CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

September 18, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: September 18, 2026

ZONING MAP AMENDMENTS

- Map Change 2686
- Map Change 2690

CONDITIONAL USES/ZONING REFERRALS

- Wireless Telecommunication Tower @ 3182 E82nd St
- Pedestrian Retail Overlay @ 12406 Larchmere Blvd
- Pedestrian Retail Overlay @ 10022 Madison Ave

LOT SPLITS / CONSOLIDATIONS

- Lot Split @ Barber Ave/West 32nd Place

CENTRAL EAST DESIGN REVIEW

- EC2026-010 - Midtown Lofts
- EC2026-010 - Dave's Demolition
- EC2026-013 - Building E Expansion
- PRJ26-033732 - CCF E 90th & Cedar Demos

PUBLIC ART DESIGN REVIEW

- PRJ26-XXX - LHAC Blight Mitigation Pilot

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1032-2026 – West 9th St Encroachment

DIRECTOR'S REPORT & ADJOURNMENT

Cleveland City Planning Commission

PREAMBLE

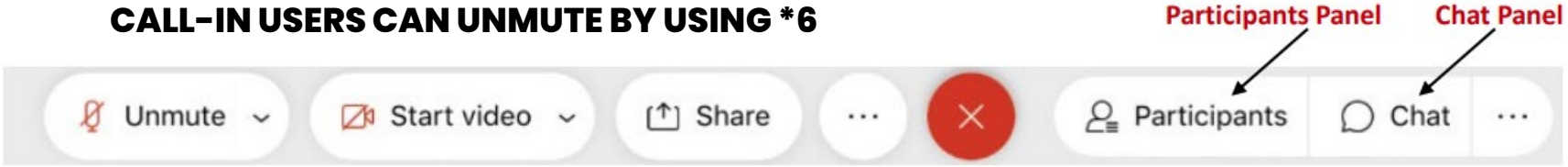
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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.

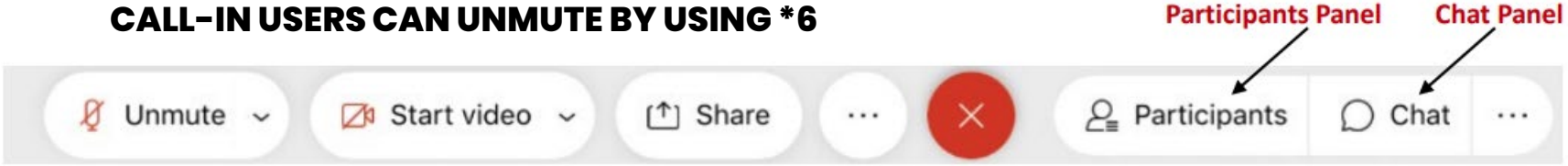
Communication with members of this body must follow proper channels for consideration.

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



Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

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

Cleveland City Planning Commission

PROTOCOL FOR PUBLIC COMMENTS

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

a) **No person, with purpose to prevent or disrupt a lawful meeting, shall do any act which obstructs or interferes with the due conduct of such meeting.**

b) **Members of the public may provide public comment if required by law, in accordance with our rules, and sometimes at the discretion of the chair.**
   - **Disruptions include, but are not limited to, speaking out of turn and/or making loud utterances that interfere with the due conduct of this lawful meeting, and may constitute a misdemeanor and a violation of Section 605.04.**

c) **If this meeting is substantially disrupted, the Chair will call for a recess, and the room will be cleared.**
   - **Persons who violate the City Ordinances and commit misdemeanors may be subject to prosecution.**

d) **When this body is able to return from recess, then in compliance with the Ohio Open Meeting Act, if applicable, and Section 101.021 of the Codified Ordinances, the meeting will be open to the public.**

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 18, 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 18, 2026

Approval of Minutes from Previous Meeting

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 18, 2026

Meeting Summary: 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

CPC Ruling:

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

Cleveland City Planning Commission

Zoning Map Amendments

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Zoning Map Amendments

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 18, 2026

Map Change 2686 - Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map Change 2686).

Presenter: Nick Tarpey, Deputy Zoning Administrator

Ward 10: Council Member Michael D. Polensek | **SPA: Collinwood-Nottingham**

CITY OF CLEVELAND
Mayor Justin M. Bibb

Map Change 2686

City Planning Commission

September 18, 2026

Proposal

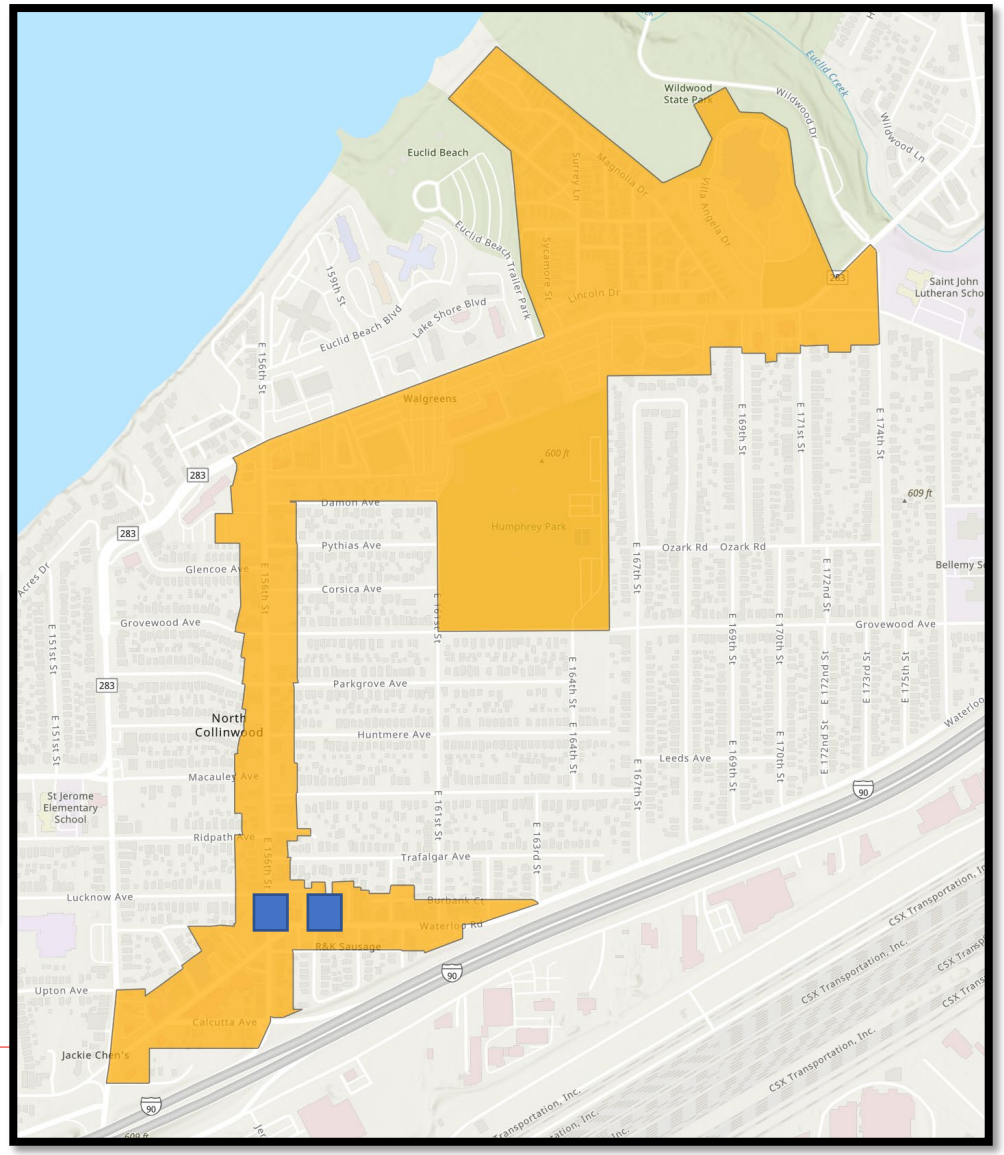
Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street. (Map Change 2686)

Purpose

- Preserve local neighborhood amenities
- To support housing growth and neighborhood stability by reducing barriers to rebuilding on vacant or underutilized lots
- Ensuring new development promotes walkable and safe streets

Community Engagement Opportunities

- ❑ Waterloo Merchants Meeting Fall 2025
- ❑ Waterloo Merchants Meeting Summer 2026
- ❑ Waterloo Arts Fest 2026



Connecting Cleveland 2020

Lake Shore Boulevard Revitalization Strategy

Lake Shore Boulevard Revitalization Strategy

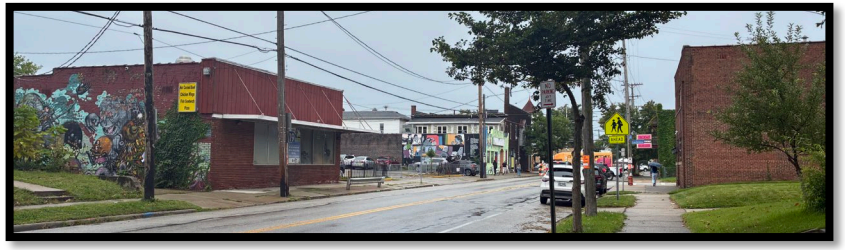
Prepared for **Northeast Shores Development Corporation** *by the* **Urban Design Center of Northeast Ohio**

Urban Design Center of Northeast Ohio

2004

North Collinwood Target Area Plan

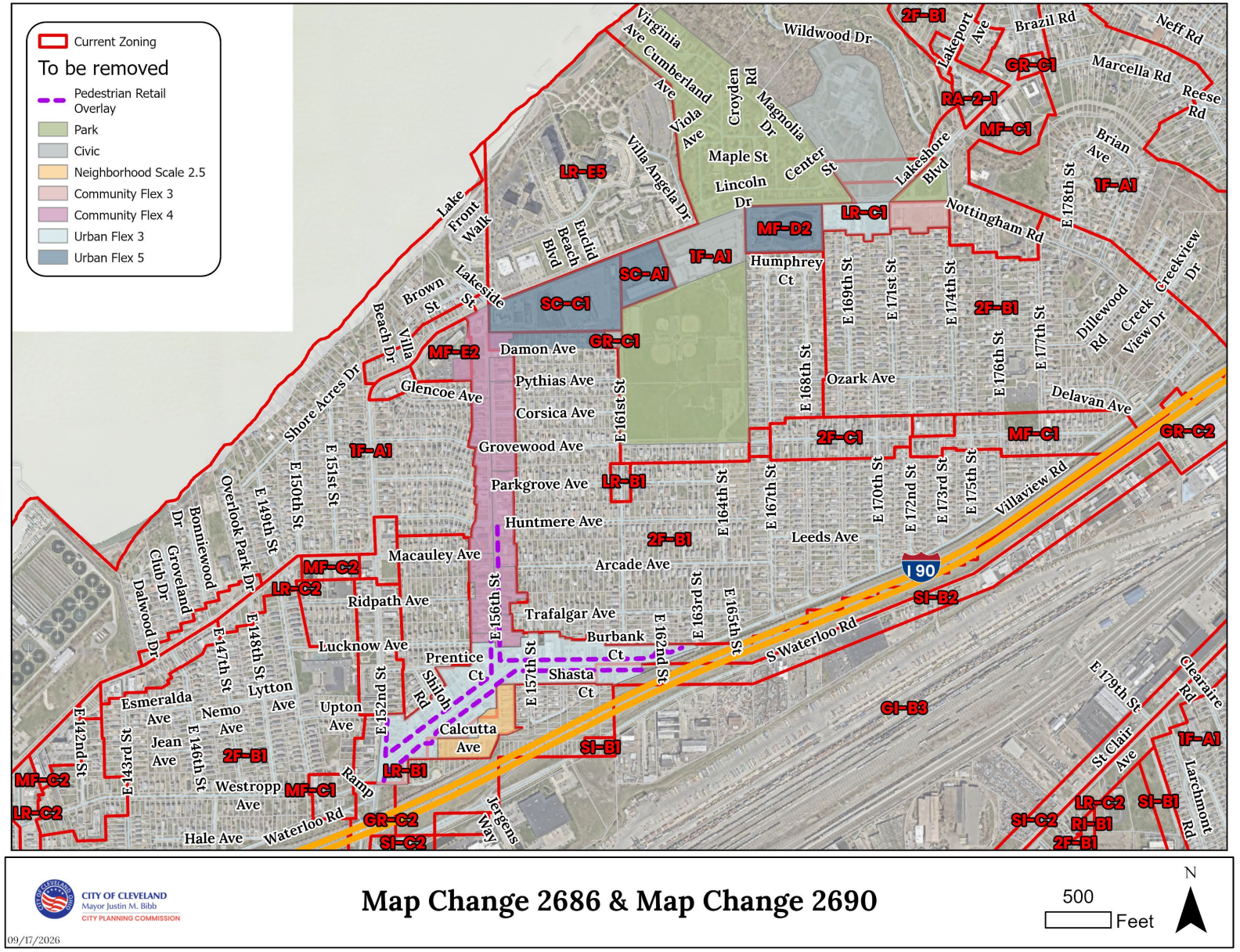
Corridor Profile

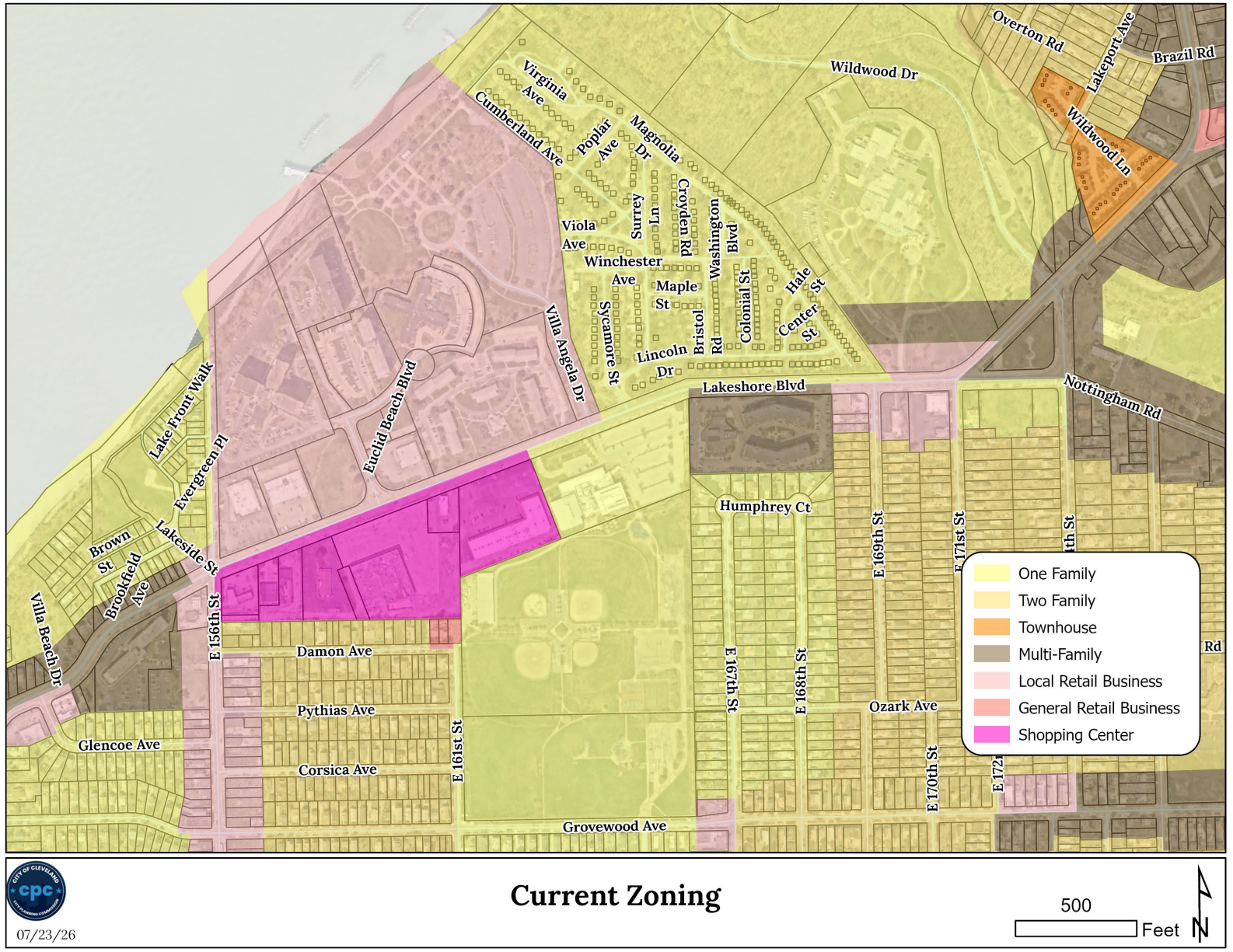


- Lakeshore Blvd
  - Euclid Beach Park
  - Recreation Center & Library
  - Retail
  - Residential
- East 156th St
  - Arts
  - Retail
  - Residential
- Waterloo Rd
  - Arts & Entertainment
  - Retail
  - Residential

FBC Proposal

- Map Change 2686
  - Lakeshore Blvd
- Map Change 2690
  - E 156th St
  - Waterloo Rd
  - Calcutta Ave





cpc

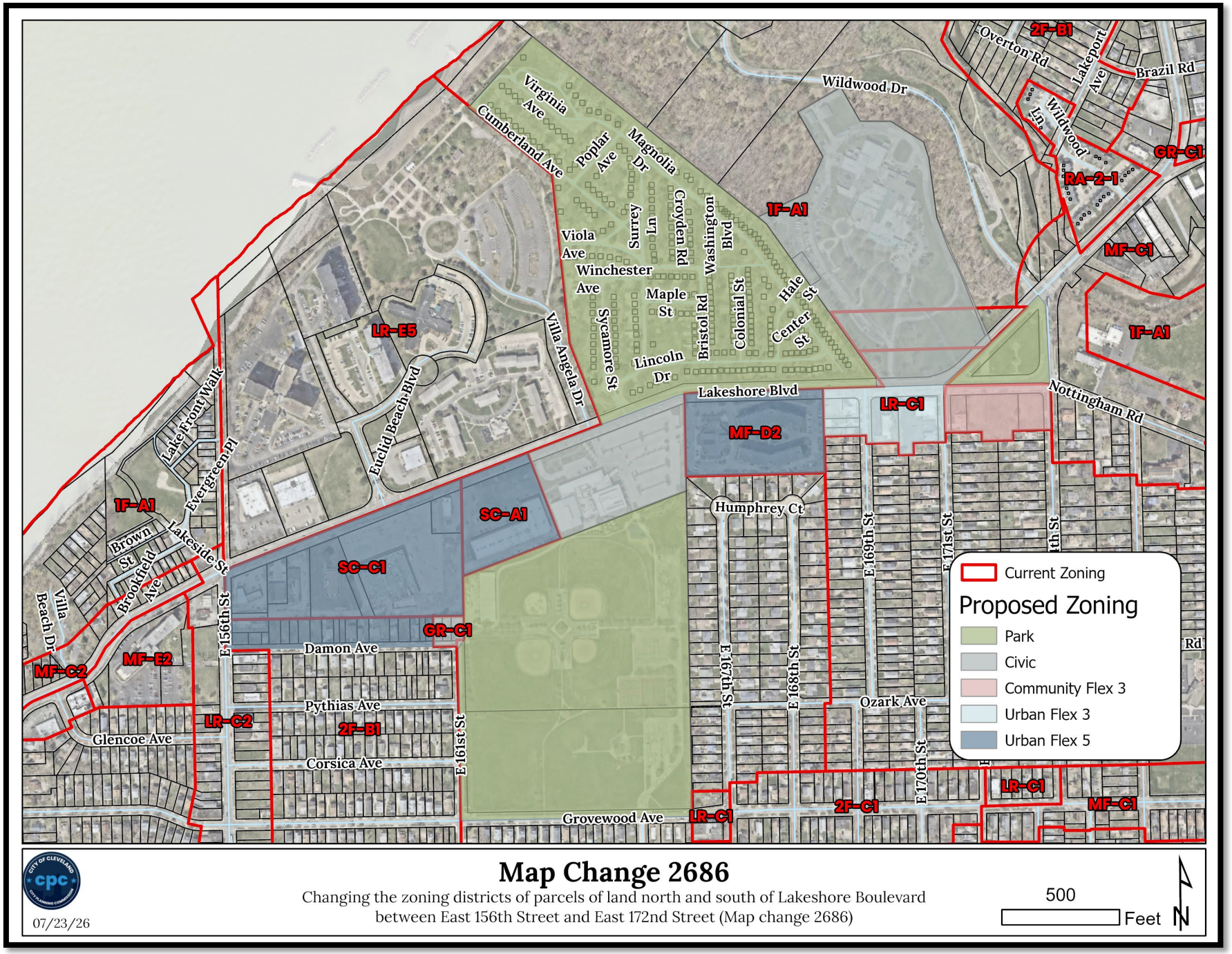
07/23/26

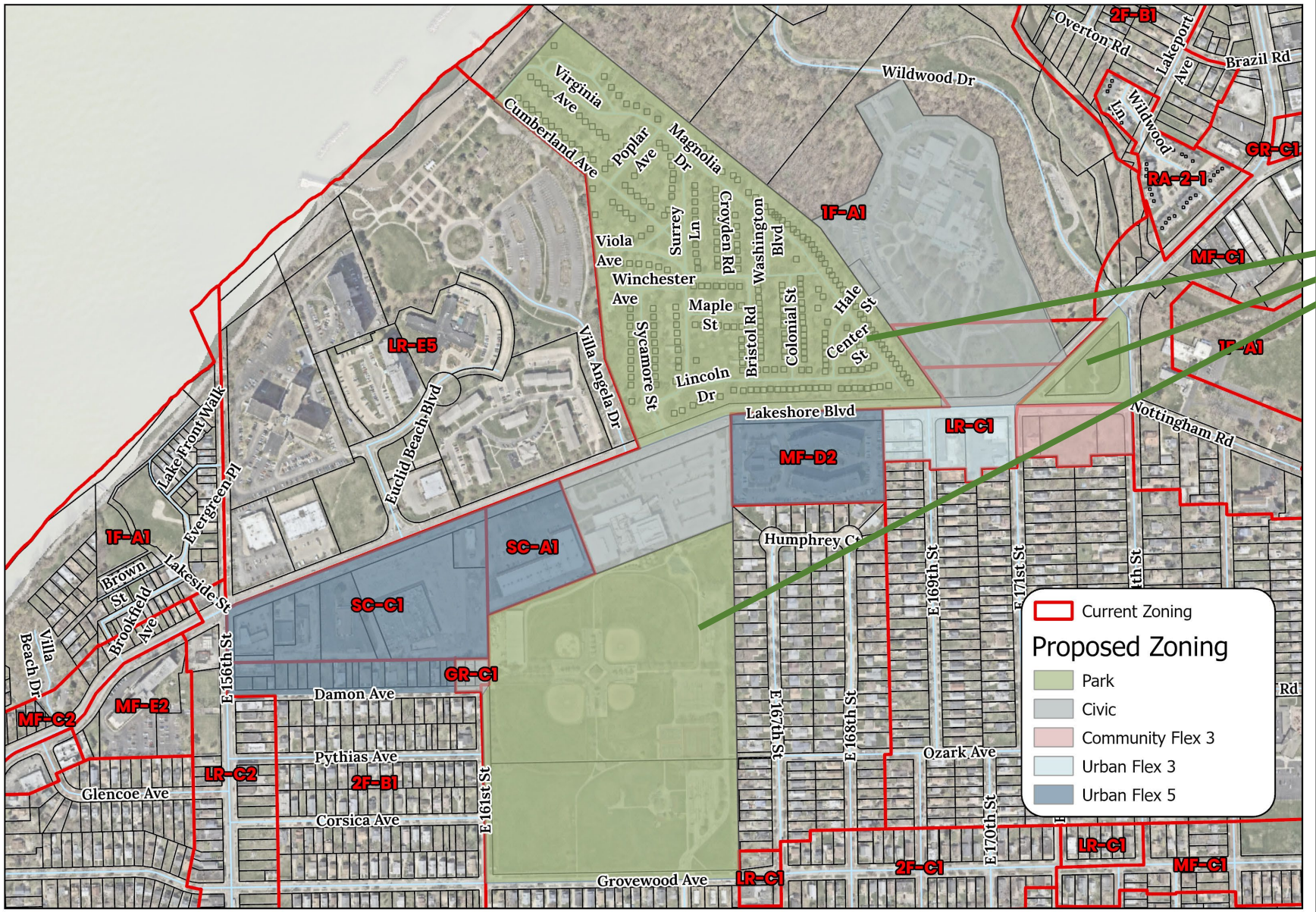
Current Zoning

500 Feet

FBC Proposal

- Park
- Civic
- Community Flex 3
- Urban Flex 3
- Urban Flex 7





Map Change 2686

Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map change 2686)

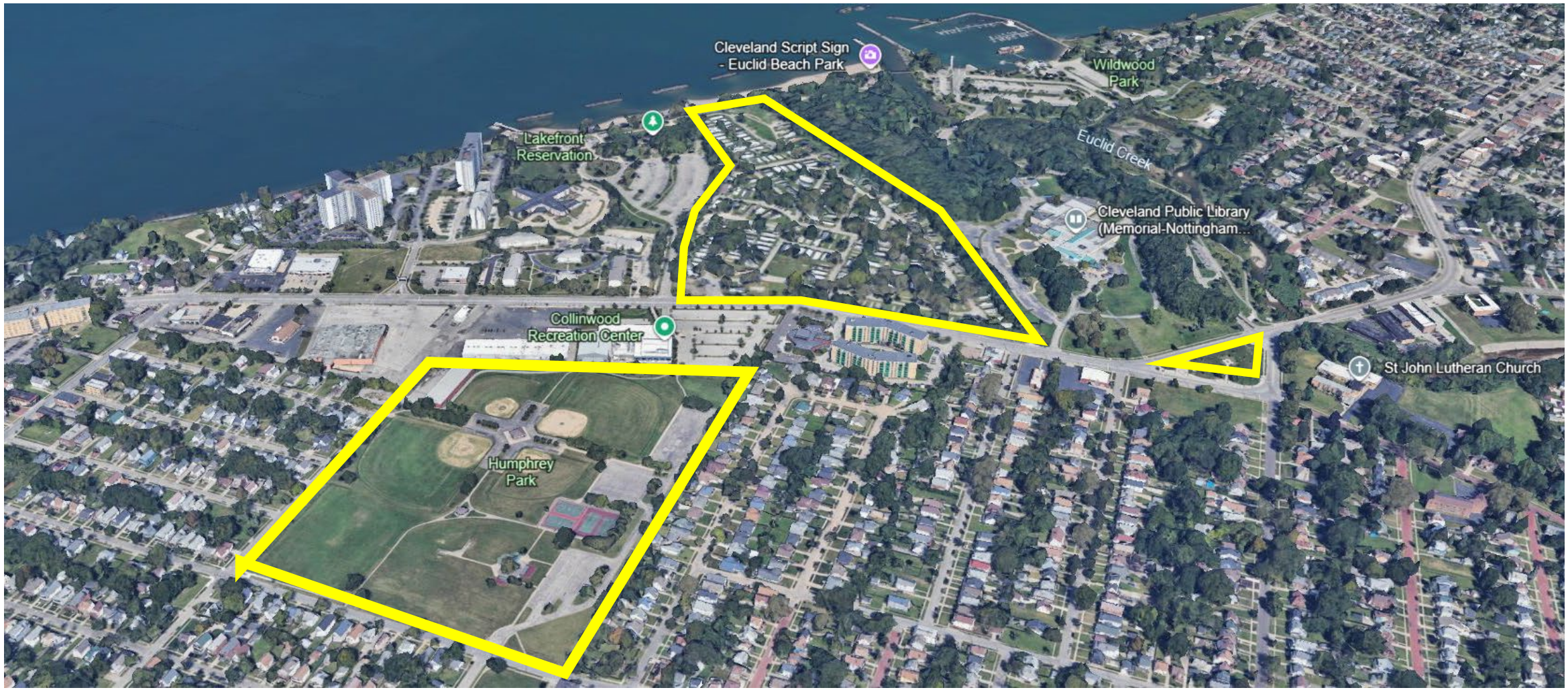
500 Feet

07/23/26

Park

Park:

- Existing parks/amenities

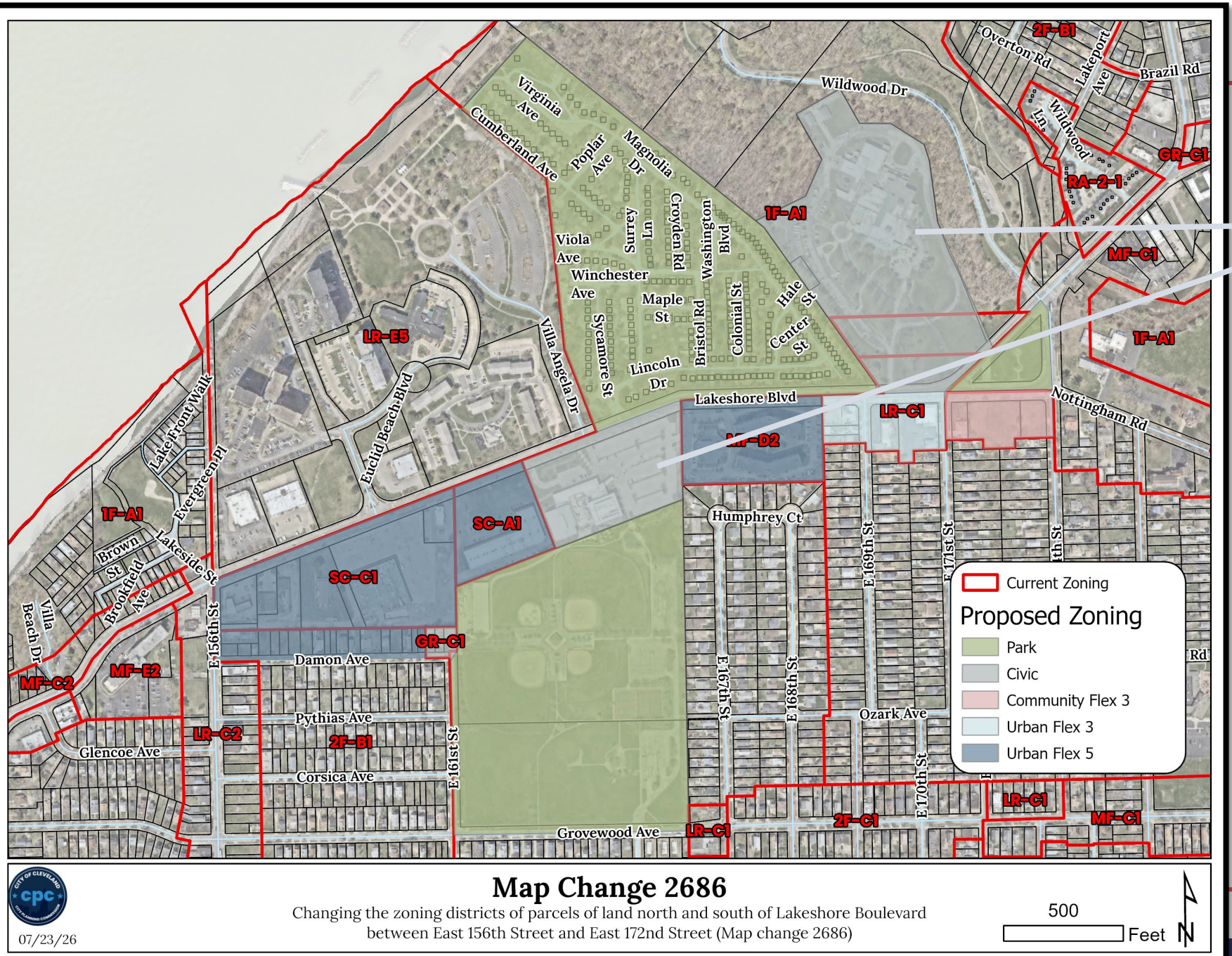

Cleveland Script Sign
- Euclid Beach Park
Wildwood
Park
Lakefront
Reservation
Euclid Creek
Cleveland Public Library
(Memorial-Nottingham...
Collinwood
Recreation Center
St John Lutheran Church
Humphrey
Park

Lakeshore Blvd Northeasterly View
Cleveland Metroparks
EUCLID CREEK RESERVATION
EUCLID BEACH

Lakeshore Blvd & E 174th St
Westerly View
Veterans Park

Grovewood Ave & E 164th St
Northwesterly View
STOP
Humphrey Park

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION



Map Change 2686

Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map change 2686)

500 Feet

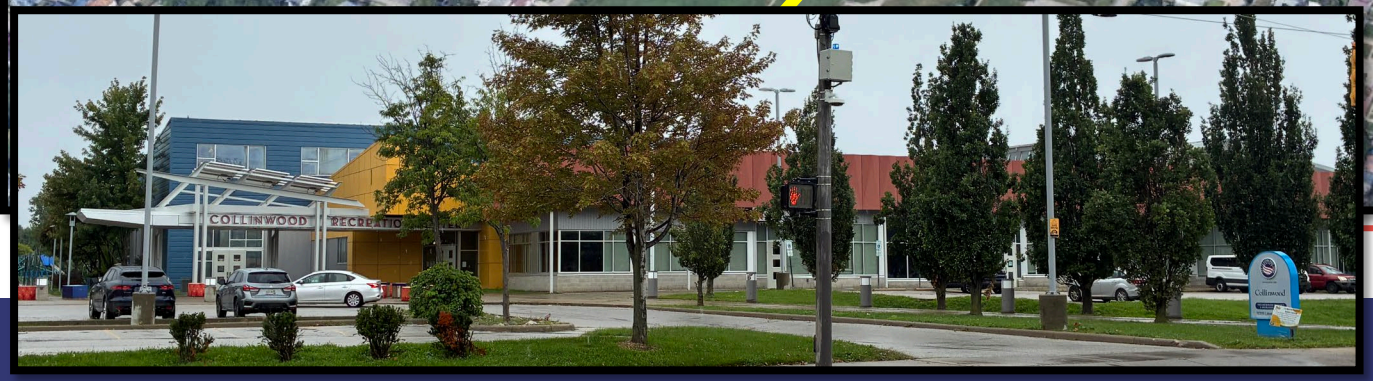
07/23/26

Civic

Civic:

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

Current Context



Lakeshore Blvd Southwesterly View

Lakeshore Blvd Southwesterly View

Lakeshore Blvd Northerly View

FBC-Park (PK)/Civic (CV)

Park Districts: CREATE, PRESERVE AND ENHANCE PARKLAND TO MEET THE ACTIVE AND RECREATIONAL NEEDS OF THE CITY.

Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms.

