CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

September 4, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: September 4, 2026

FORM BASED CODE REVIEW

- E. 67th Street Homes

CONDITIONAL USES/ZONING REFERRALS

- PRJ26-017570 - Large Residential Facility
- PRJ26-035944 - Pedestrian Retail Overlay

FAR WEST DESIGN REVIEW

- PRJ26-030904 - GFS Monument Sign

DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-035247 - Potbelly Signage Rebrand
- DF26-009 - Cleveland Hopkins International Airport - Parking Structure, Ground Transportation Center, Rapid Transit Station

NEAR WEST DESIGN REVIEW

- PRJ26-007298 - Nirvana Dispensary

NORTHEAST DESIGN REVIEW

- PRJ26-033360/NE 2025-029 - Haus of Transcendent Cleveland

CENTRAL EAST DESIGN REVIEW

- Sisters of Charity Health & Healing Hub

PUBLIC ART DESIGN REVIEW

- ART26-016 - 78 Pueblos y Una Bandera Mural

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 915-2026 – Parking Ordinance Updates
- Ord. No. 926-2026 - 2024 Pedestrian Safety Improvement Program
- Ord. No. 927-2026 - CMSD Land Exchange

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

DIRECTOR'S REPORT & ADJOURNMENT

Cleveland City Planning Commission

PREAMBLE

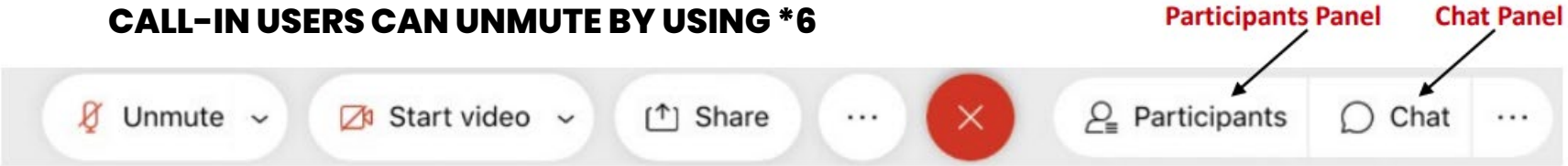
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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.

CALL-IN USERS CAN UNMUTE BY USING *6



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.

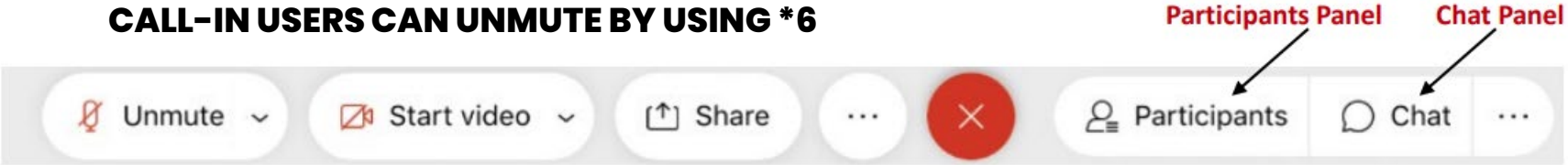
Communication with members of this body must follow proper channels for consideration.

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)

CALL-IN USERS CAN UNMUTE BY USING *6



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

September 4, 2026

Commission Members

September 4, 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

September 4, 2026

Approval of Minutes from Previous Meeting

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 4, 2026

Meeting Summary: August 21, 2026

ZONING MAP AMENDMENTS

- Map Change 2701

NEAR WEST DESIGN REVIEW

- PRJ26-016545 - Lincoln West High School

DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-016527 - House of Creole Signage

PUBLIC ART DESIGN REVIEW

- ART26-013 - CPL PRISM Mural - Union Branch
- ART26-014 - Foundation Forge Mural

DIRECTOR'S REPORT & ADJOURNMENT

CPC Ruling:

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

Cleveland City Planning Commission

Form Based Code Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Form Based Code Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 4, 2026

E. 67th Street Homes - PRJ26-035164, PRJ26-035162, PRJ26-035161, PRJ26-035160, PRJ26-035159

Project Address: 1063, 1067, 1071, 1075, 1079 E. 67th Street

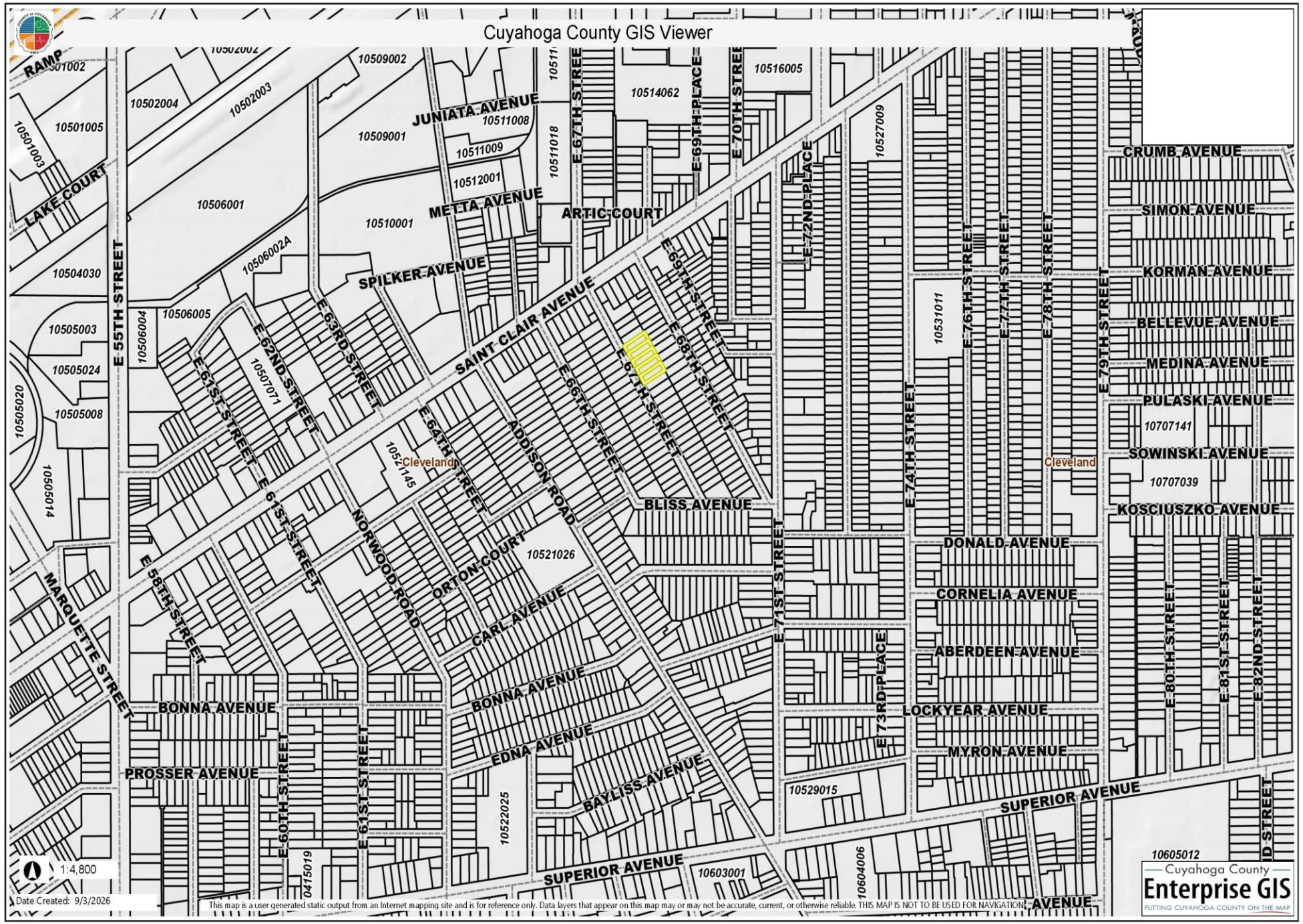
Type: 5 Unit SF Development

Project Representative: Gillian Hall

Approval: Final

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: St. Clair-Superior**

St. Clair Superior Homes


Cuyahoga County GIS Viewer
RAMP
10501002
10502002
10509002
10511
10514062
10516005
10502004
10502003
JUNIATA AVENUE
10511008
10509001
10511009
10511018
E 67TH STREET
E 69TH PLACE
E 70TH STREET
10527009
10501005
10501003
LAKE COURT
10512001
METTA AVENUE
ARTIC COURT
10506001
10510001
E 72ND PLACE
CRUMB AVENUE
SIMON AVENUE
10506002A
SPILKER AVENUE
E 69TH STREET
KORMAN AVENUE
10504030
E 55TH STREET
10506004
10506005
E 63RD STREET
E 62ND STREET
SAINT CLAIR AVENUE
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E 76TH STREET
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BELLEVUE AVENUE
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E 61ST STREET
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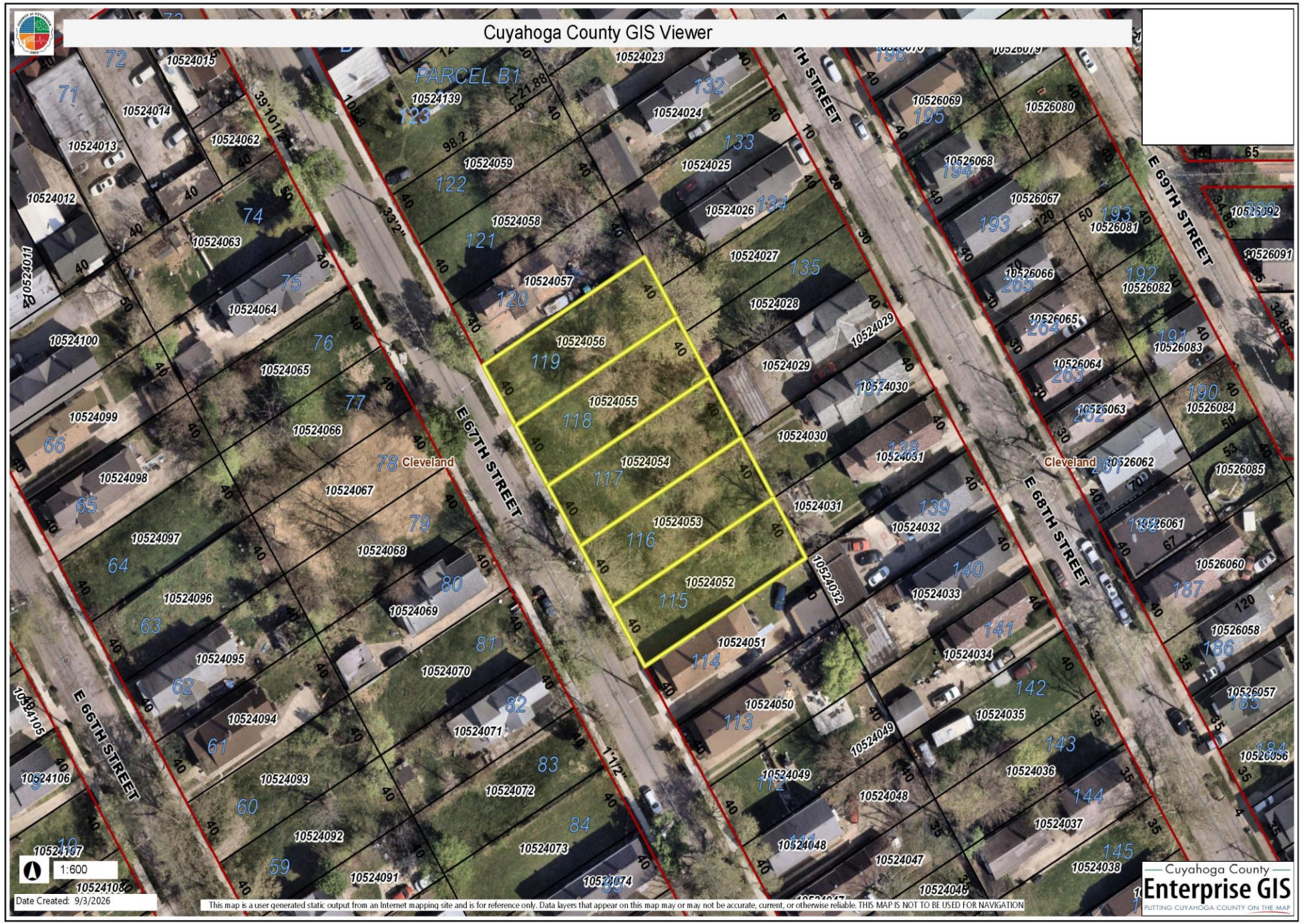
E 66TH STREET
E 67TH STREET
MEDINA AVENUE
PULASKI AVENUE
10505020
10505008
E 64TH STREET
ADDISON ROAD
10707141
SOWINSKI AVENUE
10521145
Cleveland
Cleveland
10707039
10505014
BLISS AVENUE
E 74TH STREET
KOSCIUSZKO AVENUE
E 71ST STREET
DONALD AVENUE
E 61ST STREET
NORWOOD ROAD
10521026
ORTON COURT
CORNELIA AVENUE
E 58TH STREET
MARQUETTE STREET
CARL AVENUE
ABERDEEN AVENUE
E 80TH STREET
E 81ST STREET
E 82ND STREET
BONNA AVENUE
BONNA AVENUE
E 73RD PLACE
LOCKYEAR AVENUE
EDNA AVENUE
MYRON AVENUE
PROSSER AVENUE
E 60TH STREET
E 61ST STREET
BAYLISS AVENUE
10529015
SUPERIOR AVENUE
10522025
D STREET
10605012
0415019
SUPERIOR AVENUE
10603001
10604006
AVENUE
1:4,800
Date Created: 9/3/2026
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP


Cuyahoga County GIS Viewer
PARCEL B1
E 67TH STREET
E 66TH STREET
E 68TH STREET
E 69TH STREET
Cleveland
1:600
Date Created: 9/3/2026
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION
Cuyahoga County
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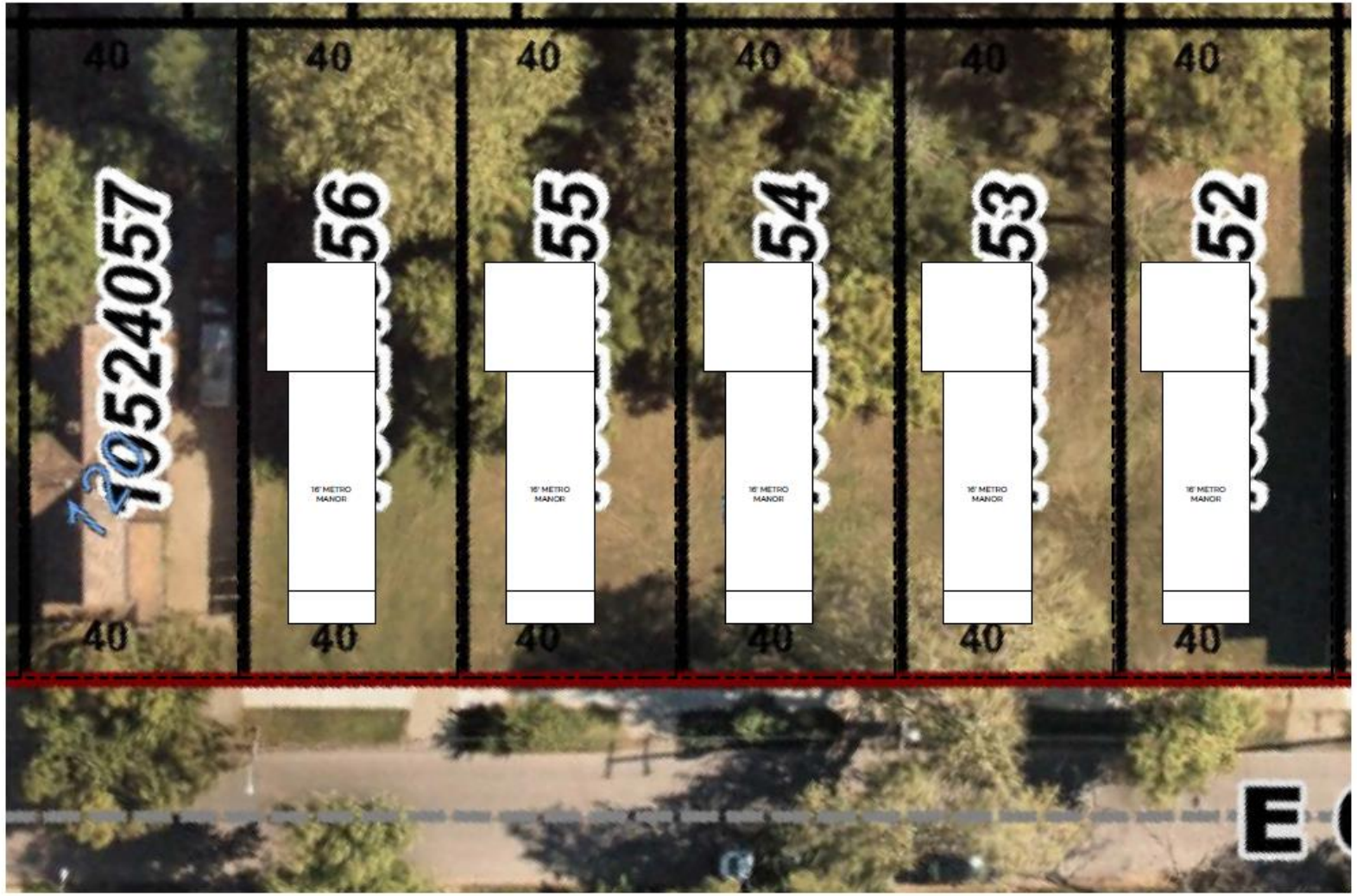
40
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16' METRO MANOR
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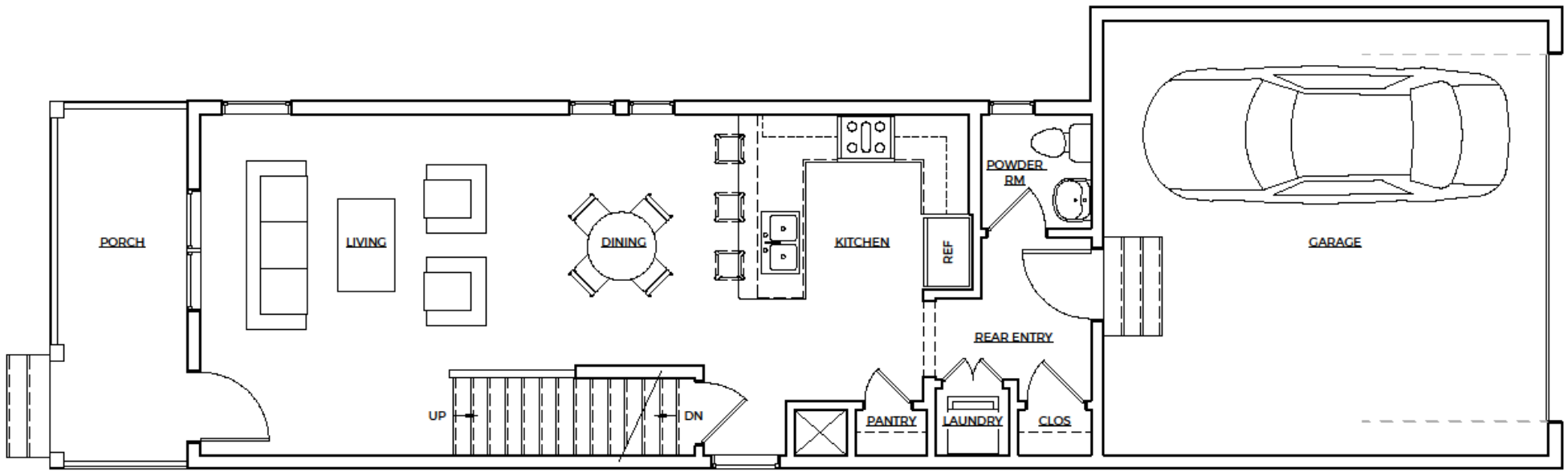
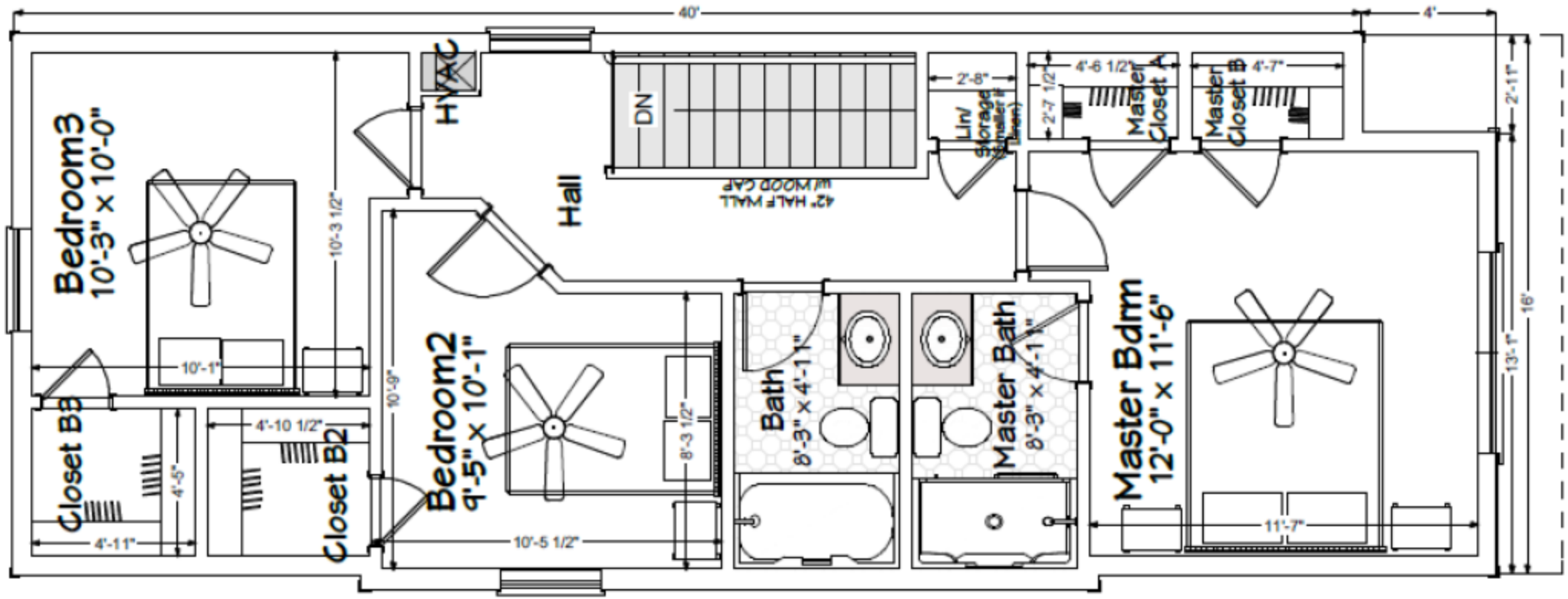
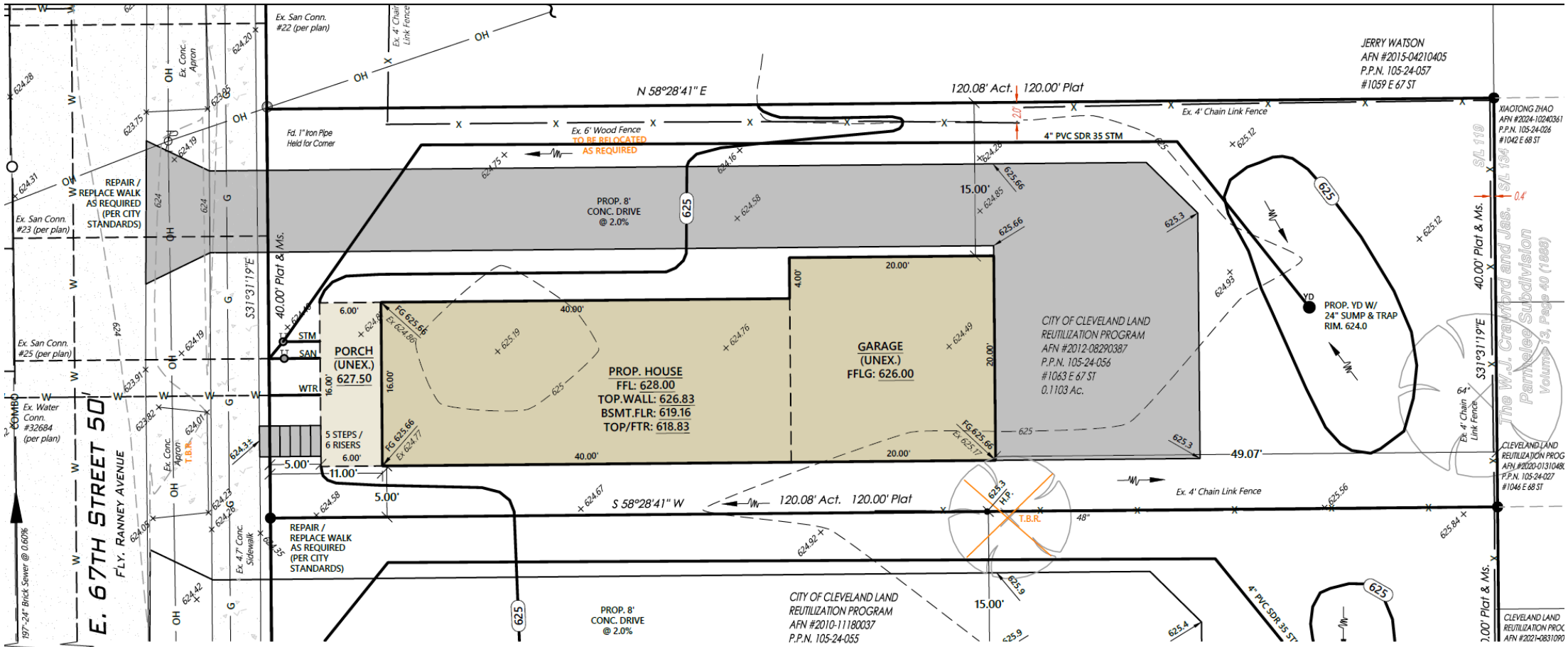
First Floor Plan



Second Floor Plan



2nd Floor Plan



NOTE:
ANYONE USING ELEVATIONS ASSOCIATED WITH THIS PLAN FOR CONSTRUCTION **MUST** UTILIZE & CHECK INTO **BOTH** BENCHMARKS FOR VERTICAL CONTROL. POLARIS SHALL BE NOTIFIED IMMEDIATELY OF ANY IRREGULARITIES. IF ANY OF THE BENCHMARKS ARE TEMPORARILY OBSTRUCTED, CONTRACTOR MAY REQUEST A NEW BENCHMARK LOCATION FROM POLARIS.

KITCHEN

Carpet Color in Living + Dining room

Laminate Countertops

Lighting

Microwave + Dishwasher

White Cabine

Chrome Moen Belfield Kitchen Faucet

Sheet Vinyl Flooring in Kitchen + Foyer

Brushed Nickel Knobss on Cabinet Drawers

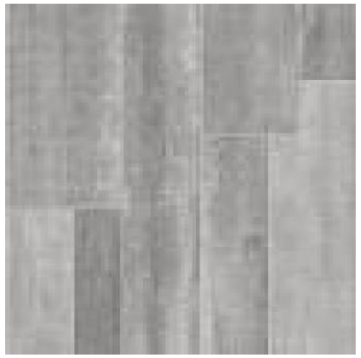
Brushed Nickel Pulls on Cabinet Doors

PRIMARY BATHROOM

Lighting

Laminate Countertops

Moen Gibson Sink



Sheet Vinyl Flooring

Chrome Moen Shower Head

Brushed Nickel Pulls on Cabinet Doors + Drawers

Chrome Bathroom Hardware

White Cabinets

FULL BATHROOM

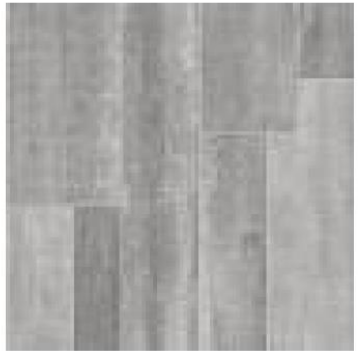
Moen Gibson Sink

Chrome Moen Shower Head

Lighting

Laminate Countertops

Brushed Nickel Pulls on Cabinet Doors + Drawers



Sheet Vinyl Flooring

Chrome Bathroom Hardware

White Cabinets

HALF BATHROOM

Moen Gibson Sink

Lighting

Chrome Bathroom Hardware

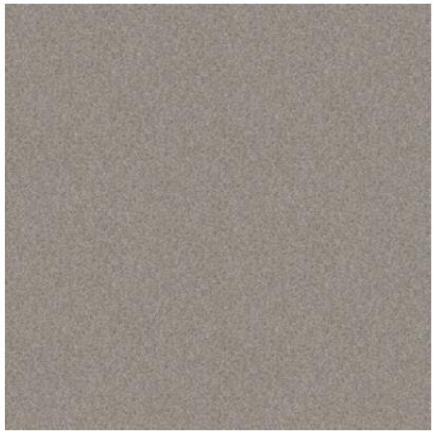
Mansfield Pedastal

Sheet Vinyl Flooring

INTERIOR SELECTIONS

Sheet Vinyl Flooring

Interior Doors



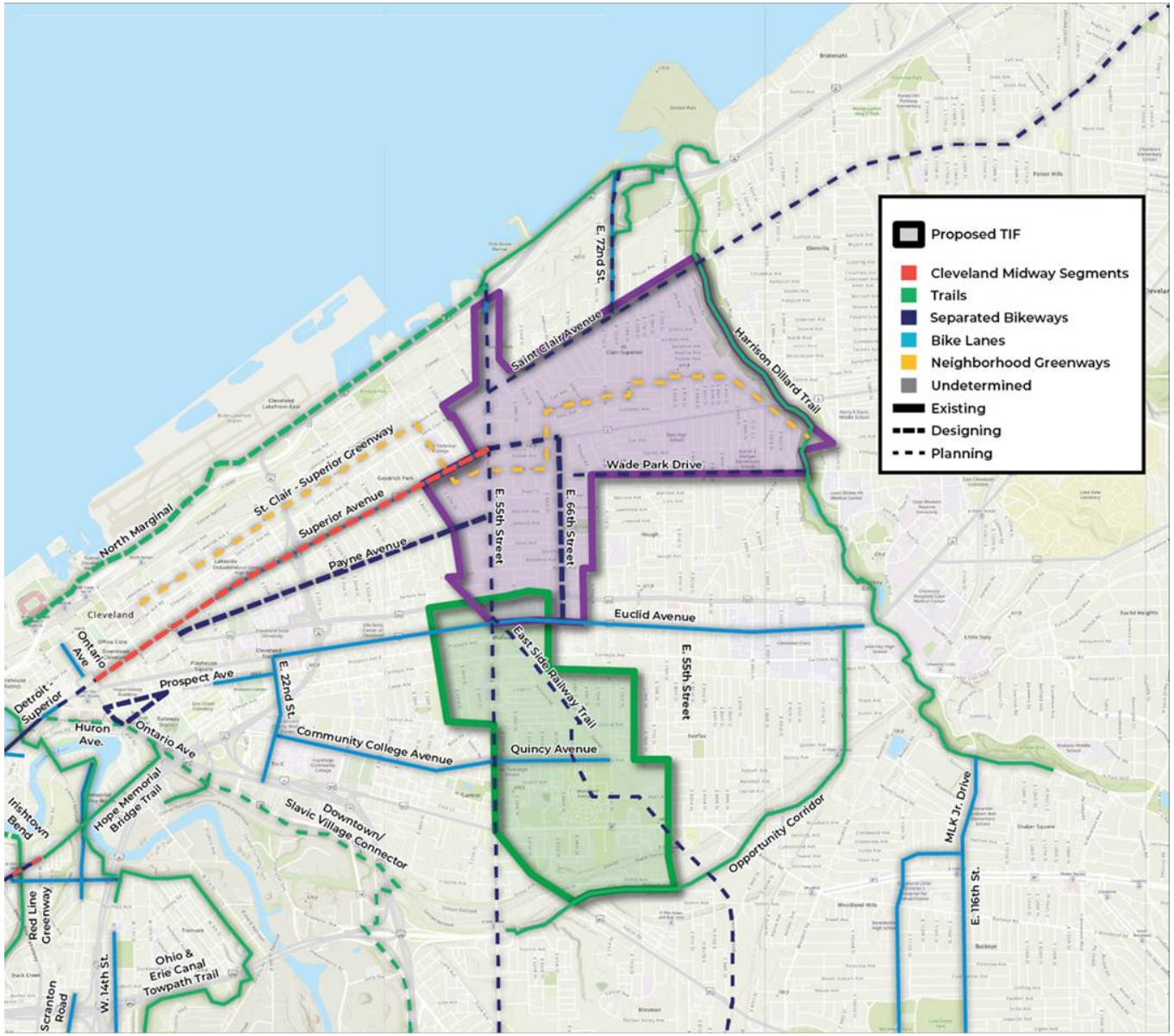
Carpet Color

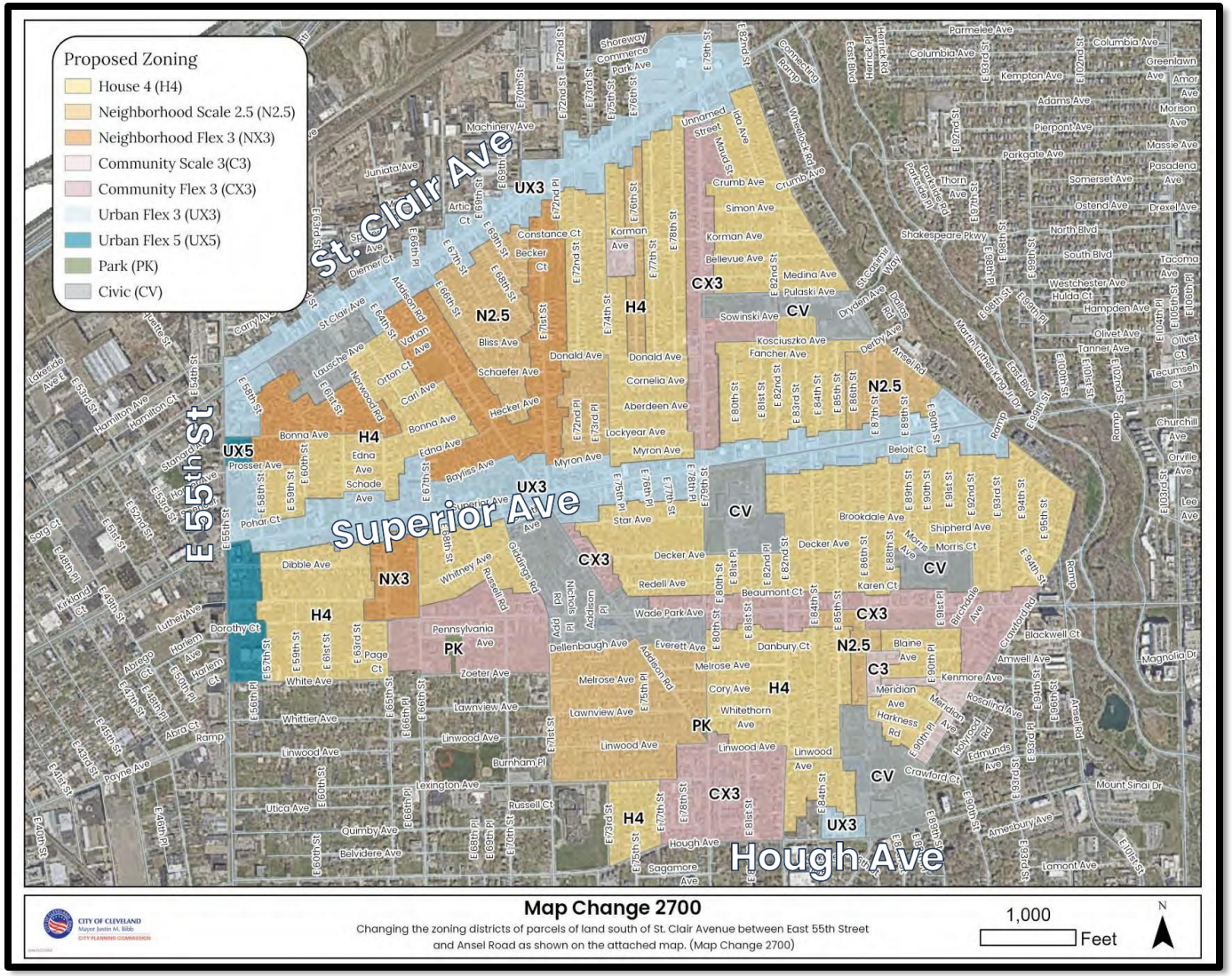
Door Handles

CITY OF CLEVELAND
Mayor Justin M. Bibb

Housing Innovation District

May 2026


Proposed TIF
Cleveland Midway Segments
Trails
Separated Bikeways
Bike Lanes
Neighborhood Greenways
Undetermined
Existing
Designing
Planning
E. 72nd St.
Saint Clair Avenue
Harrison Dillard Trail
Wade Park Drive
E. 55th Street
E. 66th Street
St. Clair - Superior Greenway
Superior Avenue
Payne Avenue
North Marginal
Cleveland
Euclid Avenue
East Side Railway Trail
E. 55th Street
Ontario Ave
Prospect Ave
Detroit - Superior
E. 22nd St.
Huron Ave.
Ontario Ave
Community College Avenue
Quincy Avenue
Hope Memorial Bridge Trail
Irishtown Bend
Downtown/ Slavic Village Connector
Opportunity Corridor
MLK Jr. Drive
E. 116th St.
Red Line Greenway
Ohio & Erie Canal Towpath Trail
W. 14th St.
Scranton Road


Proposed Zoning
House 4 (H4)
Neighborhood Scale 2.5 (N2.5)
Neighborhood Flex 3 (NX3)
Community Scale 3(C3)
Community Flex 3 (CX3)
Urban Flex 3 (UX3)
Urban Flex 5 (UX5)
Park (PK)
Civic (CV)
St. Clair Ave
Superior Ave
E 55th St
Hough Ave
UX3
N2.5
H4
CX3
CV
UX5
NX3
PK
C3
Map Change 2700
Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map. (Map Change 2700)
1,000
Feet
N

Innovative housing through a market pilot

The Innovative Housing Market Pilot will bring modular and stick-built housing, along with home repair, to Hough and St. Clair Superior.

20 new single-family houses built and sold

10 houses renovated/ and or repaired

Two storefronts renovated

Supporting the launch of the Innovative Housing Market Pilot with $750,000 UDAG funds through the Department of Development

The Innovative Housing Market Pilot relies on:

- City gap grants
- Land contribution
- County Land Bank site-prep support
- Mandel Foundation soft-second mortgages
- Buyer down payments and first mortgages

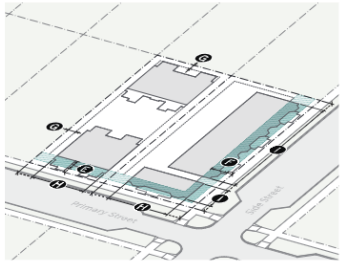
The City's participation is essential to closing the gap and signaling to philanthropic and private partners that Cleveland is committed to making this pilot viable

Zoning Code Evaluation Criteria – N2.5

2.4.2. **N2.5** NEIGHBORHOOD 2.5

N2.5

A. **SITE**



1. **Size**	2.2.2
A Width (min)	
Front access	35'
Side/rear access	15'
2. **Dwelling Units**	2.2.3
Max per site	Unlimited
3. **Amenity**	2.2.4
B Outdoor amenity space (min)	10%
4. **Walls & Fences**	2.2.5
Front yard height (max)	*Type C2* | 4'
Side street yard height (max)	
Within 3' of boundary line	*Type C2* | 4'
More than 3' from boundary line	*Type C3* | 6'
Side/rear yard height (max)	*Type C5* | 6'
5. **Streetscape**	2.2.6
C Pedestrian zone (min)	Match context
D Furniture zone (min)	Match context
Planting strip type	Tree lawn
Trees in planting strip	Required (2.2.6(F))

6. **Setbacks**	2.2.7
E Primary street boundary line (min/max)	5'/15'
F Side street boundary line (min/max)	3'/15'
G Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. **Transitions**	2.2.8
Setback from transition boundary line	n/a
8. **Street Build-Out**	2.2.9
H Primary street (min)	65%
I Side street (min)	40%
9. **Parking Location**	2.2.10
Front/side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

B. **BUILDING**

1. **Massing**	2.2.11
A Height (max stories/feet)	2.5/32'
Width (max)	
B Primary street	40'
C Side street	90'
D Active depth (min)	9'
Dwelling units per building (max)	8
2. **Story Height**	2.2.12
E Ground story height (min)	10'
F Ground floor elevation (min/max)	2'/5.5'

	Primary St.	Side St.
3. **Windows**	2.2.13	
G Ground story (min)	35%	30%
H Upper story (min)	15%	15%
I Blank wall width (max)	15'	25'
4. **Doors**	2.2.14	
J Street-facing entry spacing (max)	30'	50'

2-68 **Neighborhood Form-Based Code** | Cleveland, Ohio

Zoning Review/Built Environment Goals – N2.5

- **Embracing the neighborhood**
- **Urban,** while honoring existing codes, yards, transition areas
- **Flexibility** (review procedures, site/building design)

Section 3002.4. **Neighborhood-Scale**

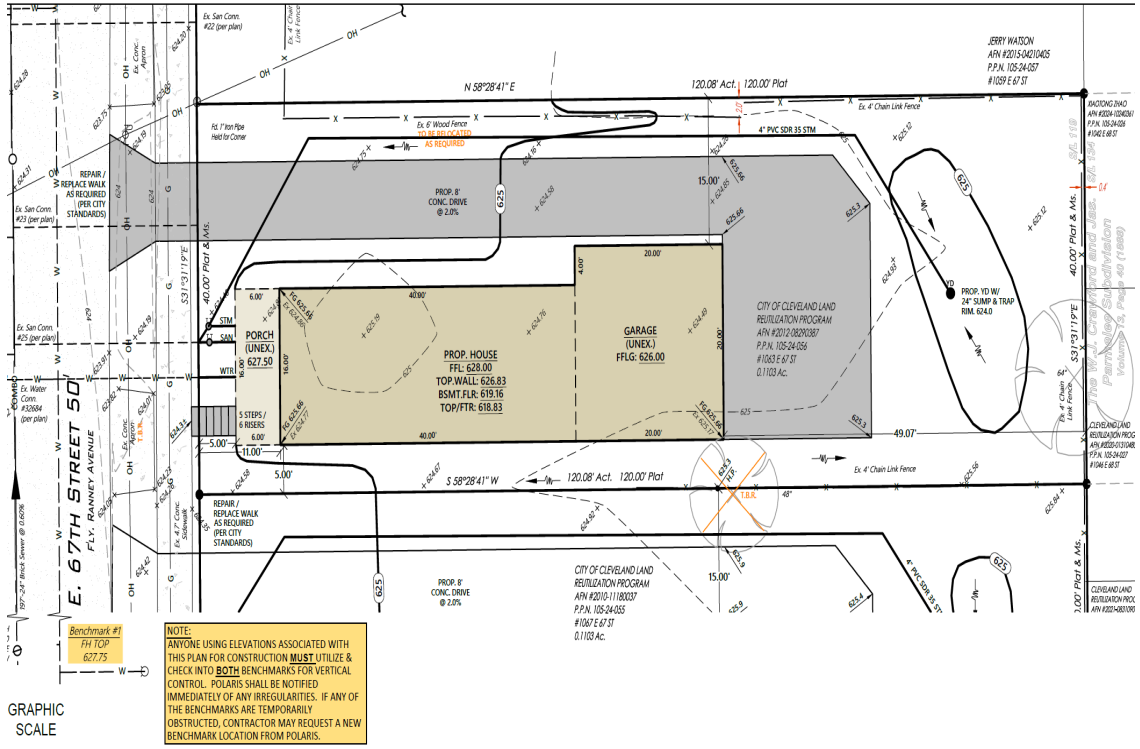
2.4.1. **Intent**

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

N2.5	NX3
8 dwellings units	8 dwellings units
15' site width	15' site width
2.5 stories/32' in height	3 stories/42' in height
40' building width	40' building width
	Allows limited small-scale commercial

Evaluation of this proposed development – N2.5

- Setbacks and frontage treatment consistent with other properties on block
- Appropriate massing and openings
- Compliant lot size and density
- Parking and garage placed off-street
- **Exception (and P.C. approval) required for "street build-out" → % of building area within front build-to-zone**
  - Requirement exists to provide consistent urban streetwall and activation on urban blocks
  - This project: 65% per lot required, 40% proposed.



Title VIIA 3005.1.5.1.4 G

G. Relief

1. During the review process, the Planning Commission is authorized to grant relief to certain provisions of this Code.
2. This optional process may occur only where the applicant requests relief from a standard specifically authorized in *Section 3002.2* or *Chapter 3004*.
3. When approving a request for relief from a specified standard, the Planning Commission may approve changes up to and beyond the percentage stated in *Section 3002.2* or *Chapter 3004*, however, the Planning Commission must consider the following when granting any type of relief:
   a. Any applicable design guidelines in *Chapter 341, Design Review*.
   b. The general purpose and intent of this Code - see *1.1.4* and *1.1.5*; and
   c. The intent of the applicable standard for which relief is requested.

Street build-out relief standards are authorized in Section 3002.2.2.9. Administrative reduction by staff is capped at 10%.

Title VIIA Section 3001.1.1.4 and 3001.1.1.5

1.1.4. Purpose

A. This Code is intended to guide the future growth of the city of Cleveland in alignment with the vision set forth by the Connecting Cleveland 2020 Citywide Plan.

B. This Code was developed to help foster more predictable results and a higher-quality public realm by prescribing the physical form of buildings and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another and the scale and types of streets and blocks.

1.1.5. Intent

A. This Code is intended to balance conservation and development by:

1. Ensuring conservation of land and natural resources.

2. Promoting the preservation and enhancement of the city's tree canopy.

3. Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics.

4. Promoting development along key corridors that enhance their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.

5. Providing standards for compatible transitions of use, building scale, and height between existing and new development.

6. Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.

B. This Code is intended to achieve design excellence in the built environment by:

1. Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.

2. Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.

3. Promoting quality landscape and building design that advance the function and beauty of Cleveland.

C. This Code is intended to guide the City's prosperous and sustainable future by:

1. Providing clear regulations and processes that result in predictable, efficient, and coordinated development review.

2. Promoting conservation of land, energy, and natural resources.

3. Promoting sustainable building and site design practices.

4. Promoting diverse housing options.

5. Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving).

Cleveland City Planning Commission

Conditional Uses & Zoning Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-017570 - Large Residential Facility

September 4, 2026

Project Address: 6805 Clark Ave

Presenter: Xavier Bay, City Planner

Project Representative: Latrice Mills

Approvals Needed per Section §337.08(g) (1-2)

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

6805 Clark Ave.

Large State Licensed Residential Care Facility

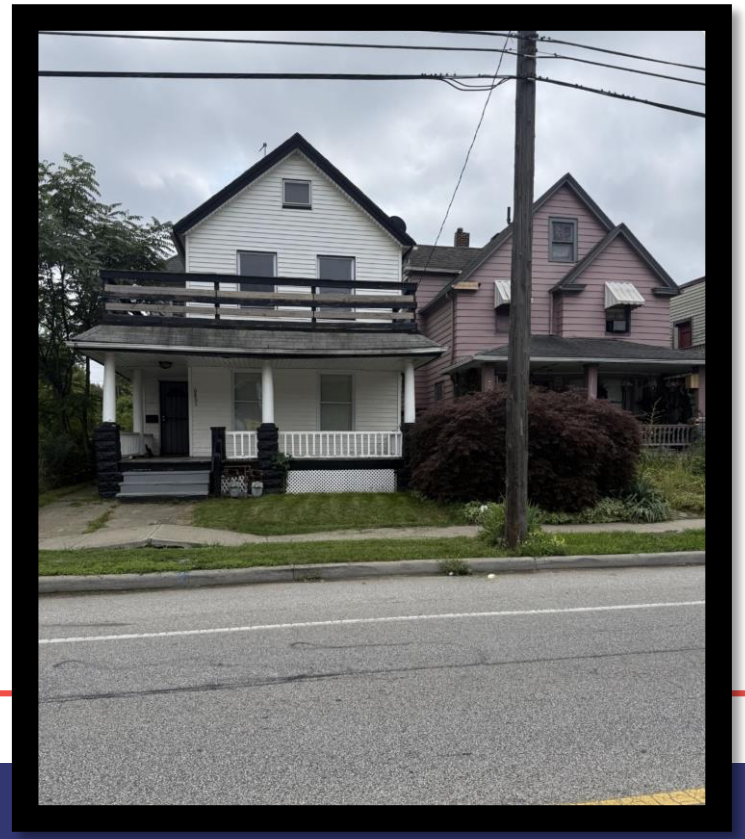
City Planning Commission Hearing

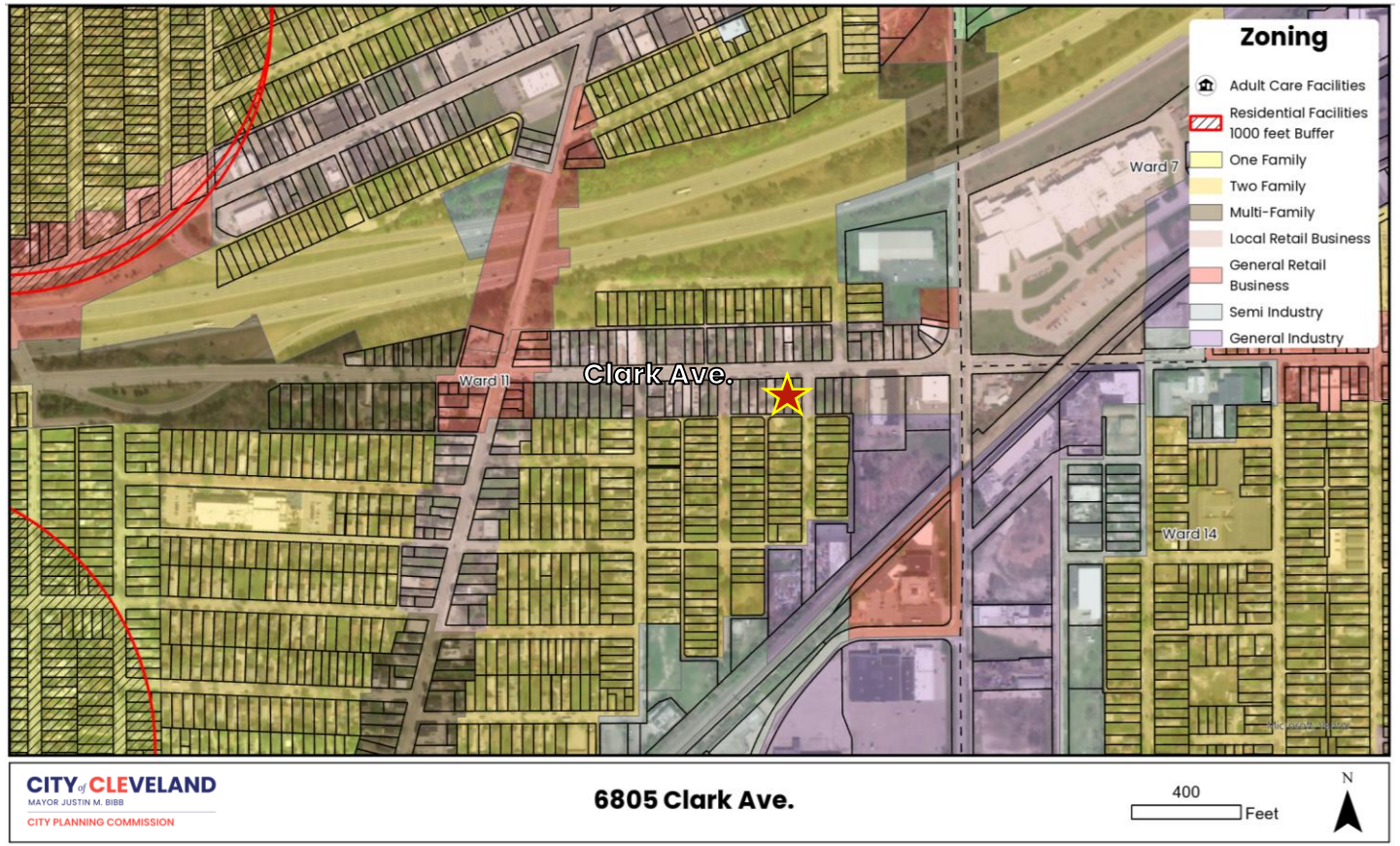
September 4, 2026

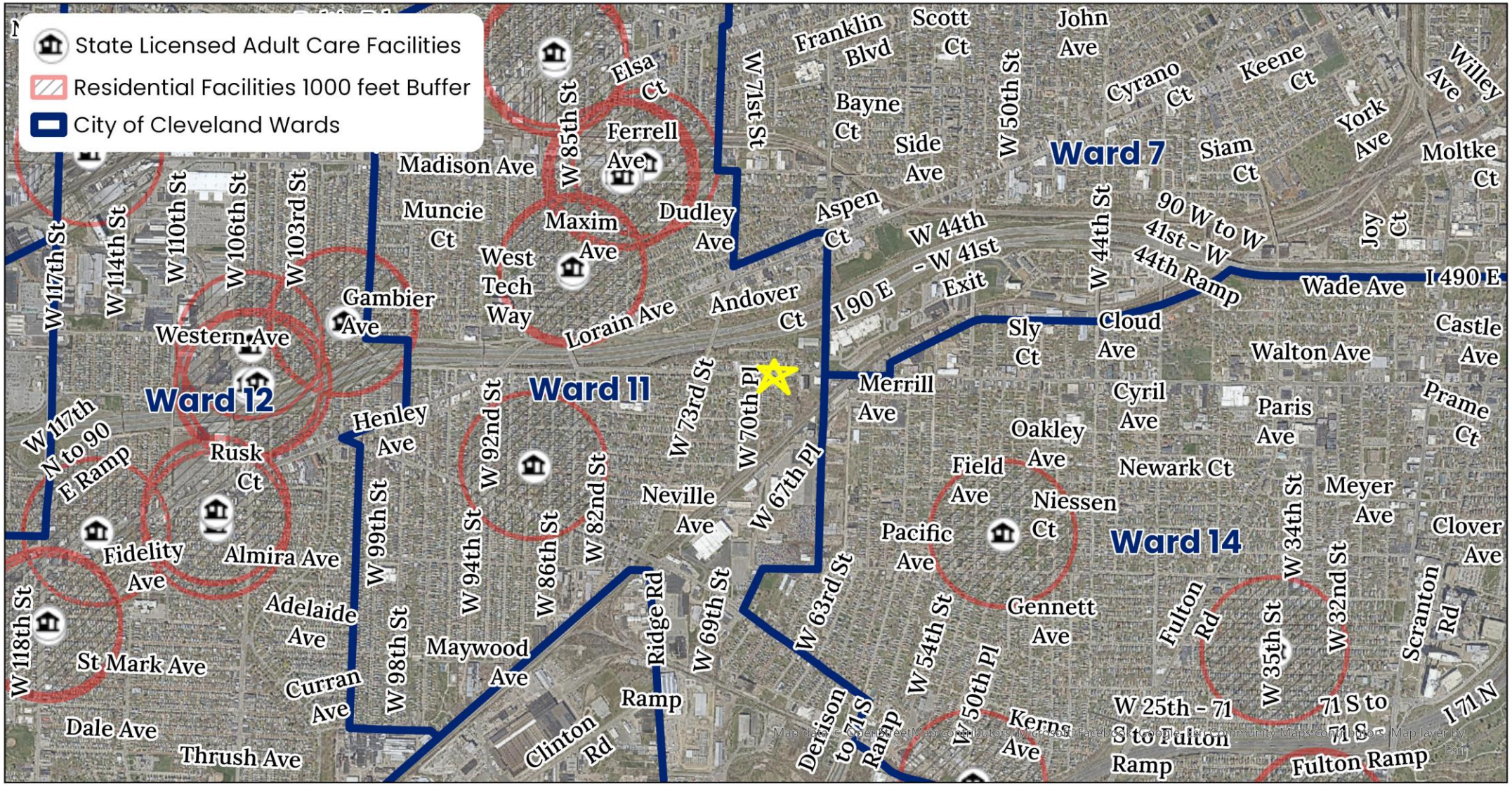
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

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







CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Existing Residential Facility Saturation

1,000 Feet

N

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

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

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

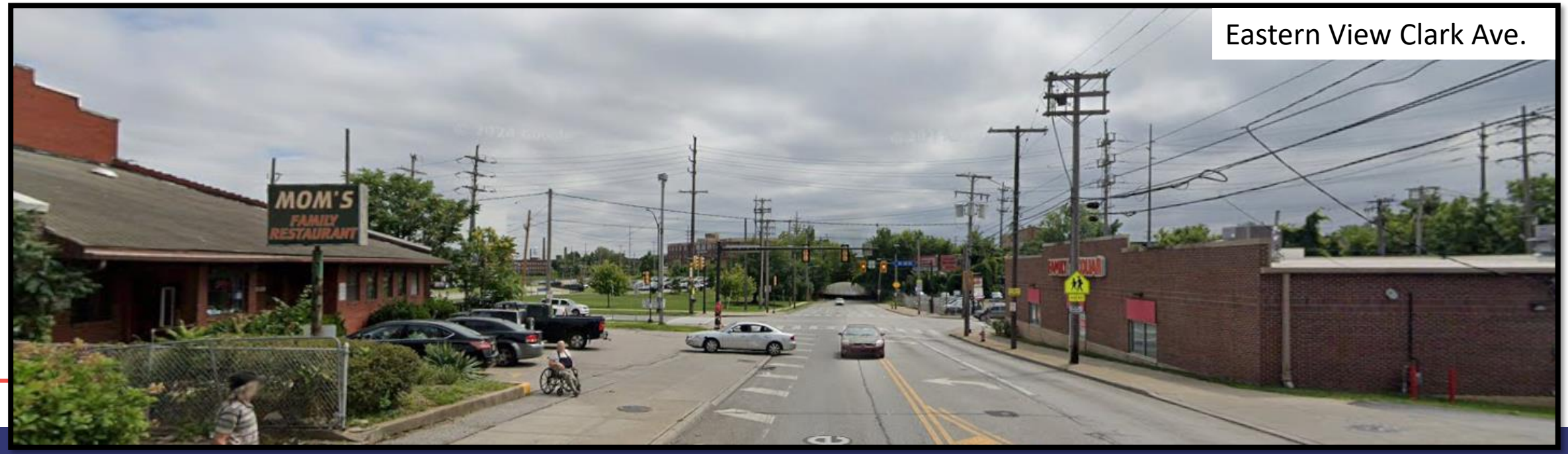
- **Facility is not located within 1,000 feet of another residential facility.**

- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***

- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

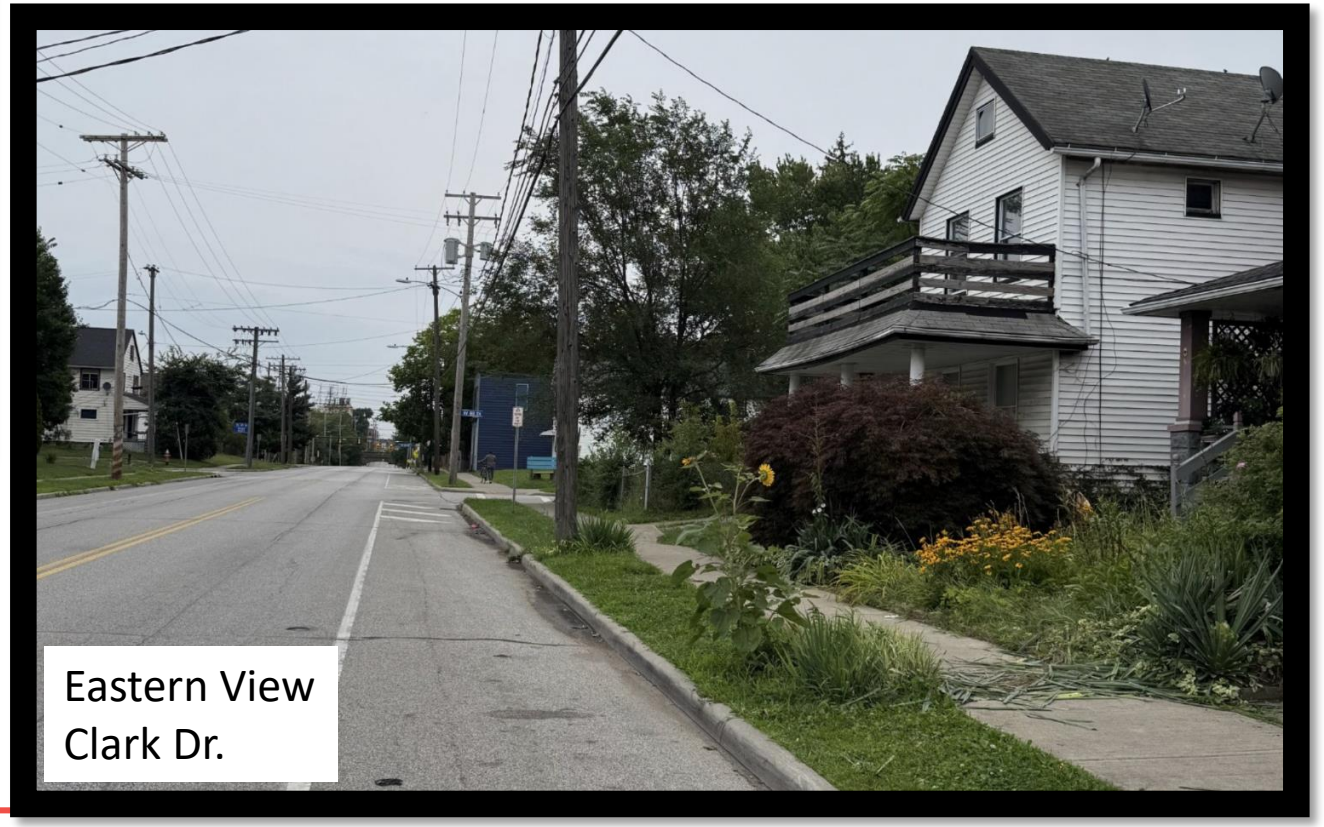
Western View Clark Ave.

