will add to these spaces. Spina Florae was conceptually approved by CPC on 9/19/25, and they were both (conceptually) part of WRLC's greenspace/art garden presentation 6/5/26. The team will need to return for the third (GeoBird) informationally referenced in their presentation.

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Mandatory Legislative Referrals - Presentations

August 7, 2026

Ord. No. 764-2026 (introduced by Council Members Santana, Bishop, and Griffin - by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the southeast corner of Train Avenue and West 44th Street to the Fraternal Order of Police Lodge 8, for purposes of property consolidation and greenspace maintenance.

Cleveland City Planning Commission

Real Estate Legislation

August 7, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
Architecture & Site Development · Engineering & Construction · Real Estate
MOCAP
Building Cleveland

Ord. No. 764-2026

Sale of City Land for Consolidation and Parking Lot Expansion (007-16-003)

Legislative Purpose

Authorizing the Director of Mayor's Office of Capital Projects to sell City-owned vacant land no longer needed for public use located on the southeast corner of Train Avenue and W. 44th St. to the Fraternal Order of Police Lodge 8 ("FOP L8") to consolidate with their adjacent property to the south of City land, install fencing, maintain greenspace, and eventually expand their parking lot.

CITY OF CLEVELAND
Mayor Justin M. Bibb

Ord. No. 764-2026
Sale of City Land for Consolidation and Parking Lot Expansion
(007-16-003)
Location Map



Ord. No.
764-2026
Street View from
W. 44th St.
Sale of City Land
for Consolidation
and Parking Lot
Expansion
(007-16-003)



Ord. No. 764-2026
Street View from Train Ave.
PPN 007-16-003





Ord. No. 764-2026
Sale of City Land for Consolidation and Parking Lot Expansion (007-16-003)

- In 1938, the City acquired the vacant lot located on the southeast corner of Train Avenue and W. 44th St., 007-16-003, and has maintained ownership for inspection and maintenance of the W. 44th St. bridge.
- FOP L8 owns adjacent property to the south and plans to consolidate the City land with their existing land for the eventual expansion of their parking lot.
- City will retain an access easement for bridge inspection and maintenance, and will require FOP L8 to fence and maintain the property as greenspace.
- Sale of the City land will put the property into productive re-use.
- FOP L8 will purchase the property at fair market value of $2,100.00.
- Ward 7 Councilman Austin Davis is in support of this sale.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
Architecture & Site Development · Engineering & Construction · Real Estate
MOCAP
Building Cleveland

Mandatory Legislative Referrals - Presentations

August 7, 2026

Ord. No. 767-2026 (introduced by Council Members Davis, Bishop, and Santana - by departmental request) Authorizing the Director of Capital Projects to issue a permit to The Cleveland Public Theatre, to encroach into the public right-of-way of Detroit Avenue by installing and maintaining a new blade sign.

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, August 7, 2026

Ordinance No. 767-2026

Encroachment permit

Authorizing the Director of Capital Projects to issue a permit to Cleveland Public Theatre to encroach into and over the public right-of-way of Detroit Avenue by installing, using and maintaining a new blade sign.

The purpose of the blade sign is to improve the visibility of the Gordon Square Theatre and serve as a marker for the main entrance into the Cleveland Public Theatre facility that contains both the Gordon Square and James Levin Theatres.

Ordinance No. 767-2026

Location Map

New Sign Location

Cleveland Public Theatre



Ordinance No. 767-2026

Current Condition



Ordinance No. 766-2026

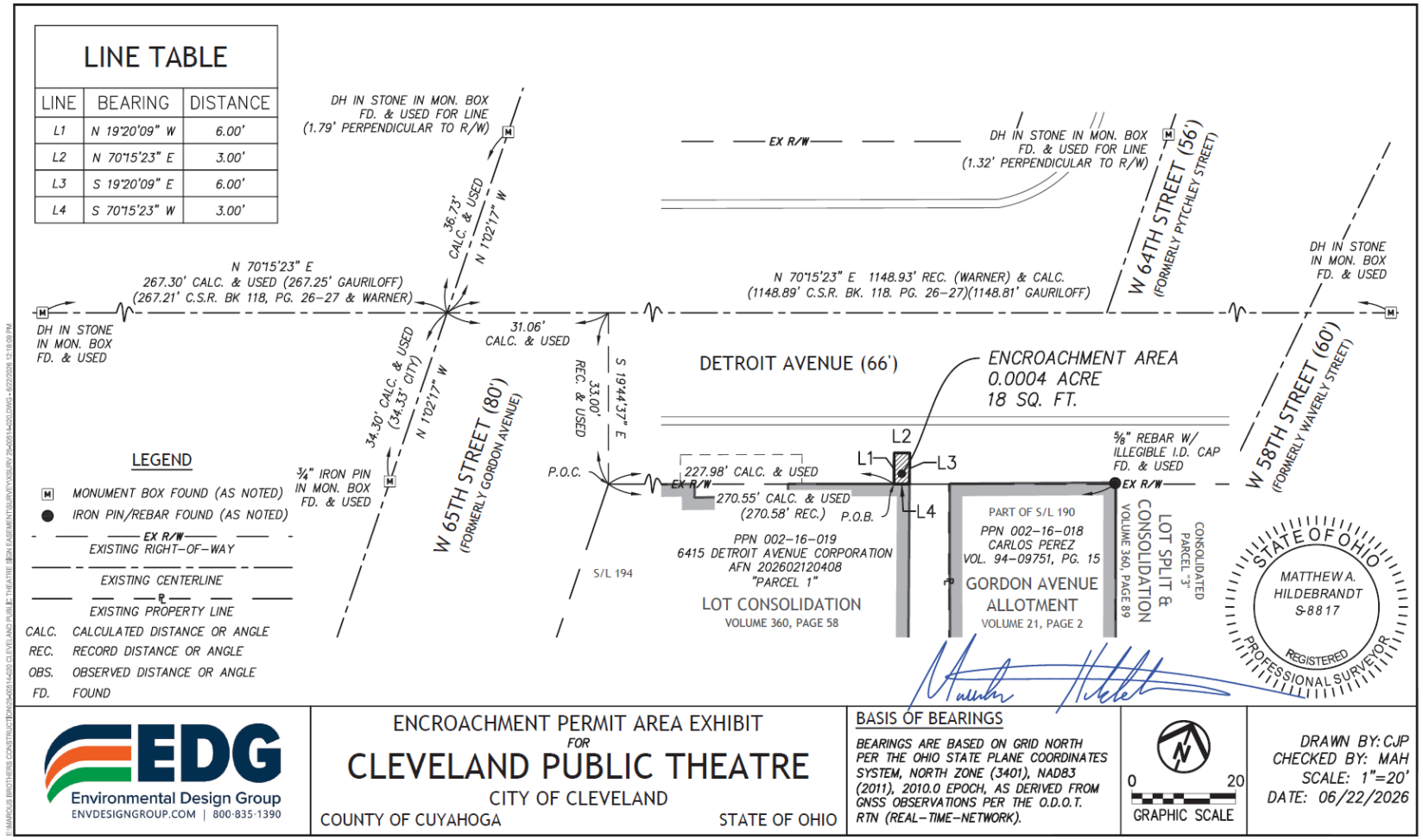
Rendering

New Sign



Ordinance No. 767-2026

Encroachment Maps



Questions & Feedback?

Mandatory Legislative Referrals - Presentations

August 7, 2026

Ord. No. 768-2026 (introduced by Council Members Slife, Bishop, and Santana - by departmental request) Authorizing the Director of Capital Projects to enter into a maintenance, inspection, and repair agreement with and to issue a permit to the Cleveland Clinic Foundation to encroach onto, over and within the public right-of-way of Lorain Avenue by constructing, installing, using, and maintaining an overhead pedestrian bridge.

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, August 7, 2026

Ordinance No. 768-2026

Encroachment permit

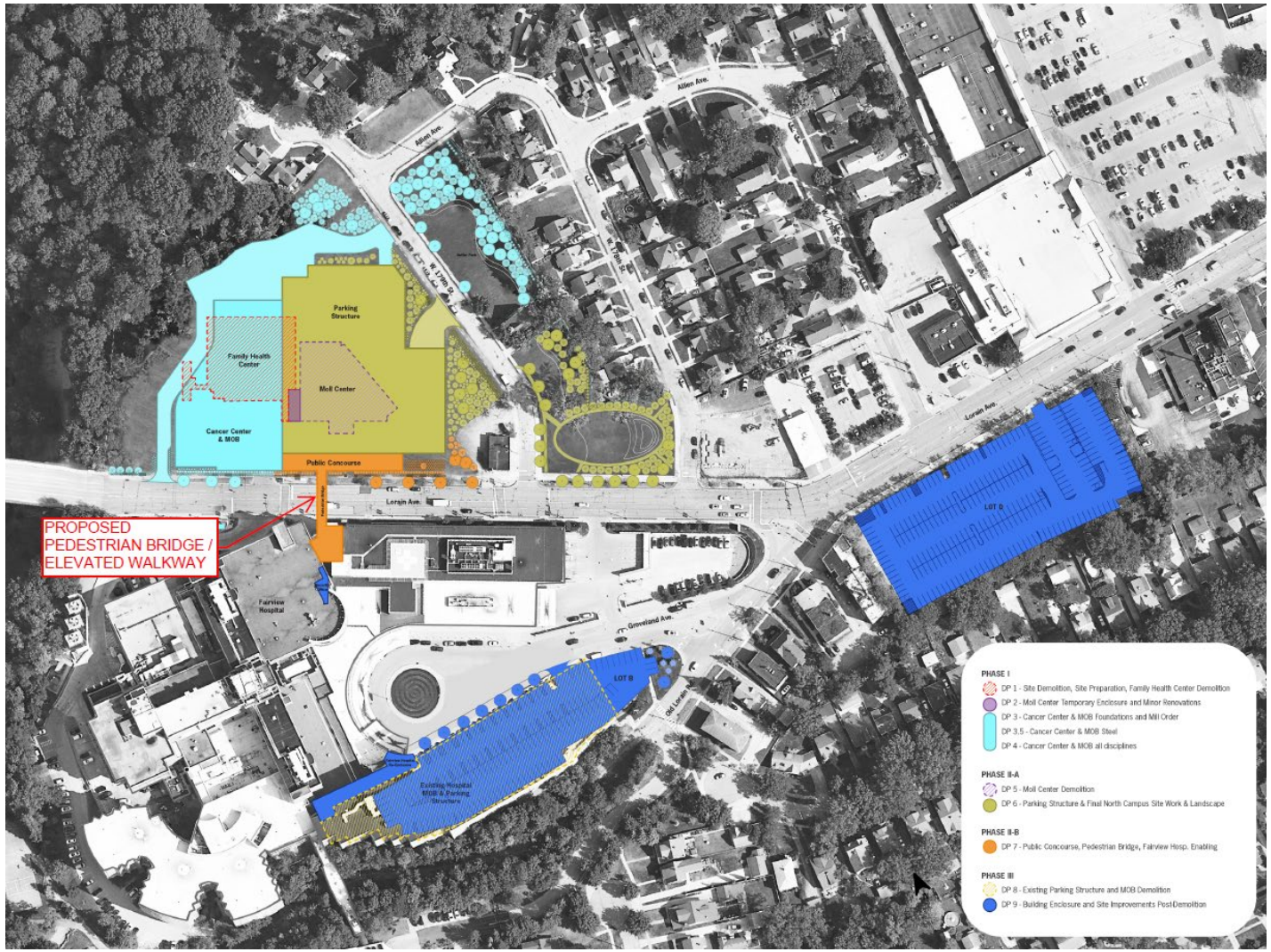
Authorizing the Director of Capital Projects to issue a permit to Cleveland Clinic Foundation to encroach onto, over and within the public right-of-way of Lorain Avenue.

The Cleveland Clinic Foundation (CCF) overhead pedestrian bridge will provide direct and safe pedestrian access across Lorain Avenue for patients and caregivers traveling between the new Medical Office / Cancer Center / Parking Garage Buildings and the existing Hospital.

Ordinance No. 768-2026

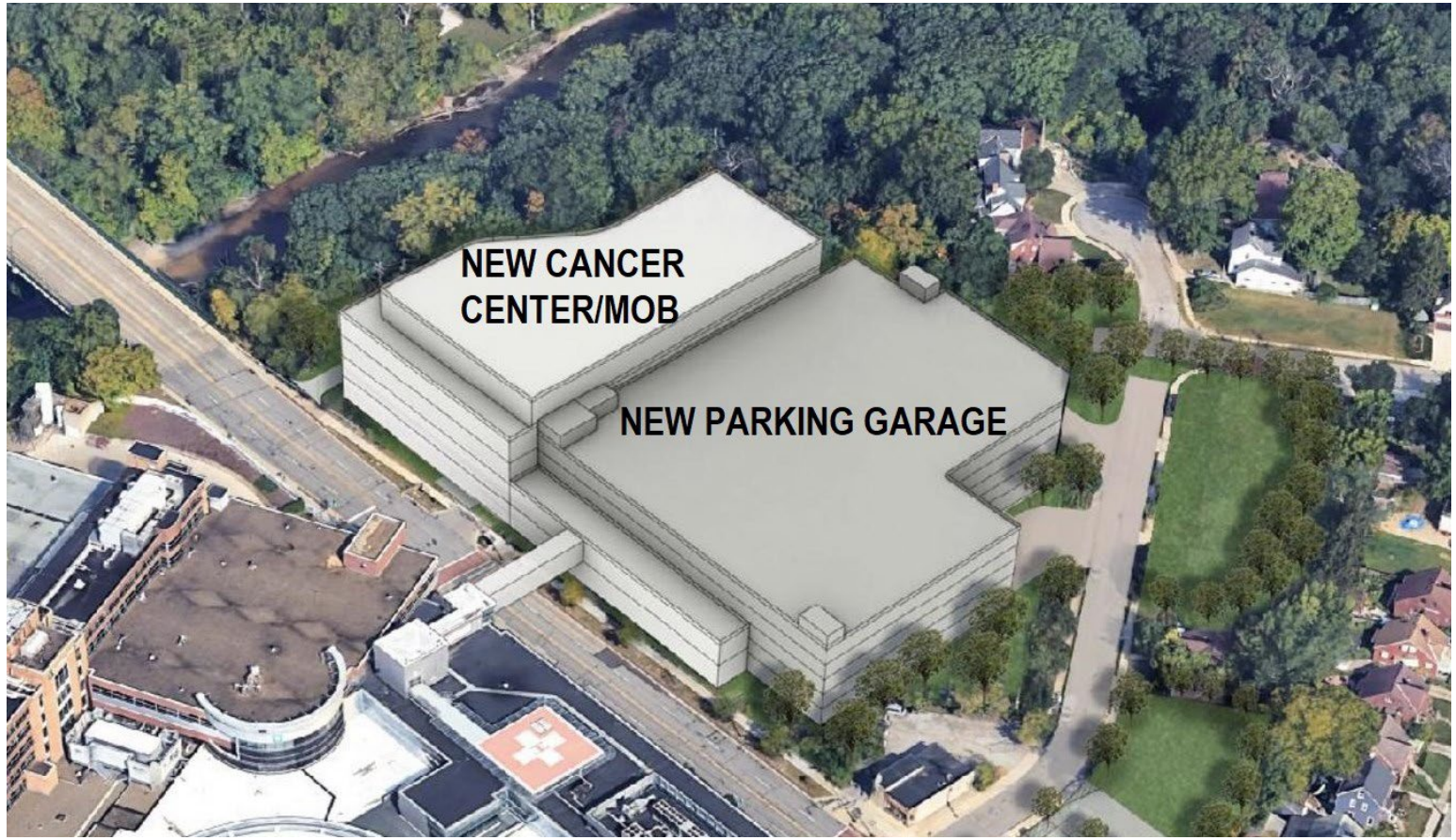
Location Map

Proposed location of pedestrian bridge



Ordinance No. 768-2026

Renderings



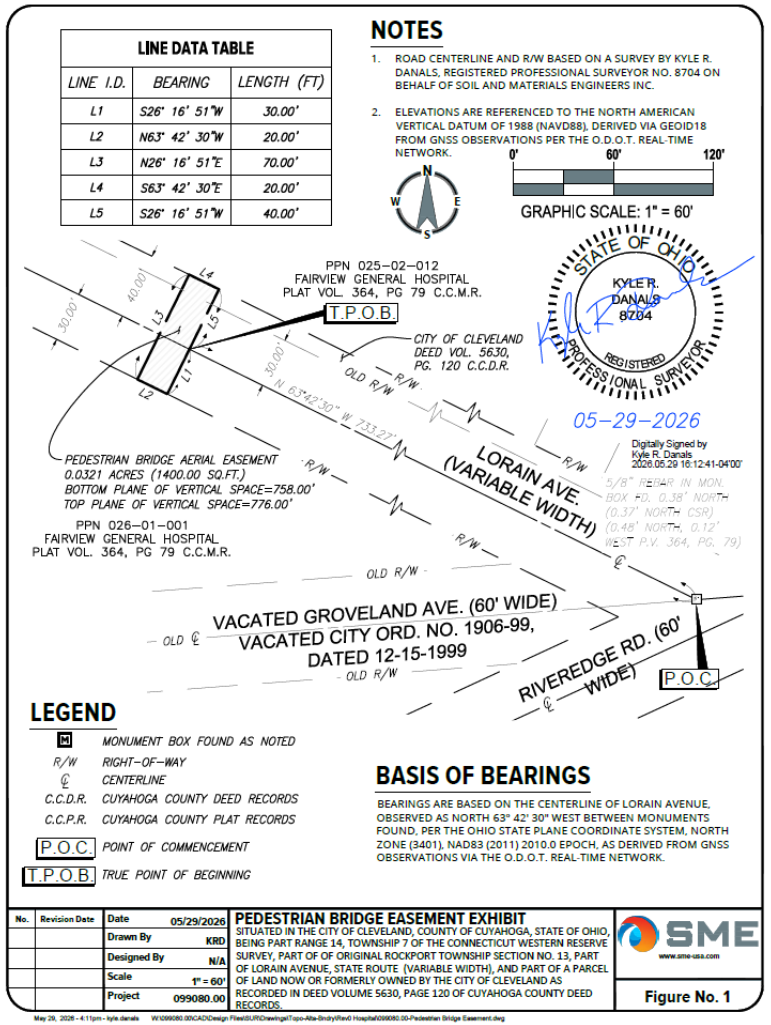
Ordinance No. 768-2026

Renderings



Ordinance No. 768-2026

Encroachment Map



Questions & Feedback?

Mandatory Legislative Referrals - Presentations

August 7, 2026

Ord. No. 769-2026 (Introduced by Council Members Davis, Bishop, Santana, Kazy, and Griffin - by departmental request) Authorizing the Director of Capital Projects or other appropriate Director to co-sponsor a Green Infrastructure Grant from the Northeast Ohio Regional Sewer District for Improvements to the Capital Theatre/Gordon Square parking lot located at Alger Court north of Detroit Avenue between West 65th and 67th Streets; to enter into one or more agreements with Gordon Square Arts District - Cleveland Improvement Corporation, the Northeast Ohio Regional Sewer District and/or Northwest Neighborhoods CDC or their assigns, relating to the design, construction and maintenance of the improvements; and to cause payment to Gordon Square Arts District-Cleveland Improvement Corporation.