Permitted Uses:
- Parks & Open Space
- Urban Agriculture (with standards)

Civic Districts are intended to ACCOMMODATE CIVIC AND INSTITUTIONAL USES that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

Permitted Uses:
- Social Services (conditionally)
- Parks & Open Space
- Urban Agriculture (with standards)
- All Public Uses
  - Community Services, Day Care, Education, Government, Religious Assembly, and Transit Station

FBC-Park (PK)/Civic (CV)

Section 3002.10. **Special**

2.10.1. **Intent**

A. **CV Civic**

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

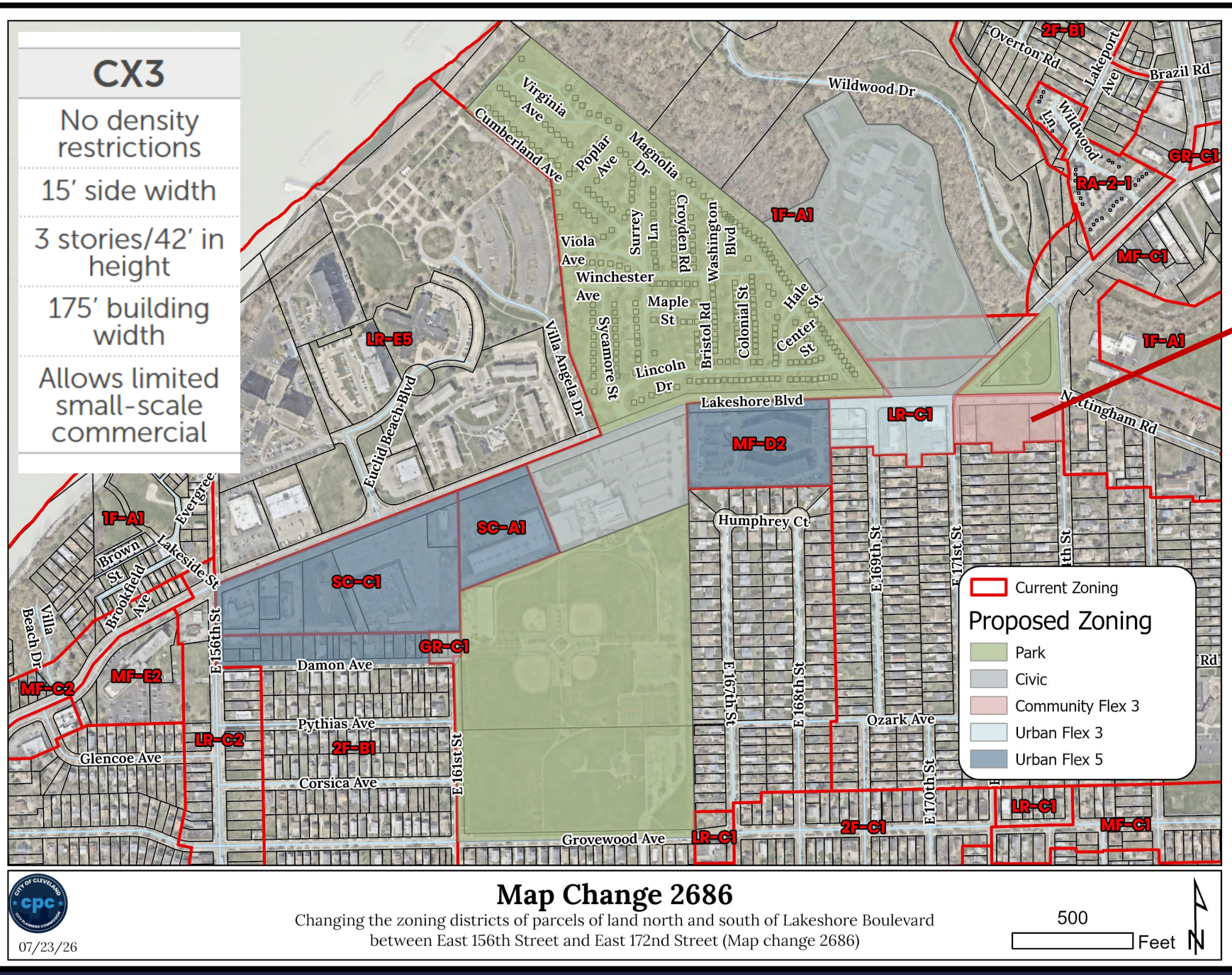
B. **PK Park**

Intended to create, preserve and enhance parkland to meet the active and recreational needs of the City. Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms.

2.10.4. **Summary of Allowed Uses**

	CV	PK	Summary of Use Standards	Add. Stds.
1. Residential				
Household Living	--	--		
Group Living	--	--		
Social Services	C	--		
2. Open				
Parks & Open Space	P	P		
Urban Agriculture	P*	P*		*3.2.3.C*
3. Public				
Community Service	P	--		
Day Care	P	--		
Education	P	--		
Government	P	--		
Religious Assembly	P	--		
Transit Station	P	--		
4. Commercial				
Adult Entertainment	--	--		
Animal Care	--	--		
Auto-Related	--	--		
Eating & Drinking	--	--		
Indoor Entertainment	--	--		
Lodging	--	--		
Medical Hospital	--	--		
Medical Laboratory	--	--		
Medical Services	--	--		
Office	--	--		
Outdoor Recreation	--	--		
Personal Service	--	--		
Retail	--	--		
Self-Storage	--	--		
Vehicle Sales & Rental	--	--		
5. Industrial				
Heavy Industrial	--	--		
Light Industrial	--	--		
Makerspace	--	--		
Research & Development	--	--		
Warehouse & Distribution	--	--		

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted



Map Change 2686

Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map change 2686)

07/23/26

500 Feet

Community Flex 3

Community Flex 3:

- Existing Zoning One Family
- Diversity of housing typologies w/ neighborhood-serving commercial uses limited in scale

Lakeshore Blvd & E 174th St Southwesterly View

Lakeshore Blvd & E 174th St Westerly View

FBC-Community Flex 3 (CX3)

Community-Scale Districts encourage a walkable neighborhood environment intended to ACCOMMODATE A VARIETY OF MEDIUM-INTENSITY HOUSING OPTIONS including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

Permitted Uses:

- Household Living & Group Living
- Social Services (conditionally)
- Parks & Open Space
- Urban Agriculture (with standards)
- Public Uses (except for Transit Station)
- Light Commercial (limited in size and use)
  - <3,000 SF Retail, <3,000 SF Eating & Drinking, <3,000 SF Office

FBC-Community Flex 3 (CX3)

Section 3002.5. Community-Scale

2.5.1. Intent

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

C3	CX3	C4	CX4	C5	CX5
No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions
15' side width	15' side width	15' side width	15' site width	15' side width	15' side width
3 stories/42' in height	3 stories/42' in height	4 stories/55' in height	4 stories/55' in height	5 stories/68' in height	5 stories/68' in height
175' building width	175' building width	275' building width	275' building width	275' building width	275' building width
	Allows limited small-scale commercial		Allows limited small-scale commercial		Allows limited small-scale commercial

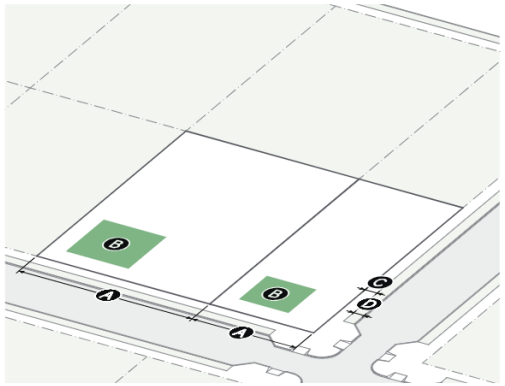
2.5.8. Summary of Allowed Uses

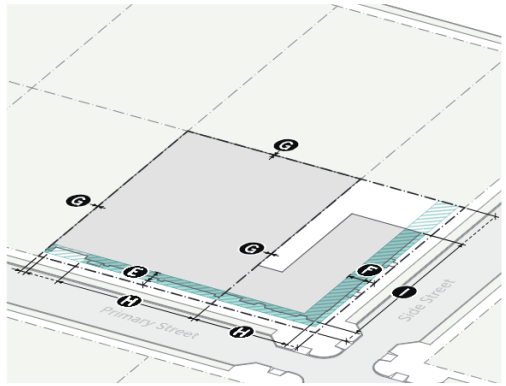
	Base	Flex	Summary of Use Standards		Add. Stds.
1. Residential					
Household Living	P	P			
Group Living	P*	P	Residents:	10 max	3.2.3.B
Social Services	--	C			
2. Open					
Parks & Open Space	P	P			
Urban Agriculture	P*	P*			3.2.3.C
3. Public					
Community Service	P*	P	Building size:	5,000 SF max	3.2.3.D
Day Care	--	P			
Education	P*	P	Parcel size:	4 acres max	3.2.3.E
Government	P	P			
Religious Assembly	P*	P	Building size:	5,000 SF max	3.2.3.F
Transit Station	--	--			
4. Commercial					
Adult Entertainment	--	--			
Animal Care	--	--			
Auto-Related	--	--			
Eating & Drinking	--	P*	Tenant size:	3,000 SF max	3.2.3.H
Indoor Entertainment	--	--			
Lodging	P*	P*	Lodging units:	Base: 5 max Flex: 10 max	3.2.3.J
Medical Hospital	--	--			
Medical Laboratory	--	--			
Medical Services	--	P*	Tenant size:	3,000 SF max	3.2.3.K
Office	--	P*	Tenant size:	3,000 SF max	3.2.3.L
Outdoor Recreation	--	--			
Personal Service	--	P*	Tenant size:	3,000 SF max	3.2.3.M
Retail	--	P*	Tenant size:	3,000 SF max	3.2.3.N
Self-Storage	--	--			
Vehicle Sales & Rental	--	--			
5. Industrial					
Heavy Industrial	--	--			
Light Industrial	--	--			
Makerspace	--	P*	Tenant size:	3,000 SF max	3.2.3.P
Research & Development	--	--			
Warehouse & Distribution	--	--			

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

2.5.3. **CX3** COMMUNITY FLEX 3

A. SITE

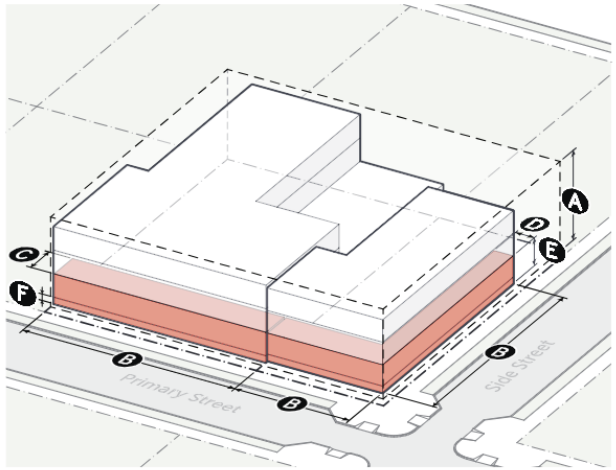




1. **Size**	2.2.2
Ⓐ Width (min)	
Front access	35′
Side/rear access	15′
2. **Dwelling Units**	2.2.3
Max per site	Unlimited
3. **Amenity**	2.2.4
Ⓑ Outdoor amenity space (min)	10%
4. **Walls & Fences**	2.2.5
Front yard height (max)	*Type C4* | 6′
Side street yard height (max)	*Type C4* | 6′
Side/rear yard height (max)	*Type C5* | 6′
5. **Streetscape**	2.2.6
Ⓒ Pedestrian zone (min)	7′
Ⓓ Furniture zone (min)	6′
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))

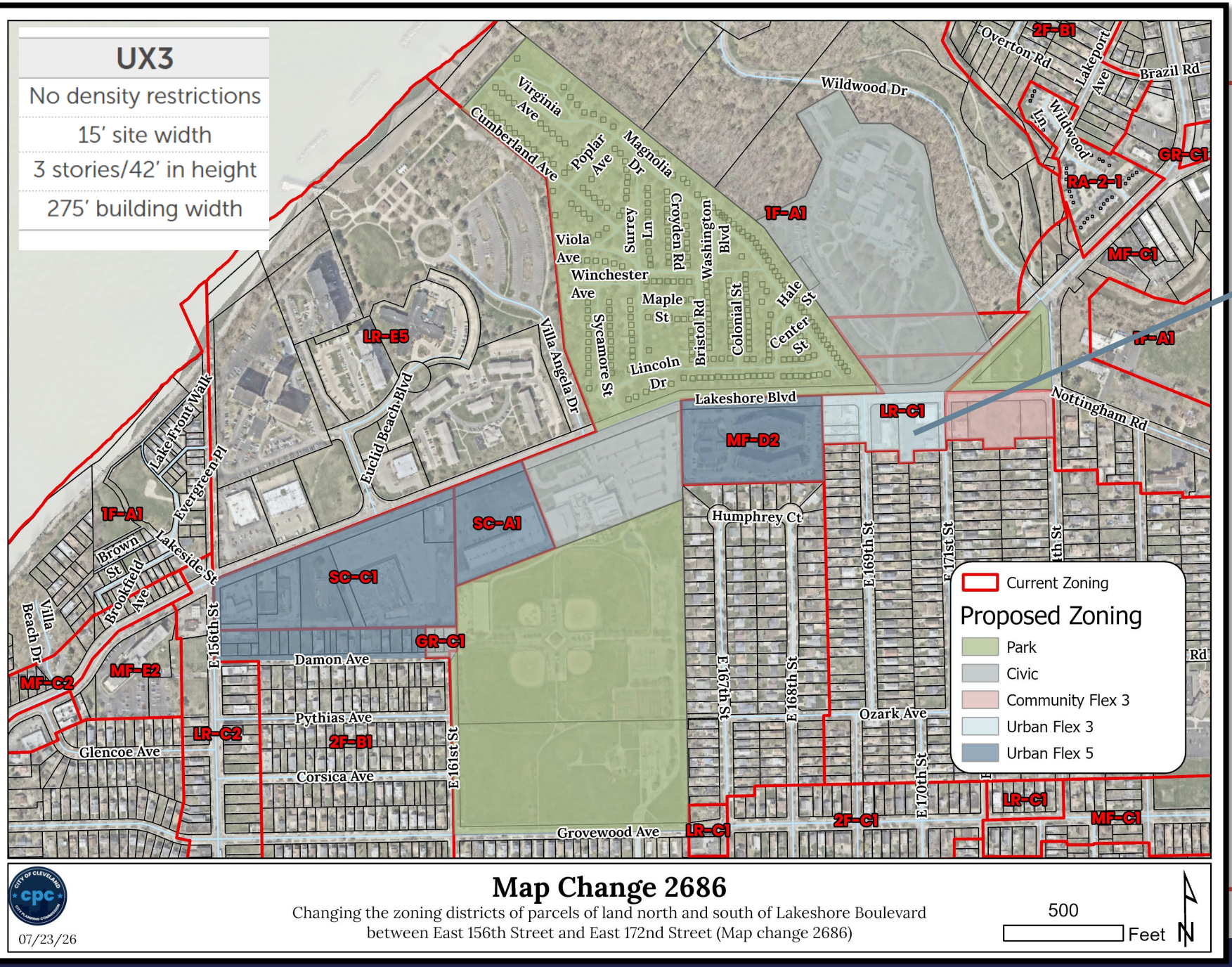
6. **Setbacks**	2.2.7
Ⓔ Primary street boundary line (min/ max)	5′/15′
Ⓕ Side street boundary line (min/ max)	3′/15′
Ⓖ Rear/side boundary line (min)	0′
Alley boundary line	3′ or 20′ min
7. **Transitions**	2.2.8
Setback from transition boundary line (min)	10′
8. **Street Build-Out**	2.2.9
Ⓗ Primary street (min)	75%
Ⓘ Side street (min)	45%
9. **Parking Location**	2.2.10
No parking between the building and the street	

B. MASSING



1. **Building**	2.2.11
Ⓐ Height (max stories/feet)	3/42′
Ⓑ Width (max)	175′
Active depth (min)	
Ⓒ Primary street	15′
Ⓓ Side street	9′
Dwelling units per building (max)	Unlimited
2. **Story Height**	2.2.12
Ⓔ Ground story height (min)	10′
Ⓕ Ground floor elevation (min/max)	
Residential	2′/5′
Nonresidential	-2′/5.5′

	Primary St.	Side St.
3. **Windows**	2.2.13	
Ⓖ Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
Ⓗ Upper story (min)	15%	15%
Ⓘ Blank wall width (max)	15′	25′
4. **Doors**	2.2.14	
Ⓙ Street-facing entry spacing (max)	40′	60′



Map Change 2686

Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map change 2686)

500 Feet

07/23/26

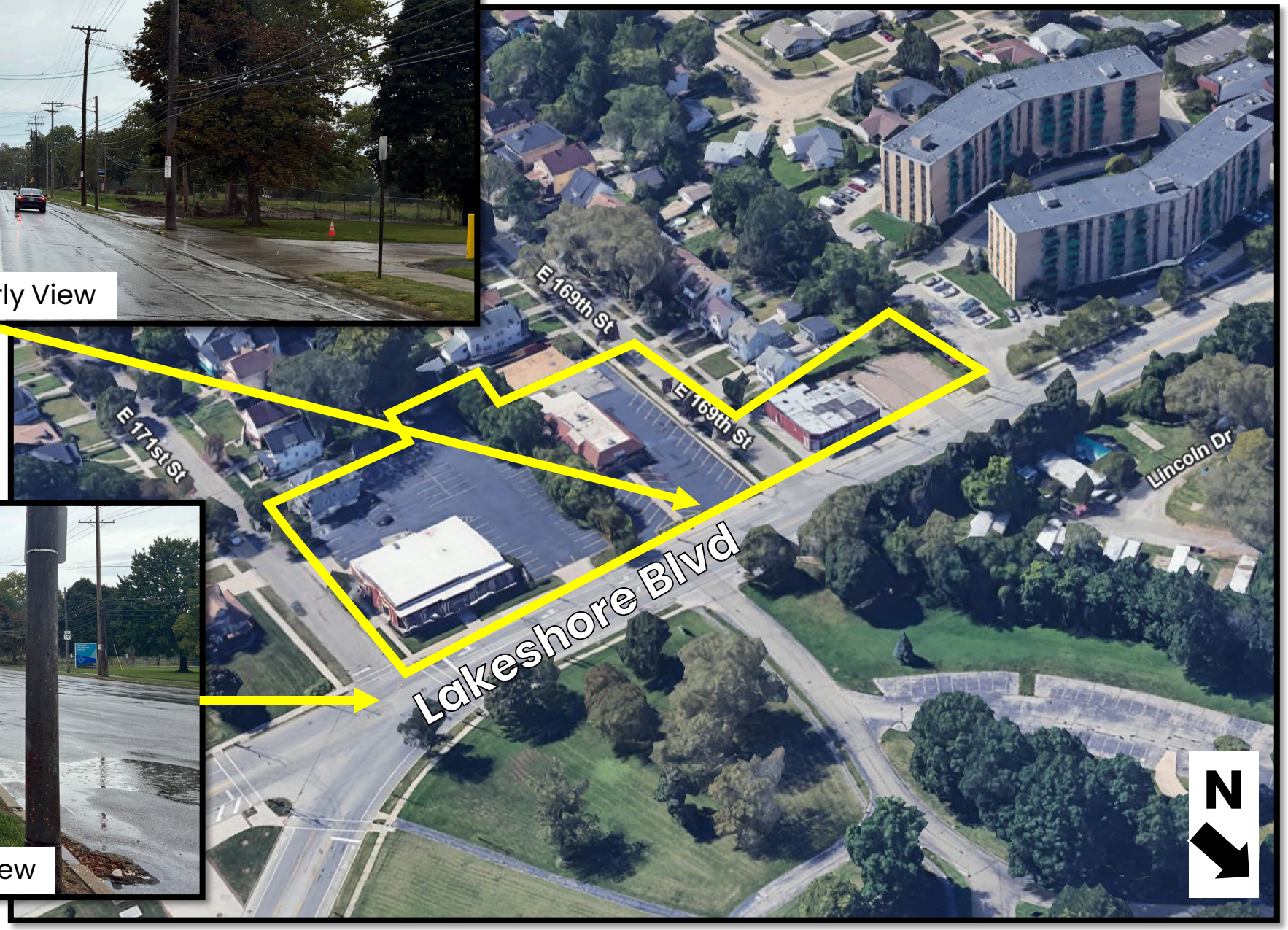
Urban Flex 3

Urban Flex 3:

- Existing Zoning Local Retail
- Mixed use – neighborhood retail
- Diversity of housing typologies

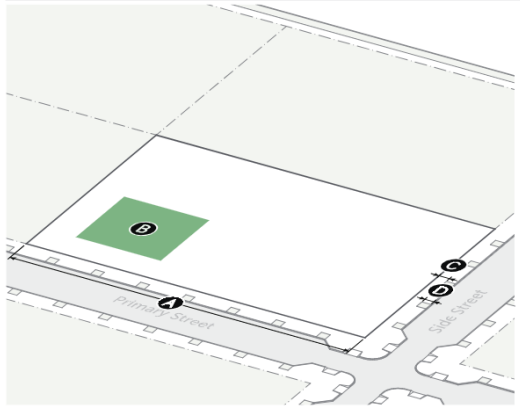
Lakeshore Blvd & E 174th St Southwesterly View

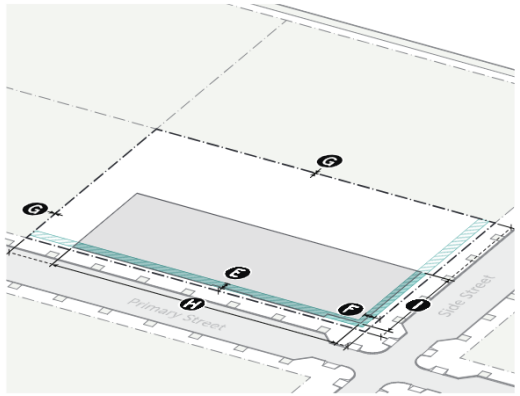
Lakeshore Blvd & E 174th St Westerly View



2.6.2. **UX3** URBAN FLEX 3

A. SITE

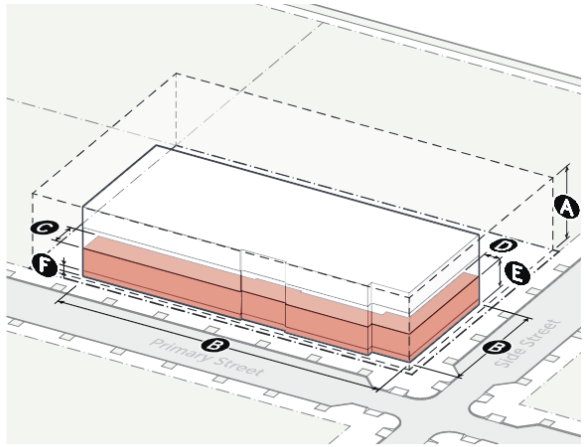


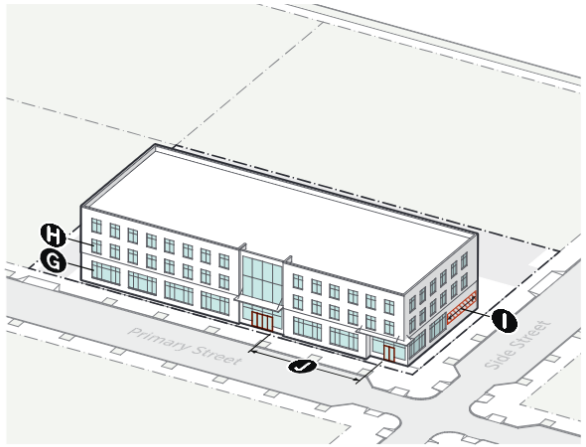


1. **Size**	2.2.2
A Width (min)	
Front access	35′
Side/rear access	15′
2. Dwelling Units	**2.2.3**
Max per site	Unlimited
3. Amenity	**2.2.4**
B Outdoor amenity space (min)	10%
4. Walls & Fences	**2.2.5**
Front yard height (max)	*Type C4* | 6′
Side street yard height (max)	*Type C4* | 6′
Side/rear yard height (max)	*Type C6* | 8′
5. Streetscape	**2.2.6**
C Pedestrian zone (min)	7′
D Furniture zone (min)	6′
Planting strip type	Raised curb planter
Trees in planting strip	Required (2.2.6(F))

6. **Setbacks**	2.2.7
E Primary street boundary line (min/max)	3′/10′
F Side street boundary line (min/max)	3′/10′
G Rear/side boundary line (min)	0′
Alley boundary line	3′ or 20′ min
7. Transitions	**2.2.8**
Setback from transition boundary line (min)	10′
8. Street Build-Out	**2.2.9**
H Primary street (min)	75%
I Side street (min)	45%
9. Parking Location	**2.2.10**
No parking between the building and the street	

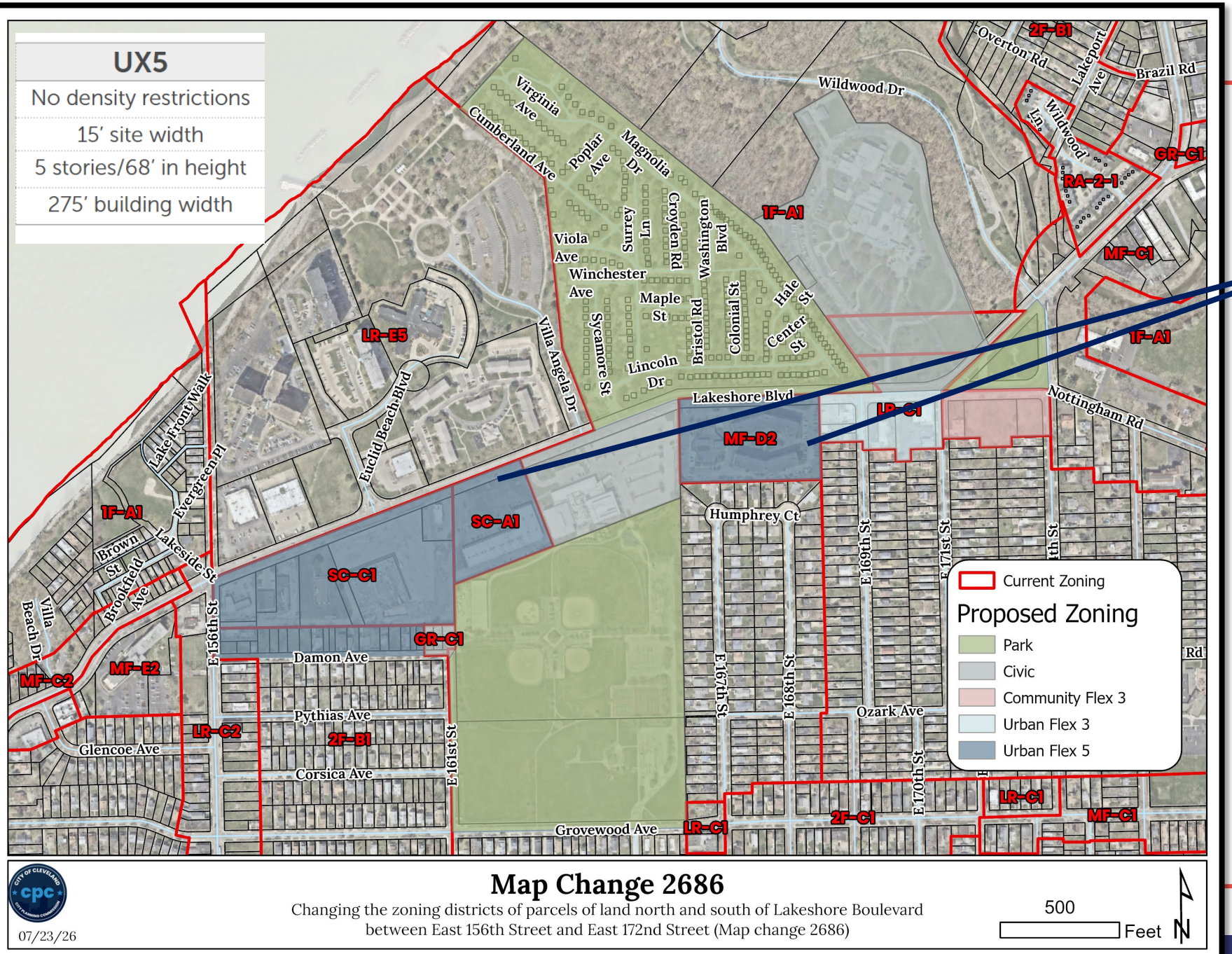
B. MASSING





1. **Building**	2.2.11
A Height (max stories/feet)	3/42′
B Width (max)	275′
Active depth (min)	
C Primary street	15′
D Side street	9′
Dwelling units per building (max)	Unlimited
2. Story Height	**2.2.12**
E Ground story height (min)	
Residential	10′
Nonresidential	12′
F Ground floor elevation (min/max)	
Residential	2′/5.5′
Nonresidential	-2′/5.5′

	Primary St.	Side St.
3. Windows	**2.2.13**	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	35%
H Upper story (min)	15%	15%
I Blank wall width (max)	20′	30′
4. Doors	**2.2.14**	
J Street-facing entry spacing (max)	75′	100′



Map Change 2686

Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map change 2686)

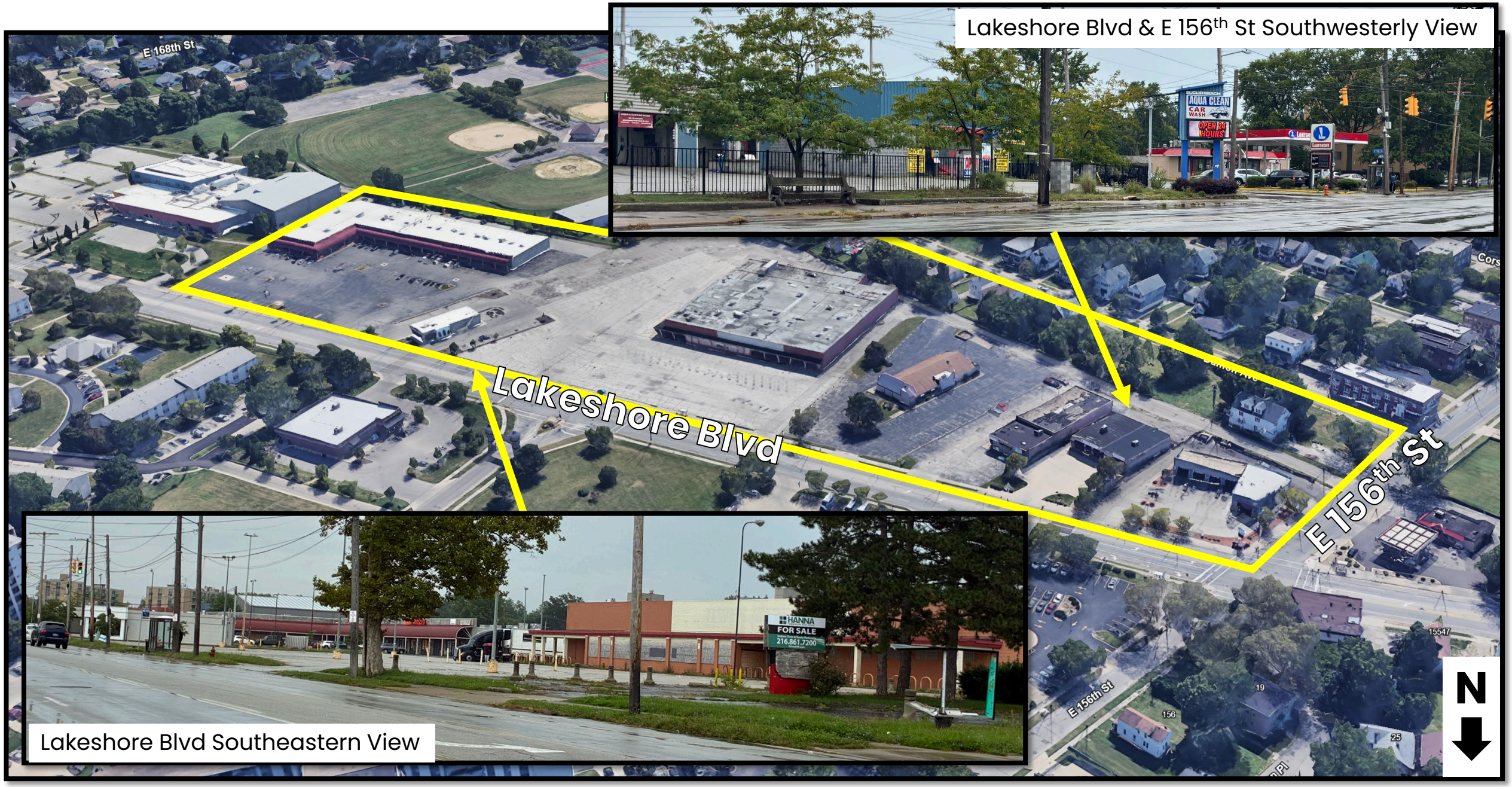
500 Feet

07/23/26

Urban Flex 5

Urban Flex 5:

- Existing Zoning Two Family, Multi-Family, Shopping Center
- Mixed use – neighborhood retail
- Diversity of housing typologies


Lakeshore Blvd & E 156th St Southwesterly View
E 168th St
Lakeshore Blvd
E 156th St
AQUA CLEAN
CAR WASH
OPEN 24 HOURS
HANNA
FOR SALE
216.861.7200
Lakeshore Blvd Southeastern View
E 156th St
15547
19
156
25
N

Lakeshore Blvd Southeasterly View

FBC-Urban Flex 3 & 5 (UX3 & UX5)

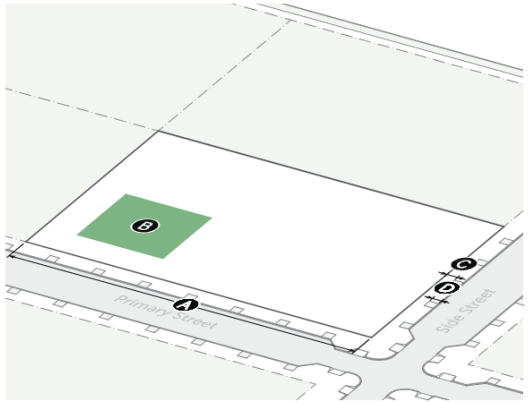
Urban Flex Districts encourage MODERATE INTENSITY MIXED-USE, OFFICE AND RESIDENTIAL BUILDINGS intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

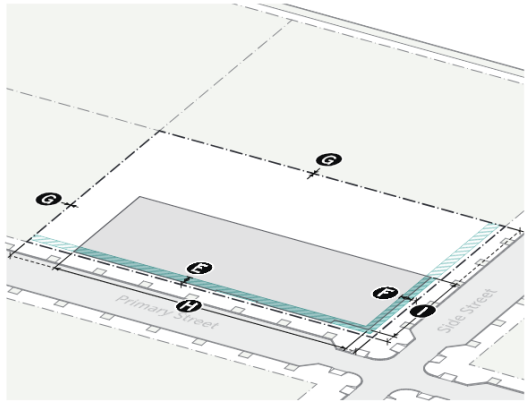
Permitted Uses:

- Household Living & Group Living
- Social Services (conditionally)
- Parks & Open Space
- Urban Agriculture (with standards)
- All Public Uses
- Animal Care (with standards)
- Eating & Drinking, Indoor Entertainment, Personal Service, Retail
- Medical Laboratory, Medical Services, Offices, Lodging
- Medical Hospital (conditionally)
- Vehicle Sales/Rental (must be within a fully enclosed building)
    - Auto-Related Services are prohibited (gas station, repairs, junk yards, car wash, parts shop, etc)