Southern View W 68th St.



Eastern View Clark Ave.

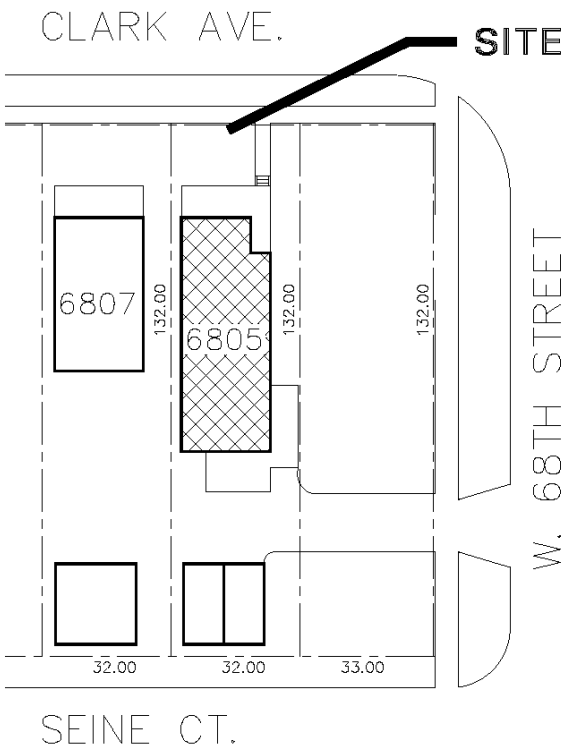
Western View
Clark Dr.



Eastern View
Clark Dr.

Site Plan

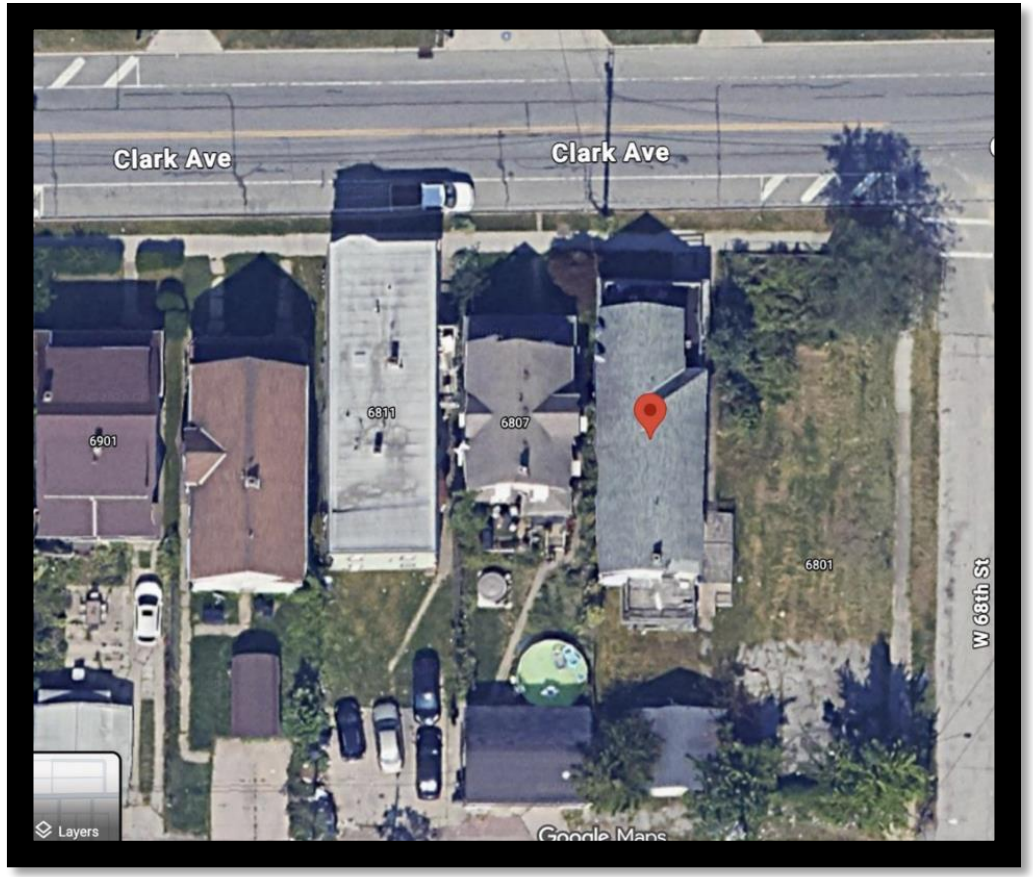
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION



SITE PLAN
SCALE: 1/16" = 1'-0"

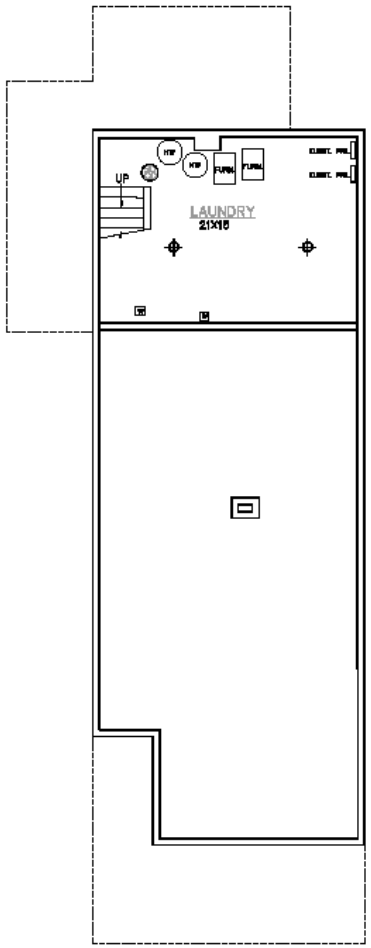
(2026-05-03)
6805 CLARK AVENUE
CLEVELAND, OHIO 44102

(DRAWN BY: CH 216-561-3800)



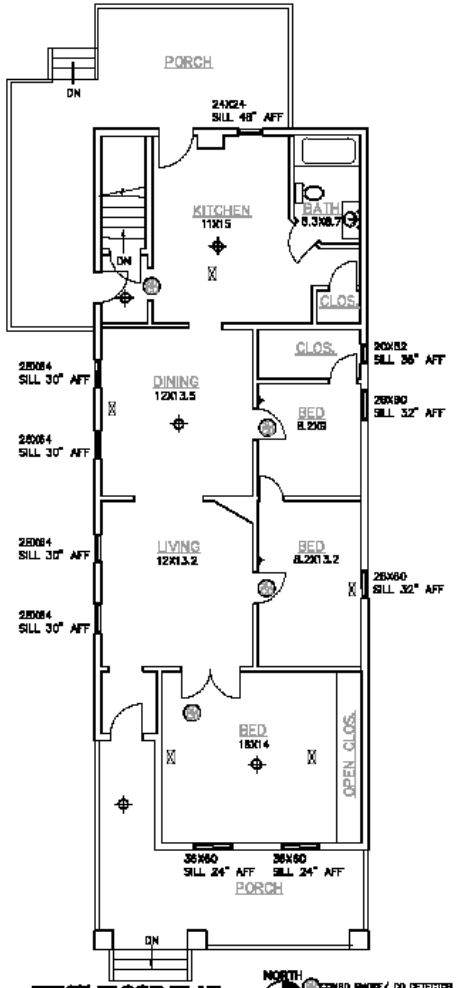
Floor Plan

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION



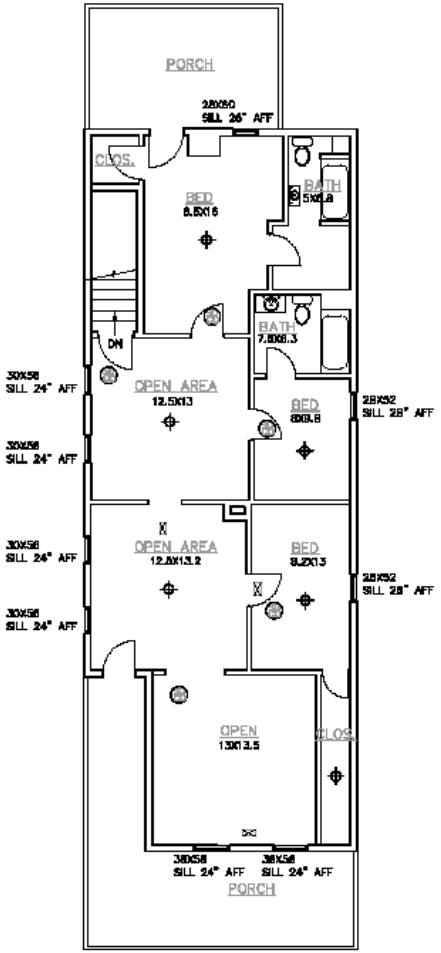
BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH
COMBO SMOKE/ CO DETECTOR
HVAC GRILLE/ DIFFUSER

(2026-05-03)
6805 CLARK AVENUE
CLEVELAND, OHIO 44102
(DRAWN BY: CH 216-561-3800)



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH
COMBO SMOKE/ CO DETECTOR
HVAC GRILLE/ DIFFUSER

(2026-05-03)
6805 CLARK AVENUE
CLEVELAND, OHIO 44102
(DRAWN BY: CH 216-561-3800)



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH
COMBO SMOKE/ CO DETECTOR
HVAC GRILLE/ DIFFUSER

(2026-05-27) 'REVISED'
6806 CLARK AVENUE
CLEVELAND, OHIO 44102
(DRAWN BY: CH 216-561-3800)

Use Standards for residential facility with over 5 persons

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Conditional Use Requirements

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

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

Property is located within a Local Retail Business District and is not within 1,000ft of another residential facility.

Mission Statement

Our home will provide a safe, stable, and supportive environment where adults are treated with dignity, encouraged toward independence, and connected to the community.

6805 Clark Avenue
Cleveland, Ohio 44102

Project PRJ26-017570

Licensed, regulated, and accountable

State oversight

The proposed Residential Facility Class 2 will be licensed by the Ohio Department of Behavioral Health under Ohio Administrative Code Chapter 5122-30.

- Maintain required records, policies, staff training, and resident protections.
- Cooperate with regulatory inspections.
- Renew and maintain the Class 2 license as required.

Intent of the Residential Facility Class 2

Safe and comfortable home

- Stable housing with dignity, privacy, and respectful support
- Predictable routines that encourage confidence and independence
- Comfortable bedrooms, meals, and shared household spaces

Day-to-day operations

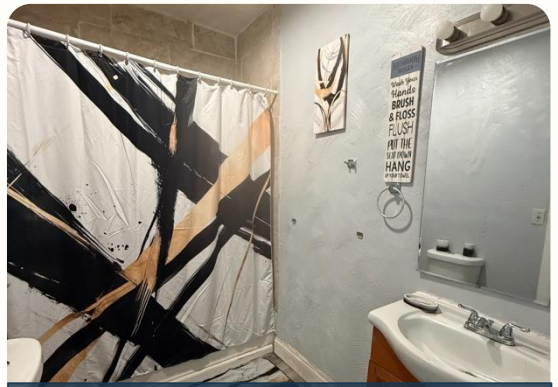
- Meals, snacks, housekeeping, laundry access, and medication reminders
- Help coordinating appointments, transportation, and outside services
- Recreation, household routines, and opportunities for social engagement
- Supervision and support matched to assessed resident needs

Not a correctional or reentry facility: no court-ordered placements or direct placements from prisons, jails, or halfway houses.

About the home: residential, prepared, and welcoming

Rear yard and decks

Kitchen



Bathroom

Living room

Dining room

Single bedroom

Double bedroom

Double bedroom

Planned referral relationships for prospective residents

Planned outreach

The facility will build relationships with organizations that may identify and refer eligible adults who need supportive residential placement.

- ADAMHS Board (Alcohol, Drug Addiction and Mental Health Services)
- Lutheran Metropolitan Ministry: potential referrals for adults who need housing stability and support
- MetroHealth: potential referrals through appropriate care coordination and discharge planning
- OhioGuidestone: potential referrals for eligible adults receiving behavioral-health services
- The Centers for Families and Children: potential referrals through health, behavioral-health, workforce, and family programs

A well-maintained home that supports the community

What the facility contributes

Stable housing and daily support can reduce isolation and help adults participate more fully in community life.

- Preserve the home's residential appearance so it fits naturally with the houses already on Clark Avenue.
- Maintain the exterior, yard, walkways, trash areas, and seasonal landscaping.
- Manage visitors, noise, and outdoor activity with respect for nearby residents.
- Connect residents with healthcare, transportation, and community resources while reducing isolation.
- Future goal: if acquired, transform the neighboring vacant lot into maintained green space, subject to approvals.

Our commitment to the neighborhood

Operate transparently, respond to reasonable concerns, and remain a respectful, well-maintained neighbor.

Staffing, safety, and accountability

People and supervision

- Latrice Mills: owner, proposed operator, and responsible point of contact
- Live-in staff member providing an onsite adult presence
- Screening, training, documentation, and clear staff responsibilities

Safety systems

- 24-hour security-camera monitoring in appropriate exterior and common areas
- No cameras in bedrooms, bathrooms, or other private resident spaces
- Written visitor, emergency, incident, medication-support, and safety procedures
- Parking, noise, property upkeep, and neighborhood concerns actively managed

I respectfully request conditional-use approval, subject to all required City and state approvals.

Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-035944 - Pedestrian Retail Overlay

September 4, 2026

Project Address: 10207 Madison Ave

Presenter: Xavier Bay, City Planner

Project Representative: Haifa Farhat

Approvals Needed per Section §343.23(e)(2)

Ward 12: Council Member Tanmay Shah | **SPA: Cudell**

10207 Madison Ave

Conditional Use Permit

City Planning Commission Hearing

September 04, 2026

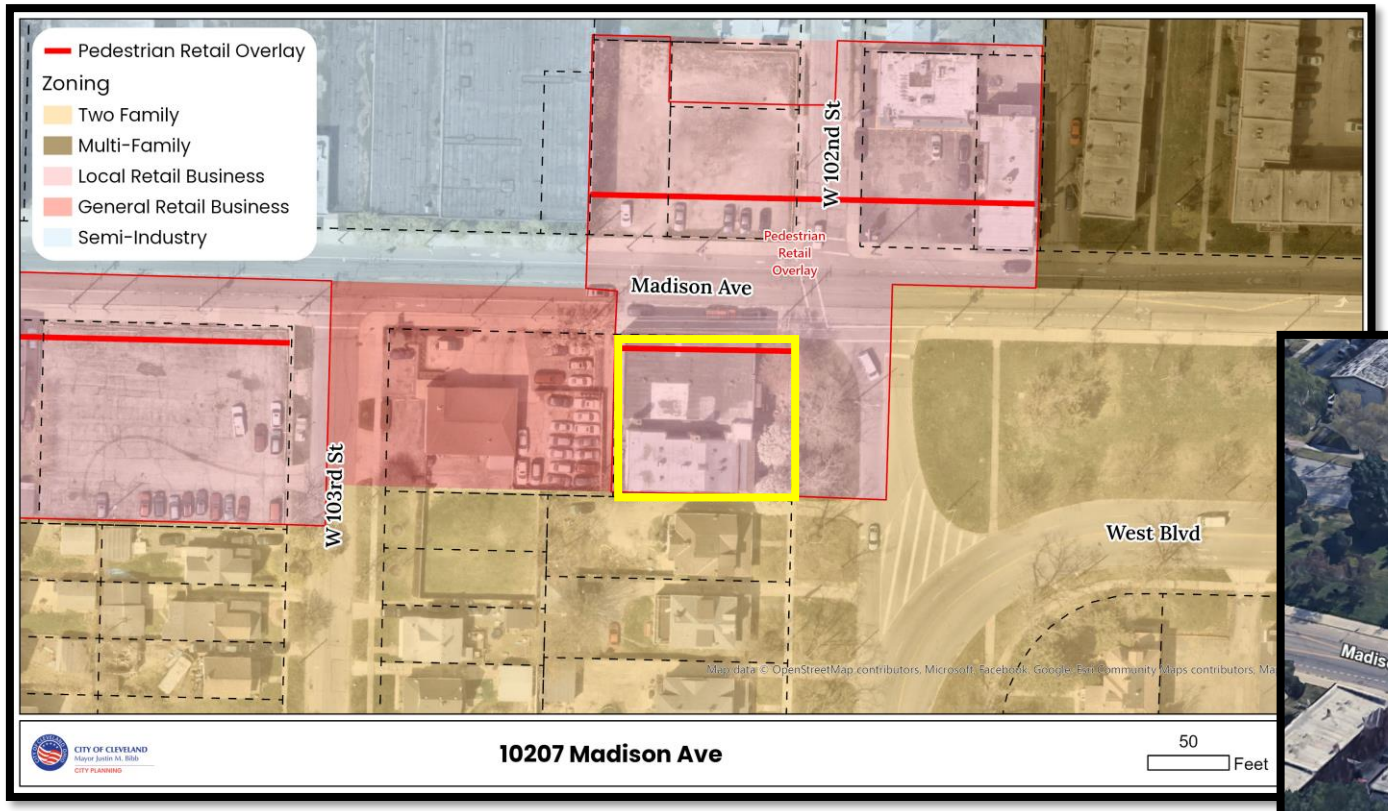
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

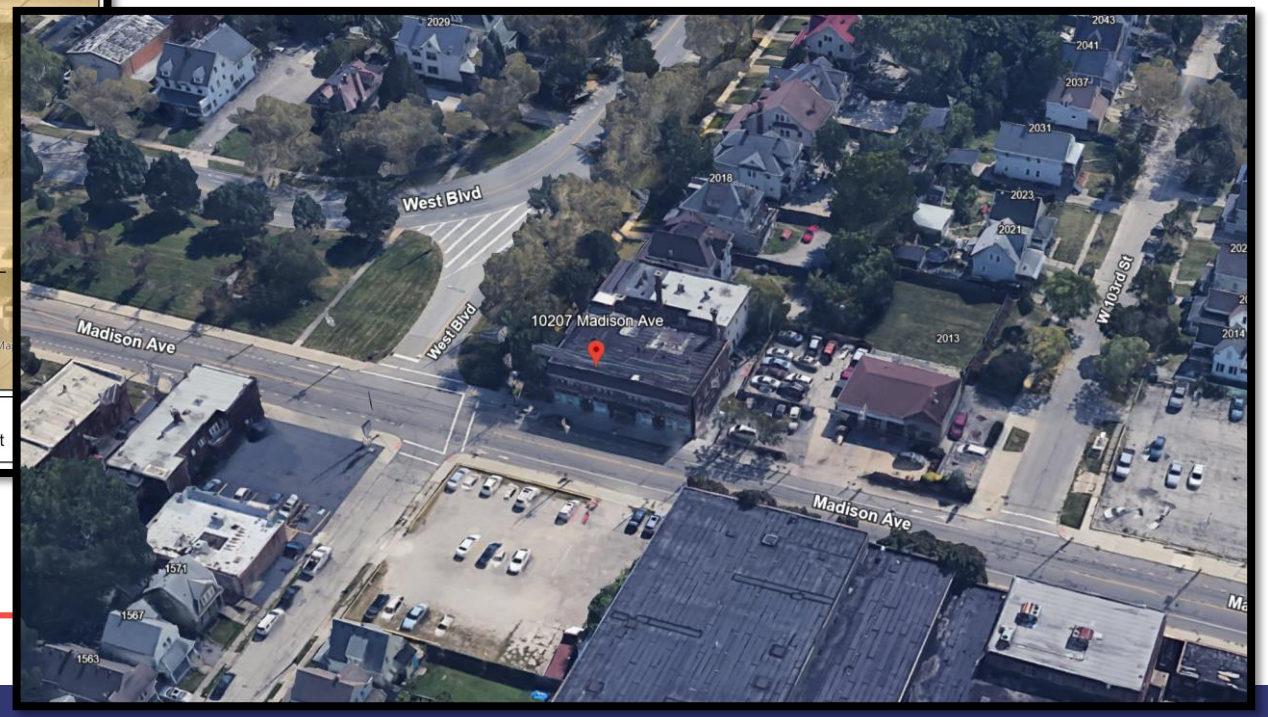
Pedestrian Retail Overlay (PRO) Conditional Use

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

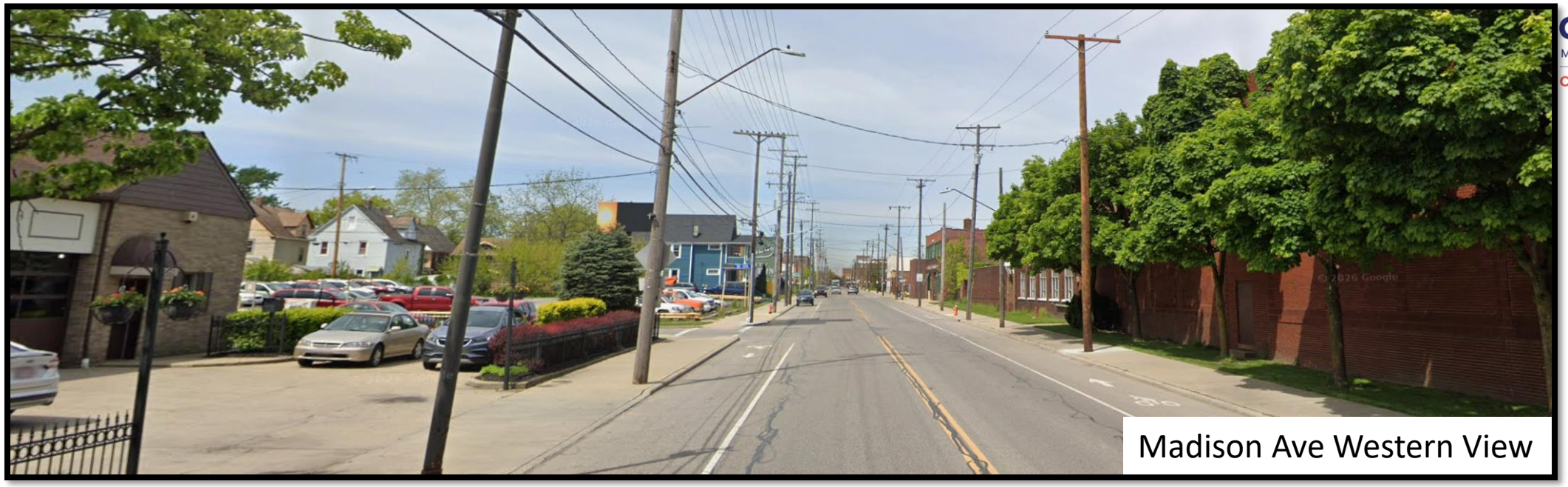
Proposal

To change use from childcare center to deli/retail space .

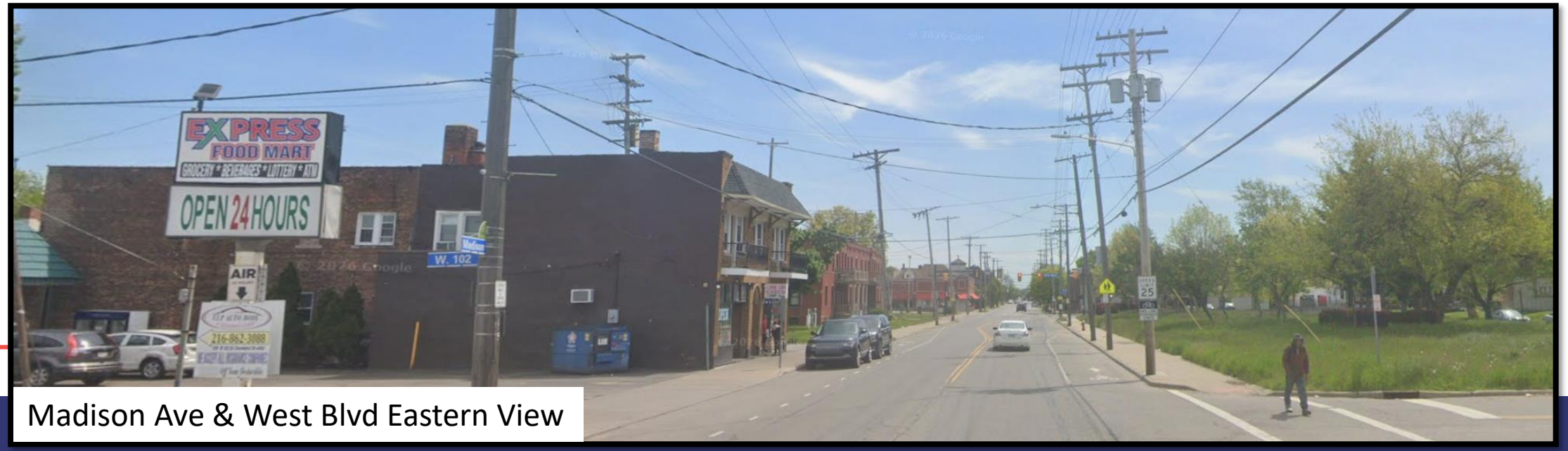




CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION



Madison Ave Western View

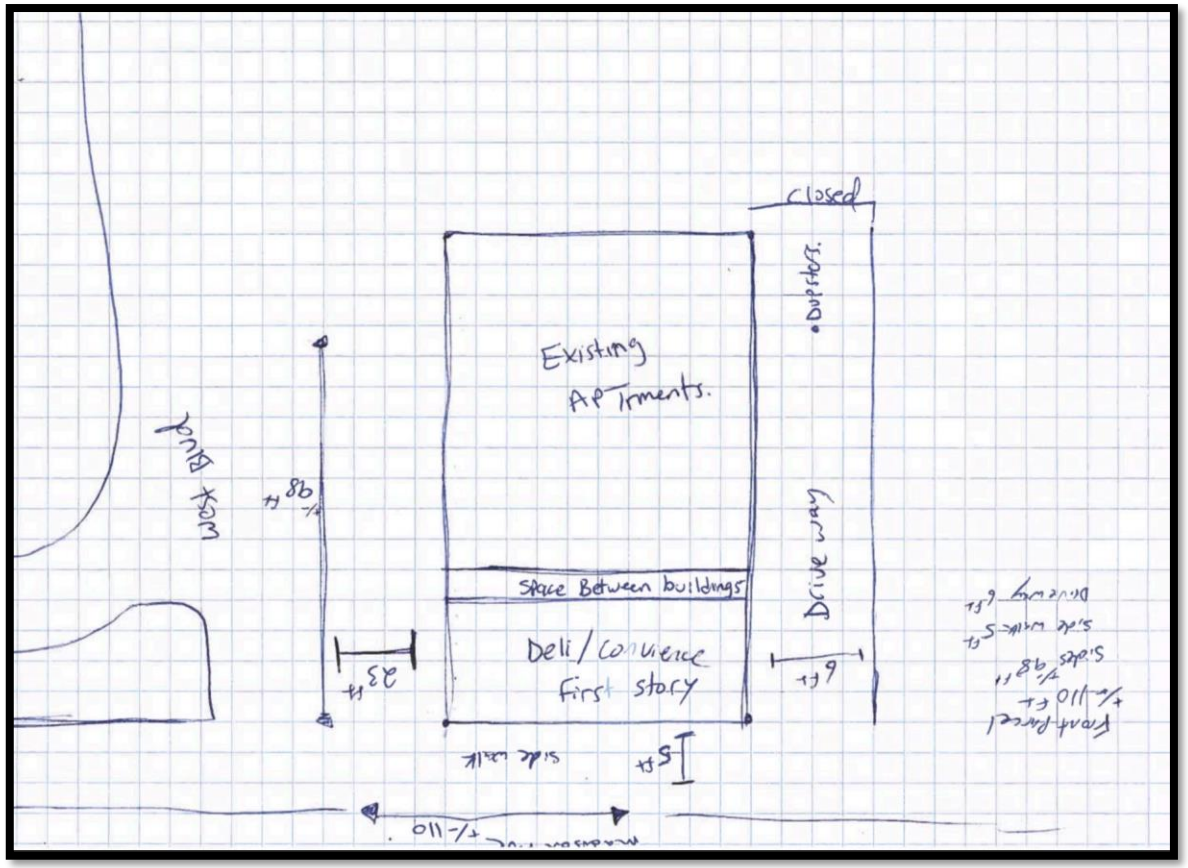


Madison Ave & West Blvd Eastern View

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

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

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



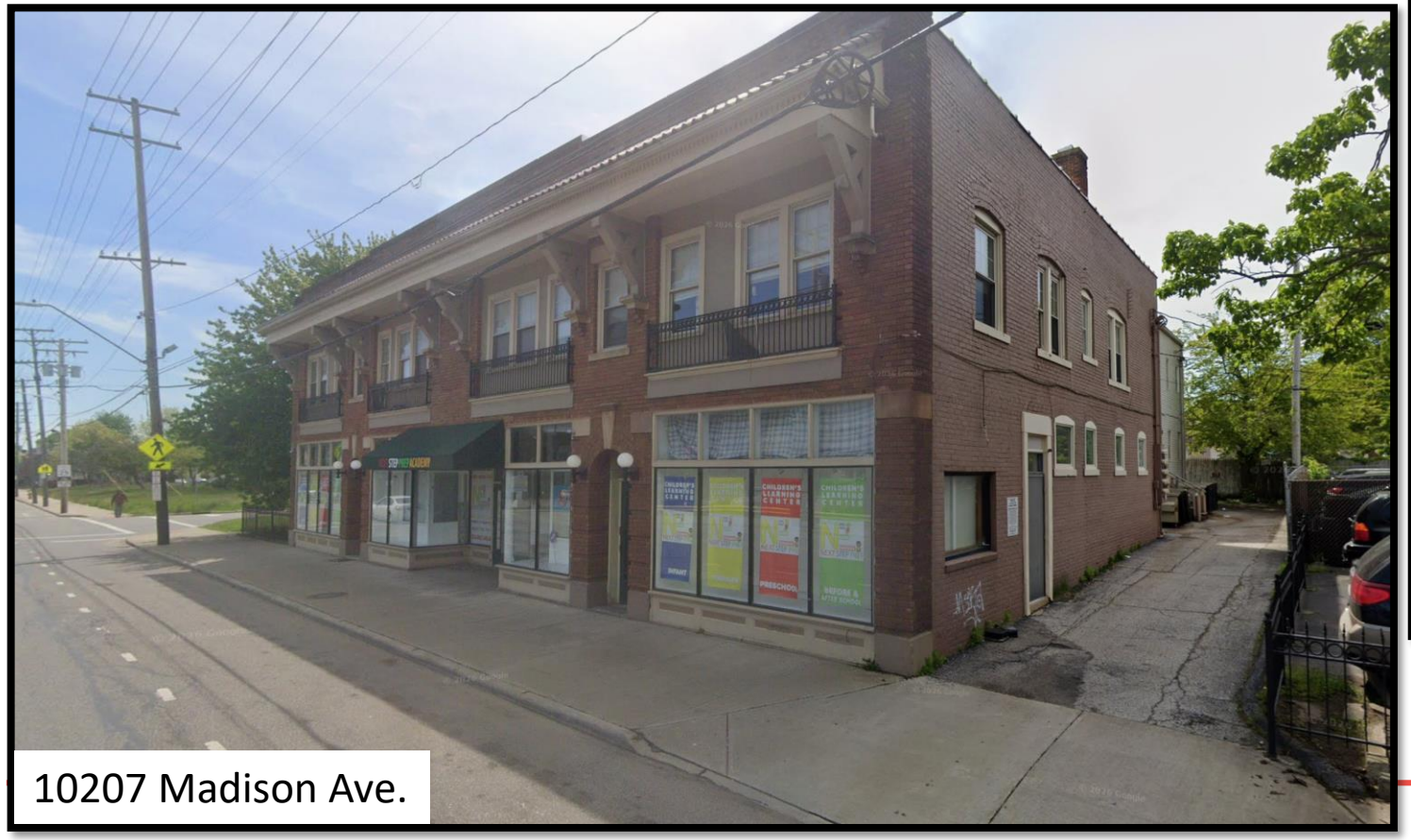
Site Plan 10207 Madison Ave.

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

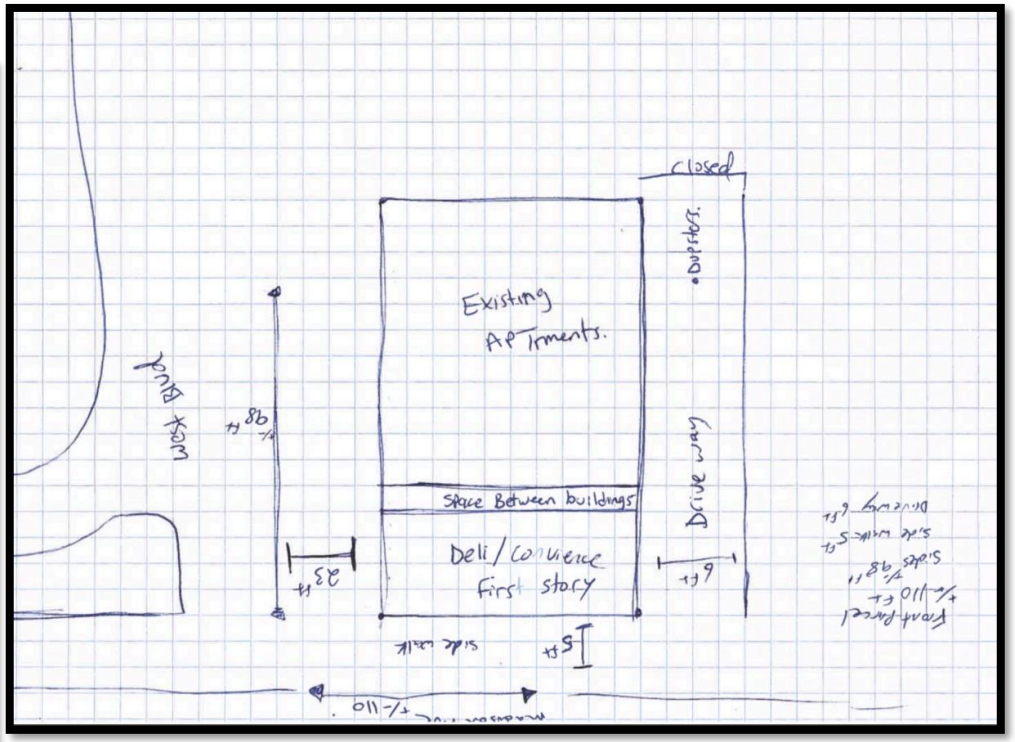
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

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

- The subject building is an existing mixed use building with first floor retail and second story residences.



10207 Madison Ave.

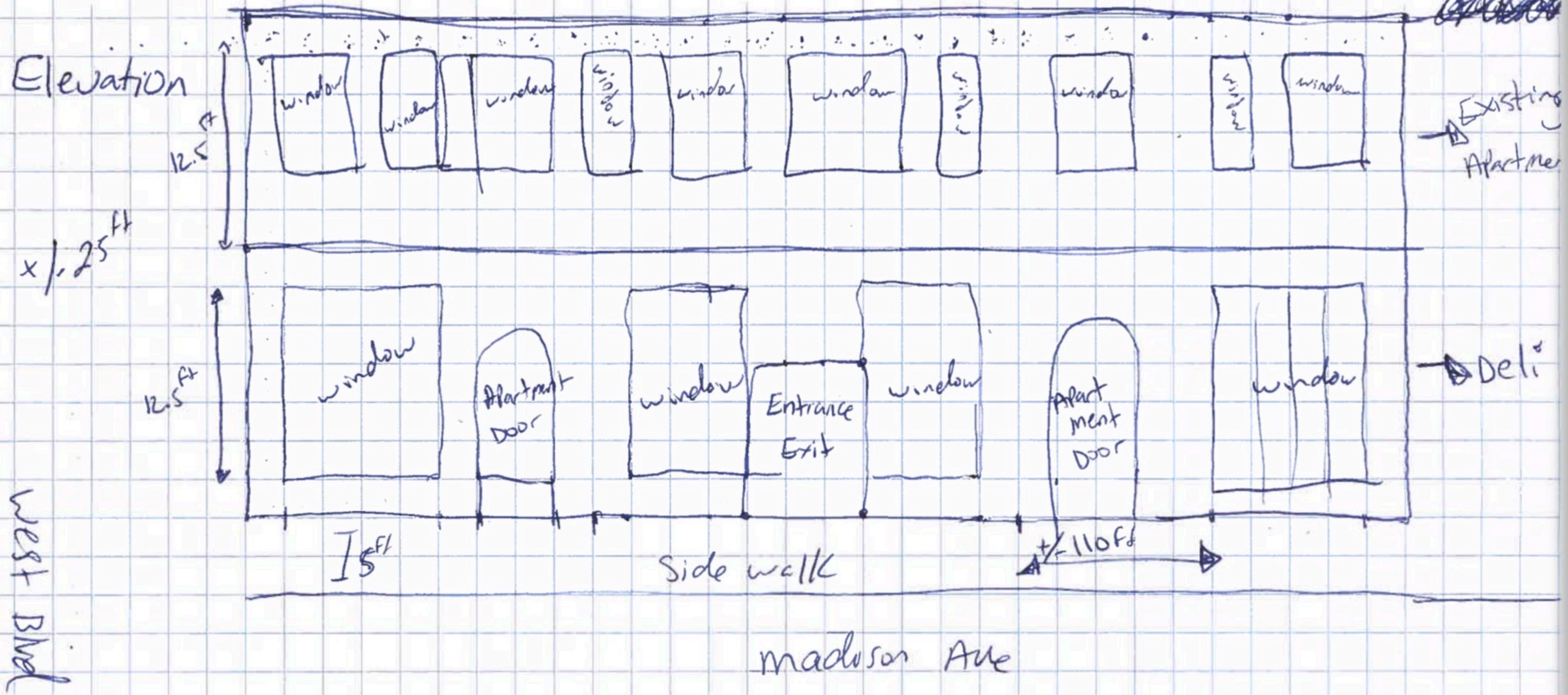


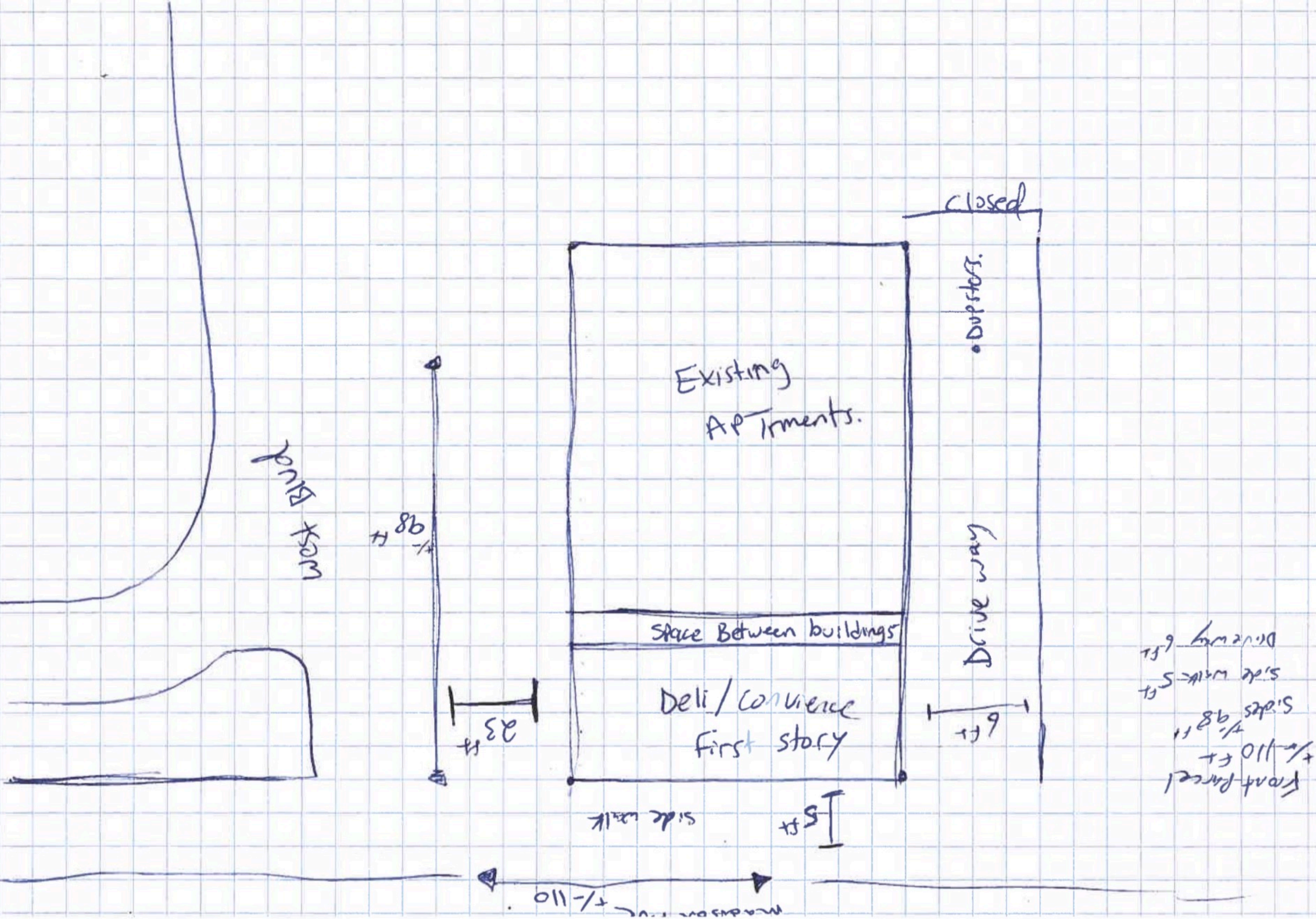
Site Plan 10207 Madison Ave.

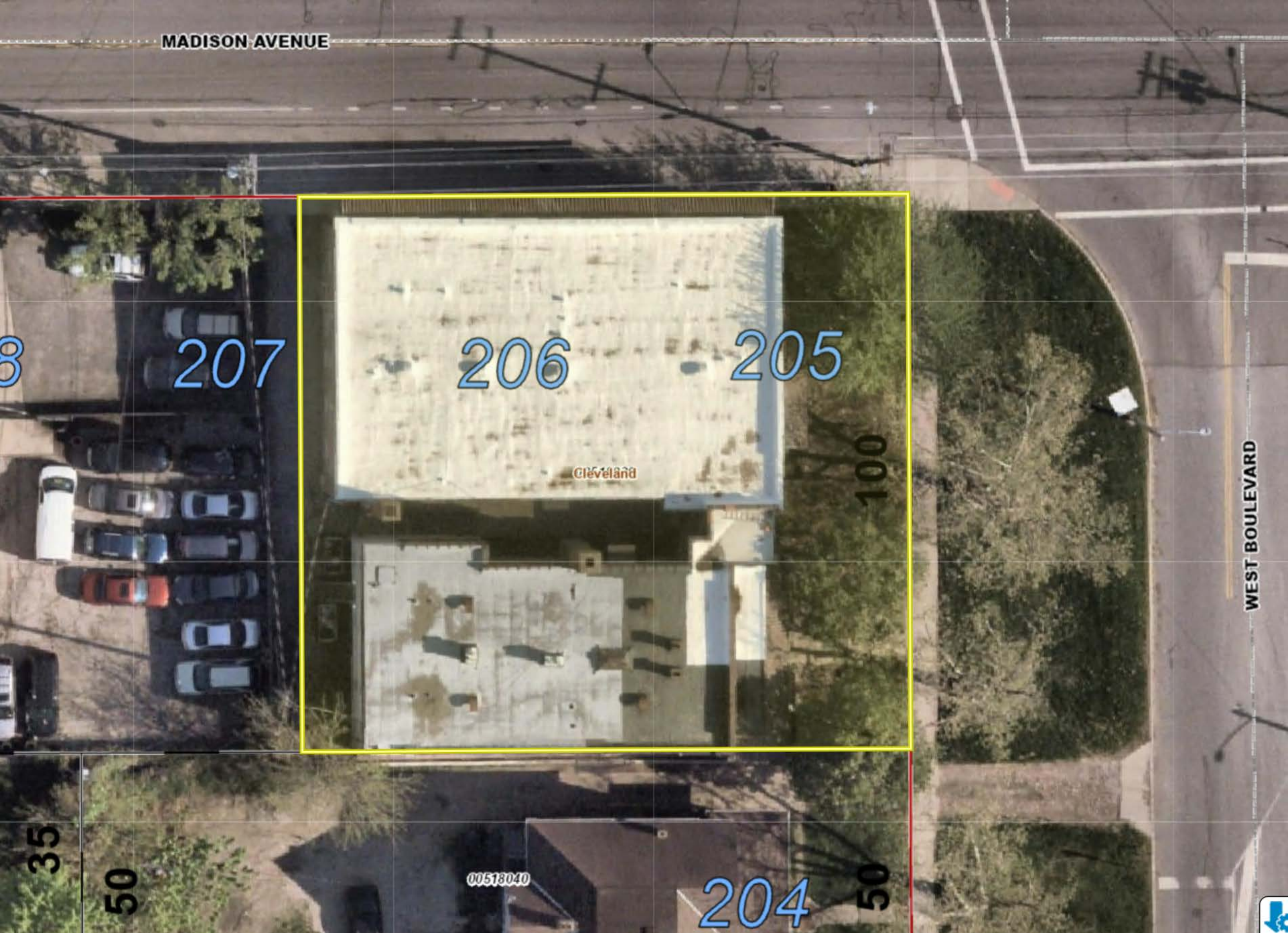
Each square is 2ft.

Carbon monoxide & Smoke Detector are Blue Dots.

Beverage coolers & food freezer frozen
ATM
Toilet
Toilet
Toilet
mop sink
Hand wash sink
Hand wash sink
Door
Door
Door
Door
Door
Door
Door
Door
Door
Door
Door
Door
Door
Door
Shelfs
cases
Basement door
slushy machine
Coffee Hot
Deli Case
Ice Cream freezer
Exit
Exit
Exit


Elevation
12.5 ft
window
window
window
window
window
window
window
window
window
Existing Apartme
x 1.25 ft
12.5 ft
window
Apartment Door
window
Entrance Exit
window
Apart ment Door
window
Deli
15 ft
Side walk
+/- 110 ft
West Blvd
madison Ave


closed
Dumpster.
Existing
APTments.
Drive way
Space Between buildings
Deli / convience
First story
83 ft
9 ft
5 ft
+/- 110 ft
+/- 98 ft
Side walk
Side walk 5 ft
Driveway 9 ft
Side yards +/- 98 ft
Front Parcel
+/- 110 ft


MADISON AVENUE
WEST BOULEVARD
8
207
206
205
100
Cleveland
00518040
204
35
50
50

Cleveland City Planning Commission

Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-030904 - GFS Monument Sign

September 4, 2026

Project Address: 1363 W 117th St, Cleveland, OH 44107

Type: Signage

Project Representative: Jack Vos

Approval: Final (Variation Required)

Ward 12: Council Member Tanmay Shah | **SPA: Edgewater**

Gordon Food Service

1362 West 116th St.

City Planning Commission Hearing

September 4th, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

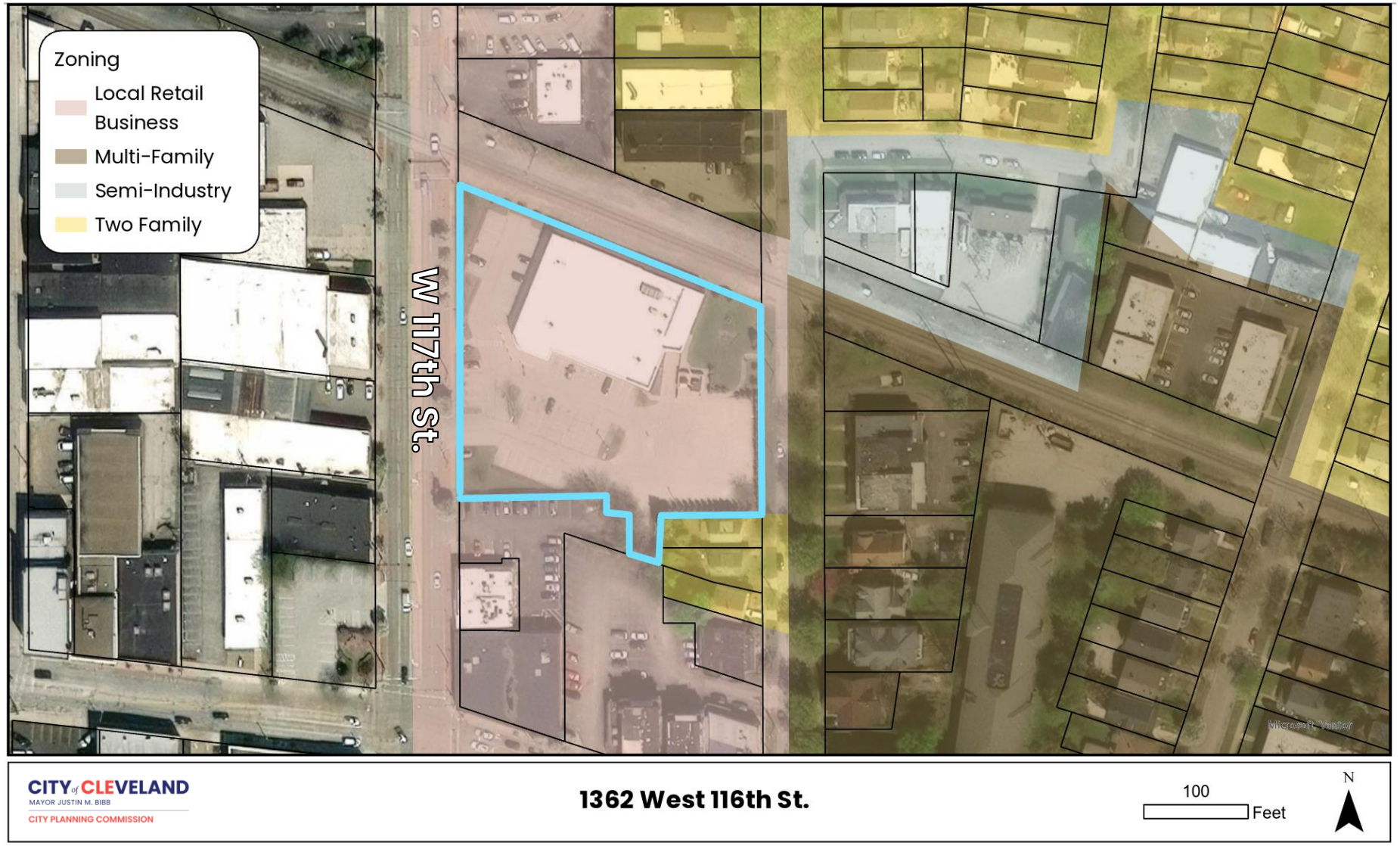
Proposal

Applicant is proposing a 51 SF double sided monument business identification sign.

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

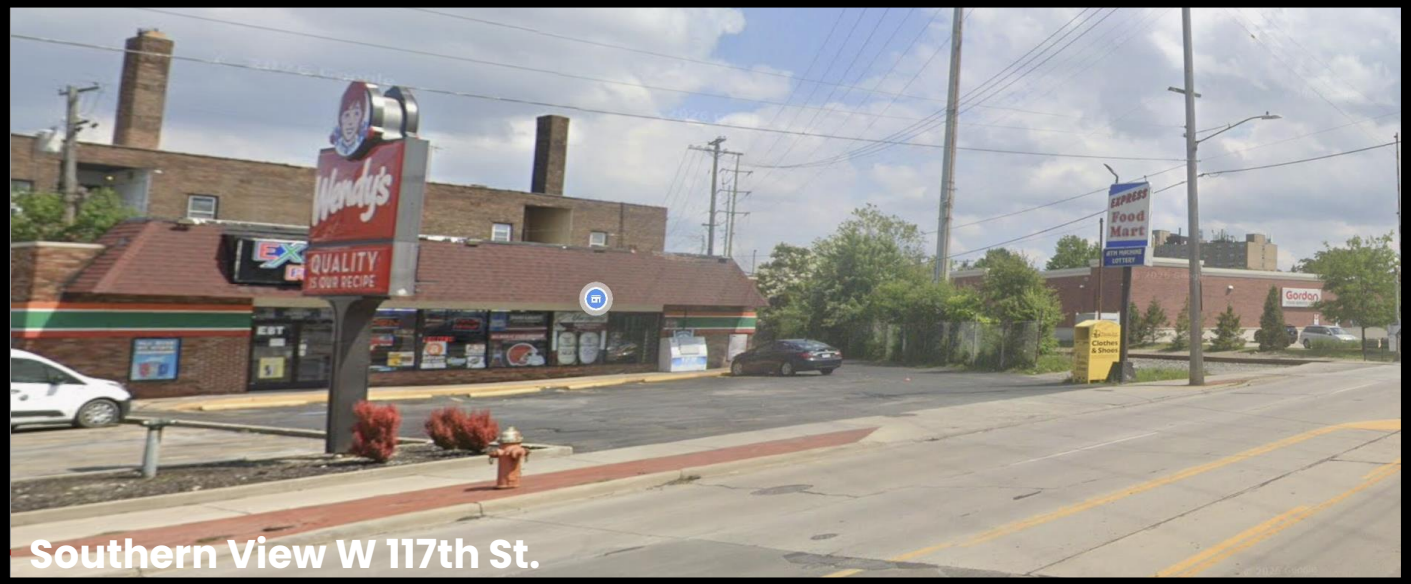
Existing Zoning

- Local Retail Business



Anytime Fitness
1299
1303
11514
1325
1302
1306
1310
1320
1339
11500
1371
1377
1366
1370
W 117th St.