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland Planning Commission

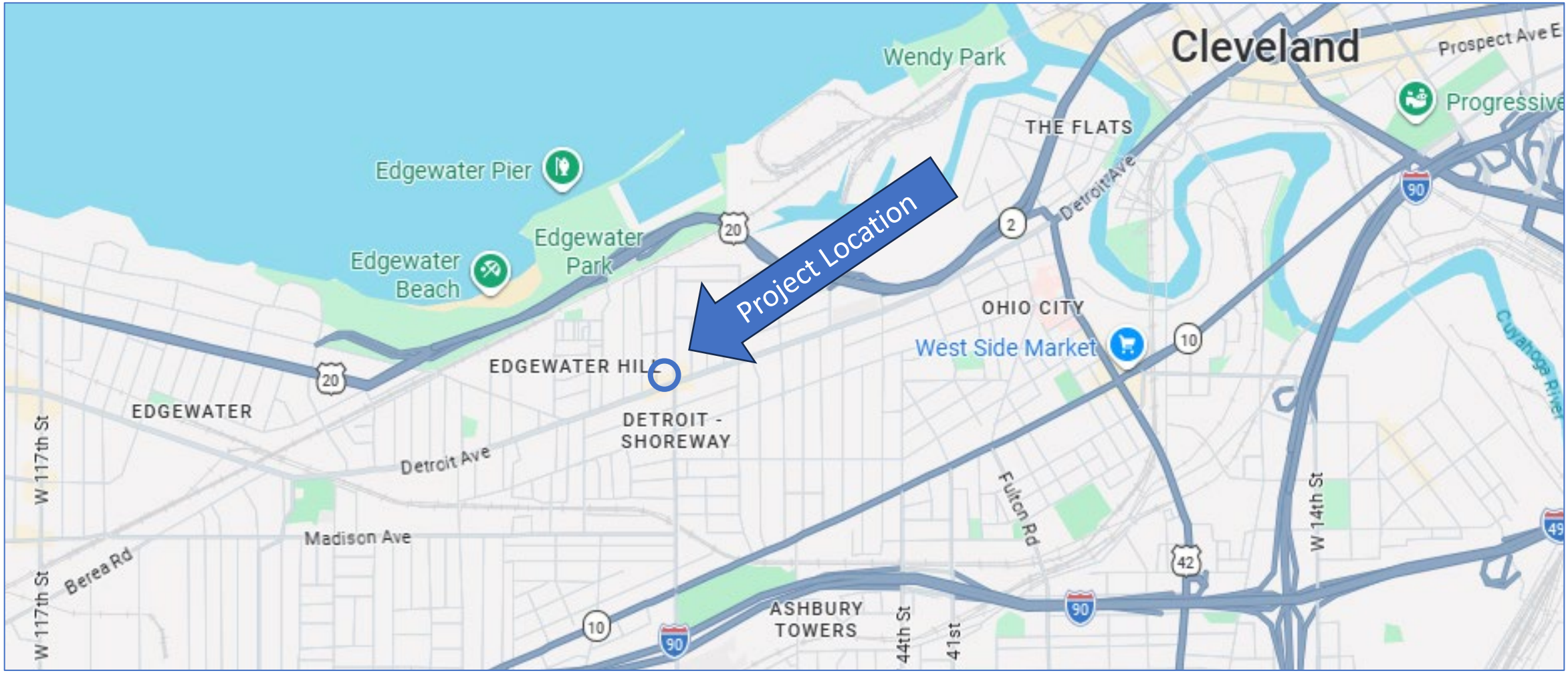
NEORSD Green Infrastructure Grant
Capitol Theatre Parking Lot
Ord. No. 769-2026

Mayor's Office of Capital Projects

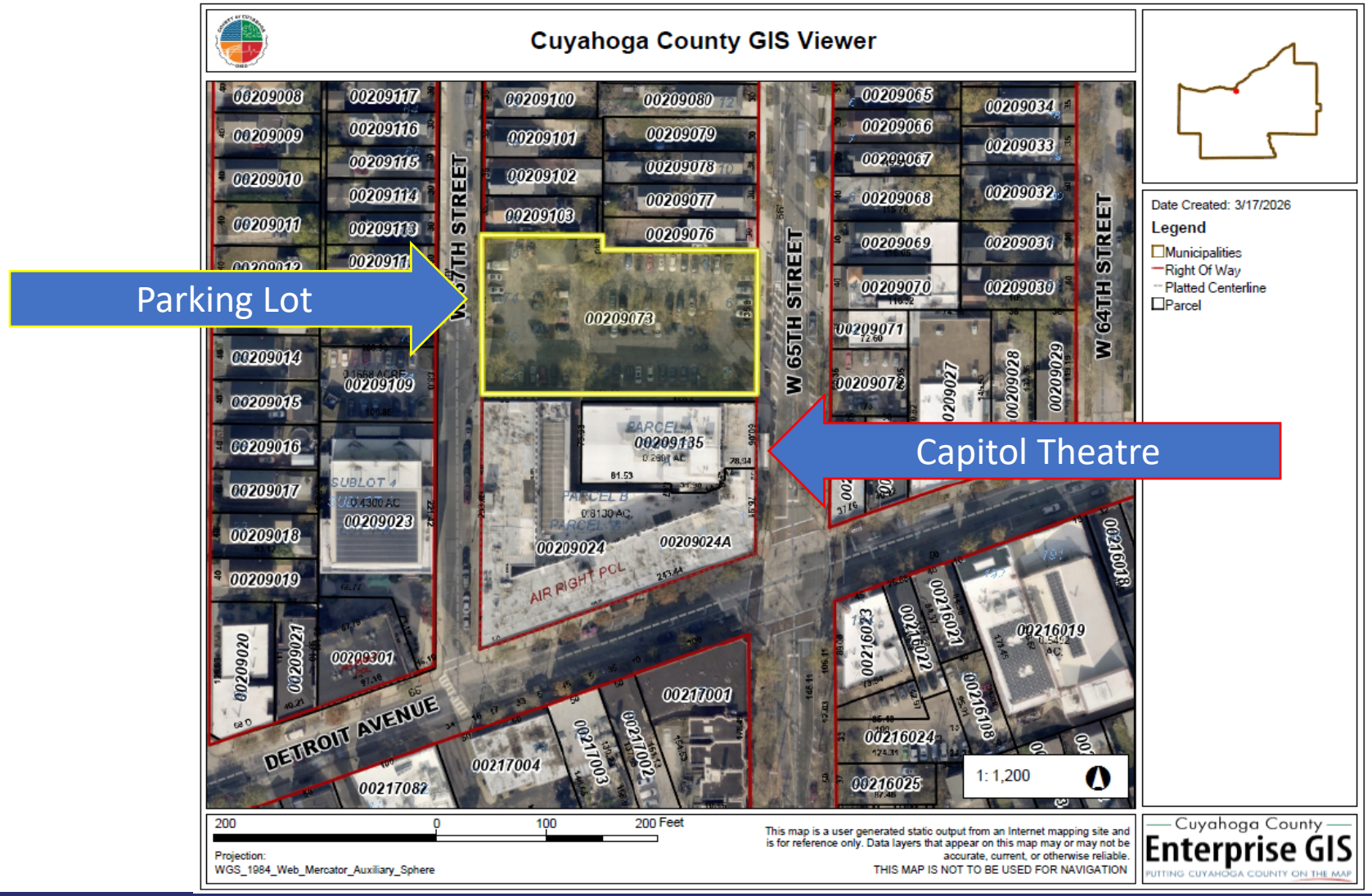
Division of Engineering & Construction

Friday August 7, 2026

Project Location – Ward 7 (Davis)



PPN 002-09-073 Capitol Theatre Parking Lot



Northeast Ohio Regional Sewer District (NEORSD)
GIG Program & Award Overview

Green Infrastructure Grant Program
-Annual Application Process
-Reimbursement Method of Funding
-Design and Construction Activities are Eligible
-Must be within combined sewer system areas



Photo credit: Northeast Ohio Regional Sewer District

Capitol Theatre Parking Lot Project GIG Award
-Applicant: Gordon Square Arts District- Cleveland Improvement Corporation (GSAD-CIC)
-Property Owner: City of Cleveland
-GIG Award Amount: $250,000
-Removes approx. 421,700 gallons of stormwater annually from the combined sewer system
-Requires first-year and long-term maintenance plan (10-25 years)

Capitol Theatre Parking Lot Improvements

Scope:
Installation of green infrastructure to retain stormwater within on-site (bioretention cells, plantings, and pervious/permeable pavement)

Construction Cost: $750,000
-GIG Award $250,000
-2026 CIP $500,000 (Public Facilities Bonds)



CAPITOL THEATER PARKING LOT

CONCEPT PLAN 2

OHM

08/20/2025

Questions & Feedback?

Mandatory Legislative Referrals - Presentations

August 7, 2026

Ord. No. XXX-2026 (to be introduced) To amend Chapter 457 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances, all relating to public garages and parking lots.

Paid Parking Facility Legislation Updates

Ordinance No. XXX-2026

Cleveland Planning Commission Presentation



CITY OF CLEVELAND
Mayor Justin M. Bibb

Goals: 2026 Updates to Chapter 457

(1) Increase Efficiency by streamlining the annual licensing process to reduce processing time and administrative burden for both applicants and staff

(2) Improve Customer Experience by providing transparent communication, clear expectations, and timely guidance throughout the application and renewal process

(3) Strengthen Partnerships by developing a more effective approach to working with parking facility owners to provide accessible bicycle parking where it is needed most

Changes: License Application & Renewal

Clarify that accurately scaled and dimensioned site plans and elevation drawings are not required to be produced or stamped by an architect or engineer

- *Provide guidance on minimum requirements and best practices*

Remove the requirement for an applicant to submit their certificate of occupancy as part of the yearly license application process

- *CCO Chapter 3105 still requires a CO*

Remove the requirement for providing scaled photos of all signage as part of the yearly license application process

- Handled through new applications and code enforcement

Insert no-change certification for yearly renewals and safety plans

- *30-Days before termination, 30-Days for approval*

Changes: Bike Parking & Criminal Penalties

Establish an option to pay into a bike parking fund in lieu of operators installing required bicycle parking on private property

- *Fund provides choice for operators and allows City to install bike parking in useful locations in the right-of-way*

Remove criminal penalties for signage, posted rates, employee requirements, maintenance

- *Civil penalties unchanged*



Thank You – Questions

Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Administratively Approved Mandatory Legislative Referrals

August 7, 2026

Ord. No. 758-2026 (introduced by Council Members Kazy, Bishop, and Griffin - by departmental request) Determining the method of making the public improvement of renewing, repairing, and replacing various water mains in 2027 and 2028; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.

Cleveland City Planning Commission

Special Presentations
(For Information Only)

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Special Presentations (For Information Only)

Midline Design Guidelines - Site Readiness Fund Team

August 7, 2026



THE MID LINE

Business District & Greenway

Master Plan + Design Guidelines

AUGUST 7, 2026

City Planning Commission

Who We Are

Site Readiness
FOR GOOD JOBS FUND

L | A | N | D

utile

Merritt Chase
Landscape
Architecture

The Midline aims to repair economic & environmental harms — decades in the making — by reclaiming polluted land to create a connected employment district with vibrant public spaces for Clevelanders.

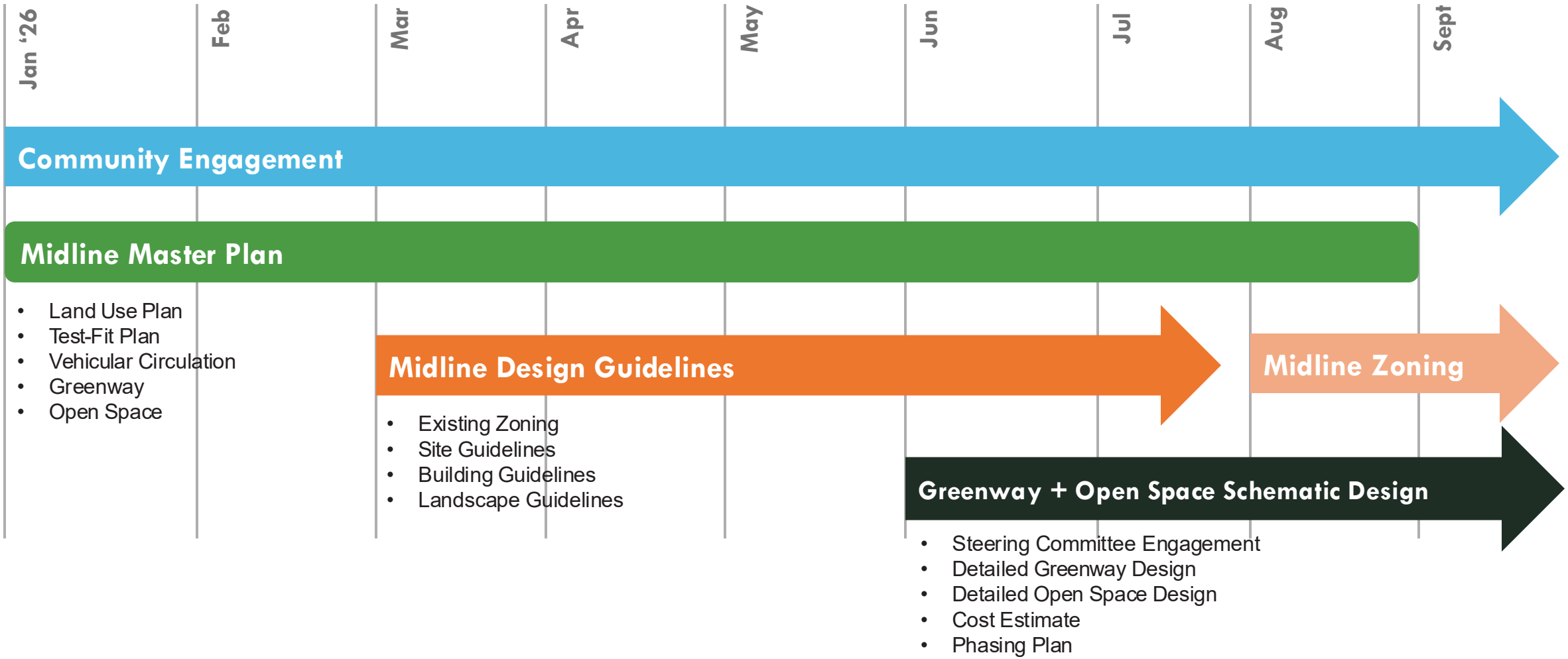




Transforming 200+ acres of polluted land into...

- Up to 21 sites
- 1.5 million SF
- 2,500+ good jobs
- 2+ miles of trail
- 4 open spaces

...for Cleveland's near east side


Jan '26
Feb
Mar
Apr
May
Jun
Jul
Aug
Sept
Community Engagement
Midline Master Plan
• Land Use Plan
• Test-Fit Plan
• Vehicular Circulation
• Greenway
• Open Space
Midline Design Guidelines
• Existing Zoning
• Site Guidelines
• Building Guidelines
• Landscape Guidelines
Midline Zoning
Greenway + Open Space Schematic Design
• Steering Committee Engagement
• Detailed Greenway Design
• Detailed Open Space Design
• Cost Estimate
• Phasing Plan

Developing a vision for the Midline, Together















- Community Steering Committee
- Information Sessions
- Ward 5 Resident Engagement
- East Tech ACE Class
- MAGNET Summer Academy Student Bike Tours
- Industry Roundtable
- Midline Trolley Tours
- Public Survey
- And more to come!

Midline Steering Committee

The Midline Steering Committee includes neighbors and faith leadership, and representatives from the City of Cleveland (Planning, Development, and MOCAP), Burten Bell Carr, Fairfax Renaissance, Midtown Cleveland, and other partners.