2.6.4. **UX5** URBAN FLEX 5

A. SITE

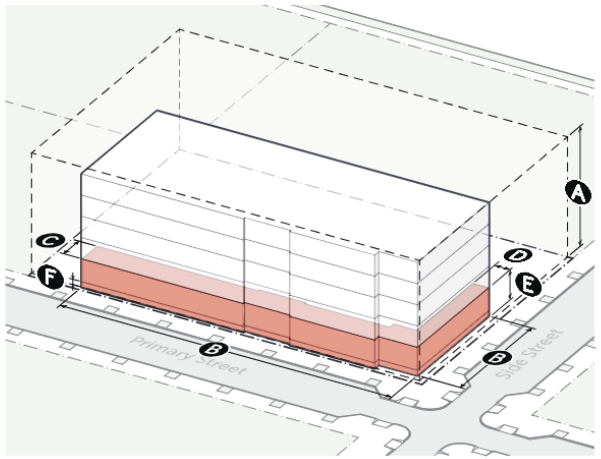


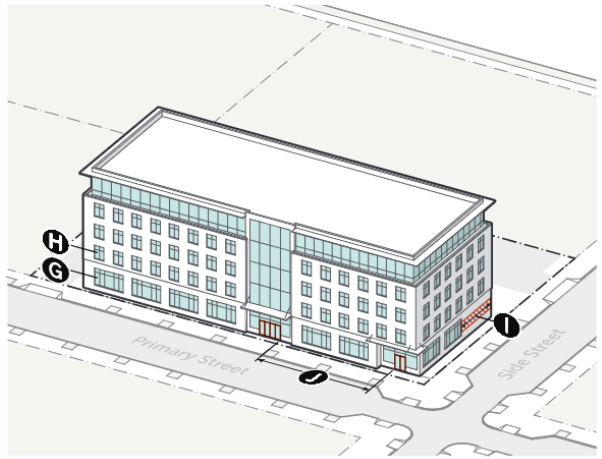


1. **Size**	2.2.2
A Width (min)	
Front access	35′
Side/rear access	15′
2. **Dwelling Units**	2.2.3
Max per site	Unlimited
3. **Amenity**	2.2.4
B Outdoor amenity space (min)	10%
4. **Walls & Fences**	2.2.5
Front yard height (max)	*Type C4* | 6′
Side street yard height (max)	*Type C4* | 6′
Side/rear yard height (max)	*Type C6* | 8′
5. **Streetscape**	2.2.6
C Pedestrian zone (min)	7′
D Furniture zone (min)	6′
Planting strip type	Raised curb planter
Trees in planting strip	Required (2.2.6(F))

6. **Setbacks**	2.2.7
E Primary street boundary line (min/max)	3′/10′
F Side street boundary line (min/max)	3′/10′
G Rear/side boundary line (min)	0′
Alley boundary line	3′ or 20′ min
7. **Transitions**	2.2.8
Setback from transition boundary line (min)	10′
8. **Street Build-Out**	2.2.9
H Primary street (min)	75%
I Side street (min)	45%
9. **Parking Location**	2.2.10
No parking between the building and the street	

B. MASSING





1. **Building**	2.2.11
A Height (max stories/feet)	5/68′
B Width (max)	275′
Active depth (min)	
C Primary street	15′
D Side street	9′
Dwelling units per building (max)	Unlimited
2. **Story Height**	2.2.12
E Ground story height (min)	
Residential	10′
Nonresidential	12′
F Ground floor elevation (min/max)	
Residential	2′/5.5′
Nonresidential	-2′/5.5′

	Primary St.	Side St.
3. **Windows**	2.2.13	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	35%
H Upper story (min)	15%	15%
I Blank wall width (max)	20′	30′
4. **Doors**	2.2.14	
J Street-facing entry spacing (max)	75′	100′

FBC-Urban Flex (UX)

Section 3002.6. **Urban Flex**

2.6.1. Intent

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

UX3	UX4	UX5
No density restrictions	No density restrictions	No density restrictions
15' site width	15' site width	15' site width
3 stories/42' in height	4 stories/55' in height	5 stories/68' in height
275' building width	275' building width	275' building width

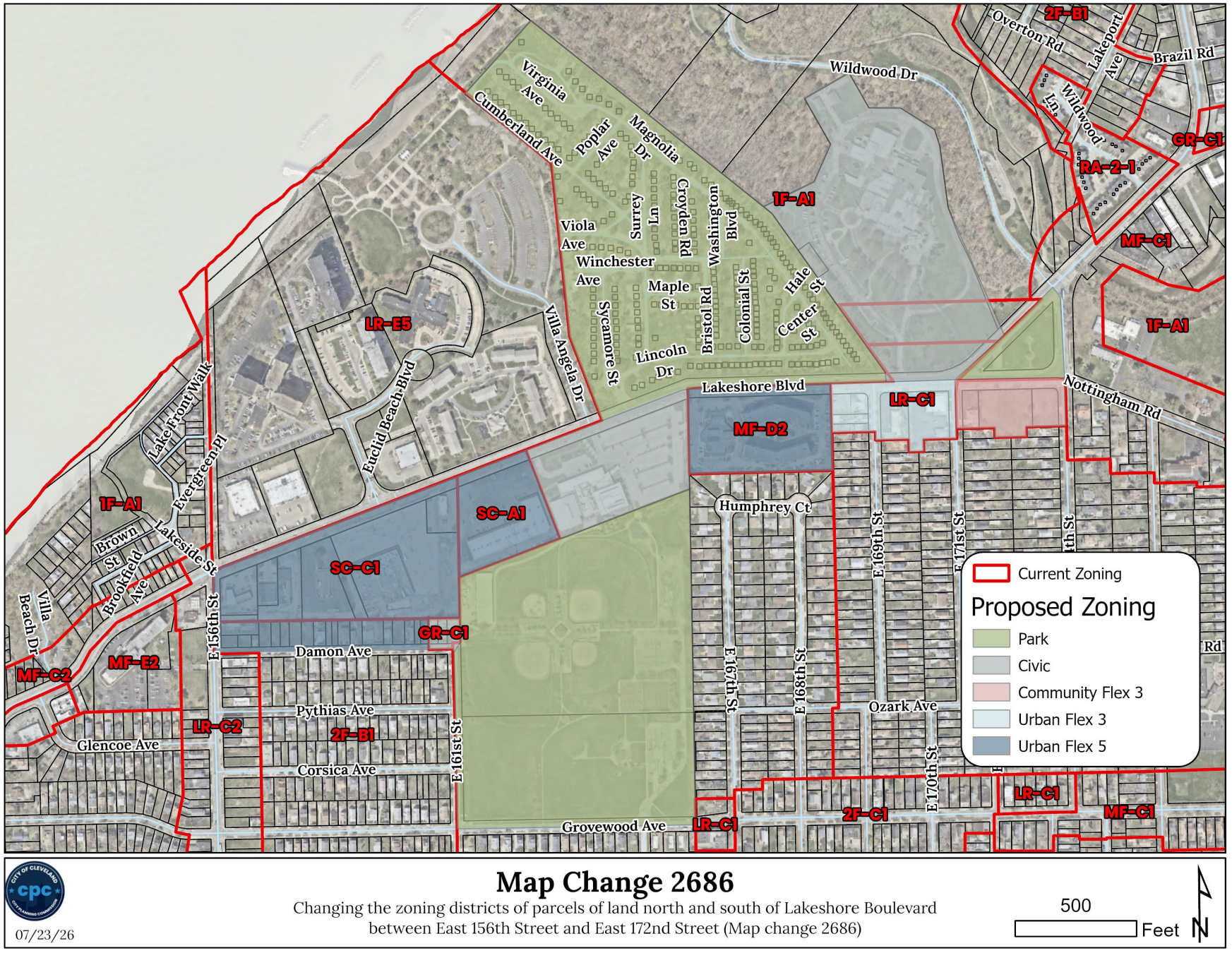
2.6.5. **Summary of Allowed Uses**

	Summary of Use Standards			Add. Stds.
1. Residential				
Household Living	P			
Group Living	P			
Social Services	C			
2. Open				
Parks & Open Space	P			
Urban Agriculture	P*			3.2.3.C
3. Public				
Community Service	P			
Day Care	P			
Education	P			
Government	P			
Religious Assembly	P			
Transit Station	P			
4. Commercial				
Adult Entertainment	--			
Animal Care	P*	Location:	Indoor only	3.2.3.G
Auto-Related	--			
Eating & Drinking	P			
Indoor Entertainment	P			
Lodging	P			
Medical Hospital	C			
Medical Laboratory	P			
Medical Services	P			
Office	P			
Outdoor Recreation	--			
Personal Service	P			
Retail	P			
Self-Storage	--			
Vehicle Sales & Rental	P*	Location:	Indoor only	3.2.3.O
5. Industrial				
Heavy Industrial	--			
Light Industrial	--			
Makerspace	P*	Tenant size:	5,000 SF max	3.2.3.P
Research & Development	--			
Warehouse & Distribution	--			

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

FBC Proposal

- Park
- Civic
- Community Flex 3
- Urban Flex 3
- Urban Flex 5



Zoning Map Amendments

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 18, 2026

Map Change 2690 - Changing the zoning districts of parcels of land east and west of East 156th Street between East 152nd Street and East 163rd Street. (Map Change 2690).

Presenter: Nick Tarpey, Deputy Zoning Administrator

Ward 10: Council Member Michael D. Polensek | **SPA: Collinwood-Nottingham**

CITY OF CLEVELAND
Mayor Justin M. Bibb

Map Change 2690

City Planning Commission

September 18, 2026

Proposal

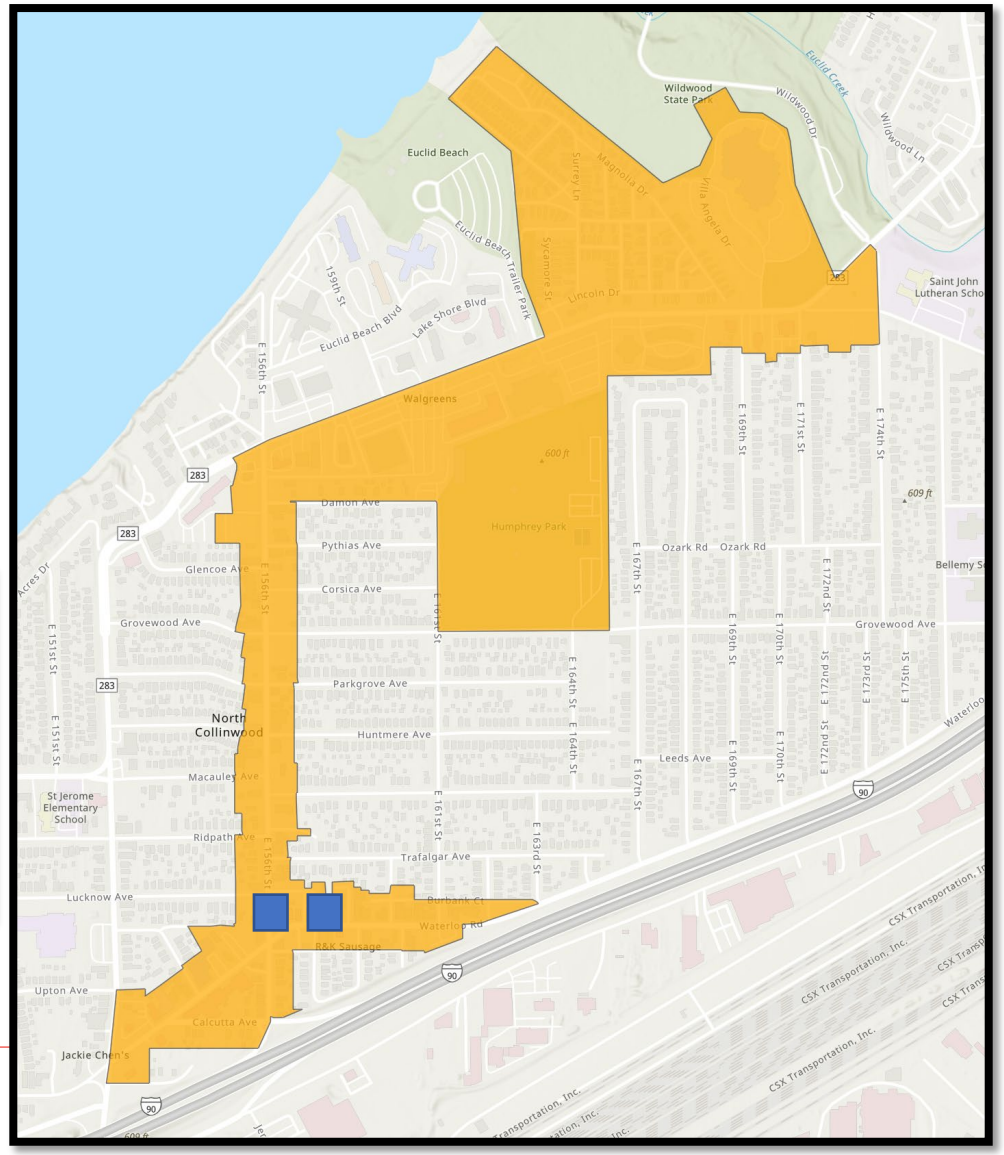
Changing the zoning districts of parcels of land east and west of East 156th Street between East 152nd Street and East 163rd Street. (Map Change 2690)

Purpose

- To support housing growth and neighborhood stability by reducing barriers to rebuilding on vacant or underutilized lots
- Ensuring new development promotes walkable and safe streets

Community Engagement Opportunities

- ❑ Waterloo Merchants Meeting Fall 2025
- ❑ Waterloo Merchants Meeting Summer 2026
- ❑ Waterloo Arts Fest 2026



Connecting Cleveland 2020

Lake Shore Boulevard Revitalization Strategy

Lake Shore Boulevard Revitalization Strategy

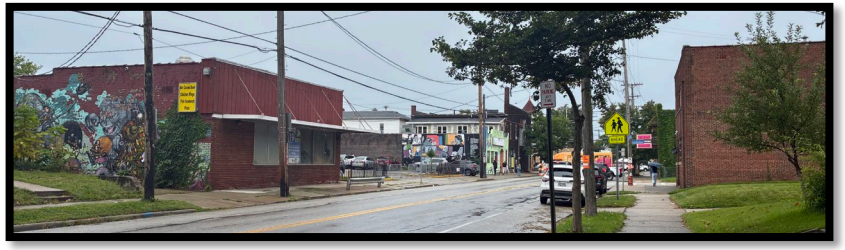
Prepared for **Northeast Shores Development Corporation** *by the* **Urban Design Center of Northeast Ohio**

Urban Design Center of Northeast Ohio

2004

North Collinwood Target Area Plan

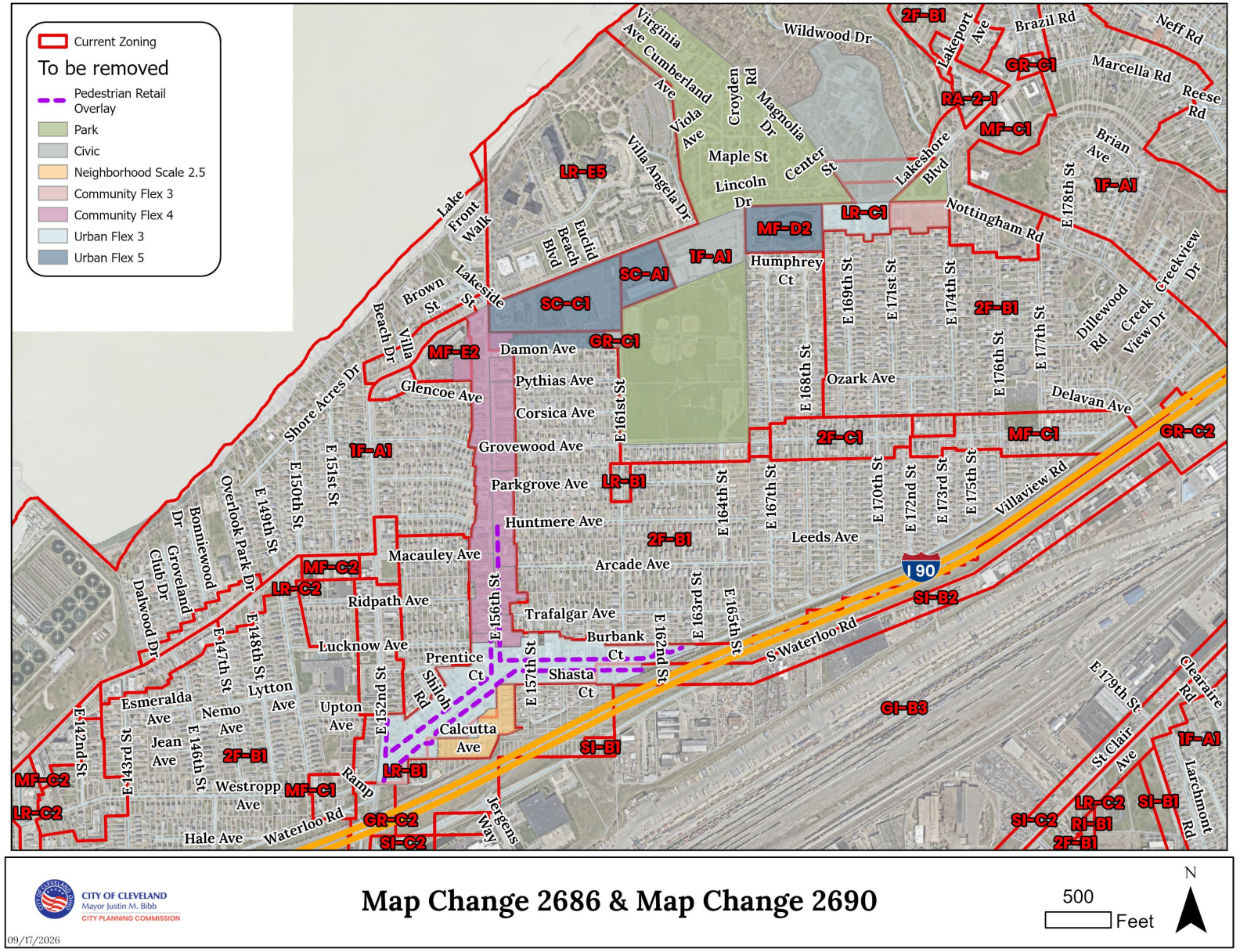
Corridor Profile

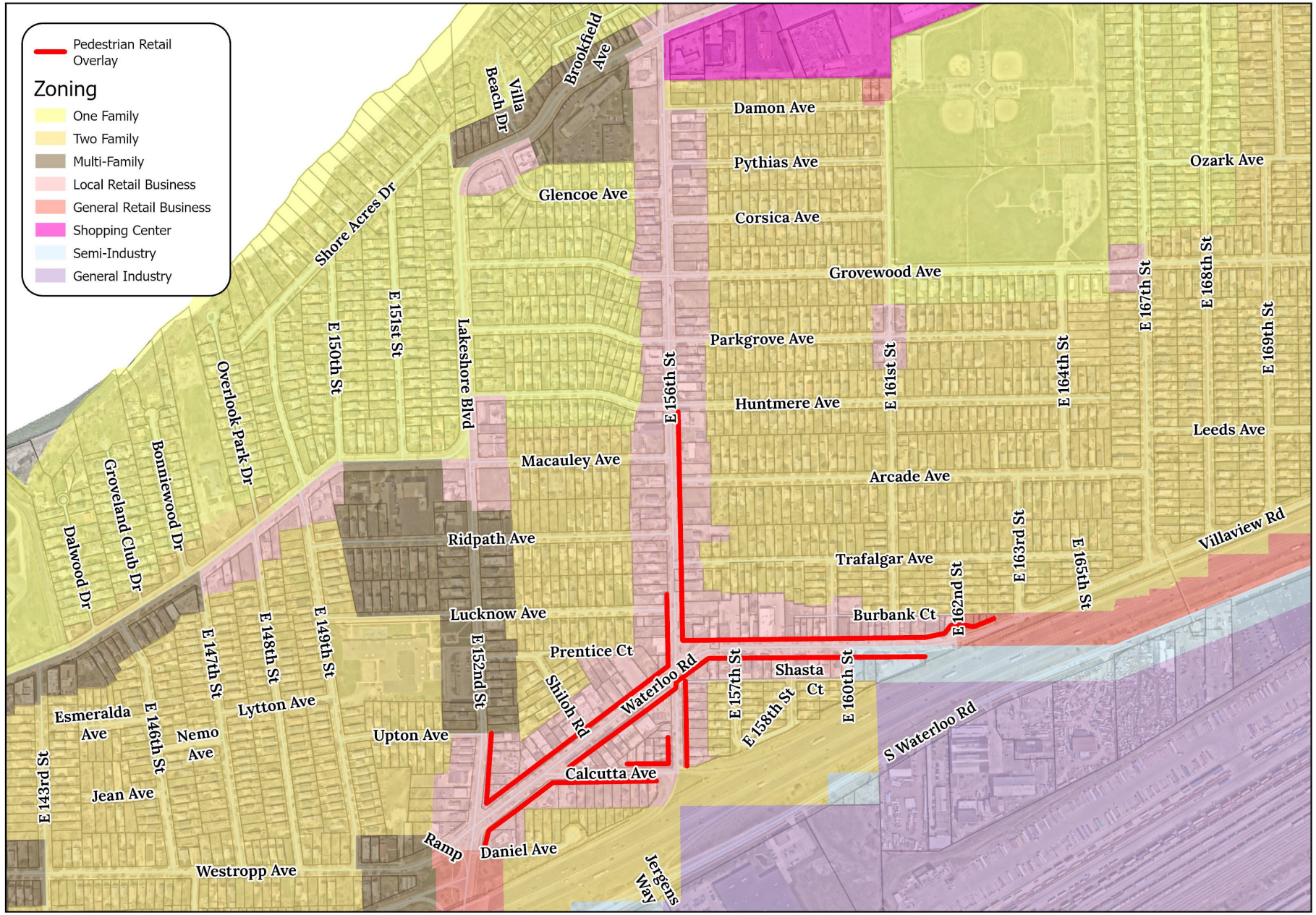


- Lakeshore Blvd
  - Euclid Beach Park
  - Recreation Center & Library
  - Retail
  - Residential
- East 156th St
  - Arts
  - Retail
  - Residential
- Waterloo Rd
  - Arts & Entertainment
  - Retail
  - Residential

FBC Proposal

- Map Change 2686
  - Lakeshore Blvd
- Map Change 2690
  - E 156th St
  - Waterloo Rd
  - Calcutta Ave





Current Zoning

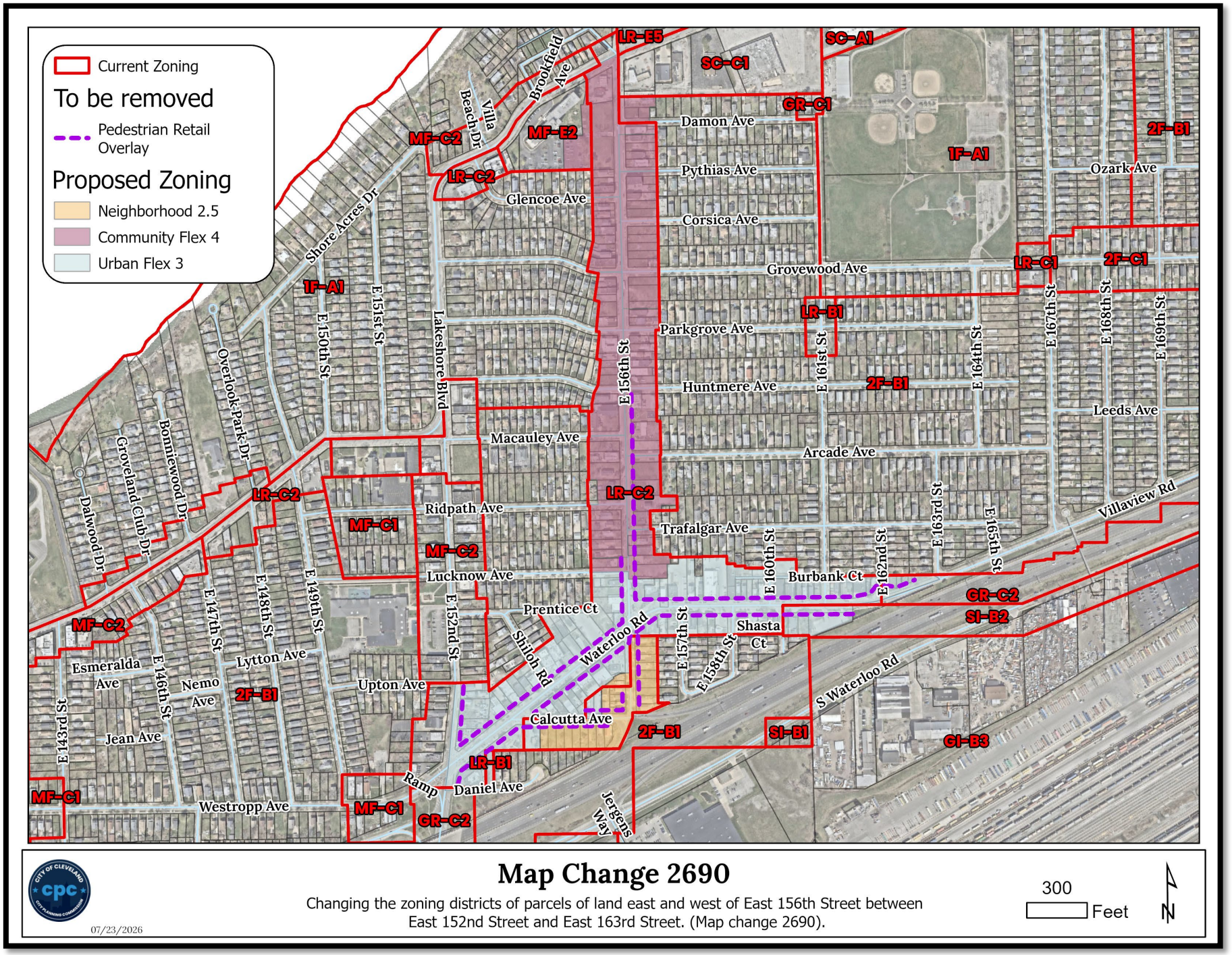
300 Feet

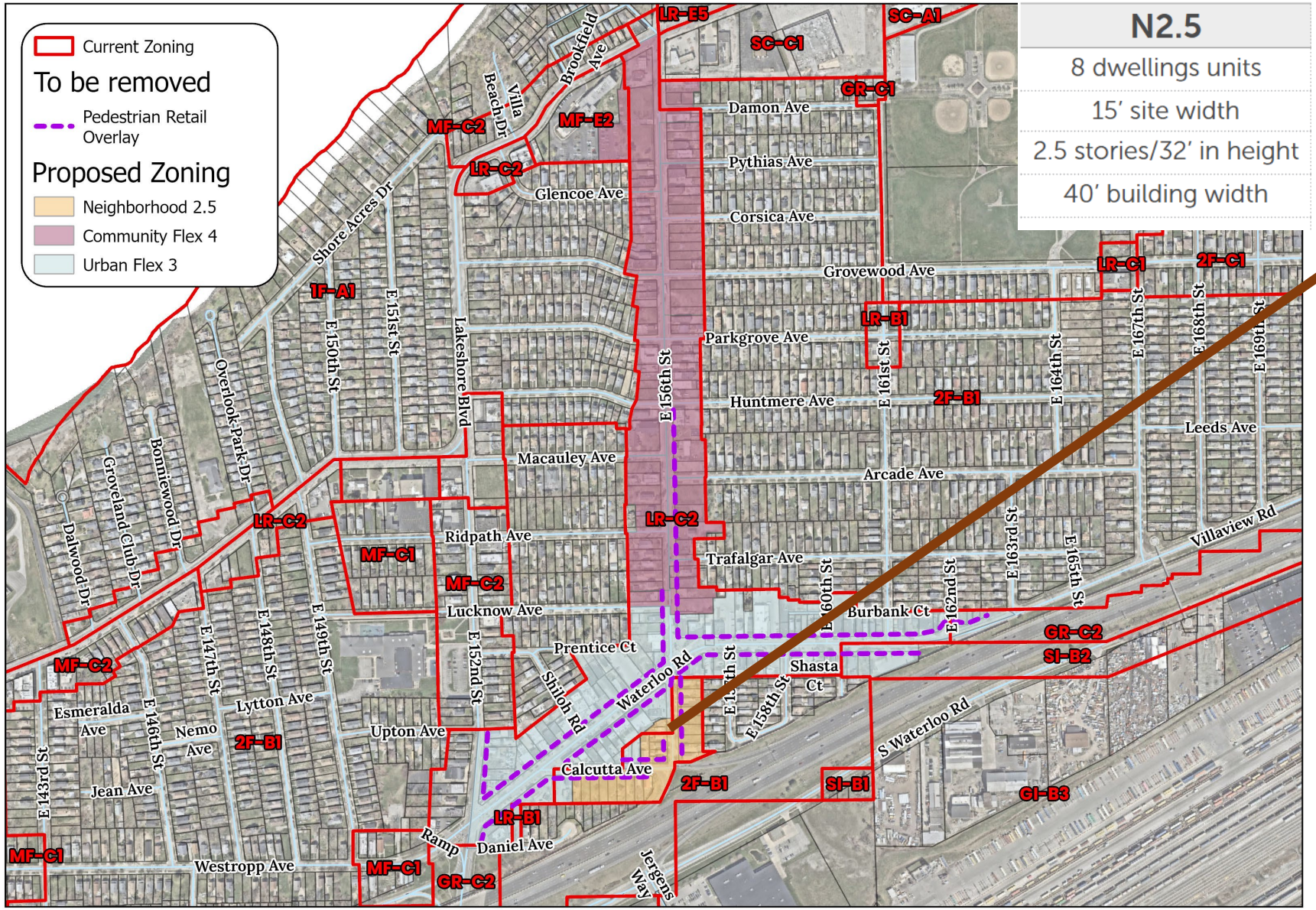
N

07/23/2026

FBC Proposal

- Neighborhood 2.5
- Community Flex 4
- Urban Flex 3





Map Change 2690

Changing the zoning districts of parcels of land east and west of East 156th Street between East 152nd Street and East 163rd Street. (Map change 2690).

300 Feet

N

07/23/2026

Neighborhood Scale 2.5

Neighborhood Scale:

- Existing Zoning Local Retail & Pedestrian Retail Overlay
- Diversity of housing typologies & price points

Calcutta Ave Southeastern View

Calcutta Ave Southeastern View

FBC-Neighborhood 2.5 (N 2.5)

Neighborhood-Scale Districts encourage 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.

Permitted Uses:

- Household Living & Group Living
- Social Services (conditionally)
- Parks & Open Space
- Urban Agriculture (with standards)

FBC-Neighborhood 2.5 (N 2.5)

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

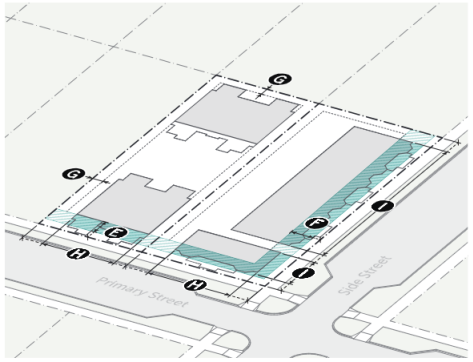
2.4.4. Summary of Allowed Uses

	Base	Flex	Summary of Use Standards	Add. Stds.
1. Residential				
Household Living	P	P		
Group Living	P*	P	Residents: 10 max	3.2.3.B
Social Services	--	C		
2. Open				
Parks & Open Space	P	P		
Urban Agriculture	P*	P*		3.2.3.C
3. Public				
Community Service	P*	P	Building size: 5,000 SF max	3.2.3.D
Day Care	--	P		
Education	P*	P	Parcel size: 4 acres max	3.2.3.E
Government	P	P		
Religious Assembly	P*	P	Building size: 5,000 SF max	3.2.3.F
Transit Station	--	--		
4. Commercial				
Adult Entertainment	--	--		
Animal Care	--	--		
Auto-Related	--	--		
Eating & Drinking	--	P*	Tenant size: 3,000 SF max	3.2.3.H
Indoor Entertainment	--	--		
Lodging	P*	P*	Lodging units: Base: 5 max Flex: 10 max	3.2.3.J
Medical Hospital	--	--		
Medical Laboratory	--	--		
Medical Services	--	P*	Tenant size: 3,000 SF max	3.2.3.K
Office	--	P*	Tenant size: 3,000 SF max	3.2.3.L
Outdoor Recreation	--	--		
Personal Service	--	P*	Tenant size: 3,000 SF max	3.2.3.M
Retail	--	P*	Tenant size: 3,000 SF max	3.2.3.N
Self-Storage	--	--		
Vehicle Sales & Rental	--	--		
5. Industrial				
Heavy Industrial	--	--		
Light Industrial	--	--		
Makerspace	--	P*	Tenant size: 3,000 SF max	3.2.3.P
Research & Development	--	--		
Warehouse & Distribution	--	--		

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

2.4.2. **N2.5** NEIGHBORHOOD 2.5

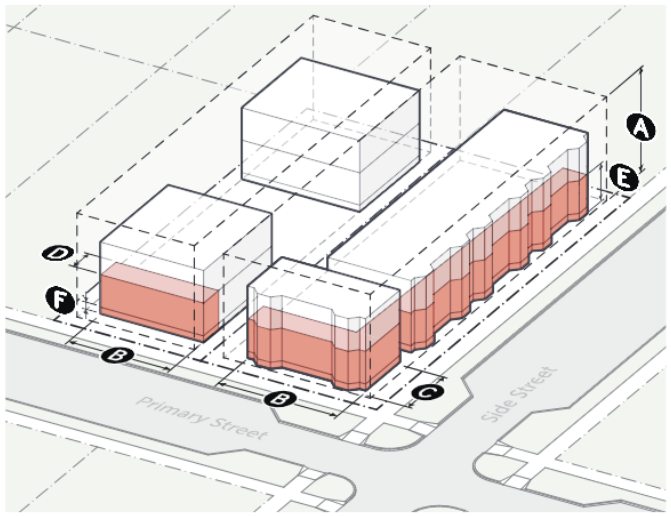
A. SITE



1. **Size**	2.2.2
Ⓐ Width (min)	
Front access	35′
Side/rear access	15′
2. **Dwelling Units**	2.2.3
Max per site	Unlimited
3. **Amenity**	2.2.4
Ⓑ 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
Ⓒ Pedestrian zone (min)	Match context
Ⓓ Furniture zone (min)	Match context
Planting strip type	Tree lawn
Trees in planting strip	Required (2.2.6(F))

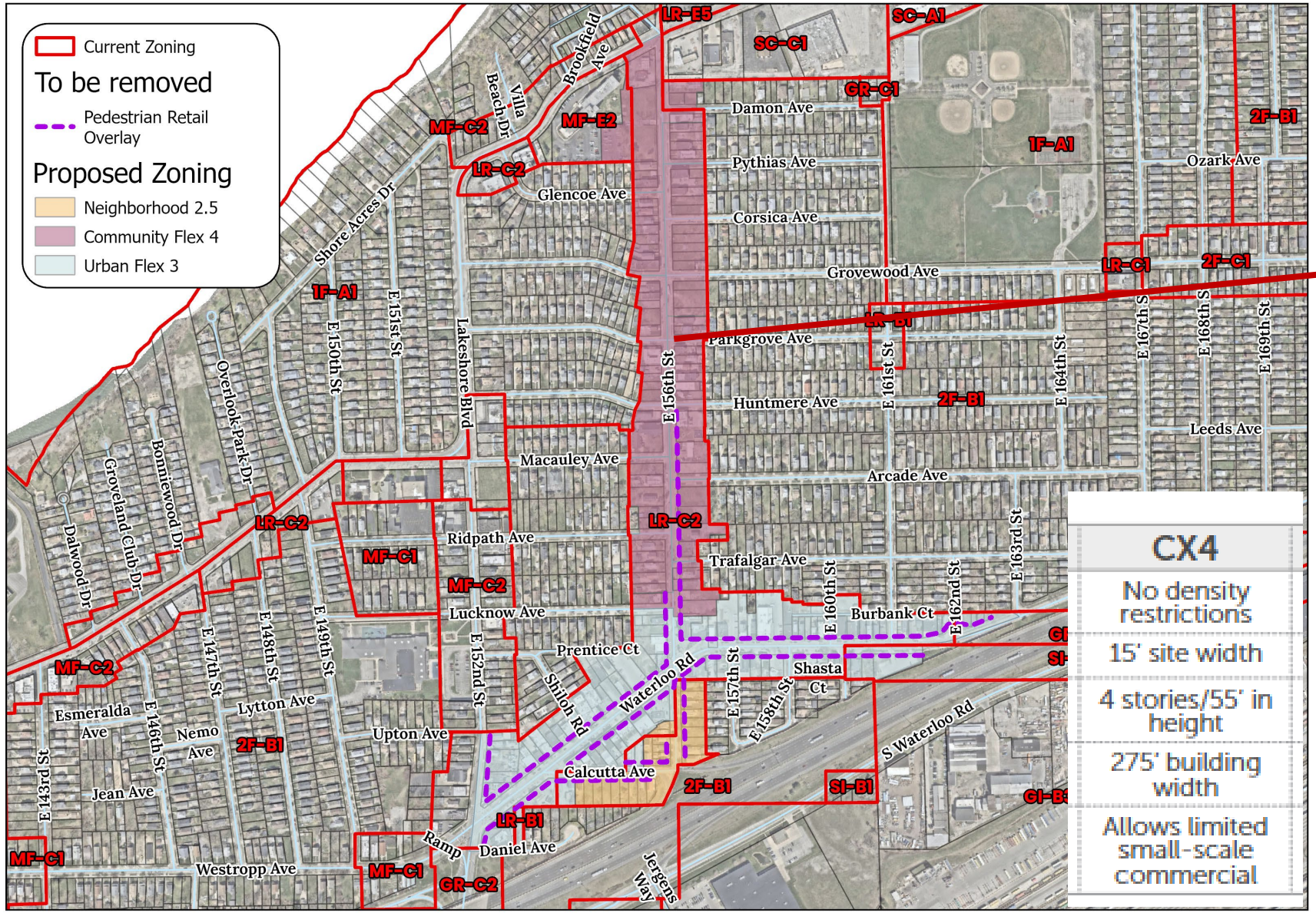
6. **Setbacks**	2.2.7
Ⓔ Primary street boundary line (min/max)	5′/15′
Ⓕ Side street boundary line (min/max)	3′/15′
Ⓖ Rear/side boundary line (min)	
Up to 15′ in height	1.5′
15′ or more in height	3′
Alley boundary line	3′ or 20′ min
7. **Transitions**	2.2.8
Setback from transition boundary line	n/a
8. **Street Build-Out**	2.2.9
Ⓗ Primary street (min)	65%
Ⓘ 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
Ⓐ Height (max stories/feet)	2.5/32′
Width (max)	
Ⓑ Primary street	40′
Ⓒ Side street	90′
Ⓓ Active depth (min)	9′
Dwelling units per building (max)	8
2. **Story Height**	2.2.12
Ⓔ Ground story height (min)	10′
Ⓕ Ground floor elevation (min/max)	2′/5.5′

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



Map Change 2690

Changing the zoning districts of parcels of land east and west of East 156th Street between East 152nd Street and East 163rd Street. (Map change 2690).