Northern View W 117th St.



Southern View W 117th St.

Why City Planning Commission?

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: *(Administrative approval does not apply)*

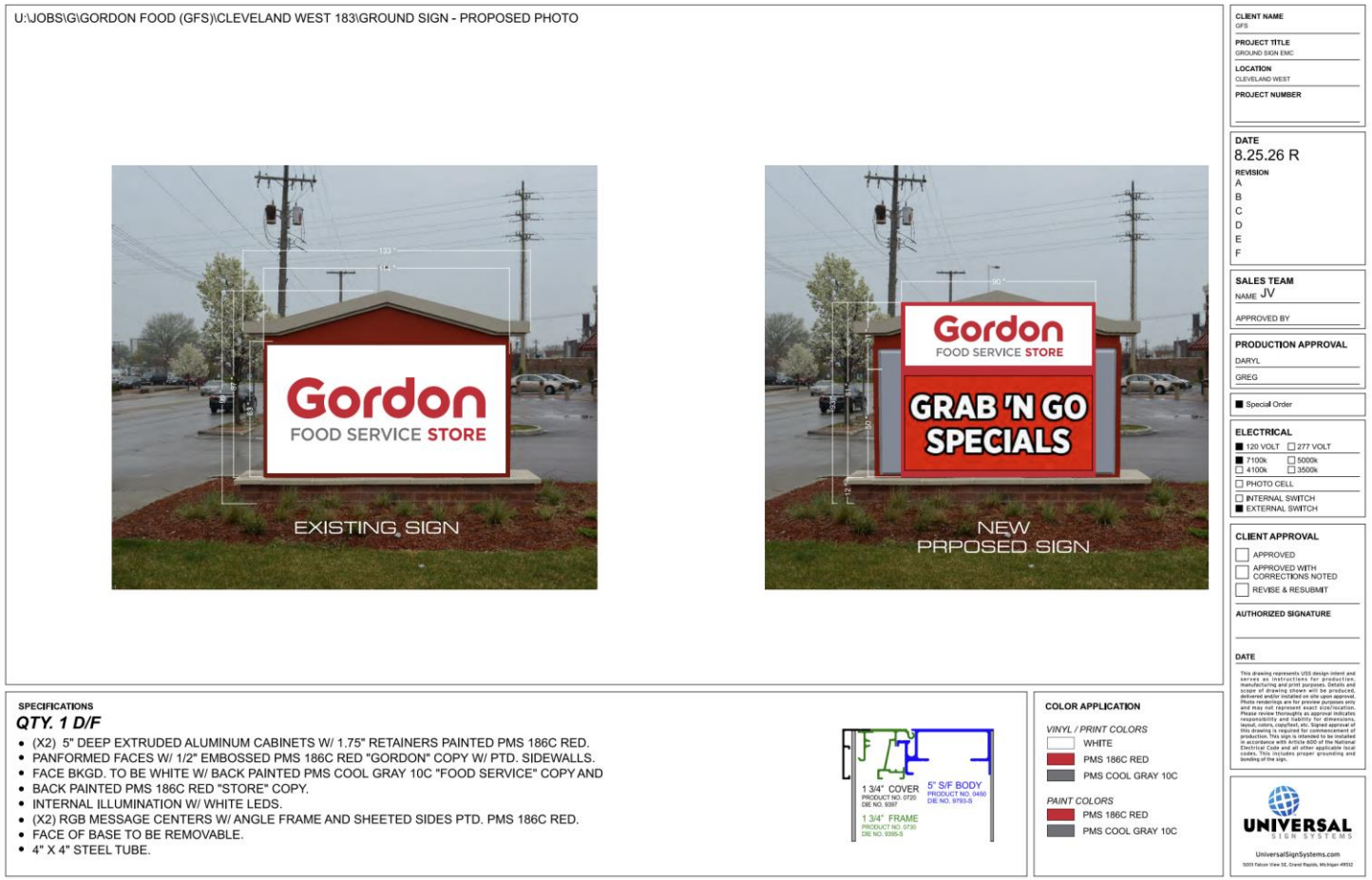
    - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines**: any variation from regulations shall be approved only in accordance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

Variations Required

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

§ 350.14 Free-Standing Business Identification Sign:

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



Considerations

- Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility)*

- Does this result in signage that follows CPC's standard of *approved design guidelines*?

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

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

City of Cleveland
Justin Bibb, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE: 11/14/25

PROJECT NAME: Gordon Food Service

PROJECT ADDRESS: 1362 West 116th, Cleveland, OH 44102

PROJECT LOCATION (if no address):

CONTACT PERSON *(for design review):* Jack Vos

COMPANY: Universal Sign, Inc.

PHONE: (616)540-1166 ***EMAIL:*** jackv@universalsignsystems.com

OWNER: Pinnacle Real Estate, Inc.

ARCHITECT/ CONTRACTOR: Universal Sign, Inc.

PROJECT TYPE: ☐ New Building ☐ Rehabilitation ☐ Addition ☑ Sign ☐ Fence ☐ Parking

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

Review Level: ☐ Storefront ☐ 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.

3/23/2026

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

Written Project Summary
RE: Gordon Food Service – 1362 West 116th

A variance is requested to allow a ground sign to include an electronic message center for Gordon Food Service. The proposed sign is 103.5” h x 104.25” w, total square feet is 75. The electronic message center portion of the sign is 40.4 sf. The total height of the sign is 11’ 4”. The existing sign will be removed, and the new sign will be mounted in the same location, which is 4’ from the ROW. The new sign will have an electronic message center which is controlled by a photo eye to self-dim so it will not be too bright in the daytime or nighttime. The electronic message center is proposed to help the store to communicate what products it has available. The sign will not adversely impact the character of nearby properties and it will not cause a disturbance to users of those properties. The display will be a static message that will remain fixed for 1 minute. It will not flash, scroll, or animate.

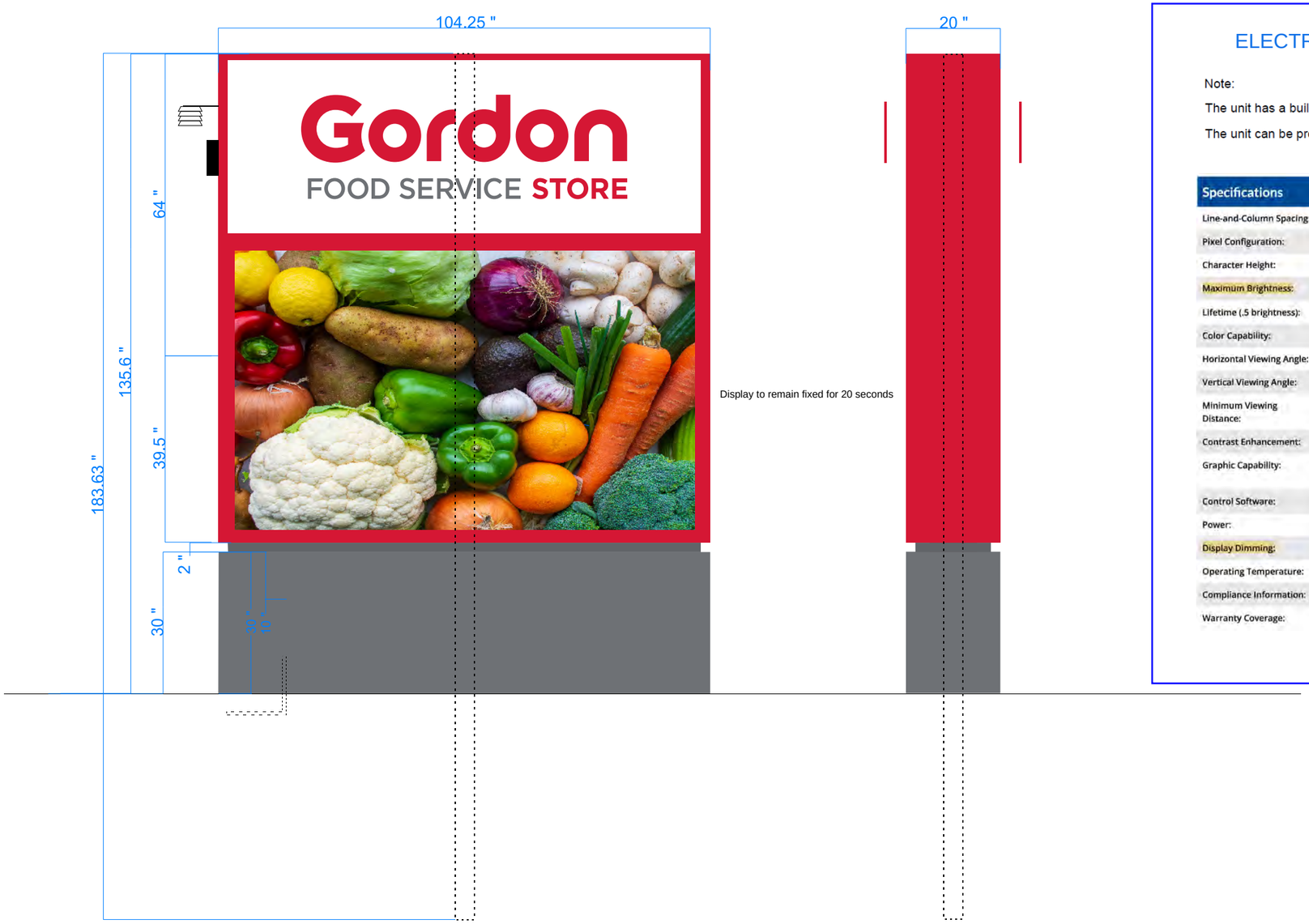
REVISION 8.26.26

The original proposed sign was 11'3" tall and 75 square feet; the existing sign is 8'4" tall and 70 square feet; the revised proposed sign is 7'8" tall and 51 square feet. The code allows the sign to be 12' tall and 75 square feet. The revised proposed sign is 4'4" shorter and 24 square feet smaller than the code allows. Compared to the existing sign, the revised sign is 8" shorter and 19 square feet smaller.

Also attached are 3 photos of existing Gordon Food Service Store message center signs.

U:\JOBS\G\GORDON FOOD (GFS)\CLEVELAND WEST 183\GROUND SIGN - EMC

PROPOSED SIGN



ELECTRONIC MESSAGE CENTER

Note:

The unit has a built-in photocell; It self dims so it never looks too bright.

The unit can be programmed to be as bright as allowed.

Specifications	
Line-and-Column Spacing:	8mm
Pixel Configuration:	3-in-1 SMD
Character Height:	2" (7 pixel front)
Maximum Brightness:	8,000 nits
Lifetime (.5 brightness):	100,000 hours
Color Capability:	281 trillion colors
Horizontal Viewing Angle:	160 degrees
Vertical Viewing Angle:	70 degrees
Minimum Viewing Distance:	18'
Contrast Enhancement:	Non-reflective black louvers and module face grooves disperse light
Graphic Capability:	Text, graphics, logos, basic animation, video clips, multiple font styles, and sizes
Control Software:	Venus® Control Suite
Power:	120/240 VAC single phase
Display Dimming:	64 Levels
Operating Temperature:	-40°F to 122°F with 99% RH non-condensing
Compliance Information:	UL Listed, FCC compliance
Warranty Coverage:	5 Years Gold Parts Warranty

CLIENT NAME
GFS

PROJECT TITLE
GROUND SIGN EMC

LOCATION
CLEVELAND WEST

PROJECT NUMBER

DATE
8.13.25 R

REVISION
A 4.1.26 E
B 6.16.26 E
C
D
E
F

SALES TEAM
NAME JV

APPROVED BY

PRODUCTION APPROVAL
DARYL
GREG

☐ Special Order

ELECTRICAL
☐ 120 VOLT ☐ 277 VOLT
☐ 7100k ☐ 5000k
☐ 4100k ☐ 3500k
☐ PHOTO CELL
☐ INTERNAL SWITCH
☐ EXTERNAL SWITCH

CLIENT APPROVAL
☐ APPROVED
☐ APPROVED WITH CORRECTIONS NOTED
☐ REVISE & RESUBMIT

AUTHORIZED SIGNATURE

DATE

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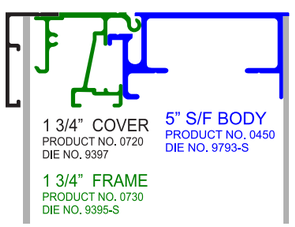
SPECIFICATIONS

QTY. 1 D/F

- (X2) 5" DEEP EXTRUDED ALUMINUM CABINETS W/ 1.75" RETAINERS PAINTED PMS 186C RED.
- PANFORMED FACES W/ 1/2" EMBOSSED PMS 186C RED "GORDON" COPY W/ PTD. SIDEWALLS.
- FACE BKGD. TO BE WHITE W/ BACK PAINTED PMS COOL GRAY 10C "FOOD SERVICE" COPY AND
- BACK PAINTED PMS 186C RED "STORE" COPY.
- INTERNAL ILLUMINATION W/ WHITE LEDS.
- (X2) RGB MESSAGE CENTERS W/ ANGLE FRAME AND SHEETED SIDES PTD. PMS 186C RED.
- 2" REVEAL AND FABRICATED ALUMINUM BASE PTD. PMS COOL GREY 10C.
- FACE OF BASE TO BE REMOVABLE.
- 4" X 4" STEEL TUBE DIRECT BURIED.



COLOR APPLICATION

VINYL / PRINT COLORS
WHITE
PMS 186C RED
PMS COOL GRAY 10C

PAINT COLORS
PMS 186C RED
PMS COOL GRAY 10C

UNIVERSAL SIGN SYSTEMS
UniversalSignSystems.com
5001 Falcon View SE, Grand Rapids, Michigan 49512

Gordon Food Service - 1362 West 116th

Google Maps

CUYAHOGA COUNTY, Ohio
Web Mapping Application

1362 W 116th

Aerials

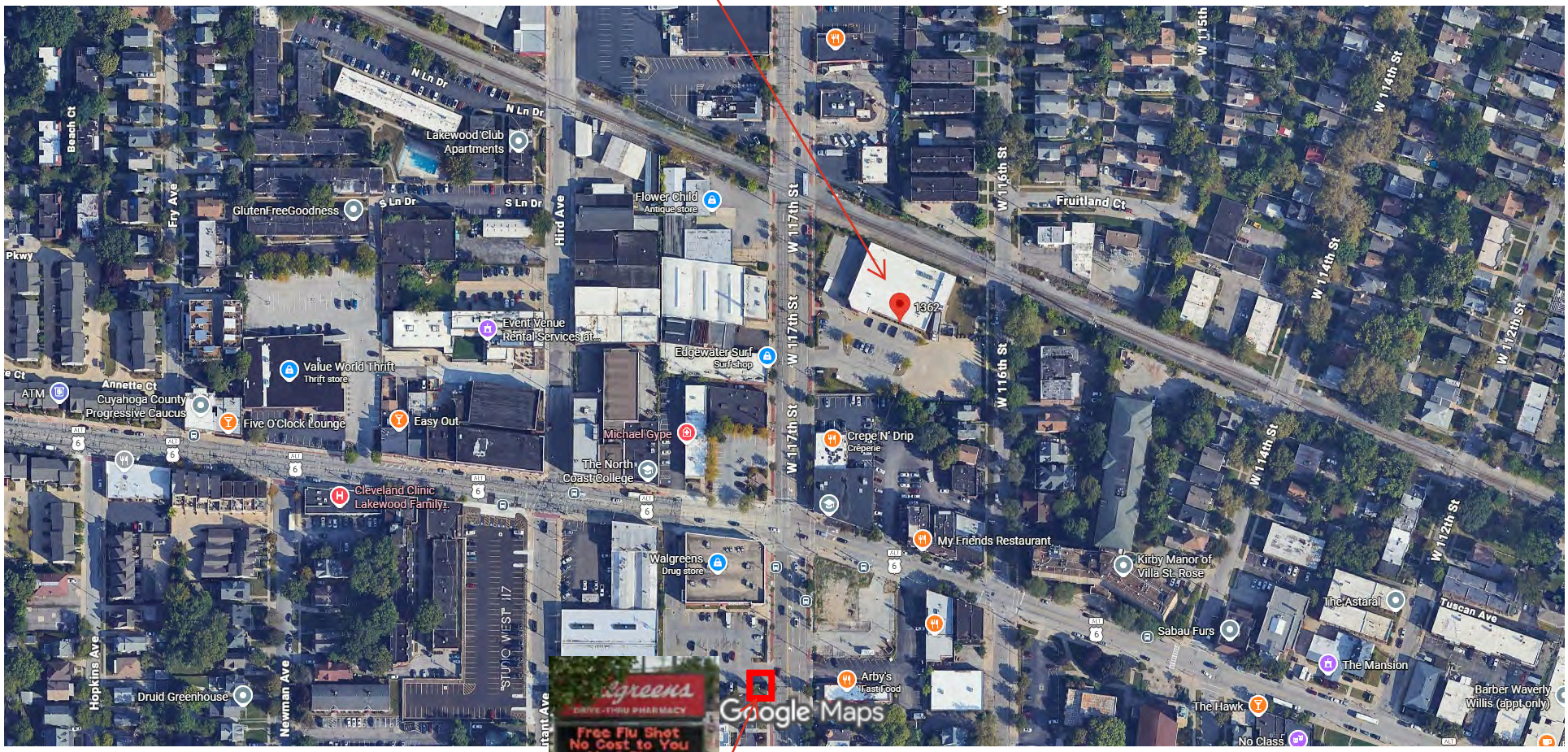
1993 2025 Spring 2023 Fall

0 30 60ft

Gordon Food Service - 1362 West 116th, Cleveland, OH 441402

Image capture: Aug 2024 © 2025 Google

Gordon Food Service - 1362 West 116th

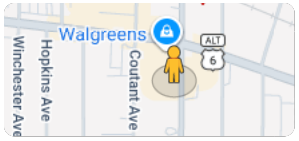


Walgreens - 11701 Detroit Ave.

Electronic Message Center

Google Maps Lakewood, Ohio

Image capture: Aug 2019 © 2026 Google



U:\JOBS\G\GORDON FOOD (GFS)\CLEVELAND WEST 183\GROUND SIGN - PROPOSED

EXISTING SIGN

ORIGINAL
PRPOSED SIGN

NEW
PRPOSED SIGN

CLIENT NAME
GFS

PROJECT TITLE
GROUND SIGN EMC

LOCATION
CLEVELAND WEST

PROJECT NUMBER

DATE
8.25.26 R

REVISION
A
B
C
D
E
F

SALES TEAM
NAME JV

APPROVED BY

PRODUCTION APPROVAL
DARYL

GREG

■ Special Order

ELECTRICAL
■ 120 VOLT ☐ 277 VOLT
■ 7100k ☐ 5000k
☐ 4100k ☐ 3500k
☐ PHOTO CELL
☐ INTERNAL SWITCH
■ EXTERNAL SWITCH

CLIENT APPROVAL
☐ APPROVED
☐ APPROVED WITH CORRECTIONS NOTED
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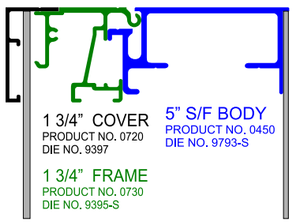
- BACK PAINTED PMS 186C RED "STORE" COPY.
- INTERNAL ILLUMINATION W/ WHITE LEDS.
- (X2) RGB MESSAGE CENTERS W/ ANGLE FRAME AND SHEETED SIDES PTD. PMS 186C RED.
- FACE OF BASE TO BE REMOVABLE.
- 4" X 4" STEEL TUBE.



COLOR APPLICATION

VINYL / PRINT COLORS
- WHITE
- PMS 186C RED
- PMS COOL GRAY 10C

PAINT COLORS
- PMS 186C RED
- PMS COOL GRAY 10C

UNIVERSAL SIGN SYSTEMS
UniversalSignSystems.com
5001 Falcon View SE, Grand Rapids, Michigan 49512

U:\JOBS\G\GORDON FOOD (GFS)\CLEVELAND WEST 183\GROUND SIGN - PROPOSED PHOTO

CLIENT NAME
GFS

PROJECT TITLE
GROUND SIGN EMC

LOCATION
CLEVELAND WEST

PROJECT NUMBER

DATE
8.25.26 R

REVISION
A
B
C
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SALES TEAM
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APPROVED BY

PRODUCTION APPROVAL
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■ Special Order

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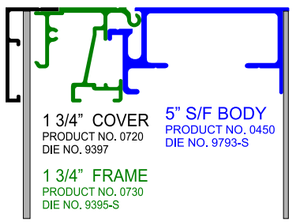
- INTERNAL ILLUMINATION W/ WHITE LEDS.
- (X2) RGB MESSAGE CENTERS W/ ANGLE FRAME AND SHEETED SIDES PTD. PMS 186C RED.
- FACE OF BASE TO BE REMOVABLE.
- 4" X 4" STEEL TUBE.



COLOR APPLICATION

VINYL / PRINT COLORS
- WHITE
- PMS 186C RED
- PMS COOL GRAY 10C

PAINT COLORS
- PMS 186C RED
- PMS COOL GRAY 10C

UNIVERSAL SIGN SYSTEMS
UniversalSignSystems.com
5001 Falcon View SE, Grand Rapids, Michigan 49512

EXAMPLE OF EXISTING MESSAGE CENTER SIGN

EXAMPLE OF EXISTING MESSAGE CENTER SIGN

EXAMPLE OF EXISTING MESSAGE CENTER SIGN

– STAFF REPORT – Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-030904 - GFS Monument Sign

September 4, 2026

FWDRAC Recommendations:

FWDRAC reviewed this project on 9/2/26 and provided the following comments:

- Applicant addressed previous conditions including decreased sign size
- Unsure if changeable copy signs fit in neighborhood context; approval may encourage other businesses to want digital signs
- This body has not approved fast food restaurants to have digital signs in the past

No motion was made due to lack of quorum.

City Planning Staff Recommendations:

Planning staff does not object to this changeable copy sign as the applicant has addressed all other conditions recommended by FWDRAC.

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-035247 - Potbelly Signage Rebrand

September 4, 2026

Project Address: 515 Euclid Ave

Type: Signage

Project Representative: Jennifer Smith, Sign Erectors, Inc.

Approval: Final (Variation Required)

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

Potbelly

505 Euclid Ave.

City Planning Commission Hearing

September 04, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

Applicant is proposing two wall sign awning signs, two wall signs and two blade signs business identification sign.

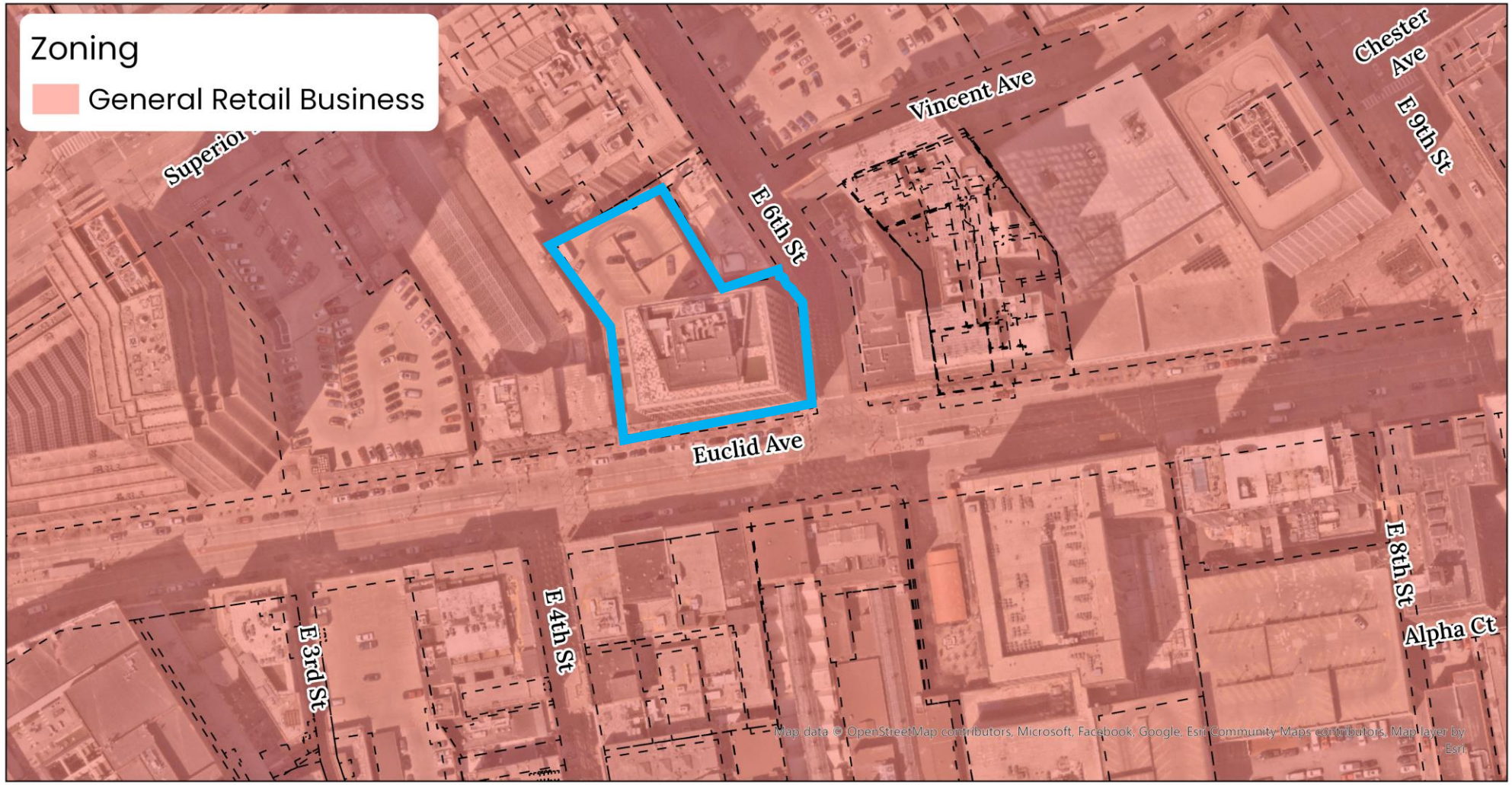
Euclid Ave.

National Awning & Sign Conceptual Rendering

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Existing Zoning

- General Retail Business

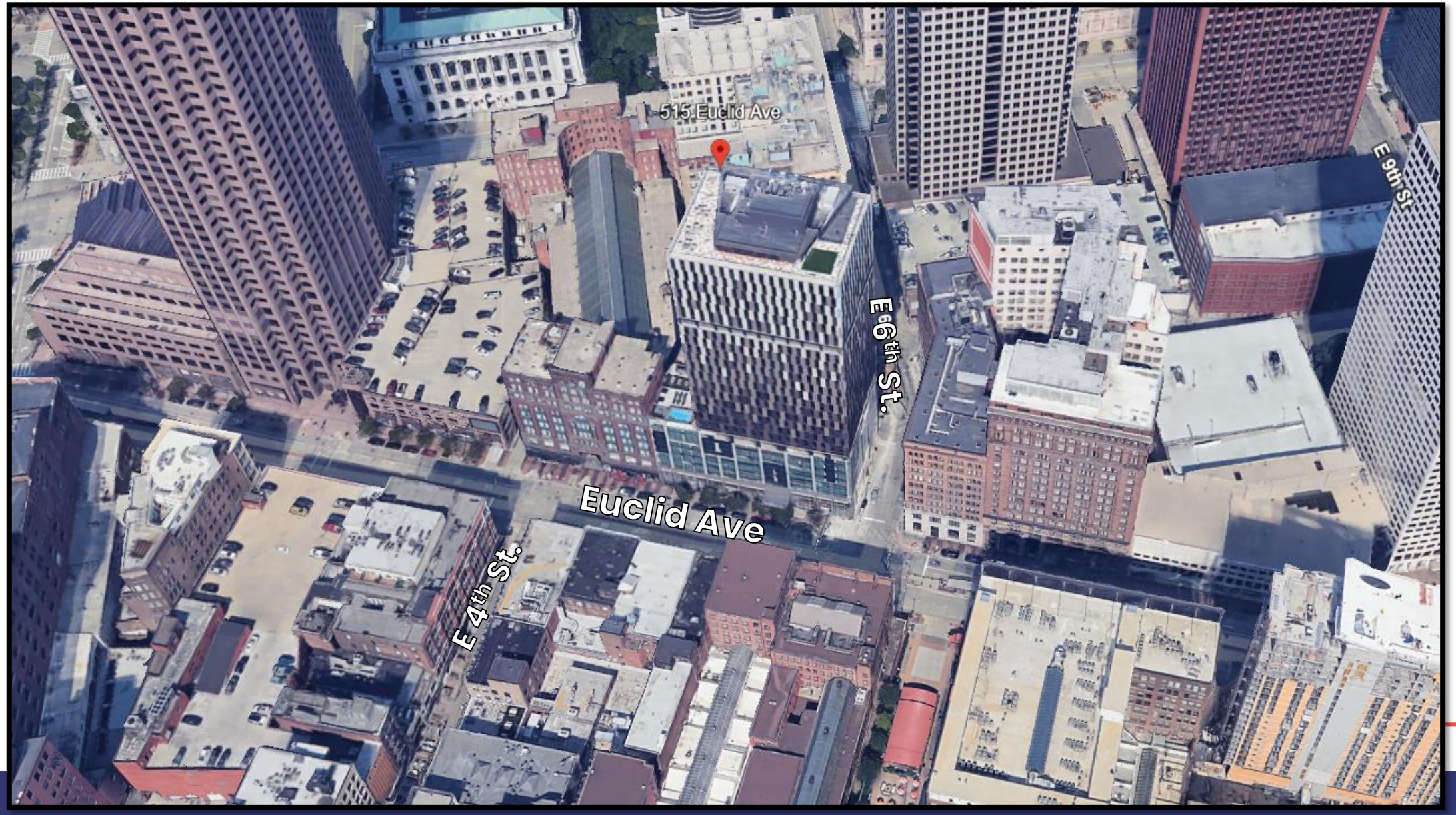


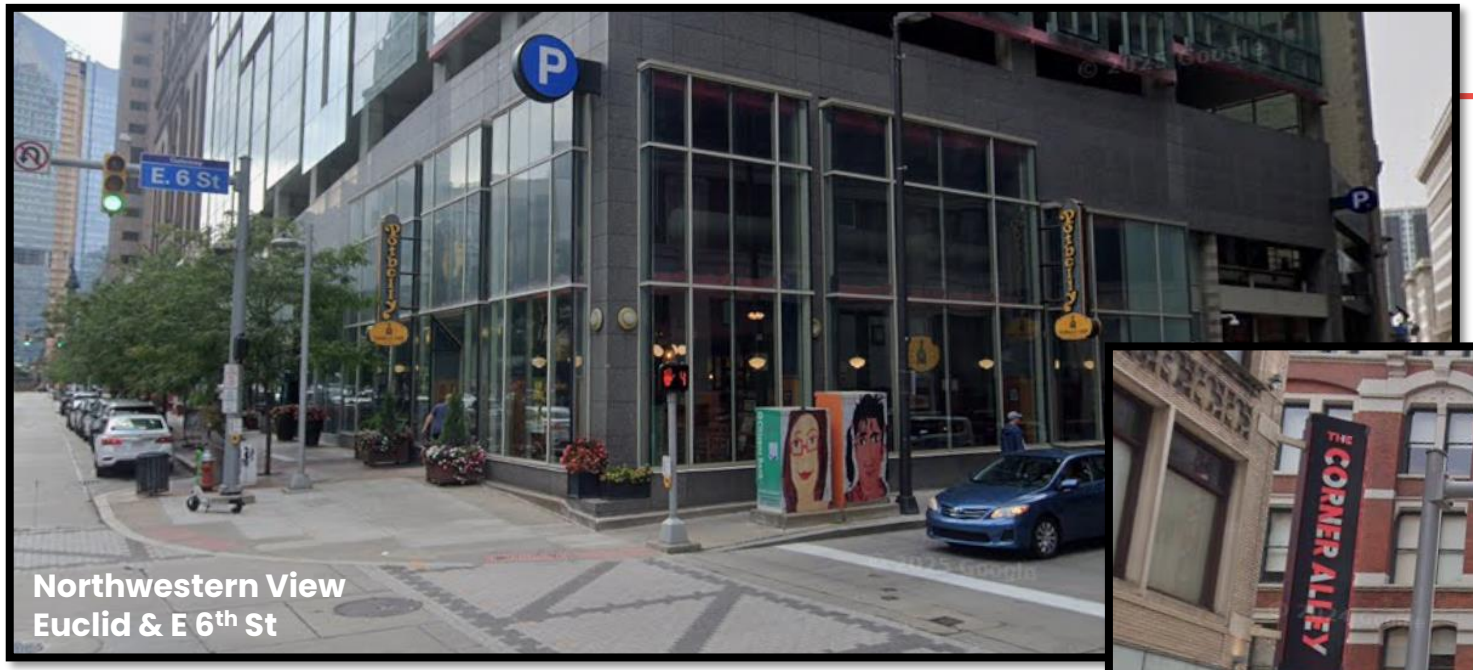
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Existing Zoning

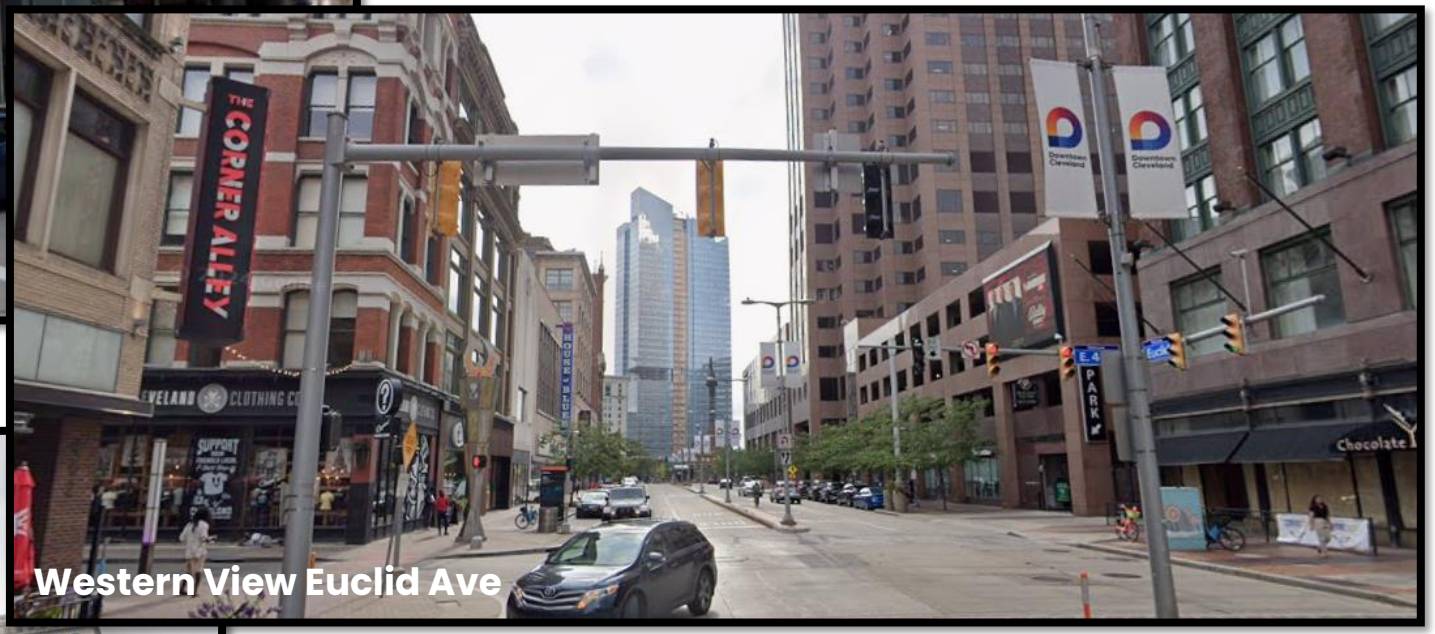
50 Feet

N


515 Euclid Ave
E 6th St.
E 9th St
Euclid Ave
E 4th St.



Northwestern View
Euclid & E 6th St



Western View Euclid Ave

Northeastern View
Euclid & W 6th St

Why City Planning Commission?

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: *(Administrative approval does not apply)*

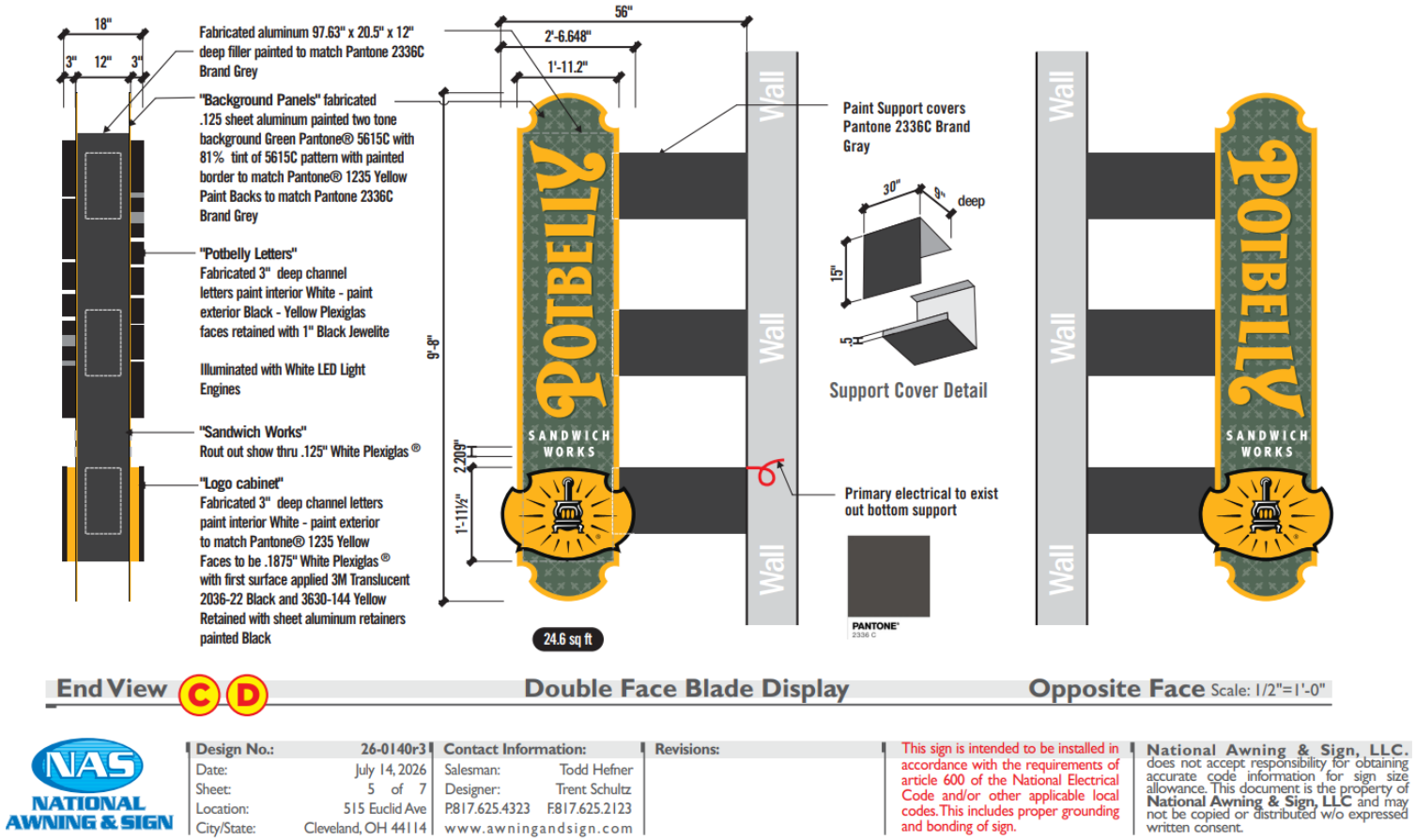
    - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines**: any variation from regulations shall be approved only in accordance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

Variations Required

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

§ 350.08 Projecting Business Identification Sign:

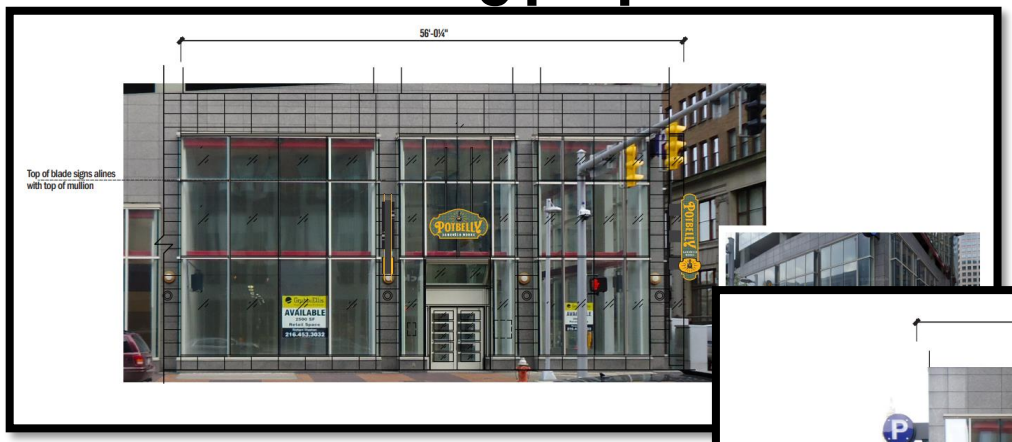
- **Projecting signs shall not extend greater than 4 feet horizontally from the wall surface it is attached.**
  - Variation to allow 2 blade signs to extend 4'-6" total from wall face.

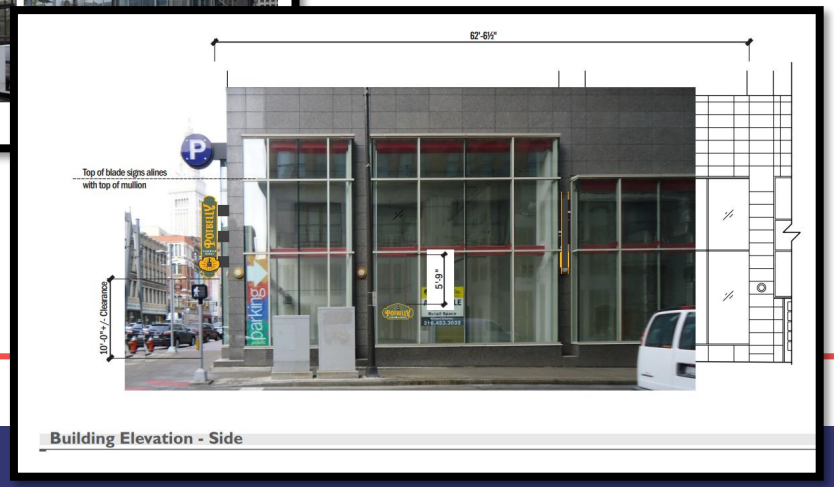


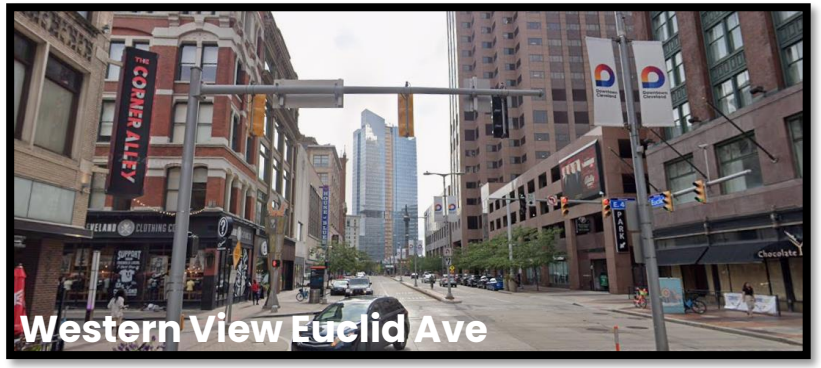
Considerations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

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

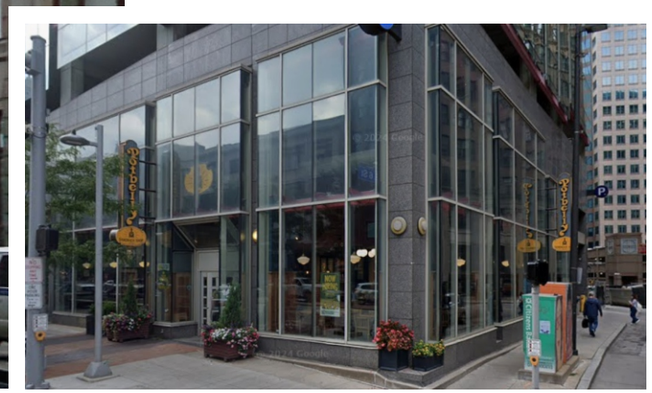






Western View Euclid Ave

Northeastern View
Euclid & W 6th St



Building Elevation - Front

Scale: 1/8"=1'-0"

1.5 sq. ft. per LF of frontage plus 25 sq ft (this is for both sides combined) Window signs have to part of this amount 109 sq ft allowed for all signage

NATIONAL AWNING & SIGN

Design No.:	**26-0140r3**
Date:	July 14, 2026
Sheet:	1 of 7
Location:	515 Euclid Ave
City/State:	Cleveland, OH 44114

Contact Information:

Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

Revisions:

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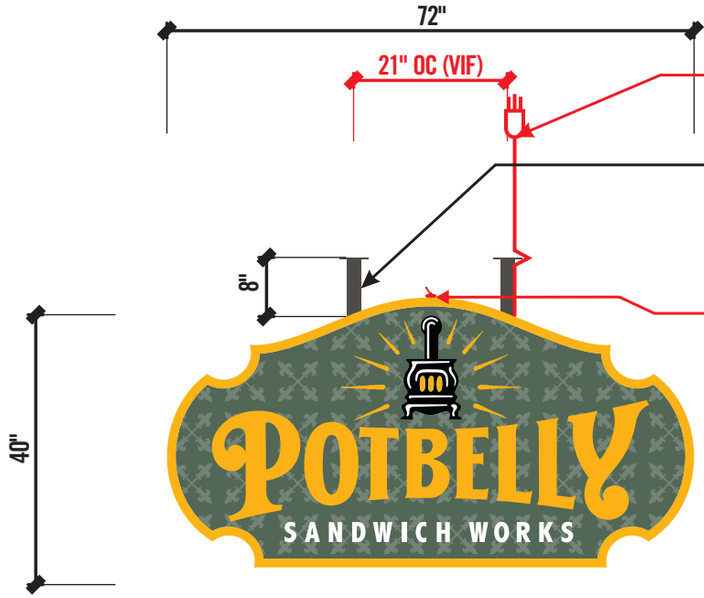


New power cord length to be determined

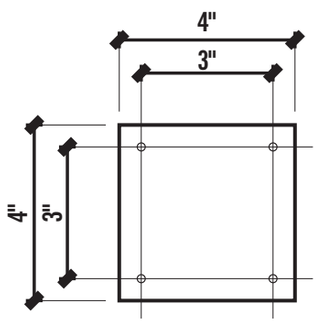
2" dia aluminum tube supports painted Brand Gray 2336 C mounts to existing match plates with new mounting plates (See Detail)

External disconnect switch

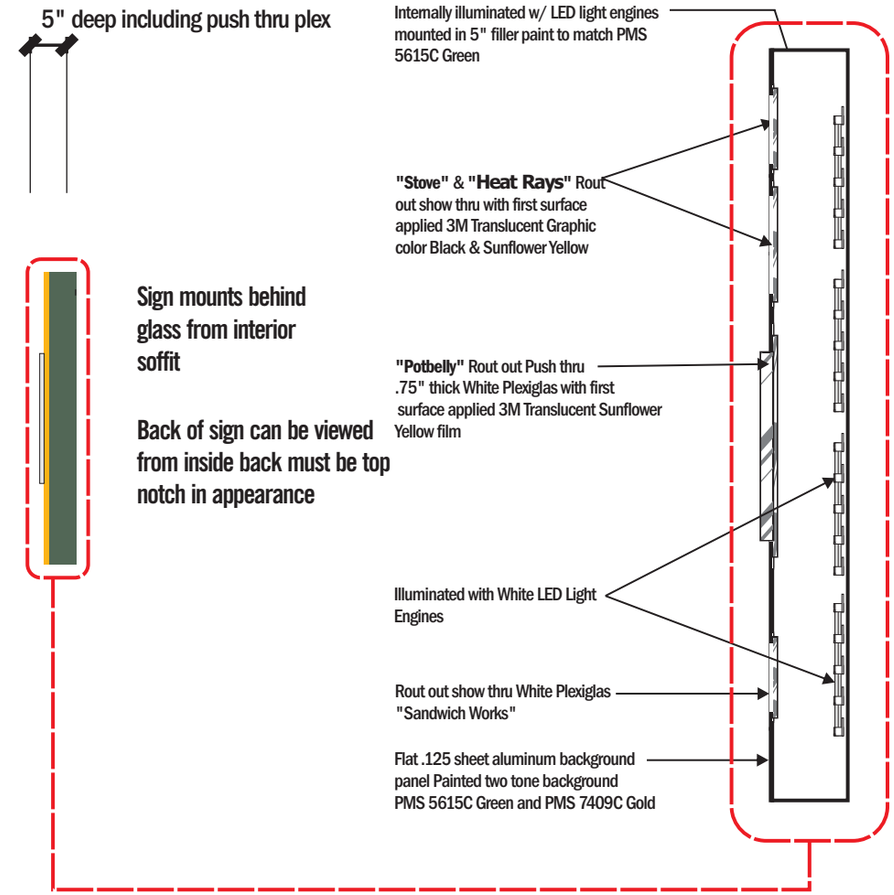
4" deep Fabricated aluminum filler painted PMS 5615C Green with ½" retainers and painted PMS 7409C Gold

Routed sheet aluminum background printed two tone background PMS 5615C Green and PMS 7409C Gold - Copy to be show through White Plexiglas® with first surface applied 3M 230-25 Sunflower Yellow "Stove" to be ½" thick push through white Plexiglas® with 1st surface applied 3M 230-22 Black and show thru White details

Internally illuminated with White LED's



3/8" THICK MOUNTING PLATES



D/F Interior Window Display Elevation A

Scale 1/2"=1'-0" **Fabrication Detail**

NAS NATIONAL AWNING & SIGN

Design No.:	**26-0140r3**	**Contact Information:**	
Date:	July 14, 2026	Salesman:	Todd Hefner
Sheet:	2 of 7	Designer:	Trent Schultz
Location:	515 Euclid Ave	P.817.625.4323	F.817.625.2123
City/State:	Cleveland, OH 44114	www.awningandsign.com	

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Building Elevation - Side

Scale: 1/8"=1'-0"

NAS NATIONAL AWNING & SIGN

Design No.:	**26-0140r3**
Date:	July 14, 2026
Sheet:	3 of 7
Location:	515 Euclid Ave
City/State:	Cleveland, OH 44114

Contact Information:

Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

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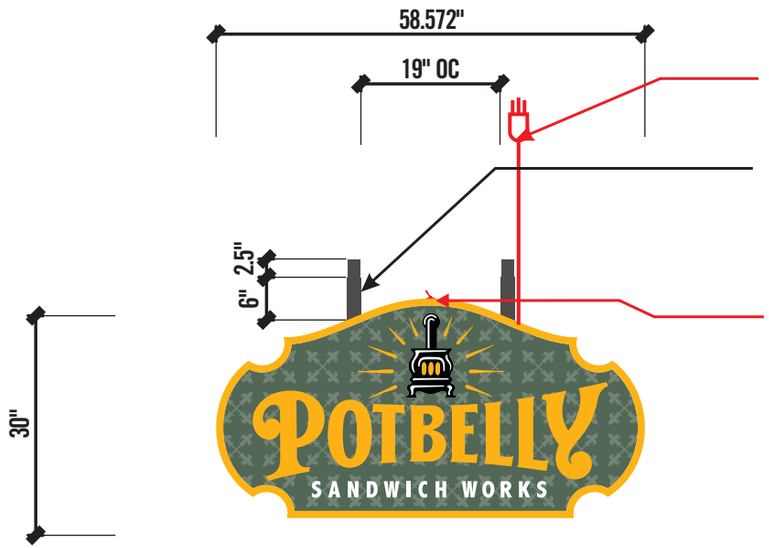

New power cord length to be determined

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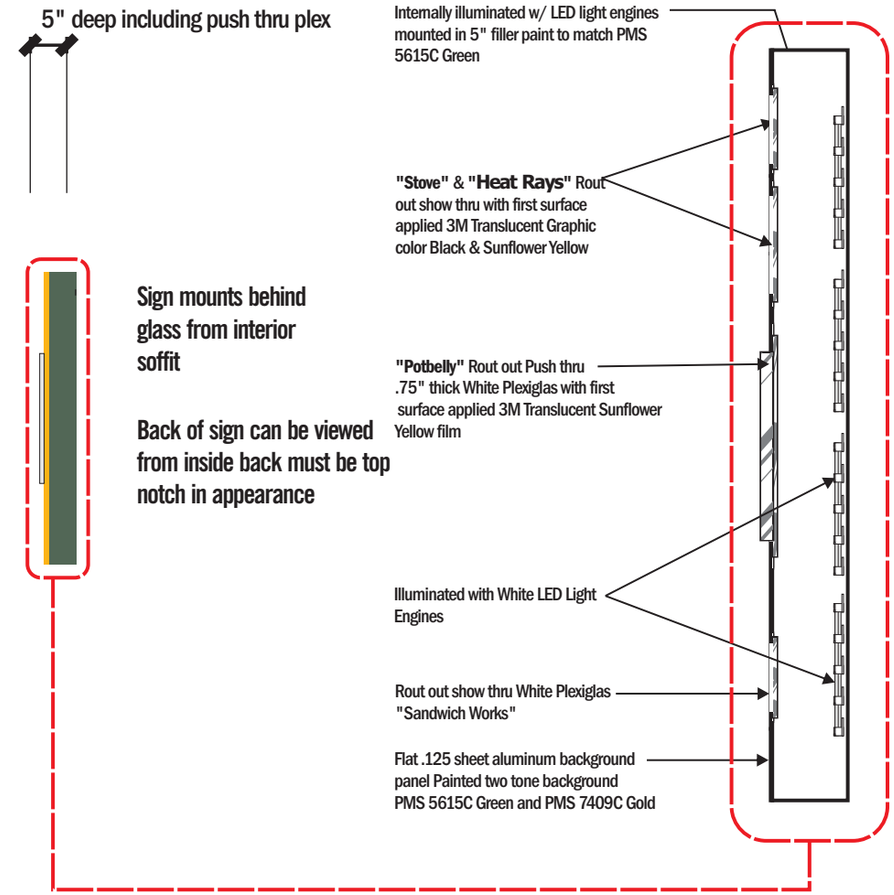
External disconnect switch

4" deep Fabricated aluminum filler painted PMS 5615C Green with ½" retainers and painted PMS 7409C Gold

Routed sheet aluminum background printed two tone background PMS 5615C Green and PMS 7409C Gold - Copy to be show through White Plexiglas® with first surface applied 3M 230-25 Sunflower Yellow "Stove" to be ½" thick push through white Plexiglas® with 1st surface applied 3M 230-22 Black and show thru White details

Internally illuminated with White LED's



D/F Interior Window Display Elevation B

Scale 1/2"=1'-0" **Fabrication Detail**

NAS NATIONAL AWNING & SIGN

Design No.:	**26-0140r3**
Date:	July 14, 2026
Sheet:	4 of 7
Location:	515 Euclid Ave
City/State:	Cleveland, OH 44114

Contact Information:

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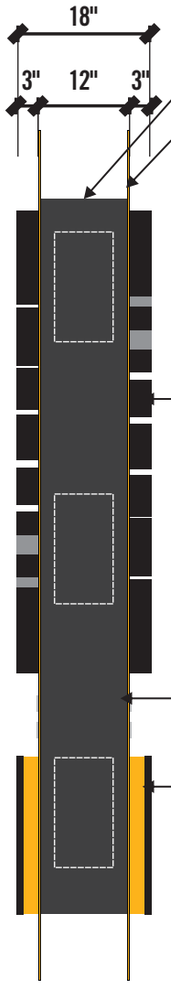


Fabricated aluminum 97.63" x 20.5" x 12" deep filler painted to match Pantone 2336C Brand Grey

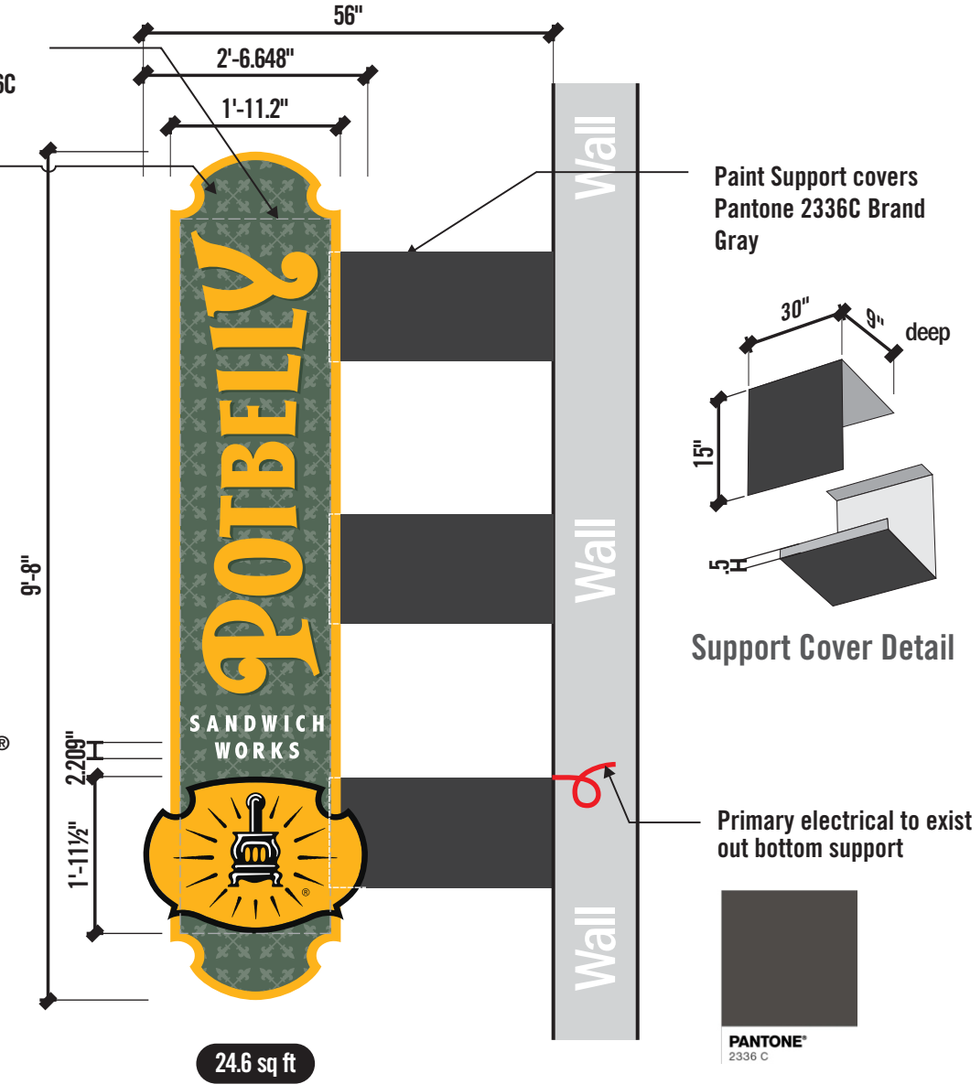
"Background Panels" fabricated .125 sheet aluminum painted two tone background Green Pantone® 5615C with 81% tint of 5615C pattern with painted border to match Pantone® 1235 Yellow Paint Backs to match Pantone 2336C Brand Grey

"Potbelly Letters"
Fabricated 3" deep channel letters paint interior White - paint exterior Black - Yellow Plexiglas faces retained with 1" Black Jewelite

Illuminated with White LED Light Engines

"Sandwich Works"
Rout out show thru .125" White Plexiglas ®

"Logo cabinet"
Fabricated 3" deep channel letters paint interior White - paint exterior to match Pantone® 1235 Yellow Faces to be .1875" White Plexiglas ® with first surface applied 3M Translucent 2036-22 Black and 3630-144 Yellow Retained with sheet aluminum retainers painted Black



Support Cover Detail

End View C D **Double Face Blade Display** **Opposite Face** Scale: 1/2"=1'-0"

NAS NATIONAL AWNING & SIGN

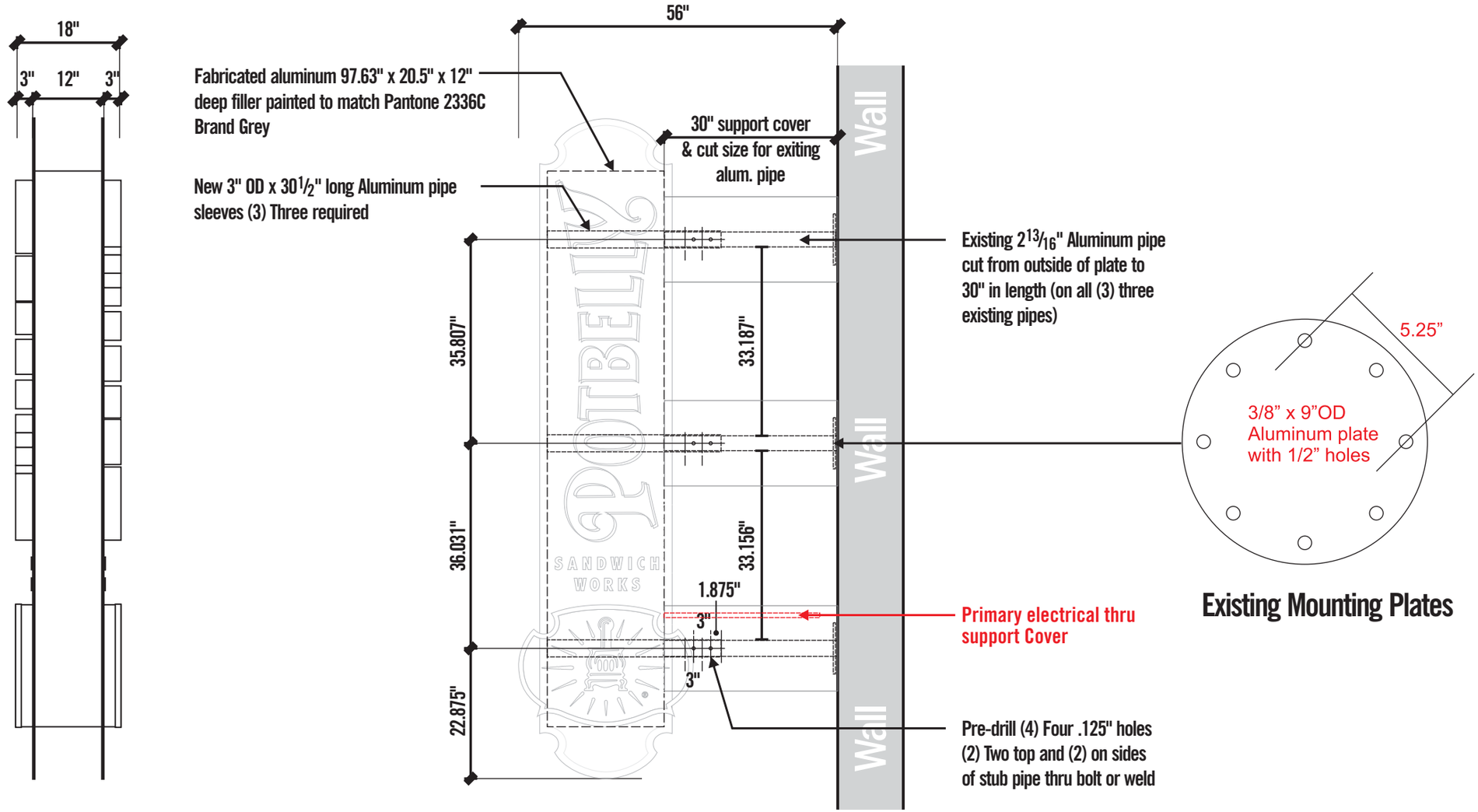
Design No.:	26-0140r3
Date:	July 14, 2026
Sheet:	5 of 7
Location:	515 Euclid Ave
City/State:	Cleveland, OH 44114

Contact Information:	
Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of **National Awning & Sign, LLC** and may not be copied or distributed w/o expressed written consent.