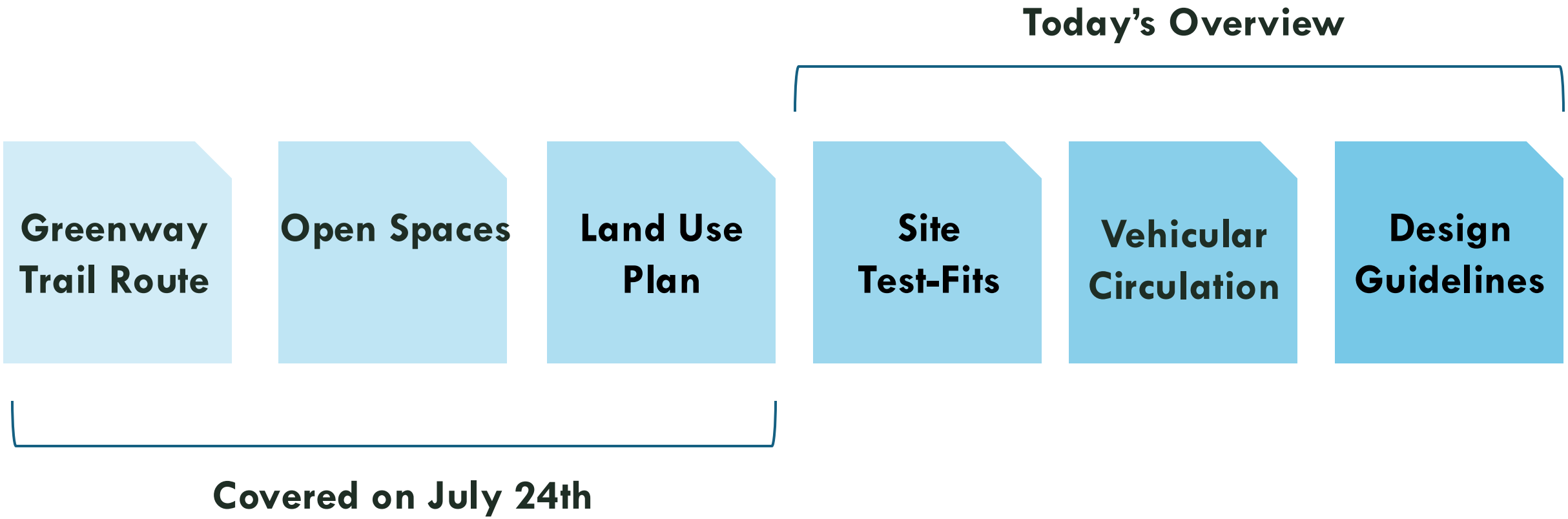




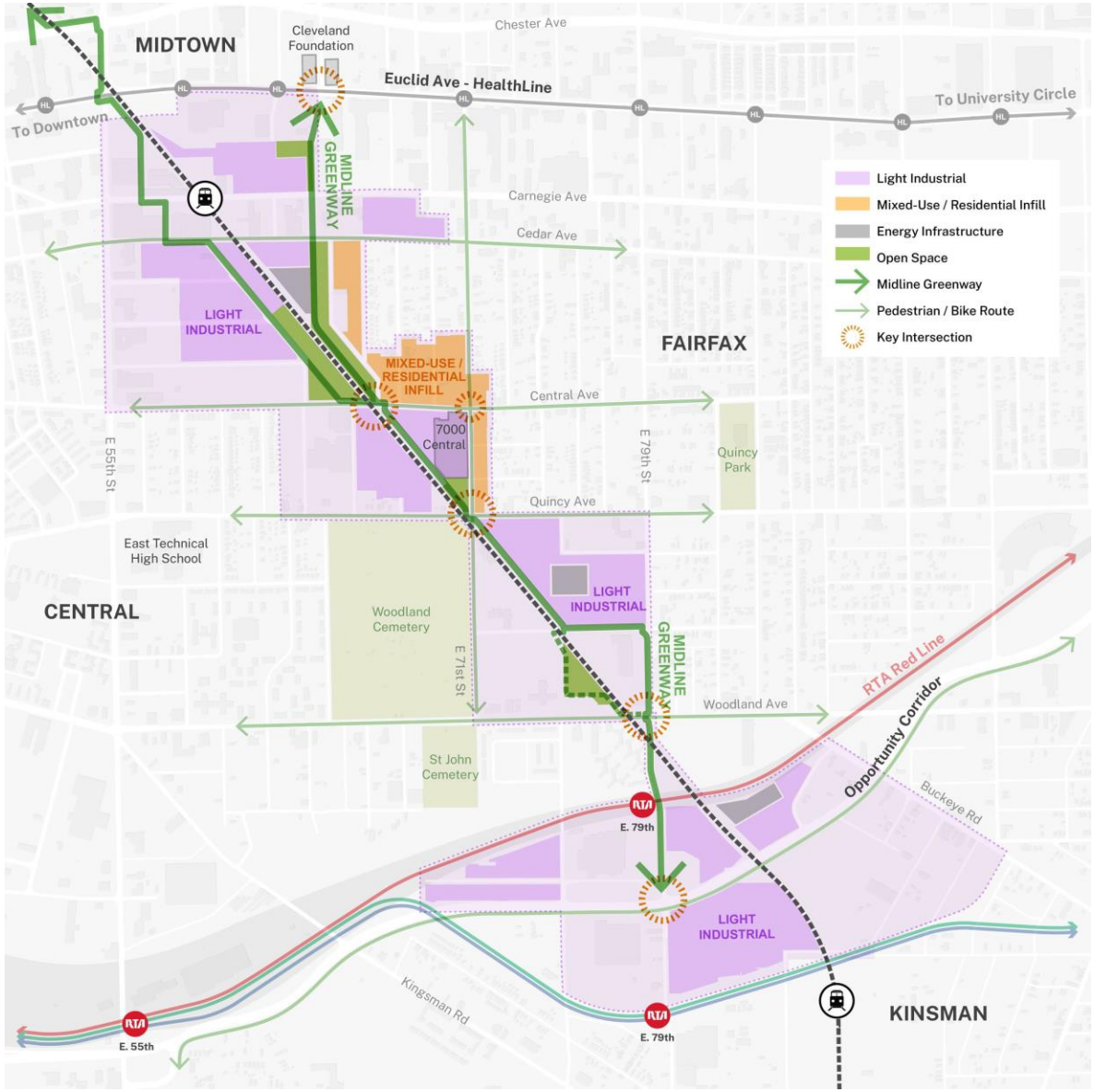




Master Plan Elements

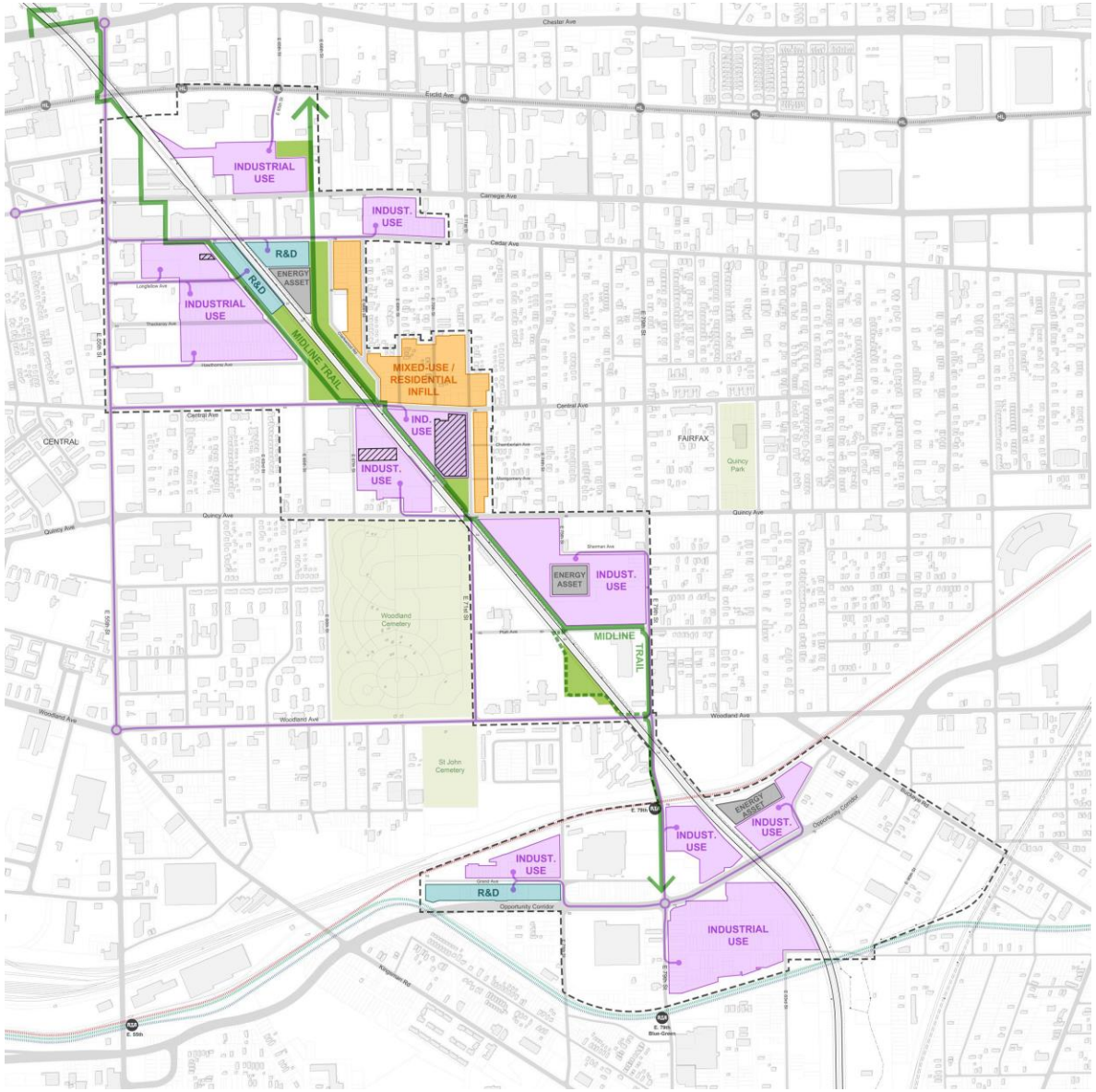


Master Plan



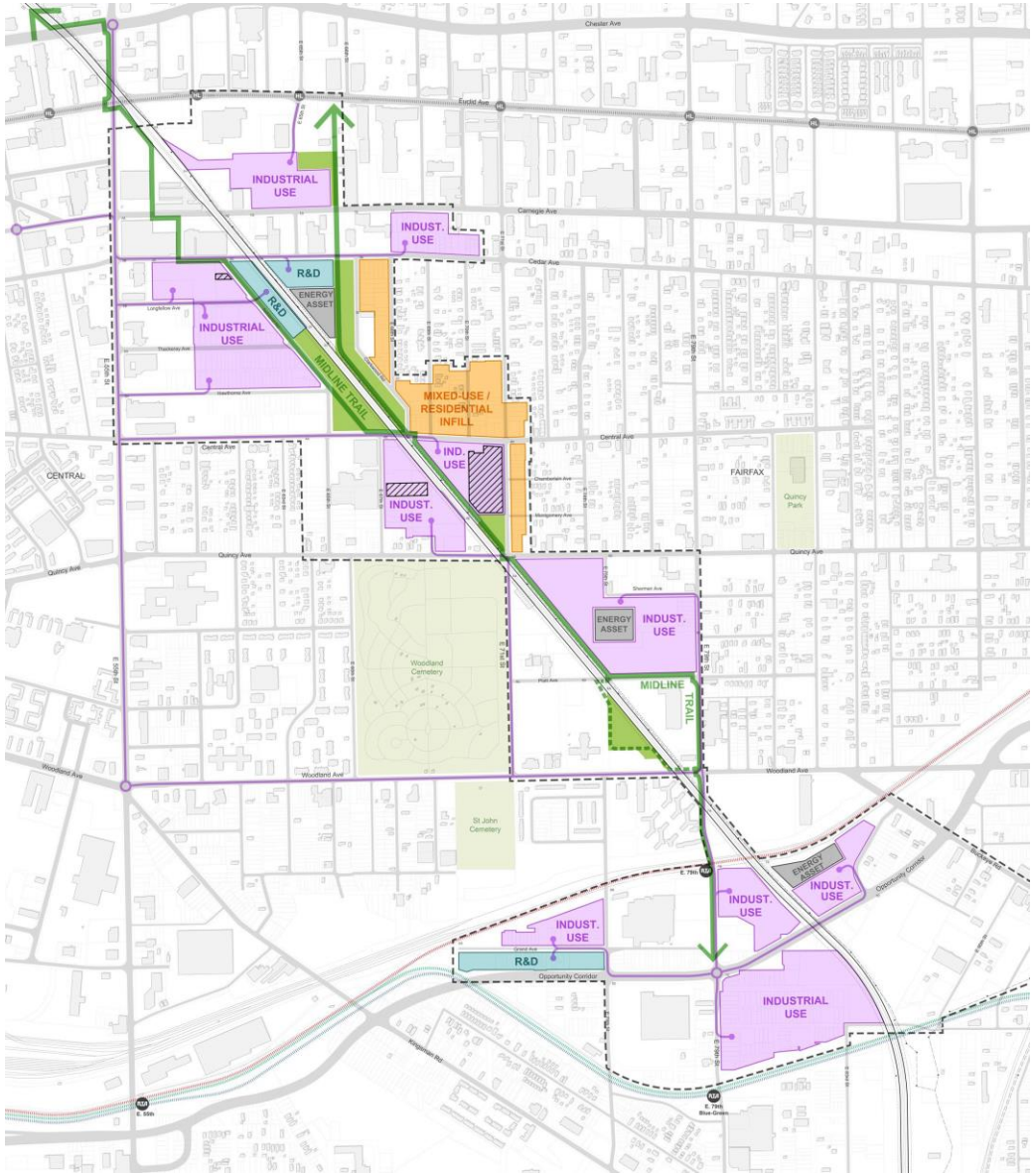
- Light Industrial
- Mixed-Use / Residential Infill
- Energy Infrastructure
- Open Space
- Midline Greenway
- Pedestrian / Bike Route
- Key Intersection

Midline Master Plan
Land Use Plan



- Industrial Use
- Research & Development (R&D) Use
- Mixed Use/Residential Infill Use
- Open Space
- Energy Asset
- Truck Route
- Greenway

Midline Master Plan
Land Use Plan | High-Bay Industrial







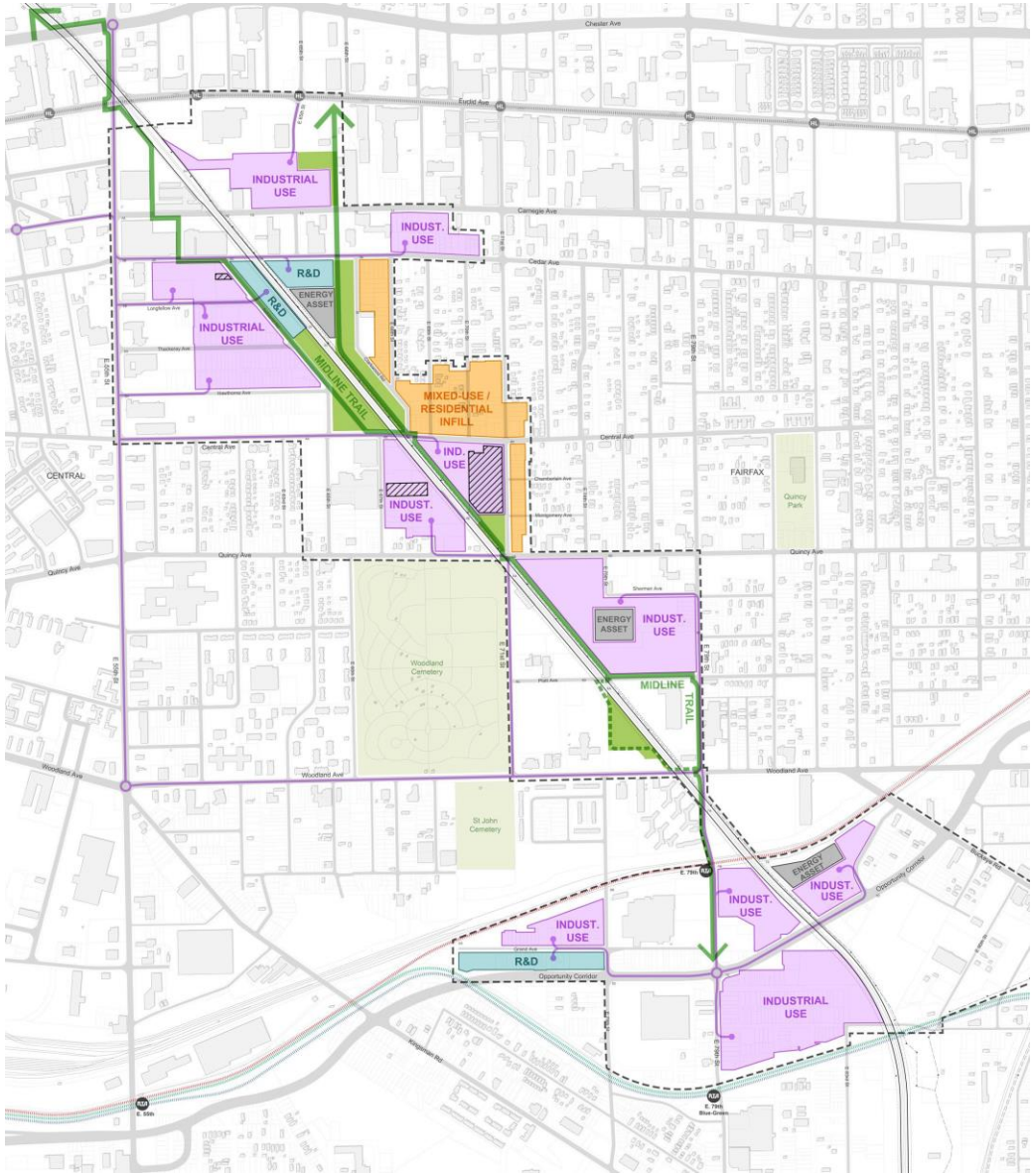








Midline Master Plan
Land Use Plan | R&D + Light Industrial







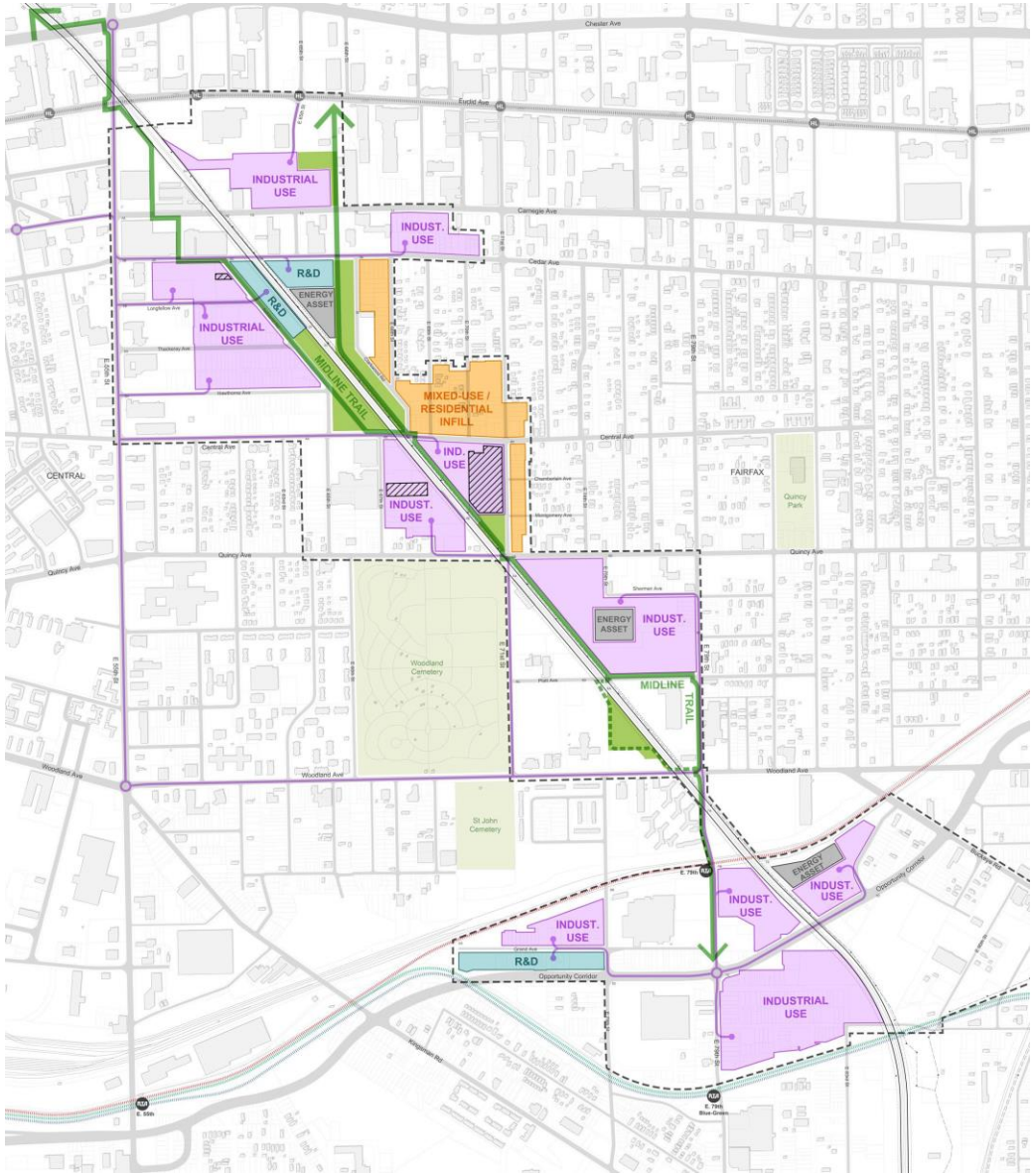




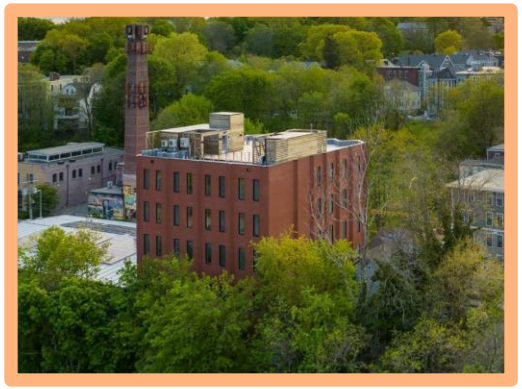




Midline Master Plan
Land Use Plan | Mixed-Use Residential Over Light Industrial + Missing Middle Residential