300 Feet

07/23/2026

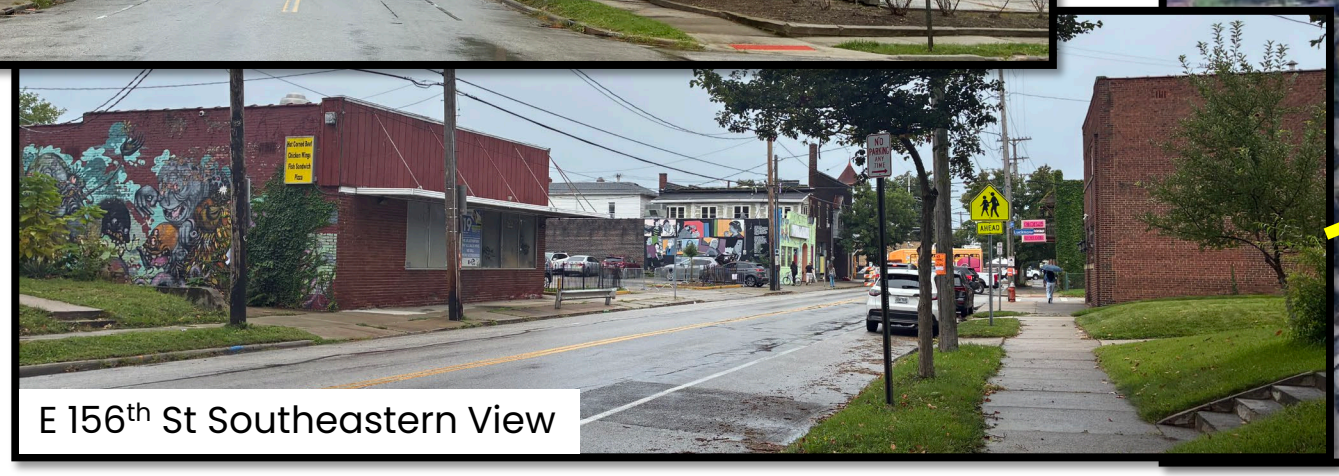
Community Flex 4

Community Flex 4:

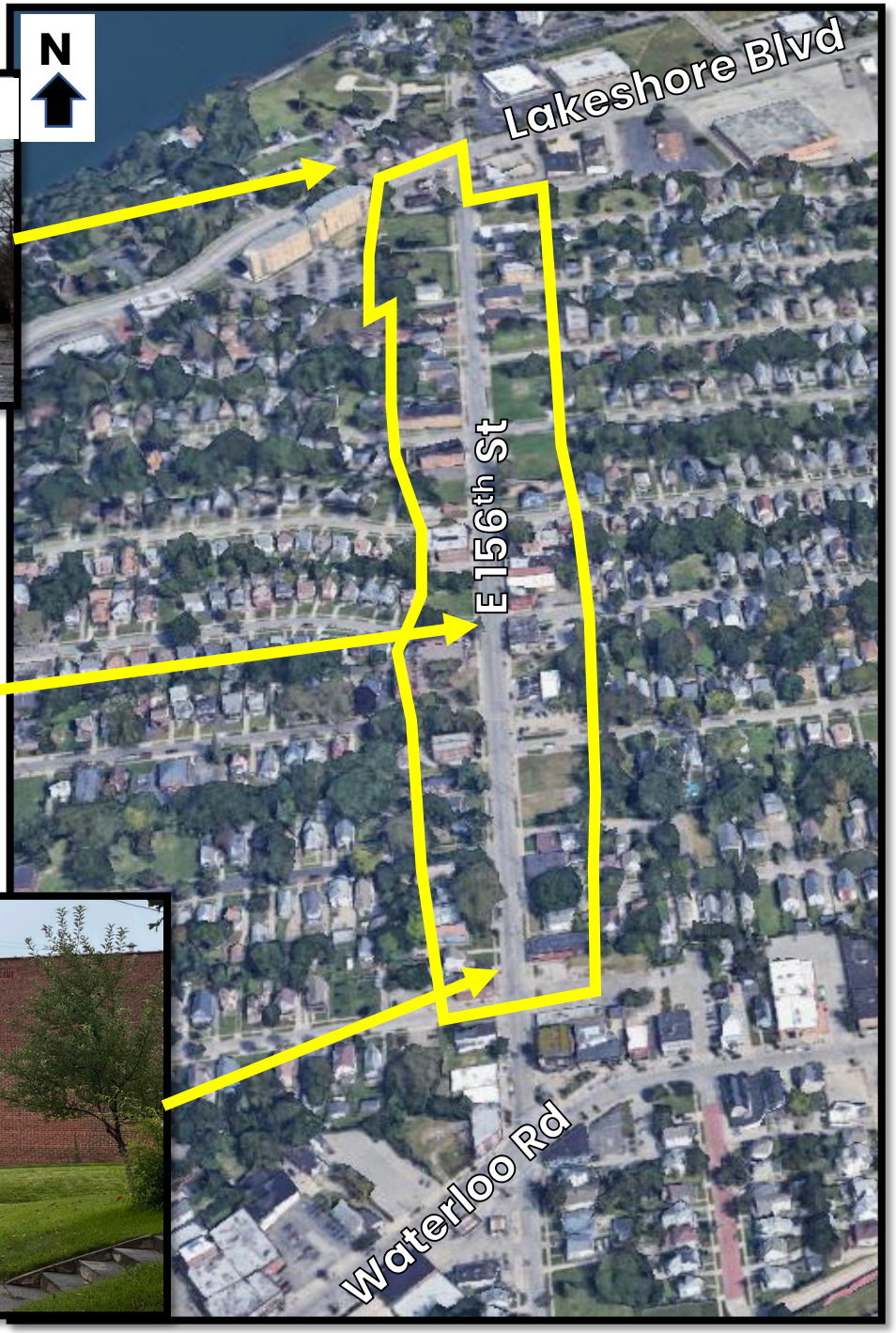
- Existing Zoning Local Retail & PRO
- Diversity of housing typologies w/ neighborhood-serving commercial uses limited in scale

Lakeshore Blvd & E 156th St Southwestern View

E 156th St Southern View



E 156th St Southeastern View



FBC-Community Flex 4 (CX4)

Community-Scale Districts encourage a walkable neighborhood environment intended to ACCOMMODATE A VARIETY OF MEDIUM-INTENSITY HOUSING OPTIONS including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

Permitted Uses:

- Household Living & Group Living
- Social Services (conditionally)
- Parks & Open Space
- Urban Agriculture (with standards)
- Public Uses (except for Transit Station)
- Light Commercial (limited in size and use)
  - <3,000 SF Retail, <3,000 SF Eating & Drinking, <3,000 SF Office

FBC-Community-Scale (CX4)

Section 3002.5. Community-Scale

2.5.1. Intent

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

C3	CX3	C4	CX4	C5	CX5
No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions
15' side width	15' side width	15' side width	15' site width	15' side width	15' side width
3 stories/42' in height	3 stories/42' in height	4 stories/55' in height	4 stories/55' in height	5 stories/68' in height	5 stories/68' in height
175' building width	175' building width	275' building width	275' building width	275' building width	275' building width
	Allows limited small-scale commercial		Allows limited small-scale commercial		Allows limited small-scale commercial

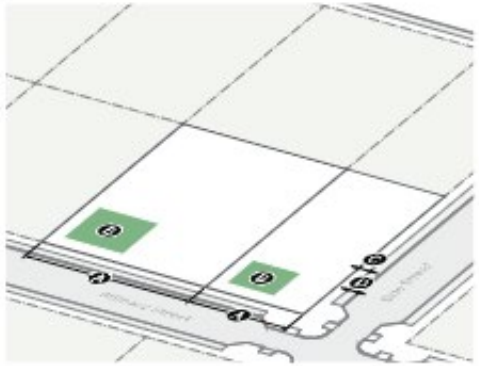
2.5.8. Summary of Allowed Uses

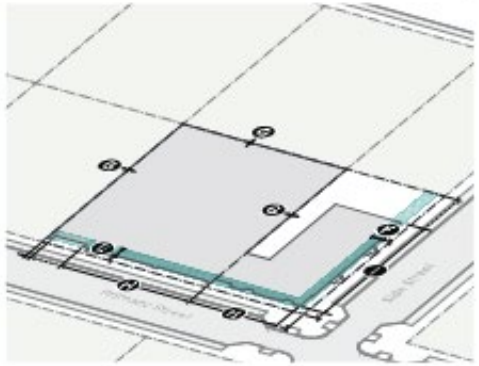
	Base	Flex	Summary of Use Standards	Add. Stds.
1. Residential				
Household Living	P	P		
Group Living	P*	P	Residents: 10 max	3.2.3.B
Social Services	--	C		
2. Open				
Parks & Open Space	P	P		
Urban Agriculture	P*	P*		3.2.3.C
3. Public				
Community Service	P*	P	Building size: 5,000 SF max	3.2.3.D
Day Care	--	P		
Education	P*	P	Parcel size: 4 acres max	3.2.3.E
Government	P	P		
Religious Assembly	P*	P	Building size: 5,000 SF max	3.2.3.F
Transit Station	--	--		
4. Commercial				
Adult Entertainment	--	--		
Animal Care	--	--		
Auto-Related	--	--		
Eating & Drinking	--	P*	Tenant size: 3,000 SF max	3.2.3.H
Indoor Entertainment	--	--		
Lodging	P*	P*	Lodging units: Base: 5 max Flex: 10 max	3.2.3.J
Medical Hospital	--	--		
Medical Laboratory	--	--		
Medical Services	--	P*	Tenant size: 3,000 SF max	3.2.3.K
Office	--	P*	Tenant size: 3,000 SF max	3.2.3.L
Outdoor Recreation	--	--		
Personal Service	--	P*	Tenant size: 3,000 SF max	3.2.3.M
Retail	--	P*	Tenant size: 3,000 SF max	3.2.3.N
Self-Storage	--	--		
Vehicle Sales & Rental	--	--		
5. Industrial				
Heavy Industrial	--	--		
Light Industrial	--	--		
Makerspace	--	P*	Tenant size: 3,000 SF max	3.2.3.P
Research & Development	--	--		
Warehouse & Distribution	--	--		

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

2.5.5. **CX4** COMMUNITY FLEX 4

A. SITE

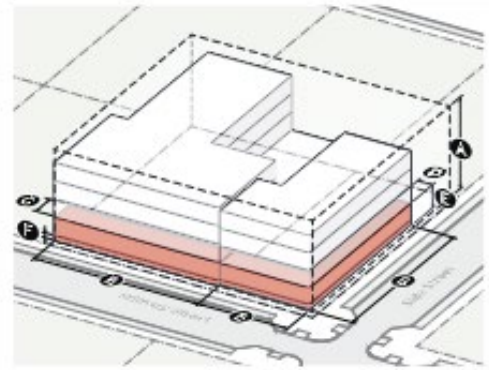




1. **Size**	2.2.2
Ⓐ Width (min)	
Front access	35'
Side/rear access	15'
2. **Dwelling Units**	2.2.3
Max per site	Unlimited
3. **Amenity**	2.2.4
Ⓔ Outdoor amenity space (min)	10%
4. **Walls & Fences**	2.2.5
Front yard height (max)	*Type C4* | 6'
Side street yard height (max)	*Type C4* | 6'
Side/rear yard height (max)	*Type C5* | 6'
5. **Streetscape**	2.2.6
Ⓒ Pedestrian zone (min)	7'
Ⓓ Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))

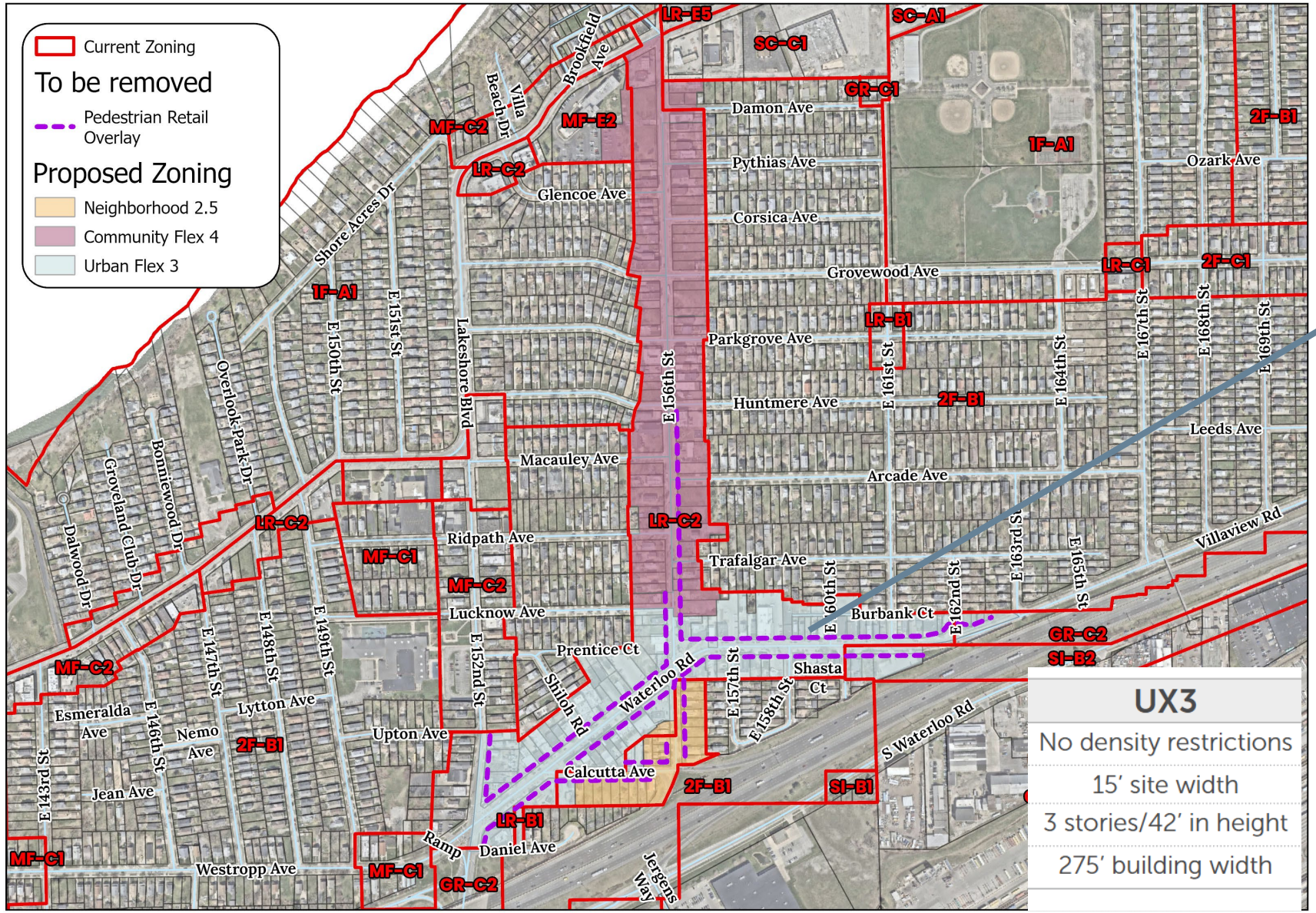
6. **Setbacks**	2.2.7
Ⓔ Primary street boundary line (min/ max)	5'/15'
Ⓕ Side street boundary line (min/ max)	3'/15'
Ⓖ Rear/side boundary line (min)	0'
Alley boundary line	3' or 20' min
7. **Transitions**	2.2.8
Setback from transition boundary line (min)	10'
8. **Street Build-Out**	2.2.9
Ⓗ Primary street (min)	75%
Ⓘ Side street (min)	45%
9. **Parking Location**	2.2.10
No parking between the building and the street	

B. MASSING



1. **Building**	2.2.11
Ⓐ Height (max stories/feet)	4/55'
Ⓑ Width (max)	275'
Active depth (min)	
Ⓒ Primary street	15'
Ⓓ Side street	9'
Dwelling units per building (max)	Unlimited
2. **Story Height**	2.2.12
Ⓔ Ground story height (min)	10'
Ⓕ Ground floor elevation (min/max)	
Residential	2'/5.5'
Nonresidential	-2'/5.5'

	Primary St.	Side St.
3. **Windows**	2.2.13	
Ⓖ Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
Ⓗ Upper story (min)	15%	15%
Ⓘ Blank wall width (max)	15'	25'
4. **Doors**	2.2.14	
Ⓙ Street-facing entry spacing (max)	40'	60'



Urban Flex 3

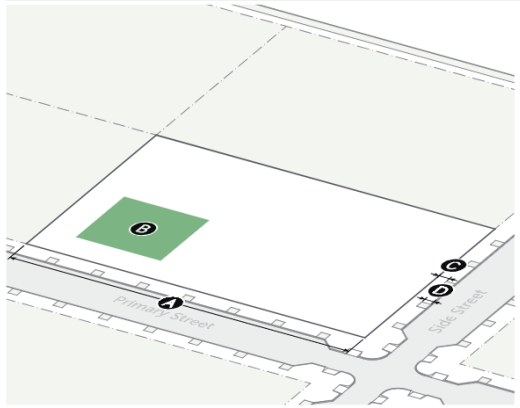
Urban Flex 3:

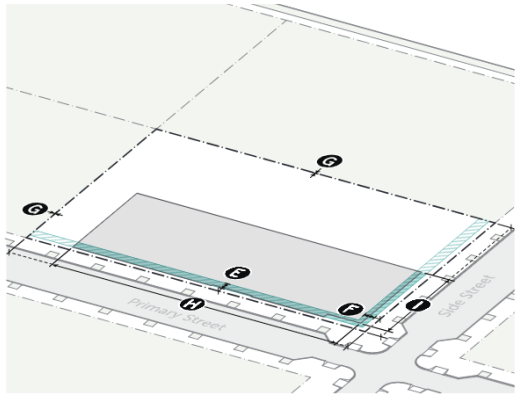
- Existing Zoning Local Retail
- Mixed use – neighborhood retail
- Diversity of housing typologies

Waterloo Rd Eastern View
E 156th St & Waterloo Rd Northeastern View
Lucknow Ave
E 152nd St
Ridpath Ave
Prentice Ct
Shiloh Rd
Trafalgar Ave
E 162nd St
Waterloo Rd
Praxis Fiber Workshop
Calcutta Ave
Beachland
Waterloo Rd Eastern View
N

2.6.2. **UX3** URBAN FLEX 3

A. **SITE**

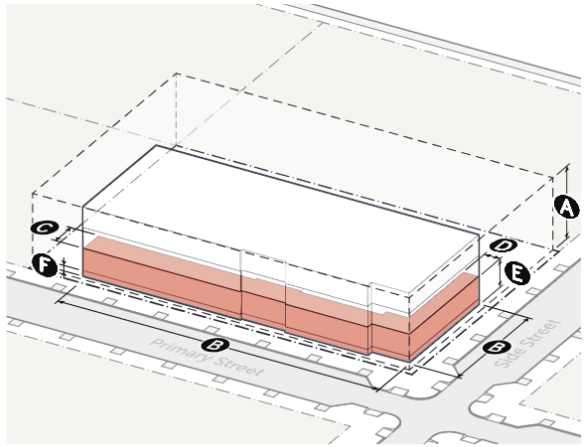


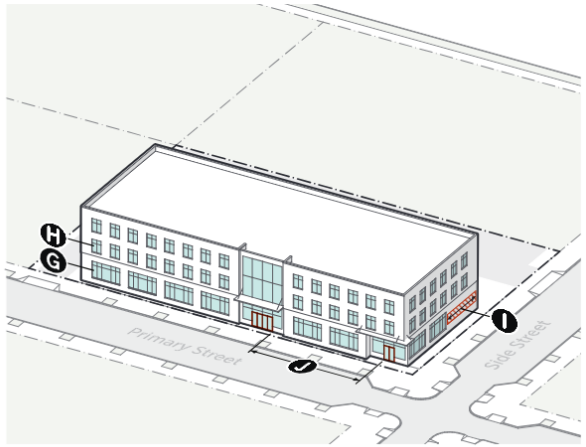


1. **Size**	2.2.2
A Width (min)	
Front access	35′
Side/rear access	15′
2. Dwelling Units	**2.2.3**
Max per site	Unlimited
3. Amenity	**2.2.4**
B Outdoor amenity space (min)	10%
4. Walls & Fences	**2.2.5**
Front yard height (max)	*Type C4* | 6′
Side street yard height (max)	*Type C4* | 6′
Side/rear yard height (max)	*Type C6* | 8′
5. Streetscape	**2.2.6**
C Pedestrian zone (min)	7′
D Furniture zone (min)	6′
Planting strip type	Raised curb planter
Trees in planting strip	Required (2.2.6(F))

6. **Setbacks**	2.2.7
E Primary street boundary line (min/max)	3′/10′
F Side street boundary line (min/max)	3′/10′
G Rear/side boundary line (min)	0′
Alley boundary line	3′ or 20′ min
7. Transitions	**2.2.8**
Setback from transition boundary line (min)	10′
8. Street Build-Out	**2.2.9**
H Primary street (min)	75%
I Side street (min)	45%
9. Parking Location	**2.2.10**
No parking between the building and the street	

B. **MASSING**





1. **Building**	2.2.11
A Height (max stories/feet)	3/42′
B Width (max)	275′
Active depth (min)	
C Primary street	15′
D Side street	9′
Dwelling units per building (max)	Unlimited
2. Story Height	**2.2.12**
E Ground story height (min)	
Residential	10′
Nonresidential	12′
F Ground floor elevation (min/max)	
Residential	2′/5.5′
Nonresidential	-2′/5.5′

	Primary St.	Side St.
3. Windows	**2.2.13**	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	35%
H Upper story (min)	15%	15%
I Blank wall width (max)	20′	30′
4. Doors	**2.2.14**	
J Street-facing entry spacing (max)	75′	100′

FBC-Urban Flex 3 (UX3)

Urban Flex Districts encourage MODERATE INTENSITY MIXED-USE, OFFICE AND RESIDENTIAL BUILDINGS intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

Permitted Uses:

- Household Living & Group Living
- Social Services (conditionally)
- Parks & Open Space
- Urban Agriculture (with standards)
- All Public Uses
- Animal Care (with standards)
- Eating & Drinking, Indoor Entertainment, Personal Service, Retail
- Medical Laboratory, Medical Services, Offices, Lodging
- Medical Hospital (conditionally)
- Vehicle Sales/Rental (must be within a fully enclosed building)
    - Auto-Related Services are prohibited (gas station, repairs, junk yards, car wash, parts shop, etc)

FBC-Urban Flex (UX)

Section 3002.6. **Urban Flex**

2.6.1. **Intent**

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

UX3	UX4	UX5
No density restrictions	No density restrictions	No density restrictions
15' site width	15' site width	15' site width
3 stories/42' in height	4 stories/55' in height	5 stories/68' in height
275' building width	275' building width	275' building width

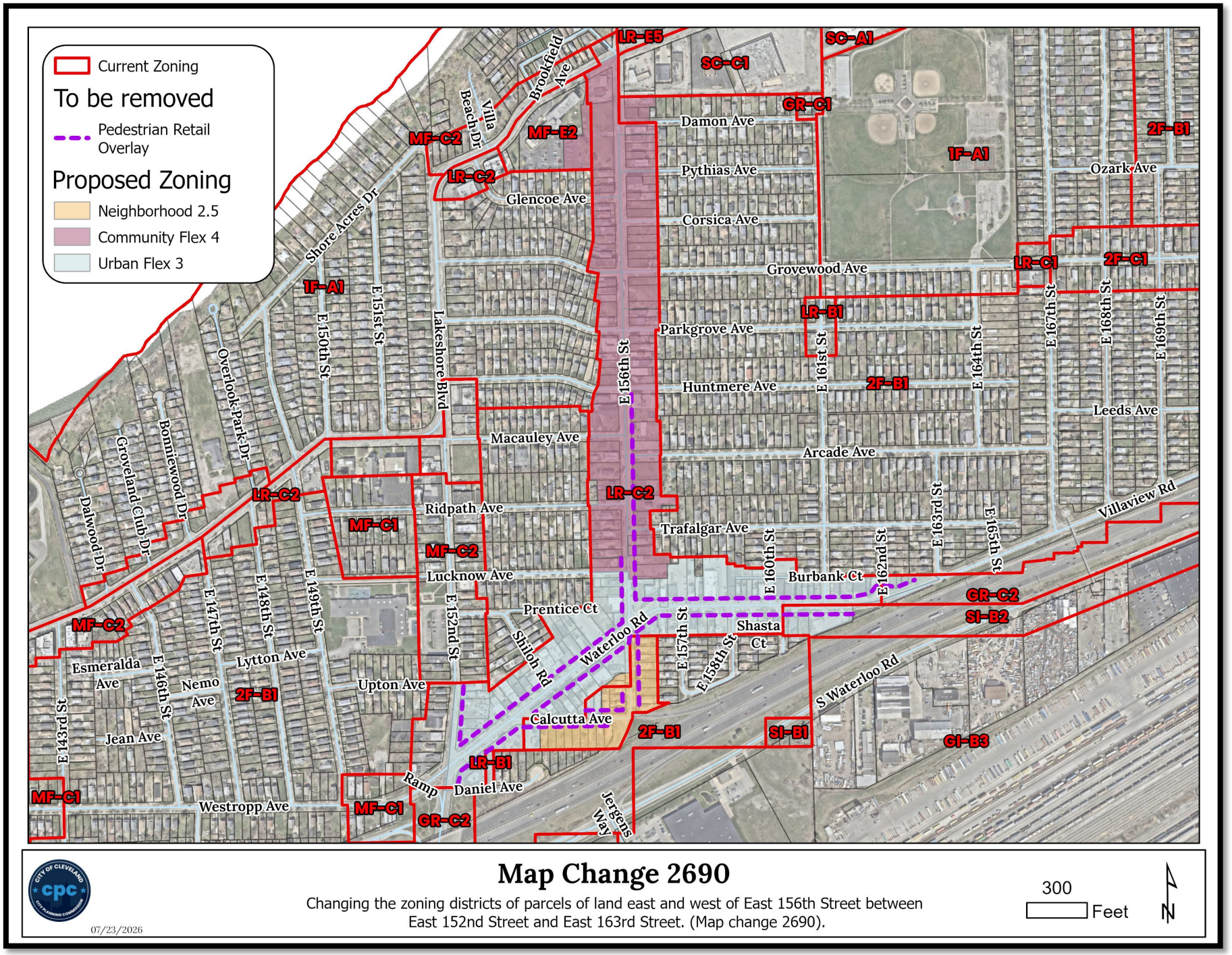
2.6.5. **Summary of Allowed Uses**

	Summary of Use Standards			Add. Stds.
1. Residential				
Household Living	P			
Group Living	P			
Social Services	C			
2. Open				
Parks & Open Space	P			
Urban Agriculture	P*			*3.2.3.C*
3. Public				
Community Service	P			
Day Care	P			
Education	P			
Government	P			
Religious Assembly	P			
Transit Station	P			
4. Commercial				
Adult Entertainment	--			
Animal Care	P*	Location:	Indoor only	*3.2.3.G*
Auto-Related	--			
Eating & Drinking	P			
Indoor Entertainment	P			
Lodging	P			
Medical Hospital	C			
Medical Laboratory	P			
Medical Services	P			
Office	P			
Outdoor Recreation	--			
Personal Service	P			
Retail	P			
Self-Storage	--			
Vehicle Sales & Rental	P*	Location:	Indoor only	*3.2.3.O*
5. Industrial				
Heavy Industrial	--			
Light Industrial	--			
Makerspace	P*	Tenant size:	5,000 SF max	*3.2.3.P*
Research & Development	--			
Warehouse & Distribution	--			

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

FBC Proposal

- Neighborhood 2.5
- Community Flex 4
- Urban Flex 3



Cleveland City Planning Commission

Conditional Uses & Zoning Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-002684 - Wireless Telecommunication Tower

September 18, 2026

Project Address: 3182 E 82nd St

Presenter: Nick Tarpey, Deputy Zoning Administrator

Project Representative: Kimberly Bryja

Approvals Needed Per Section 354.04 (a) (1-2)

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

Conditional Use

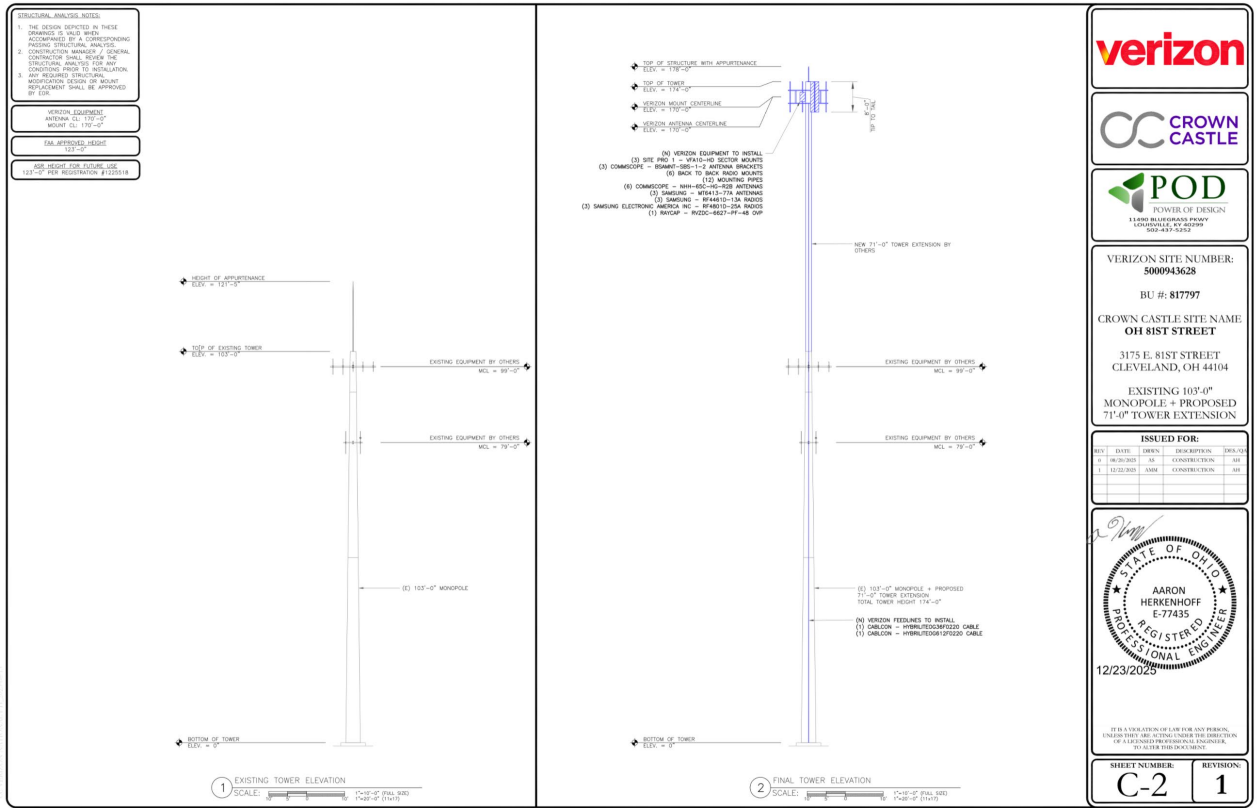
Wireless Telecommunication Tower

3182 E 82nd Street

September 18, 2026

Proposal

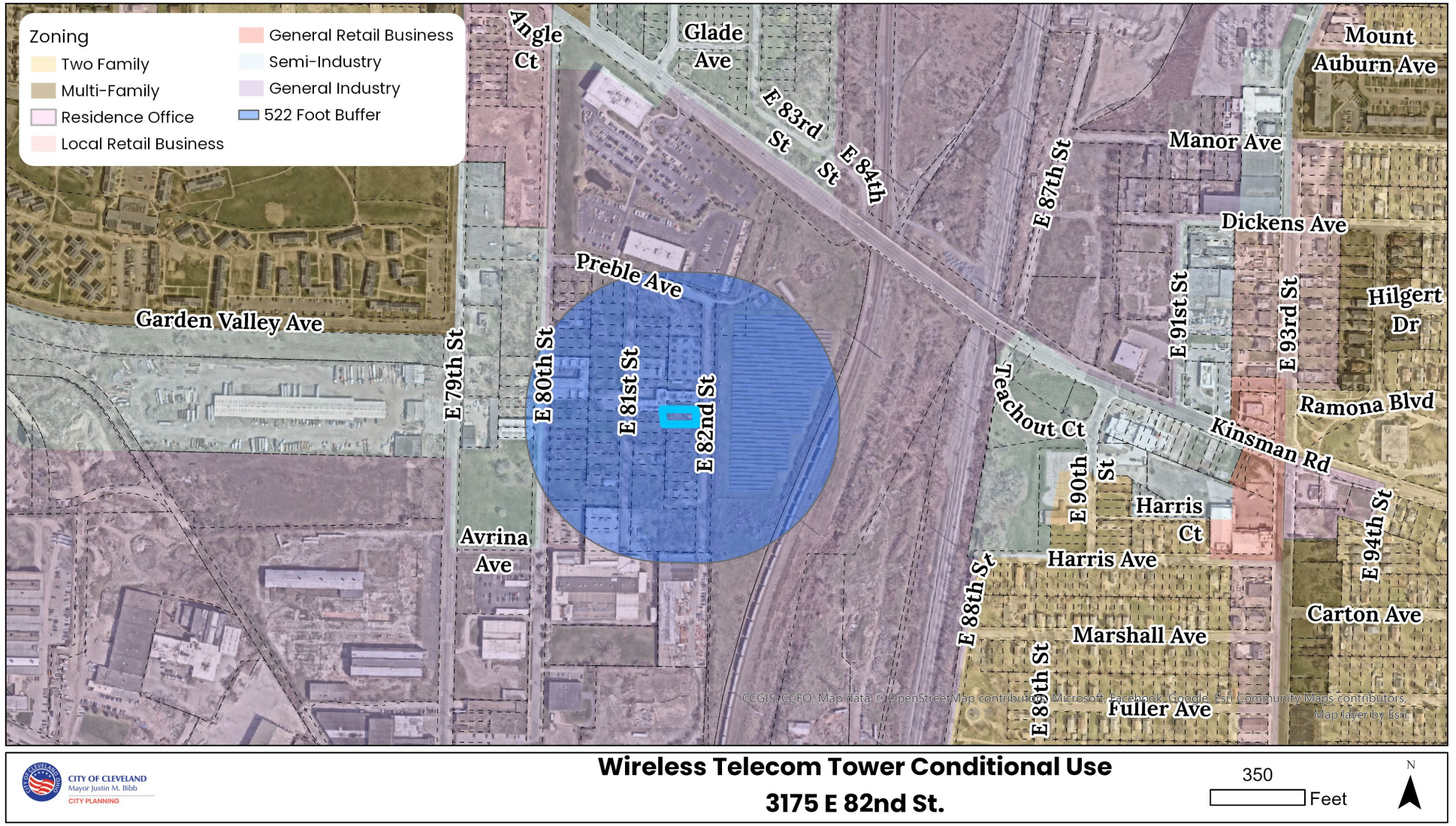
Application to extend a existing 103 foot high telecommunications tower by approximately 71 feet, and adding accessory equipment on a lot located at 3175 E 82nd St.



CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Existing Zoning

General Industry-B3



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Wireless Telecom Tower Conditional Use
3175 E 82nd St.

350 Feet

N

Public Notice:

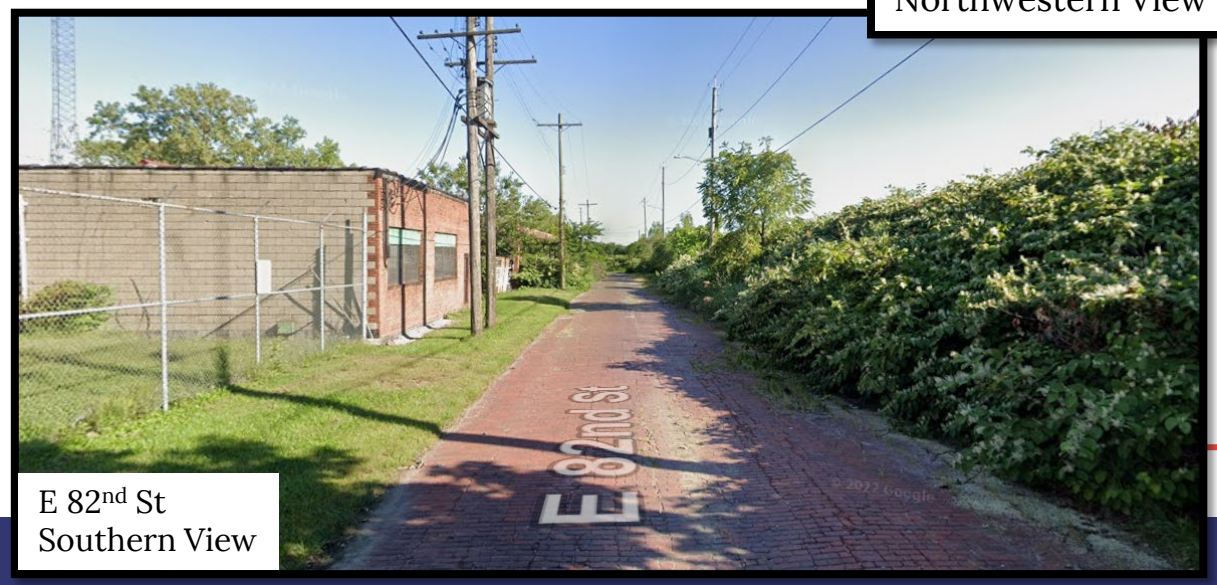
- Mailing sent September 4th to property owners within 522 ft
- Posted in the City Record September 18th

Site Location

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Proposal

E 82nd St
Northwestern View



E 82nd St
Southern View

E 82nd St
Northern View

Context

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

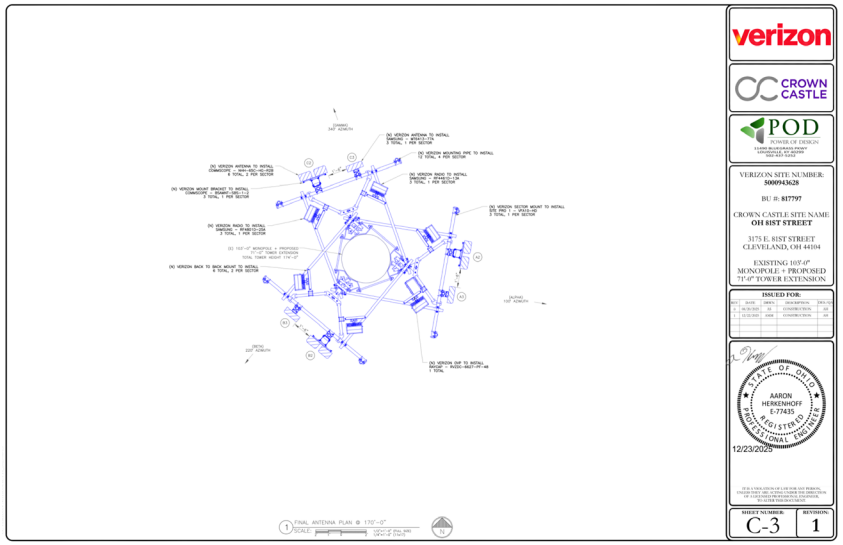
Kinsmen Ave
Southwestern View

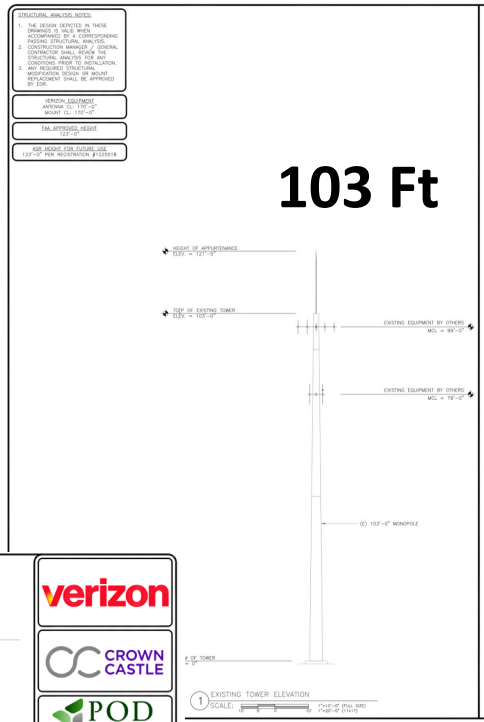
E 80th St
Eastern View

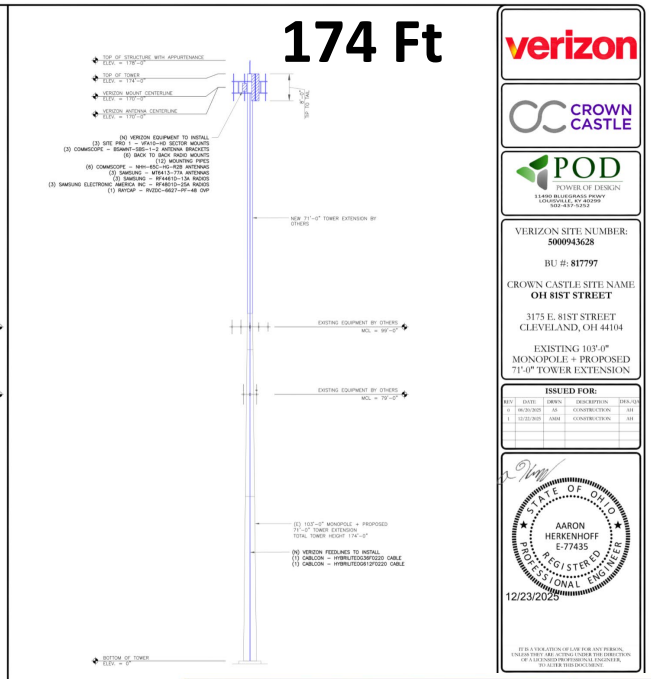
E 82nd St
Northern View

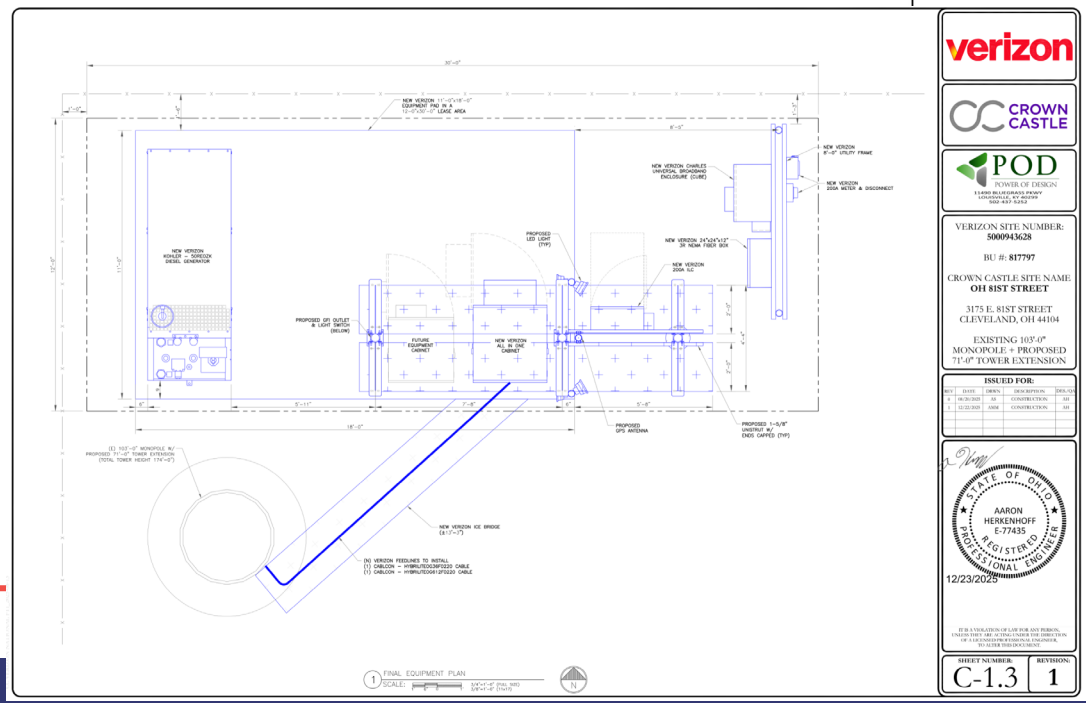
Proposal

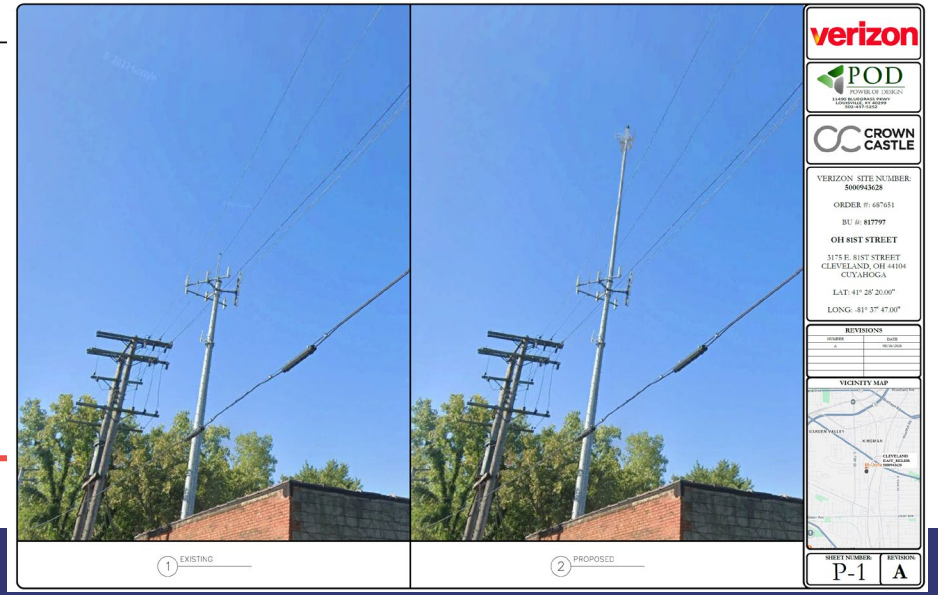
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

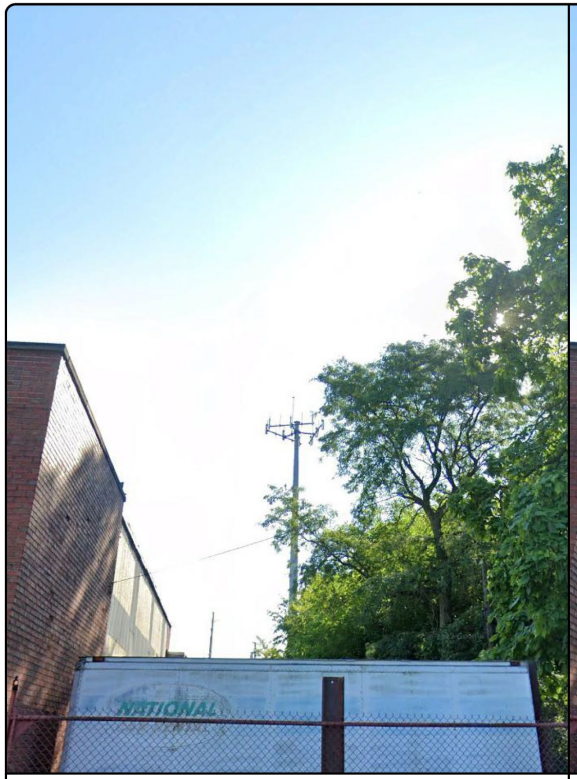












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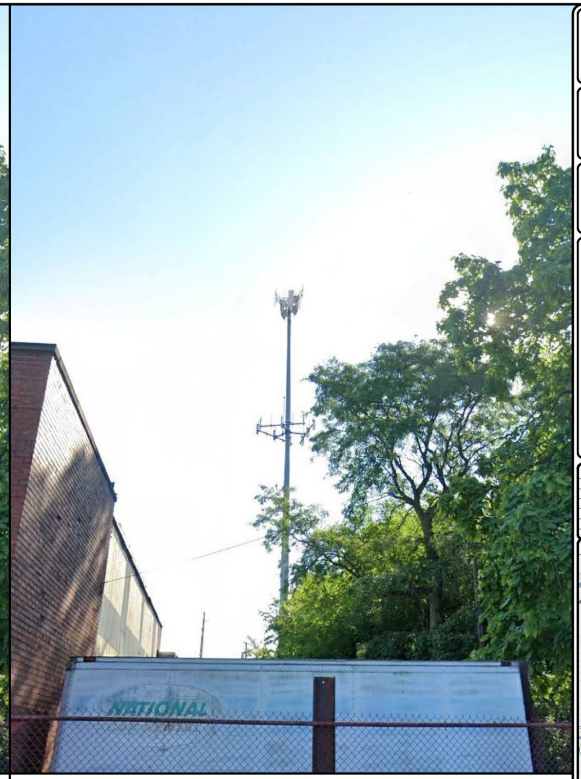


2 PROPOSED

verizon

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

CROWN CASTLE

VERIZON SITE NUMBER:
5000943628

ORDER #: 687651

BU #: **817797**

OH 81ST STREET

3175 E. 81st Street
Cleveland, OH 44104
CUYAHOGA

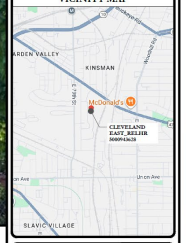
LAT: 41° 28' 20.00"

LONG: -81° 37' 47.00"

REVISIONS

NUMBER	DATE
A	08/26/2024

VICINITY MAP



SHEET NUMBER:	REVISION:
P-2	A

1 EXISTING

2 PROPOSED

verizon

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

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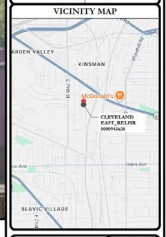

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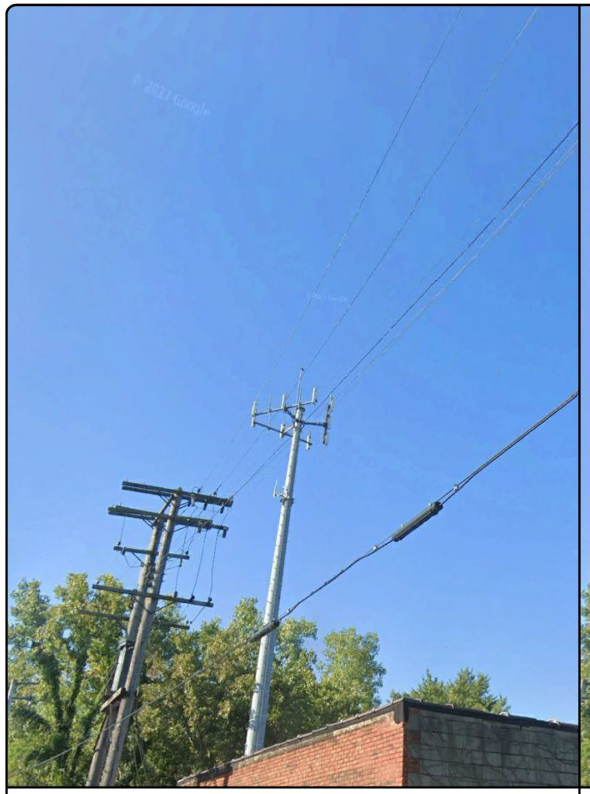
P-3	A



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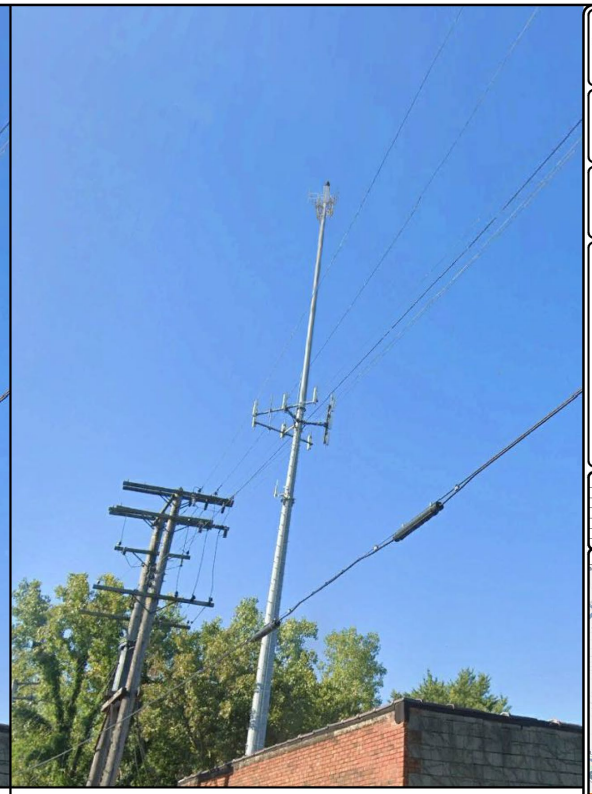

2 PROPOSED

verizon

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

CROWN CASTLE

VERIZON SITE NUMBER:
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LAT: 41° 28' 20.00"

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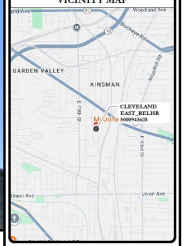
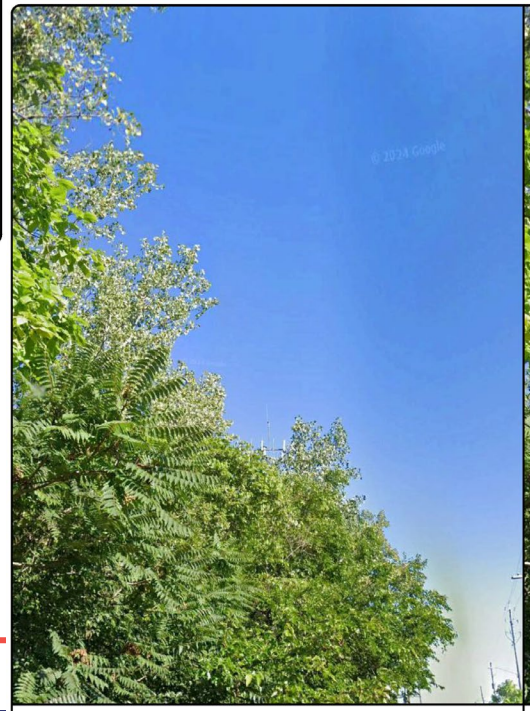
REVISIONS

NUMBER	DATE
A	08/26/2020

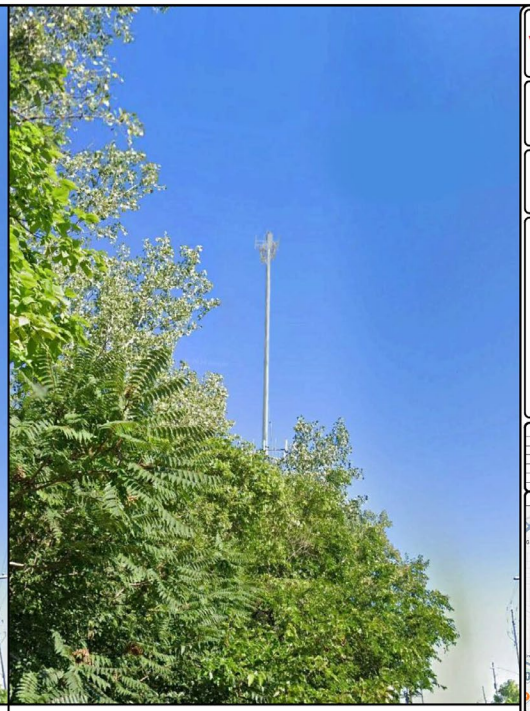
VICINITY MAP



SHEET NUMBER:	REVISION:
P-1	A



1 EXISTING



2 PROPOSED

verizon

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

CROWN CASTLE

VERIZON SITE NUMBER:
5000943628

ORDER #: 687651

BU #: **817797**

OH 81ST STREET

3175 E. 81st Street
Cleveland, OH 44104
CUYAHOGA

LAT: 41° 28' 20.00"

LONG: -81° 37' 47.00"

REVISIONS

NUMBER	DATE
A	08/26/2020

VICINITY MAP

SHEET NUMBER:	REVISION:
P-4	A

Conditions

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

	Cleveland Zoning Code	Zoning Code Provisions	3175 E 82nd St. Proposal
Location	§354.06 (a)	A telecommunications tower shall be located in only the following zoning districts: General Retail, Shopping Center, Semi-Industry, General Industry and Unrestricted Industry. No telecommunications tower subject to the regulations of this chapter shall be located in a Landmark District or a public park.	**Located in GI-3**
Setback from Residential or Landmarks District	§354.06 (b)	No portion of a telecommunication tower subject to the regulations of this chapter shall be located closer to a Residential District line or Landmark District line than a distance equal to three (3) times the height of the tower.	**Property not adjacent to Residence Districts or Landmarks Districts**
Height	§354.08 (b)	A telecommunications antenna or antenna structure may exceed the height limit established on the zoning map for buildings on the subject property, but such antenna or antenna structure shall not exceed the height limit by more than twenty (20) feet.	**Proposed tower does not meet all the requirements of CH 354. Height exceeds the 115 foot maximum height district.**

Conditions

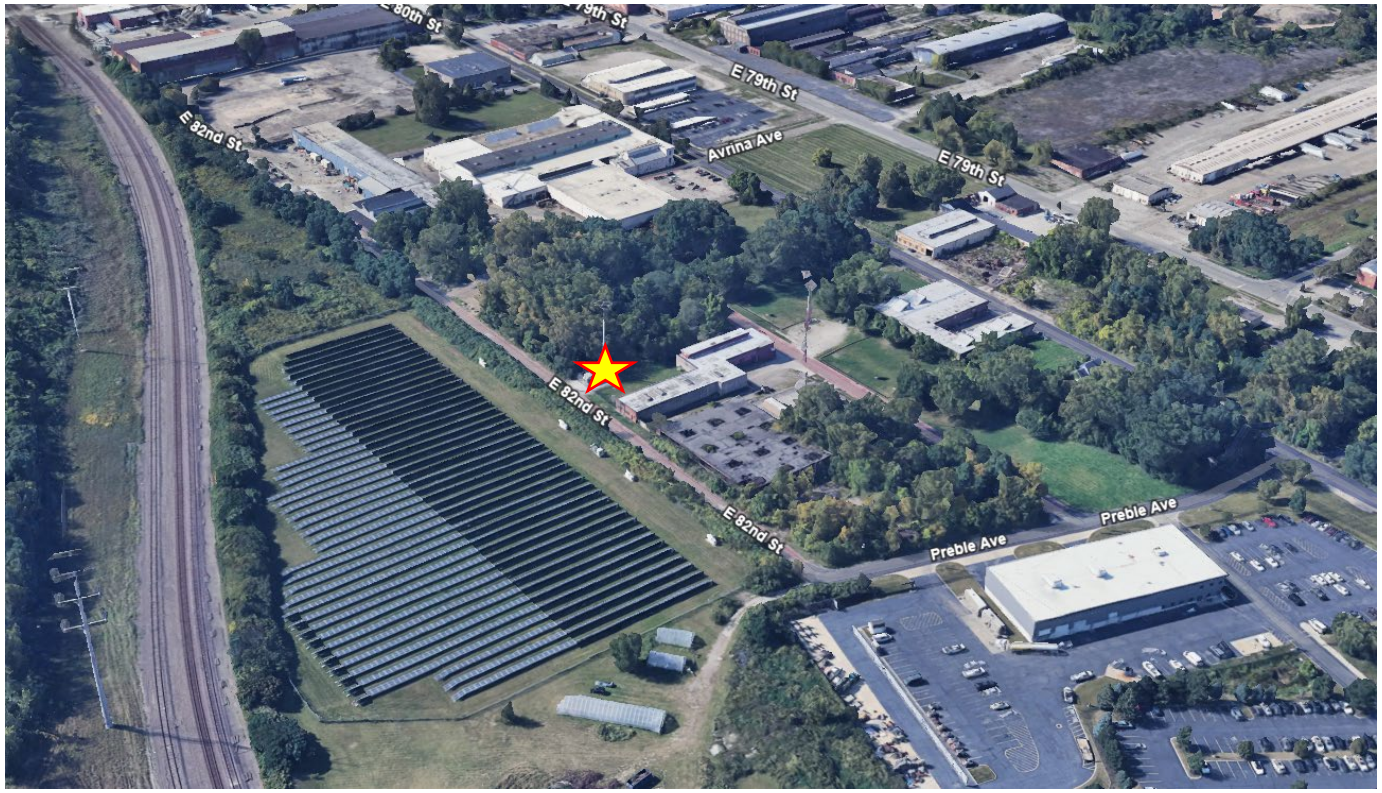
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

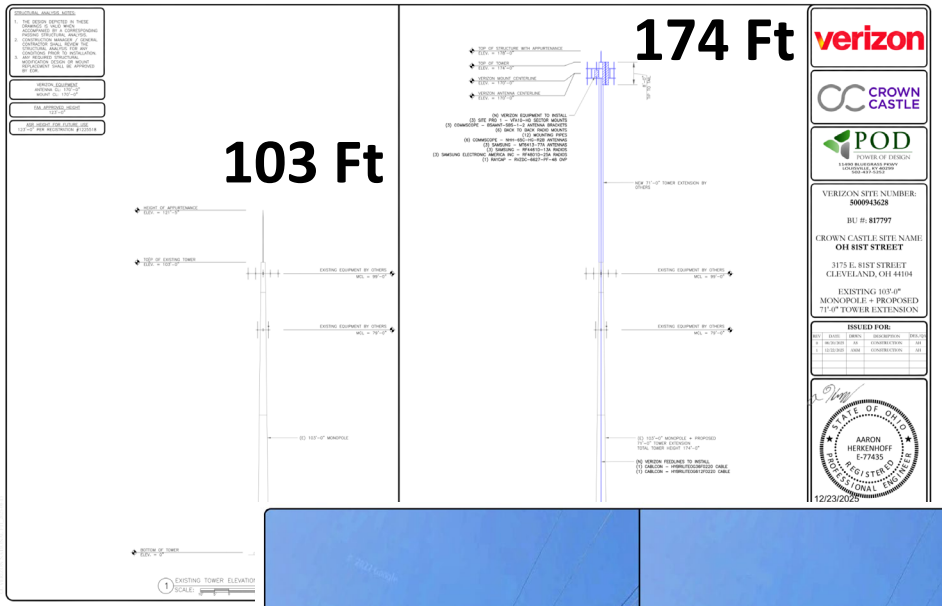
	Cleveland Zoning Code	Zoning Code Provisions	3175 E 82nd St. Proposal
Aesthetic Design	§354.07 (c)	Aesthetic Design. Telecommunications towers shall be designed in a manner that makes them as unobtrusive as possible, while meeting safety requirements. To this end, tower design shall be monopole rather than lattice, wherever feasible. With respect to color, towers, if painted, shall be light gray or off-white in order to blend in with the sky and clouds, unless other colors are required by federal regulations or the provisions of Chapter 633 of these Codified Ordinances or unless another color is approved by the City Planning Commission as being more effective in a particular instance. The City Planning Commission shall work with applicants to identify any other design techniques that can be used in reducing the visual prominence of telecommunication towers.	
Signs	§354.07 (d)	No signs shall be located on or around a telecommunications tower except for necessary warning signs located at or near ground level.	**No signage proposed**
Security Fence	§354.09 (a)	The base of any ground-mounted telecommunications tower shall be completely enclosed by a fence or wall not less than six (6) feet and not more than eight (8) feet in height. Such fence or wall shall be setback at least 10 feet from all property lines. Any fence or wall located within twenty-five (25) feet of a street right of way shall be either wrought-iron style or black vinyl coated chain link fence or decorative masonry wall.	**Existing fence to stay**
Landscaping	§354.09 (b)&(c)	Landscape strip shall be a minimum of ten (10) feet in width and shall be placed along the outside of the entire perimeter of the security fence. The City Planning Commission may vary the landscape requirements in order to address particular site conditions.	**None proposed**

Conditions

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Does the addition of the existing 103 foot tower by 71 feet and replacement of accessory equipment meet all applicable standards in §354 and is the design appropriate and compatible with surrounding uses?