Fabrication Details

Design No.:	26-0140r3	Contact Information:		Revisions:
Date:	July 14, 2026	Salesman:	Todd Hefner	
Sheet:	6 of 7	Designer:	Trent Schultz	
Location:	515 Euclid Ave	P.817.625.4323	F.817.625.2123	
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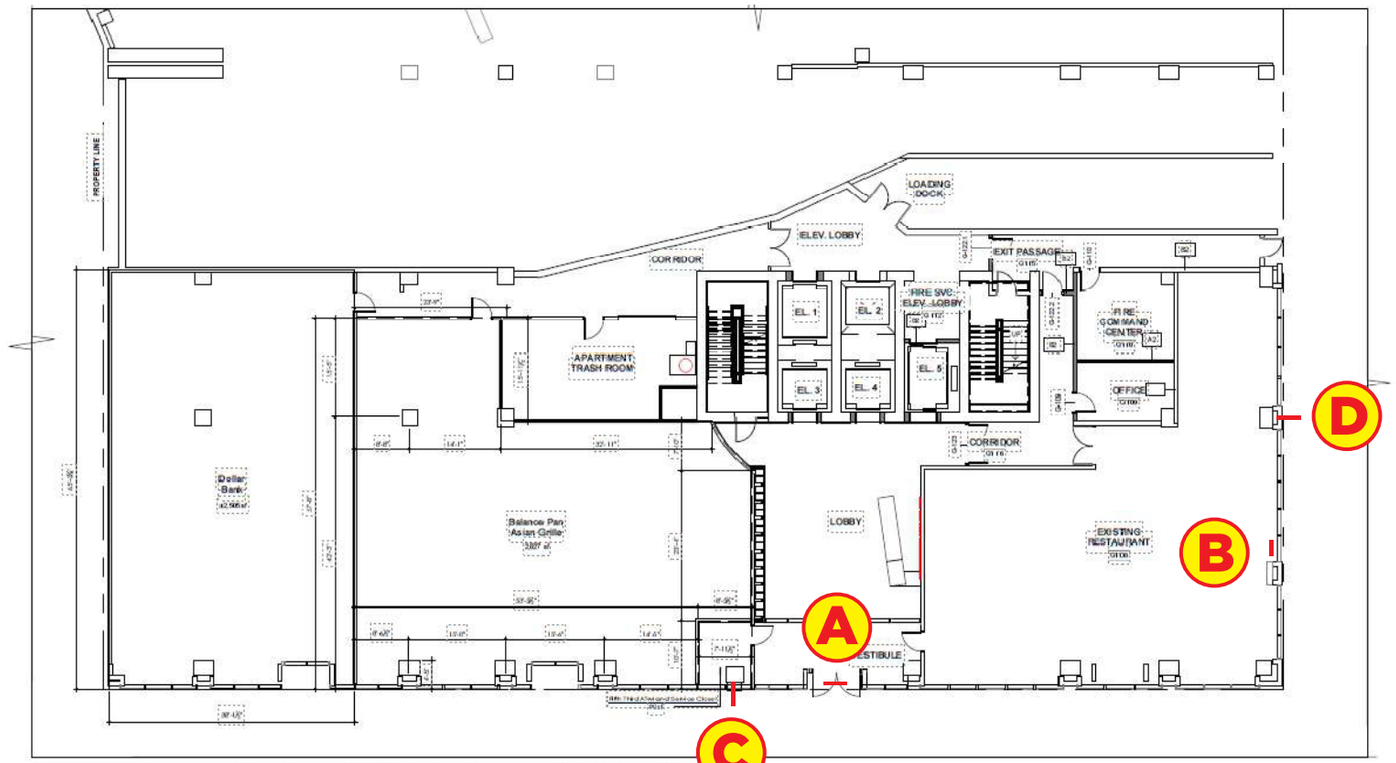

East 6th Street

Euclid Ave

1. LANDLORD RESERVES THE RIGHT TO CHANGE TENANTS, DIMENSIONS, AND THE CONFIGURATION OF BUILDINGS AND COMMONS AREAS.
2. ALL AREAS BEHIND AND ADJACENT TO BUILDINGS MAY BE USED FOR SERVICE DRIVES, STORAGE, PARKING AND OR FUTURE BUILDING.
3. THE LANDLORD DOES NOT MAKE ANY REPRESENTATION THAT THE BUILDINGS OR COMMON AREAS WILL BE CONSTRUCTED OR WILL NOT BE CONSTRUCTED AS SHOWN. LANDLORD RESERVES THE RIGHT TO MAKE CHANGES TO THE SITE PLAN.
4. ANY BUILDING OR ANY FLOOR THEREIN MAY BE USED FOR NON-RETAIL PURPOSES.
5. THE TIMING OF THE CONSTRUCTION OF ANY BUILDING, PARKING, AND COMMON AREAS WITHIN THE DEVELOPMENT SHALL BE DETERMINED AT LANDLORD'S SOLE DISCRETION.
6. PARKING MAY BE PROVIDED IN SURFACE LOTS OR STRUCTURED DECKS.

Building Floor Plan

TENANT PLAN
NTS

N

EXHIBIT A-2
PAGE 1 OF 1

STARK ENTERPRISES
It's all about the experience®

01.29.2025

EXHIBIT A-2
PAGE 1 OF 1

NAS NATIONAL AWNING & SIGN

Design No.:	**26-0140r3**	**Contact Information:**		**Revisions:**
Date:	July 14, 2026	Salesman:	Todd Hefner	
Sheet:	7 of 7	Designer:	Trent Schultz	
Location:	515 Euclid Ave	P.817.625.4323	F.817.625.2123	
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– STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-035247 - Potbelly Signage Rebrand

September 4, 2026

DFDRAC Recommendations:

No DFDR required - like-for-like replacement for a rebrand.

City Planning Staff Recommendations:

Staff supports & requests admin approval for such instances.

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 4, 2026

DF26-009 - Cleveland Hopkins International Airport - Parking Structure, Ground Transportation Center, Rapid Transit Station

Project Address: 5300 Riverside Drive

Type: New Construction - Commercial

Project Representative: Erin Schoop

Approval: Conceptual

Ward 15: Council Member Charles J. Slife | **SPA: Hopkins**

CLEVOLUTION

A BOLD DEPARTURE

CLEVELAND HOPKINS INTERNATIONAL AIRPORT
PHASE 1: PARKING GARAGE, GROUND TRANSPORTATION CENTER, RAPID TRANSIT STATION

CLE CONNECTION GROUP | VOCON. | PICKARD CHILTON | OSBORN ENGINEERING | GFT | DESMAN

PROGRAM OVERVIEW.

Cleveland Hopkins International Airport

The anticipated CLE Terminal Modernization Development Program (TMDP) incorporates changes to many landside and airside program elements and facilities, as well as improvements that will enhance the passenger experience. This represents CLE's aspirations for their future growth, development, an overall bright future, and to live up to their guiding principle, "enjoy going places." The master plan for the redevelopment is a multi-phase project that will span 8 years and a construction cost of $1.6 billion.

Phase 1: Parking Garage

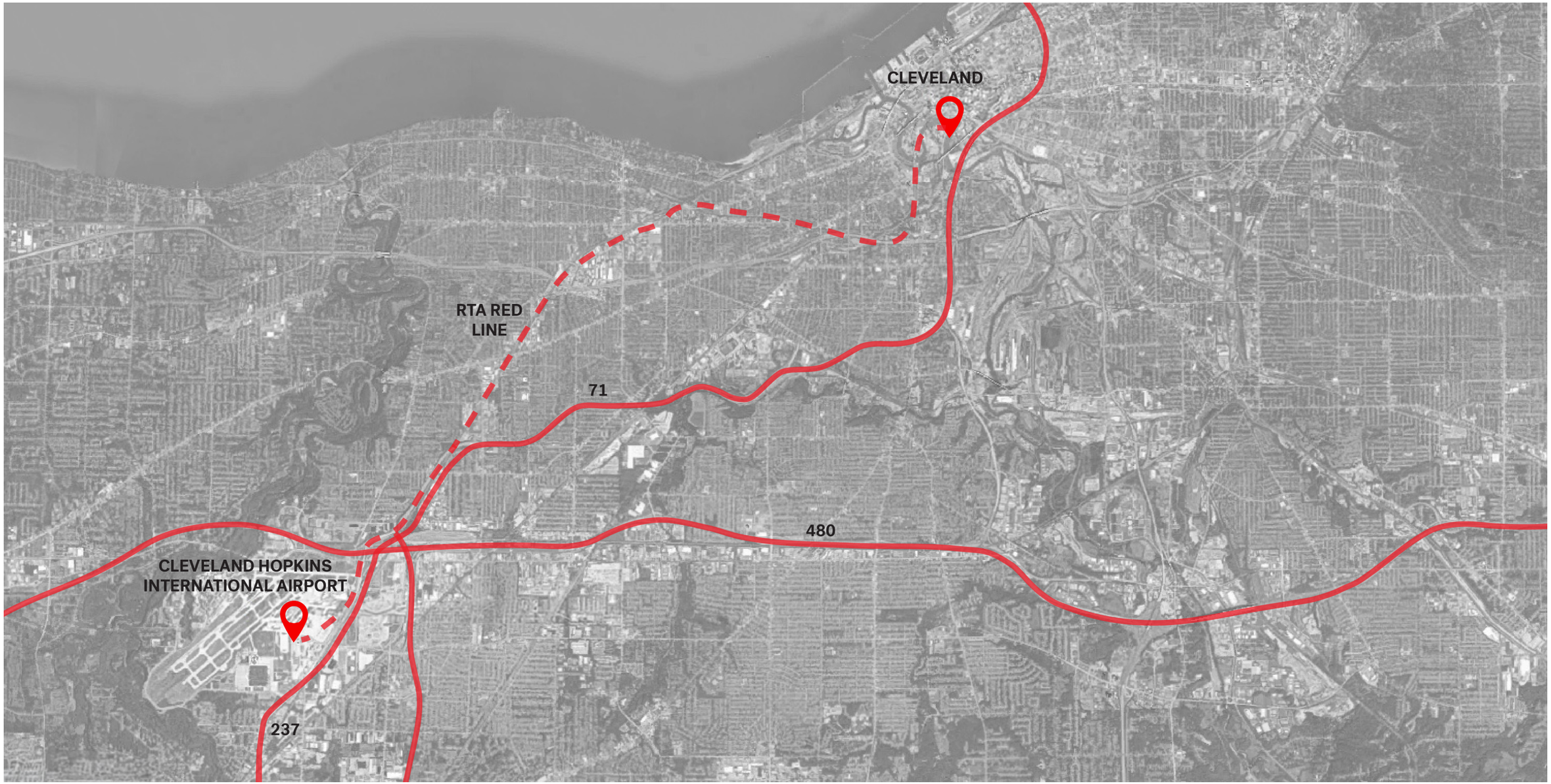
The new TMDP construction work will be phased to ensure operational continuity and capacity with minimal disruption to airport operations and customers. The first phase, the "landside focused," will concentrate on the replacement of parking garage, Ground Transportation Center (GTC) and the RTA tunnel and station.

Key Components

- 6,000 parking spaces
- 2,280,000 gross square feet
- First permanent structure of the CLEvolution master plan
- Relocates below grade RTA station
- Creates the new Ground Transportation Center
- Parking garage to have a sustainability certification under the Parksmart program

CLEVELAND HOPKINS INTERNATIONAL AIRPORT
TERMINAL MODERNIZATION DEVELOPMENT PROGRAM
CREATED CURRENT CLEVOLUTION IMAGERY
CREATES THE BASIS OF DESIGN DOCUMENTS FOR FUTURE TMDP TEAMS
CONTINUING TO PROGRESS CLEVOLUTION PHASING
TMDP-1
GOLD LOT
TMDP-3
PARKING GARAGE, GTC, RTA
• GFT
• VOCON
• DESMAN
• OSBORN
• PICKARD CHILTON
TMDP-4+

SITE LOCATION MAP



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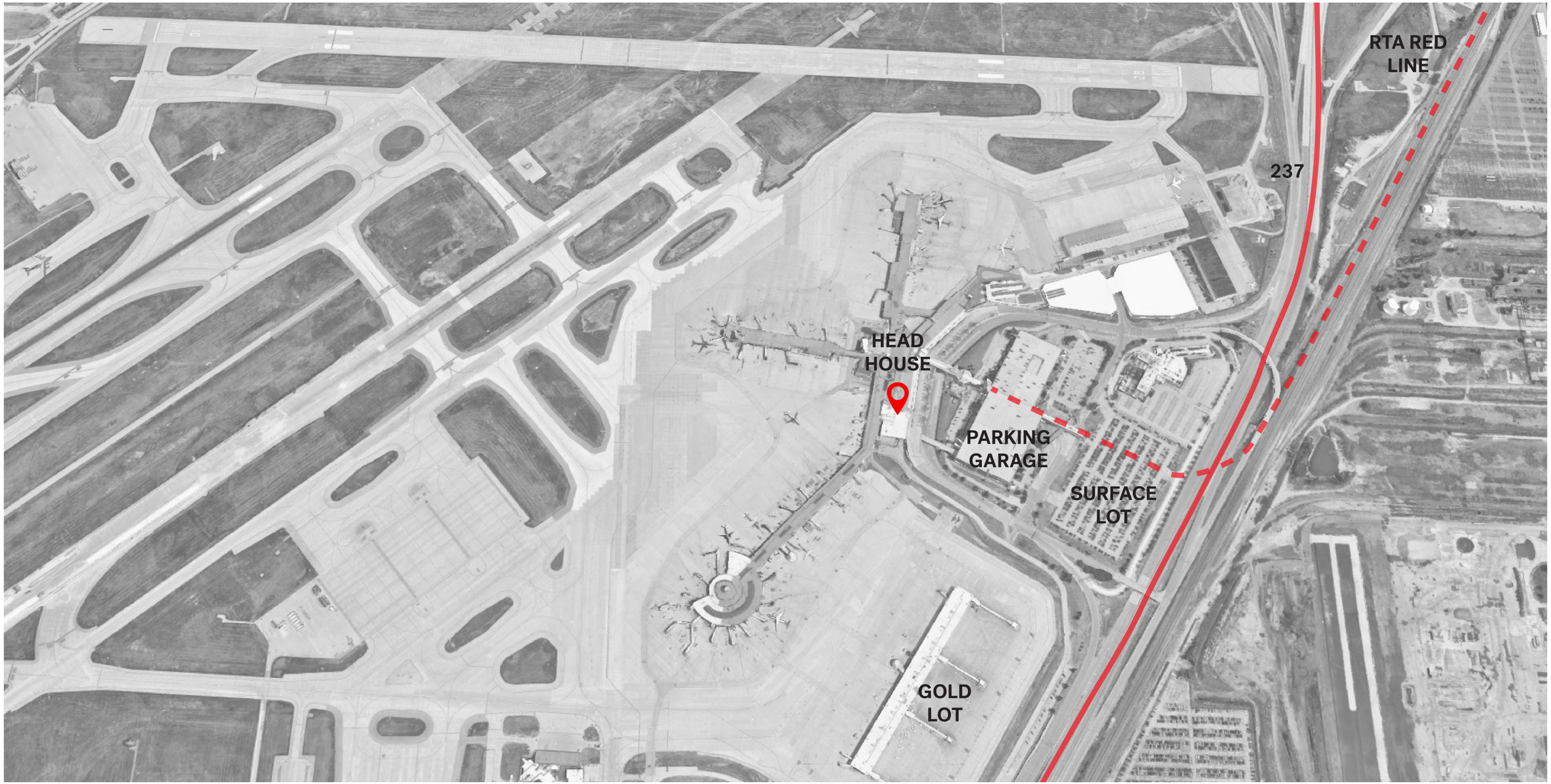
CLEVOLUTION

CITY OF CLEVELAND
Mayor Justin M. Bibb

CCG

SITE LOCATION MAP



EXISTING CONDITIONS

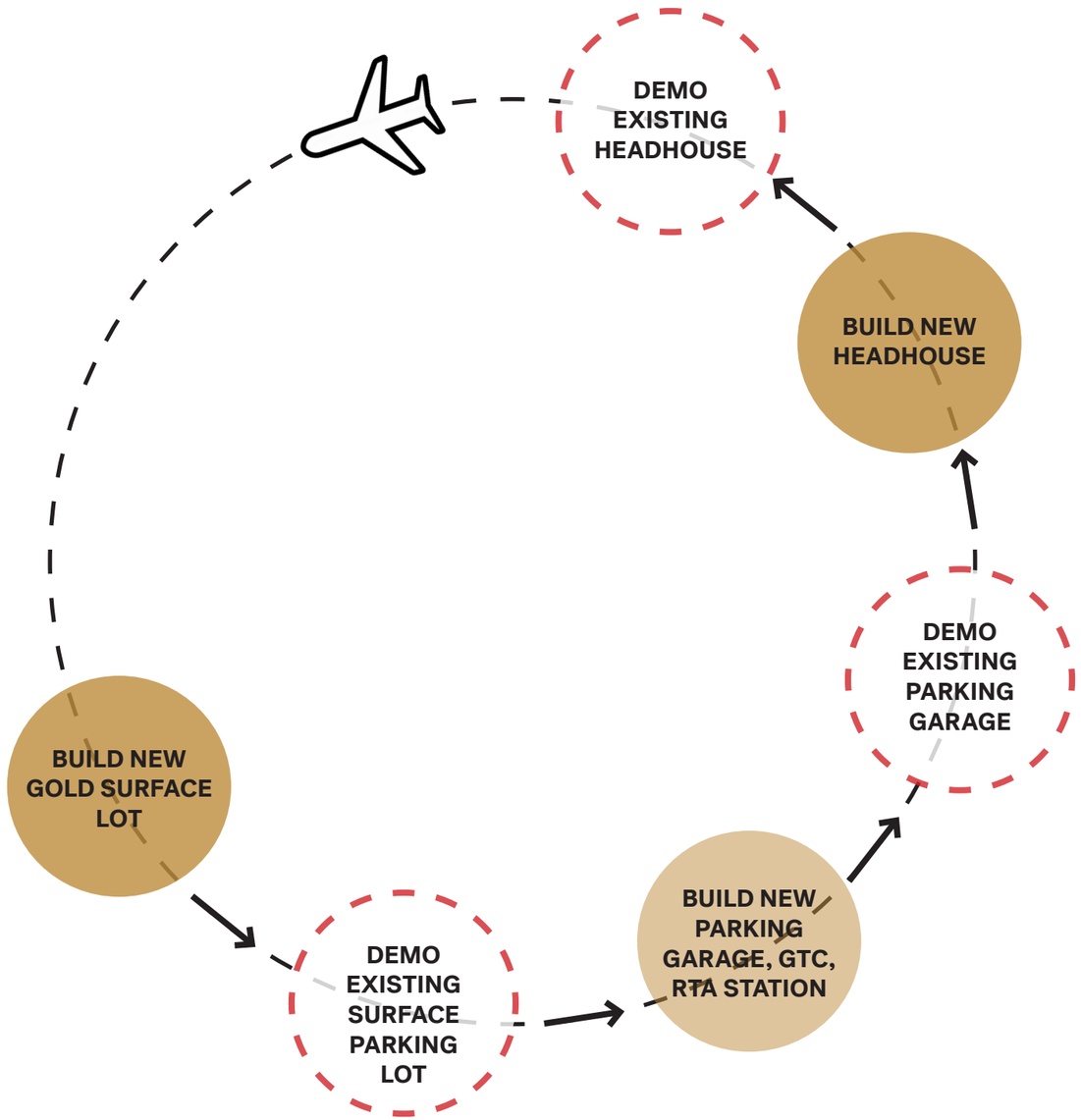
PARKING GARAGE VIA DEPARTURE LANE

PEDESTRIAN BRIDGE OVER ARRIVALS LANE

ARRIVAL AND DEPARTURE CONNECTION

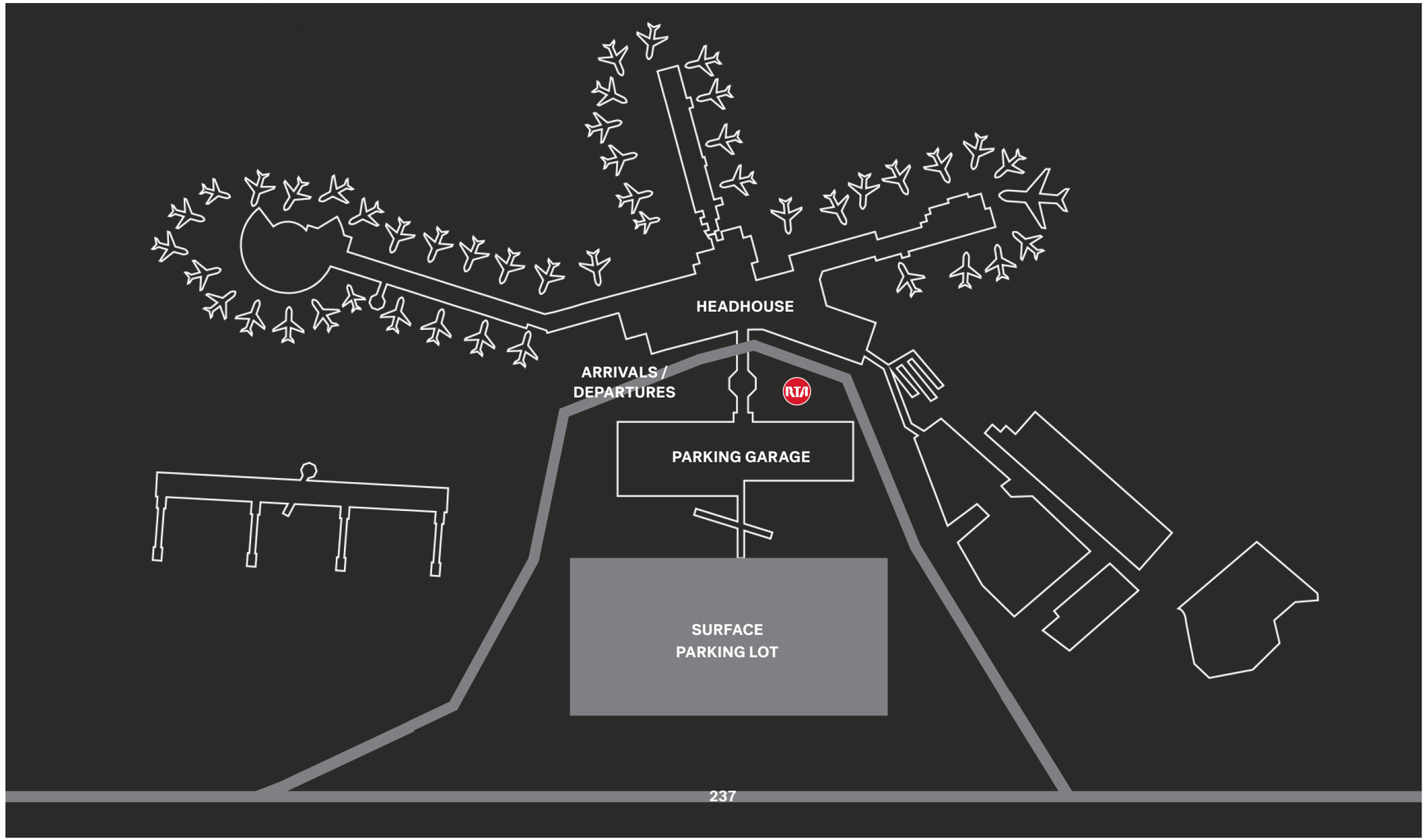
PARKING GARAGE FROM 237

CLEVOLUTION PHASING



SITE CONTEXT PLAN

EXISTING



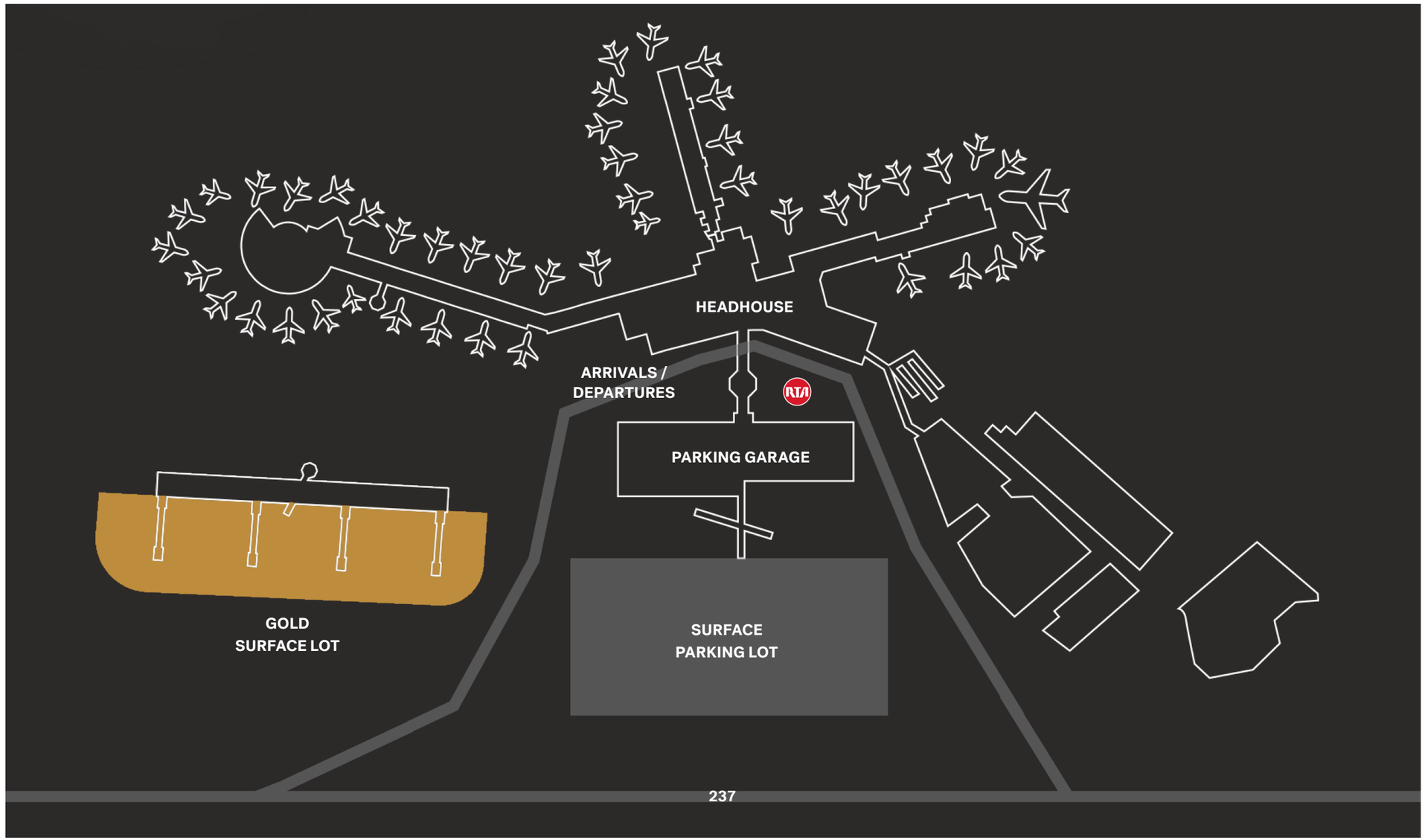
*GRAPHICS BY CLEVOLUTION, SOME IMAGES EDITED FOR SCOPE AND CLARITY.

SITE CONTEXT PLAN

STEP 1

CREATION OF THE GOLD SURFACE LOT, BREAKING GROUND ON 7/1/2026.

- EXISTING
- TO BE BUILT
- TO BE DEMOLISHED



*GRAPHICS BY CLEVOLUTION, SOME IMAGES EDITED FOR SCOPE AND CLARITY.

SITE CONTEXT PLAN

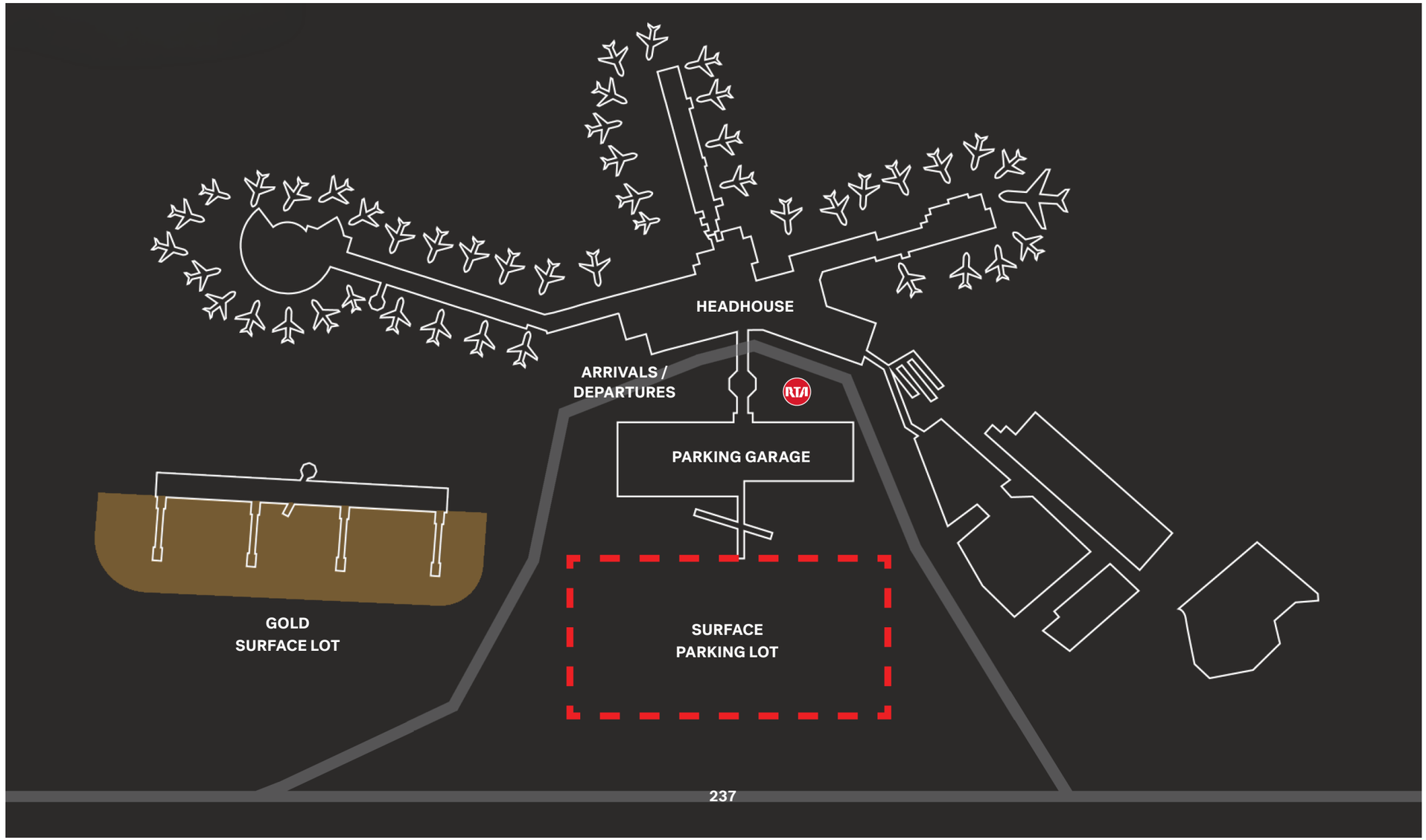
STEP 2

DEMOLISH EXISTING
SURFACE PARKING LOT.

EXISTING

TO BE BUILT

TO BE DEMOLISHED



*GRAPHICS BY CLEVOLUTION, SOME IMAGES EDITED FOR SCOPE AND CLARITY.

SITE CONTEXT PLAN

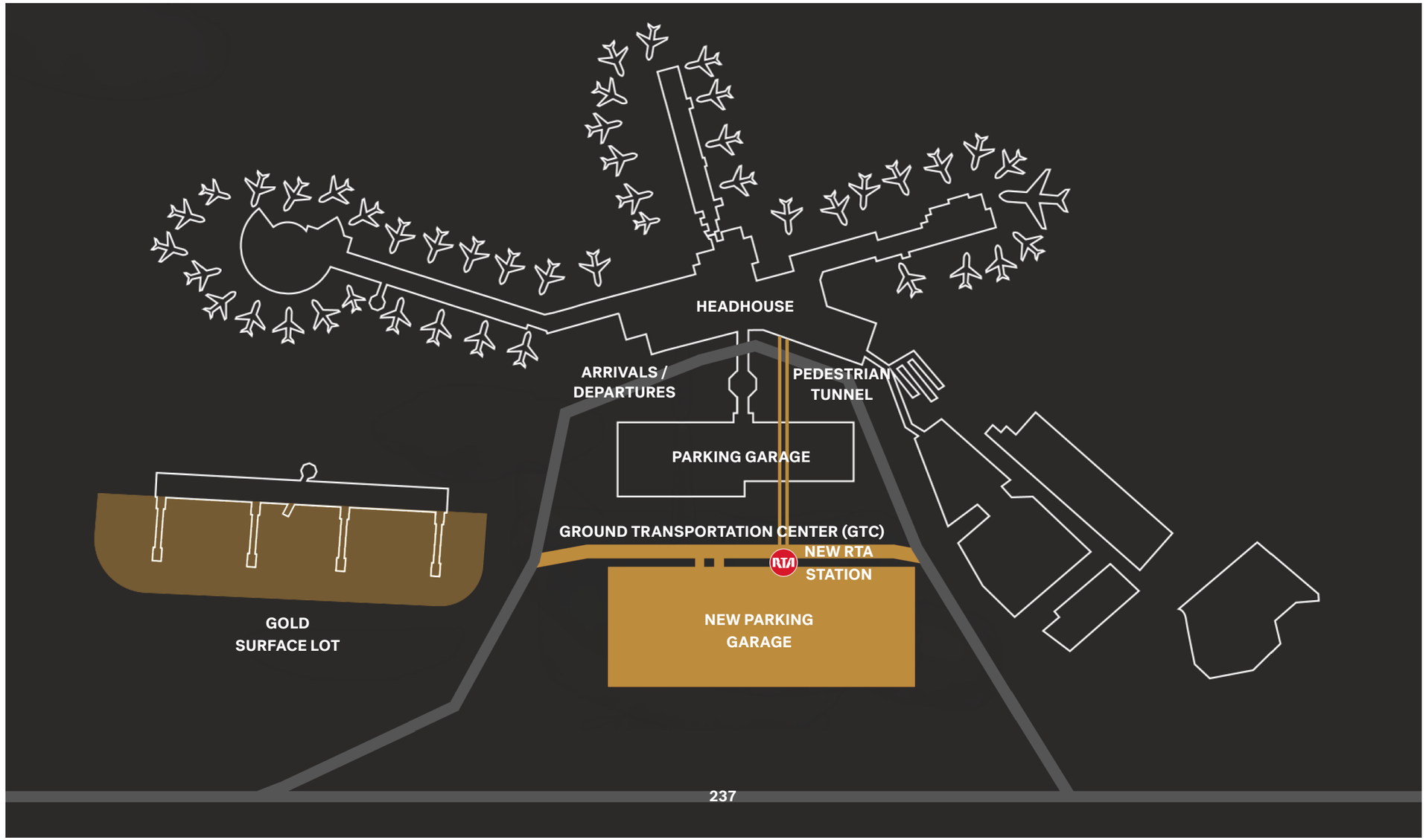
STEP 3

DAY ONE CONDITION

BUILD NEW PARKING GARAGE (PHASE 1), NEW RTA TUNNEL AND STATION, AND THE GROUND TRANSPORTATION CENTER (GTC).

CREATE NEW PEDESTRIAN TUNNEL FROM EXISTING RTA PATH.

- EXISTING
- TO BE BUILT
- TO BE DEMOLISHED



*GRAPHICS BY CLEVOLUTION, SOME IMAGES EDITED FOR SCOPE AND CLARITY.

SITE CONTEXT PLAN

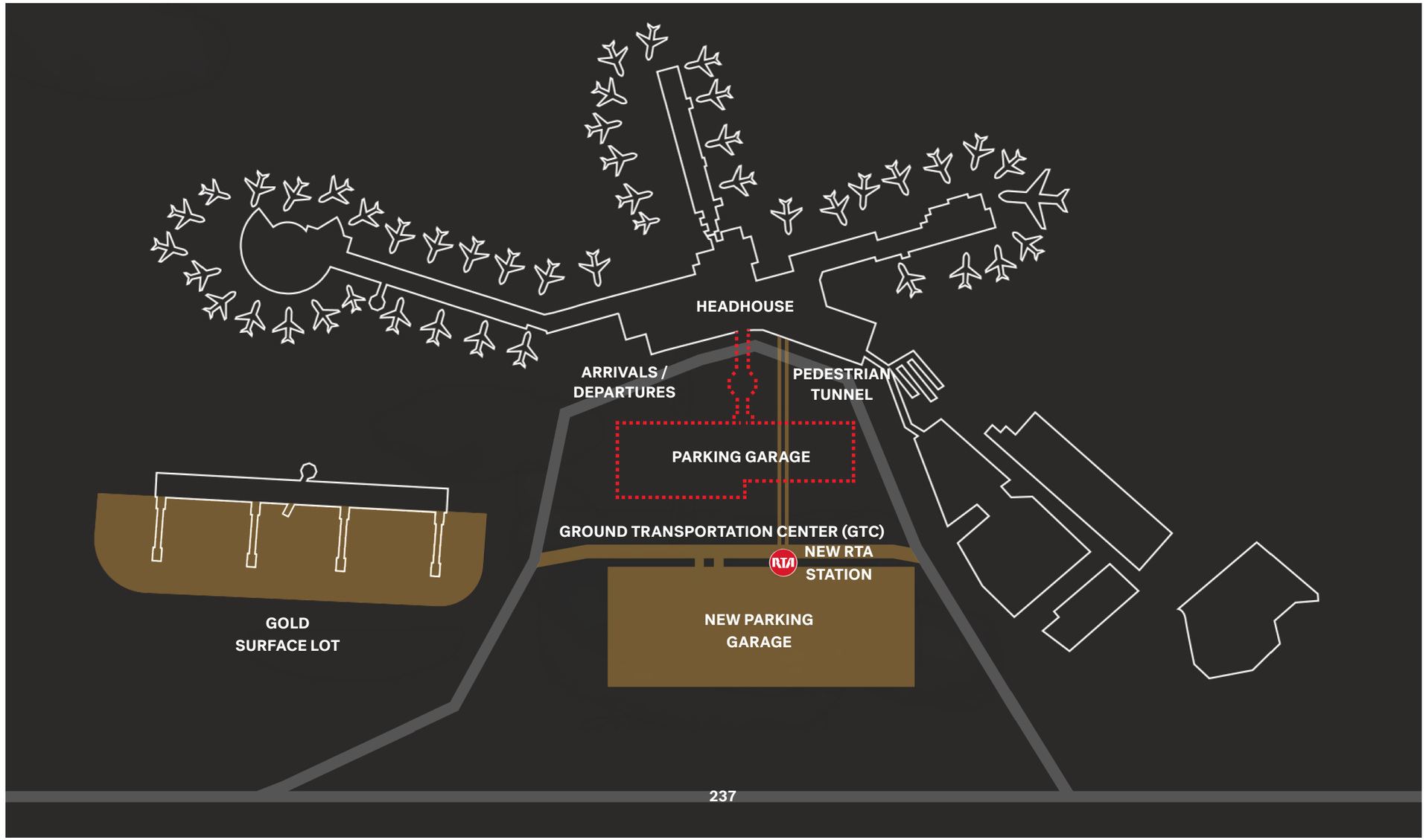
STEP 4

DEMOLISH EXISTING PARKING GARAGE.

EXISTING

TO BE BUILT

TO BE DEMOLISHED



*GRAPHICS BY CLEVOLUTION, SOME IMAGES EDITED FOR SCOPE AND CLARITY.

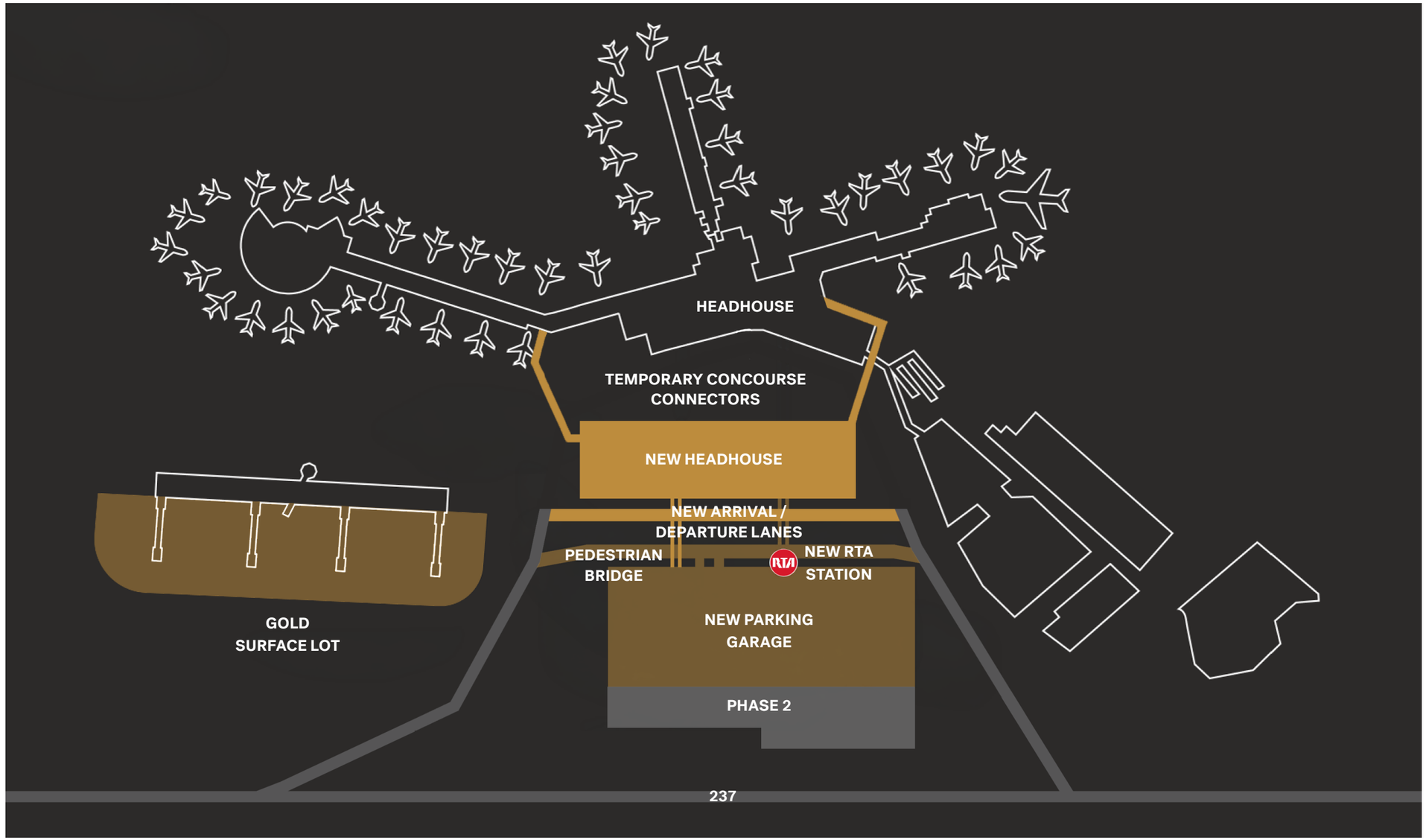
SITE CONTEXT PLAN

STEP 5

LANDSIDE DEVELOPMENT COMPLETE

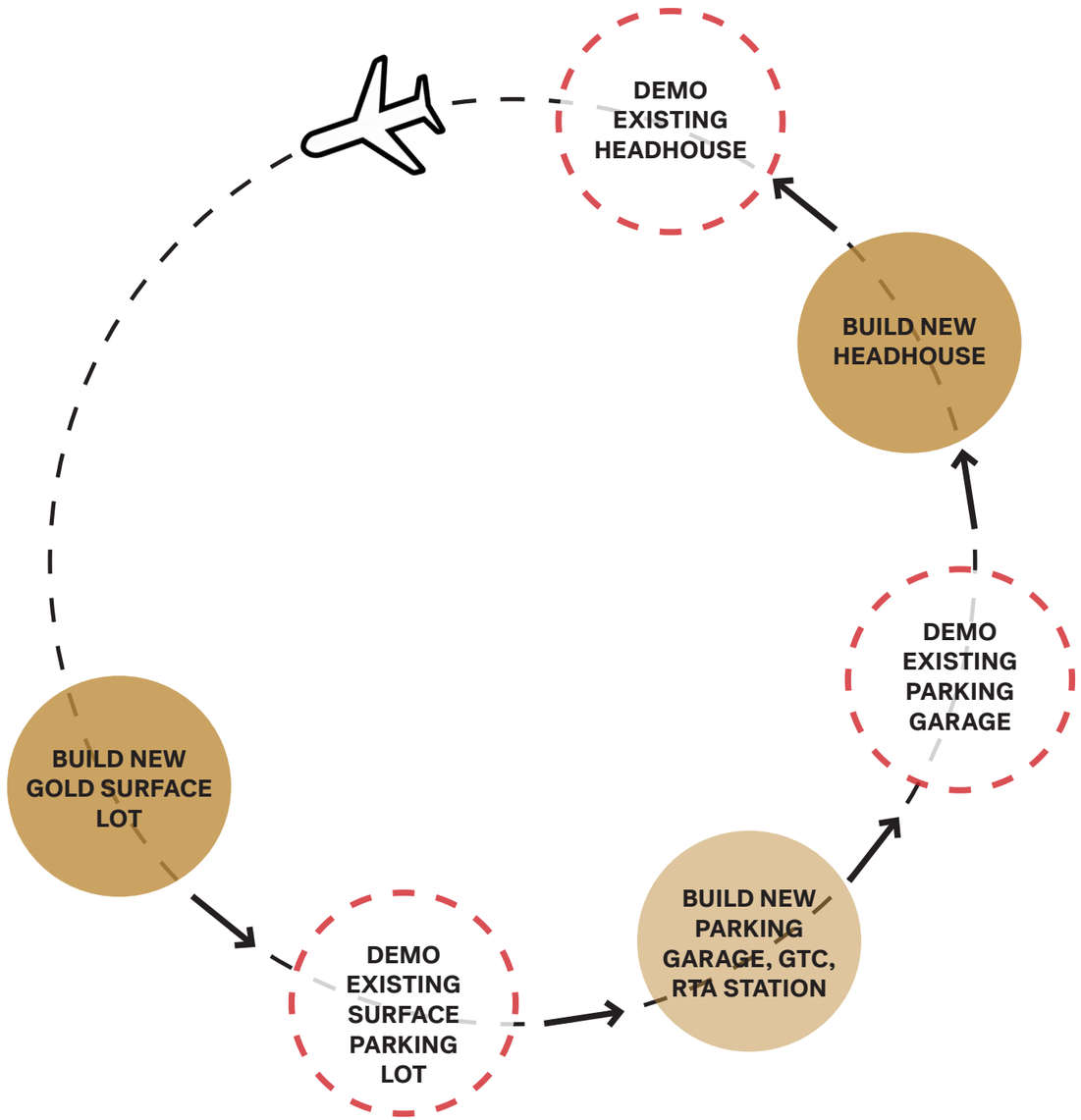
BUILD NEW HEADHOUSE, ARRIVALS/DEPARTURES ROADWAY, AND PEDESTRIAN BRIDGE.

- EXISTING
- TO BE BUILT
- TO BE DEMOLISHED

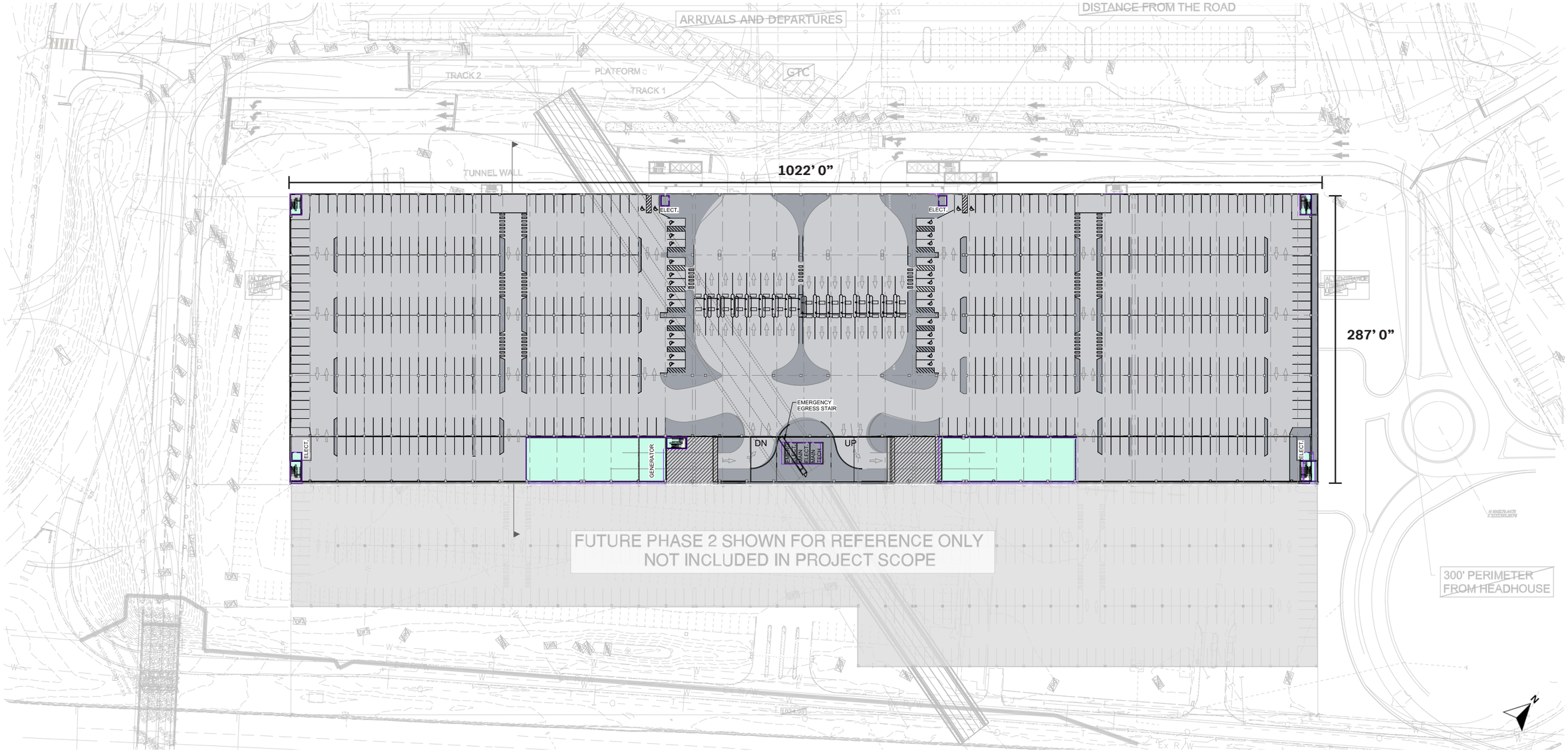


*GRAPHICS BY CLEVOLUTION, SOME IMAGES EDITED FOR SCOPE AND CLARITY.