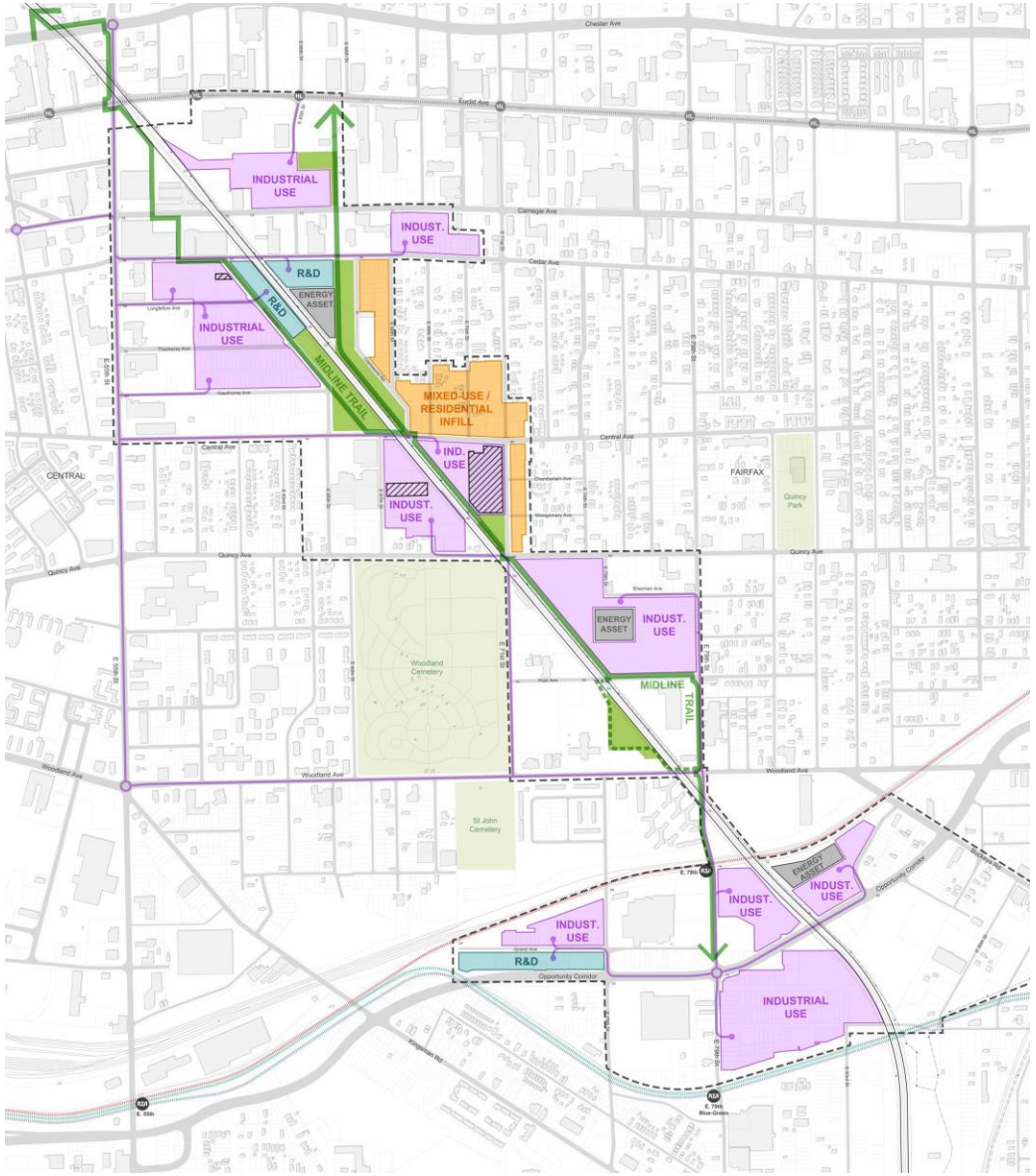


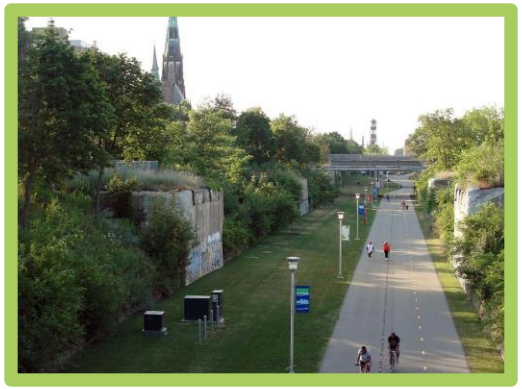






Midline Master Plan
Land Use Plan | Greenway & Open Spaces

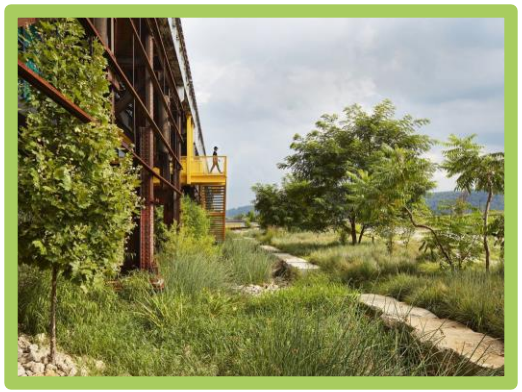




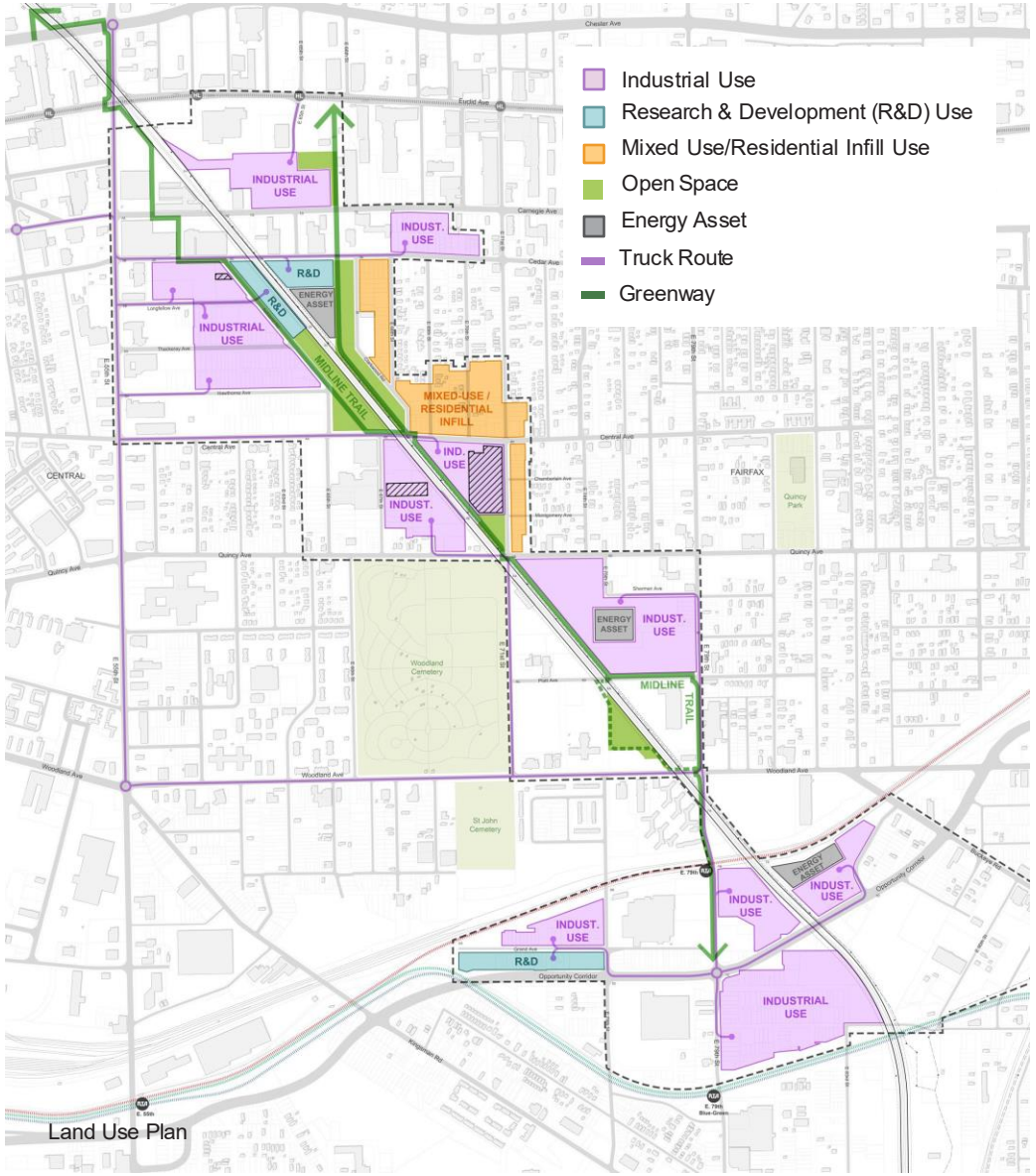




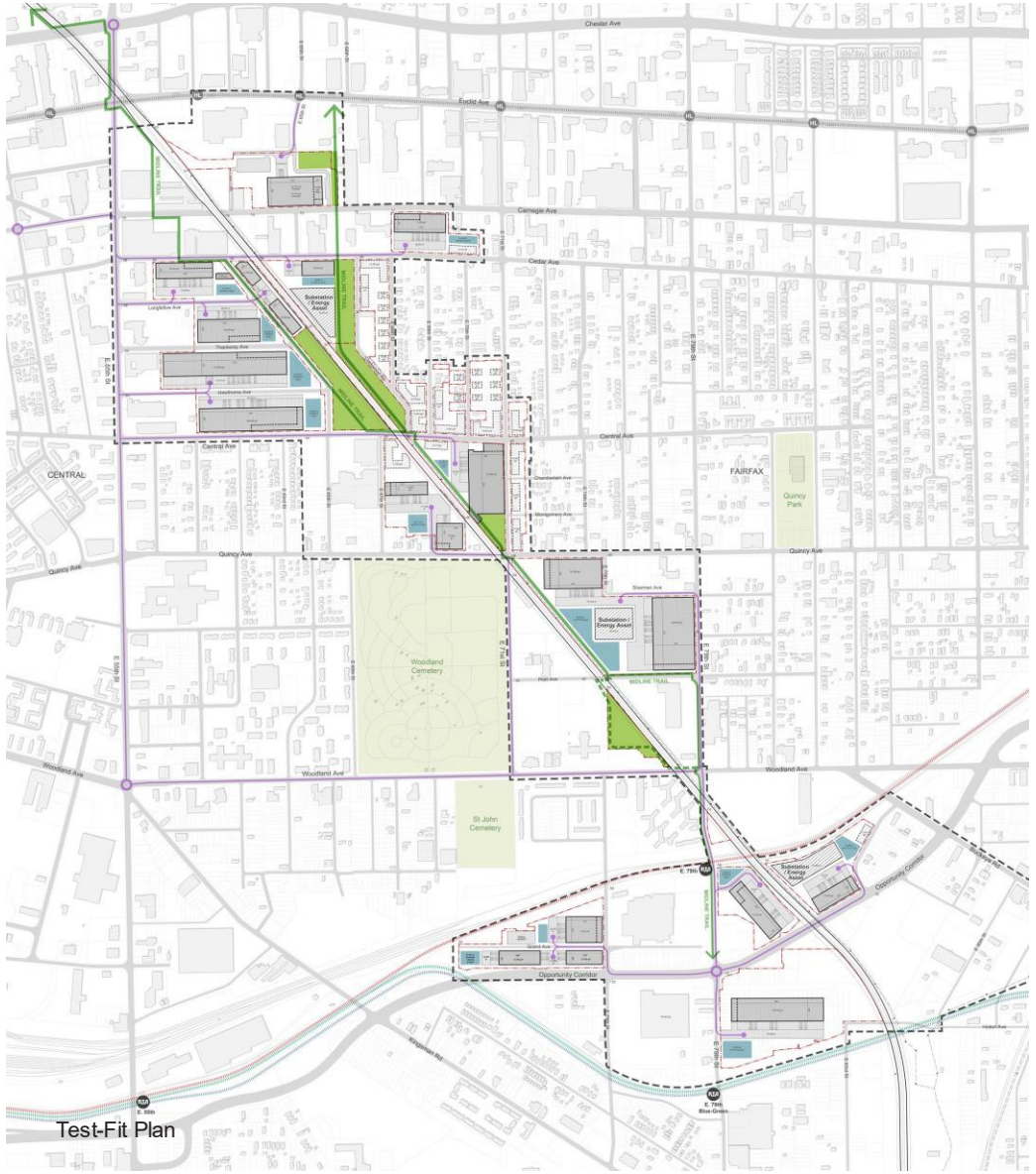




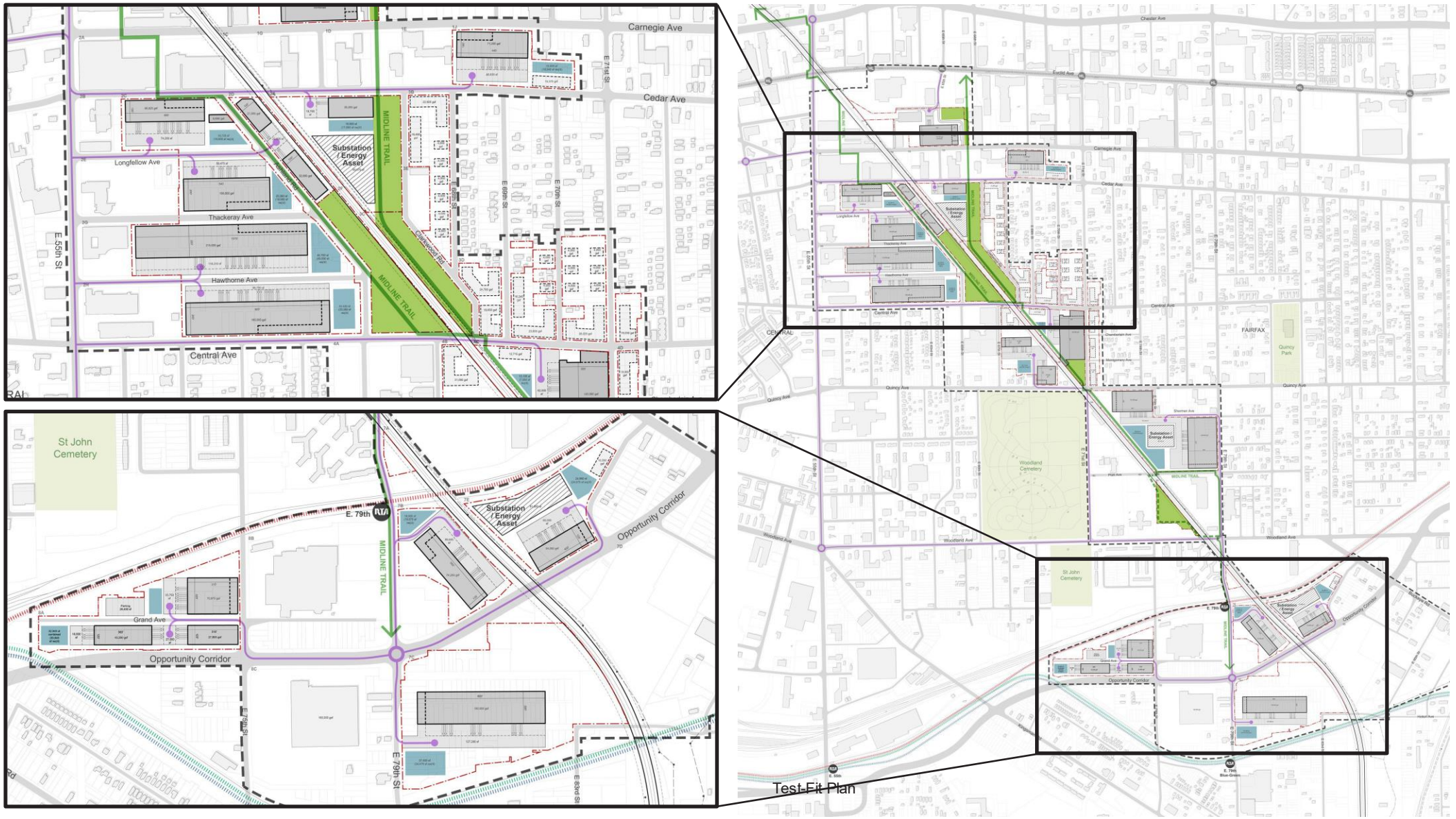




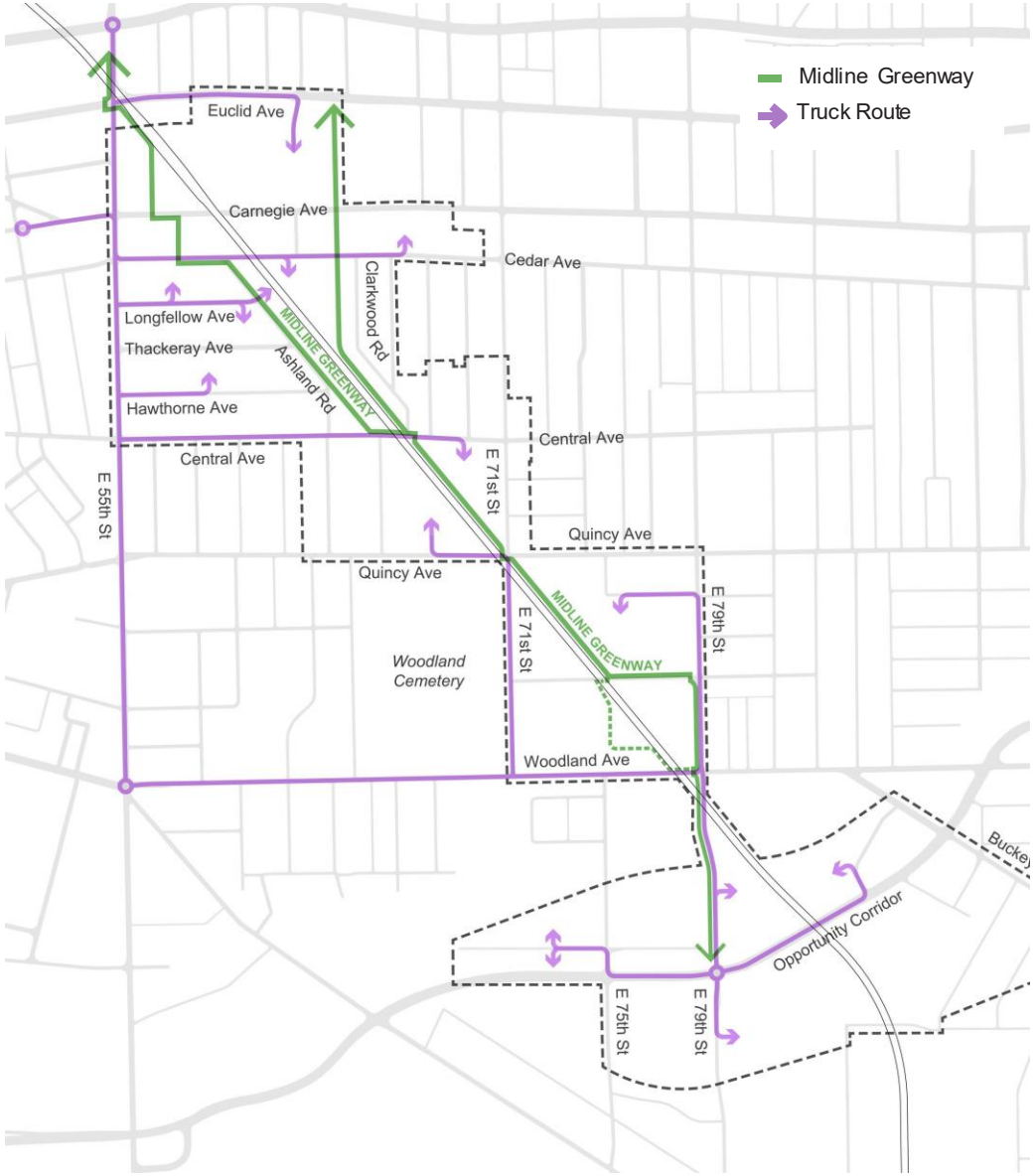
Land Use Plan

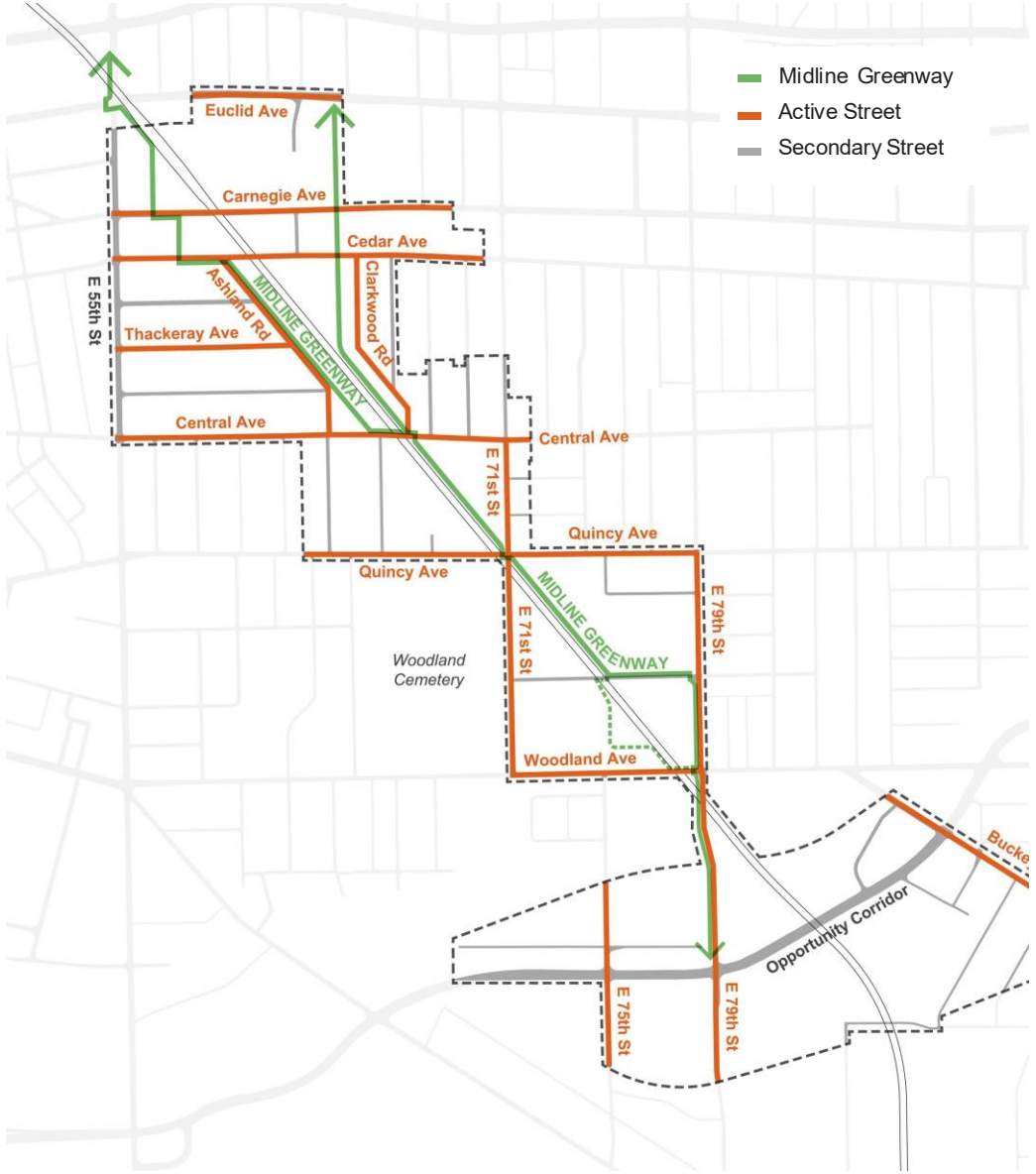


Test-Fit Plan


Carnegie Ave
Cedar Ave
E. 71st St
Longfellow Ave
Thackeray Ave
Hawthorne Ave
Central Ave
E. 55th St
Substation / Energy Asset
MIDLINE TRAIL
E. 69th St
E. 70th St
St John Cemetery
E. 79th
Opportunity Corridor
Grand Ave
E. 79th St
E. 83rd St
Test-Fit Plan