DigiSigner Document ID: 7c0ad19c-cf64-4263-98eb-fdff72f6c616

1 VIEW FROM NORTH
SCALE: NOT TO SCALE

2 VIEW FROM SOUTH
SCALE: NOT TO SCALE

3 VIEW FROM EAST
SCALE: NOT TO SCALE

4 VIEW FROM WEST
SCALE: NOT TO SCALE

verizon

CROWN CASTLE

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

VERIZON SITE NUMBER:
5000943628

BU #: **817797**

CROWN CASTLE SITE NAME
OH 81ST STREET

3175 E. 81ST STREET
CLEVELAND, OH 44104

EXISTING 103'-0"
MONOPOLE + PROPOSED
71'-0" TOWER EXTENSION

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	08/20/2025	AS	CONSTRUCTION	AH
1	12/22/2025	AMM	CONSTRUCTION	AH

STATE OF OHIO
AARON
HERKENHOFF
E-77435
REGISTERED
PROFESSIONAL ENGINEER
12/23/2025

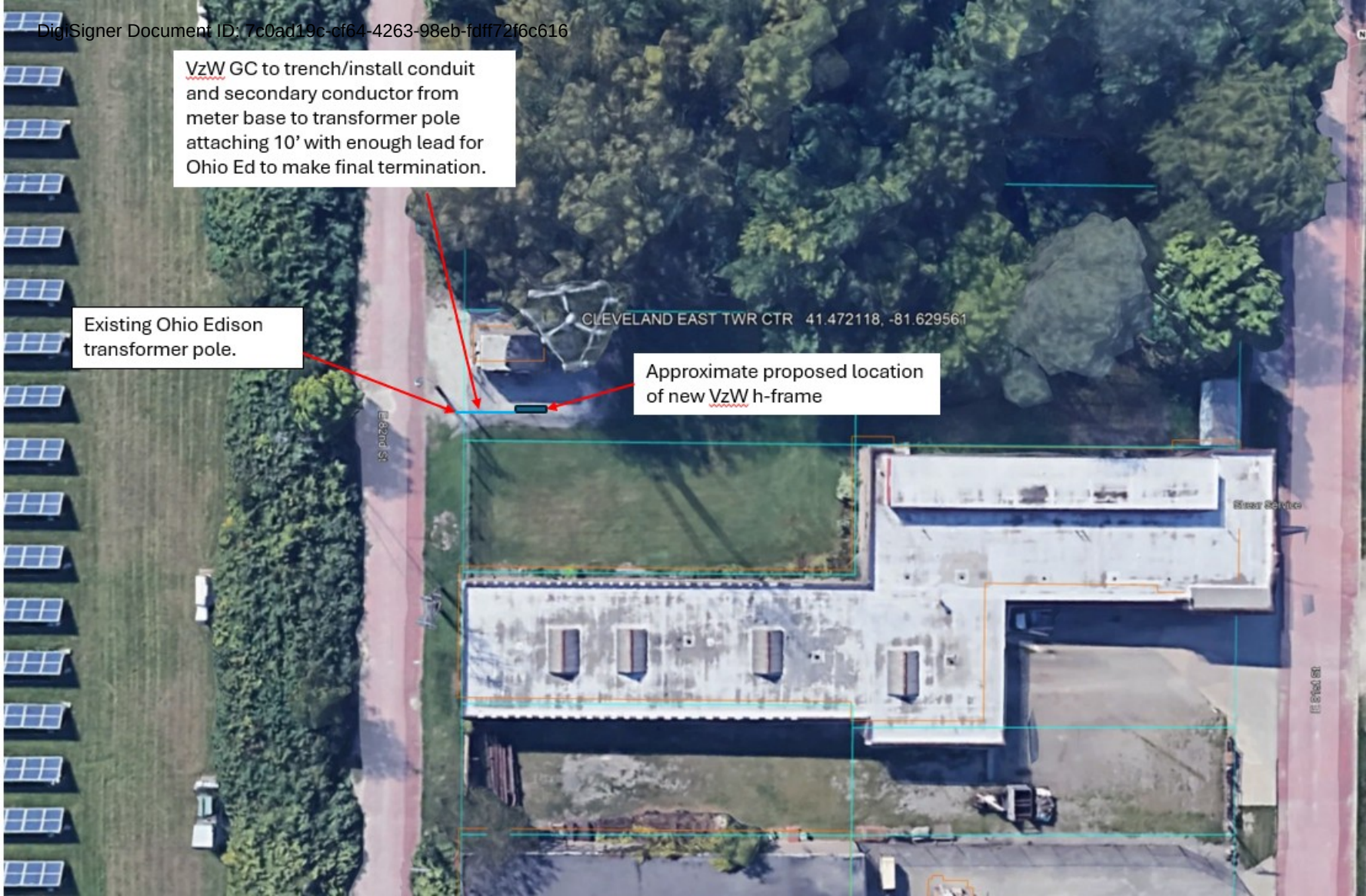
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-8

REVISION: 1

CC/VERIZON NATIONAL FTL 2025-08-13

DigiSigner Document ID: 7c0ad19c-cf64-4263-98eb-fdff72f6c616



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Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-011366 - Pedestrian Retail Overlay

September 18, 2026

Project Address: 12406 Larchmere Blvd

Presenter: Nick Tarpey, Deputy Zoning Administrator

Project Representative: Maureen Brown

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

Ward 6: Council Member Blaine A. Griffin | **SPA: Buckeye-Shaker Square**

12406 Larchmere Blvd

Conditional Use Permit

City Planning Commission Hearing

September 18, 2026

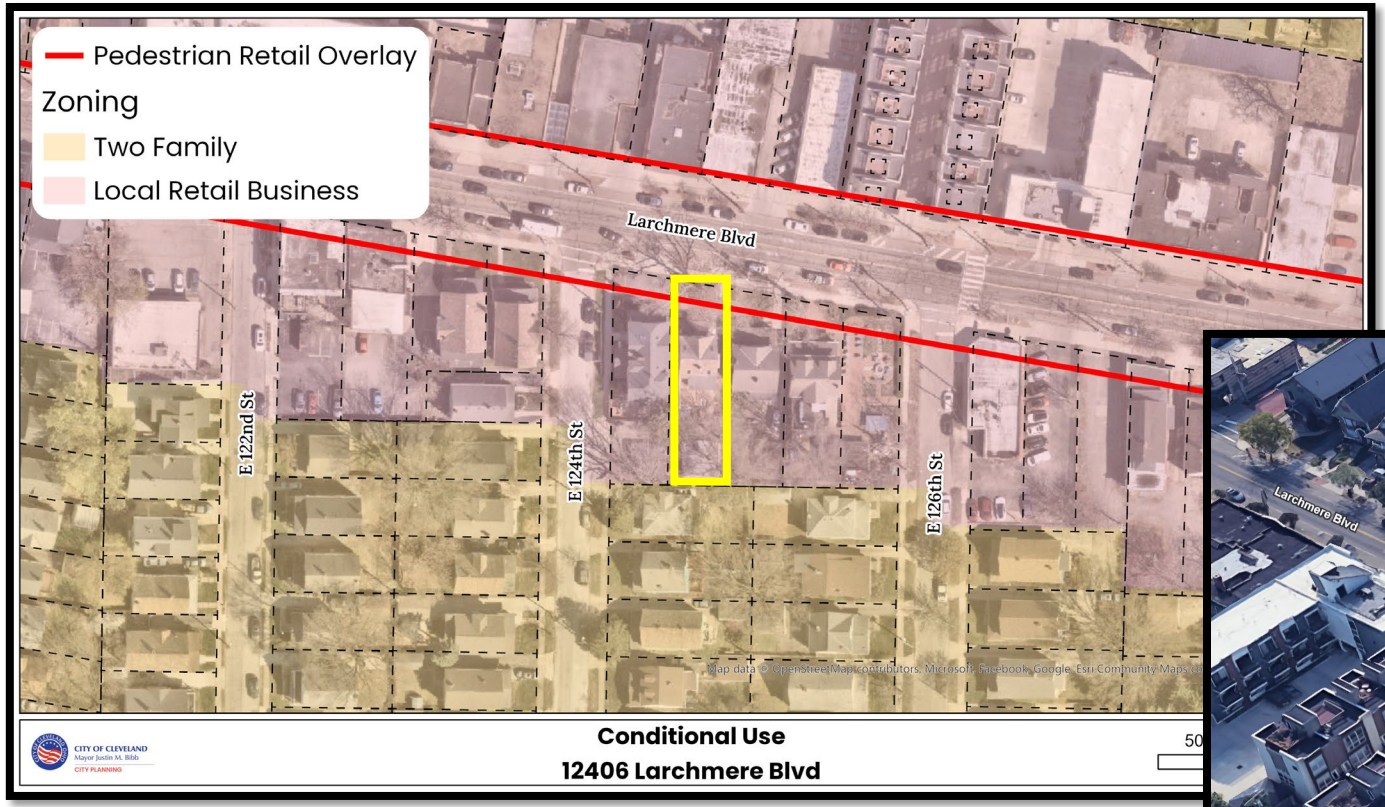
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

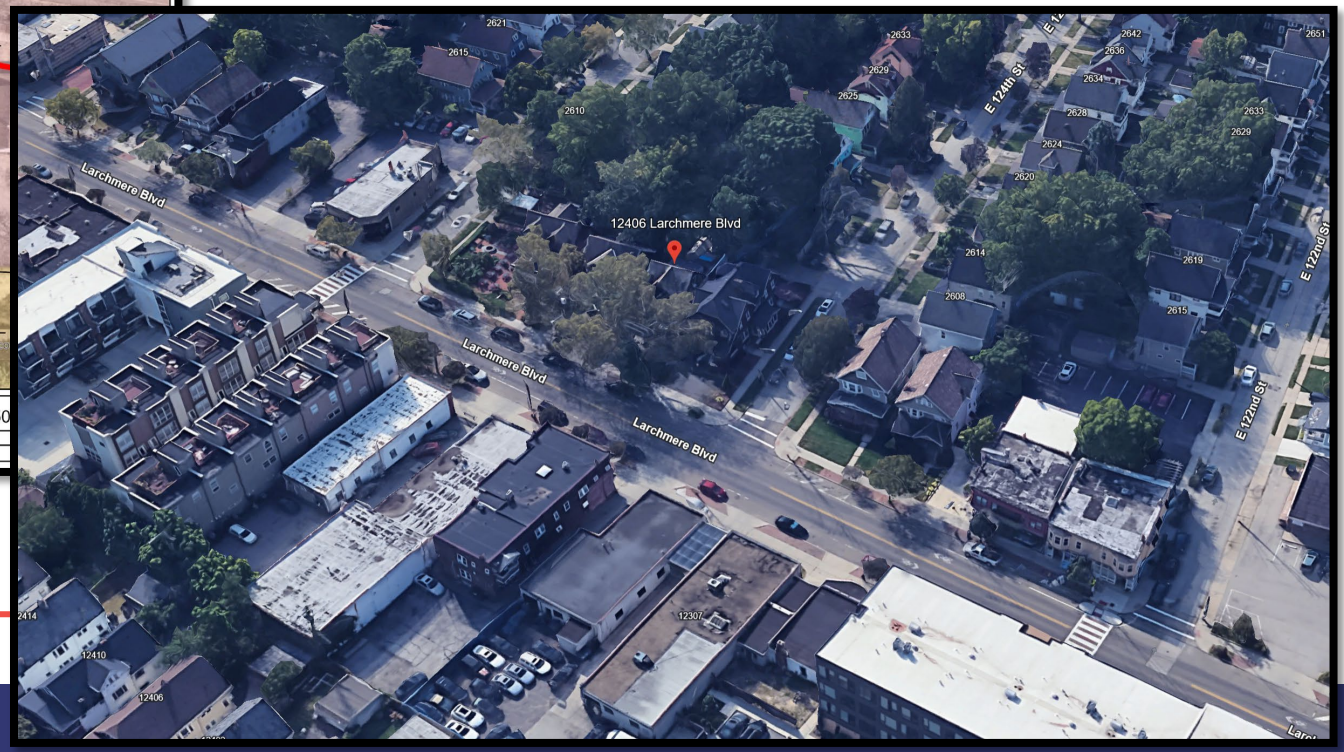
Pedestrian Retail Overlay (PRO) Conditional Use

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Proposal

To establish retail juicery and second story residence.





Larchmere Blvd
Eastern View

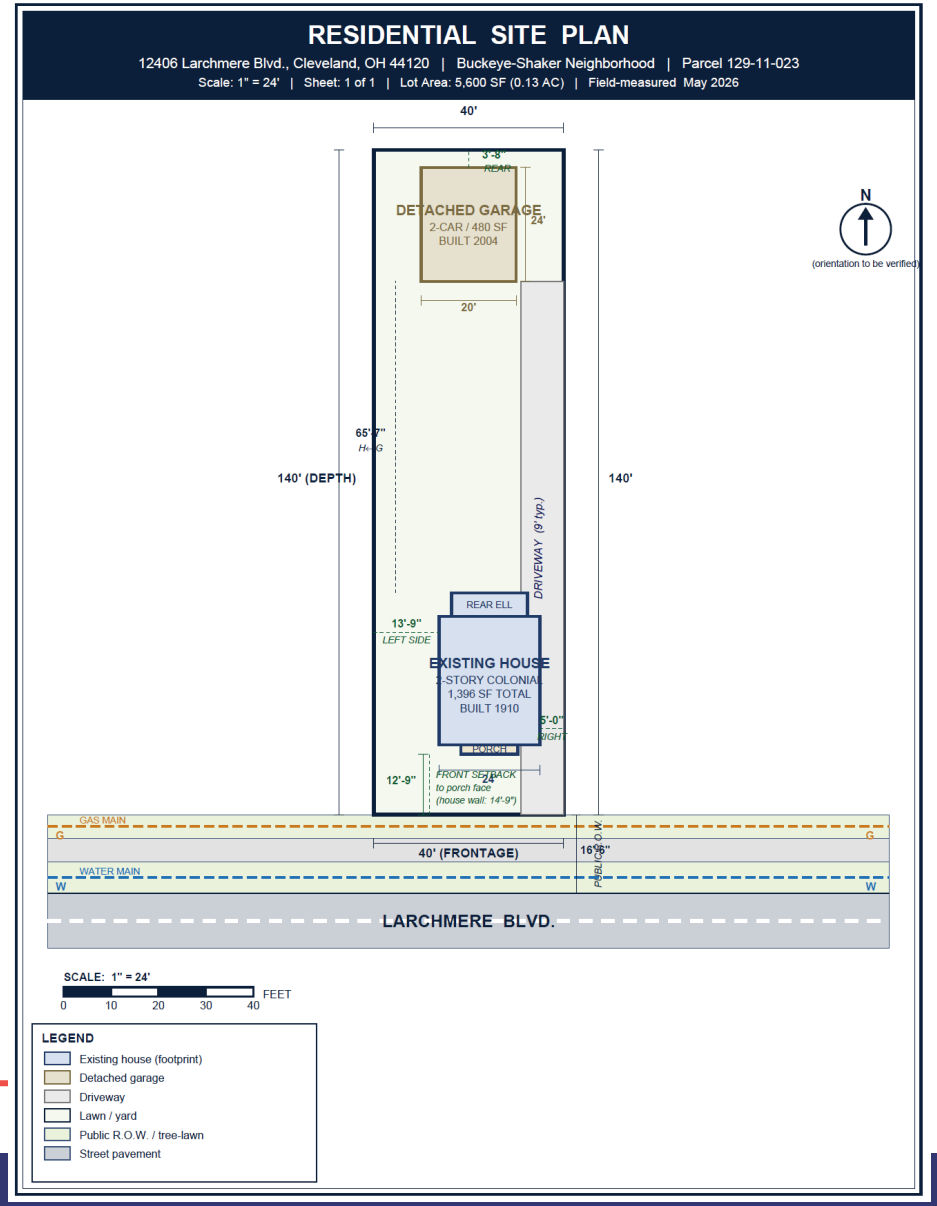
Larchmere Blvd & E 124th St
Western View

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.

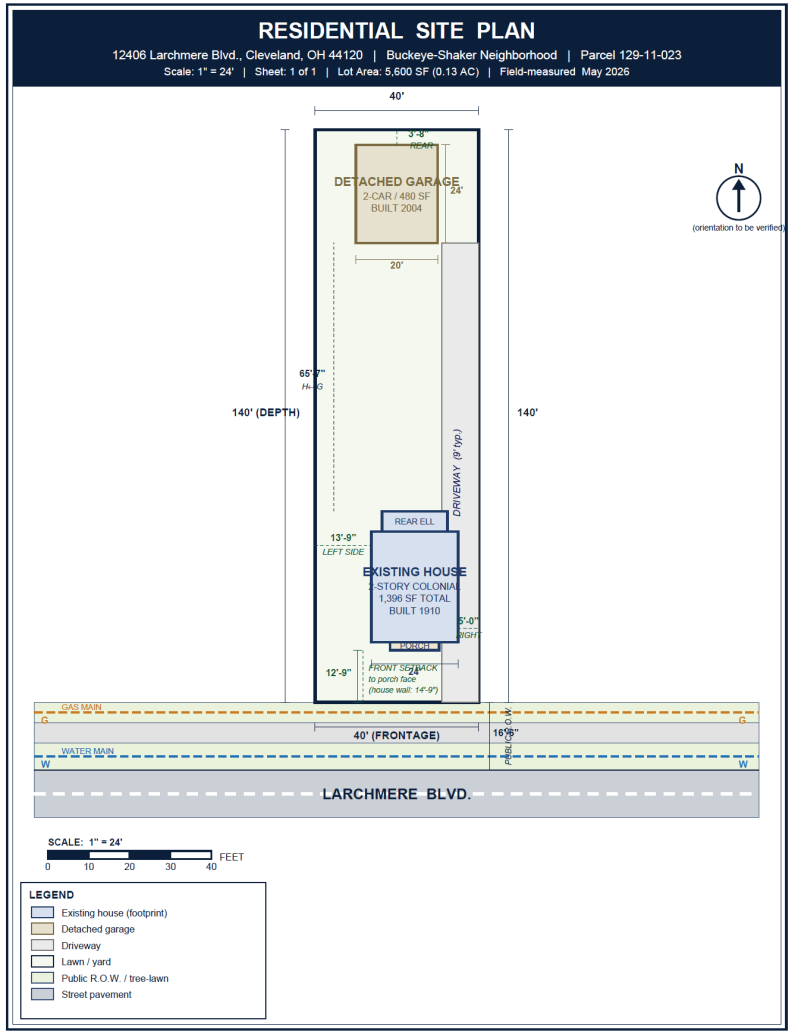


Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (E)

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:

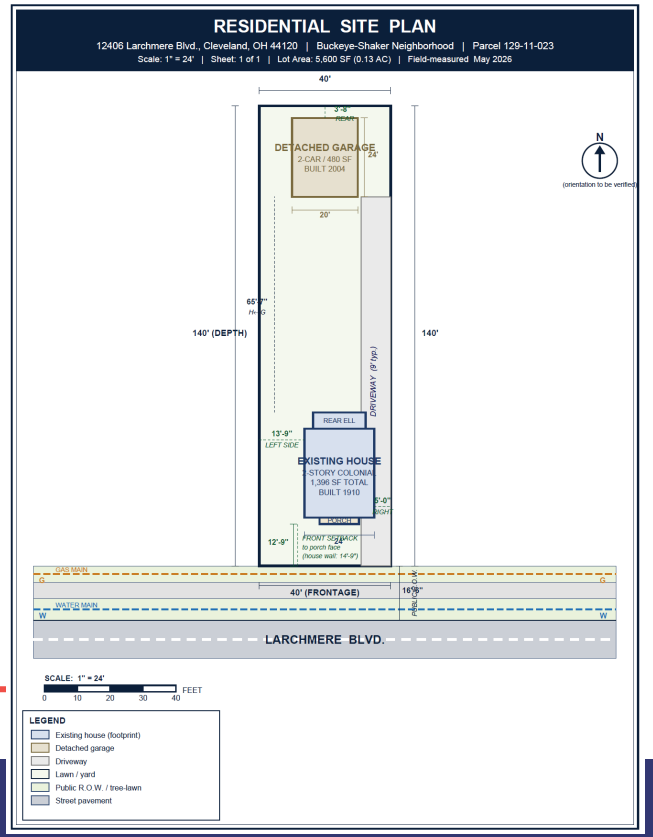
- The subject building is an existing mixed use building with first floor retail and second story residences.



Pedestrian Retail Overlay Conditional Uses

B.) Driveways Extending Across A Public Sidewalk

E.) A Building with an Interior Side Yard More Than Four (4) Feet in Width

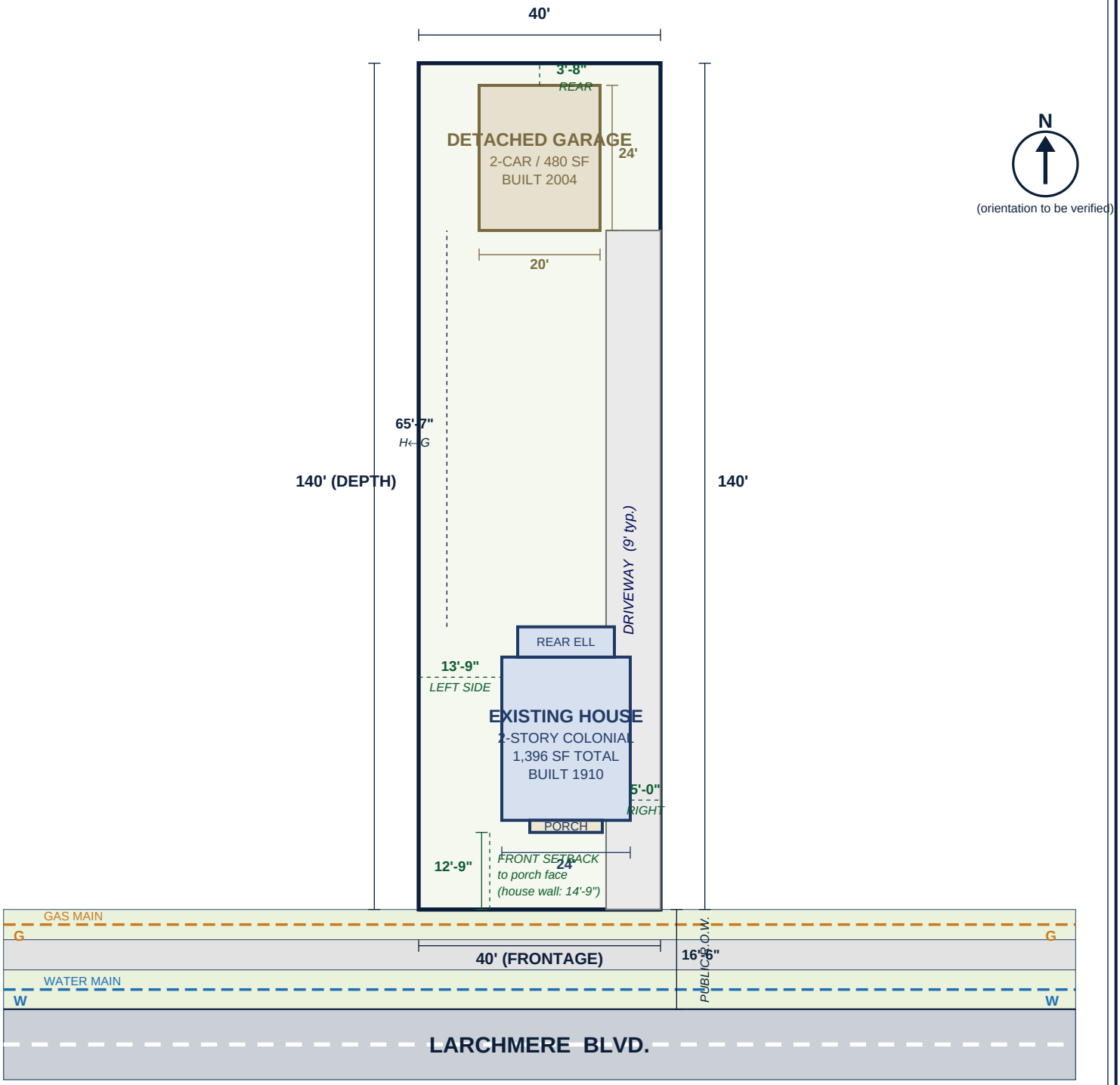


[§343.23(e)(2)(B&E)]

RESIDENTIAL SITE PLAN

12406 Larchmere Blvd., Cleveland, OH 44120 | Buckeye-Shaker Neighborhood | Parcel 129-11-023

Scale: 1" = 24' | Sheet: 1 of 1 | Lot Area: 5,600 SF (0.13 AC) | Field-measured May 2026



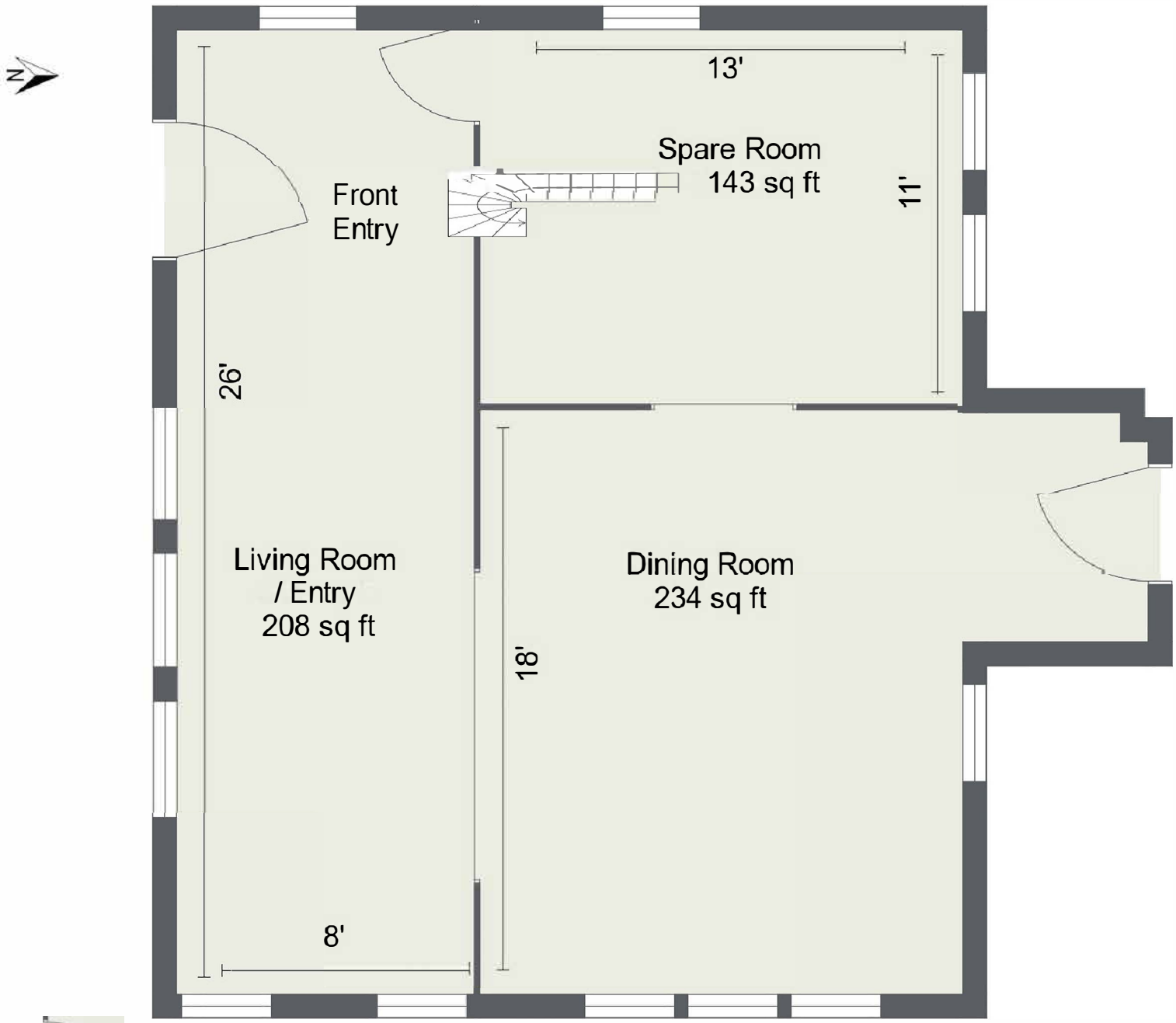
SCALE: 1" = 24'

0 10 20 30 40 FEET

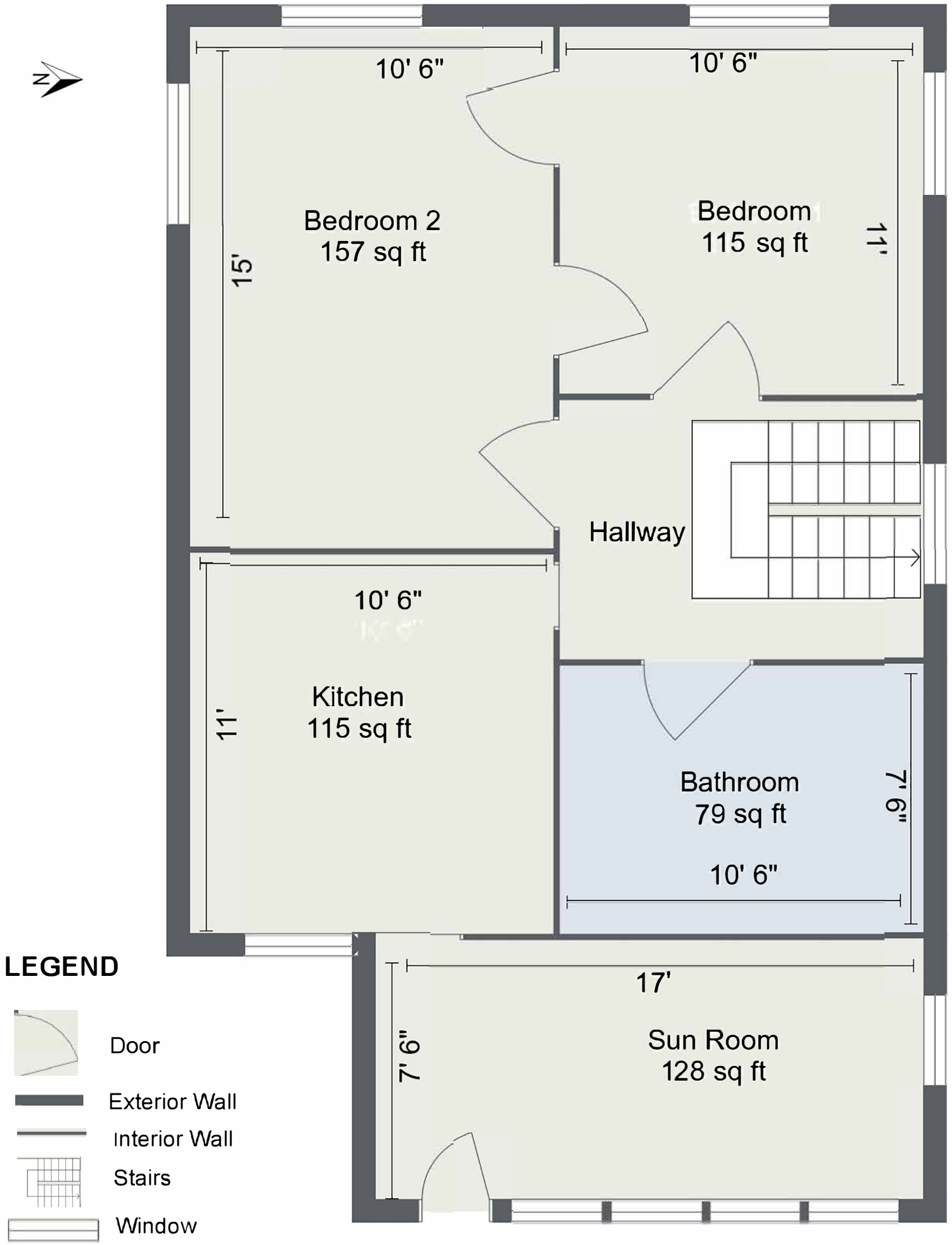
LEGEND

- Existing house (footprint)
- Detached garage
- Driveway
- Lawn / yard
- Public R.O.W. / tree-lawn
- Street pavement

12406 LARCHMERE BLVD - 1ST FLOOR



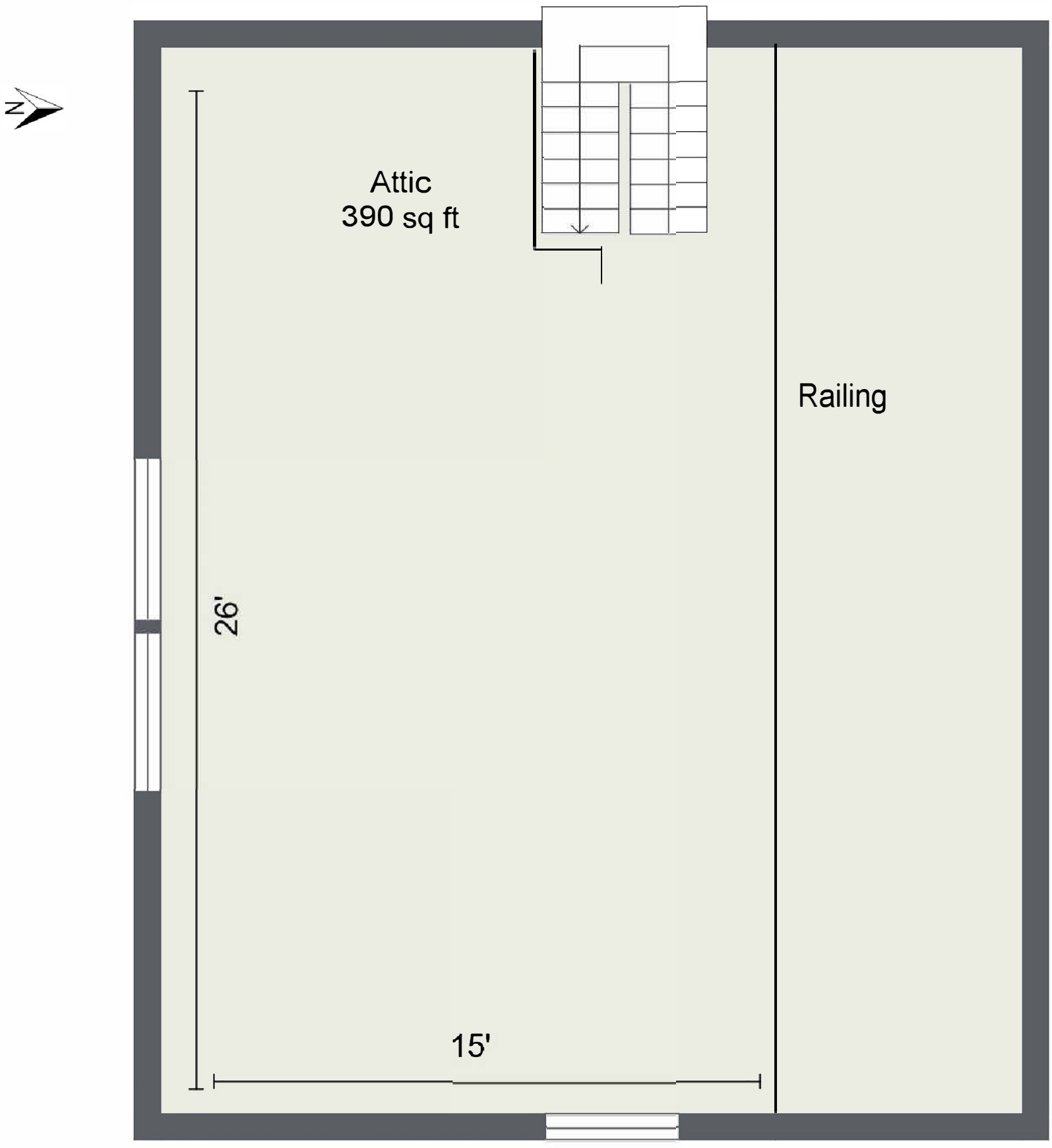
12406 LARCHMERE BLVD - 2ND FLOOR



LEGEND

- Door
- Exterior Wall
- Interior Wall
- Stairs
- Window

12406 LARCHMERE BLVD- 3RD FLOOR



Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-025756 - Pedestrian Retail Overlay

September 18, 2026

Project Address: 10022 Madison Ave

Presenter: Nick Tarpey, Deputy Zoning Administrator

Project Representative: James Ptacek (JP)

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

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

10022 Madison Ave

Conditional Use Permit

City Planning Commission Hearing

September 18, 2026

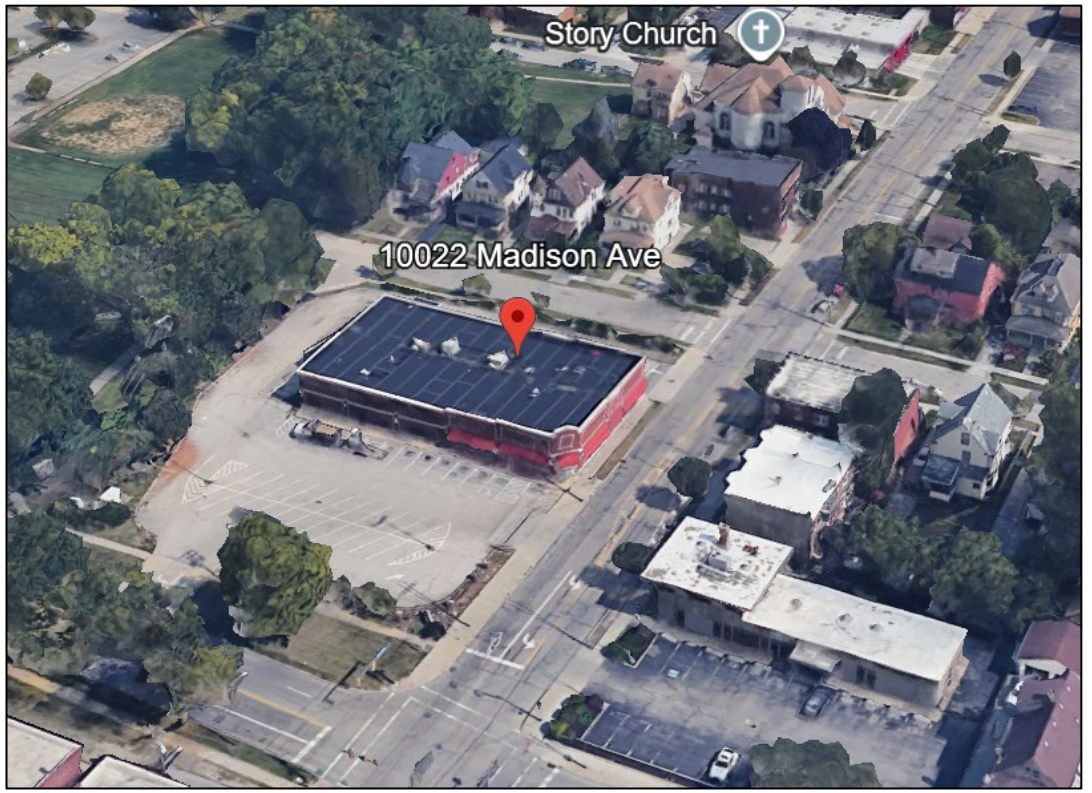
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Pedestrian Retail Overlay (PRO) Conditional Use

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Proposal

To change use from pharmacy to commercial plaza.