CLEVOLUTION PHASING



SITE PLAN



*OVERLAY OF EXISTING AND FUTURE SITE CONTEXT.

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CLEVOLUTION

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Mayor Justin M. Bibb

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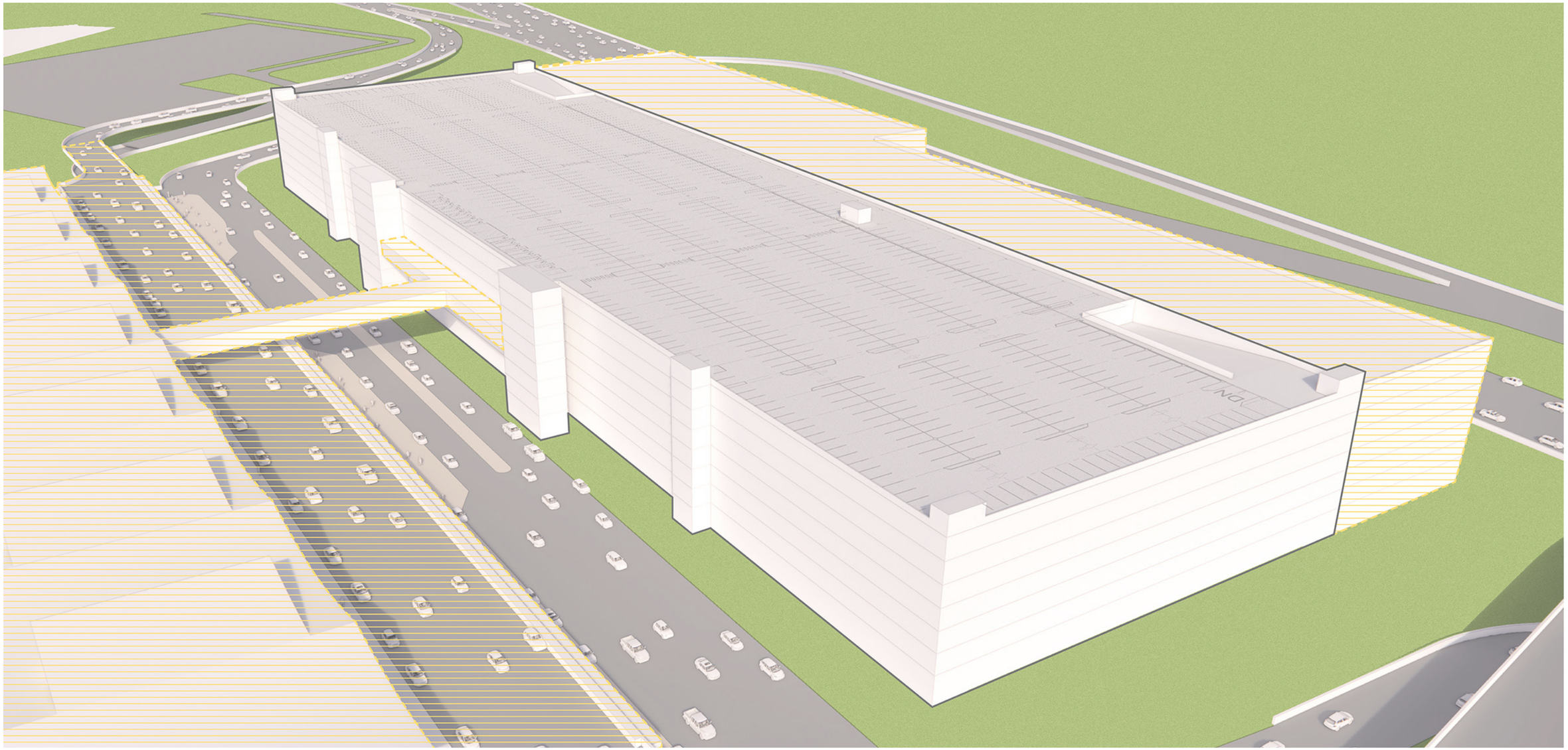
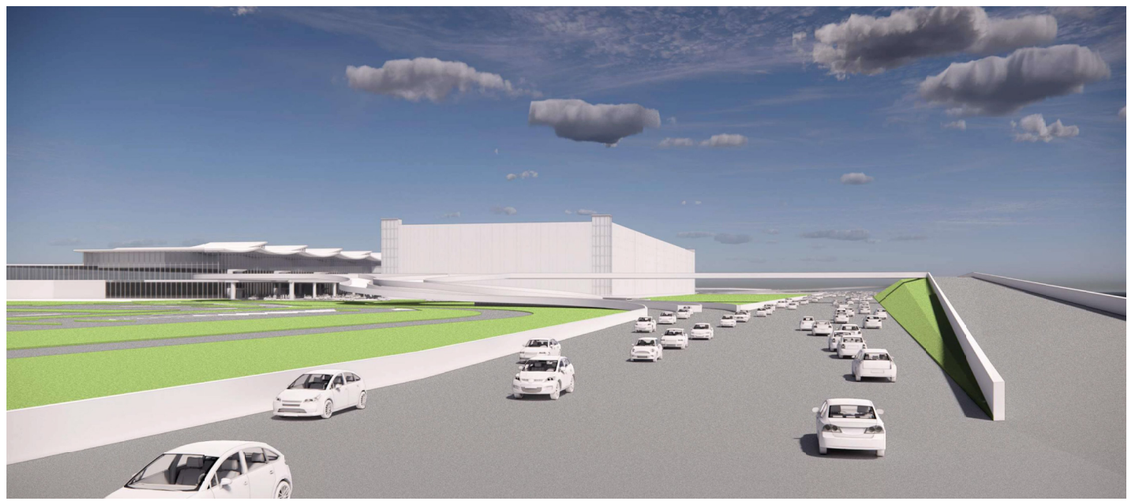
MASSING VIEW: DAY ONE CONDITION



*GOLD HATCH INDICATES FUTURE PHASING SCOPE.

MASSING VIEWS: FUTURE PHASING CONDITIONS



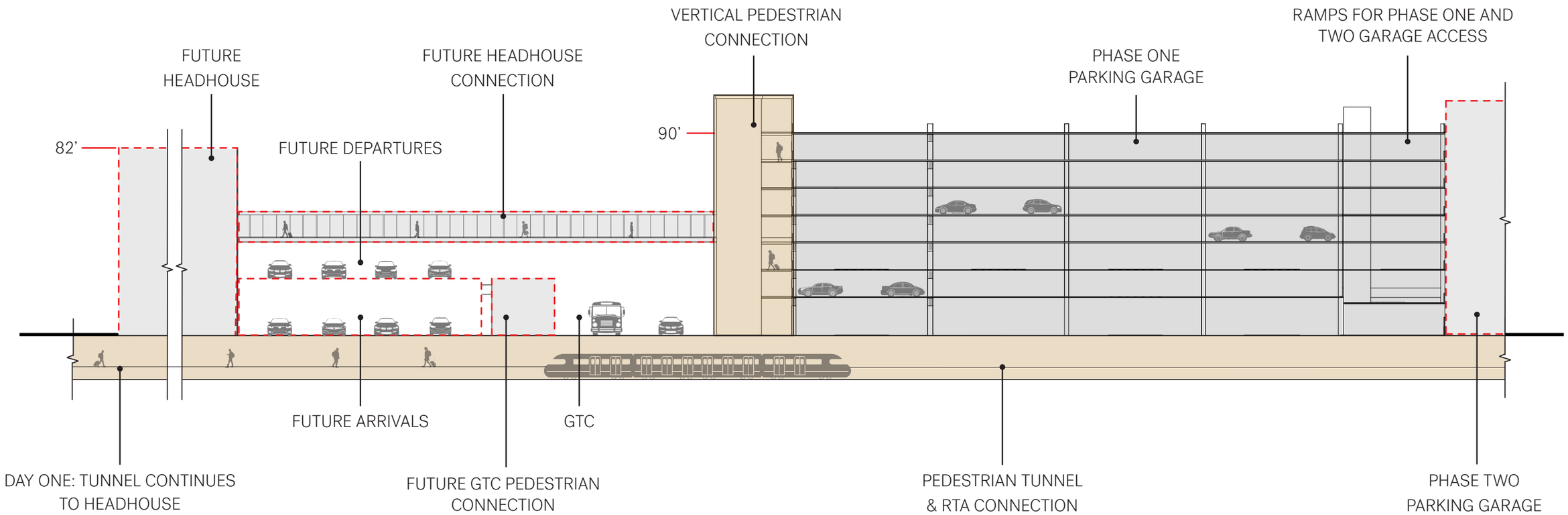
SOUTHERN VIEW FROM HIGHWAY LOOKING NORTH TOWARDS THE PARKING STRUCTURE (PHASE 1 ONLY) & HEADHOUSE

NORTHEAST VIEW FROM HIGHWAY LOOKING TOWARDS THE PARKING STRUCTURE (PHASE 1 ONLY) & HEADHOUSE

VIEW FROM NORTHEAST APPROACH LOOKING TOWARDS HEADHOUSE AND PHASE 1 OF PARKING STRUCTURE

VIEW FROM NORTHEAST APPROACH LOOKING SOUTH BETWEEN PARKING STRUCTURE & HEADHOUSE

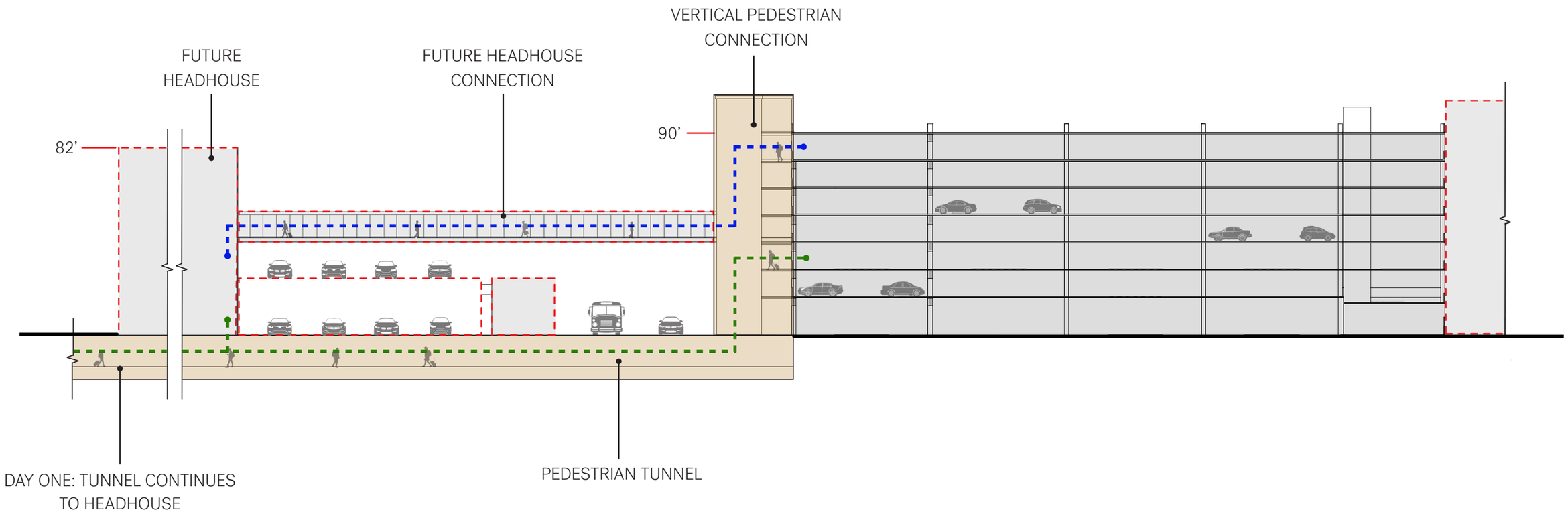
DIAGRAMMATIC SECTION



*FUTURE ITEMS ARE NOT IN CCG SCOPE AND ARE TO BE DESIGNED & EXECUTED BY OTHERS.

DIAGRAMMATIC SECTION

PEDESTRIAN PATH



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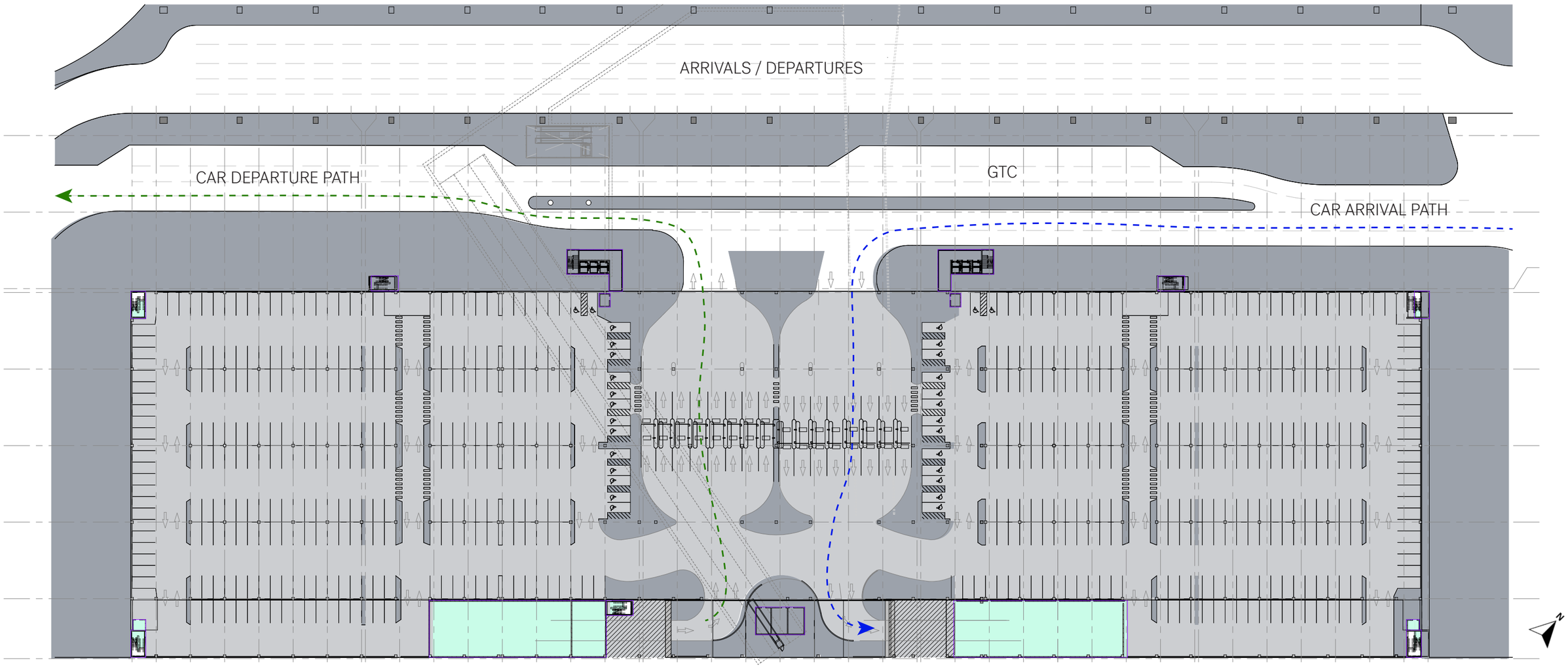
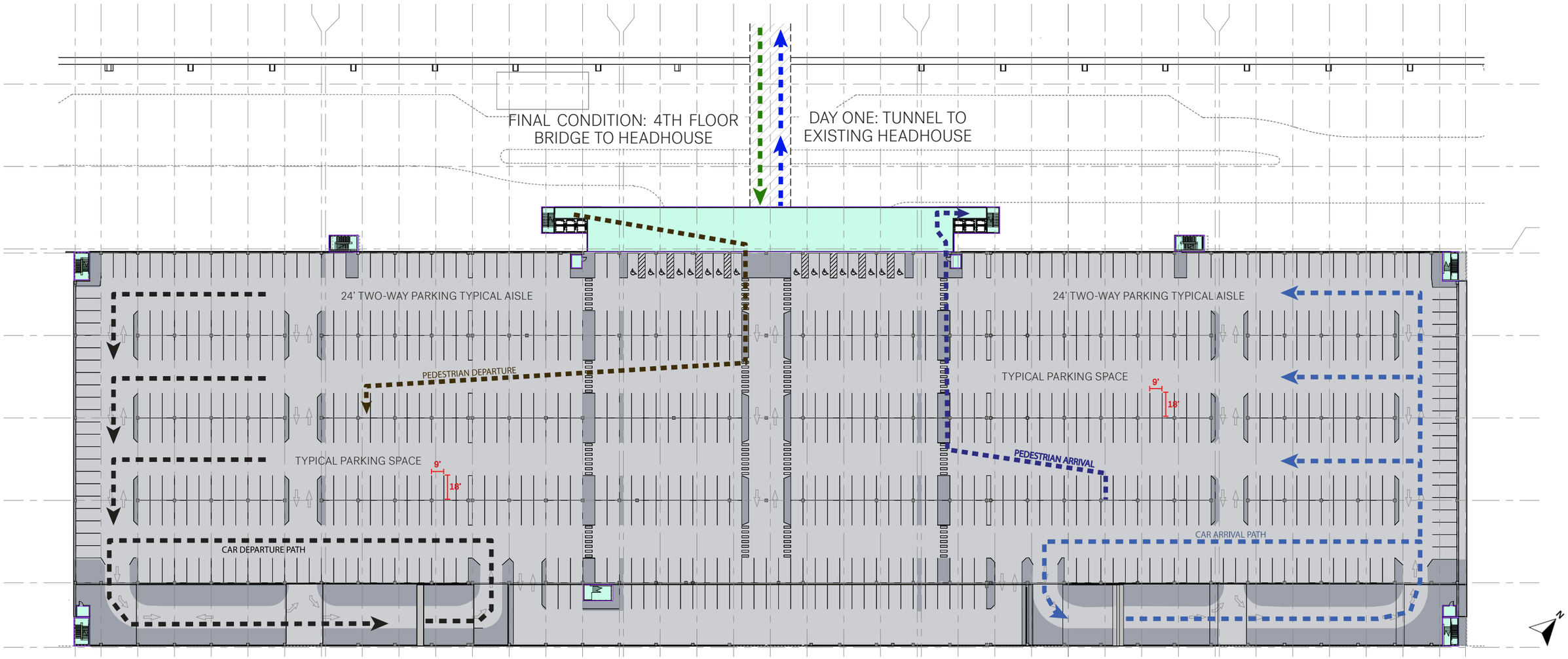
GROUND FLOOR PLAN

VEHICULAR PATH



TYPICAL FLOOR PLAN

PEDESTRIAN & VEHICULAR PATH



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CLEVOLUTION

CITY OF CLEVELAND
Mayor Justin M. Bibb

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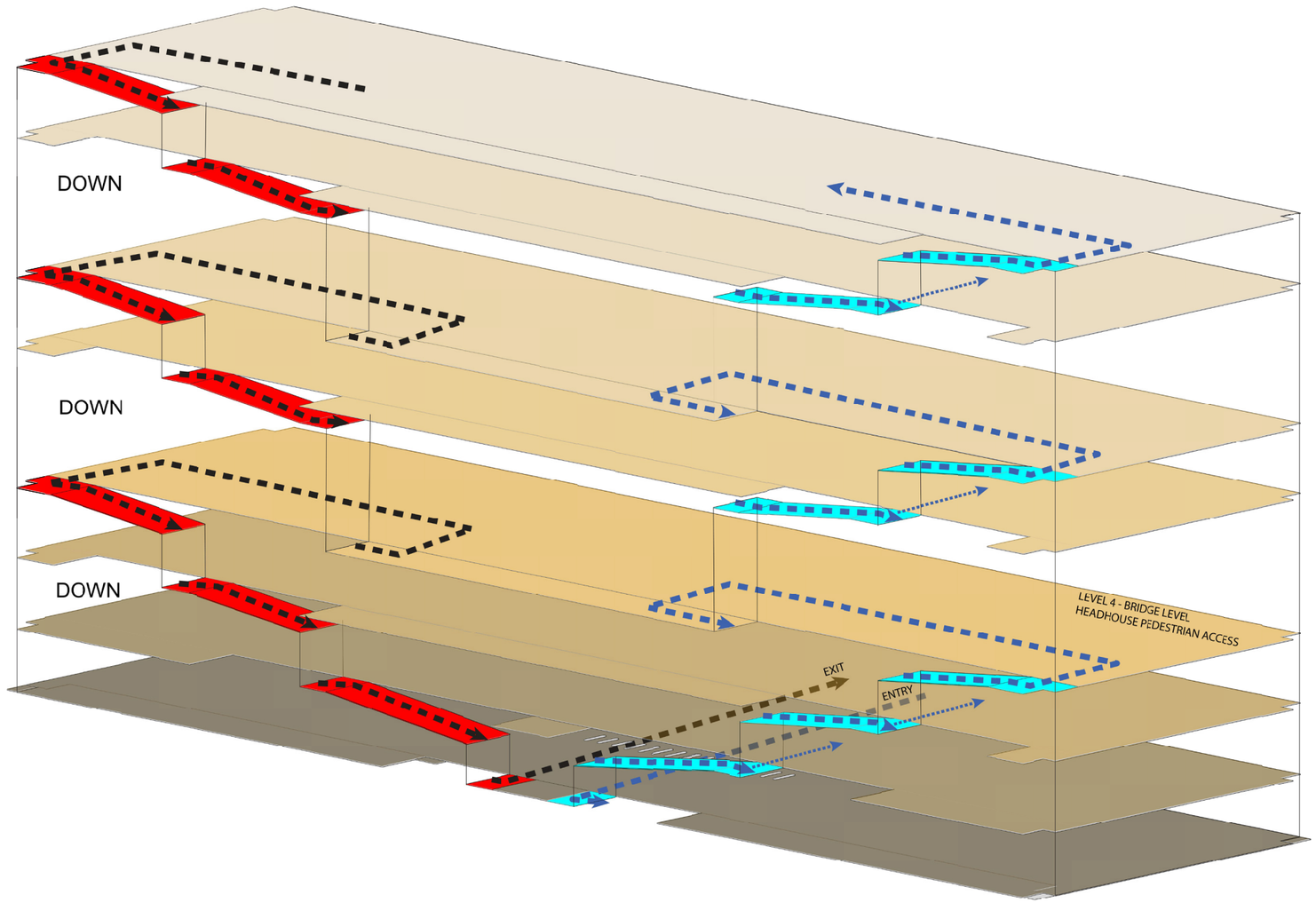
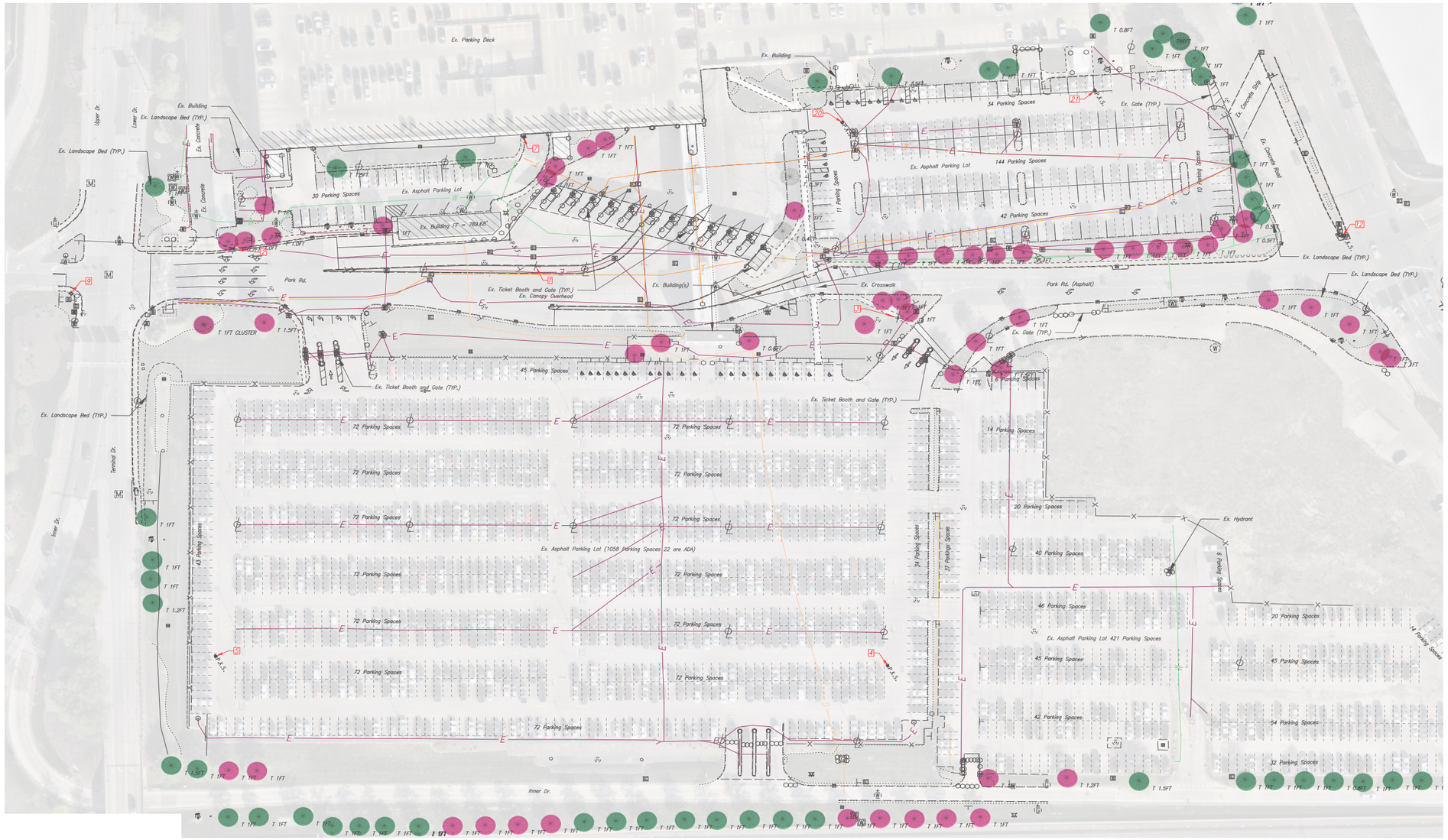
PARKING RAMP DIAGRAM



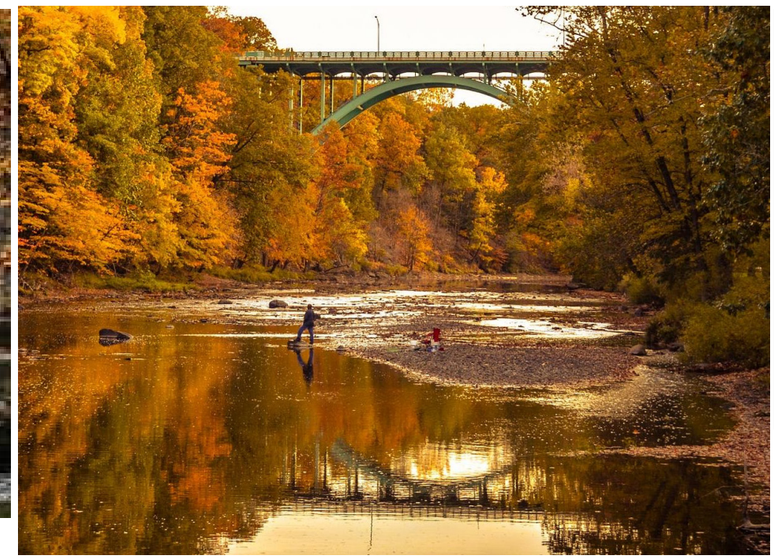
TREE PRESERVATION PLAN

- EXISTING TREE THAT MEETS SIZE REQUIREMENT, TO BE PRESERVED
- EXISTING TREE THAT MEETS SIZE REQUIREMENT, TO BE REPLACED
- EXISTING TREE THAT DOES NOT MEETS SIZE REQUIREMENT

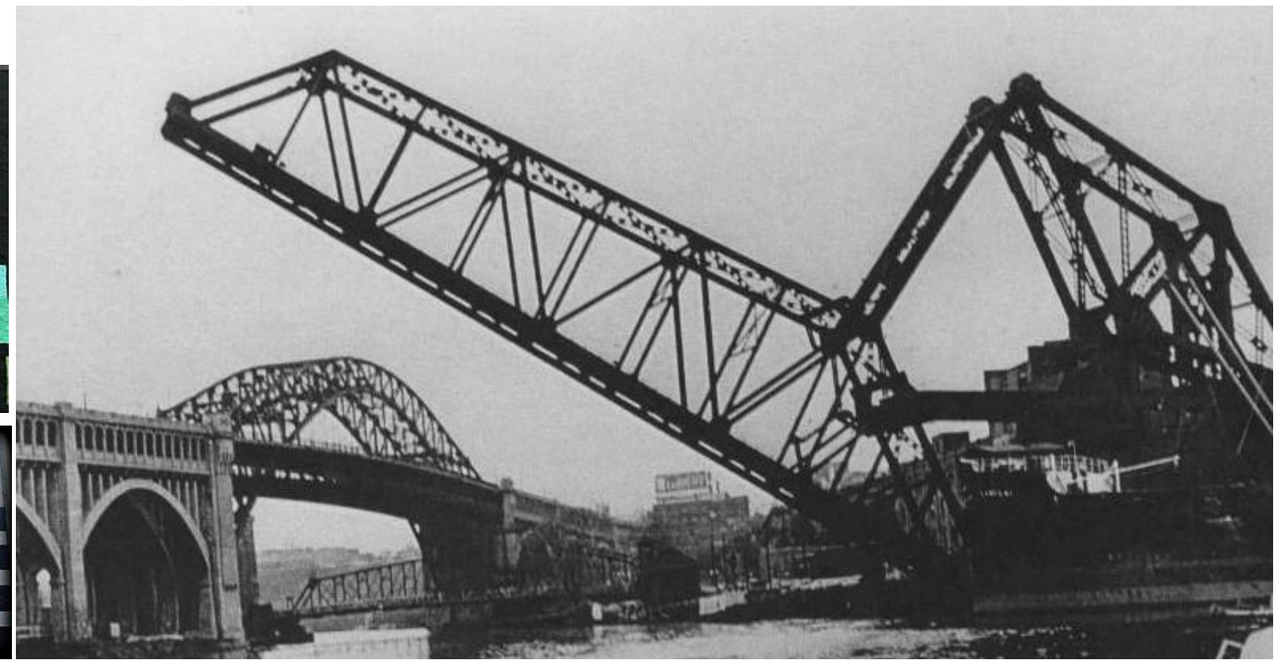


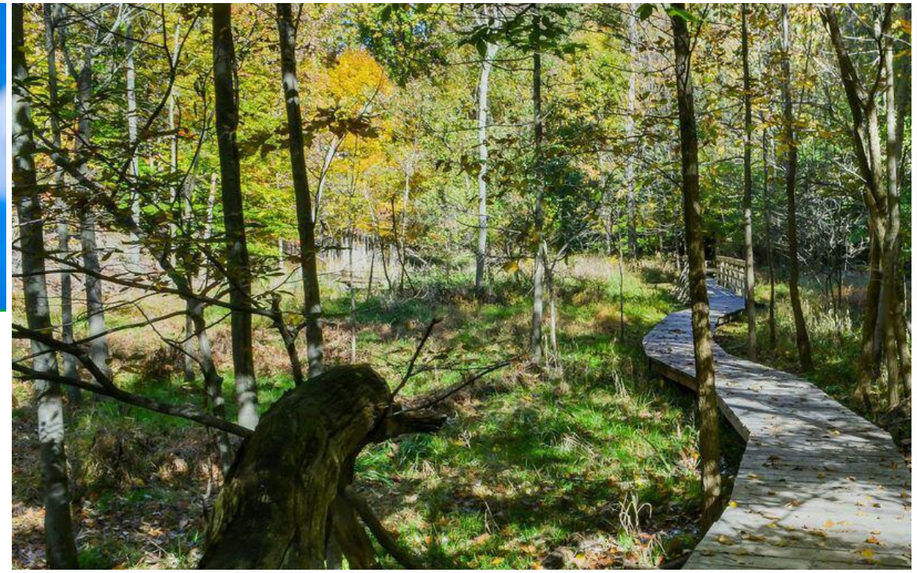
*LOGISTIC PLAN AND FINAL SITE BOUNDARY IN PROGRESS.

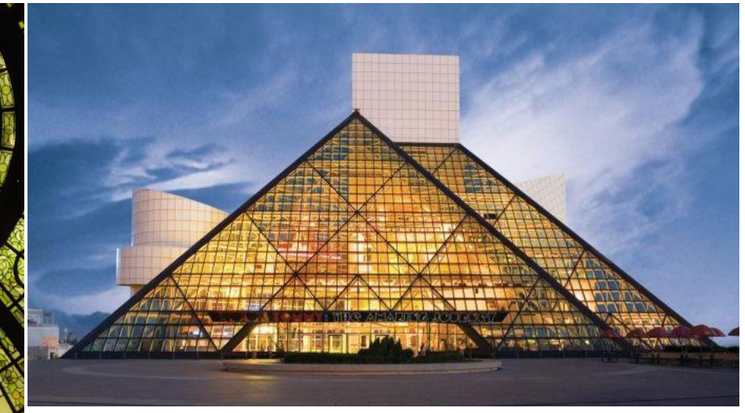
DESIGN INSPIRATION IMAGERY



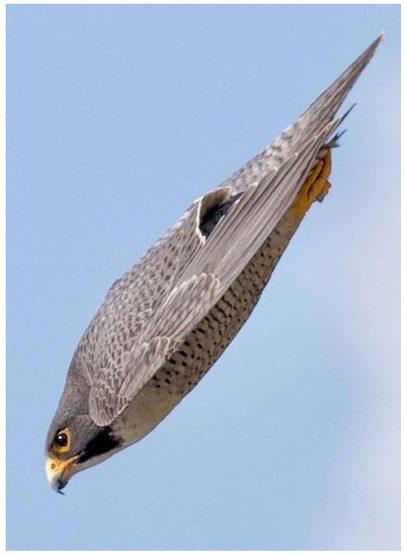
DESIGN INSPIRATION IMAGERY

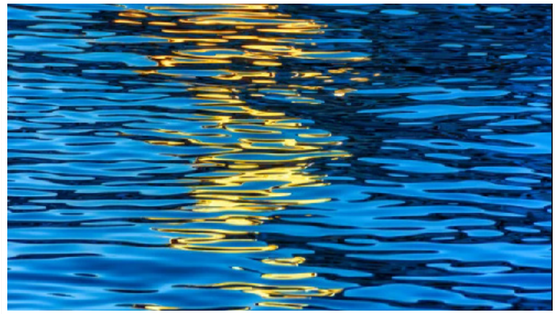


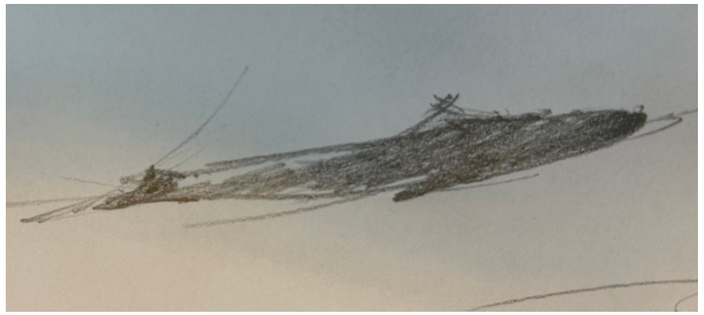


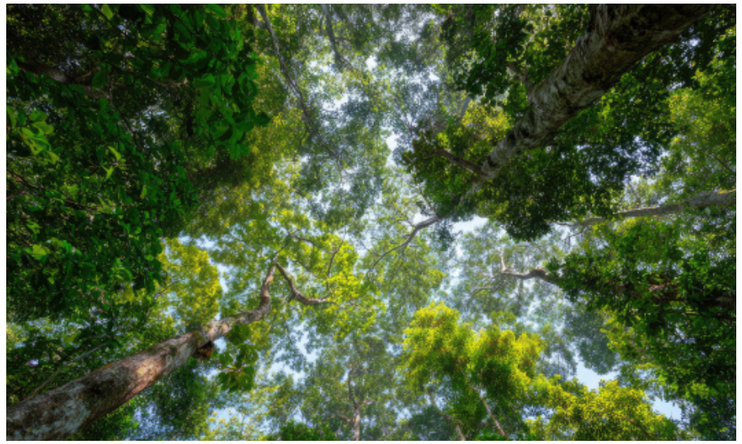


DESIGN INSPIRATION IMAGERY









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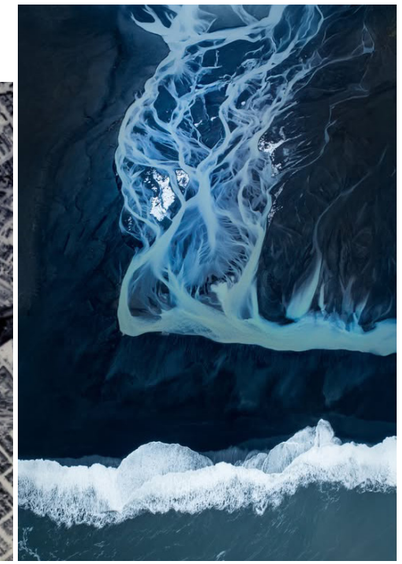

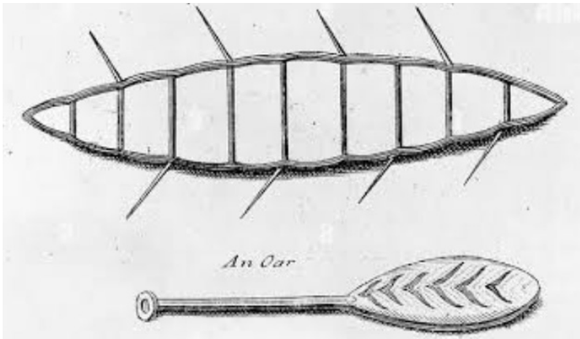

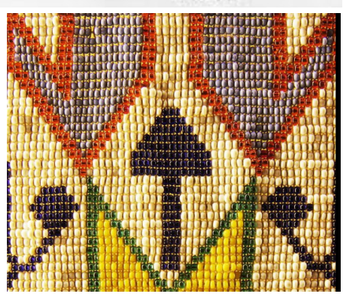

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INTERNATIONAL AIRPORT

CITY OF CLEVELAND
Mayor Justin M. Bibb

CCG CLE CONNECTION GROUP | vocon. | PICKARD CHILTON | OSBORN ENGINEERING | GFT | DESMAN

– STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF26-009 - Cleveland Hopkins International Airport - Parking Structure, Ground Transportation Center, Rapid Transit Station

September 4, 2026

DFDRAC Recommendations:

DFDRAC recommended conceptual approval on 8/27/26 with the following conditions:

- Provide cost per car budget [with reference to the extents of budgeted facade detailing].
- Provide information about how the design of this major intervention holistically reflects the architecture of the rest of the Airport renovations, and also the importance of this region & place [reference made to regional materiality and 'first in flight' history & legacy].

City Planning Staff Recommendations:

STAFF RECOMMENDATIONS TBD

Cleveland City Planning Commission

Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-007298 - Nirvana Dispensary

September 4, 2026

Project Address: 4002 Jennings Rd

Type: New Construction

Project Representative: Fayez Abboud

Approval: Schematic

Ward 4: Council Member Kris Harsh | **SPA: Brooklyn Centre**

Thoughtfully Designed for the Jennings Road Corridor

4002 Jennings Road

PRJ26-007298

Commercial Development

Cleveland Planning Commision

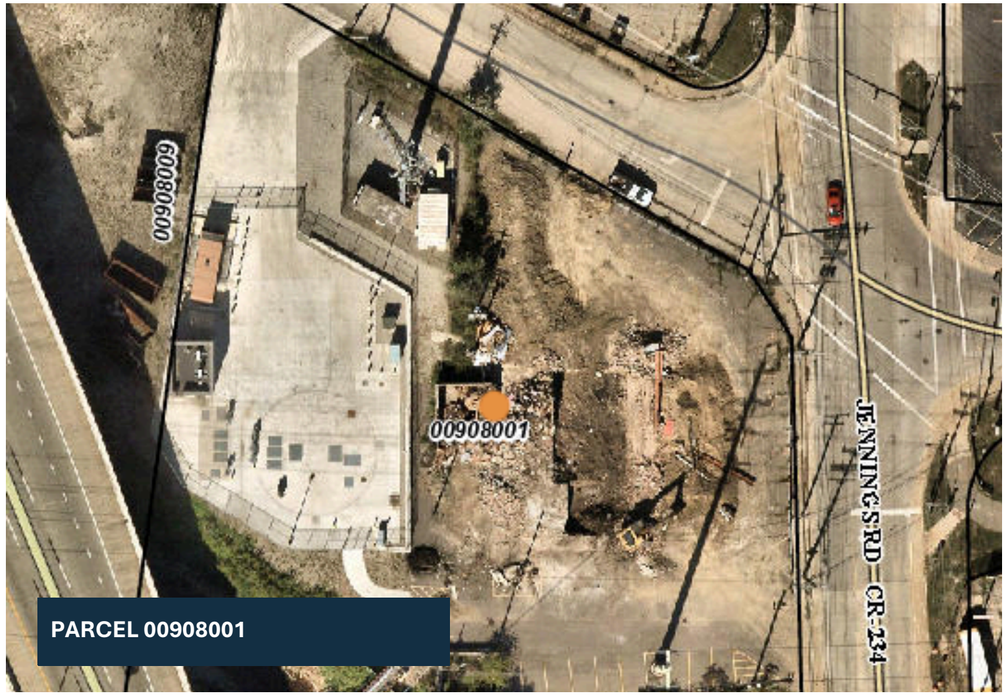
PROJECT OVERVIEW + SITE DATA

4002 JENNINGS ROAD

PROJECT OVERVIEW

The proposed development consists of a new approximately 4,200-square-foot, single-story commercial building for a state-licensed dispensary. The project activates an underutilized Jennings Road property with a thoughtfully organized site designed for safe circulation, convenient access, long-term durability, and compatibility with the surrounding industrial and commercial corridor.

SITE PARCEL



SITE LOCATION MAP

SITE DATA

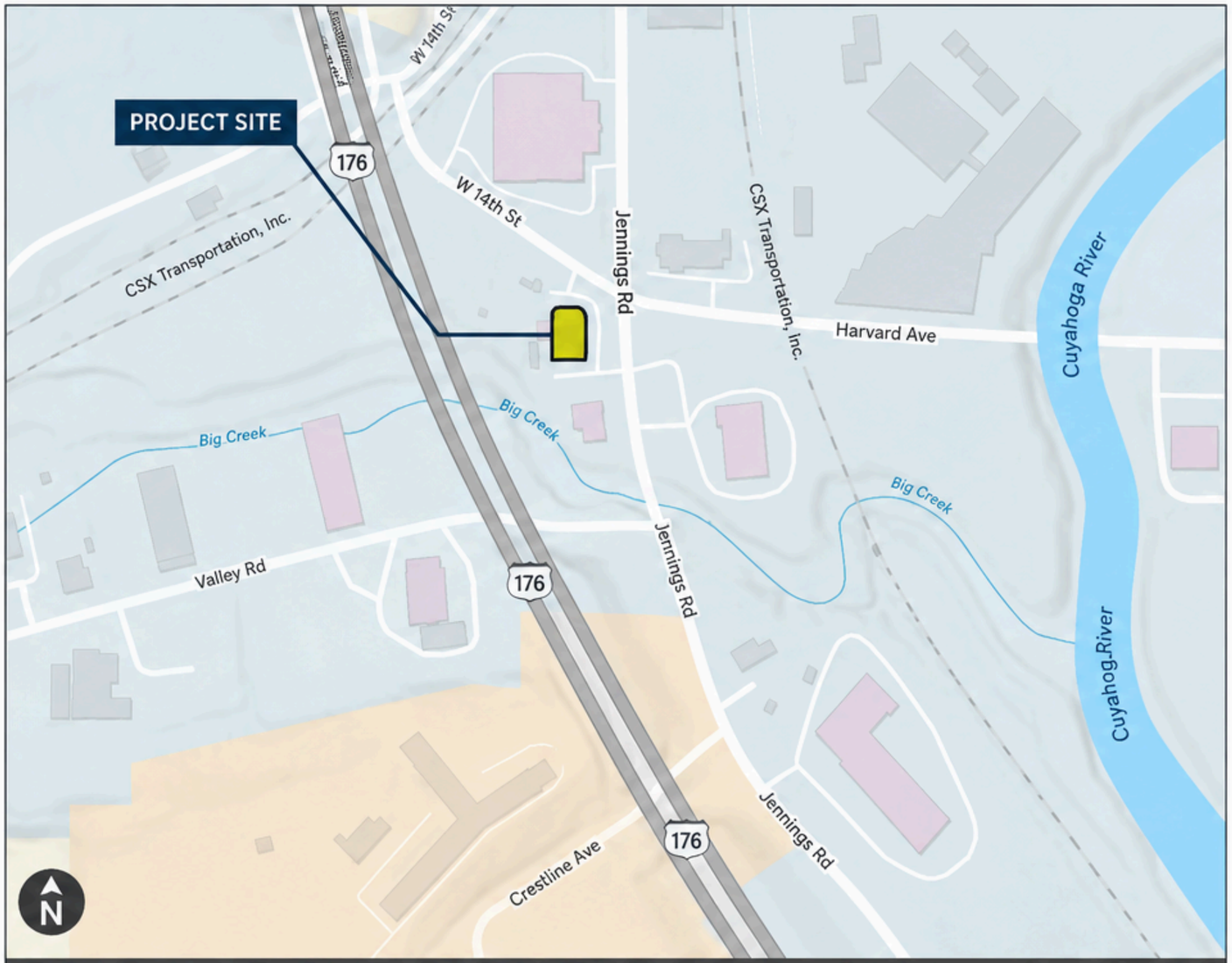
ADDRESS	4002 Jennings Road, Cleveland, OH 44109
PARCEL ID	00908001
JURISDICTION	City of Cleveland
ZONING	GI – General Industry
LOT AREA	26,963 SF • 0.62 acres
PROPOSED DEVELOPMENT	New Construction
PROPOSED USE	State-Licensed Dispensary
BUILDING AREA	Approx. 4,200 SF
BUILDING HEIGHT	12'-0"
STORIES	1
PROJECT NO.	PRJ26-007298

Parcel, site area and building information coordinated with current schematic documents.

ZONING MAP

CITY OF CLEVELAND ZONING DISTRICT

4002 JENNINGS ROAD
CLEVELAND, OH 44109
PRJ26-007298



Source: City of Cleveland Zoning Map (Cuyahoga County Generalized Zoning Districts)

Date: August 18, 2026

ZONING DESIGNATION

GI

GENERAL INDUSTRY

The project site is zoned GI – General Industry.

ZONING LEGEND

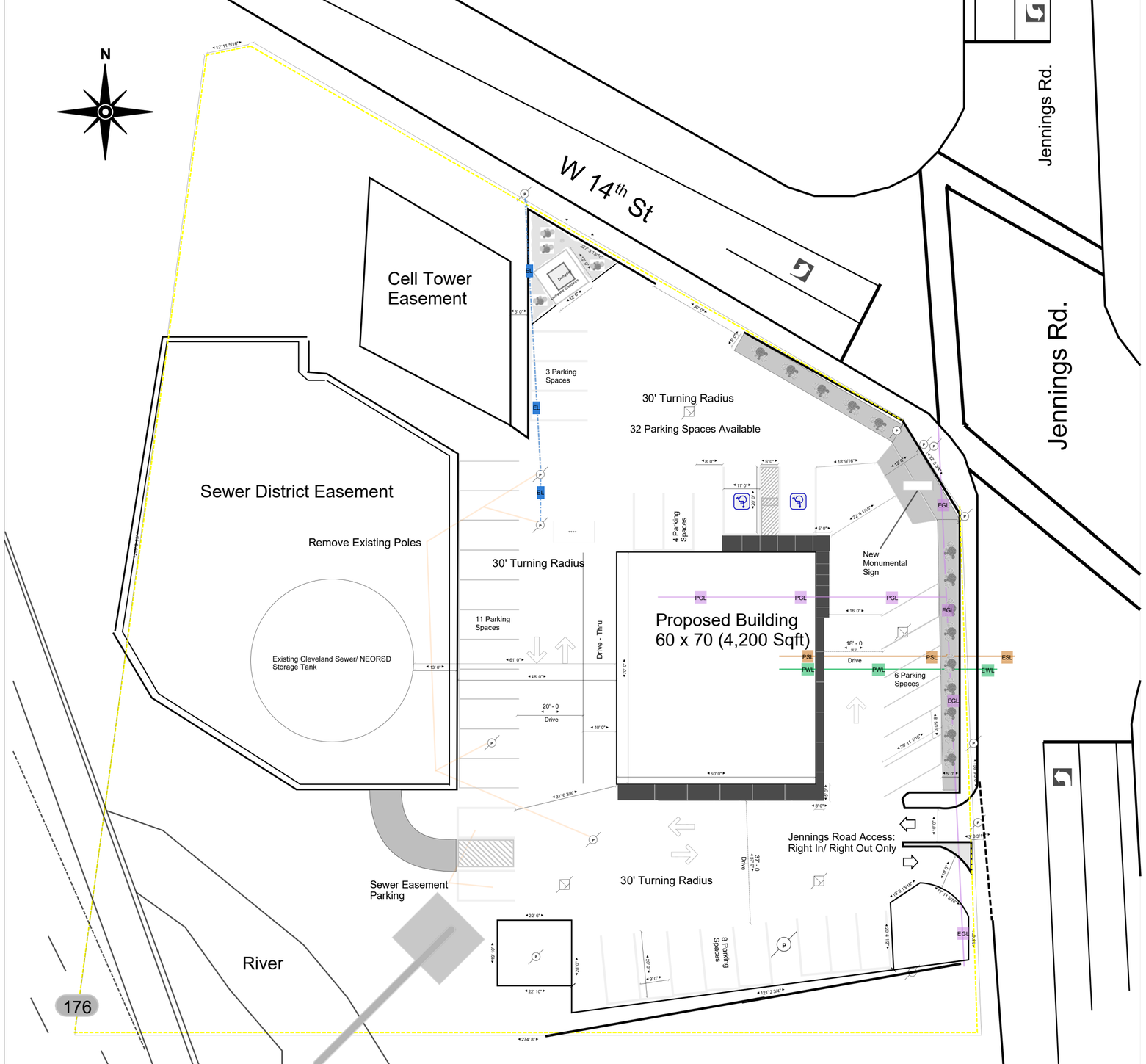
- Single-Family
- Multi-Family
- Mixed-Use
- Commercial
- Industry
- Public Use - Recreation
- Public Use
- No Zoning Code or Not Listed

MAP NOTES

- The project site is located within the GI (General Industry) zoning district.
- Surrounding properties along the Jennings Road corridor are primarily Industrial and Commercial.
- This zoning supports the proposed state-licensed dispensary use as a permitted use within the GI district.

EXISTING SITE CONDITIONS

The project site is a previously developed parcel that is currently vacant. The proposed development will reactivate the property with a new commercial building, organized site circulation, landscaping, lighting, and long-term site improvements.



LEGEND

- Drain
- Guard Rail
- Utility Pole
- Landscaping
- ESL Existing Sewer Line
- EGL Existing Gas Line
- EWL Existing Water Line
- EL Electrical Line
- PSL Proposed Sewer Line
- PGL Proposed Gas Line
- PWL Proposed Water Line
- Driving Directional Arrow
- ADA Parking
- Property Boundary

NOTES

- Proposed building construction type: Type V-B.
- Existing Cleveland Sewer/NEORSD storage tank approximate location shown. Proposed building is 61'-0" from the existing storage tank, exceeding the previously identified minimum 30'-0" clearance requirement.
- Existing and proposed utilities shown for coordination with Cleveland Water, Cleveland Public Power, WPC, and NEORSD.
- Proposed utility connections shall be coordinated with applicable City departments and utility agencies.
- Proposed sanitary sewer connection shall be coordinated with WPC/NEORSD.
- Utility drawings shall be submitted for review as required to verify no conflict or encroachment with existing utilities or NEORSD improvements.
- Sidewalks, curbs, and aprons within disturbed public right-of-way shall comply with applicable City of Cleveland requirements prior to Certificate of Occupancy.
- Proposed sidewalk within public right-of-way shall be 5'-0" wide as shown on plan.
- Work within public right-of-way shall require applicable ROW excavation and/or obstruction permits.
- Jennings Road driveway shall be restricted to right-turn-in and right-turn-out only.
- Vehicle and fire access turning radii are shown on plan. Minimum 30'-0" turning radius provided where indicated.
- All deliveries shall occur within property lines and shall not block, stage, or occur within public right-of-way.
- Construction activities affecting public right-of-way or transit operations shall be coordinated with applicable City agencies and GCRTA/RTA as required.
- No on-site stormwater retention is proposed.
- Proposed building heating shall be natural gas.
- Existing utilities are identified with an “E” prefix and proposed utilities with a “P” prefix: EWL/PWL – Water Line; ESL/PSL – Sewer Line; EGL/PGL – Gas Line.
- A minimum 5'-0" landscaped setback is provided along the Jennings Road and W. 14th Street frontages, as shown on plan.
- Standard parking spaces are 9'-0" x 20'-0". ADA parking spaces are 11'-0" x 20'-0" with 5'-0" access aisles, as shown on plan.

4002 Jennings Rd – Changes based on Review Notes
4002 Jennings Rd., Cleveland OH 44109

JUNE 14 2026

E.A.Satler, E-49084,
440-417-2678 cell
easatler@gmail.com

STATE OF OHIO
ERIC A. SATLER
E-49084
REGISTERED PROFESSIONAL ENGINEER

SCALE::1" = 20 ft

DATE :06/14/2026

APPROVED BY :

DRAWN BY: EAS

REVISED:

Malek Abboud, Principal, Phone: 216 632 0114
Feyez Abboud, Principal, Phone: 216 299 7899
email: malekabboud@gmail.com
email: fabboud09@gmail.com

DRWG NUMBER :
Sheet 26 of 27

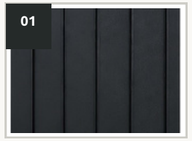
ARCHITECTURAL CHARACTER

INDUSTRIAL-INFLUENCED CONTEMPORARY DESIGN

The architecture responds to the Jennings Road industrial setting with a durable contemporary commercial expression. Dark vertical metal panels and commercial glazing establish the primary character, while wood-tone and masonry materials provide controlled secondary accents.

DARK METAL AS THE PRIMARY EXPRESSION • WARM MATERIALS USED AS SECONDARY ACCENTS

MATERIAL HIERARCHY



DARK VERTICAL METAL PANELS

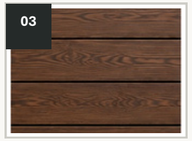
PRIMARY MATERIAL

Clean industrial lines, durability and a low-maintenance commercial character.

COMMERCIAL GLAZING

PRIMARY ELEMENT

Large-format glazing reinforces the storefront and contemporary commercial expression.



WOOD-TONE ACCENT PANELS

SECONDARY ACCENT

Used selectively to add warmth without dominating the building's architectural language.

LIMITED STONE VENEER

BASE / ACCENT

Retained as a durable supporting material at the building base rather than the primary character.

COPPER-COLORED ACCENTS

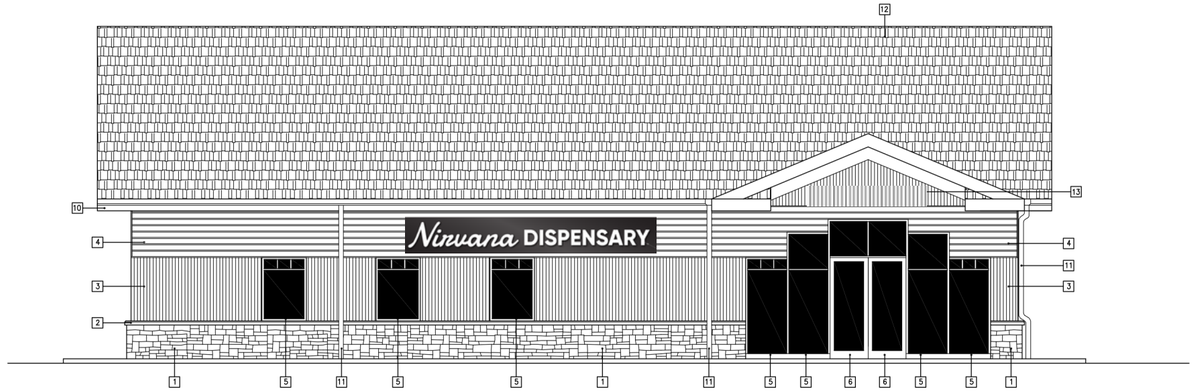
DETAILING

Gutters and select trim provide a restrained warm accent against the dark exterior palette.