Midline Master Plan
Truck Routes and Street Hierarchy

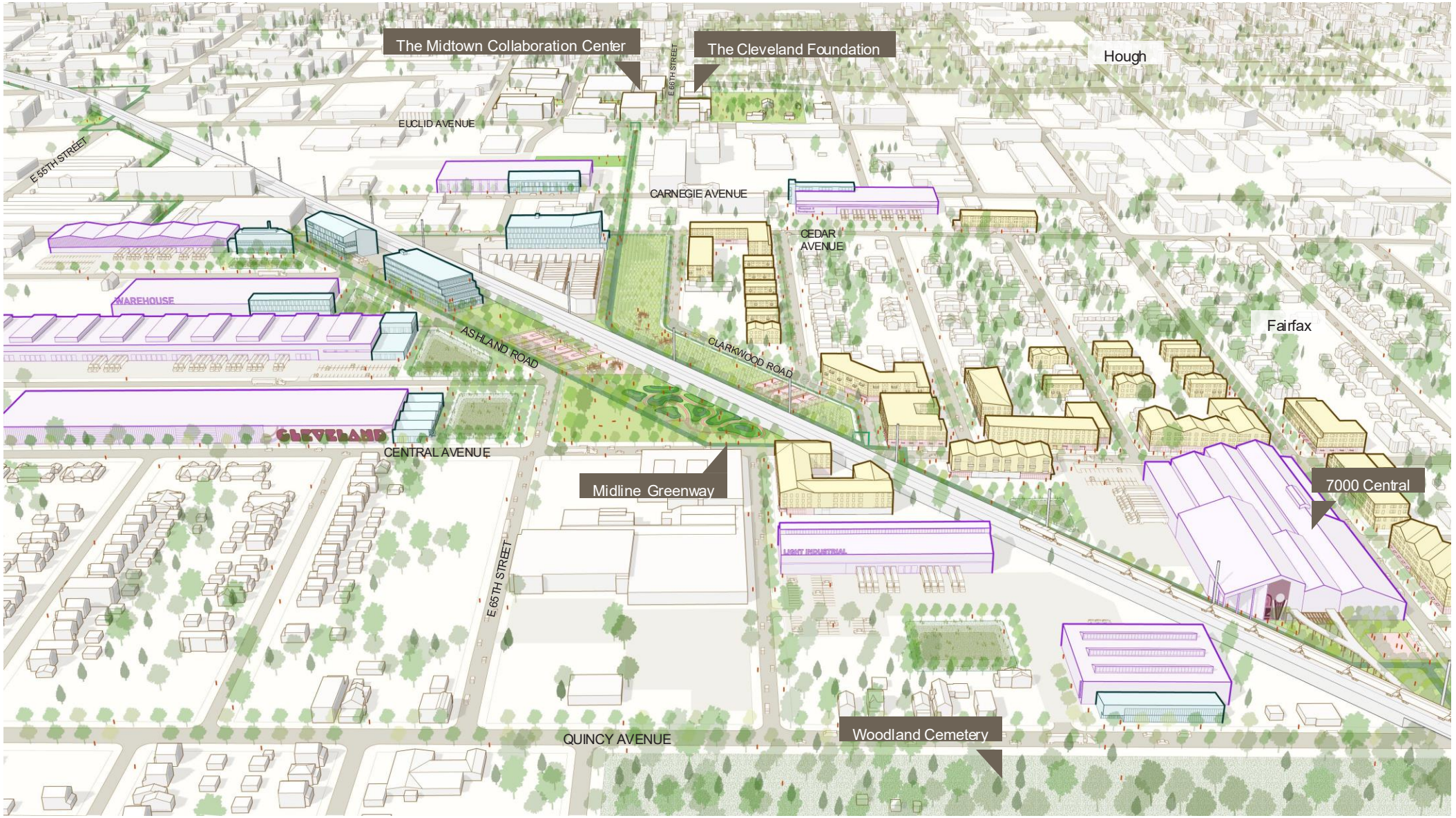




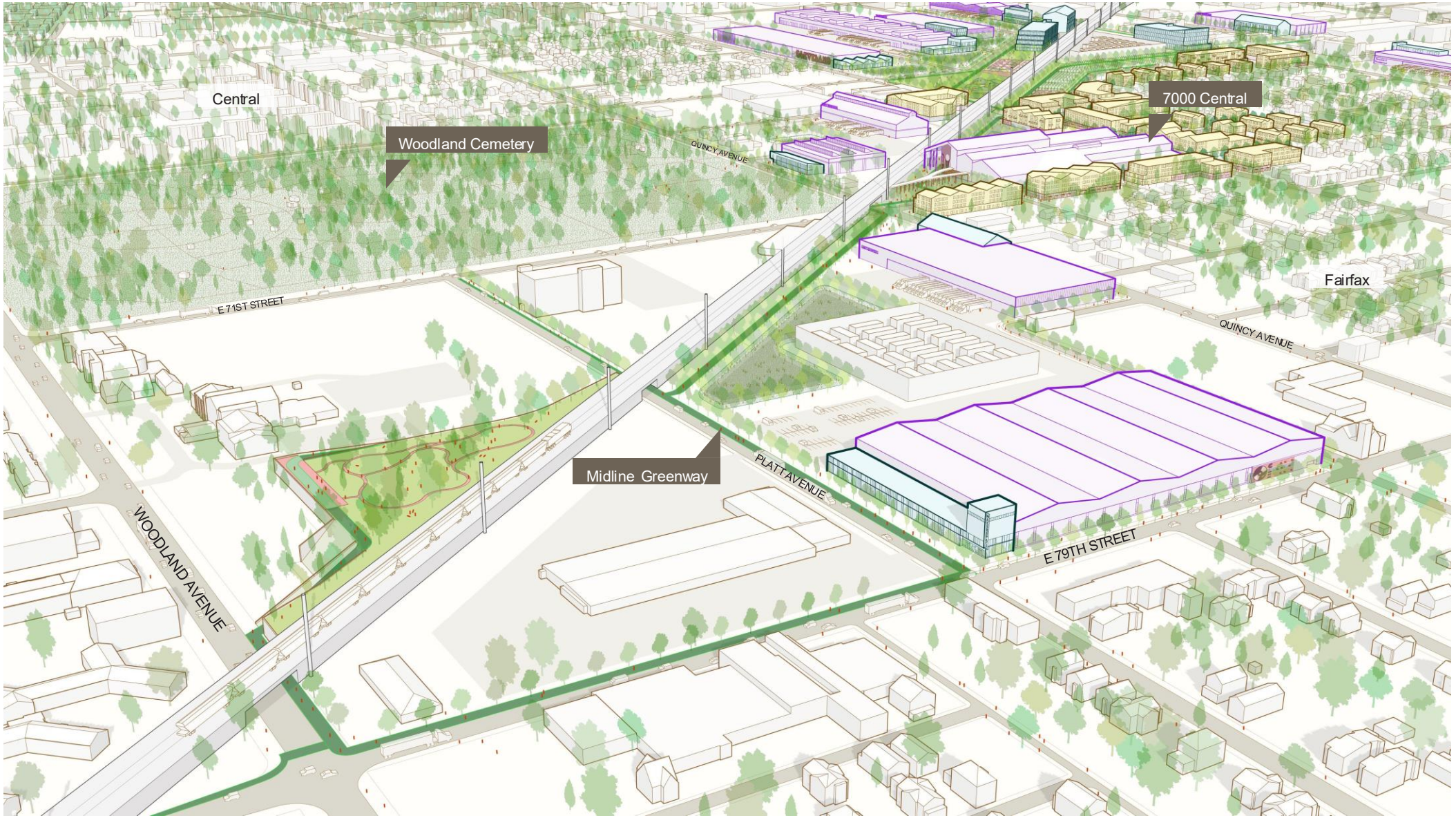
Midline Master Plan
Overall Vision



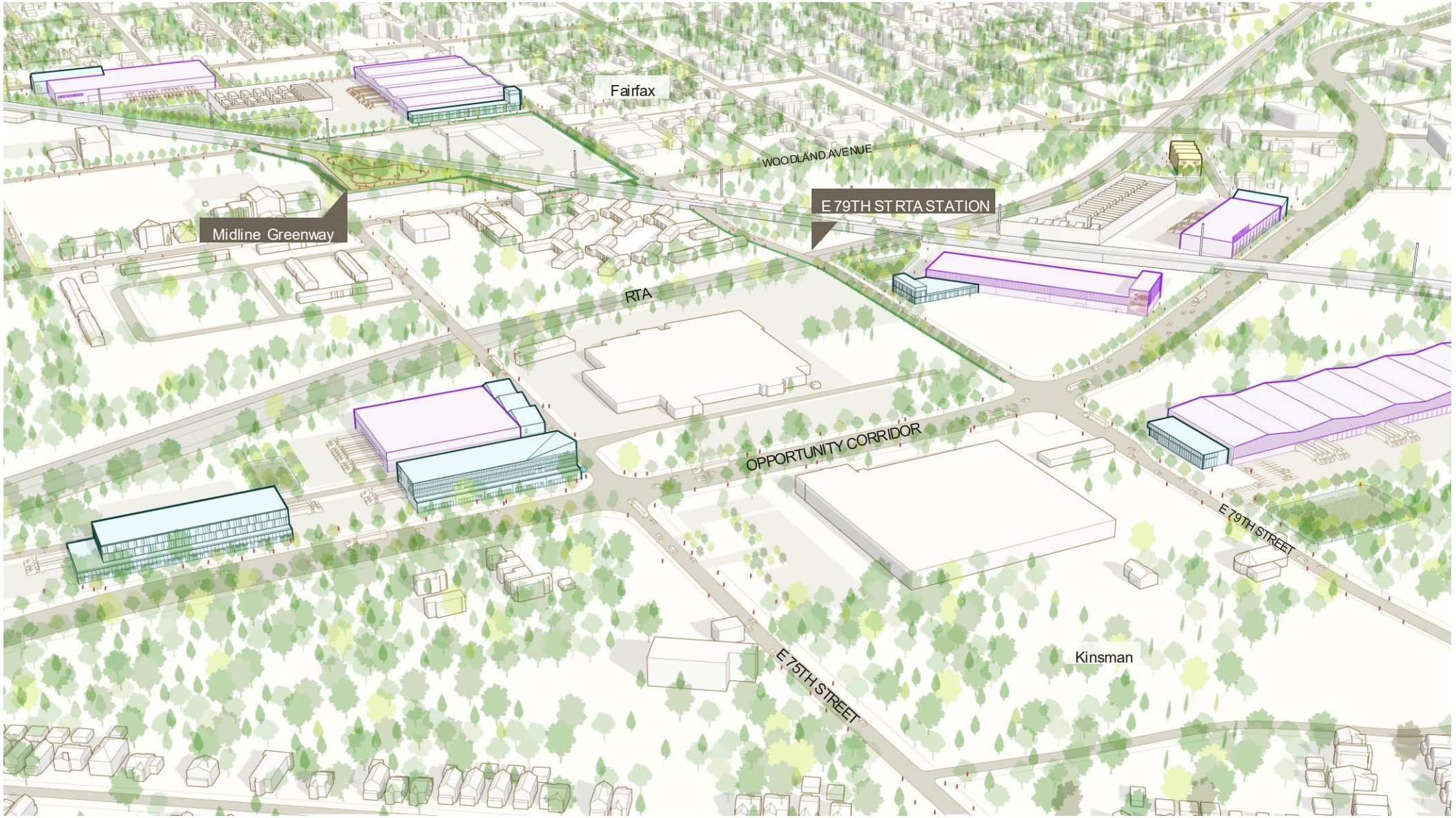
Midline Master Plan
Overall Vision



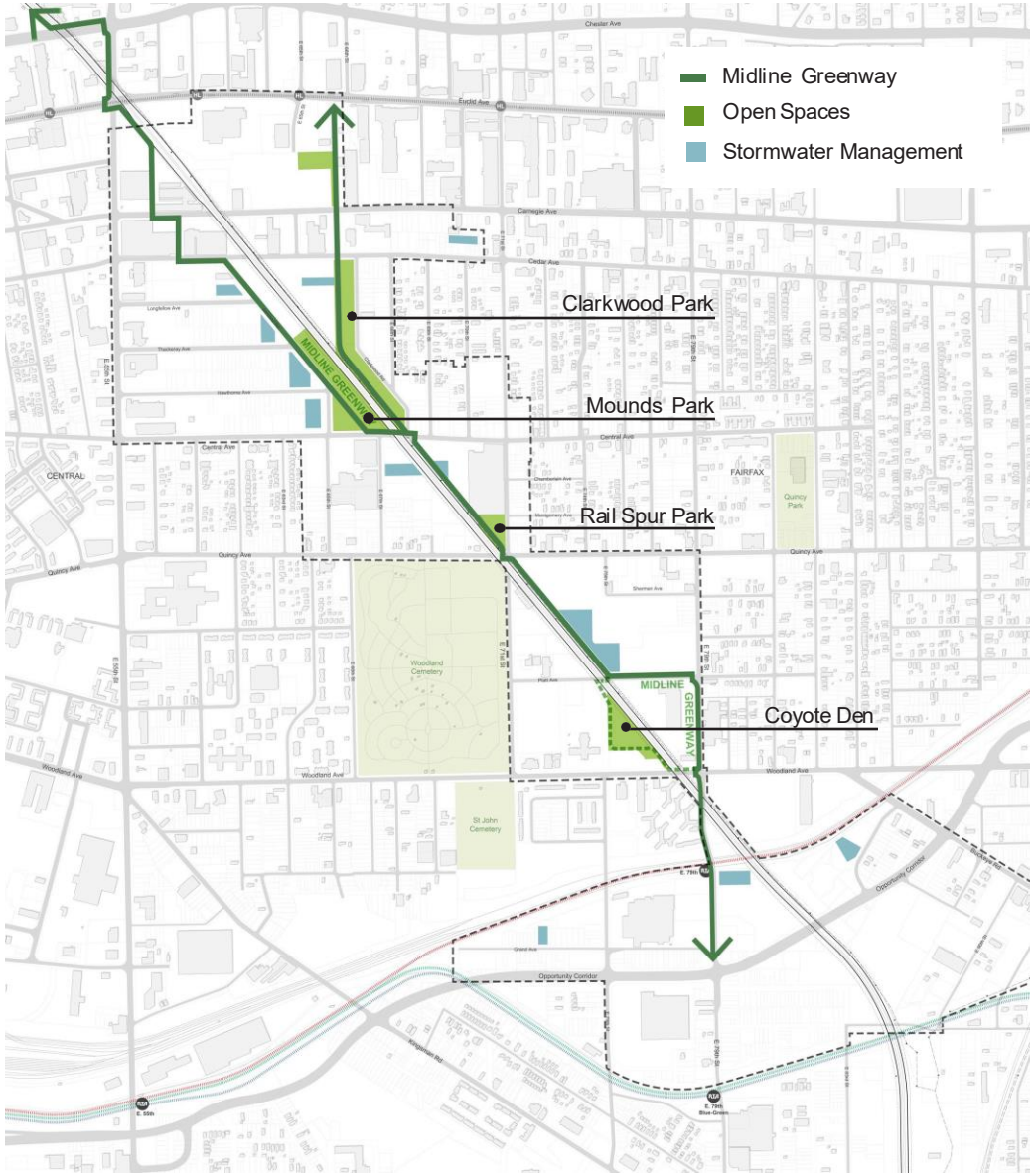
Midline Master Plan
Overall Vision

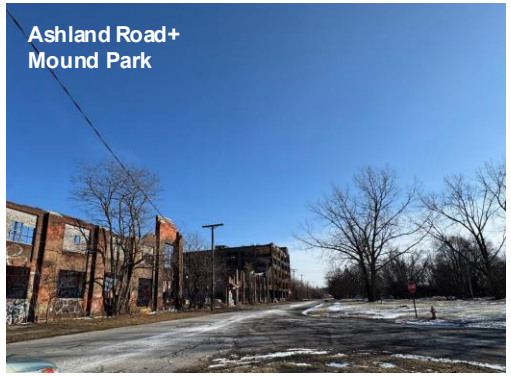


Midline Master Plan
Overall Vision

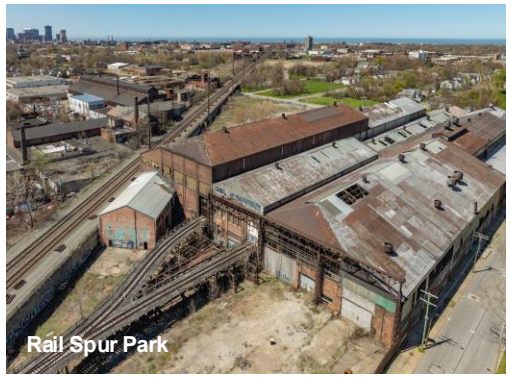


Midline Greenway and Open Space Schematic Design
Open Spaces | Existing Character