Madison Ave & West Blvd Eastern View

Madison Ave & West Blvd Western View

Madison Ave & West Blvd Northern View

Madison Ave & West Blvd Southern View

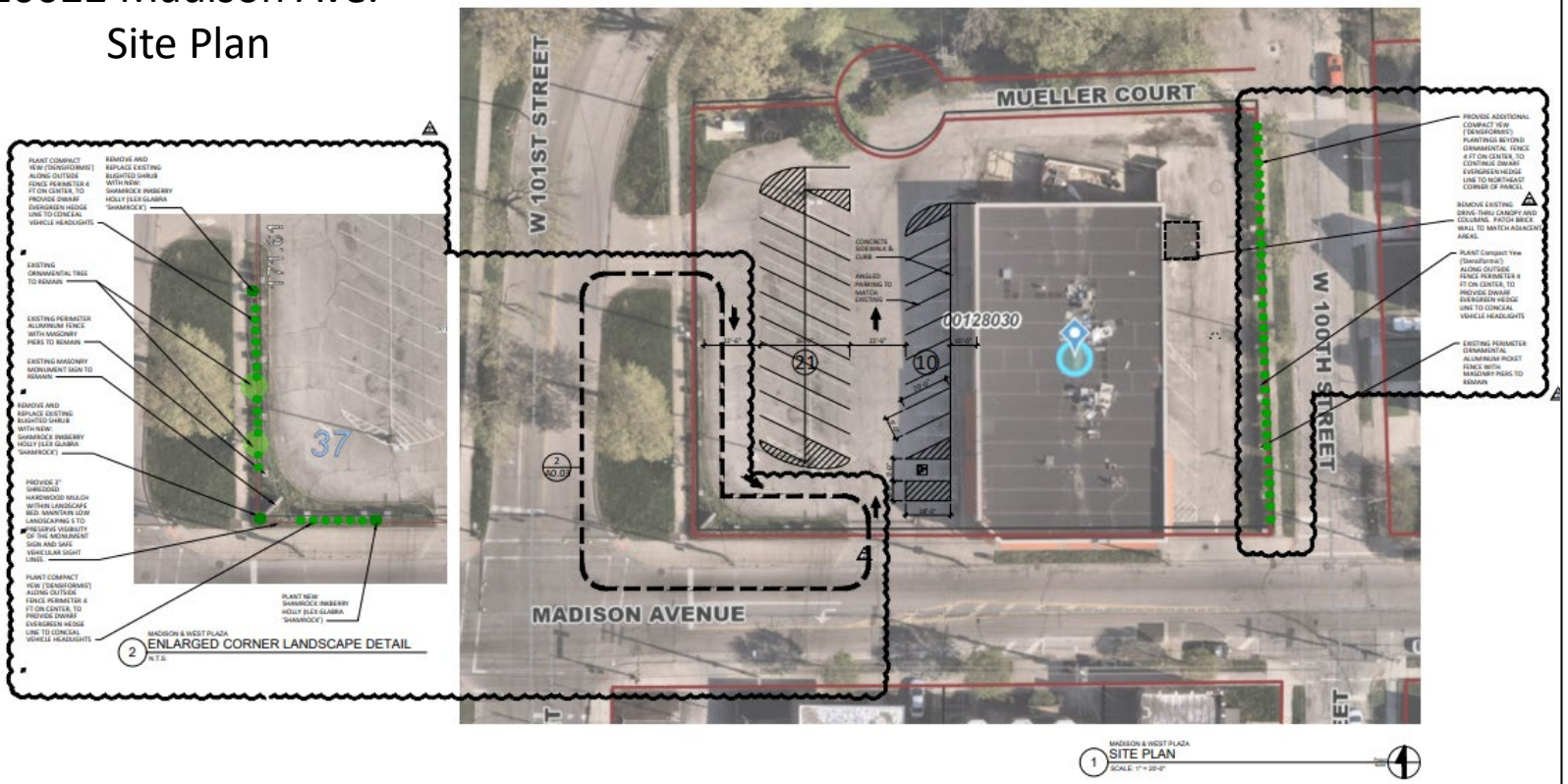
Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (f) (2) (A&B))

343.23 (f)(2) Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

A. The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?

B. 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.

10022 Madison Ave.
Site Plan

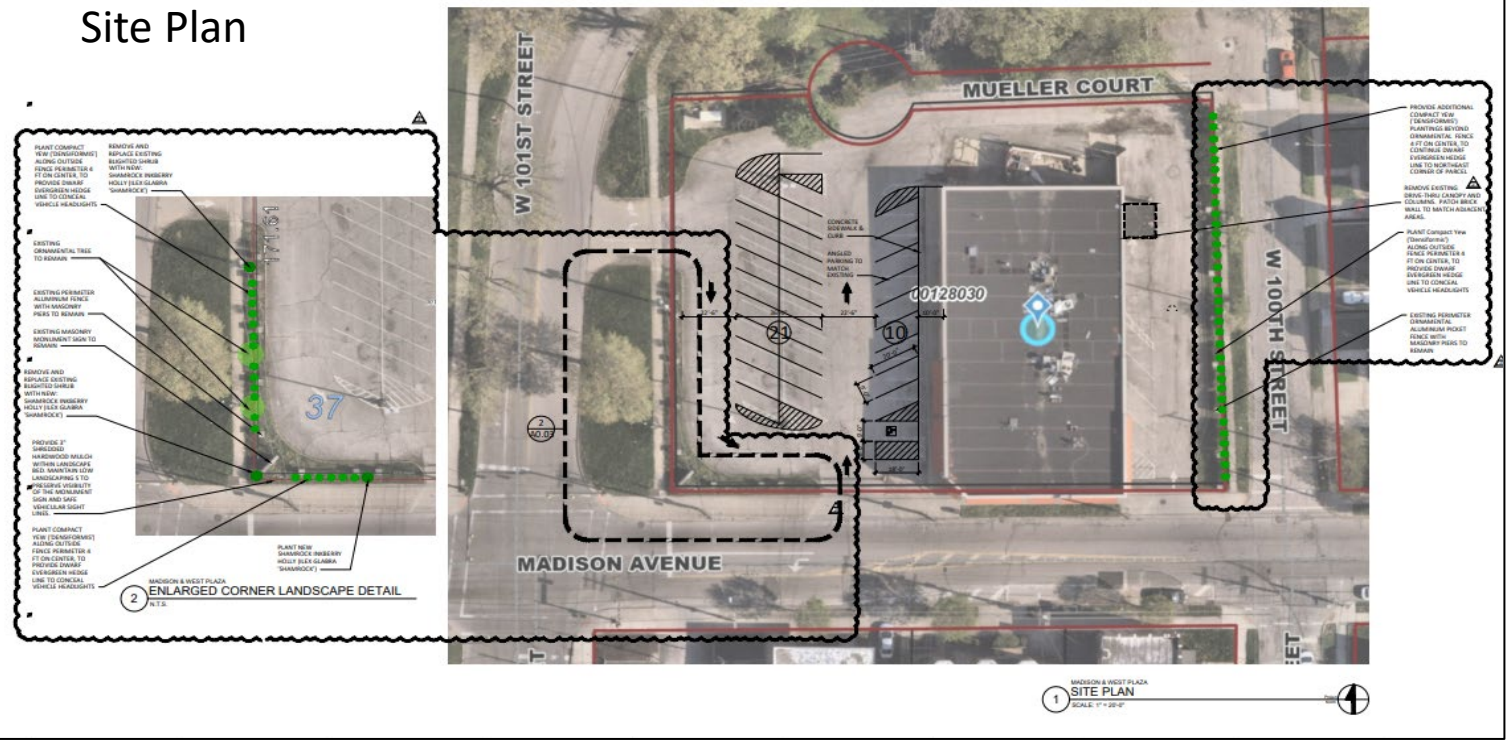


Pedestrian Retail Overlay Conditional Uses

A.) Off-street parking or loading areas;

B.) Driveways Extending Across A Public Sidewalk

10022 Madison Ave.
Site Plan



CERTIFICATE OF APPROPRIATENESS

CLEVELAND LANDMARKS COMMISSION

CITY OF CLEVELAND
Mayor Justin M. Bibb

CERTIFICATE OF APPROPRIATENESS

No. 25-080

Name: Storefront Renovations

Project Address: 10022 Madison Avenue

Description:

Approval of Certificate of Appropriateness for storefront renovations with the conditions that landscaping be updated and that the applicant to the Commission with signage.

Approved by Commission:
May 28, 2026

Approved Administratively:
July 17, 2026

Daniel A. Musson
Secretary

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

Comment Letter Response

LARSEN ARCHITECTS

To: Permit Processing Center
City of Cleveland Department of Building and Housing
601 Lakeside Avenue, Room 505
Cleveland, OH 44114

Tel: (216) 664-2910

From: Jim “JP” Ptacek
Principal

Larsen Architects
12815 Detroit Avenue
Lakewood, OH 44107

Project: CVS Plaza Conversion
Revision 3

Plan Review No.: PRJ26-025756

Date: 15 July 2026

Proj. # 26058

RE:
10022 Madison Avenue
Cleveland, OH 44102

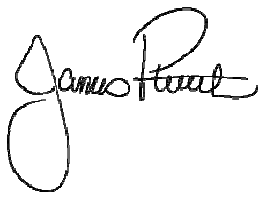
To Whom It May Concern:

Please accept the enclosed revised drawing set, issued as Revision 3 and dated July 15, 2026, for your review.
The drawings have been revised in response to comments regarding the proposed awning fabric replacement and landscape improvements, which were not previously shown in the permit documents. These revisions further coordinate the drawings with the presentation previously discussed with the Cleveland Landmarks Commission as part of Revision 2.

Revision 3 includes clouded changes to the following drawings:
• Building Elevations
• Site Plan

The building elevations have been updated to identify the selected awning fabric color and include a partial elevation rendering illustrating the new awnings. The site plan has also been revised to show the proposed landscape improvements, including replacement of existing blighted plantings along W. 100th Street and at the corner of Madison Avenue and W. 101st Street.
We respectfully request your review of the enclosed revisions and hope they will be acceptable for approval. Please feel free to contact us if any additional information or clarification is needed.
Thank you for your time, assistance, and continued cooperation throughout the review process. We appreciate your thoughtful review and look forward to the successful completion of this project.

Thank you –



Jim “JP” Ptacek – LEED AP / AIA
Principal Larsen Architects

PROJECT TEAM

OWNER:

SHAKER MADISON LLC
3945 W 130TH ST
CLEVELAND, OH 44111
PHONE: 440-454-2176
CONTACT: IBRAHIM SHEHADEH
ibrahimsunoco@yahoo.com

TENANTS:

TBD (FUTURE)

ARCHITECT:

LARSEN ARCHITECTS
12815 DETROIT AVENUE
LAKEWOOD, OH 44107
PHONE: 216-221-2350
CONTACT: JIM "JP" PTACEK
jptacek@larsenarchitects.com

GENERAL CONTRACTOR / CONSTRUCTION MANAGER:

RELIABLE GENERAL CONSTRUCTION
7250 PEARL RD
MIDDLEBURG HEIGHTS OHIO 44130
PHONE: 216-659-0111
Speedy4025@yahoo.com

CODE INFORMATION

SCOPE OF WORK:

ALTERATION TO WEST EXTERIOR WALL OF EXISTING BUILDING

PARCEL NUMBER: 001-28-030

PROPERTY ADDRESS: 10022 MADISON AVE., CLEVELAND, OH 44102

GROSS AREA: 9,765 SF

OCCUPANT LOAD: NO CHANGE

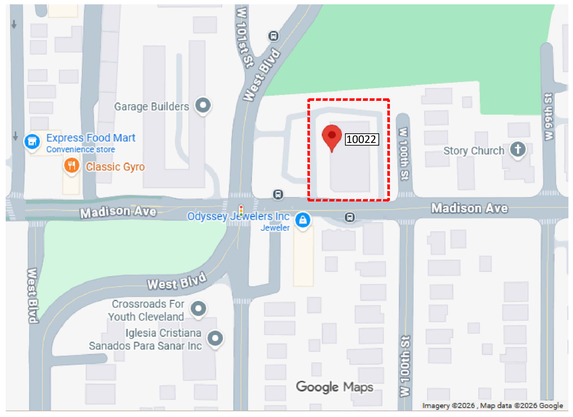
BUILDING INFORMATION: EXISTING, NO CHANGE

USE GROUP:	M
CONSTRUCTION TYPE:	III B
NUMBER OF STORIES:	1
SPRINKLED:	NO
FIRE ALARM:	NO

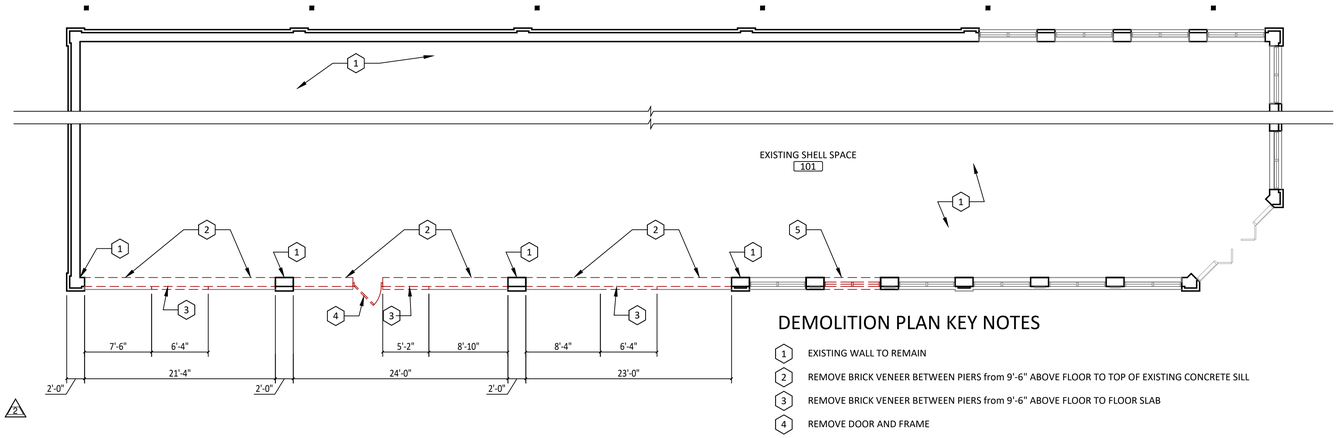
BUILDING CODE INFORMATION:

OHIO EXISTING BUILDING CODE 2024
PRESCRIPTIVE COMPLIANCE METHOD
OHIO PLUMBING CODE 2024
OHIO MECHANICAL CODE 2024
NFPA 70-23
ENERGY CODE: IECC 2021; ASHRAE 90.1-2019
OHIO FIRE CODE 2025
INTERNATIONAL FUEL GAS CODE 2021
NATIONAL ELECTRICAL CODE 2017 NFPA70-17
ACCESSIBILITY: ICC A117.1 - 2009

SITE MAP



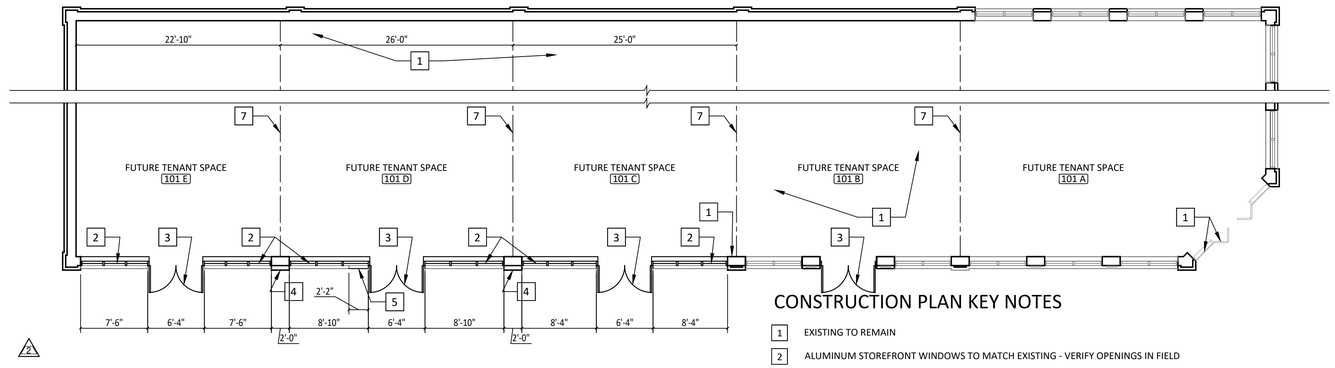
NOT TO SCALE



DEMOLITION PLAN KEY NOTES

1. EXISTING WALL TO REMAIN
2. REMOVE BRICK VENEER BETWEEN PIERS from 9'-6" ABOVE FLOOR TO TOP OF EXISTING CONCRETE SILL
3. REMOVE BRICK VENEER BETWEEN PIERS from 9'-6" ABOVE FLOOR TO FLOOR SLAB
4. REMOVE DOOR AND FRAME
5. REMOVE STOREFRONT WINDOWS AND WALL CONSTRUCTION FROM FLOOR SLAB TO WINDOW SILL

MADISON & WEST PLAZA
1 FLOOR PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"



CONSTRUCTION PLAN KEY NOTES

1. EXISTING TO REMAIN
2. ALUMINUM STOREFRONT WINDOWS TO MATCH EXISTING - VERIFY OPENINGS IN FIELD
3. ALUMINUM STOREFRONT ENTRY SYSTEM
4. INFILL WALL TO MATCH EXISTING FROM WINDOW SILL TO 9'-6" - SEE ELEVATIONS
5. INFILL WALL TO MATCH EXISTING FROM FLOOR SLAB TO WINDOW SILL - SEE ELEVATIONS
6. NOT USED
7. CENTERLINE OF FUTURE TENANT DEMISING WALL

MADISON & WEST PLAZA
1 FLOOR PLAN - CONSTRUCTION
SCALE: 1/8" = 1'-0"

DRAWING LEGEND

PROJECT NAME
1 TITLE
SCALE
DRAWING NUMBER
NORTH ARROW

0
A0.0
SECTION TAG

1 DEMO PLAN KEY NOTE

1 PROPOSED PLAN KEY NOTE

ROOM
101
ROOM NAME AND NUMBER

WALL INFILL

EXISTING WALL CONSTRUCTION

GENERAL NOTES

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING SITE AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL BE AS REQUIRED BY STATE AND LOCAL CODES, WHETHER INDICATED OR NOT ON PROJECT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE REQUIREMENTS/REVIEW BEEN MADE, WILL NOT BE ALLOWED.

DO NOT DISTURB PORTIONS OF THE SITE BEYOND THE AREAS IN WHICH THE WORK IS INDICATED.

THE TYPE OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE BUILDING CODES (STATE AND LOCAL) INCLUDING AMENDMENTS AND HEALTH DEPARTMENT REGULATIONS.

THESE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, NOT WITHSTANDING THAT EVERY ITEM NECESSARILY INVOLVED, IS NOT SPECIFICALLY MENTIONED. THE CONTRACTOR WILL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE ENTIRE COMPLETION OF THE WORK INTENDED AND DESIRED, AND SHALL NOT AVAIL THEMSELVES OF ANY MANIFESTLY UNINTENTIONAL ERRORS OR OMISSION SHOULD SUCH EXIST. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, SHALL MAKE THEM KNOWN TO LARSEN ARCHITECTS, IN WRITING, FOR PROPER ADJUSTMENT, AND IN NO CASE, SHALL PROCEED WITH THE WORK IN UNCERTAINTY. SHOULD ANY DISPUTE ARISE AS TO THE QUALITY OR FITNESS OF MATERIALS OR WORKMANSHIP OR INTERPRETATION OF THE PLANS, THE DECISION WILL REST WITH THE OWNER AND LARSEN ARCHITECTS.

ALL WORK DONE AND ALL MATERIALS FURNISHED SHALL BE IN STRICT ACCORDANCE WITH THESE DRAWINGS AND WHAT IS USUAL, CUSTOMARY, AND STANDARD PRACTICE IN CONSTRUCTION OF SIMILAR TYPE. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING THE BEST SKILL AND ATTENTION. THE WORKERS SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY THEM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR.

THE CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED; FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED, WITH ALL LABELS REMOVED, AND EXTERIOR HAND RAKED FREE OF TRASH AND DEBRIS.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, IS AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

THE GENERAL CONTRACTOR SHALL TAKE CARE DURING DEMOLITION & EXCAVATION OF ANY EXISTING UTILITIES. THE NEW UTILITIES (TYING INTO EXISTING STUBBED OUT UTILITIES AS REQUIRED), WILL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR OR THEIR SUB.

CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR TO EXISTING CONDITIONS, FINISH'S, EQUIPMENT, ETC. AS REQUIRED DUE TO NEW WORK.

CONTRACTOR IS RESPONSIBLE FOR PROJECT SCHEDULE. ANY ADDITIONAL WORK REQUIRED TO MEET THE SCHEDULE INCLUDING OVERTIME, PREMIUM TIME AND OUT OF SEQUENCE WORK IS NOT SUBJECT TO ADDITIONAL FEES.

DRAWING LIST

ISSUE DATES

	2026.07.15 REVISION 3	2026.07.10 REVISION 2	2026.07.02 REVISION 1	2026.06.22 BID AND PERMIT SET
A.01 COVER & FLOOR PLANS		●	●	●
A.02 SECTION & ELEVATIONS		●	●	●
A.03 SITE PLAN		●	●	

STATE OF OHIO
James J. Ptacek
1717179
REGISTERED ARCHITECT
James J. Ptacek, License #1717179
Expiration Date 12/31/2027

LARSEN
ARCHITECTS
12815 DETROIT AVE.
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 26058

Madison & West Plaza
10022 Madison Ave,
Cleveland, OH 44102

DRAWN BY:
CHECKED BY:

ISSUE

2026.06.22	BID/PERMIT
2026.07.02	REVISION 1
2026.07.10	REVISION 2
2026.07.15	REVISION 3

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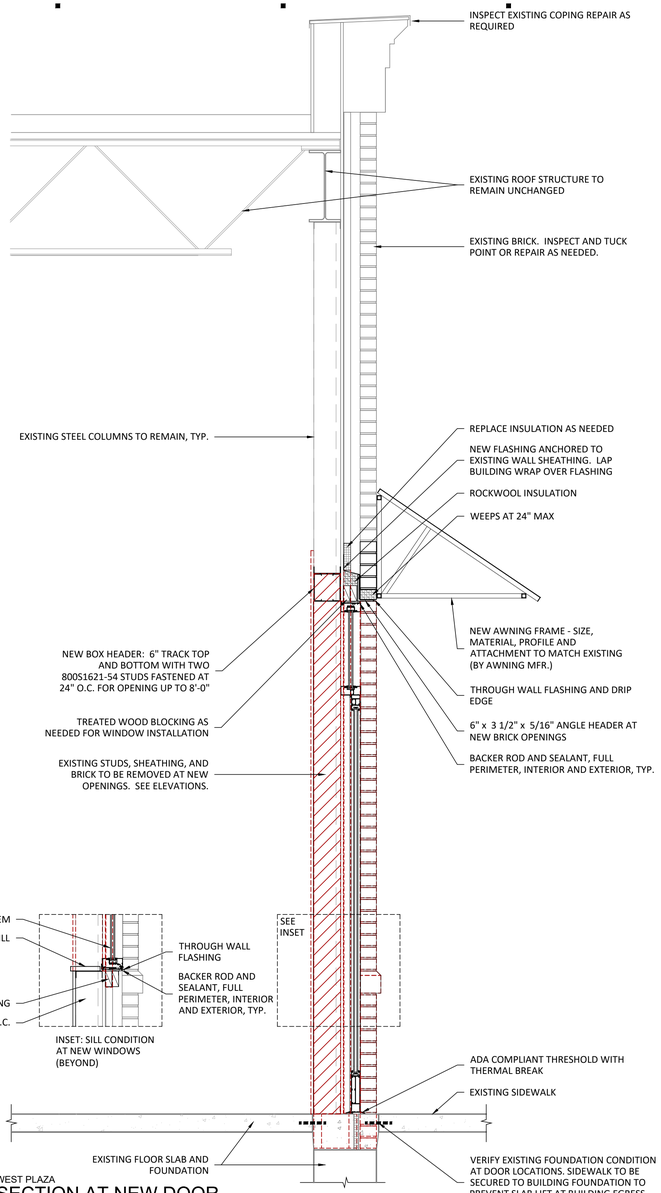
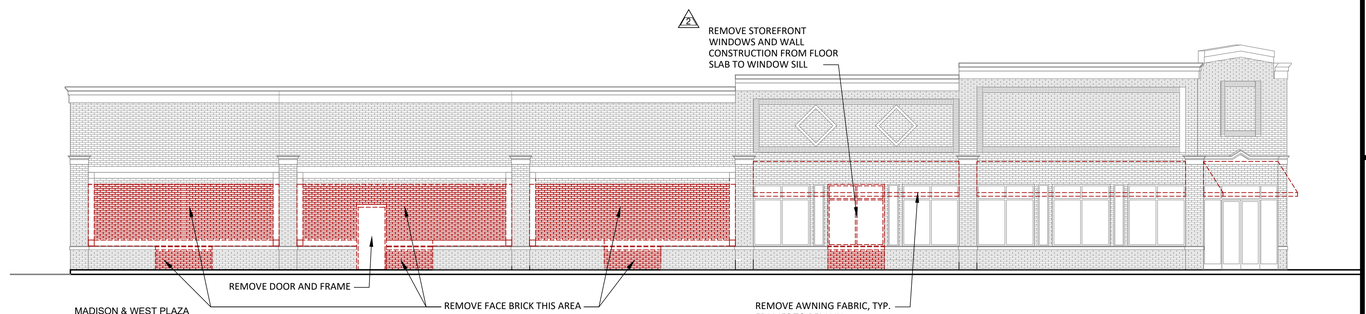
SHEET NUMBER

A.01

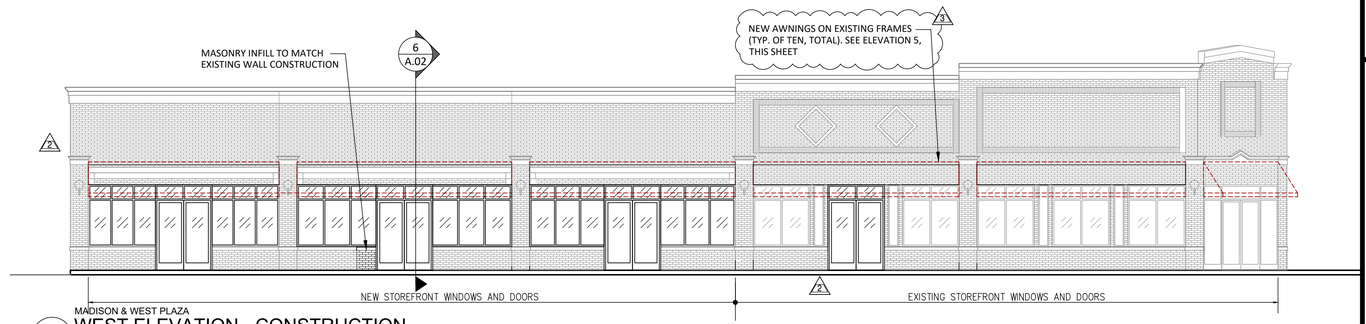
COVER & FLOOR PLANS



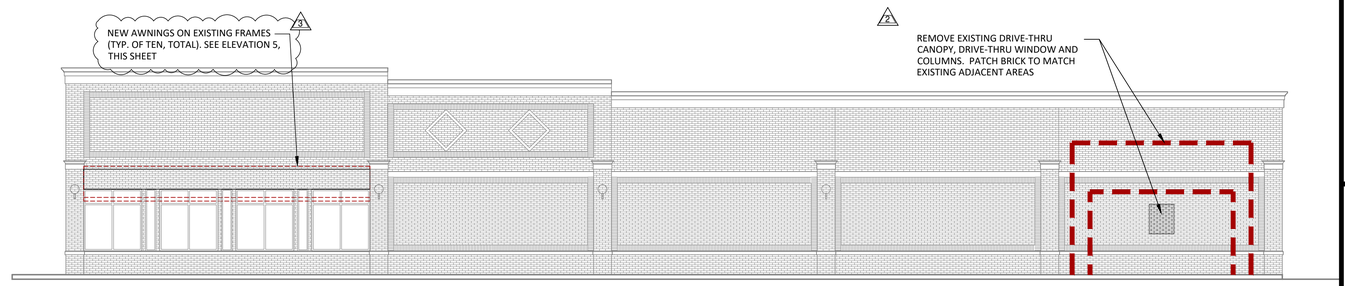
MADISON & WEST PLAZA
6 WALL SECTION AT NEW DOOR
SCALE: 3/4" = 1'-0"



MADISON & WEST PLAZA
1 WEST ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



MADISON & WEST PLAZA
2 WEST ELEVATION - CONSTRUCTION
SCALE: 1/8" = 1'-0"

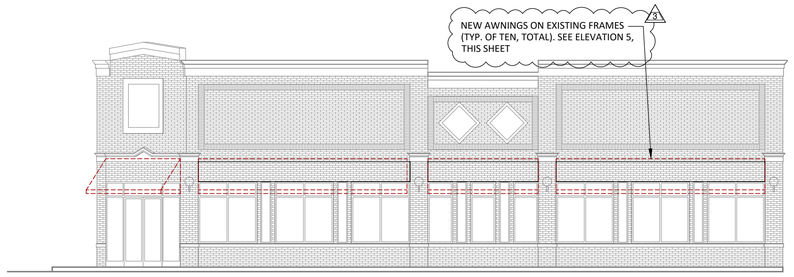


MADISON & WEST PLAZA
3 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

AWNING FABRIC
7180827 Outdura SOLIDS 60INCH 6041
CLASSIC ROYAL Topping and Awning Fabric,
Manufactured by Decorative Fabrics Direct

3

MADISON & WEST PLAZA
5 PARTIAL AWNING RENDERING AND AWNING FABRIC COLOR SELECTION
SCALE: 1/8" = 1'-0"



MADISON & WEST PLAZA
4 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

STATE OF OHIO
James J. Ptacek
1717179
REGISTERED ARCHITECT
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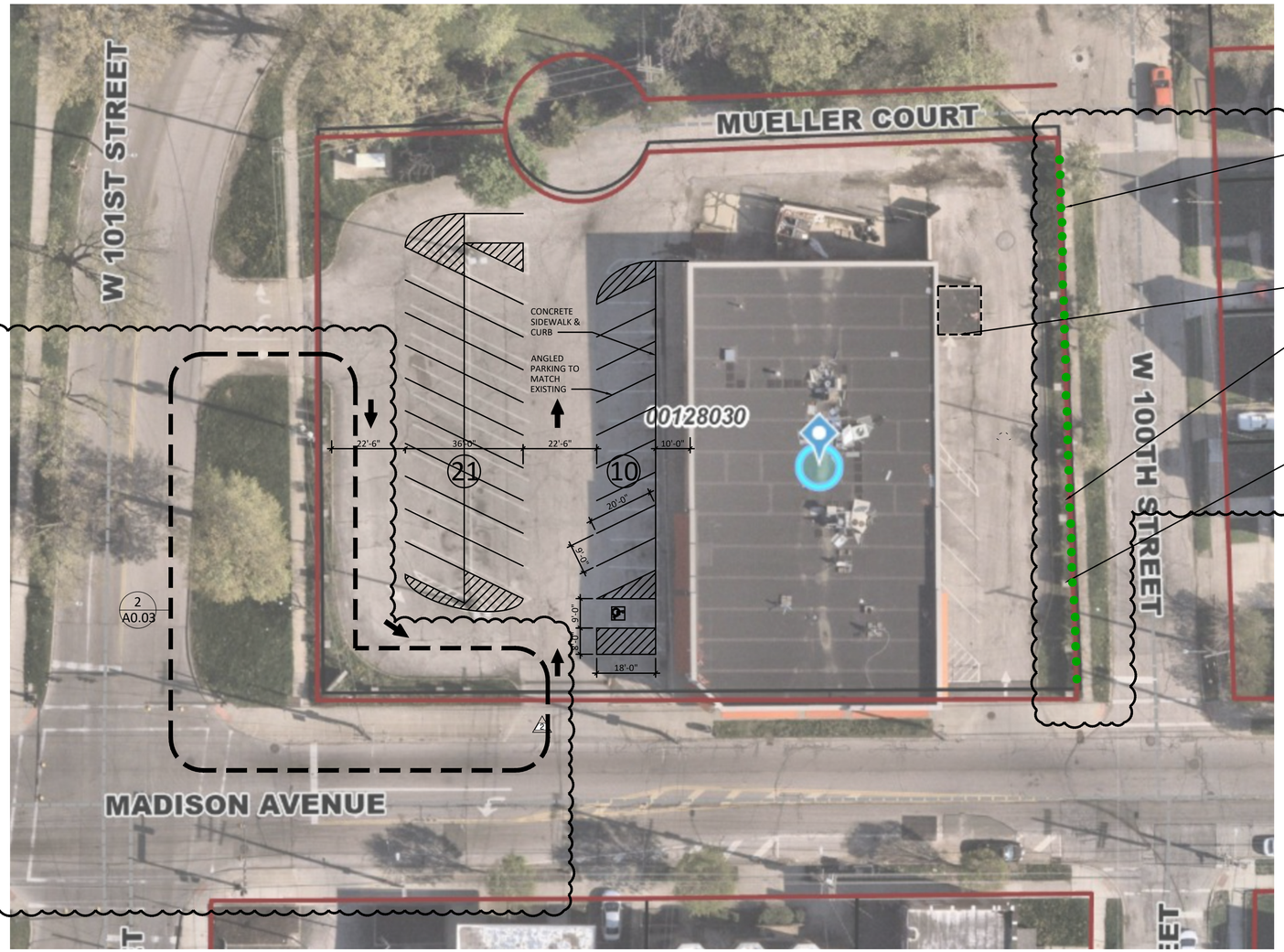
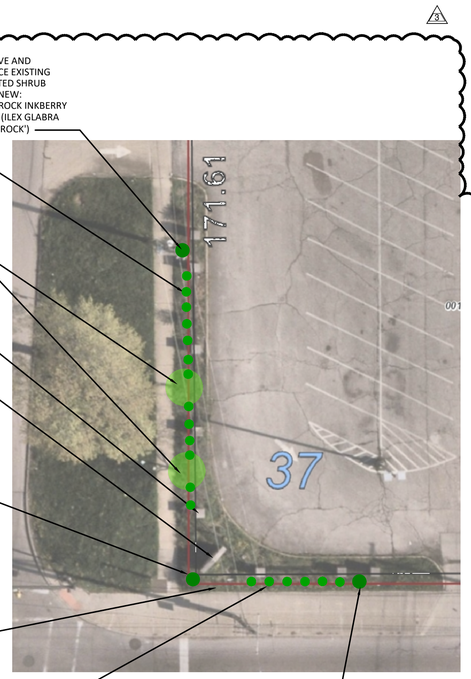
SHEET NUMBER
A.02
SECTION & ELEVATIONS



MADISON & WEST PLAZA
SITE PLAN
1 SCALE: 1" = 20'-0"

Project North



PLANT COMPACT YEW ('DENSIFORMIS') ALONG OUTSIDE FENCE PERIMETER 4 FT ON CENTER, TO PROVIDE DWARF EVERGREEN HEDGE LINE TO CONCEAL VEHICLE HEADLIGHTS

REMOVE AND REPLACE EXISTING BLIGHTED SHRUB WITH NEW: SHAMROCK INKBERRY HOLLY (ILEX GLABRA 'SHAMROCK')

EXISTING ORNAMENTAL TREE TO REMAIN

EXISTING PERIMETER ALUMINUM FENCE WITH MASONRY PIERS TO REMAIN

EXISTING MASONRY MONUMENT SIGN TO REMAIN

REMOVE AND REPLACE EXISTING BLIGHTED SHRUB WITH NEW: SHAMROCK INKBERRY HOLLY (ILEX GLABRA 'SHAMROCK')

PROVIDE 3" SHREDDED HARDWOOD MULCH WITHIN LANDSCAPE BED. MAINTAIN LOW LANDSCAPING S TO PRESERVE VISIBILITY OF THE MONUMENT SIGN AND SAFE VEHICULAR SIGHT LINES.