CONCEPTUAL DESIGN REVIEW RESPONSE

The proposed architectural design reflects the industrial and commercial character of the Jennings Road corridor through its use of dark vertical metal panels, large-format commercial glazing, and a restrained contemporary material palette. Metal and glazing establish the building's primary architectural expression, while stone and wood-tone materials are used as controlled secondary accents to provide warmth, durability, and visual interest. Simplified material transitions, strong vertical elements, and darker exterior finishes reinforce the building's commercial character and complement the surrounding industrial environment. Together, these elements create a durable, modern development that is well suited to the character and continued investment of the Jennings Road corridor.

INDUSTRIAL CHARACTER	DURABLE MATERIALS	SIMPLIFIED COMPOSITION	LOW MAINTENANCE
Metal-forward material hierarchy	Commercial-grade exterior finishes	Cleaner material transitions	Designed for long-term care

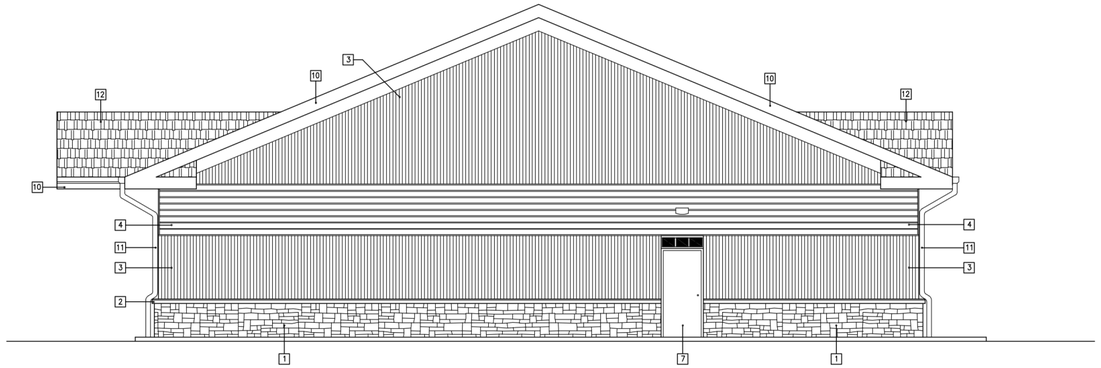


FRONT ELEVATION (EAST)

SCALE: 1/4"=1'-0"

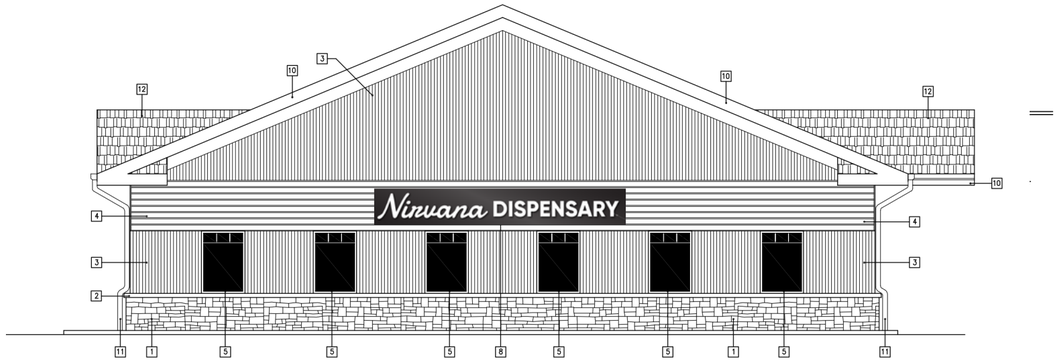
REAR ELEVATION (WEST)

SCALE: 1/4"=1'-0"



LEFT ELEVATION (SOUTH)

SCALE: 1/4"=1'-0"



RIGHT ELEVATION (NORTH)

SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND

1 STONE VENEER LEDGESTONE SERIES	6 ENTRANCE DOOR W/ANODIZED ALUMINUM FRAME	10 FASCIA BLACK METAL
2 STONE SILL	7 HOLLOW METAL MAN DOOR W/TRANSOM ABOVE	11 GUTTER & DOWNSPOUT
3 METAL SIDING INSTALLED VERTICALLY	8 WALL PACK LIGHTING	12 ASPHALT SHINGLED ROOF PRESIDENTIAL SERIES
4 METAL SIDING INSTALLED HORIZONTALLY	9 DRIVE THRU WINDOW ANODIZED FINISH	13 SIGNAGE
5 WINDOW W/ANODIZED ALUMINUM FRAME		

STATE OF OHIO
CRAIG M. DIXON
7282
REGISTERED ARCHITECT

CRAIG M. DIXON, LICENSE #7282
EXPIRATION DATE: 12/31/2027

CPC-7

REVISIONS

EXTERIOR ELEVATIONS
FRONT & LEFT

NIRVANA CLEVELAND
4002 JENNINGS ROAD
CLEVELAND, OHIO

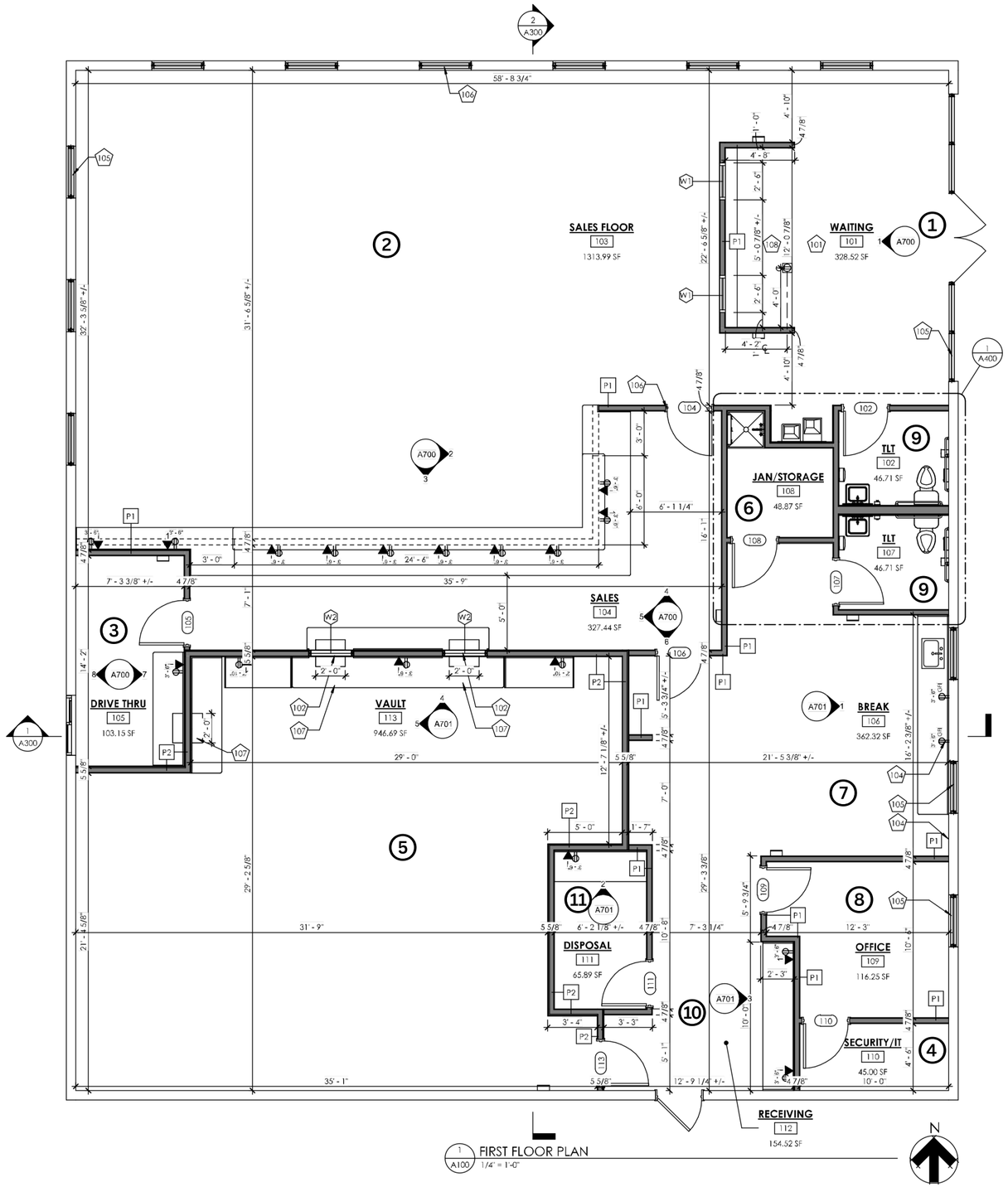
craig m. dixon
& associates
architects

1663 settler's reserve way
westlake, ohio 44145
telephone: 440-808-5555

DATE	2-6-26
SCALE:	AS NOTED
DRAWN	JP
JOB #	2602

A030

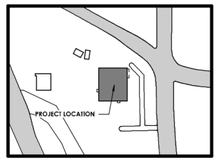
①	Main Entrance / Waiting
②	Sales Floor
③	Drive-Through
④	Security / IT
⑤	Vault
⑥	Janitorial / Storage
⑦	Break Room
⑧	Administrative Offices
⑨	Restrooms
⑩	Receiving
⑪	Disposal



1 A100 FIRST FLOOR PLAN
1/4" = 1'-0"

KEYNOTES - FLOOR PLAN

#	NOTE
101	WAITING/CHECK IN AREA ARE TO FOLLOW RULE 1301:18-8-02 OF THE OAC FOR PROPER OPERATING PROCEDURES AND QUALITY ASSURANCE. OWNER TO PROVIDE STANCHIONS TO ENSURE PROPER CHECK IN PROCEDURE
102	PASS THROUGH WINDOW. SEE WINDOW TYPES AND ELEVATIONS FOR DETAILS AND FINISHES.
103	QUICKSERV SLIDING DRIVE THRU WINDOW AS BASIS OF DESIGN. FINAL SELECTION BY OWNER
104	PROVIDE POWER FOR BREAK ROOM EQUIPMENT.
105	ALL EXTERIOR WINDOWS REQUIRED TO HAVE MIRRORED SECURITY WINDOW FILM. SEE FINISH LEGEND FOR DETAILS.
106	DOOR TO BE 36"x84" WITH LOCK AND SECURITY CONTROLS.
107	PASS THROUGH CASEWORK. SEE CASEWORK SECTIONS FOR OPENING DETAILS.
108	PROVIDE POWER AND DATA FOR THE CHECK IN DESK.



LEGEND - KEYPLAN

VERVE DESIGN STUDIO
1558 S. BROADWAY
ST. LOUIS, MISSOURI 63104
314-822-4007
www.VERVEDS.com
STATE OF MISSOURI CERTIFICATE OF AUTHORITY # A-2015038641

NIRVANA CLEVELAND
4002 JENNINGS RD.
CLEVELAND, OH 44109

CD PROGRESS SET

MARK	DATE	DESCRIPTION

THIS SHEET IS PART OF A COMPLETE SET. REFER TO DRAWING INDEX FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42

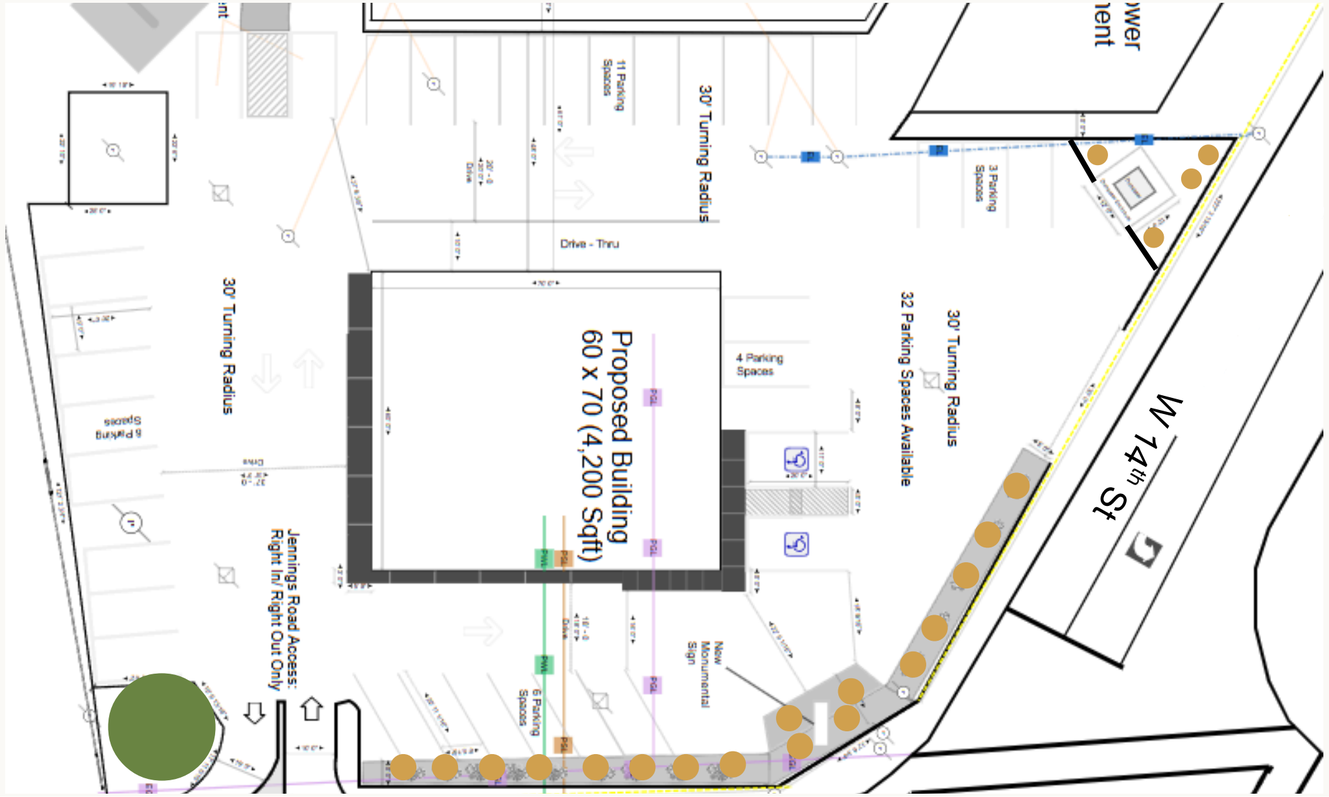
VERVE PROJECT NO.: 25062
ISSUE DATE: 1/5/2026
SHEET NAME: FLOOR PLAN
SHEET NO. A100

© 2025 VERVE

LANDSCAPE & SITE DESIGN

The landscape strategy reinforces a clean, durable and low-maintenance site. Plantings are concentrated within defined landscape areas to soften the parking field, frame the site edges and support an attractive long-term appearance without interfering with circulation or visibility.

PROPOSED LANDSCAPE PLAN



● Landscape Islands ● Ornamental / Accent Planting

LANDSCAPE PALETTE

LANDSCAPE PALETTE

1 EVERGREEN SHRUBS

Year-round structure and screening.

2 ORNAMENTAL SHRUBS

Seasonal color and texture.

3 ORNAMENTAL GRASSES

Durable, low-maintenance accents.

4 GROUNDCOVER

Defines beds and helps limit weeds.

5 ACCENT PERENNIALS

Selective seasonal color.

1 EVERGREEN FOUNDATION SHRUBS

Year-round structure with durable, low-maintenance foliage.

2 ORNAMENTAL SHRUBS

Seasonal color and texture within defined landscape beds.

3 ORNAMENTAL GRASSES

Movement and visual softness with limited maintenance.

4 GROUNDCOVER PLANTINGS

Low-profile coverage that helps suppress weeds and define bed edges.

5 ACCENT PERENNIALS

Selective seasonal color to add visual interest without overplanting.

SITE DESIGN HIGHLIGHTS

- ✓ Plantings are concentrated in designated landscape areas shown on the site plan.
- ✓ Low-maintenance shrubs, grasses and perennials are prioritized for long-term upkeep.
- ✓ Landscape areas maintain clear sight lines and do not obstruct vehicle circulation.
- ✓ Mulched beds and defined edges support a clean, maintained appearance.
- ✓ Plant species and quantities will be selected to maintain utility clearance, drainage function, and clear sight lines.

LANDSCAPE DESIGN OBJECTIVES

BREAK UP PAVEMENT

Landscape areas add planting beds and visual relief around paved areas.

REINFORCE CIRCULATION

Planting placement supports clear vehicle and pedestrian movement.

ENHANCE STREETSCAPE

Perimeter planting improves the public realm along Jennings Road.

LOW MAINTENANCE

Durable species and defined beds support reliable long-term care.

SITE AMENITIES & INFRASTRUCTURE

Thoughtful site features that support accessibility, functionality, durability, and long-term maintenance.

The proposed development incorporates durable site amenities and infrastructure that support safe access, efficient operations, a clean appearance, and long-term performance.

DUMPSTER ENCLOSURE

A dedicated, screened dumpster enclosure will provide secure waste containment while maintaining a clean, professional site appearance. Durable exterior materials will be coordinated with the building palette, and the enclosure is positioned away from primary customer views.

- ✓ Durable, low-maintenance construction
- ✓ Solid gates provide full screening
- ✓ Located away from primary public views
- ✓ Concrete service pad
- ✓ Maintenance and collection access

MATERIALS / FINISH

Exterior materials coordinated with building palette | Black metal gates | Concrete slab

SITE FEATURES & ACCESSIBILITY

Site improvements are organized around safe circulation, accessible customer use, durable infrastructure, and a well-maintained streetscape.

P — ON-SITE PARKING

32 spaces with organized customer and employee circulation.

A — ADA ACCESSIBILITY

Dedicated accessible stalls, access aisles, and barrier-free building access.

W — PEDESTRIAN ACCESS

Defined sidewalk connections support safe movement through the developed site.

L — LANDSCAPED FRONTAGES

Planting areas reinforce the Jennings Road and W. 14th Street edges.

★ — SITE LIGHTING

Energy-efficient LED lighting supports nighttime safety. See SR-14 for detailed plan.

U — UTILITY INFRASTRUCTURE

Required utility connections are incorporated into the overall site design.

S — MONUMENT SIGNAGE

Dedicated site identification is provided near the street frontage.

M — LONG-TERM CARE

Durable materials and accessible site features support routine upkeep and maintenance.

SITE MAINTENANCE & LONG-TERM CARE

The proposed site is designed for long-term operation and appearance. Routine maintenance will focus on landscaping, building finishes, paved areas, lighting, and site cleanliness so the property remains safe, attractive, and well cared for.

1 LANDSCAPING

- Routine trimming, pruning, and weed control
- Seasonal cleanup and mulch / groundcover upkeep
- Dead or damaged plant material replaced as needed
- Beds kept clean, defined, and free of litter

2 BUILDING EXTERIOR

- Exterior finishes inspected and cleaned periodically
- Glazing, doors, gutters, and downspouts kept in good condition
- Damaged materials or finishes repaired promptly
- Graffiti and visible exterior damage addressed quickly

3 PARKING & SITE

- Routine litter pickup and pavement sweeping
- Snow and ice removal during winter conditions
- Parking striping, curbs, and sidewalks maintained
- Dumpster enclosure and service areas kept clean

4 LIGHTING & SAFETY

- Exterior fixtures inspected for proper operation
- Failed LED fixtures replaced as needed
- Entrances, walks, and parking areas kept well illuminated
- Fixtures maintained to limit glare and light spill

LONG-TERM SITE COMMITMENT
The owner and tenant are committed to maintaining the property to the same standard expected at a newly constructed commercial development, with routine inspections and timely corrective maintenance.

LONG-TERM SITE STEWARDSHIP
The property will be actively maintained as an ongoing operating standard, with routine attention to landscaping, building finishes, pavement, lighting, cleanliness, and seasonal conditions to preserve a safe and professional appearance over the life of the development.

NIRVANA — EXISTING LOCATIONS

Examples of existing Nirvana locations illustrate the tenant's established approach to landscaping, exterior appearance, site lighting, and day-to-day property upkeep.

LANDSCAPED FRONTAGE Maintained shrubs, planting beds and a clean storefront edge

SITE UPKEEP Maintained lawn, landscape beds and organized site frontage

EVENING CONDITIONS Exterior lighting integrated with landscaped grounds

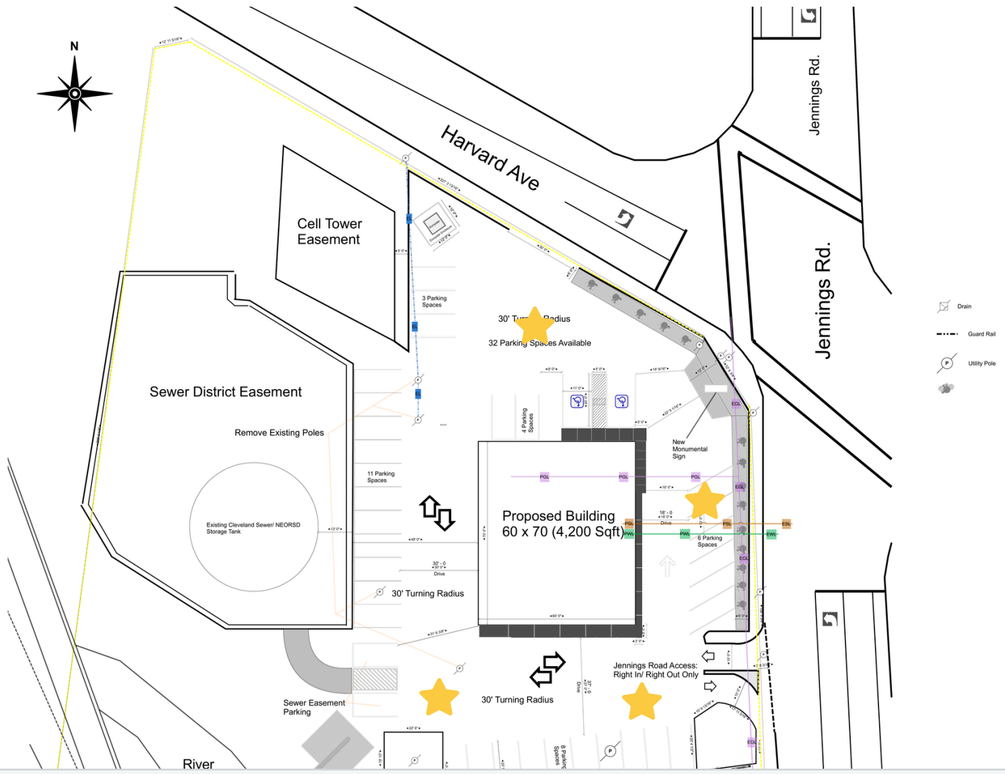
PARKING & PERIMETER Clean parking field with maintained perimeter landscaping

JENNINGS ROAD GOAL • Carry forward the same emphasis on clean grounds, maintained landscaping, well-lit exterior areas, and ongoing property care.

STORMWATER & UTILITY COORDINATION

The proposed redevelopment will continue to utilize the site's existing stormwater drainage infrastructure that served the prior development, with localized connections and drainage improvements coordinated as needed for the new site layout.

SITE DRAINAGE CONTEXT



Existing drainage infrastructure retained • Proposed site drainage coordinated to existing system • No on-site retention proposed

STORMWATER APPROACH

REUSE OF EXISTING INFRASTRUCTURE

The existing stormwater drainage system that served the prior building and paved areas will continue to serve the redeveloped site.

LIMITS OF DISTURBANCE

ANTICIPATED TO REMAIN BELOW 0.50 ACRE

The 0.62-acre figure represents the entire parcel, not the disturbed area. The anticipated limits of disturbance associated with the proposed redevelopment are expected to remain below 0.50 acre.

SCHEMATIC COORDINATION

- ✓ Existing and proposed utilities shown on the site plan.
- ✓ Drainage connections will utilize the existing site stormwater system.
- ✓ No on-site stormwater retention currently proposed.

DESIGN INTENT Maintain the established drainage function of the previously developed site while reusing existing stormwater infrastructure.

OUTDOOR LIGHTING PLAN

NIRVANA DISPENSARY | 4002 JENNINGS ROAD | CLEVELAND, OHIO

Downward-focused LED lighting for safety, visibility, site security, and reduced spillover.

CONCEPTUAL LIGHTING LOCATIONS

POLE-MOUNTED LED AREA LIGHT
Parking lot and vehicle circulation

BUILDING-MOUNTED LED WALL PACK
Building perimeter, entrances, drive-through and service areas

01 BUILDING-MOUNTED LED WALL PACK

LIGHTDOT 150W COMMERCIAL LED WALL PACK

- 150W LED / 22,500 lumens
- 5000K daylight
- Integrated dusk-to-dawn photocell
- IP65 weather-resistant construction
- 100–277V commercial input
- Up to 50 ft coverage
- Ideal for building perimeter, entrances, drive-through and service areas

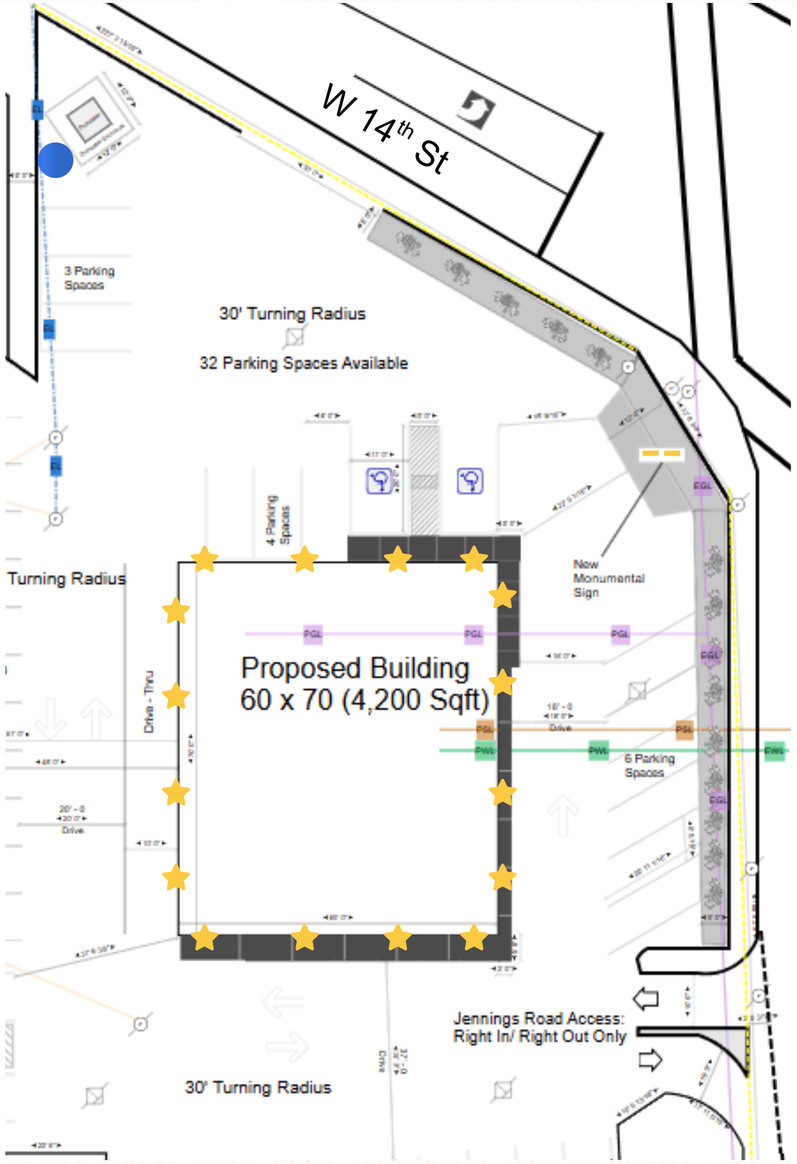
COVERAGE:
UP TO 50 FT
from each fixture
(manufacturer-listed coverage)

02 POLE-MOUNTED LED AREA LIGHT

BIRITALO 480W LED PARKING LOT LIGHT

- 480W LED / 72,000 lumens
- 5000K daylight
- IP65 weather-resistant
- 100–277V commercial input
- Adjustable slip-fitter pole mount
- Designed for broad parking-lot and vehicle-circulation illumination
- One centrally positioned fixture proposed for the Jennings site

COVERAGE:
BROAD AREA COVERAGE



LIGHTING ZONES

PARKING LOT
One (1) pole-mounted LED area light oriented inward to illuminate parking and circulation.

BUILDING PERIMETER
LED wall packs along all building facades, service areas, and drive-through to provide downward illumination for safety and visibility.

MONUMENT SIGN
Existing monument sign illuminated by dedicated fixture (as existing).

LIGHTING DESIGN CRITERIA

Wall Pack Mounting Height	10'–12' AFF
Pole Light Mounting Height	20' AFF
Parking Lot Illumination	1.0–2.5 Foot-Candles
Fixture Orientation	Full Cut-Off / Downward-Focused
Lighting Controls	Dusk-to-Dawn Photocell
Color Temperature	5000K

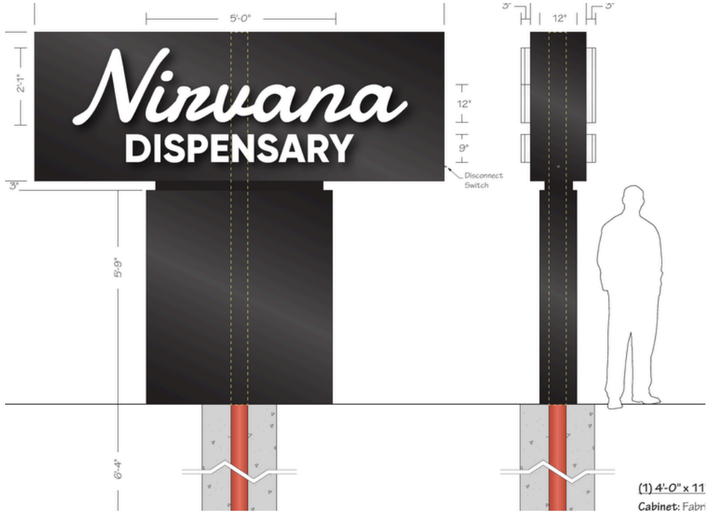
Exterior LED fixtures will provide consistent illumination throughout parking, pedestrian, entrance, drive-through and service areas. Fixtures will be downward-focused to concentrate illumination within the site and minimize unnecessary light spill.

SIGNAGE PLAN

Coordinated building and site identification integrated with the architectural palette.

Restrained signage supports clear identification without competing with the building architecture.

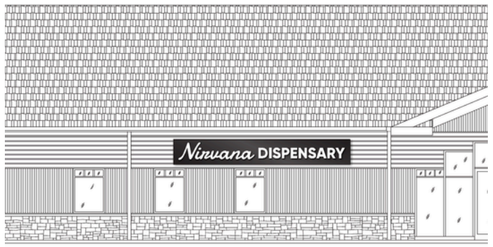
S MONUMENT SIGN



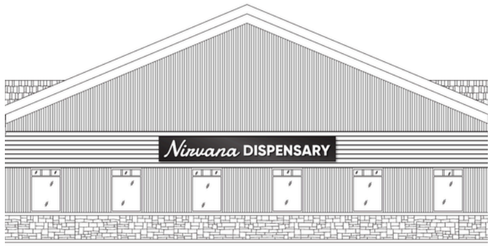
4'-0" × 11'-0" | 44 SF

Double-faced illuminated pylon sign
Black satin-finish aluminum cabinet and base
White face-illuminated channel letters

B BUILDING-MOUNTED SIGNAGE



EAST / FRONT



NORTH / RIGHT

EAST + NORTH ELEVATIONS

2'-9" × 16'-0" | 46 SF each

2-inch-deep black satin aluminum backer panel
3-inch-deep white acrylic face-illuminated channel letters
White LED illumination
Wall-mounted with concealed / coordinated attachment

SIGNAGE DESIGN | Black-and-white signage complements the contemporary industrial material palette and provides clear, consistent site identification.

– STAFF REPORT – Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-007298 - Nirvana Dispensary

September 4, 2026

NWDRAC Recommendations:

NWDRAC recommended schematic approval on 8/26/26; Councilman is in support of this project.

City Planning Staff Recommendations:

State-licensed dispensary permitted by right in an industrial district

Cleveland City Planning Commission

Northeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-033360/NE 2025-029 - Haus of Transcendent Cleveland

September 4, 2026

Project Address: 1201 E 60th Street, Cleveland, Ohio 44103

Type: New Construction - Mixed Use

Project Representative: Carter Edman

Approval: Conceptual

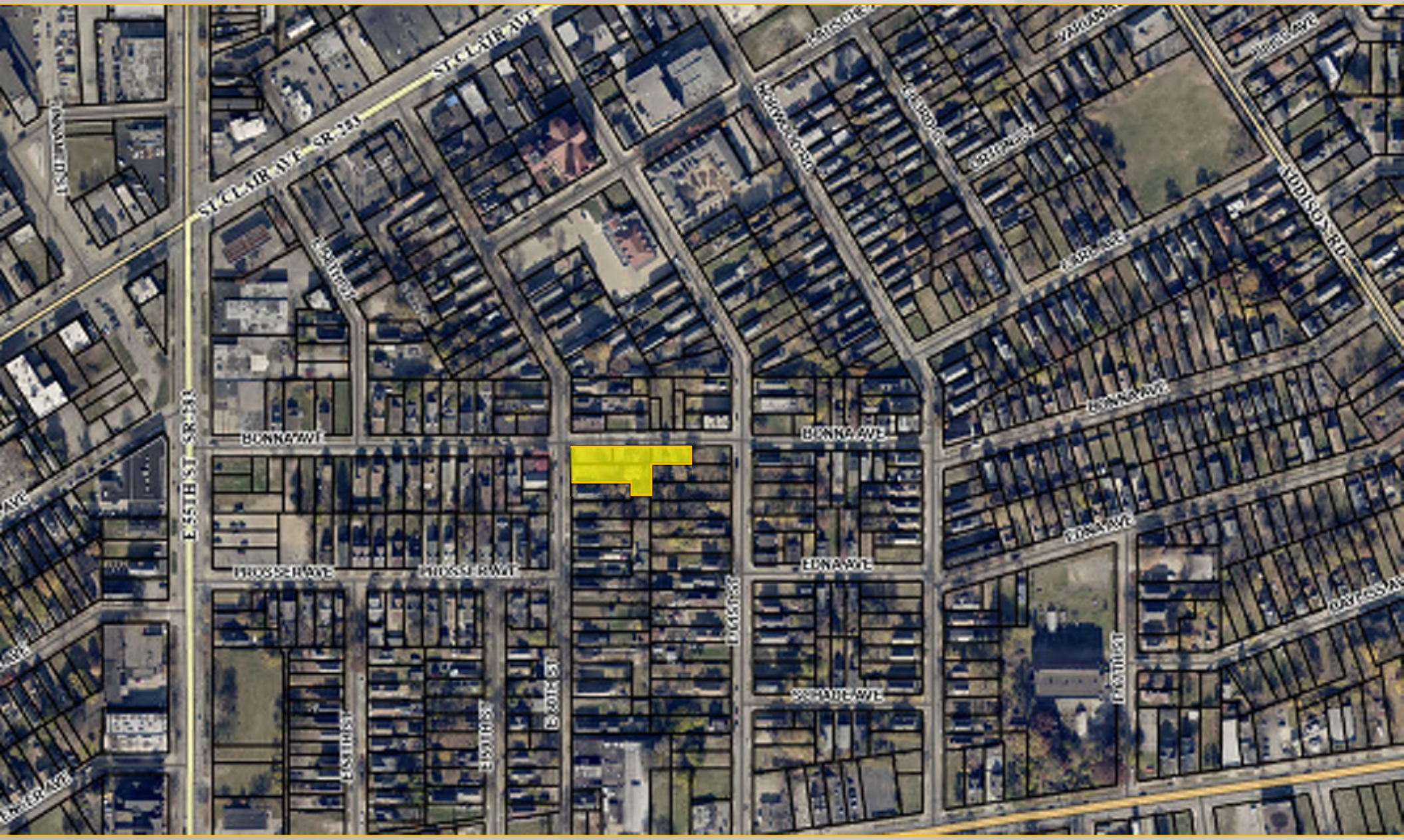
Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: St. Clair-Superior**

HAUS OF TRANSCENDENT

Haus of Transcendent

Northeast Design Review Committee

Marous Brothers CONSTRUCTION

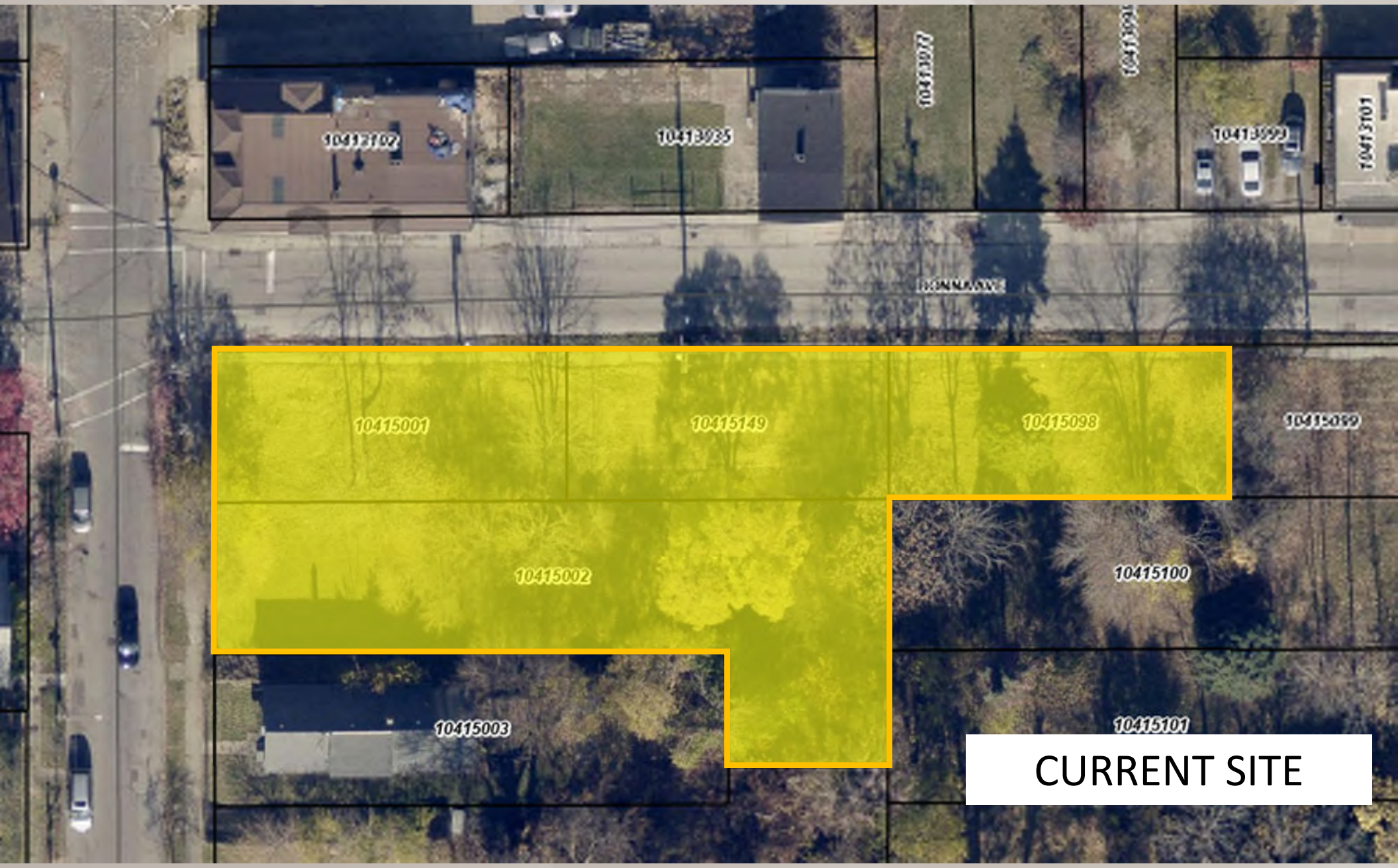


HAUS OF TRANSCENDENT

Marous Brothers CONSTRUCTION

HAUS OF TRANSCENDENT

Marous Brothers CONSTRUCTION



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PREVIOUS VIEW

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Corner of E. 60th & Bonna showing existing structure and new Community and Residential Buildings

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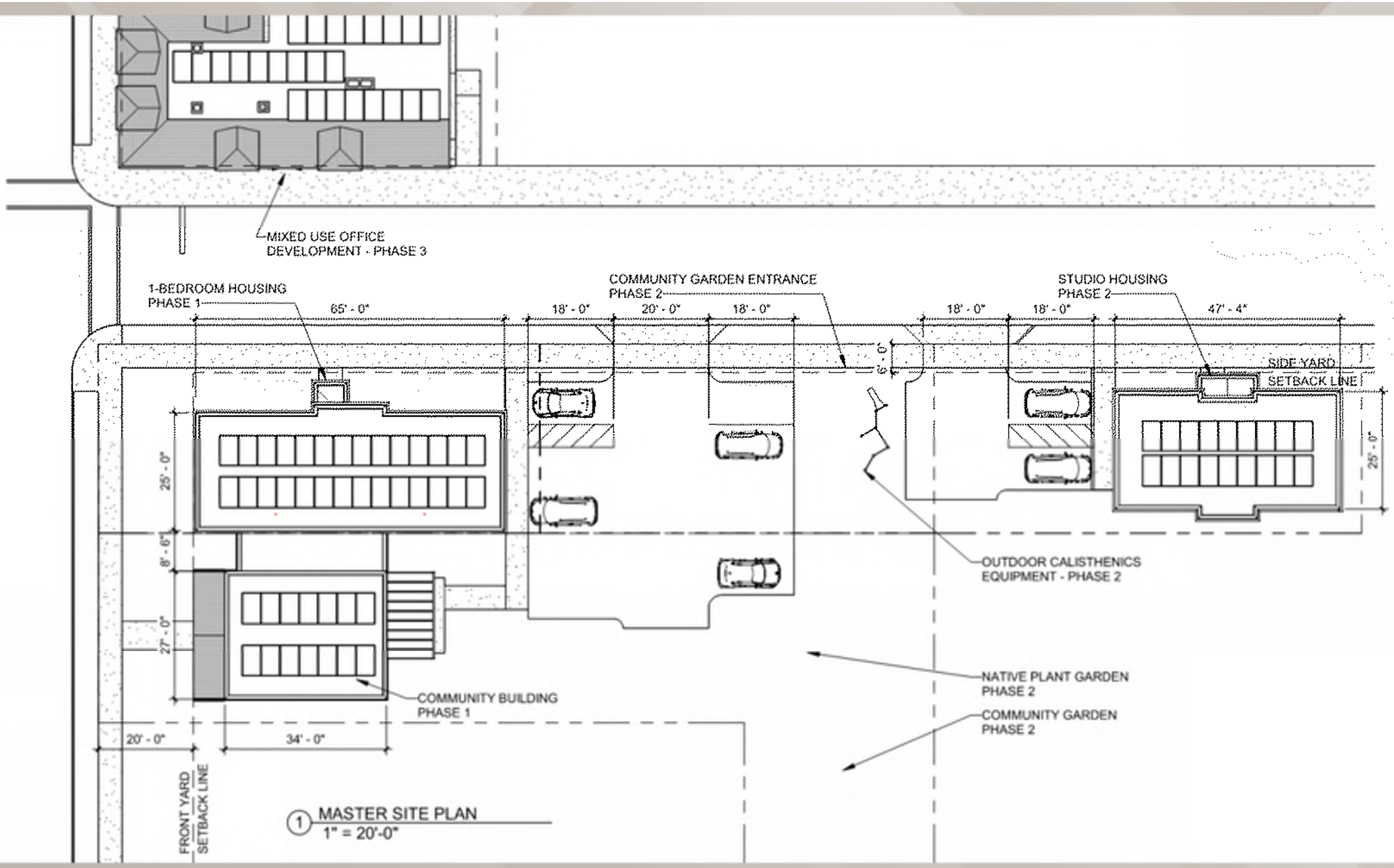

Campus Site Plan

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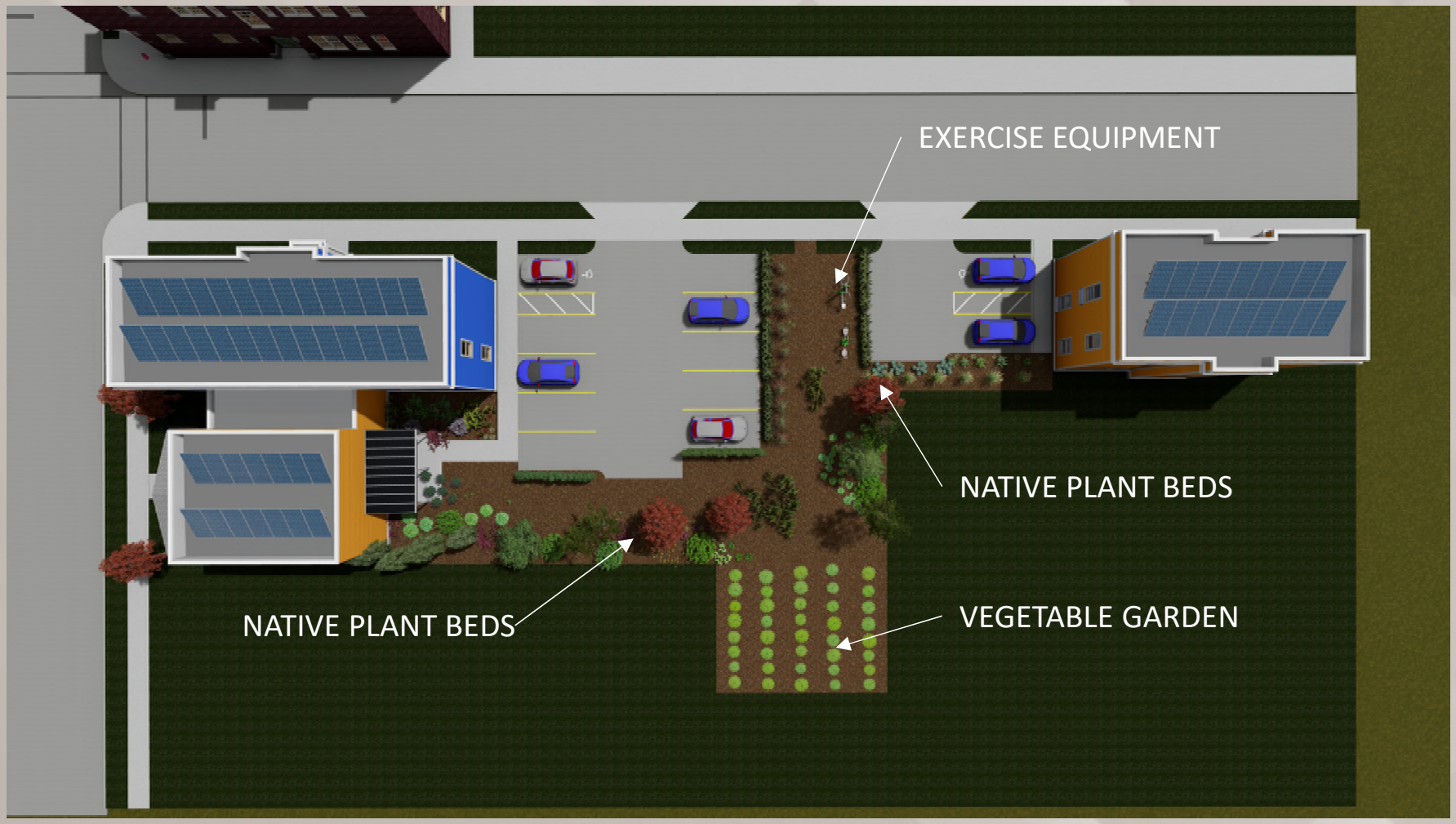

Campus Site Plan

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New Community and Residential Buildings

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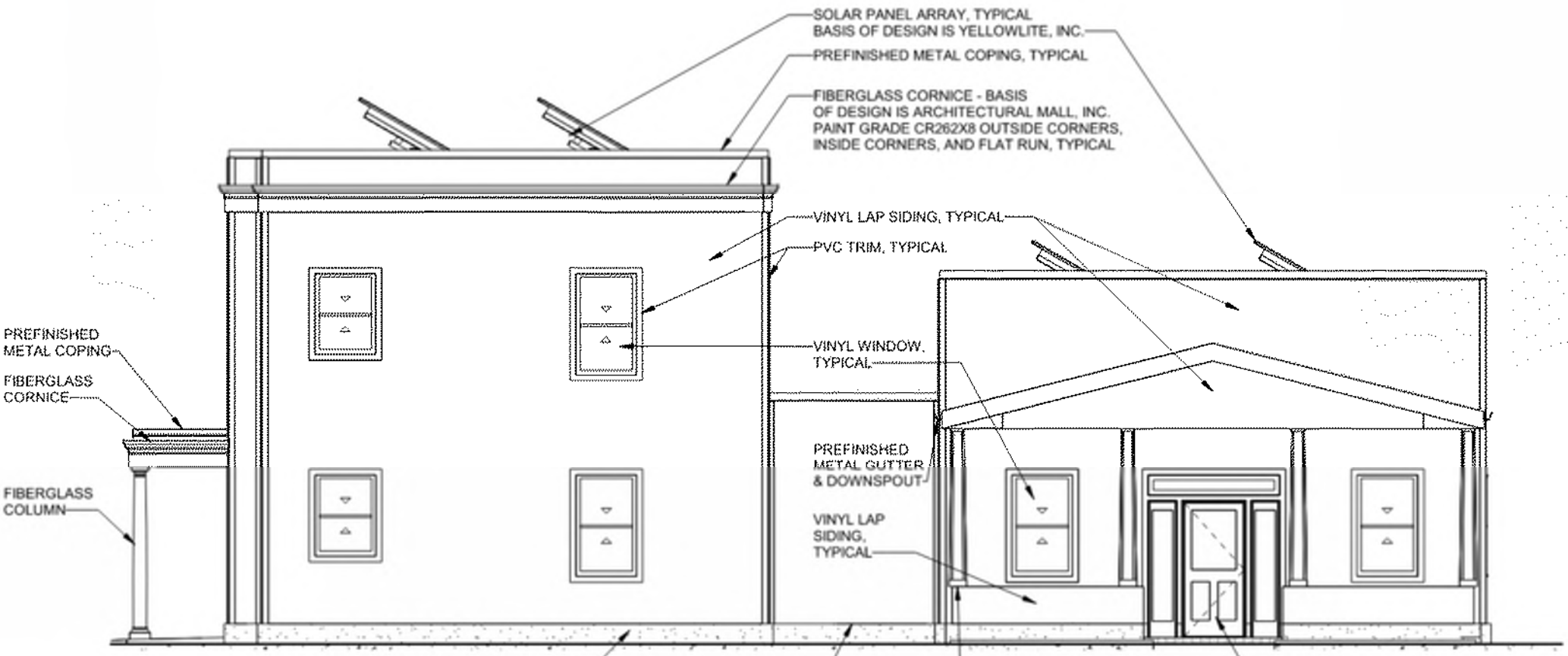

1 WEST ELEVATION
3/16" = 1'-0"

New Community and Residential Buildings

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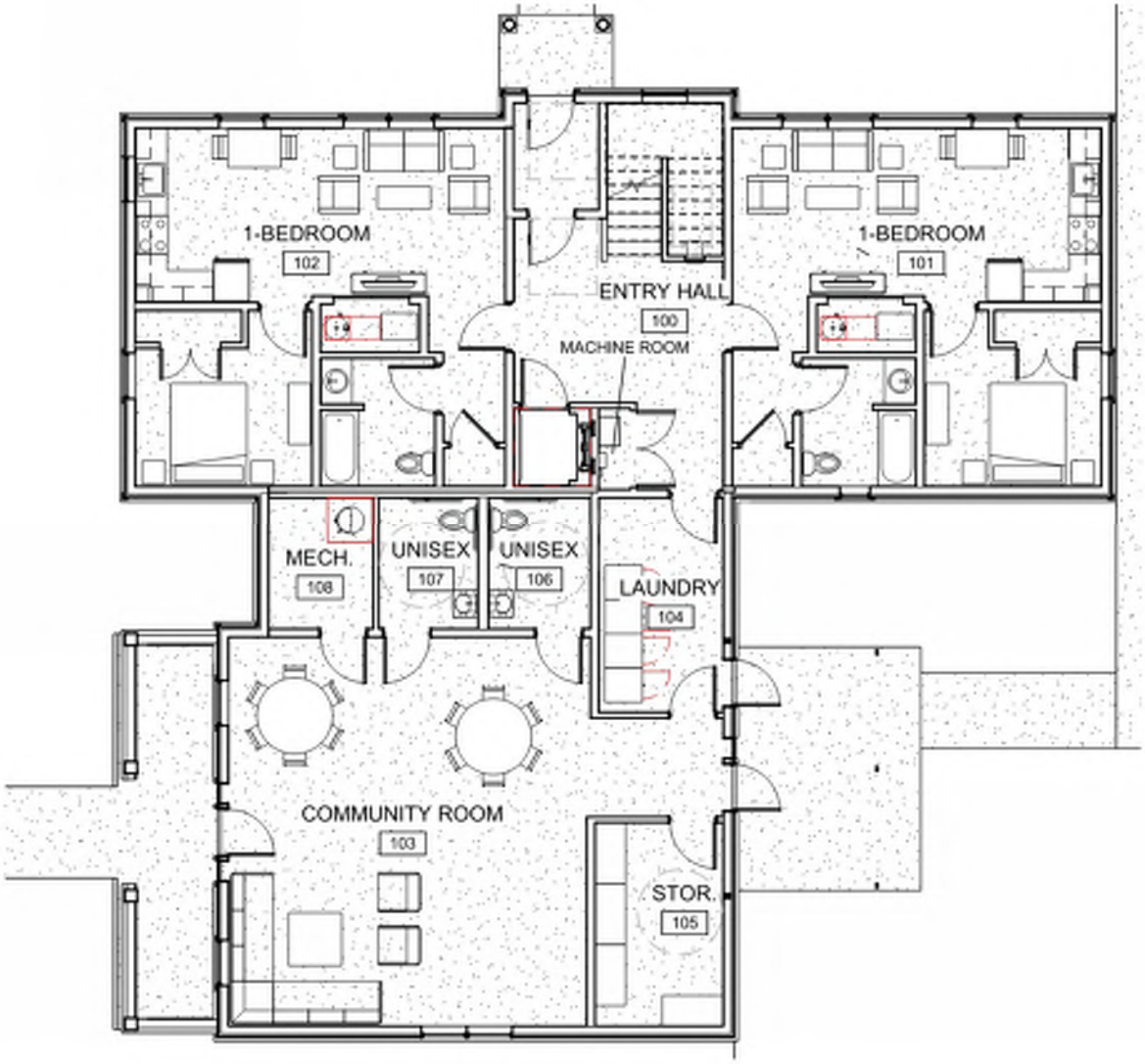