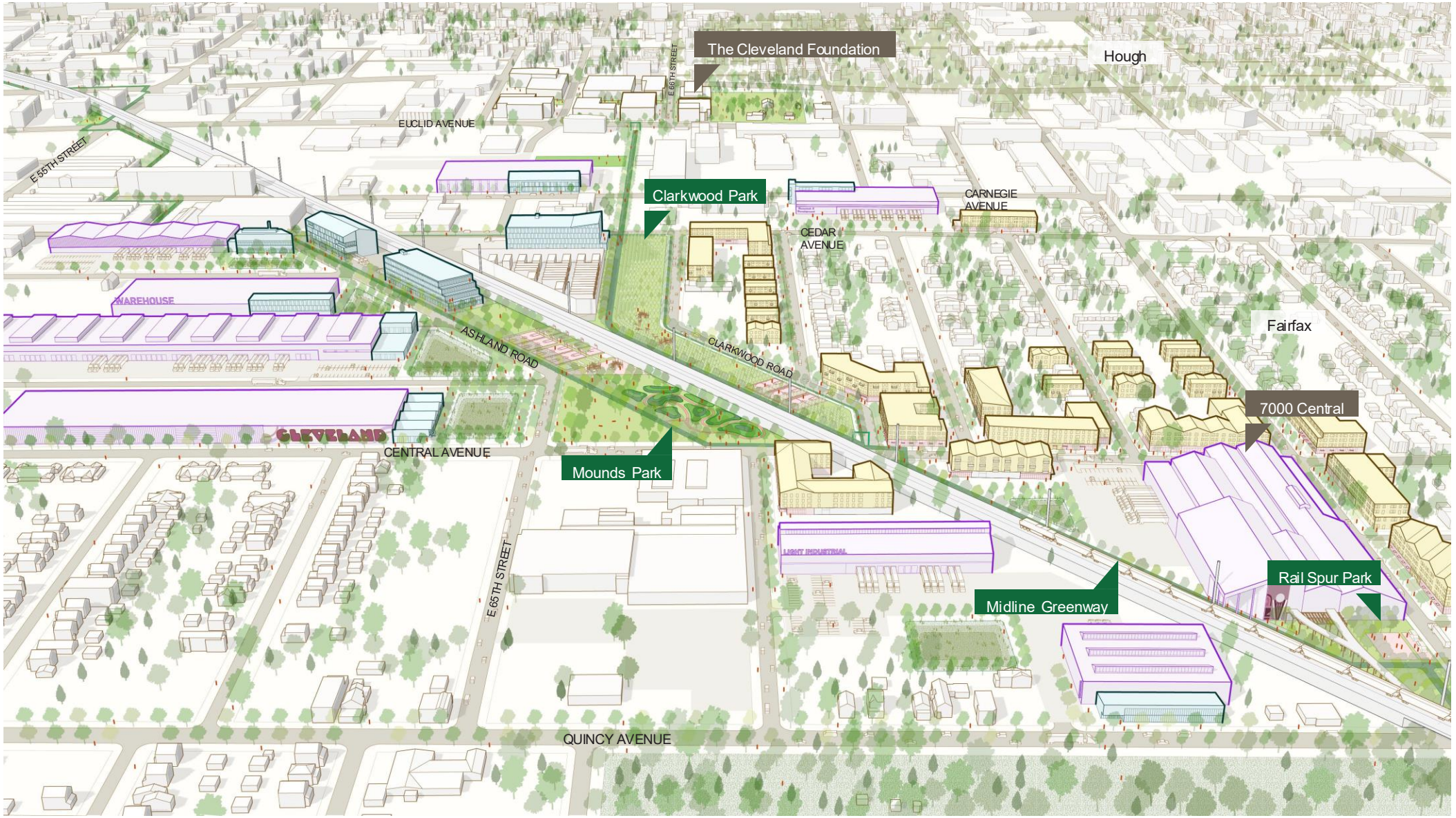




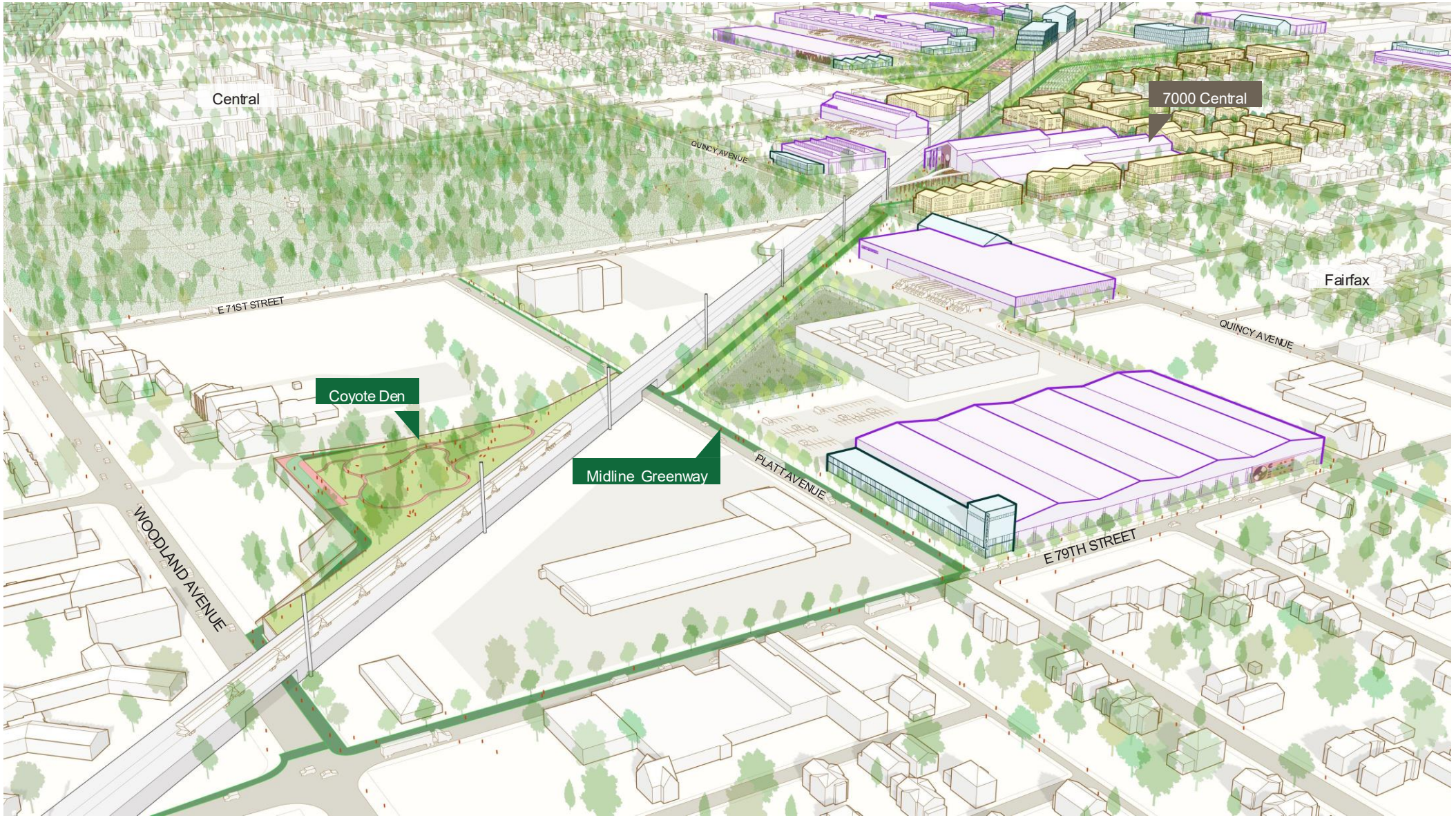




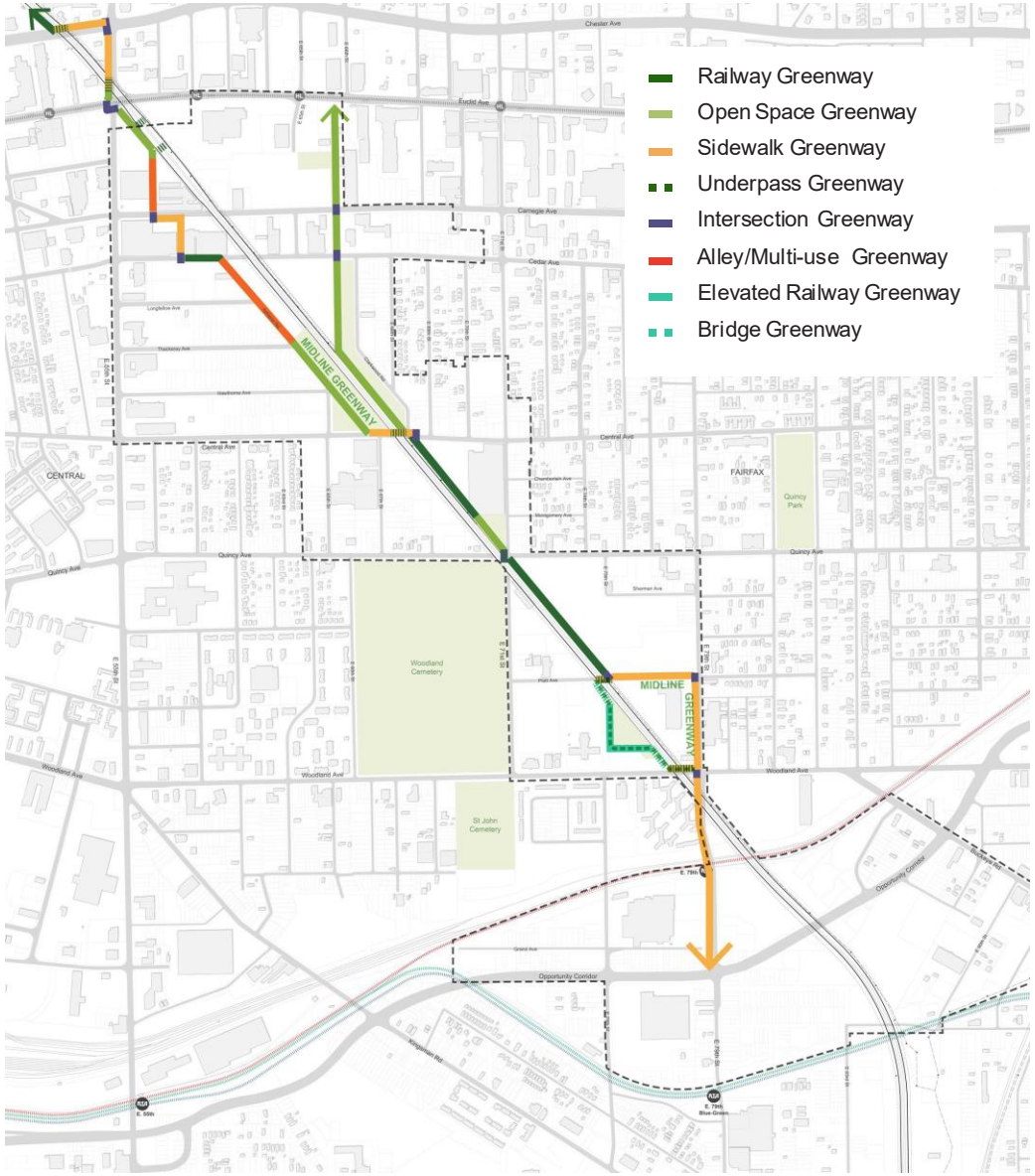
Midline Greenway and Open Space Schematic Design
Overall Vision



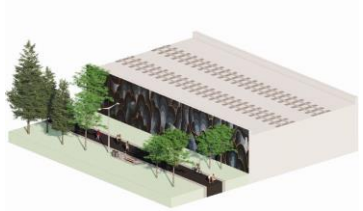
Midline Greenway and Open Space Schematic Design
Overall Vision



Midline Greenway and Open Space Schematic Design
Greenway | Typologies



Railway Greenway



Open Space Greenway



Sidewalk Greenway



Underpass Greenway



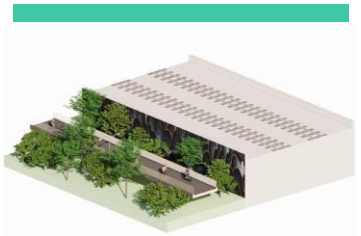
Intersection Greenway



Alley/Multi-use Greenway



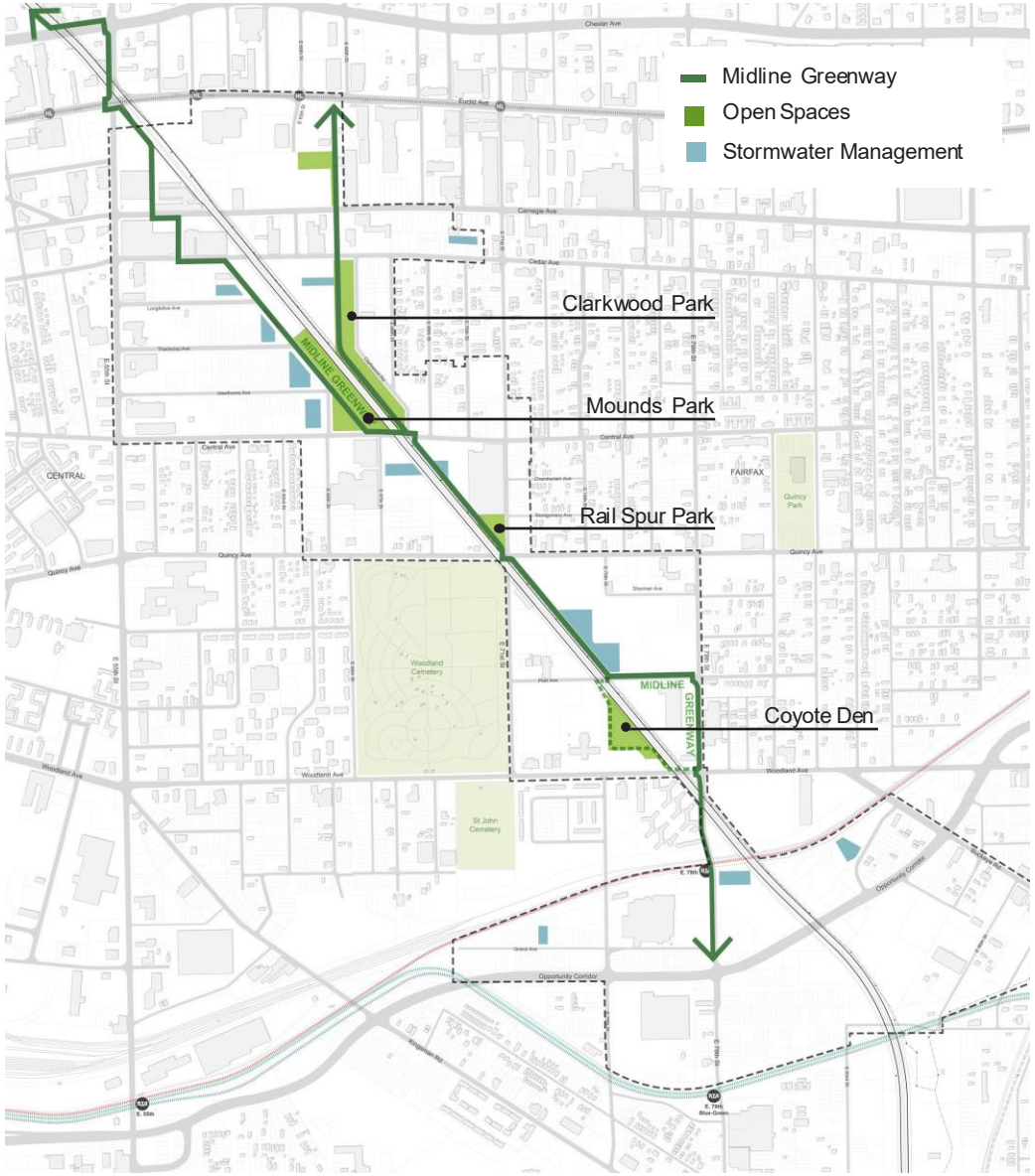
Elevated Railway Greenway



Bridge Greenway



Midline Greenway and Open Space Schematic Design
Open Spaces | Typologies



Growing



Gathering



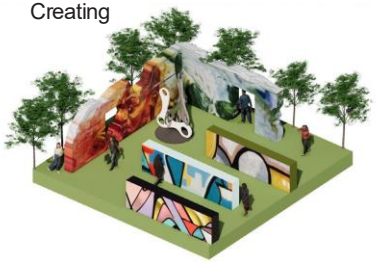
Recreating



Biking



Creating



Playing



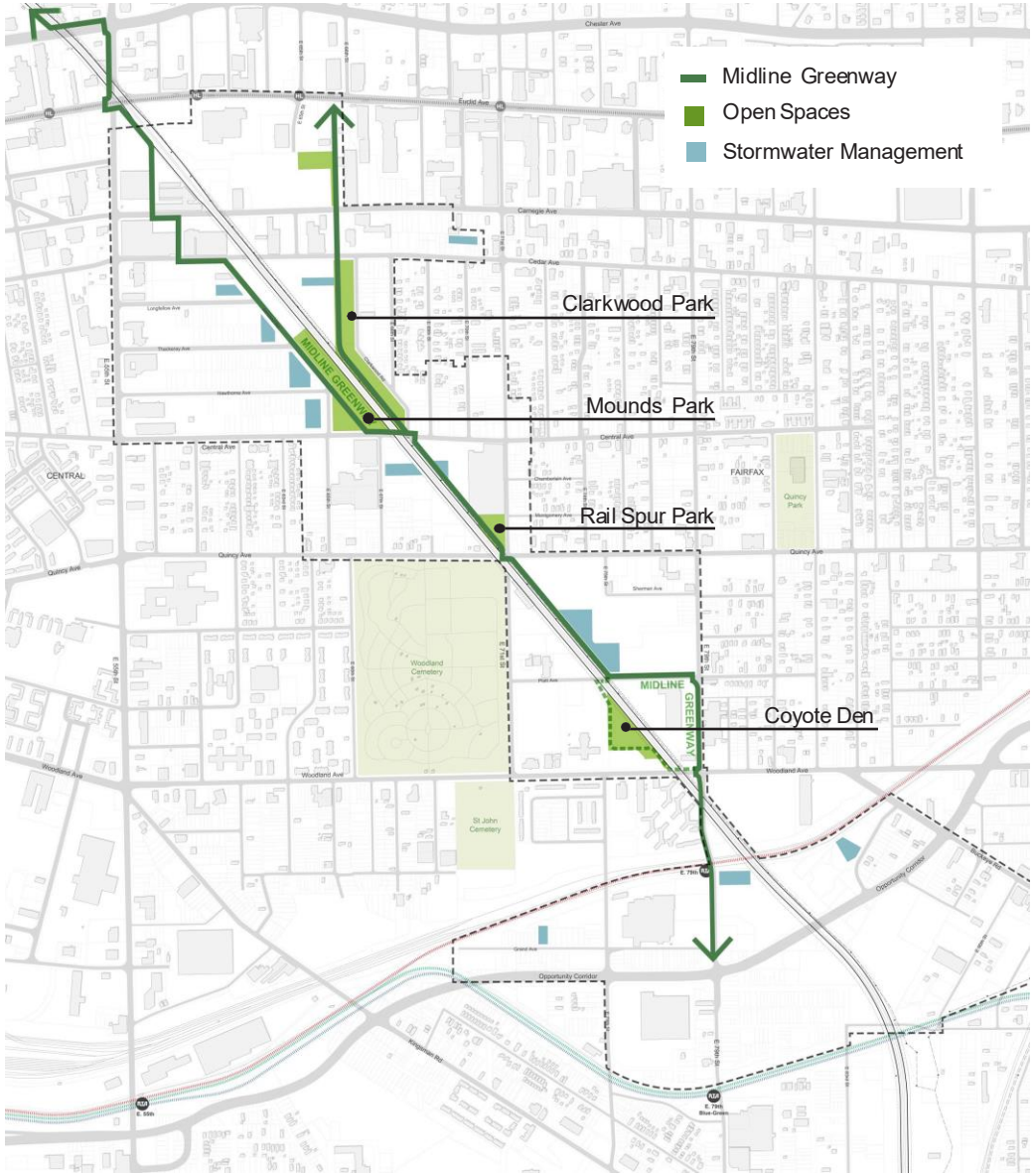
Hiking



Phasing



Midline Greenway and Open Space Schematic Design
Open Spaces | Overall Stormwater Strategy



Stormwater





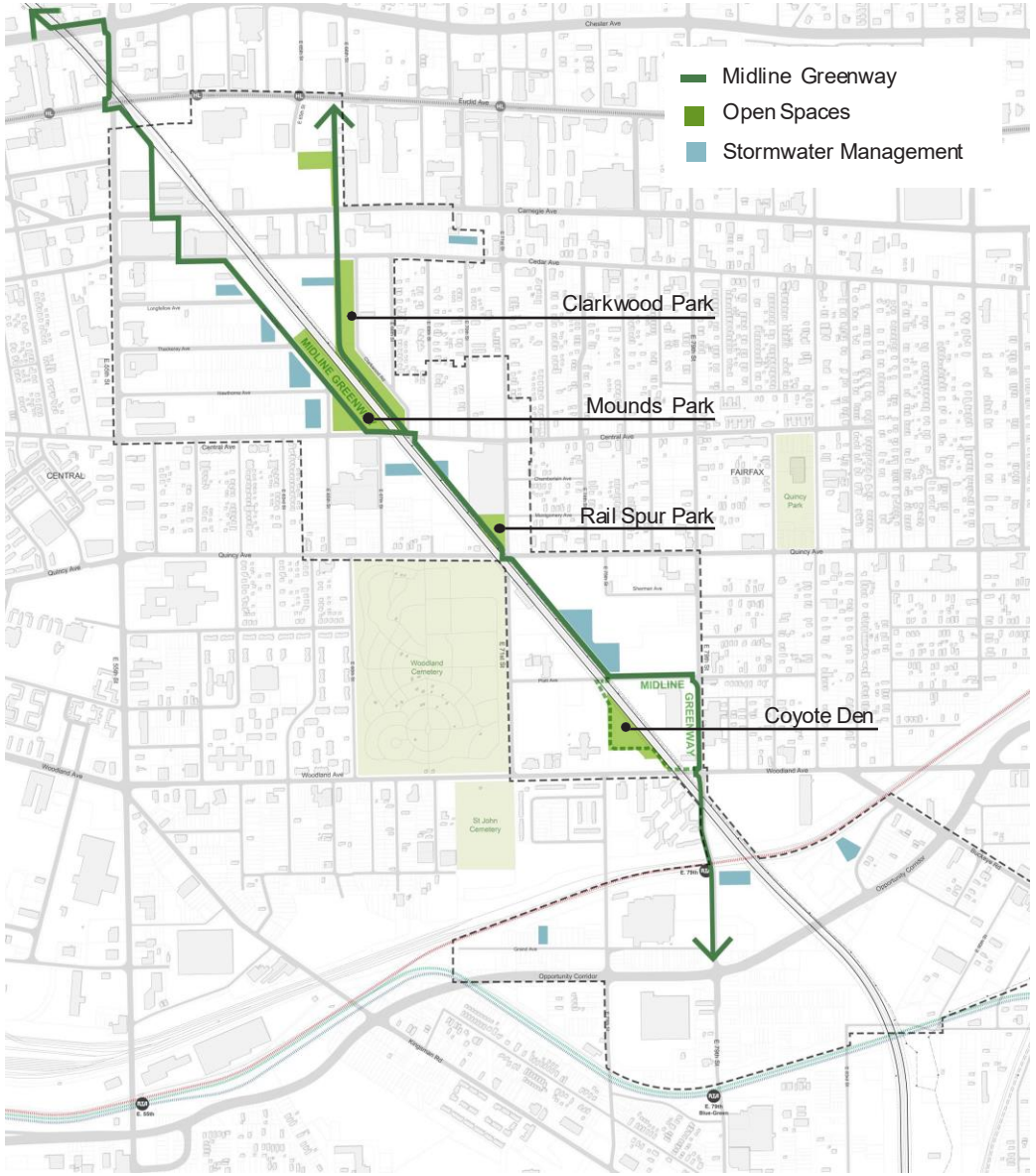








Midline Greenway and Open Space Schematic Design
Open Spaces | Overall Phasing Strategy