Residential and Community Building – 1st Floor

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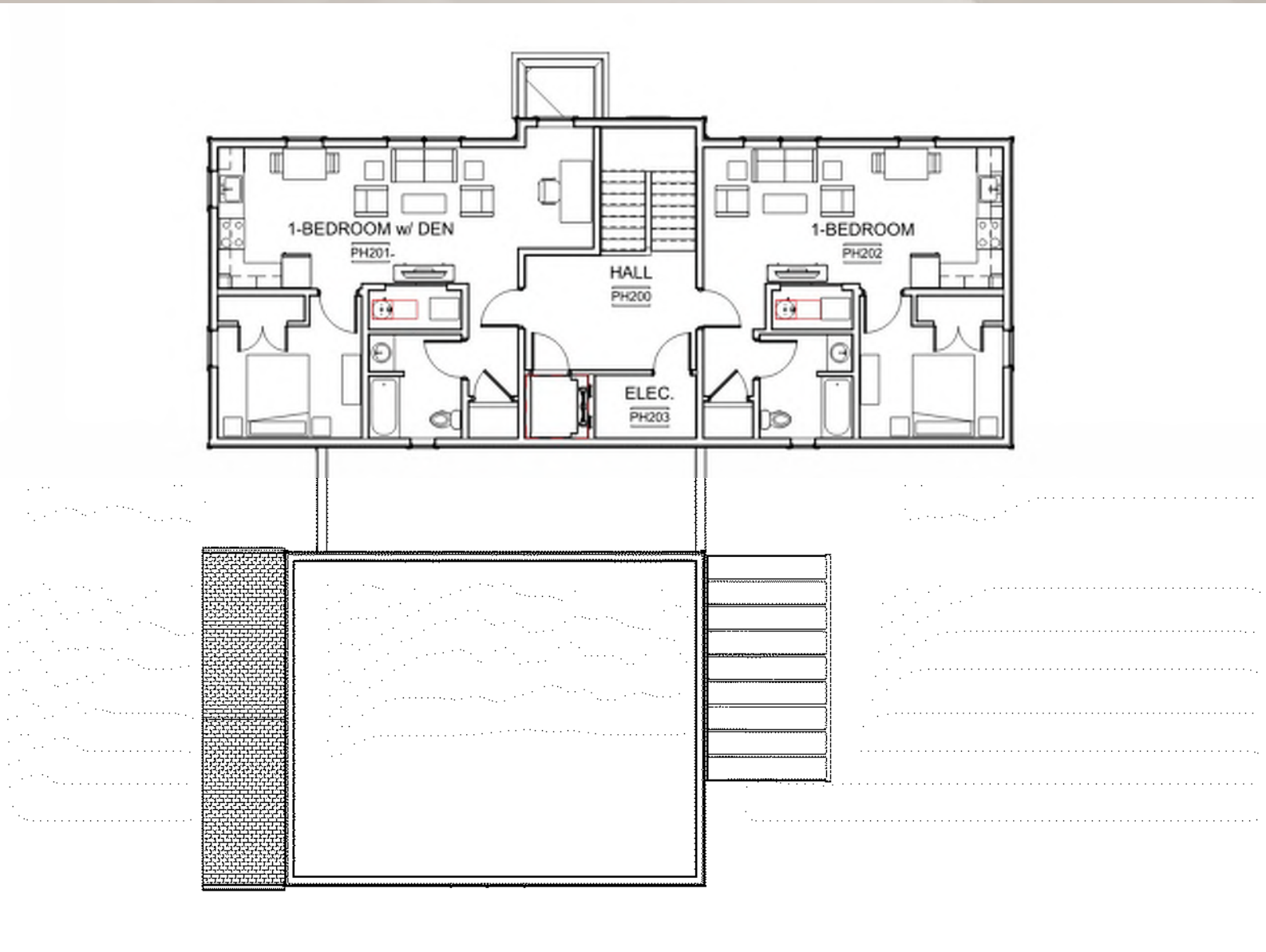

Residential and Community Building – 2nd Floor`

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New Community and Residential Buildings

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Marous Brothers CONSTRUCTION

Campus View

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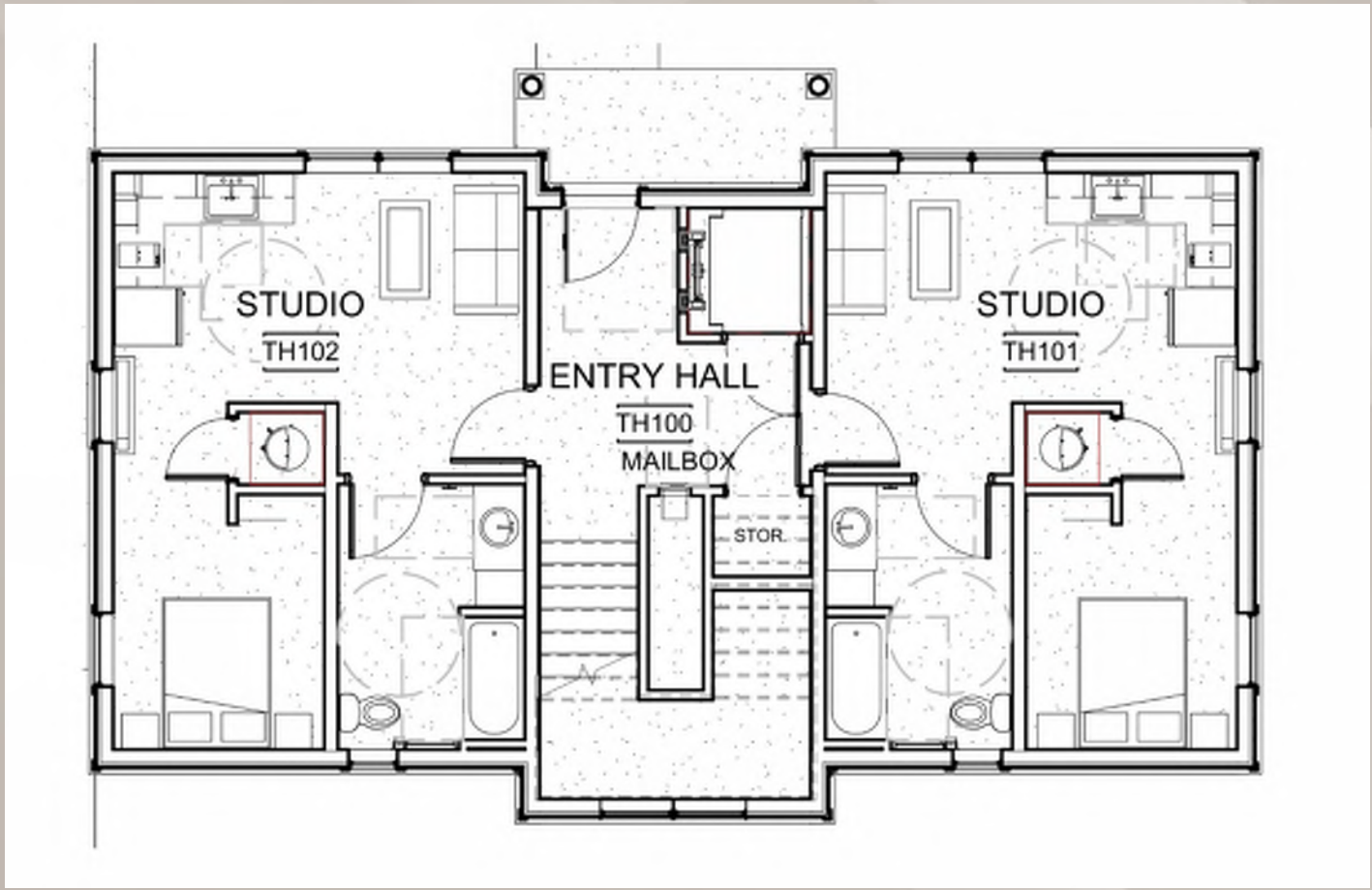

Residential Building – 1st Floor

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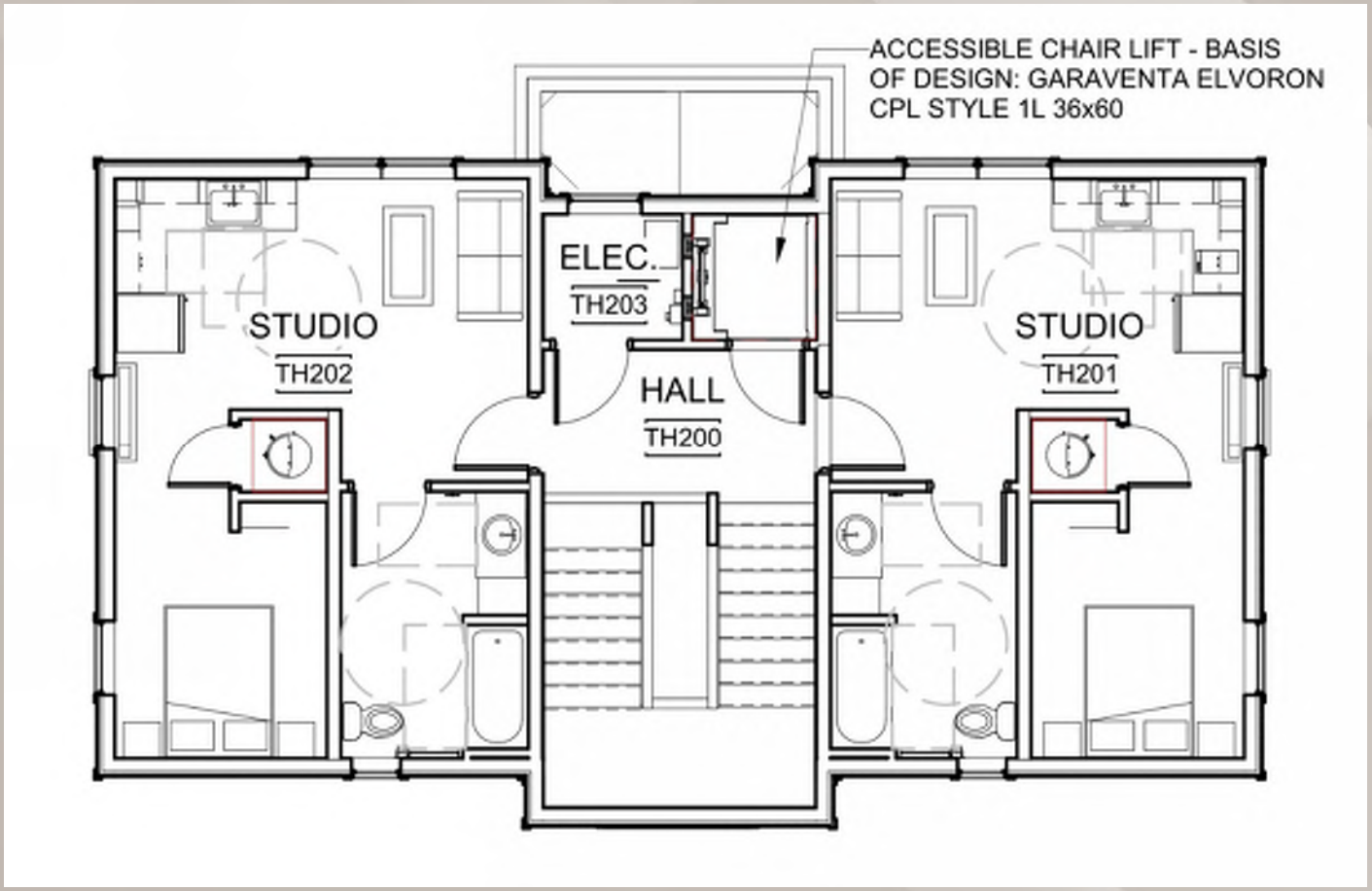

Residential Building – 2nd Floor

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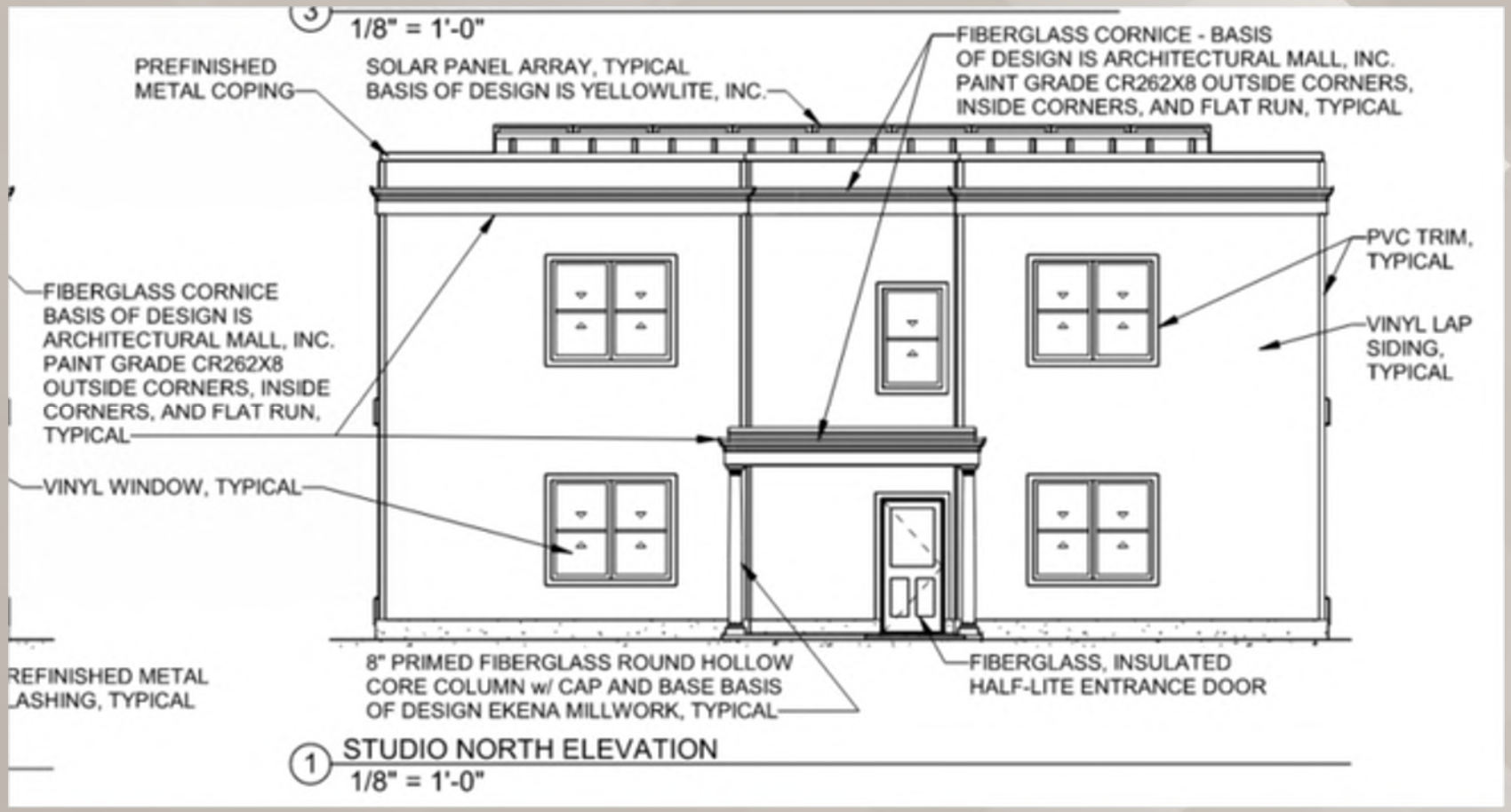

Residential Building

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Residential Building

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Residential Building and Community Garden

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Marous Brothers
CONSTRUCTION

– STAFF REPORT – Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-033360/NE 2025-029 - Haus of Transcendent Cleveland

September 4, 2026

NEDRAC Recommendations:

NEDRAC recommended conceptual approval on 8/18/26 with the following recommendations:

- add more greenery on the 60th side to give privacy to the first floor bedrooms
- pull the porch up to make a more community feel & not look so institutional
- Add the landscaping plan
- Present your updated project back to the community
- Add the house to the South in your drawings to see how the houses and set backs line up
- Show building massing regarding windows
- Re-visit the site plan in an effort to eliminate two driveways
- Kitchen window placement to be adjusted. Consider flipping the sink and ovens in the units so the windows can be further away from the corner and be more symmetrical
- Consider colors of the trim being more like the body of the building to give a monotone color on color look
- The body of the community building should be aligned with the setback

City Planning Staff Recommendations:

Planning staff is in support of approving this project with the conditions recommended by NEDRAC

Cleveland City Planning Commission

Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Sisters of Charity Health & Healing Hub

September 4, 2026

Project Address: Central

Type: Neighborhood Plan

Project Representative: Elizabeth Ellis, CUDC, and Thom Olmstead,

Sisters of Charity Health System

Approval: Conceptual (for information only)

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

St. Vincent Charity Health and Healing Hub *Master Plan*

Sisters of Charity Health System

City Planning Commission

September 4, 2026

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A Ministry of the Sisters of Charity of St. Augustine

THE SISTERS OF CHARITY OF ST. AUGUSTINE ANNIVERSARY 175 YEARS CSA 1851•2026

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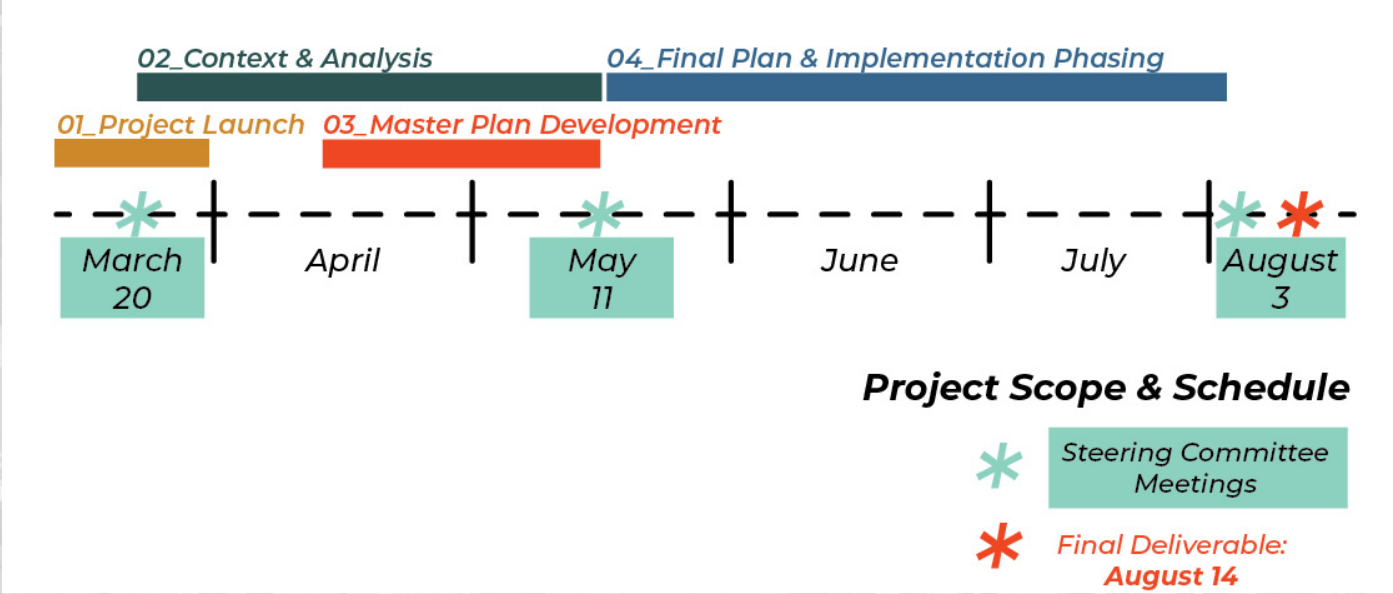
Health & Healing Hub Planning Area

Context & Planning Timeline

SCHS Health & Healing Hub Steering Committee

1. **Marisa Rohn** Chief Program Officer, Sisters of Charity Health System
2. **Catondra Noye** Program Director, Cleveland Central Promise Neighborhood, Sisters of Charity Health System
3. **Benjamin Silver** Executive Director Rosary Hall, and Capital Management Services, Interim Executive Director Joseph and Mary's Home, Sisters of Charity Health System
4. **Anne Richards** CEO Goodwill of Greater Cleveland and East Central Ohio
5. **Denise McCory,** Interim Campus President, Tri-C Metropolitan Campus
6. **Thom Olmstead** Vice-President, Government Affairs, Sisters of Charity Health System



Timeline & Planning Context :

Phases & Deliverables

Phase 1: Launch:

- Steering Committee Orientation
- Define Vision, Priorities, and Guiding Principles of planning process

Phase 2: Context Analysis:

- Site and Campus Context Documentation
- Asset & Programmatic Assessment
- Regulatory & Policy Review
- Prior Community Engagement Review
- Stakeholder Interviews + Summary

Phase 3: Master Plan Development:

- Framework for Vision & Guiding Principles
- 3 Conceptual Master Plan Alternatives
- Steering Committee Meeting # 2

Phase 4: Final Plan & Implementation Phasing:

- Preferred Master Plan & Phasing Framework
- Implementation Strategy & Funding Inventory
- Steering Committee Meeting #3 *(Final Review)*

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Timeline & Planning Context :

Stakeholder Interviews, Community Engagement, & Events

Stakeholder Interviews and individuals we connected with:

1. *Councilman Richard Starr, Ward 5*
2. *Kenya Gray, City of Cleveland, Planner*
3. *Delores Gray, CMHA + resident leader*
4. *Lisanetta McDade, Tri-C Metro Community Relations*
5. *Eric Morse, The Centers for Families and Children*
6. *Geoff Milz, Pennrose LLC*
7. *Keymah Durden III, RidAll Green Partnership*
8. *Tom Sutton, Campus District*
9. *Anne Richards and Diane Pilati, Goodwill*
10. *Mark Duluk, City Architect, Central Rec*
11. *Molly Schnoke, Cleveland State University*
12. *Mikal Jeanbaptiste: City of Cleveland: MOCAP*
13. *Cameron Roberts, City of Cleveland: Vision Zero*

Community Engagement & Additional Events & efforts during planning process to understand context:

- *March 20: Project Kickoff*
- *April 24: CUDC site visit*
- *May 1: tour of Goodwill Canton facility*
- *May 11: 2nd Steering Com. meeting*
- *June 3: Goodwill groundbreaking*
- *June 4: Ward 5 Community meeting*
- *August 3" Final Steering Com. meeting*

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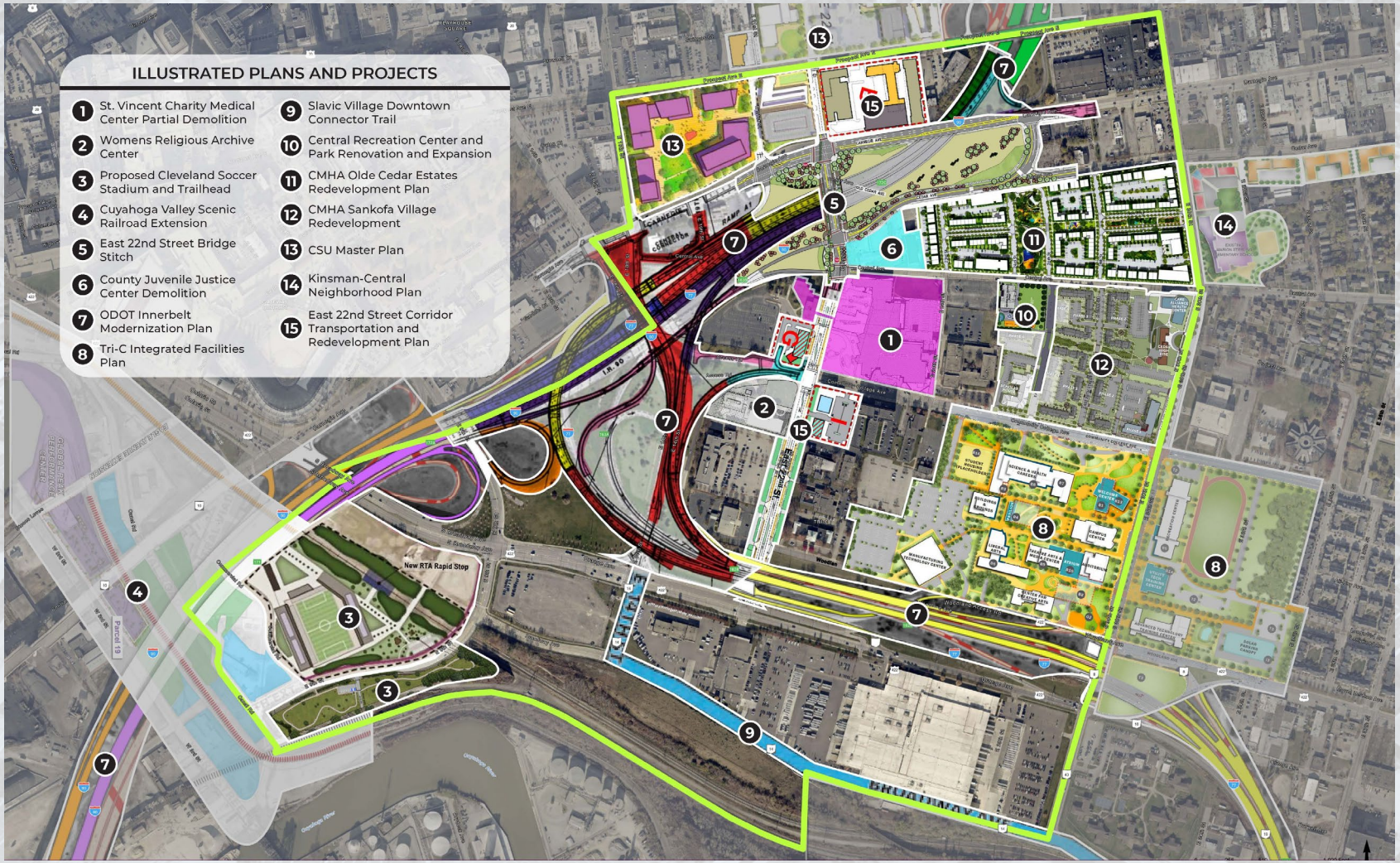
Understanding Context



Projects Overlay from City's E22nd St. Assessment

Past Plans:

- *Campus District Master Plan*
- *Central Fact Sheet*
- *Neighborhood Health Needs Assessment*
- *Ward 5 Asset Mapping Report*
- *Building Stronger Neighborhoods*
- *E 22nd Assessment*
- *MASS Design Planning*
- *2019 Feasibility Study?*

Building + Brownfield Assessments:

- *Asbestos surveys for all buildings on St. Vincent Campus*
- *Brownfield Application*

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Highlighting what we heard:

Stakeholder Interviews and conversations– Community Needs

Transportation & Access

- Reliance on buses, walking, and carpooling

Housing & Basic Needs

- Affordable housing access
- Support and spaces for unhoused residents
- Safety and security
- Access to fresh food
- Access to healthcare (and other social determinants of health)

Community & Culture

- More art in the neighborhood, including labeling existing art and adding programming
- Two-generation programming for youth and seniors

Economic Opportunity

- Few jobs and entrepreneurship opportunities

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Highlighting what we heard:

Past Planning- Recommendations & Opportunities

Transportation & Access

- Improve walkability and traffic safety (sidewalks, lighting)
- Better transit
- Better wayfinding and street signage

Housing & Basic Needs

- Attract mixed-income families
- Support aging in place
- Add services like healthcare and youth/senior programs
- Improve environmental conditions
- Increase access to healthy food, including a grocery store

Community & Culture

- More green spaces and community gathering areas
- More youth entertainment options
- Stronger community connections
- Multi-generational programming across the neighborhood

Economic Opportunity

- Attract jobs and economic growth
- More retail — restaurants, personal grooming, professional service

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Highlighting what we discussed in Steering Committee meetings:

Regional Context & important connections

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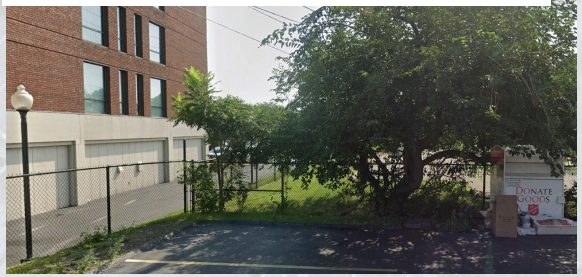
Highlighting what we discussed in Steering Committee meetings:

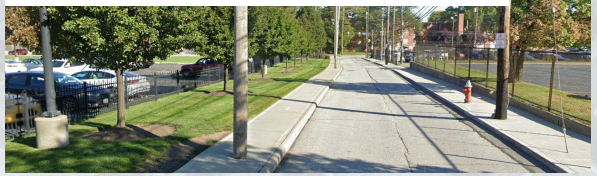
Pedestrian Circulation & Access around Health & Healing Hub + Existing Barriers

Salvation Army & Skyline Tower



St. Vincent Parking E. 22 – vegetation as barrier

E. 24 – multiple fencing types



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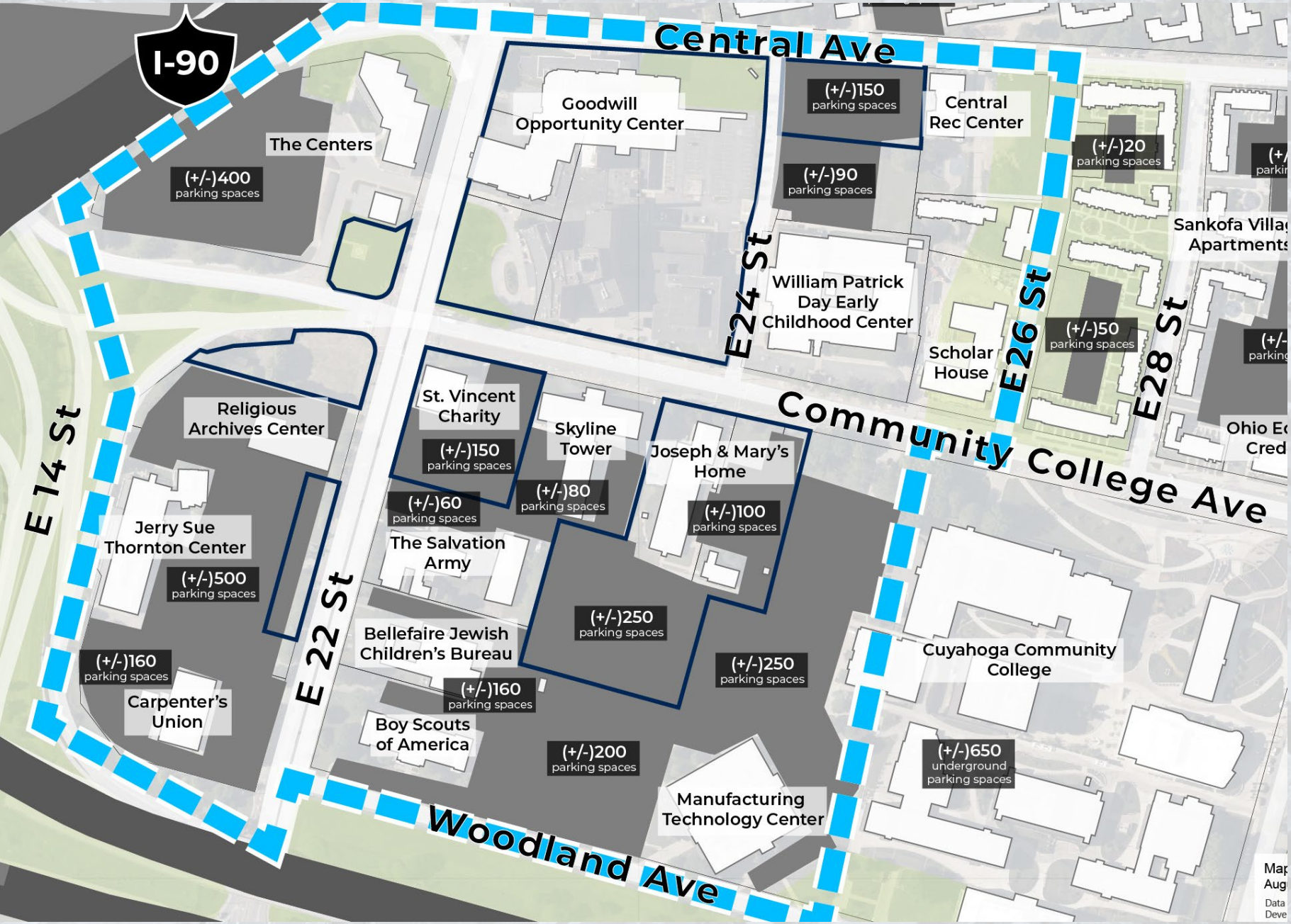

Highlighting what we discussed in Steering Committee meetings:

Parking on site

Total number of surface parking spaces in immediate area: (+/-)2,550 spaces

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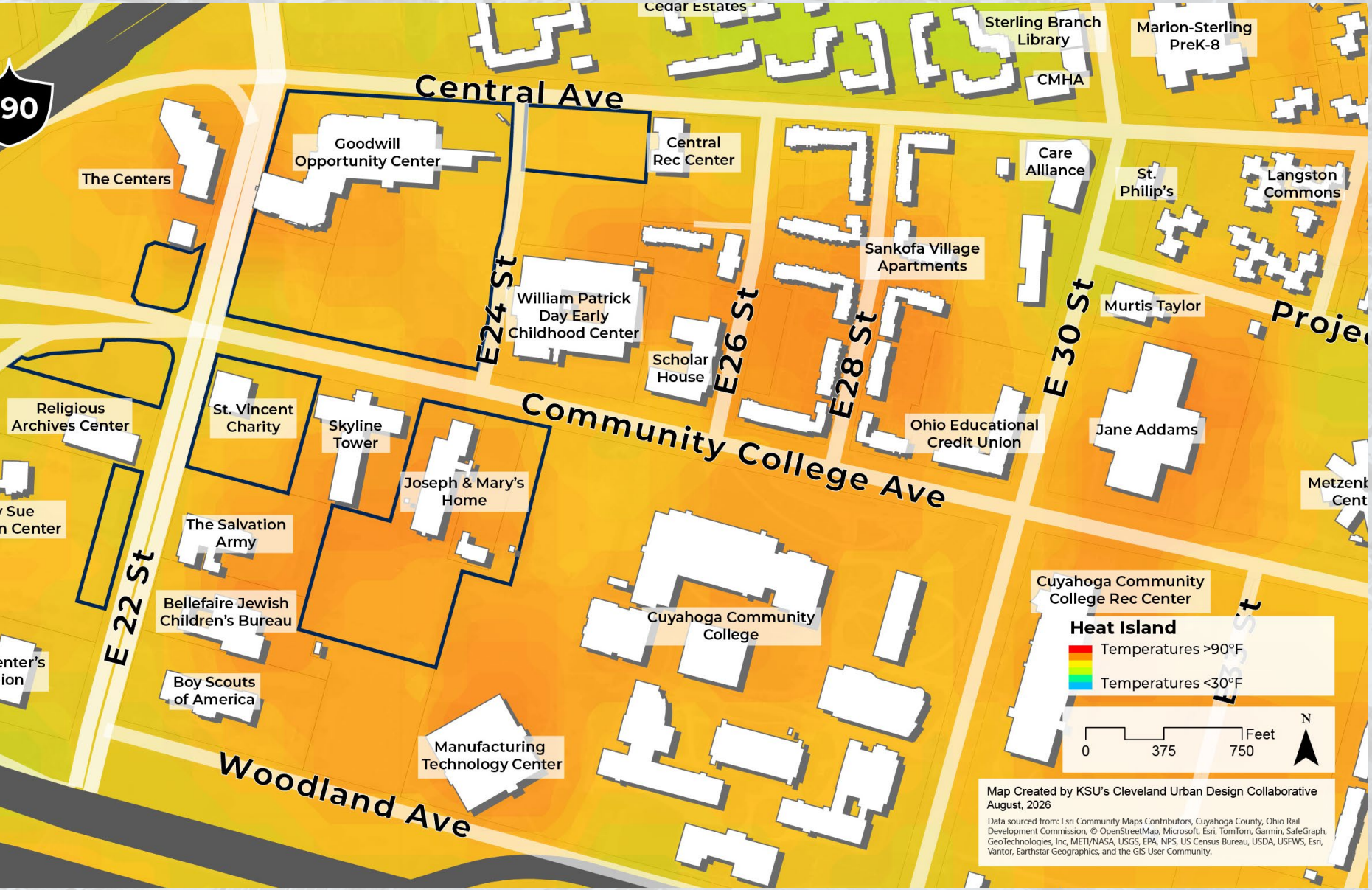

Highlighting what we discussed in Steering Committee meetings:

Heat Island

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175 YEARS

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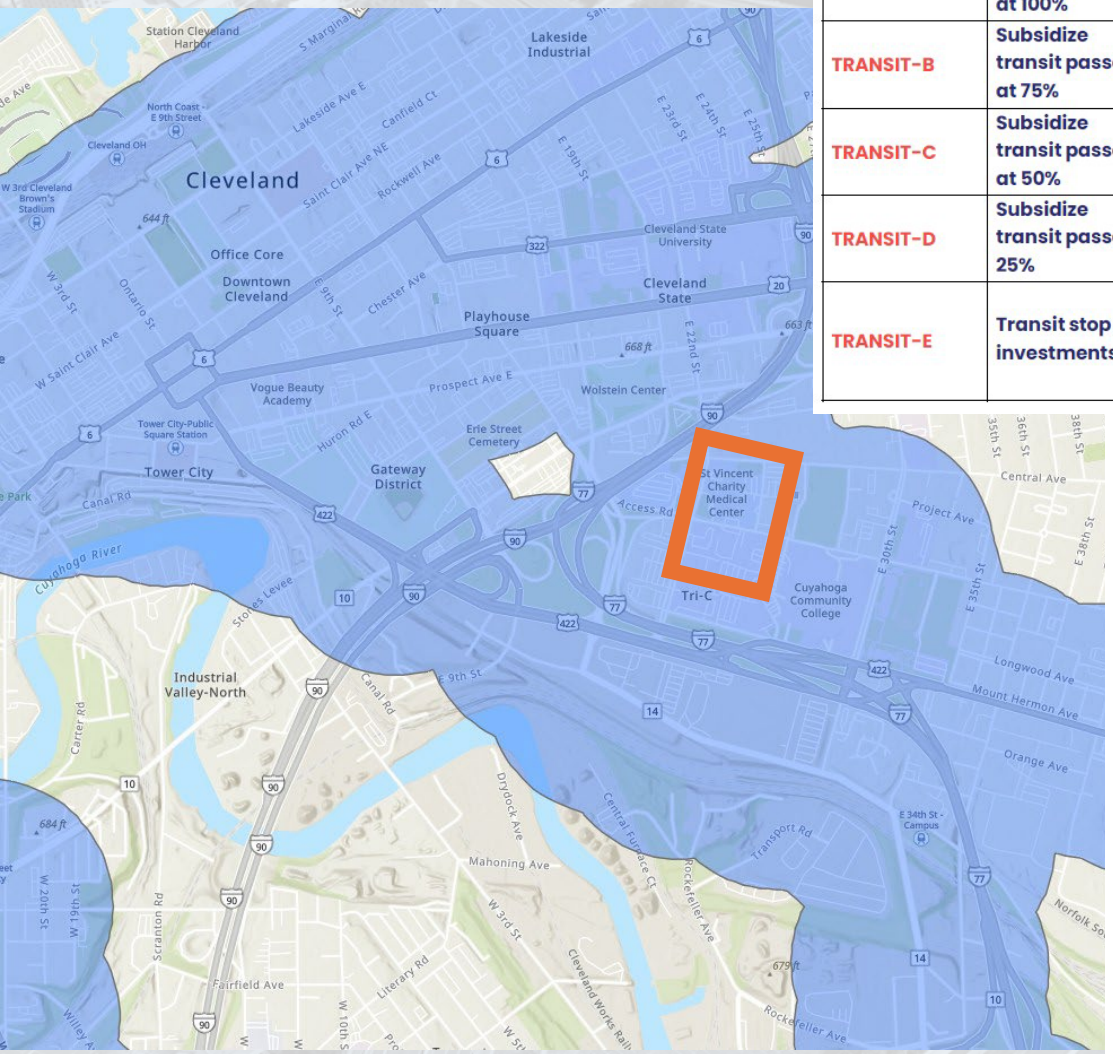
Highlighting what we discussed in Steering Committee meetings:

City Transit-Oriented Development & TDM Strategies

STRATEGY	STRATEGY SUMMARY	STRATEGY DESCRIPTION	TDM POINTS EARNED
TRANSIT-A	**Subsidize transit passes at 100%**	Transit passes shall be offered to residential tenants and employees at a 100% subsidy in partnership with RTA.	20
TRANSIT-B	**Subsidize transit passes at 75%**	Transit passes shall be offered to residential tenants and employees at a 75% subsidy in partnership with RTA.	15
TRANSIT-C	**Subsidize transit passes at 50%**	Transit passes shall be offered to residential tenants and employees at a 50% subsidy in partnership with RTA.	10
TRANSIT-D	**Subsidize transit passes 25%**	Transit passes shall be offered to tenants and employees at a 25% subsidy in partnership with RTA.	5
TRANSIT-E	**Transit stop investments**	Requires transit stop amenity improvements at a transit stop within ¼ mile radius of the development project, approximately a 10-minute walk. Investment must be above and beyond maintenance and cleaning.	10



		...king ...ished ...mums ...e City of ...nts for ...e ratio of	
PARKING-A	**Parking supply reduction**	reduction multiplied by the total possible points (10). For example, if the code otherwise required 100 off-street parking spaces, and a project provides 10, the project may receive 9 points ((1-(10/100)) * 10).	10
PARKING-B	**Unbundle parking**	All parking spaces shall be leased or sold separately from rental and purchase fees for residential, office, and retail uses.	5
PARKING-C	**Parking cash out: non-residential**	This allows non-residential tenants/ employees who would otherwise receive free parking the option to "cash out" the value of their space instead of parking.	8
PARKING-D	**Short-term parking provision**	The development shall only provide short-term daily and/or hourly parking. Weekly, monthly, and annual parking passes will be prohibited. The daily and hourly rates for parking should not be less than the current market value for the area.	5
PARKING- E	**Shared parking**	Shared parking among different land uses or tenants within a mixed-use development. 2 points for every 20% of parking spots available to occupants during effective shared parking hours.	10
PARKING-F	**Parking removal**	The developer shall remove some combination of the site's existing parking, road space, and driveways to improve walkability, bikeability and activation of land use. Points for this strategy are determined by the ratio of reduction multiplied by the total possible points (10).	10

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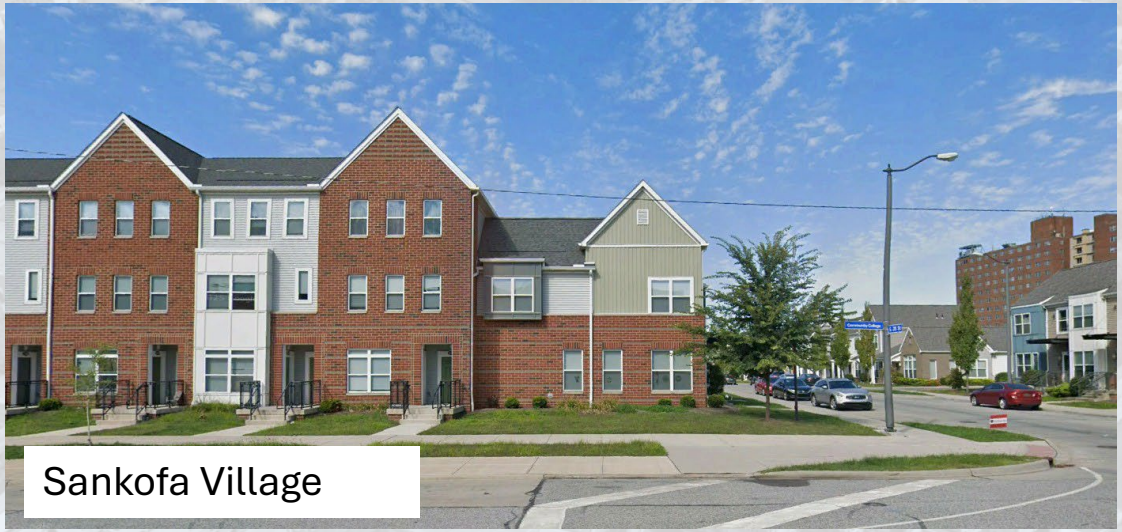

Sankofa Village

Sisters of Charity Health System

Highlighting what we discussed in Steering Committee meetings:

Religious Archives render

Skyline Tower

Existing building characteristics

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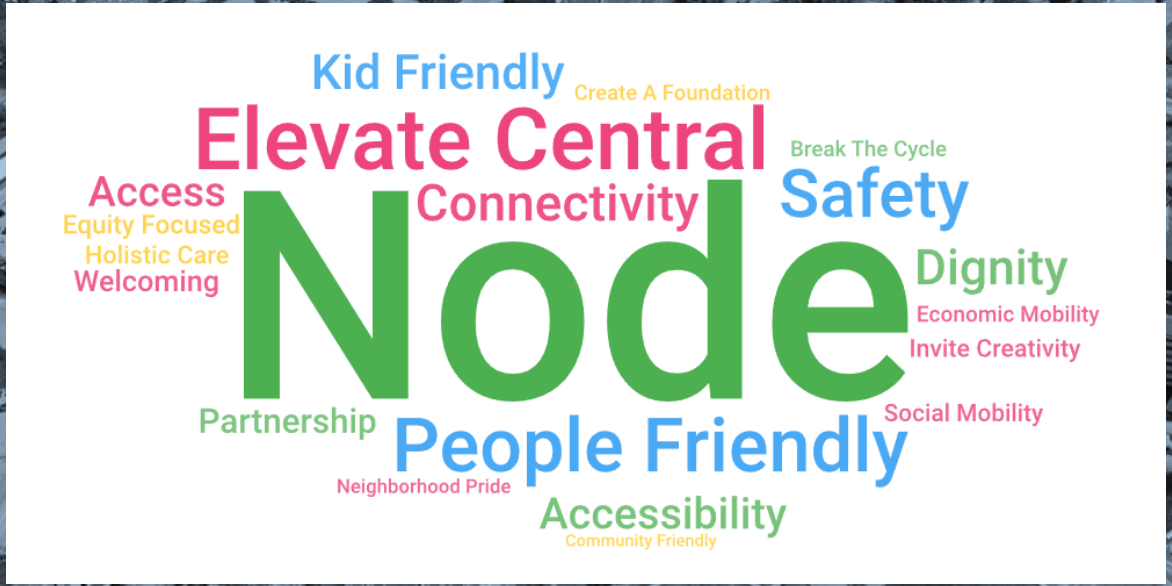
Steering Committee Vision & Priorities

Vision:



Priorities:

Planning the Vision - Programming

Through the lens of **Health and Wealth Building & Physical, Mental and Economic Healing**– we want to see some program elements below incorporated within the E22 area within Central Neighborhood. (for starter conversation)

Economic Opportunity & Entrepreneurship

- Black-owned cooperative retail
- Community kitchen / food business incubator
- Financial counseling / credit union branch

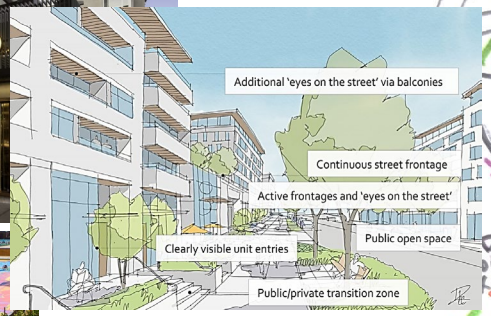
Health & Wellness

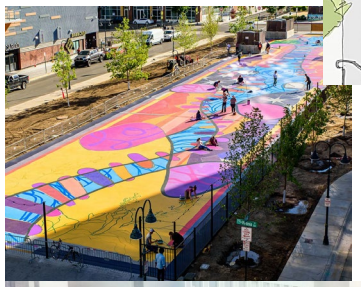
- Art and music therapy studio
- Grief support center

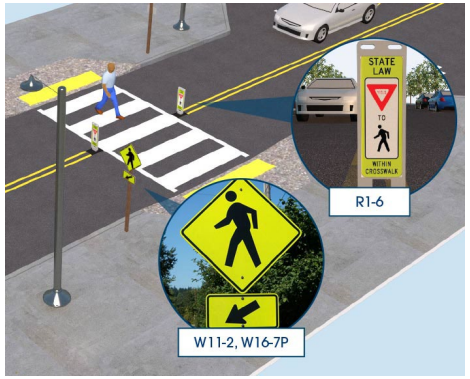
Retail & Gathering Spaces

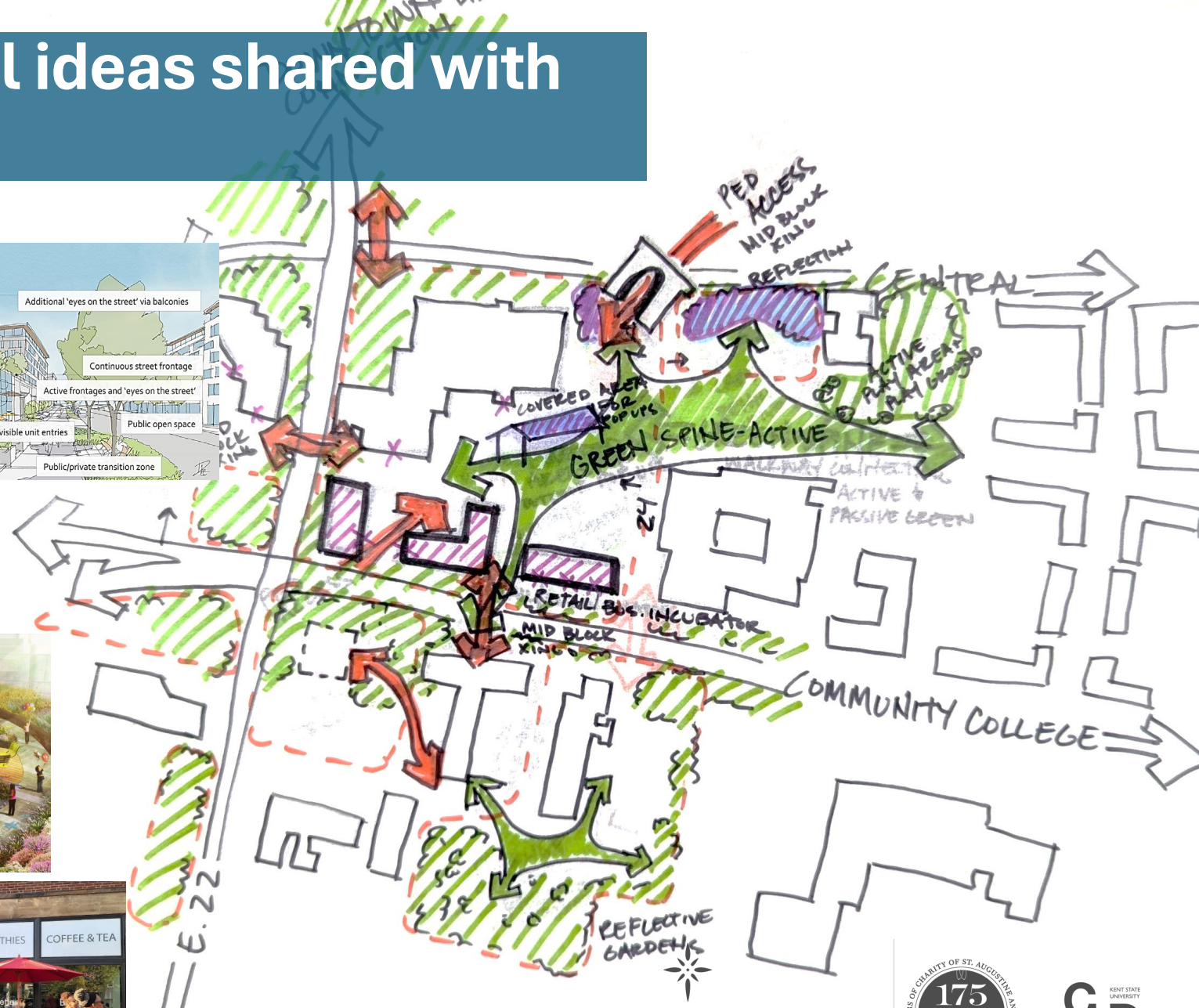
- Non-alcoholic "un-bar" teen café
- Indoor market hall with seasonal farmers market pavilion

Building the Vision: Initial ideas shared with Steering Committee:









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Health & Healing Hub: Sisters of Charity Health System

Health & Healing Master Plan – walk through of big ideas

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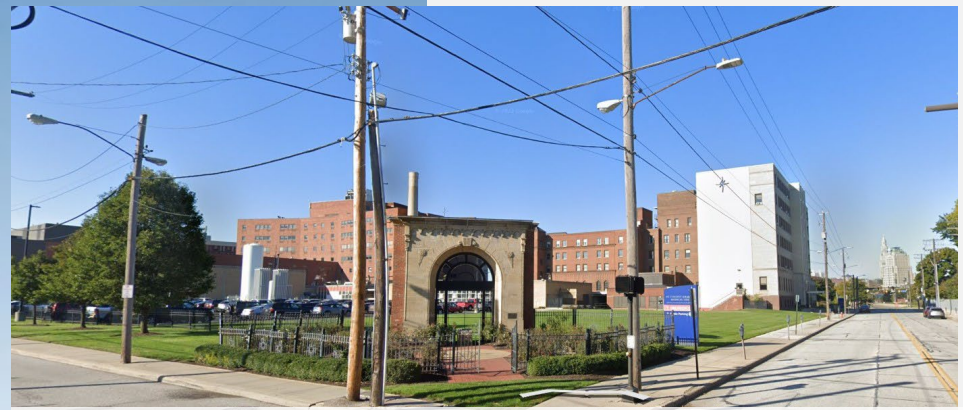
Health & Healing Hub: Sisters of Charity Health System



St. Vincent Charity School of Nursing Boler Family Memorial Garden before (with former Hospital in background)

Places to Pause & Reflect (Healing):

- St. Vincent Charity School of Nursing Boler Family Memorial Garden
- Native pollinator gardens

Creation of path through Memorial Garden connecting to Health & Healing Hub

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Green Loop, Went, South Carolina

Walking paths and landscaping around reflecting pond, Silver Lake Park, New York

Example of place to pause under architectural sculpture

Perk Park, Cleveland

Places to Pause & Reflect (Healing):

- St. Vincent Charity School of Nursing Boler Family Memorial Garden
- Native pollinator gardens
- Break-out areas with seating and tables
- Reflecting pond

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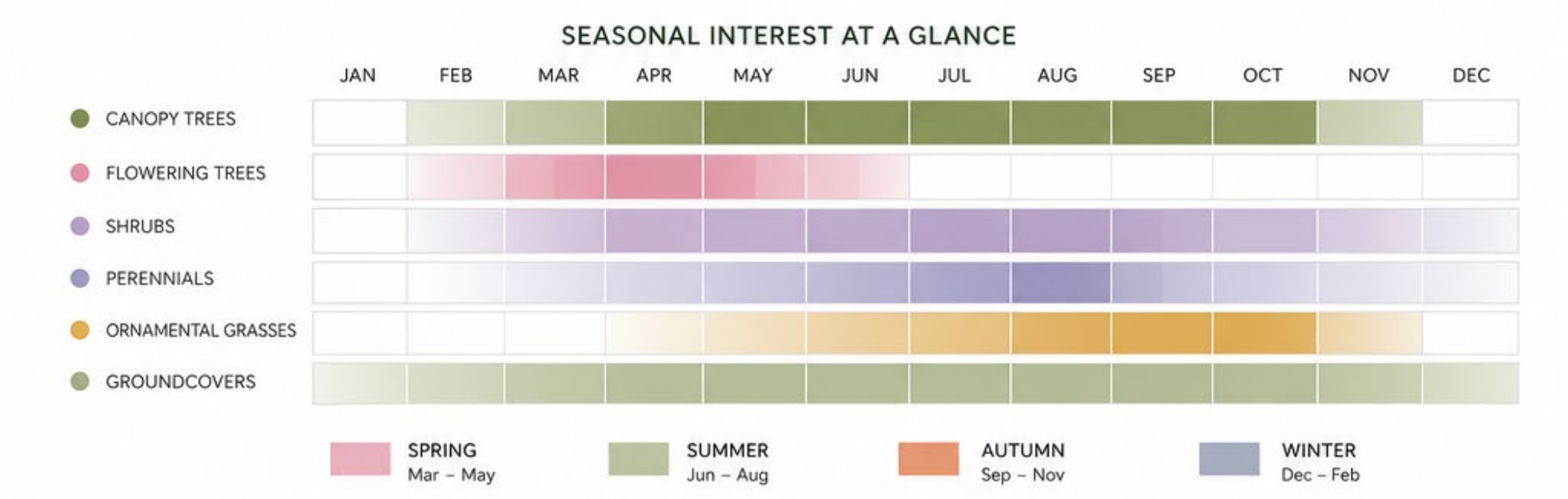

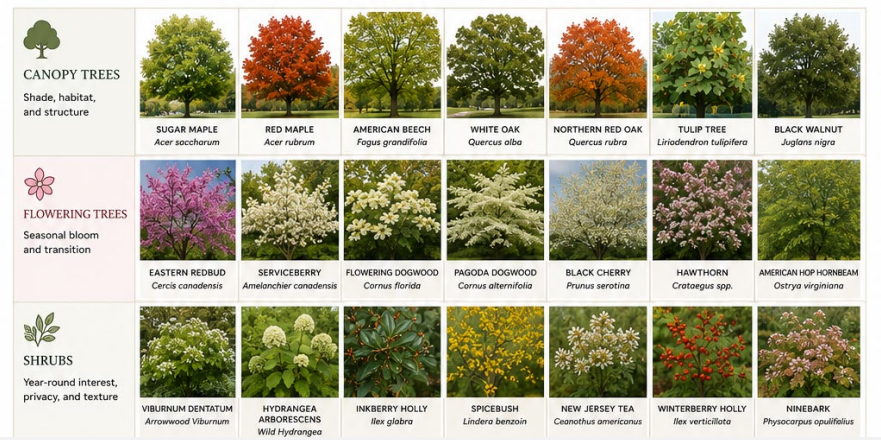

Seasonal Planting Palette

Places to Pause & Reflect (Healing):

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Health & Healing Hub: Sisters of Charity Health System

Mile markers can encourage users to walk

Paved pathways and places to pause, Lafayette playground, New York

Green Bay Playfield, Milwaukee

Destination Cleveland signage and map of District

Active Places (Health):

- Walking paths & mile markers
- Active playgrounds and play fields
- New Goodwill Industries & Rid-All Grocery
- New local restaurants
- New entrepreneurship spaces
- New mixed-income housing