Phasing











Design Guidelines

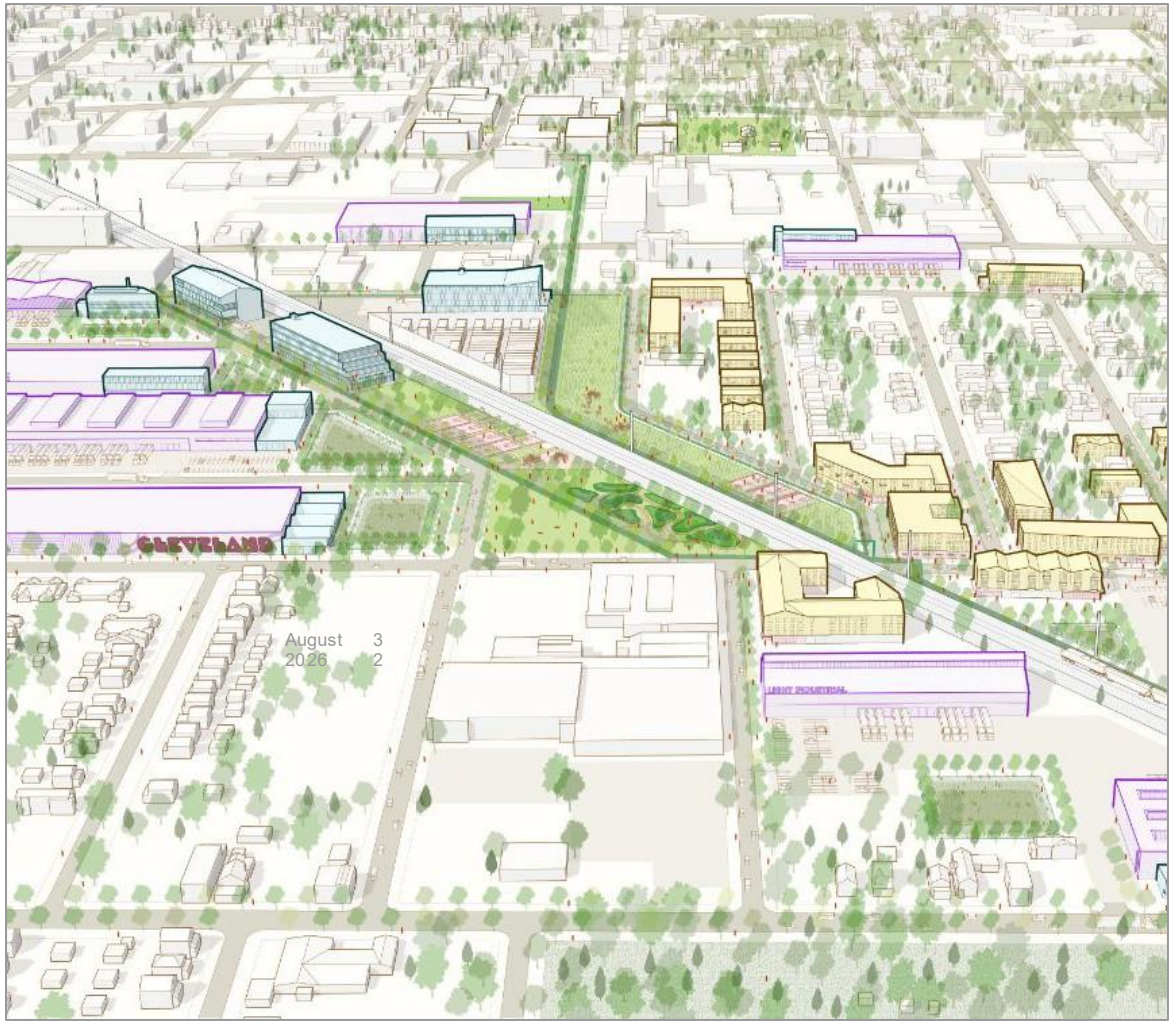
Purpose – Design Guidelines

- **Establish clear expectations for site planning and design quality** to guide SRF's conversations with companies and developers.
- Promote a **visually appealing and coherent 21st century business district** across industrial buildings, associated open space, the Midline Greenway, and the broader public realm.
- Establish draft dimensional standards that can inform a **new zoning overlay or a version of the Form-Based Code** specific to the Midline Business District.



Governing Design Principles

- Create a **consistent street wall and streetscape** across the district (as opposed to parcel-by-parcel customization)
- **Integrate the Midline Greenway**, where applicable, with added setbacks, enhanced landscapes, and building articulation
- Prioritize active **human-centered uses close to and facing public streets** (such as lobbies, offices, and accessory retail)
- Balance **pedestrian and bicycle accommodations** with truck access
- Leverage stormwater management as **visual amenity**
- **Buffer industrial uses** from existing residential fabric



Street Activation Hierarchy

DRAFT



Street Hierarchy

Edge Conditions		Design Guidelines: Maximum Front Setback & Facade Build Out Minimum	Frontage Zone Landscape Enhancements	Building Facade Articulation	Landscape Treatment
	Tier 1A: **Active Street**	20 ft & 60%	Yes	Yes	Frontage Zone Type(s)
	Tier 1B: **Midline Greenway**	None	Yes, if within 30 ft	Yes, if within 200 ft	Within 30 ft: Frontage Zone Type; Otherwise: Min 10 ft Planting Buffer
	Tier 2: **Secondary Street**	None	None	Yes, if within 200 ft	Min 10 ft Planting Buffer
	Tier 3: Side / Rear Lot Line	None	None	None	Min 8 ft Planting Buffer

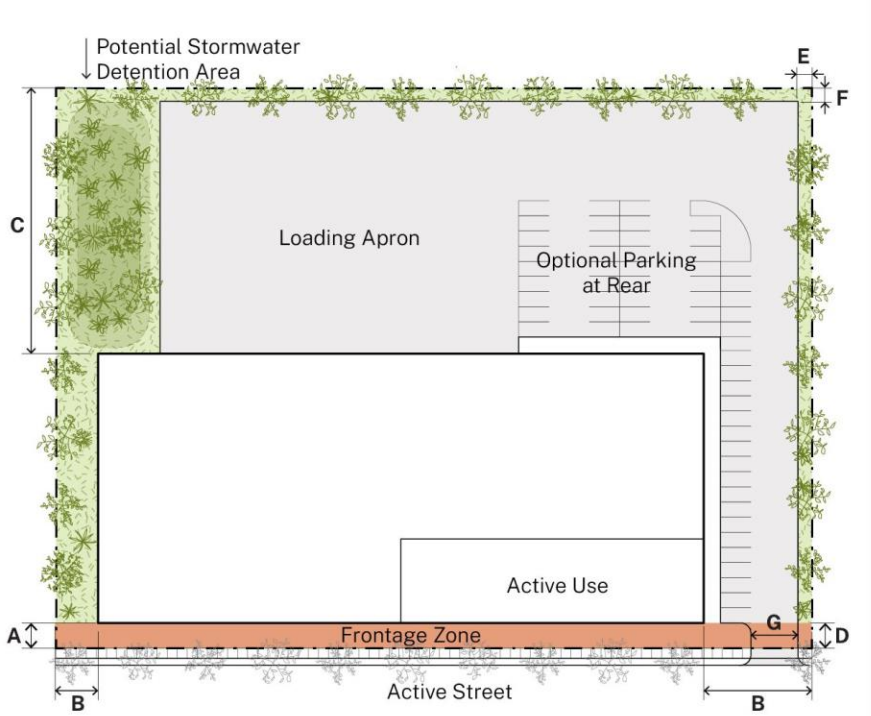
Tiered Guidelines Framework

DRAFT

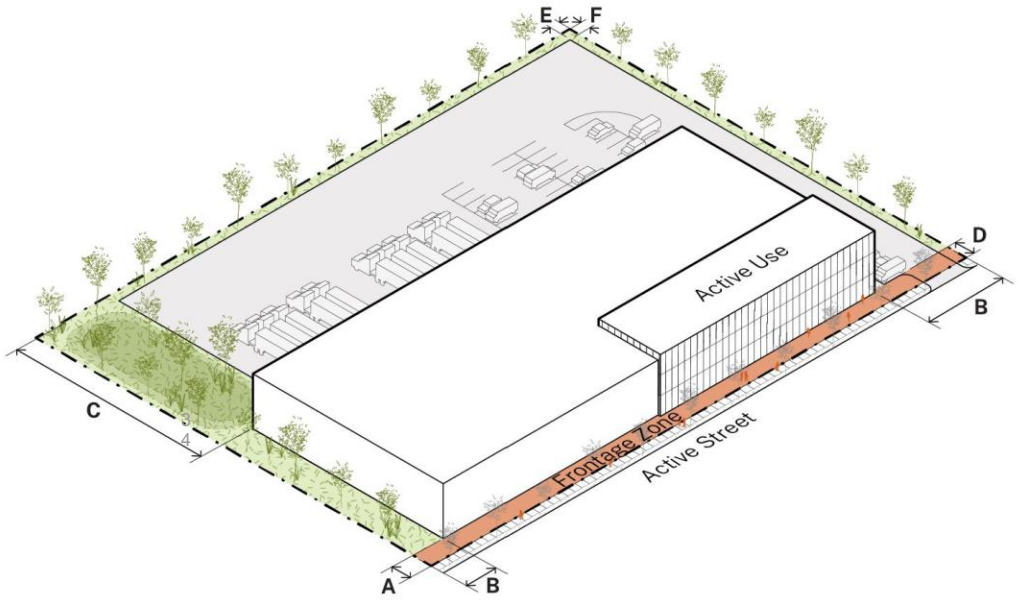
Site Layout: **Base Diagram, showing an Interior Lot** *(slide 1 of 3)*

Building, Parking, and Loading Placement

BUILDING PLACEMENT		
A	**Front Setback**	
	Active Street (min/max)	10 ft / 20 ft
	Secondary Street (min)	10 ft
B	**Side Setback (min)**	
	Abutting a non-R Dist.	25 ft
	Abutting an R District	40 ft
C	**Rear Setback (min)**	
	Abutting a non-R Dist.	15 ft
	Abutting an R District	40 ft
	Facade Build Out (min)	
	Active Street	60%
	Secondary Street	None
PARKING & LOADING PLACEMENT		
	Location	Side or Rear Only
D	**Front Setback (min)**	
	Active Street	Facade Line
	Secondary Street	10 ft
E	**Side Setback (min)**	8 ft
F	**Rear Setback (min)**	8 ft



Site Plan

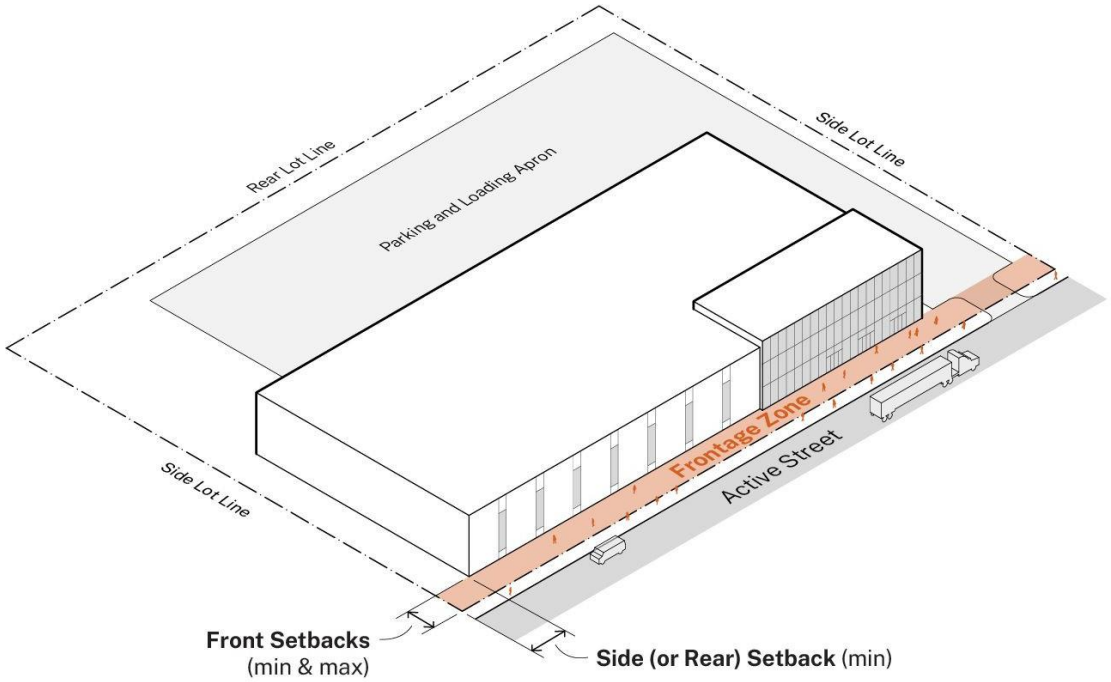


Site Aerial

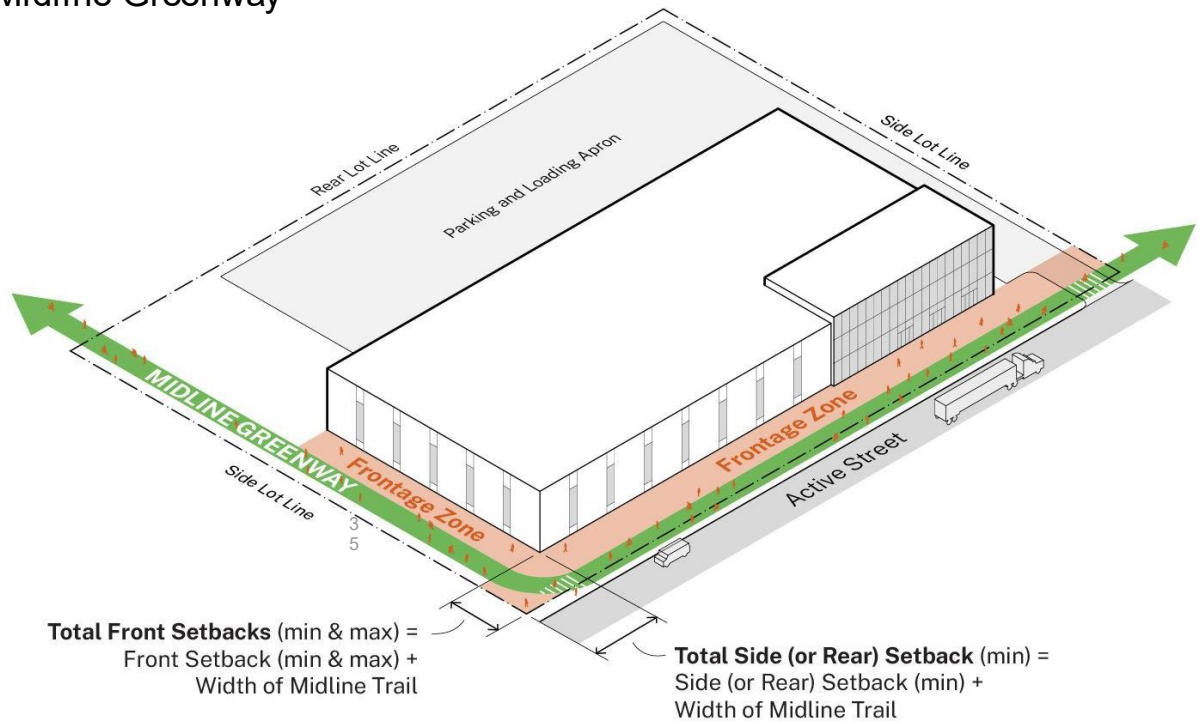
DRAFT

Site Layout: **Integrating the Midline Greenway**

Example Lot



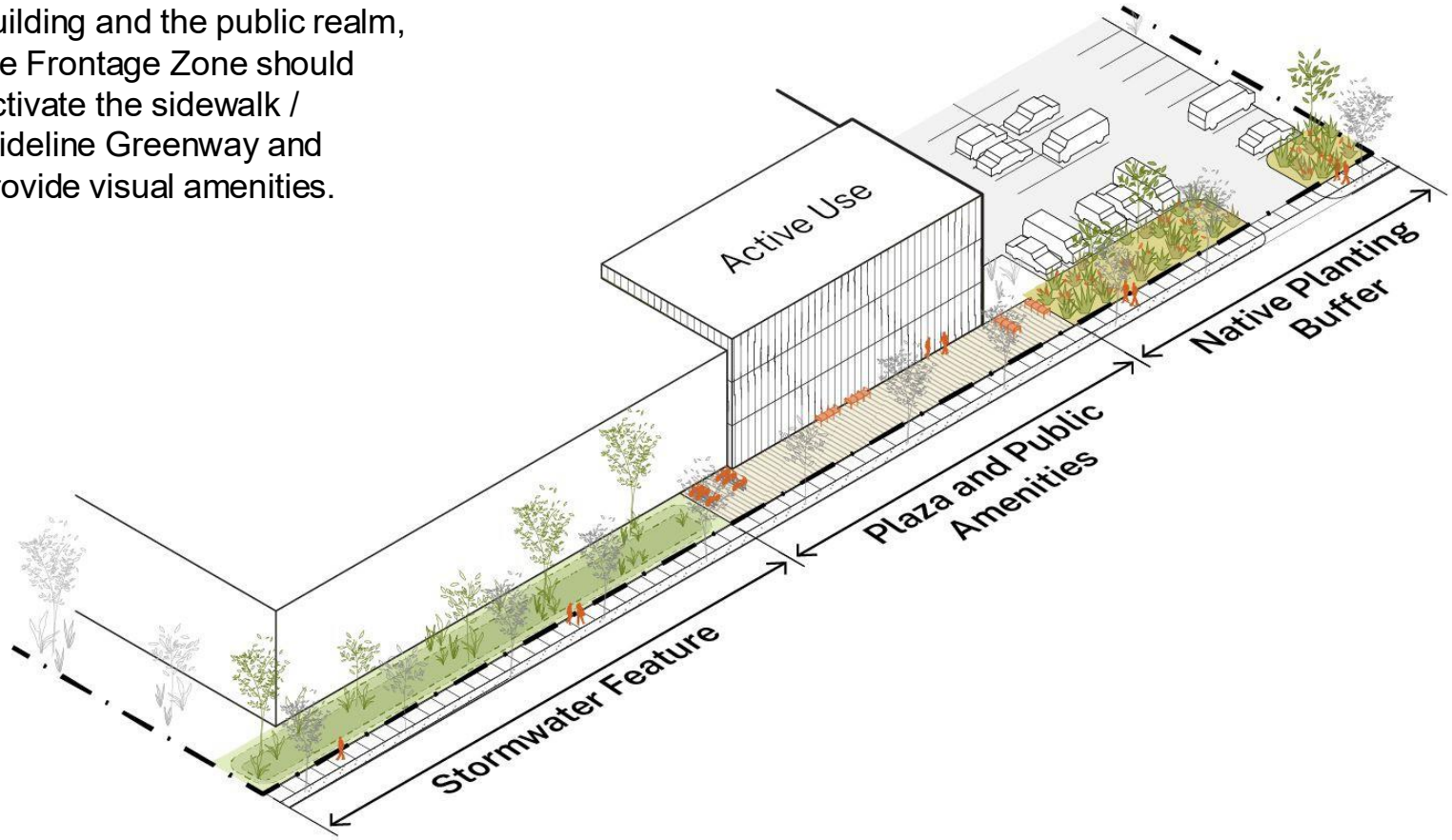
Example Lot with the Midline Greenway



Landscape Design: **Frontage Zone Guidelines**

Frontage Zone Types

As the interface between the building and the public realm, the Frontage Zone should activate the sidewalk / Mideline Greenway and provide visual amenities.



Stormwater Feature




Plaza and Public Amenities




Native Planting Buffer




DRAFT

Landscape Design: **Stormwater Management & Planting Buffers**

Stormwater Management



Linear stormwater management



Stormwater management and circulation



Drought-tolerant species



Seasonal interest

Planting Buffers



Sidewalk planting buffer



Trail planting buffer



Sidewalk planting buffer



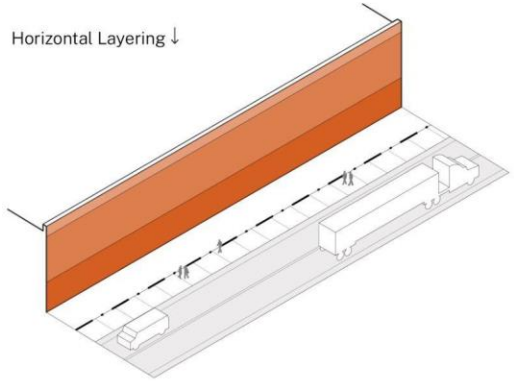
Plaza planting buffer

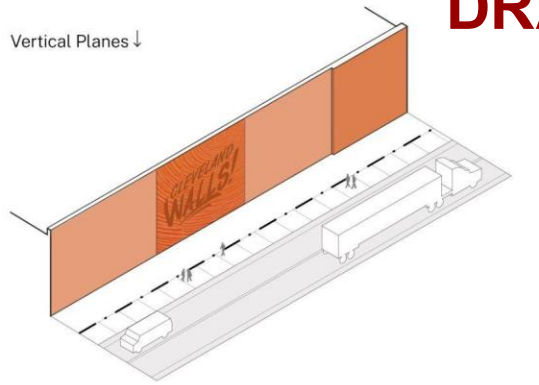
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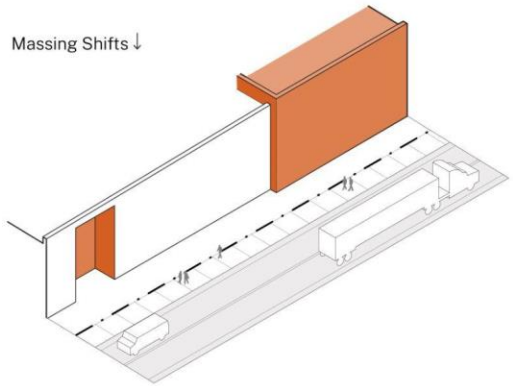
Building Design:
Facade Articulation Guidelines

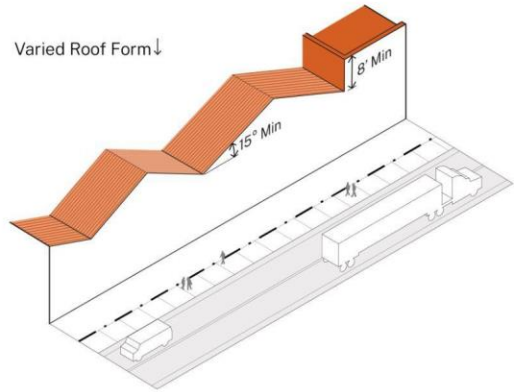
To break down the scale of large, long industrial buildings and promote a more visually appealing public realm, building facades facing an **Active Street or within 200 ft of a Secondary Street or the Midline Greenway** should be articulated using **one or a combination** of these strategies.

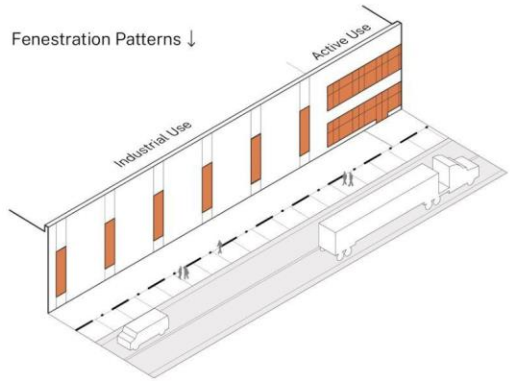
Facade articulation strategies should not be added on as an afterthought but should be **integrated with the holistic design of the building**, such as in terms of structure, interior program, circulation, and relationship to the context.

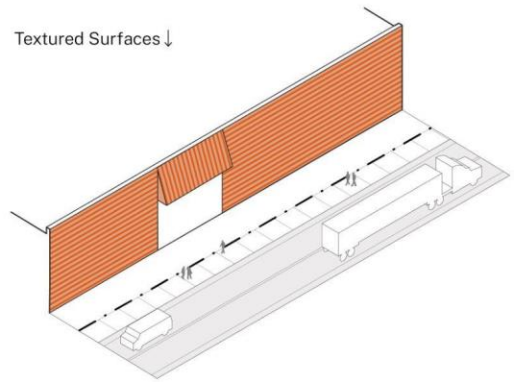








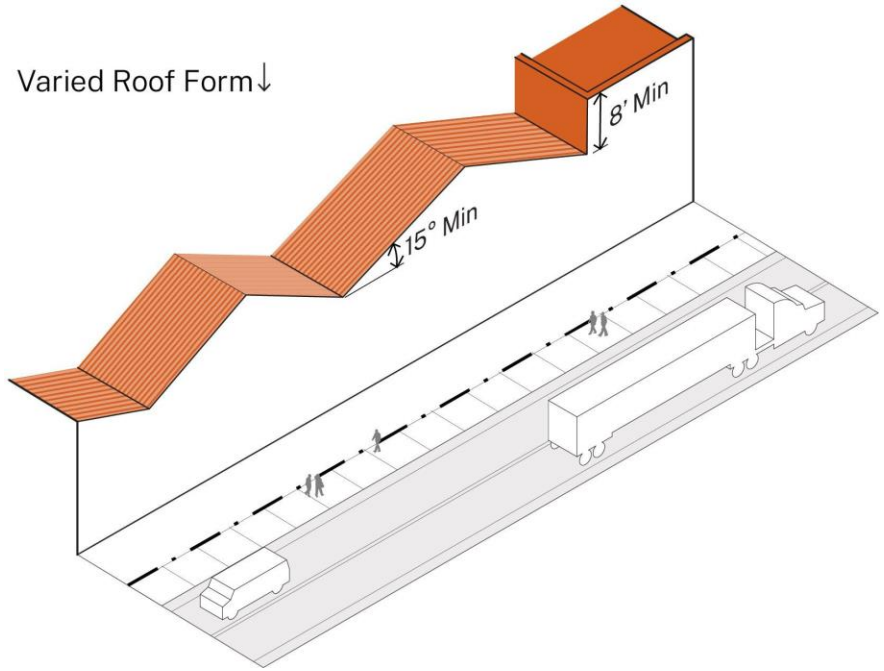




Facade Articulation: **Varied Roof Form**

Slide 2 of 6

Varied roof forms should be pitched (e.g., gabled, sawtooth, etc.), vertical extrusions of at least **8 ft** from the adjacent roof elevation, or some combination thereof. The minimum slope for a pitched roof should be **15 degrees**.



Example Diagram



Gabled roofs



Sawtooth roof with skylight



Crenellated roofline

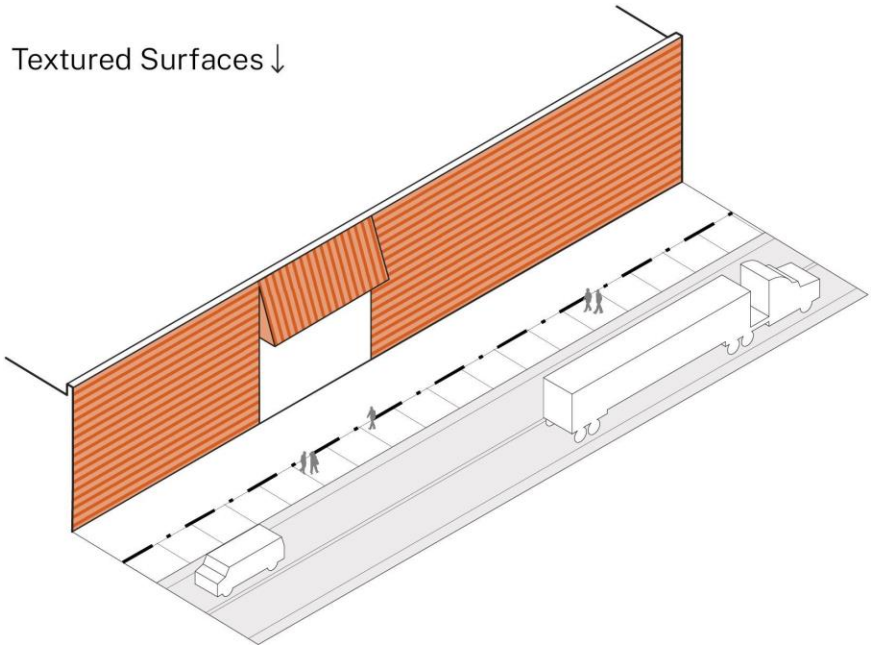


Asymmetrical roofline

Facade Articulation: **Textured Surfaces**

Slide 6 of 6

Textured surfaces should be made of a consistent material and orientation, and the pattern should be at least **4 inches** in total depth.



Example Diagram



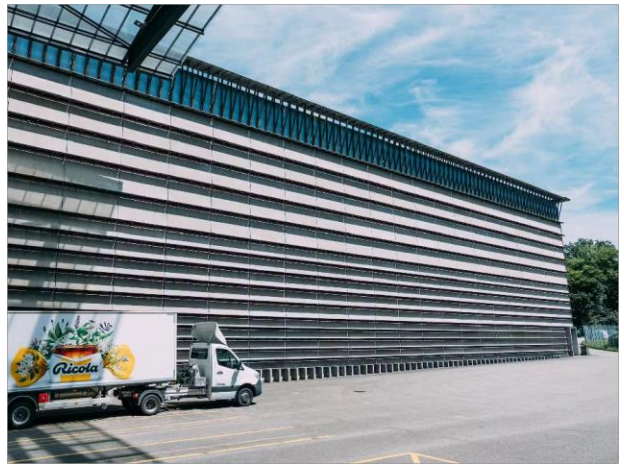
Precast concrete cladding



Zigzag metal paneling



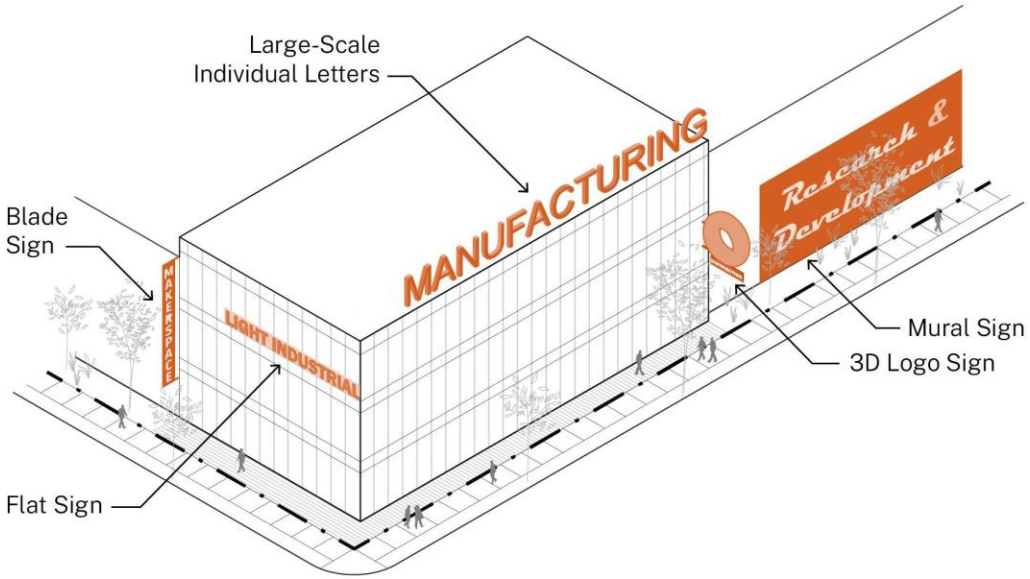
Perforated corrugated metal



Overlapping metal louvers

Building Design: **Signage Design Guidelines**

Building signage should **advertise the building use, accentuate the architecture, and add visual interest** to the public realm. Signs should be one of the types illustrated in the diagram: large-scale individual letters (mounted on the roof or the facade), flat signs, vertical blade signs, hand-painted mural signs (i.e., no billboards), and 3D logo signs. Signage may also be **integrated into the facade articulation strategy**, such as using murals as vertical planes or horizontal layers.



Sign Types



Large-scale individual letters sign (roof-mounted)



Hand-painted flat sign



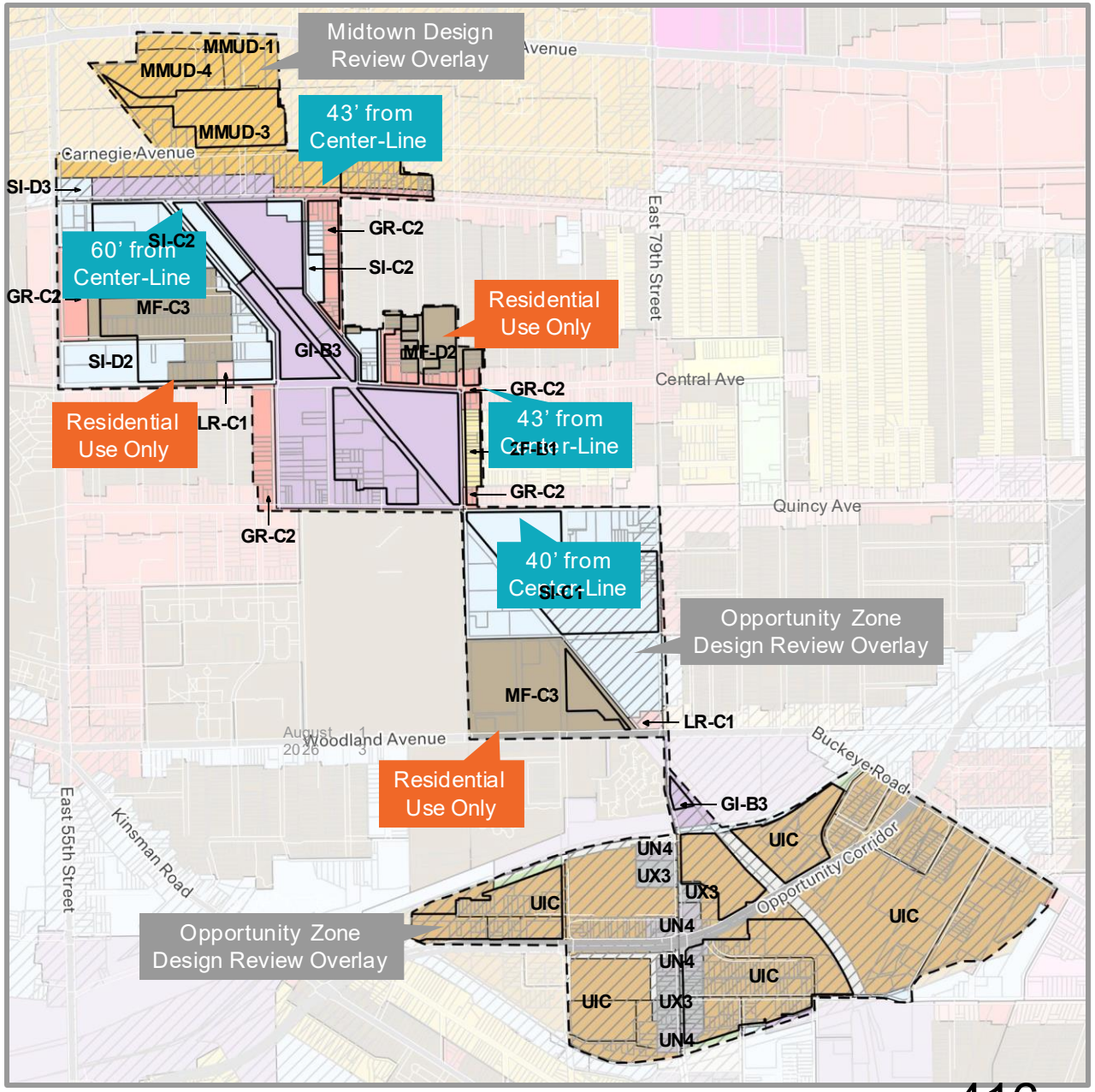
Mural sign integrated with a textured surface



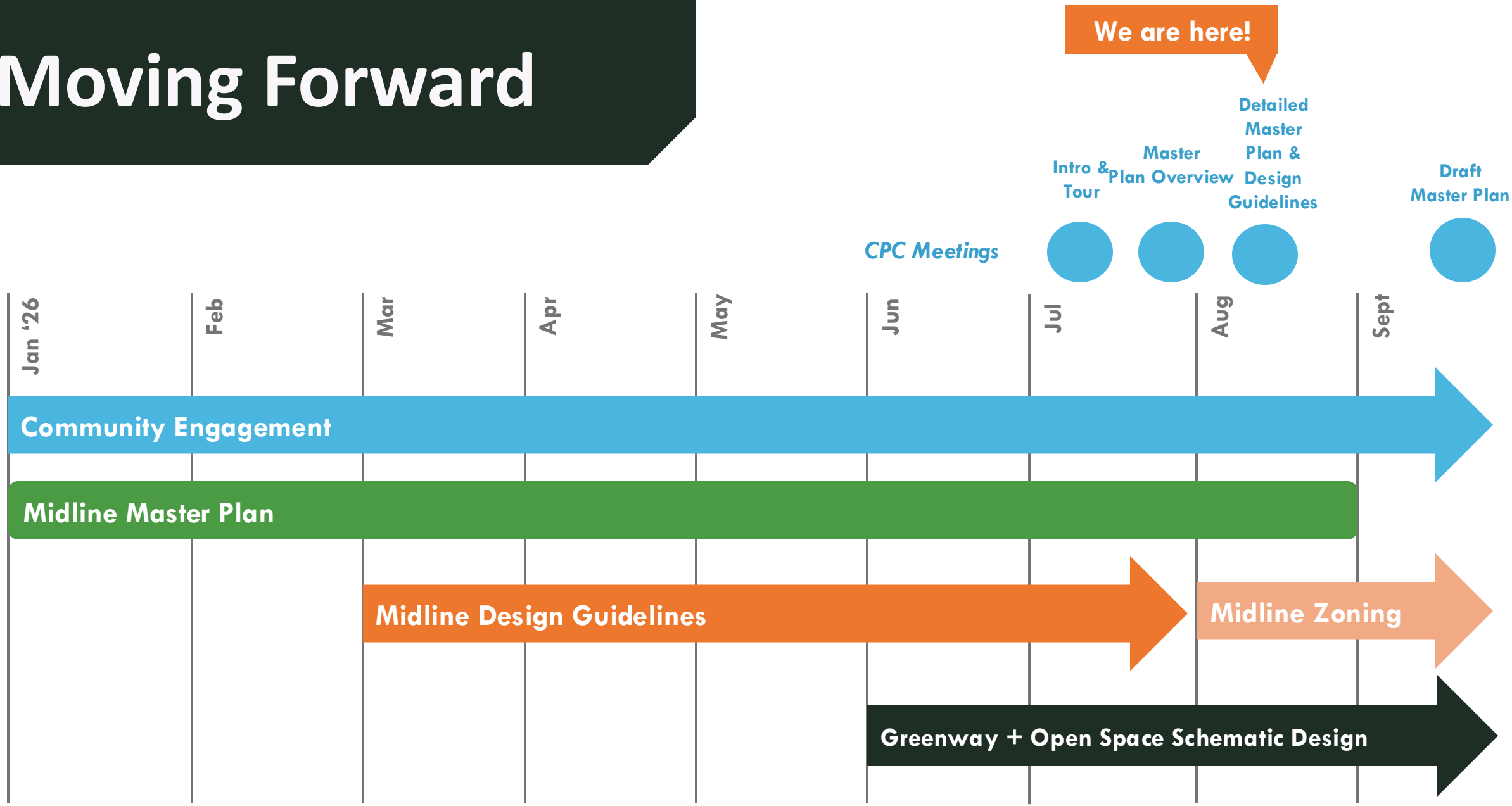
3D logo sign (Route 66)

Existing Zoning Analysis

- The study area spans **17 Base Zoning & Form Based Districts** which each have their own permitted uses, setbacks, maximum heights and other standards
- Relative to our proposed Guidelines:
  - **General Industry and Semi-Industry Districts** allows for our test-fits but is too permissive.
  - **Midtown Districts (MMUD-3)** largely aligns with our guidelines, except for a few parameters that are too prescriptive, such as such as setbacks and frontage buildout.
  - **Urban Innovation Campus (FBC UIC)** is flexible in terms of density, but too prescriptive in terms of site layout (e.g., max side street setback) and fenestration minimums (e.g., fenestration percents, etc.)
  - **MF and Retail Districts** are the most restrictive, due largely to use and setbacks.
  - The **Midline Greenway** is not integrated with the base or FBC zoning.

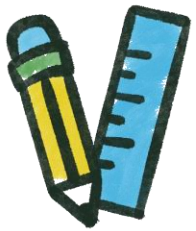


Moving Forward



Questions

AUG 7, 2026



I. Where would you encourage us to provide more clarity or specificity before we return for approval?

II. Supporting the goals of the Cleveland ERA, we're working to create true "site readiness," where community-centered expectations for development are clear upfront and developers/businesses have a predictable path through City review to construction. What would you want to see included to help make that vision successful?

Thank you!

THE MID LINE
Business District & Greenway

Special Presentations (For Information Only)

City-wide Plan Mapping & Research - Suprita Vishnuvajhala, Keithley Fellow

August 7, 2026

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

August 7, 2026

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: August 21, 2026