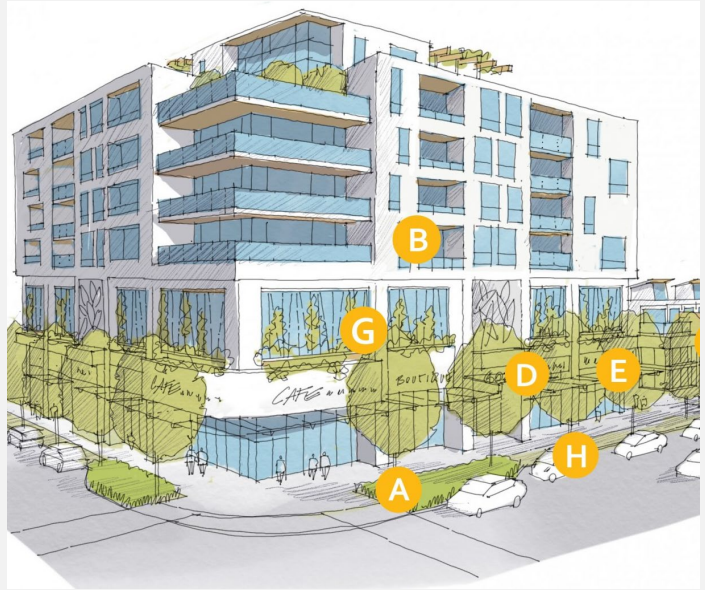
SISTERS of CHARITY HEALTH SYSTEM
A Ministry of the Sisters of Charity of St. Augustine

THE SISTERS OF CHARITY OF ST. AUGUSTINE ANNIVERSARY 175 YEARS CSA 1851•2026

KENT STATE UNIVERSITY CUDC CLEVELAND URBAN DESIGN COLLABORATIVE

Example of local business

TolHouse Social Club and Entrepreneurship hub, Toledo



Example of LEED building with sustainable practices applied

Toro mixed-use development, Atlanta

Active Places (Health):

- Walking paths & mile markers
- Active playgrounds and play fields
- New Goodwill Industries & Rid-All Grocery
- New local restaurants
- New entrepreneurship spaces
- New mixed-income housing

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KENT STATE UNIVERSITY CUDC CLEVELAND URBAN DESIGN COLLABORATIVE

E. 24th Street looking towards NRRC

Places to Connect (Community):

- Streetscape enhancements
- The Central Pavilion
- Wayfinding

Vacated E. 24th Street looking towards NRRC

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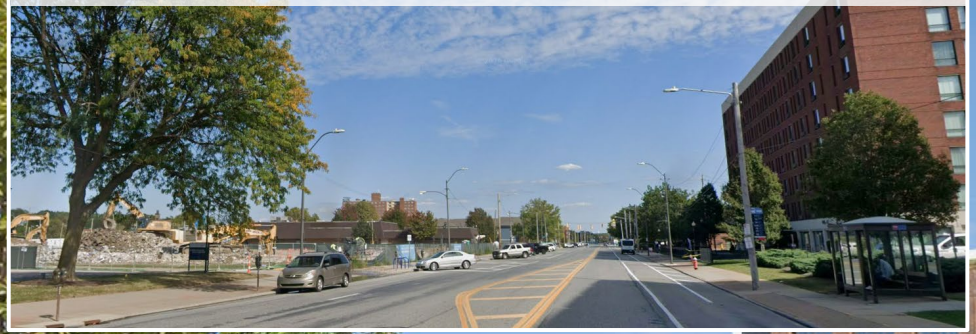
KENT STATE UNIVERSITY CUDC CLEVELAND URBAN DESIGN COLLABORATIVE

Places to Connect (Community):

- Mid-block pedestrian crossing
- Streetscape enhancements
- Wayfinding

Existing Community College Avenue looking East



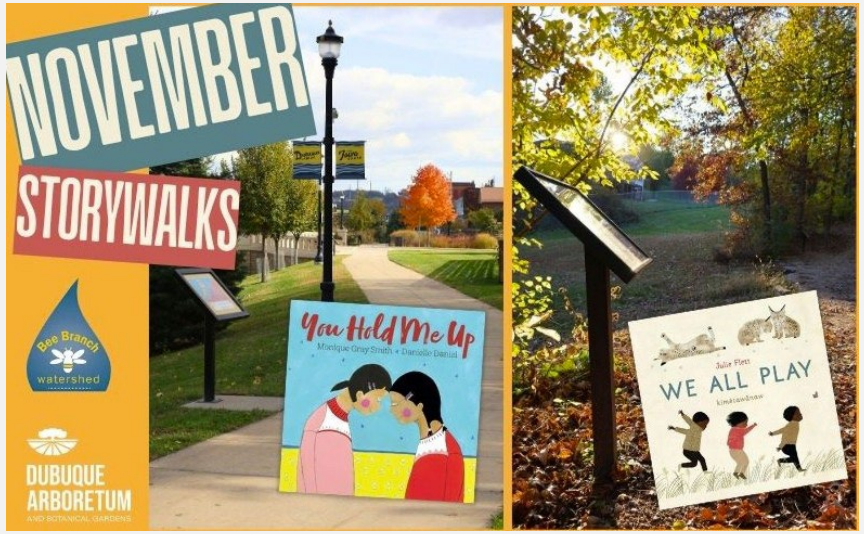
Community College Avenue looking East with new mixed-used development and street-calming

SISTERS of CHARITY HEALTH SYSTEM
A Ministry of the Sisters of Charity of St. Augustine

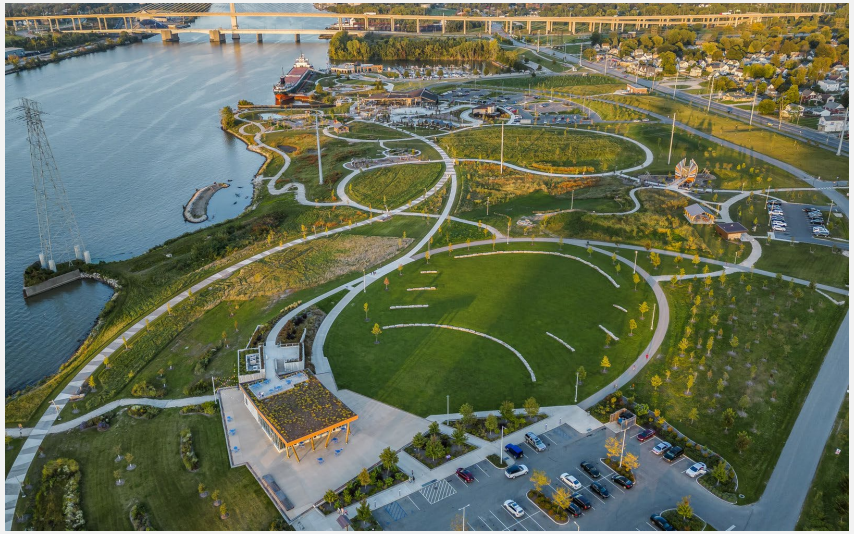
THE SISTERS OF CHARITY OF ST. AUGUSTINE ANNIVERSARY 175 YEARS CSA 1851•2026

KENT STATE UNIVERSITY CUDC CLEVELAND URBAN DESIGN COLLABORATIVE

Health & Healing Hub: Sisters of Charity Health System



Story Walk: Dubuque Arboretum



Paths, Pavilion, and seating: Glass City Metropark

Sheboygan Food Truck Festival

Sculpture with walking path through: ProMedica Promenade Park: Toledo

Places to Connect (Community):

- Community gardens
- Food truck plaza
- Mid-block pedestrian crossing
- Streetscape enhancements
- New neighborhood training center
- The Central Pavilion(with shelter, tables, grills, seating)
- Wayfinding that encourages connections throughout Health & Healing Hub

SISTERS of CHARITY HEALTH SYSTEM
A Ministry of the Sisters of Charity of St. Augustine

THE SISTERS OF CHARITY OF ST. AUGUSTINE ANNIVERSARY 175 YEARS CSA 1851•2026

KENT STATE UNIVERSITY CUDC CLEVELAND URBAN DESIGN COLLABORATIVE

Implementation Phasing

ST. VINCENT CHARITY HEALTH & HEALING HUB

Sisters of Charity
Health & Healing Master Plan
Implementation Phasing

$ Under $10K
$$ $10K - $100K
$$$ $100K - $1M
$$$$ Over $1M

Approximate Timeline (Years)

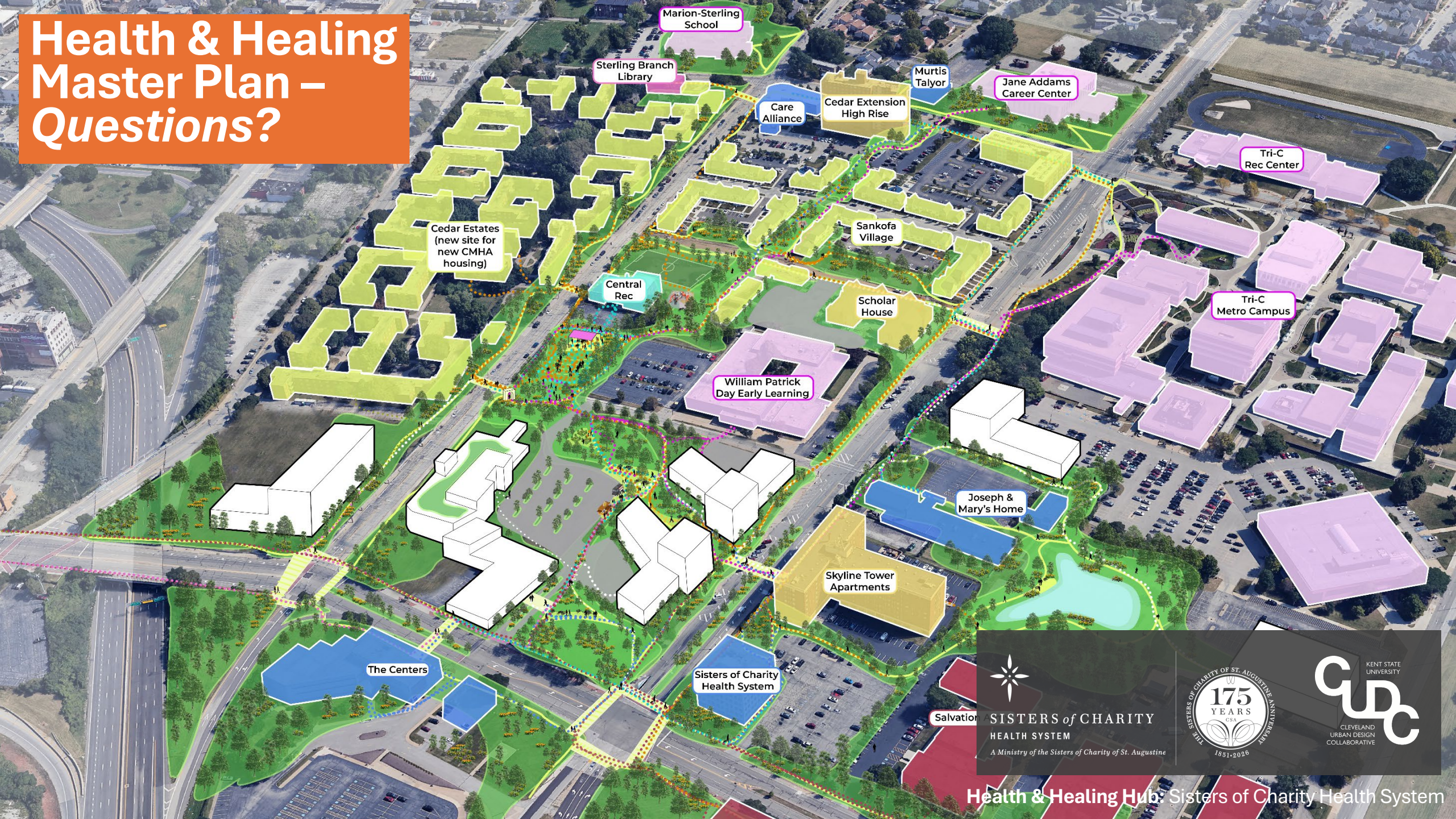
		Strategies	1	2	3	4	5	6	7	8	9	10		Lead & Main Partner	Additional Partners	Potential Advocacy and Funding Source(s)
		Phase 1: (Years 1-3)														
		Enhance Existing Sites														
Parking Consolidation & Green Space Creation	1.1	Remove existing fencelines along SCHS property (coordinate with ongoing site construction)											$$	SCHS	Cuyahoga County, City of Cleveland NRRC, City Council Representative	City of Cleveland: Economic Development small infrastructure grants; Ward Council discretionary capital funds; TIF proceeds
	1.2	Aquire sites for green space. Talk to neighboring sites about shared parking and connecting to new long-term green spaces.											N/A	SCHS, City of Cleveland	City of Cleveland, CMHA (with Sankofa Village), Tri-C, Goodwill Industries, Cuyahoga County, Cleveland Rec NRRC, The Centers for Family and Children, Skyline	Western Reserve Land Conservancy; Cuyahoga County Land Bank; City of Cleveland Land Bank; West Creek Conservancy
	1.4	Create District Parking (consolidation of existing lots, wayfinding sign											$	SCHS, Goodwill Industries, Cuyahoga County	Surrounding properties	TIF proceeds; corporate partnerships
	1.3	Depave parking lot behind Joseph & Mary's home for new greenspace											$$	SCHS	Cuyahoga County Office of Sustainability	Depave.org; City of Cleveland Economic Development small infrastructure grants; Cuyahoga County DOPWIC State Infrastructure Grant; Western Reserve Land Conservancy; TIF proceeds
e Improvements	1.5	Create an Infrastructure-Only TIF (Tax Increment Financing) District to capitalize revenue capture of current / future development											N/A	City of Cleveland, Economic Development	SCHS, Cuyahoga County, City Council Representative	City Council Representative
	1.6	Quick build safety enhancements: like restriping with painted bump-outs, delineators, increased visibility of pedestrian crosswalks ect. Along Community College Avenue and E. 22nd Street											$$-$$$	City of Cleveland, Division of Streets	SCHS, City Council Representative	City of Cleveland "Cleveland Moves" and MOCAP (Mayor's Office of Capital Projects); Ward Council discretionary capital funds; Bike Clevelanc and Better Streets Coalitions; CMAQ (Congestion Mitigation and Air Quality Improvement (CMAQ) Program)

Snapshot of Implementation Phasing Matrix

SCHS phasing statrategiesv2.xlsx

SISTERS of CHARITY HEALTH SYSTEM
A Ministry of the Sisters of Charity of St. Augustine

Health & Healing Master Plan – *Questions?*



Health & Healing Hub: Sisters of Charity Health System

Cleveland City Planning Commission

Public Art Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-016 - 78 Pueblos y Una Bandera Mural

September 4, 2026

Project Address: 3140 W. 25th St.

Type: Public Art

Project Representative: Letitia Lopez & Marilyn Alejandro-Rodriguez

Approval: Final

Ward 14: Council Member Jasmin Santana | **SPA: Clark-Fulton**

78 PUEBLOS Y 1 BANDERA

Saturday, September 19

at CentroVilla25

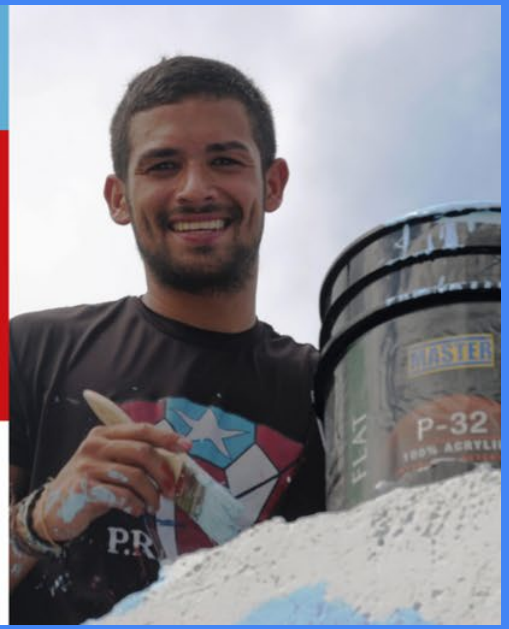
3140 W 25th ST. Cleveland OH 44109

International Puerto Rican Mural Artist

Hector Collazo Hernández

CentroVilla25
Culture • Community • Commerce

JULIA DE BURGOS
CULTURAL ARTS CENTER



Project

78 Pueblos y 1 Bandera Cleveland

Centro Villa 25
Clark-Fulton | Ward 14 | Cleveland, Ohio

A community-led public art project celebrating Puerto Rican culture, community, healing, and resilience.

Artist: Héctor Collazo Hernández
Project Support: Ward 14 Councilmember Jasmin Santana + The George Gund Foundation
Fiscal Agent: Julia de Burgos Cultural Arts Center

THE STORY BEHIND THE ART

From Personal Healing to a Community Movement

The 78 Pueblos y 1 Bandera movement began with Puerto Rican artist **Héctor Collazo Hernández**, who turned to art as a way to process profound personal loss and find healing following the death of his brother.

His journey grew into a larger artistic movement: Collazo Hernández painted a Puerto Rican flag in each of Puerto Rico's **78 municipalities**, transforming personal healing into a celebration of Puerto Rican identity, resilience, and community.

Documental 78 Pueblos una Bandera
https://www.youtube.com/watch?v=Y-uBbGEwvs4

FROM PUERTO RICO
TO LORAIN TO CLEVELAND

PUERTO RICO
78 municipalities → 78 flags → one shared cultural identity

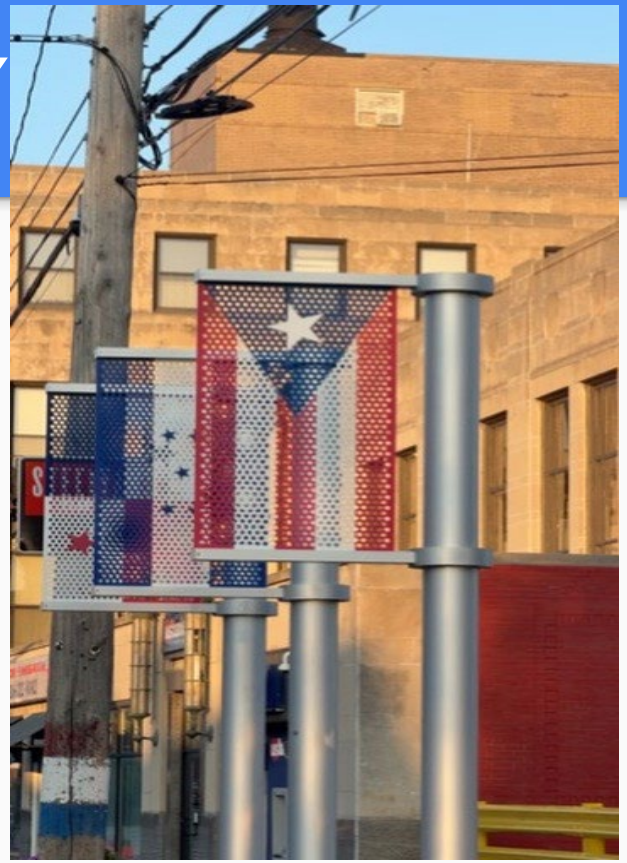
LORAIN, OHIO — 2025
El Centro brought the artist to Lorain for a 78 Pueblos y 1 Bandera mural.

The event brought together community members through:

- Art
- Music
- Food
- Cultural expression
- Community participation

CLEVELAND — 2026
Inspired by the Lorain experience, Cleveland's Puerto Rican community is bringing the project to Clark-Fulton.

THE SITE AND COMMUNITY



A Cultural Landmark in Clark-Fulton

Centro Villa 25
3140 w 25, Cleveland 44109

Located in the Clark-Fulton neighborhood, an important center of Latino culture.

The project will create a permanent public artwork that:

- Celebrates Cleveland's Puerto Rican community
- Connects Cleveland to Puerto Rican cultural history
- Creates a visible expression of cultural pride
- Engages residents and volunteers in its creation

EXISTING WALL & MATERIALS

Existing surface:
Exterior masonry coated with RhinoShield

Surface preparation:
The project team is consulting with **Sherwin-Williams** to determine the appropriate preparation and coating system for the existing RhinoShield surface.

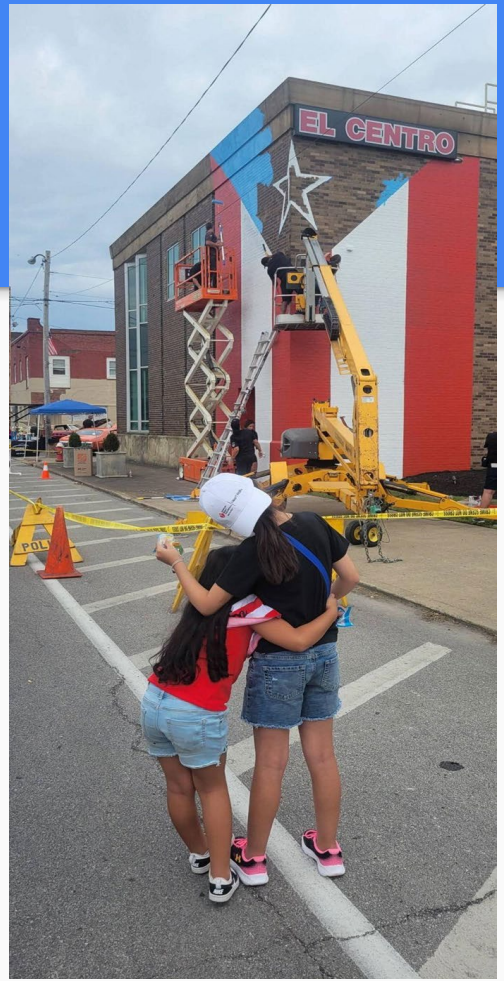
Proposed primer:
Loxon Masonry Coating

Mural paint:
Recommendation from Sherwin Williams

Protection:
Anti-graffiti protective coating

Maintenance:
The property owner has granted permission for the project and will assume responsibility for ongoing maintenance.

THE COMMUNITY CREATION



One Artist. One Day. One Community.

The Cleveland mural will be created **in one day**, with Héctor Collazo Hernández working alongside community volunteers and participants.

The creation of the mural is itself an important part of the project.

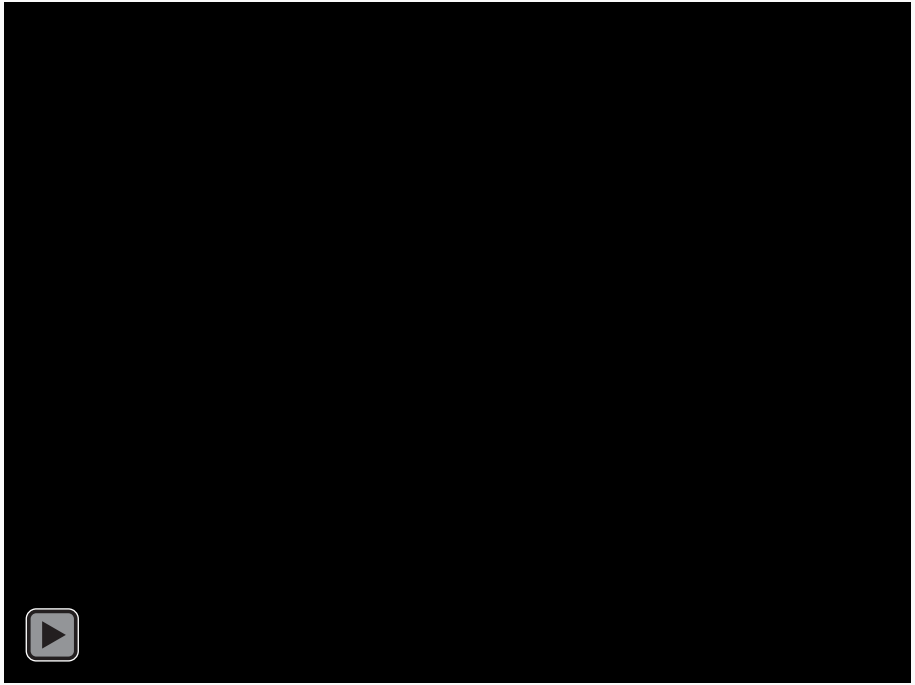
Residents, families, artists, community organizations, and volunteers will have the opportunity to participate in creating a permanent work of public art.

THE MURAL AND VIEWS

Centro Villa 25 view heading North

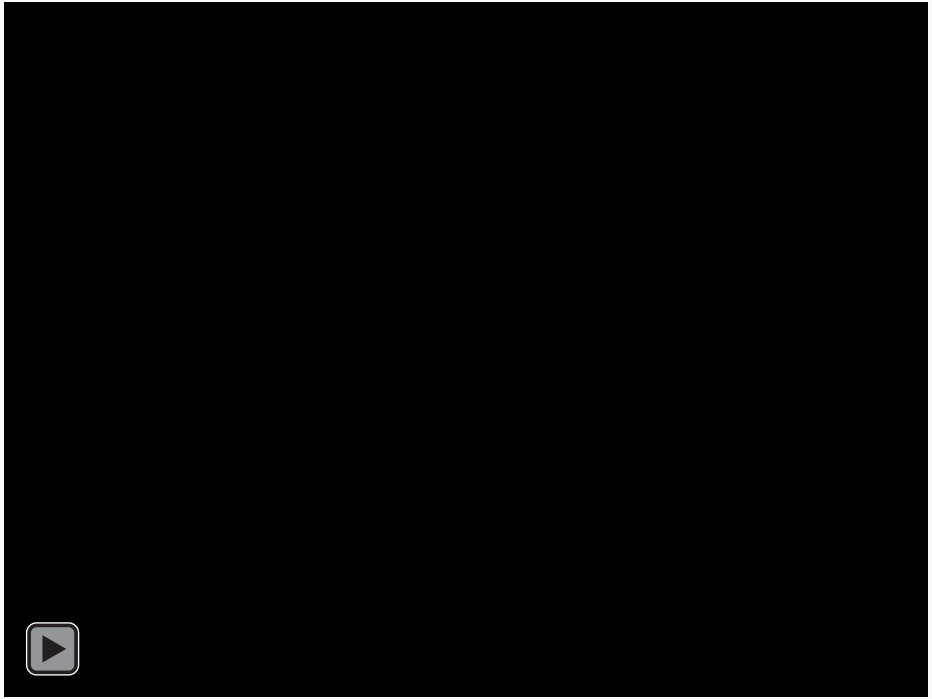
THE MURAL AND VIEWS

Centro Villa 25 view heading south



THE MURAL AND VIEWS

Centro Villa 25
Center View



THE MURAL AND VIEWS

THE MURAL DIMENSIONS

Estimated dimensions

Overall field

48′ W × 20′ H

Gross mural area

960 sq. ft.

Recommended estimating allowance

1,000–1,050 sq. ft.

Five horizontal stripes

Approximately **4′ high each**

Blue triangle, as rendered

Approximately **20′ H × 24′ deep**

White star

Approximately **8′–9′ point-to-point**

Bottom of flag above grade

Approximately **14′–16′**

Top of mural above grade

Approximately **34′–36′**

SUPPORT AND LEGACY

A Community Investment in Cleveland

Project Support

- Ward 14 Councilmember Jasmin Santana
- The George Gund Foundation
- Centro Villa 25 / Property Owner
- Julia de Burgos Cultural Arts Center
- Community volunteers and partners

Stewardship

- Property owner assumes responsibility for maintenance
- Anti-graffiti coating will protect the mural
- Appropriate surface preparation and materials are being confirmed with Sherwin-Williams
- Artist signature will remain discreet
- Installation year will be included for documentation

From one artist's journey of healing to a movement that has connected communities across Puerto Rico and beyond, 78 Pueblos y 1 Bandera Cleveland will create a permanent expression of culture, resilience, and belonging in the heart of Clark-Fulton.

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-016 - 78 Pueblos y Una Bandera Mural

September 4, 2026

NWDRAC Recommendations:

NWDRAC recommended final approval on 8/26/26 with the request to consider a plaque that states the story or explanation of the artist and mural; QR code and movement mentioned.

City Planning Staff Recommendations:

Staff is in support of this mural, and agrees with the NWDRAC's recommendation for a descriptive panel to accompany the mural.

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Mandatory Legislative Referrals – Presentations

September 4, 2026

Amending Ord. No. 915-2026 (introduced by Council Members Santana and Griffin - by departmental request) To amend Sections 457.02, 457.03, 457.10, and 457.99 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances, relating to public garages and parking lots.

This legislation was reviewed and approved at CPC on 8/7/26.

Proposed Amendments: 2026 Updates to Chapter 457

Goals:
(1) Provide greater clarity and transparency around the considerations used by Cleveland Police in developing the application checklist and administering the review of operators' safety plans, helping ensure expectations are clear, consistent and predictable for applicants.

- **This would include; Perimeter security, surveillance, signage, access control, safety features, and documented calls for police assistance.**

*Taken from draft ordinance language

Proposed Amendments: 2026 Updates to Chapter 457

Goals:
(2) Create an intermediate review process for operators who believe additional safety requirements are undue, allowing the Director of Building & Housing to evaluate and mediate the matter following a Cleveland Police hearing and before an appeal proceeds to the Board of Zoning Appeals for final determination.

- **No license shall be issued unless the Chief determines that reasonable safety measures are or will be in place. If the Chief determines that such reasonable safety measures are insufficient, the applicant may submit revised security measures for review one time without incurring any additional costs or may appeal the Chief's determination to the Director of Building and Housing. A person aggrieved by a decision by the City official may further appeal in accordance with Section 457.12 of this chapter.** *(BZA)*

*Taken from draft ordinance language

Mandatory Legislative Referrals – Presentations

September 4, 2026

Ord. No. 926-2026 (introduced by Council Members Bishop and Griffin - by departmental request) Authorizing the Directors of Capital Projects and/or City Planning to apply for and accept grants from the Ohio Department of Transportation for the 2024 Pedestrian Safety Improvement Program to implement safety improvements at various sites throughout the City; to apply for and accept any gifts or grants from any public or private entity; giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the safety improvements; authorizing the Director of Capital Projects to enter into any relative agreements; and causing payment to the State fir the City's share of the improvement.

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, September 4, 2026

Ordinance No. 926-2026

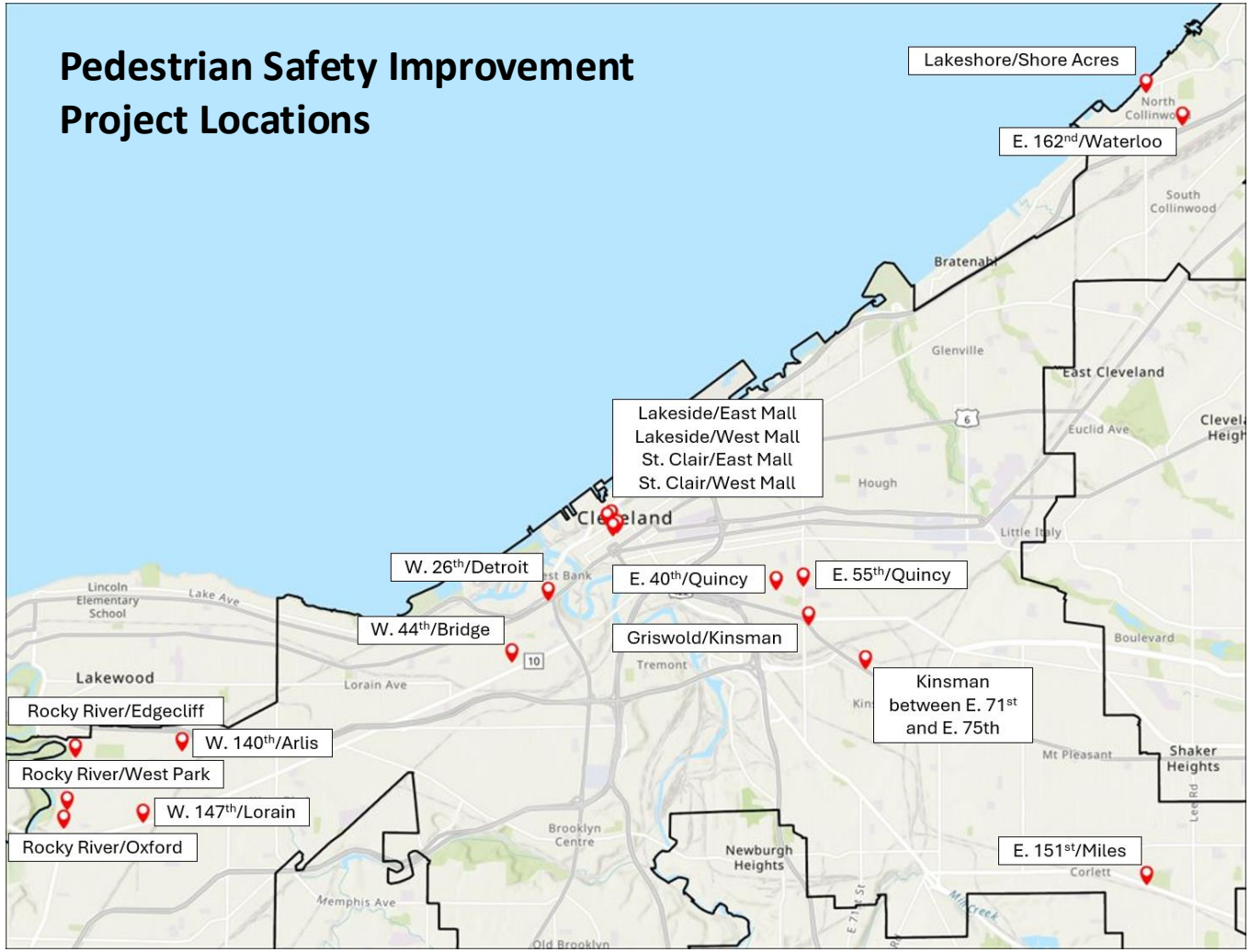
Pedestrian Safety Improvement Project

Authorizing the Directors of Capital Projects and/or City Planning to apply for and accept grants from the Ohio Department of Transportation for the 2024 Pedestrian Safety Improvement Program to implement safety improvements at various sites throughout the City; to apply for and accept any gifts or grants from any public or private entity; giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the safety improvements; authorizing the Director of Capital Projects to enter into any relative agreements; and causing payment to the State for the City's share of the improvement.

Ordinance No. 926-2026

Pedestrian Safety Improvements Project Overview:

- Awarded $1.64M in ODOT safety funds to enhance safety at 18 crossings and/or intersections
- Project includes 7 new crossings and upgrades to 11 existing crossings or intersections
- Design for the project is currently underway



Ordinance No. 926-2026

- Safety treatments included in the scope of this project.
- The combination of treatments varies by location.

Pedestrian Hybrid Beacon

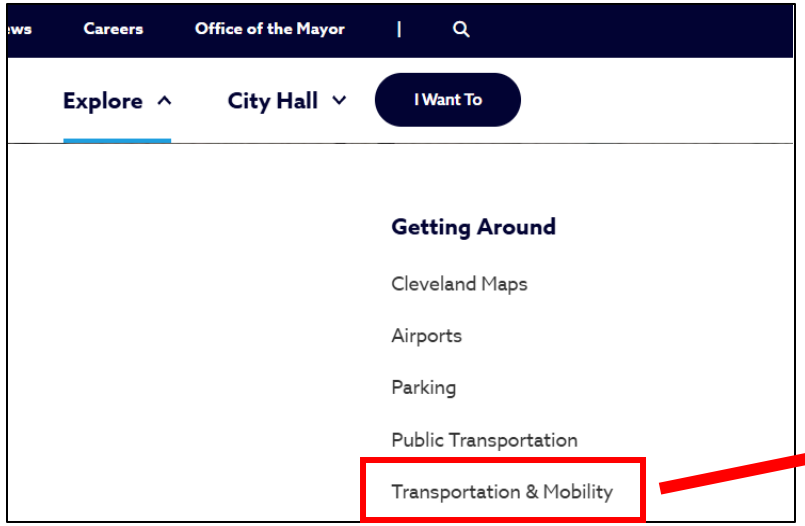
Pedestrian Refuge Island

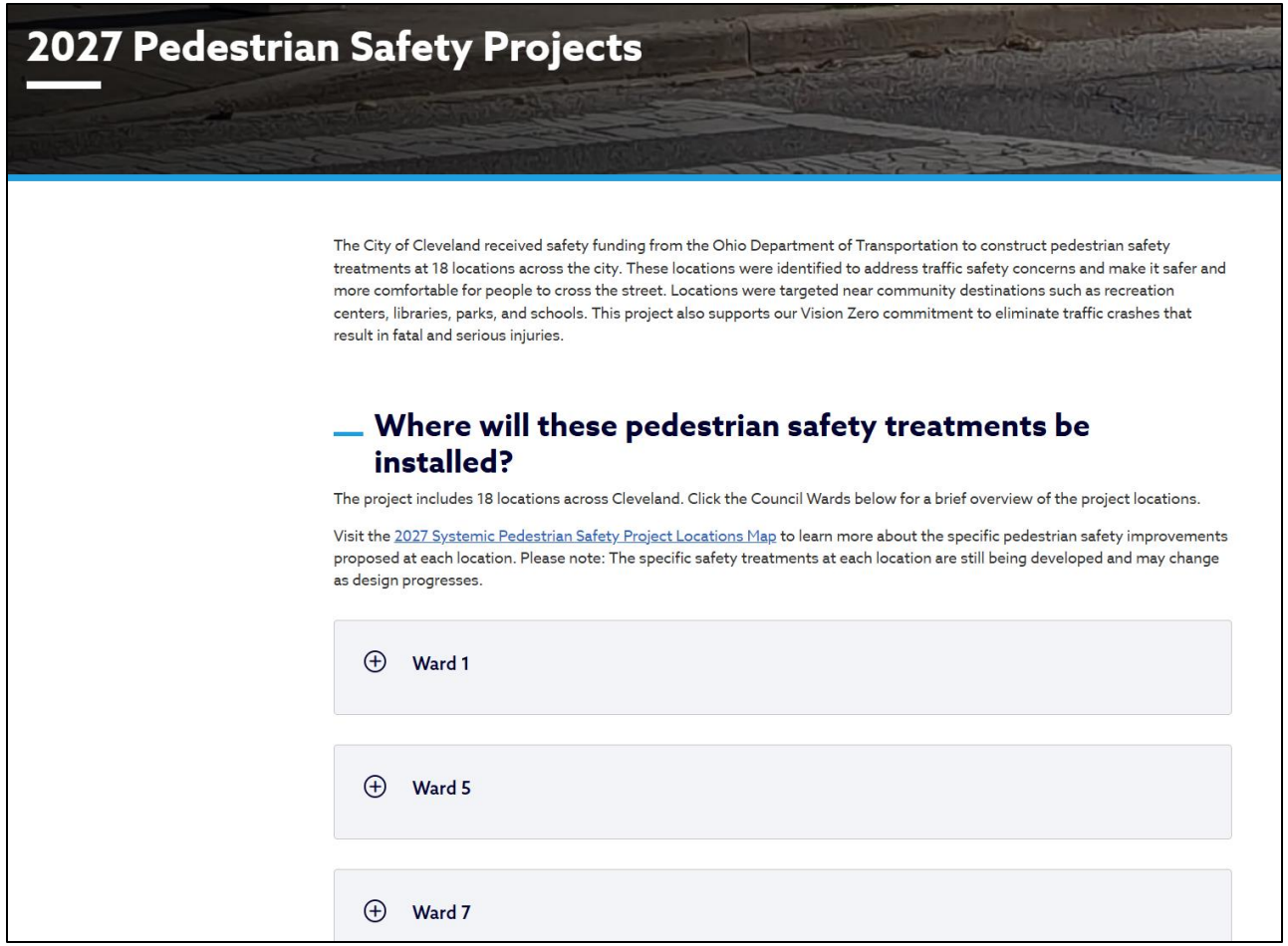
RRFBs

High Visibility Crosswalks

Curb Extensions

Ordinance No. 926-2026





Project webpage is live and will continue to be updated as the project progresses

clevelandohio.gov/transportation-mobility/2027-pedestrian-safety-projects

Ordinance No. 926-2026

Pedestrian Safety Improvements Project Online Interactive Map:

- An interactive map allows users to click on each project location and learn more about the proposed safety treatments

Ordinance No. 926-2026

Pedestrian Safety Improvements
Project Budget:

Overall Construction Cost: $2,096,025.65

- ODOT's Safety Funding Share: $1,640,368
- City of Cleveland's Local Match: $455,657.65 (Vision Zero General Fund)

Ordinance No. 926-2026

Pedestrian Safety Improvements
Project Schedule:

- Design complete: December 2026
- Contractor Bid & Selection: April – May 2026
- Construction Starts: July 2027
- Construction Ends: October 2027

*Construction will be administered by ODOT

Questions & Feedback?

Mandatory Legislative Referrals – Presentations

September 4, 2026

Ord. No. 927-2026 (introduced by Council Members Conwell, Santana, Polensek, and Griffin - by departmental request) Authorizing the Directors of Public Health, Development, and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

Cleveland City Planning Commission

Real Estate Legislation
September 4, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
MOCAP
Building Cleveland
Architecture & Site Development · Engineering & Construction · Real Estate

Ord. No. 927-2026
Authorizing Land Swap between City and Cleveland Municipal School District

Legislative Purpose

To authorize the City of Cleveland ("City") to enter into one or more agreements with the Cleveland Municipal School District ("CMSD") for the exchange of various properties. CMSD will transfer former Walton School to Department of Public Safety and the former Newton D. Baker School to the Department of Development. In exchange the Department of Development will transfer three (3) land bank parcels adjacent to CMSD schools and Department of Health will transfer J. Glen Smith Health Center to CMSD.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
MOCAP
Building Cleveland
Architecture & Site Development · Engineering & Construction · Real Estate

Ord. No. 927-2026

Authorizing Land Swap between City and Cleveland Metropolitan School District

J. Glen Smith Health Center – 11110. St. Clair Avenue – to be transferred from City to CMSD for New Glenville High School

Ord. No. 927-2026

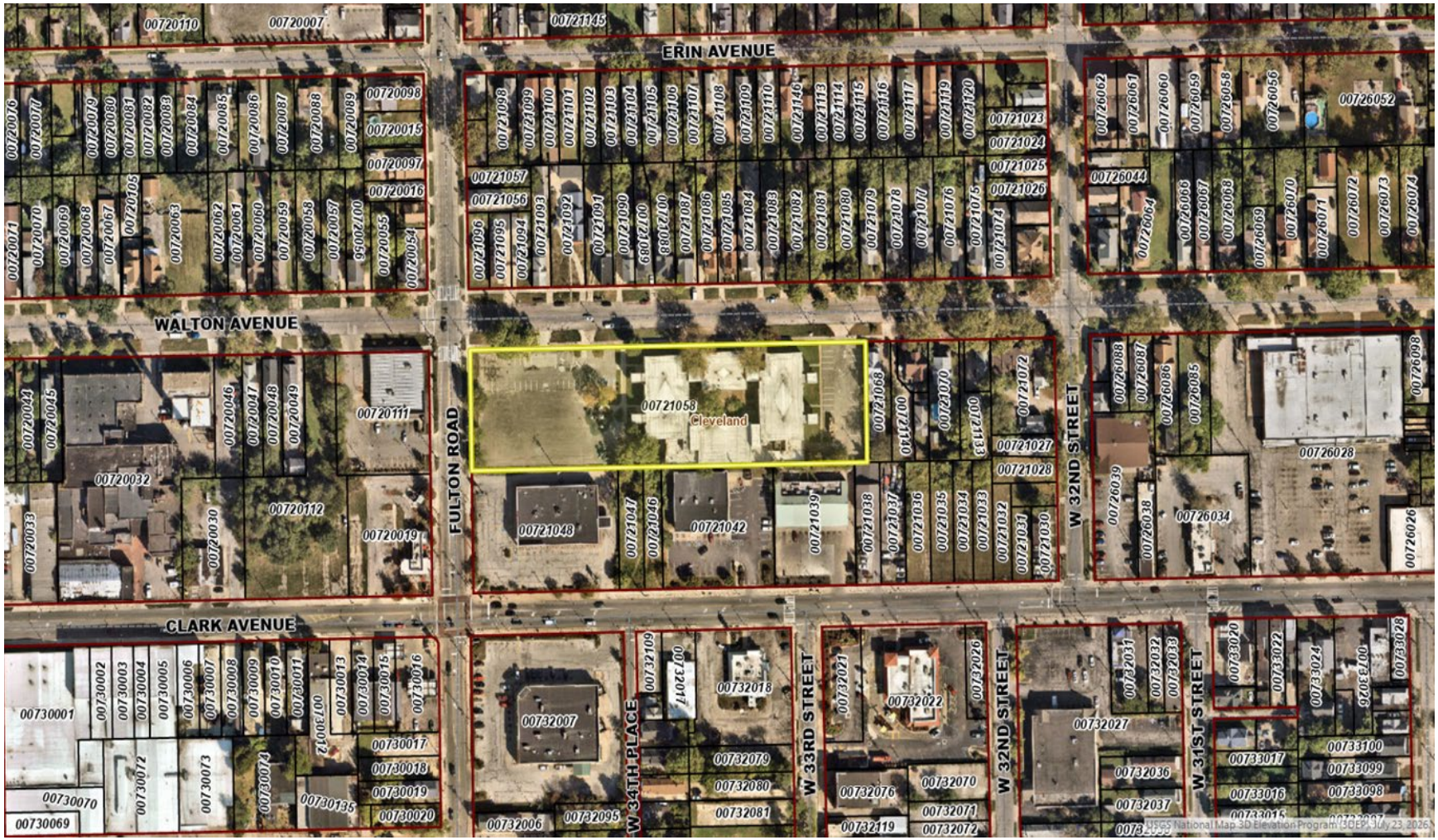
Authorizing Land Swap between City and Cleveland Metropolitan School District

Land Bank – PPNs 110-01-042 and 110-01-044 – to be transferred to CMSD for new Glenville High School

Ord. No. 927-2026

Authorizing Land Swap between City and Cleveland Metropolitan School District

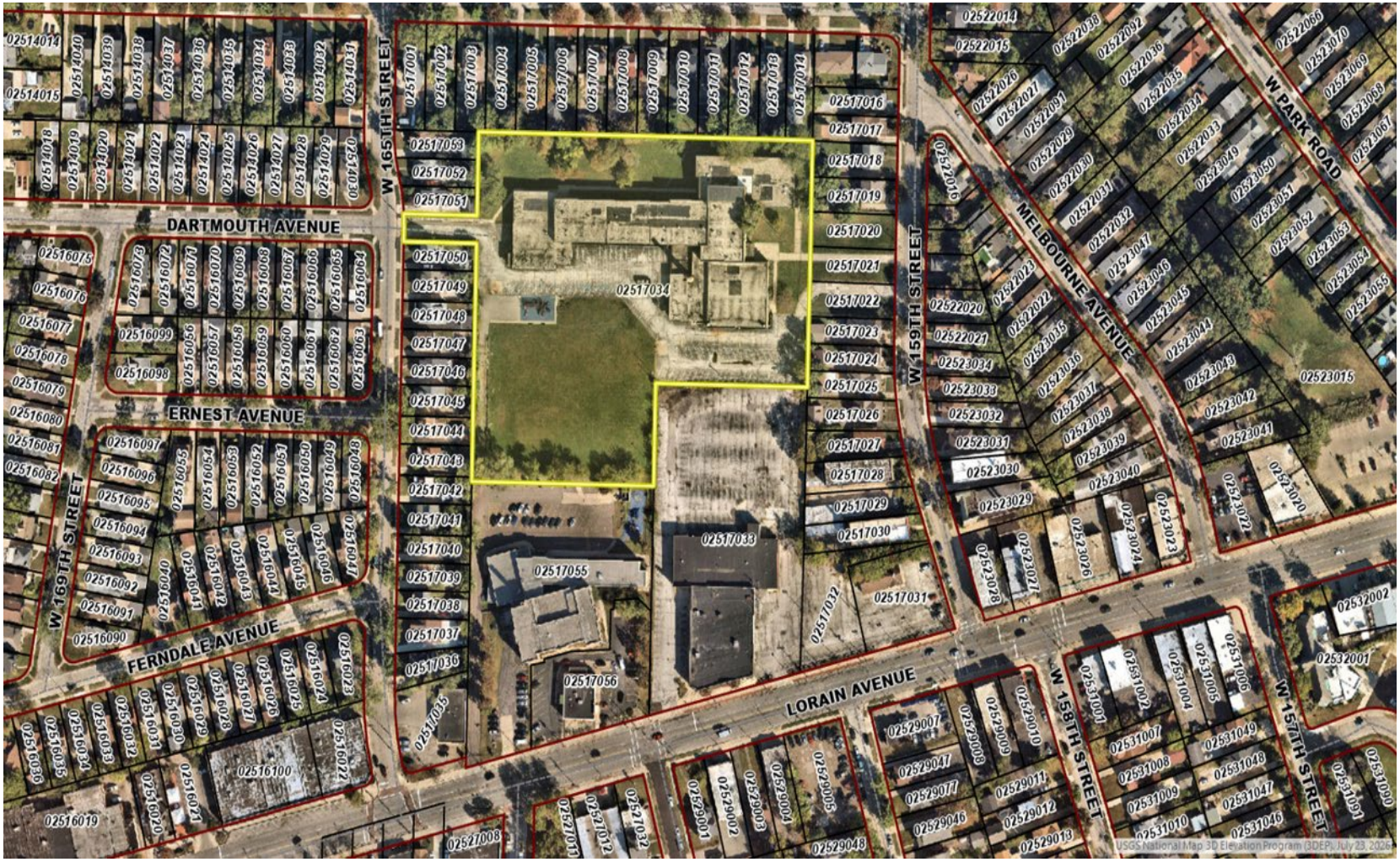
Walton School – 3409 Walton Avenue – to be transferred to City from CMSD



Ord. No. 927-2026

Authorizing Land Swap between City and Cleveland Metropolitan School District

Netwon D. Baker School – 3690 W 158th – to be transferred to City from CMSD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FERNDALE AVENUE
LORAIN AVENUE
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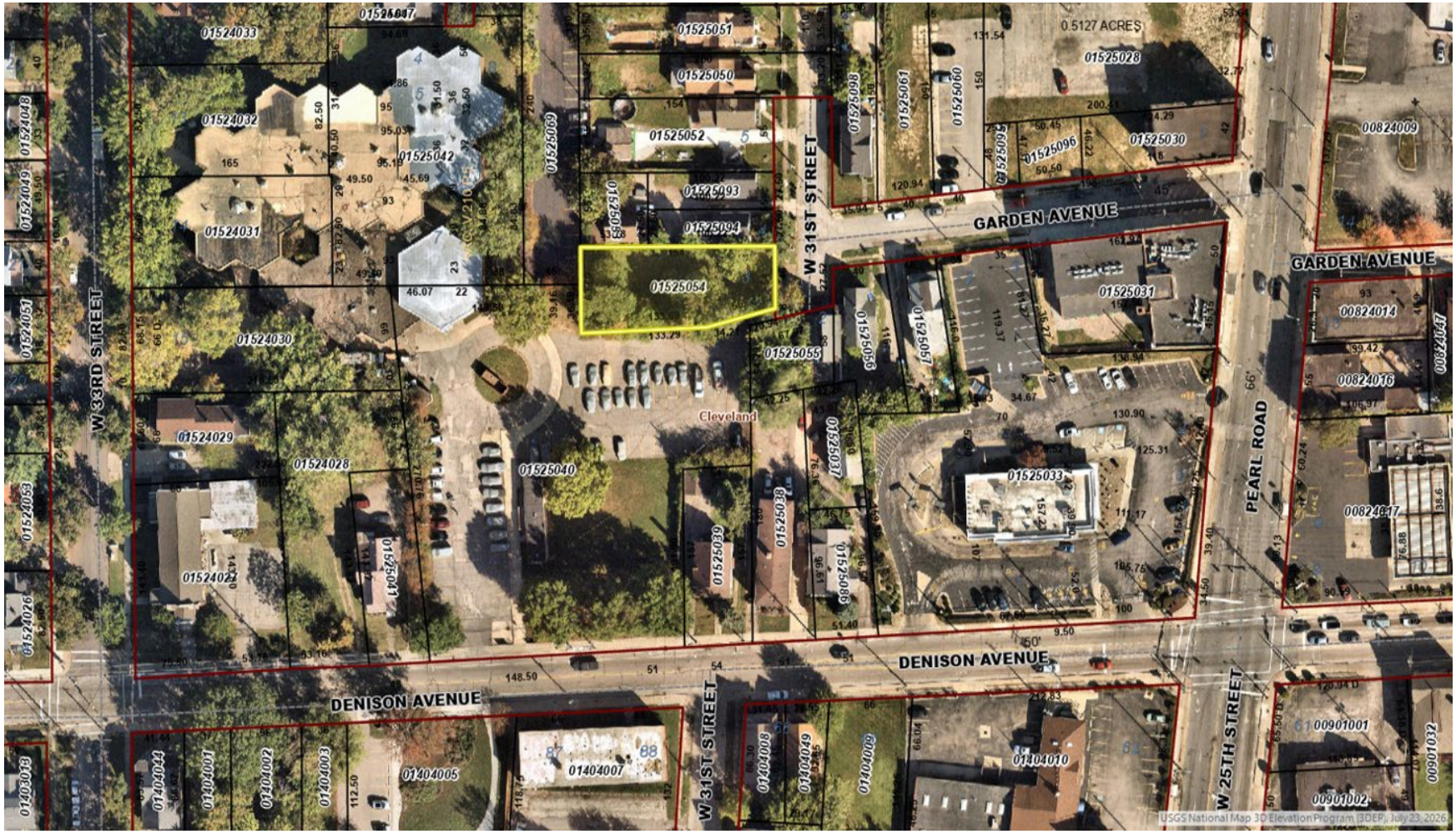
Ord. No. 927-2026

Authorizing Land Swap between City and Cleveland Metropolitan School District

Land Bank Lot – PPN 015-25-054 – to be transferred to CMSD for Denison Elementary



Ord. No. 927-2026
Authorizing Land Swap between City and Cleveland Metropolitan School District

An exchange of properties between the City of Cleveland and CMSD is authorized pursuant to Ohio Revised Code Section 3313.40. The exchange of real estate outlined herein will be mutually beneficial to the respective parties and the community of Cleveland.

CMSD owns the former Walton School (PPN 007-21-058) which is located at 3409 Walton Ave. CMSD also owns former Newton D. Baker (PPN 025-17-034) located at 3690 W 159th St.

CMSD will transfer the former Walton School to Department of Public Safety and former Newton D. Baker School to the Department of Development. The City will be responsible for demolition of both buildings

The Department of Health owns the J. Glen Smith Health Center Property (PPN 110-01-005) located at 11110 St. Clair Ave. This property will be transferred to CMSD for the redevelopment of the New Glenville High School and a YMCA. The City will be responsible for demolition.

CMSD intends to enter into a ground lease with YMCA for the development of a YMCA at J. Glen Smith Health Center Property. In the event CMSD terminates the lease, the option of assuming the lease will be offered to the City under the same terms.

Department of Development owns three (3) land bank parcels adjacent to CMSD school sites and will transfer the three (3) parcels to CMSD for school-related uses.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
MOCAP
Building Cleveland
Architecture & Site Development • Engineering & Construction • Real Estate

Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Administratively Approved Mandatory Legislative Referrals

September 4, 2026

Ord. No. 921-2026 (introduced by Council Members Slife, Bishop, Santana, and Griffin - by departmental request) To vacate a portion of each of the following streets: Forestwood Avenue S.W., Midvale Avenue S.W., West 185th Street, West 188th Street, and West 190th Street.

Administratively Approved Mandatory Legislative Referrals

September 4, 2026

Ord. No. 924-2026 (introduced by Council Members Slife and Griffin - by departmental request) Determining the method of making the public improvement of designing and constructing an upgrade and improvement to the in-line baggage system at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts with Cleveland Terminal & Equipment Company for that purpose; authorizing the purchase of materials, equipment, supplies, and services if not provided under the public improvement; and authorizing one or more agreements to implement the improvement.

Administratively Approved Mandatory Legislative Referrals

September 4, 2026

Ord. No. 928-2026 (introduced by Council Members Shah, Hudson, Bishop, Polensek, Santana, and Griffin - by departmental request) To appropriate property for the public purpose of constructing the new City of Cleveland Fire Station 23 located at 10022 Madison Avenue.

Administratively Approved Mandatory Legislative Referrals

September 4, 2026

Ord. No. 931-2026 (introduced by Council Members Bishop and Griffin - by departmental request) Authorizing the Directors of Parks and Recreation and/or Capital Projects to enter into an agreement with the Cleveland Browns Stadium Company LLC to reimburse the Cleveland Browns for the emergency repairs made to Huntington Bank Field performed by the Cleveland Browns Stadium Company LLC.

Administratively Approved Mandatory Legislative Referrals

September 4, 2026

Ord. No. 935-2026 (introduced by Council Member Griffin) Changing the Use, Height, and Area Districts of parcels of land east of East 89th Street between Beckham Avenue and Capitol Avenue; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map Change 2701).

This map change was reviewed and approved at CPC on 8/21/26.

Administratively Approved Mandatory Legislative Referrals

September 4, 2026

Ord. No. 936-2026 (introduced by Council Member Santana) Changing the Zoning Districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street as shown on the attached map (Map Change 2699).

This map change was reviewed and approved at CPC on 6/5/26.

Administratively Approved Mandatory Legislative Referrals

Ord. No. 937-2026 (Introduced by Council Member Conwell) Changing the zoning districts of parcels of land South of Saint Clair Avenue between Lakeview Road and Thornhill Drive (Map Change 2698).

This map change was reviewed and approved at CPC on 6/5/26.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 4, 2026

Director's Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 4, 2026

Welcome to our new Southeast Neighborhood Planner,

Larry LaPrade!

Larry most recently worked across the hall in B&H, where he served as a project manager focusing on urban housing, code enforcement, and public health initiatives. Larry brings extensive experience in community development, code enforcement, and resident outreach in southeast neighborhoods as a resident and previous employee at Burten Bell Carr. Larry also holds a masters degree in planning from CSU.

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: September 18, 2026