PLANT COMPACT YEW ('DENSIFORMIS') ALONG OUTSIDE FENCE PERIMETER 4 FT ON CENTER, TO PROVIDE DWARF EVERGREEN HEDGE LINE TO CONCEAL VEHICLE HEADLIGHTS

PLANT NEW SHAMROCK INKBERRY HOLLY (ILEX GLABRA 'SHAMROCK')

MADISON & WEST PLAZA
ENLARGED CORNER LANDSCAPE DETAIL
2 N.T.S.

James J. Ptacek, License #1717179
Expiration Date 12/31/2027

LARSEN ARCHITECTS
12815 DETROIT AVE.
LAKEWOOD, OHIO 44107
216-221-2350

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SHEET NUMBER
A.03
SITE PLAN

Cleveland City Planning Commission

Lot Splits / Consolidations

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Lot Splits / Consolidations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Lot Split @ Barber Ave/West 32nd Place

September 18, 2026

Project Address: 3104 Barber Ave & 2669 West 32nd Place

P.P.N.s: 007-23-132

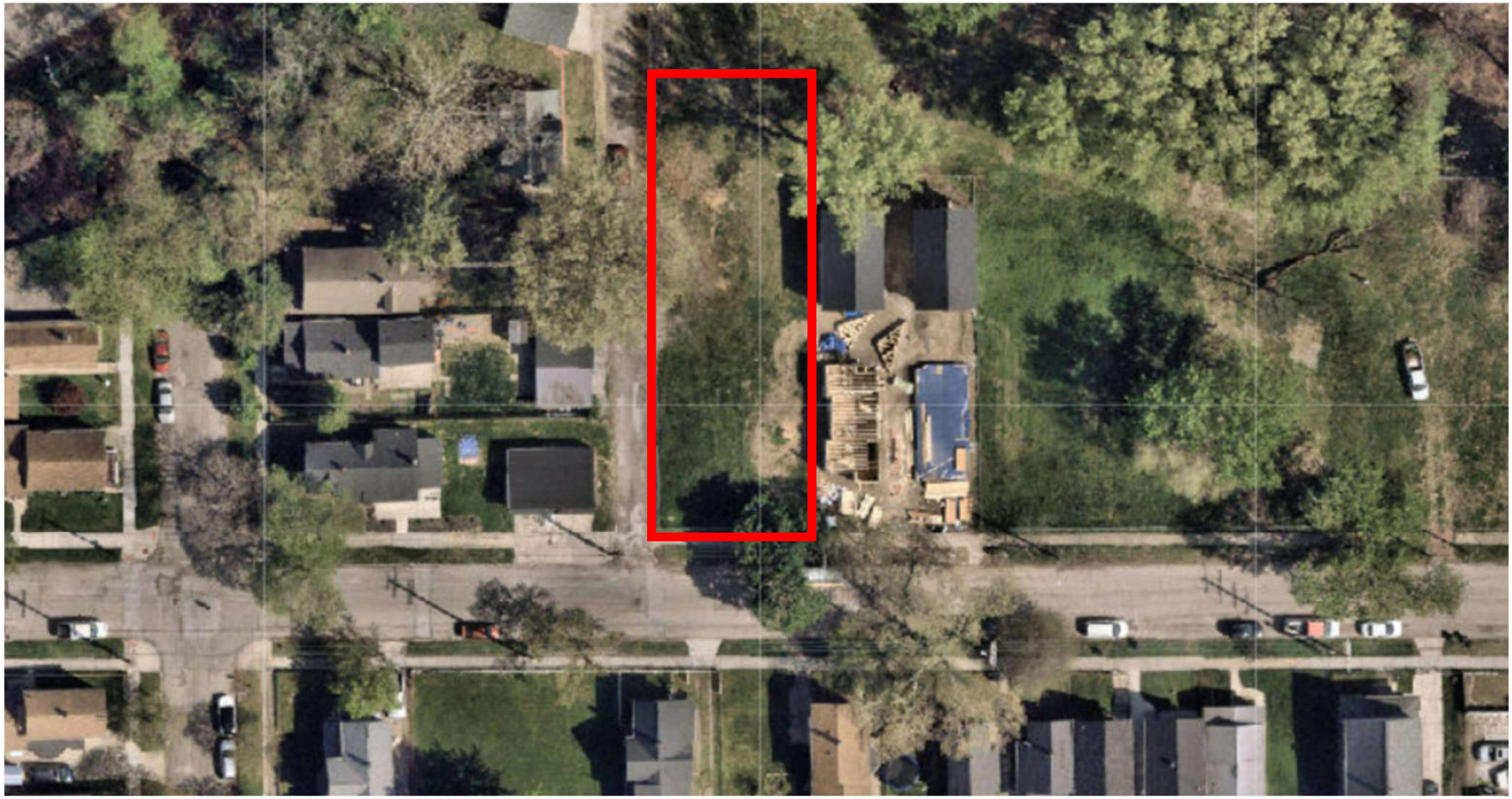
Project Representative: Ben Beckman, President, Joy Court Fee Owner, LLC

Ward 7: Council Member Austin N. Davis | **SPA: Clark-Fulton**

3104 Barber Avenue
&
2669 West 32nd Place

Lot split presentation
September 18, 2026

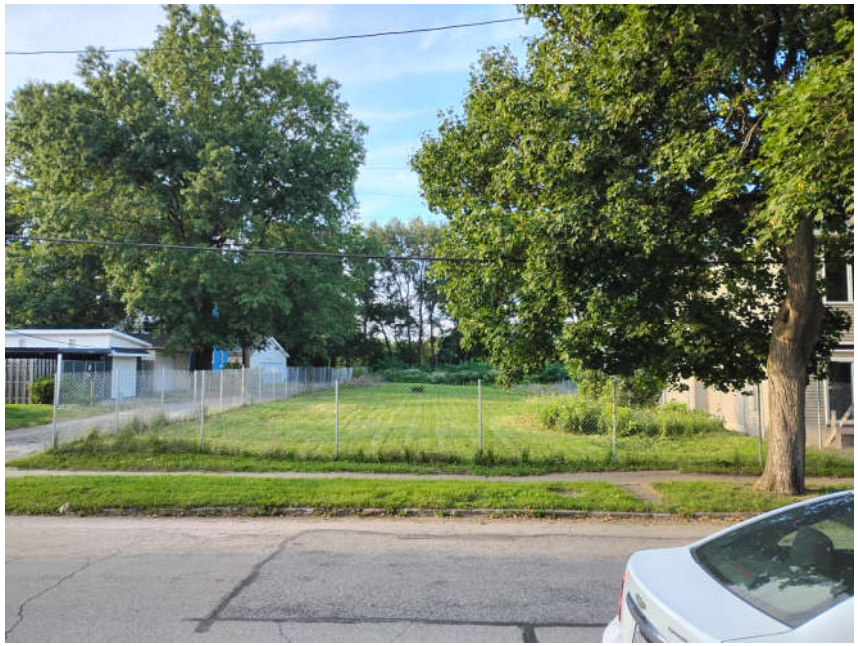
Aerial neighborhood context



Ground photos

West 32nd Place from Barber Ave

3104 Barber Avenue frontage



Ground photos

New construction immediately east

New construction further east

Ground photos

2669 West 32nd Place frontage

View east from 3104 Barber Avenue

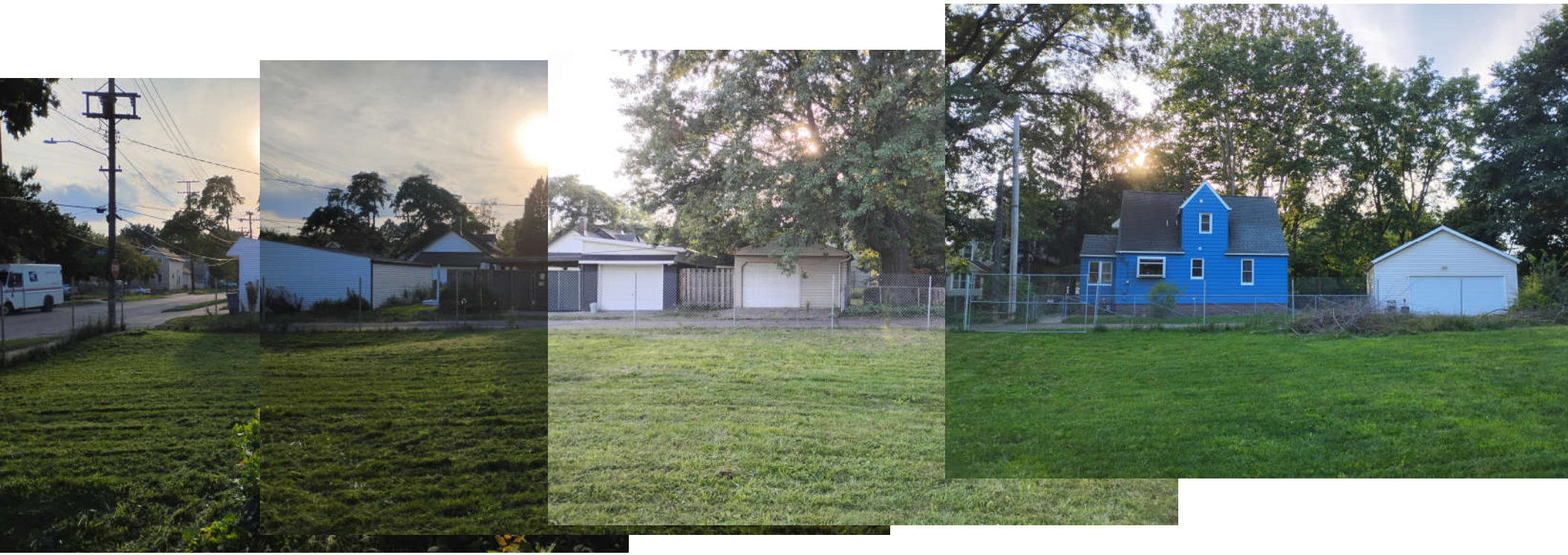
Ground photos

View south from 3104 Barber Ave

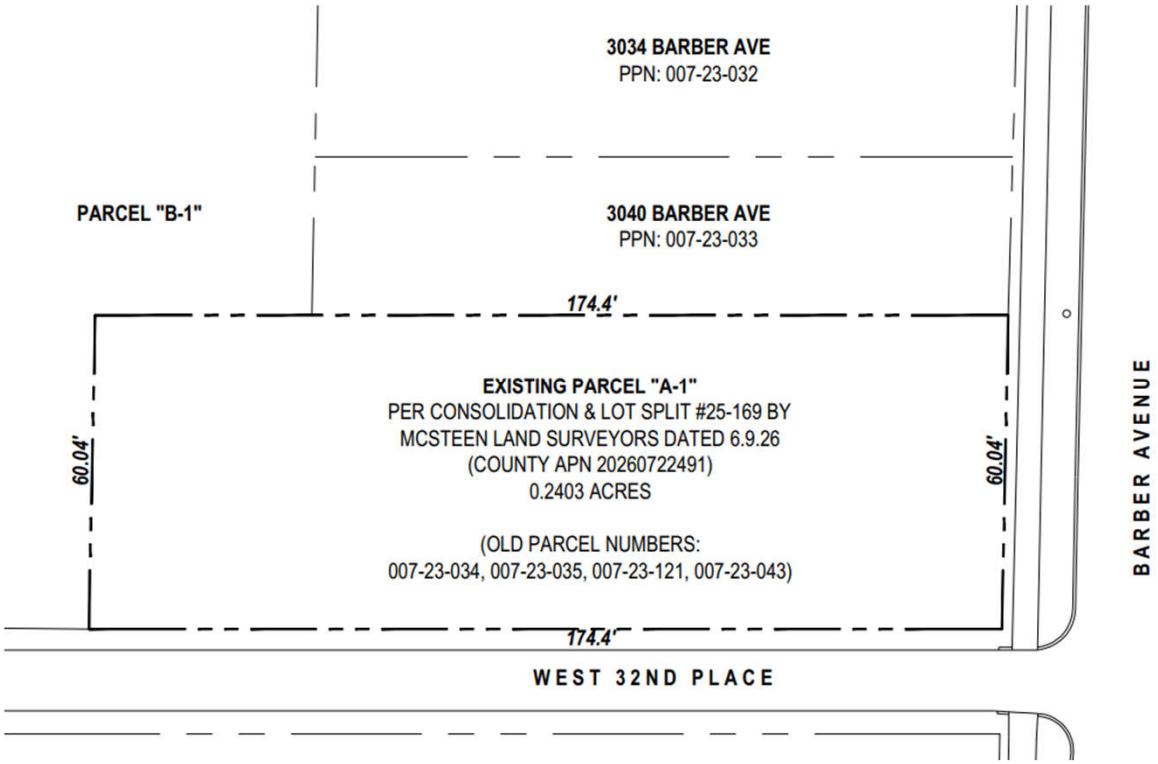
View west from 3104 Barber Avenue

Ground photos

West side of West 32nd Place viewed from project site

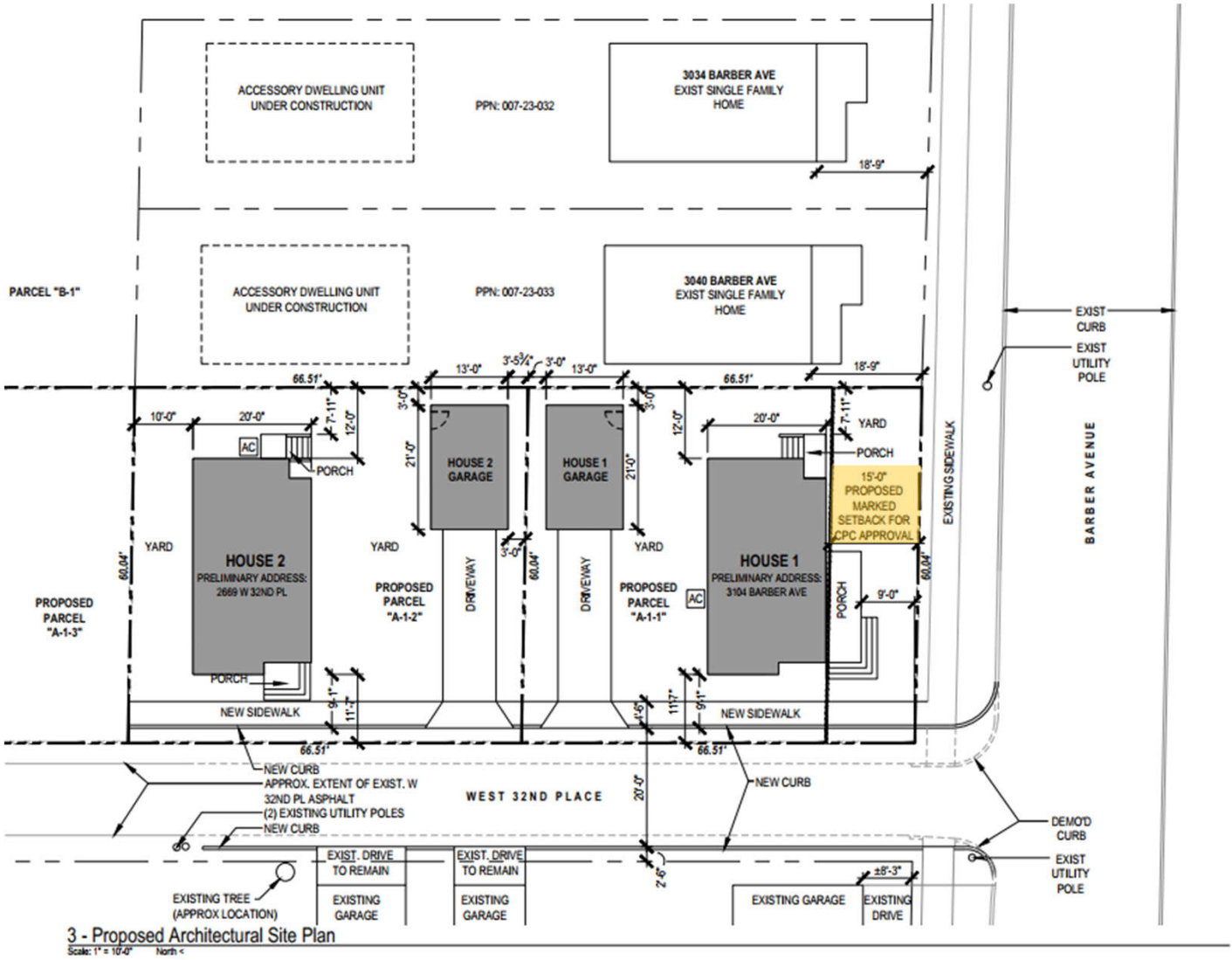


Phase 1 development site – Existing boundary

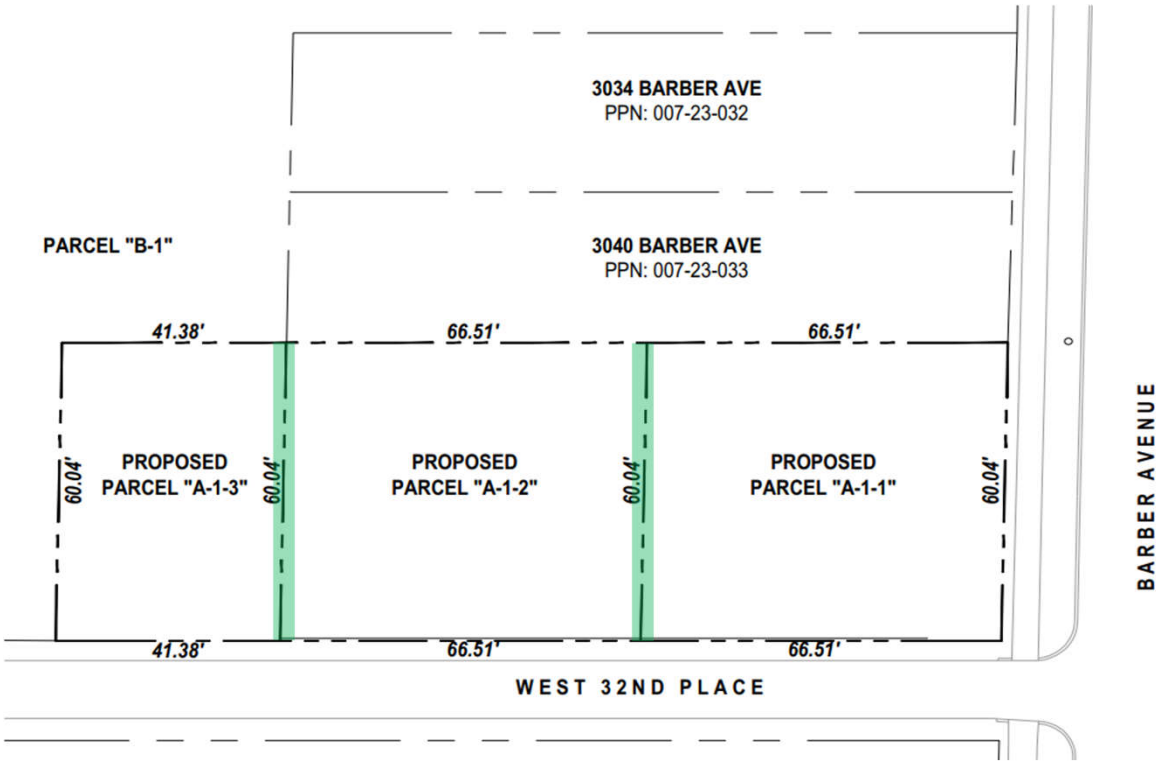


Proposed site plan for future development

(Cleveland Planning Commission approval respectfully requested for proposed 15’ – 0” marked setback)

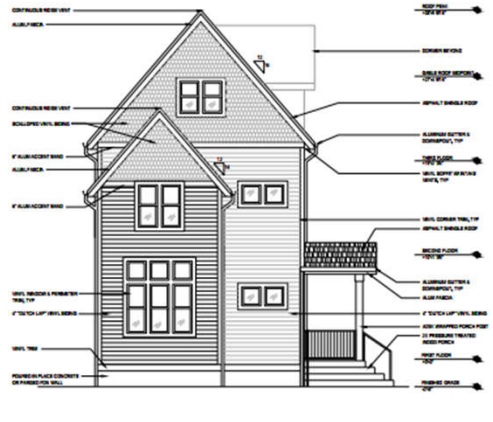


Proposed new survey



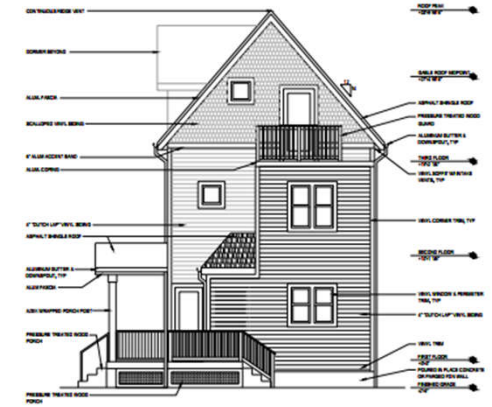
- **Existing perimeter boundary lines remain unchanged**
- **New interior lot lines shaded in green.**

3104 Barber Avenue house elevations



1 - West Elevation

2 - South Elevation

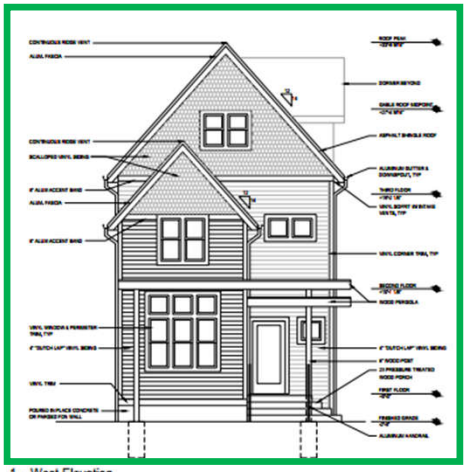


3 - East Elevation

4 - North Elevation

Front elevation outlined in green.

2669 West 32nd Place house elevations



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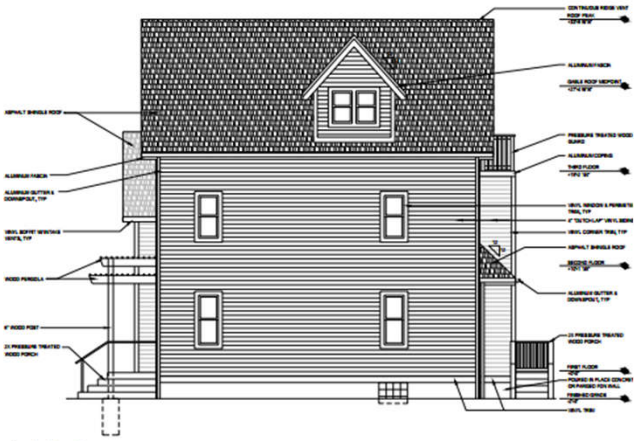
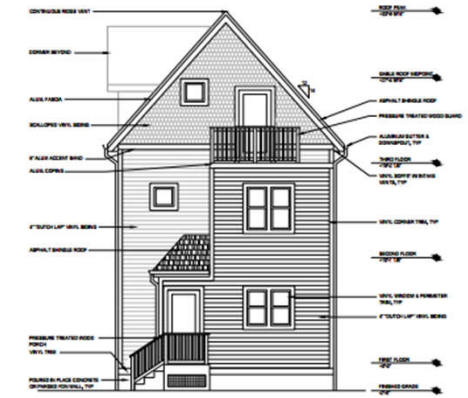
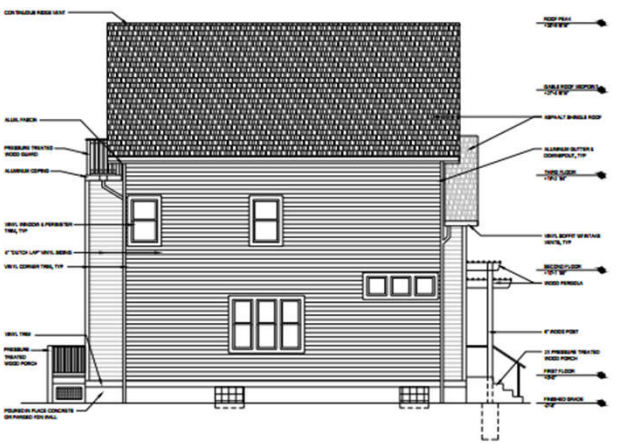


2 - South Elevation



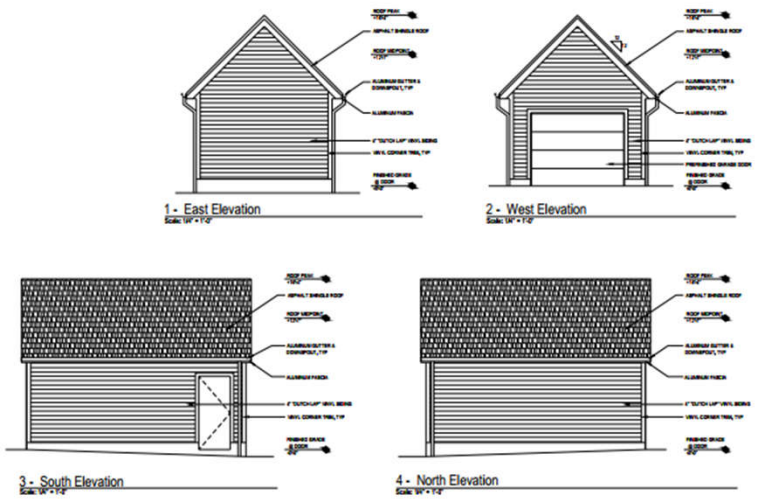
3 - East Elevation



4 - North Elevation

Front elevation outlined in green.

Typical garage elevations



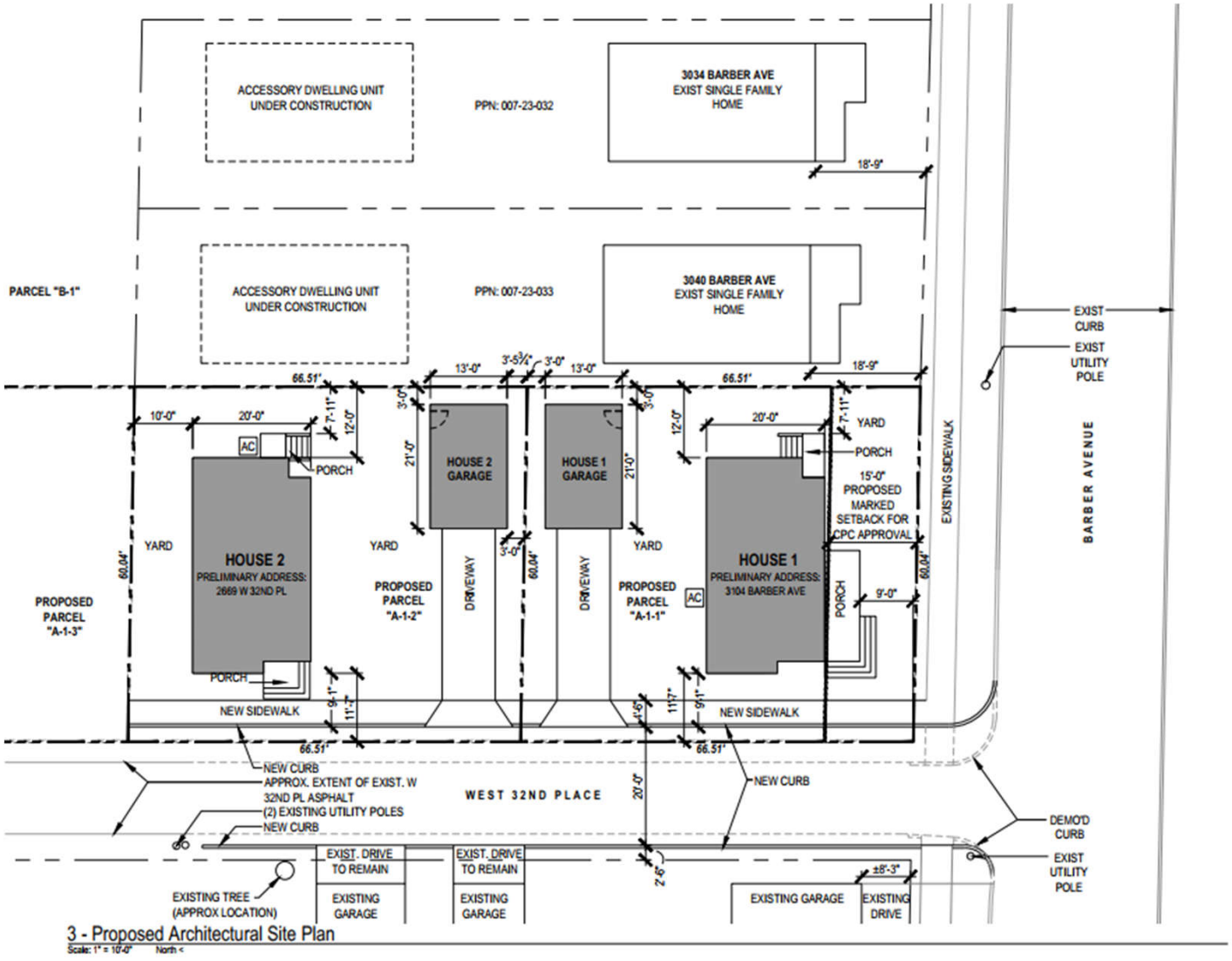
SEATON WOODS

MAKING URBAN SPACES WORK.

Ben Beckman

216-334-6339

bbeckman@seatonwoods.com



Cleveland City Planning Commission

Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-010 - Midtown Lofts

September 18, 2026

Project Address: 3301 Payne Ave

Type: New Construction

Project Representative: Carolyn Behmer, The NRP Group

Approval: Final

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

MINGYUE PLACE

3301 & 3338 PAYNE AVE | CLEVELAND, OH 44114 |

PROPOSED 120-UNIT APARTMENT BUILDING
PLANNING COMMISSION REVIEW
FINAL REVIEW

09/04/2026

PROJECT SUMMARY

MINGYUE PLACE WILL CONSIST OF TWO (2) NEW FOUR-STORY BUILDINGS. BUILDING A HOSTS FIFTY NINE (59) UNITS AND BUILDING B HOSTS SIXTY ONE (61) UNITS FOR A TOTAL OF ONE HUNDRED AND TWENTY (120) UNITS. THE UNITS CONSIST OF ONE-, TWO-, AND THREE-BEDROOM UNITS AND THEIR ANSI-TYPE A ACCESSIBLE UNITS ARE DISPERSED THROUGHOUT EACH FLOOR. AMENITIES INCLUDE AN EXERCISE ROOM, COMMUNITY AREA WITH KITCHENETTE, AN OUTDOOR SEATING AREA, CENTRALIZED LAUNDRY, AND A MAIL LOBBY AND PACKAGE CONCIERGE. THE PROJECT IS DESIGNED TO MEET LEED RESIDENTIAL - GOLD LEVEL CERTIFICATION.

TOTAL UNITS: ONE HUNDRED AND TWENTY (120) UNITS - 35 ONE-BEDROOM UNITS, 47 TWO-BEDROOM UNITS & 38 THREE-BEDROOM UNITS

BUILDING SIZE:

BUILDING A:	61,178 SF
BUILDING B:	70,901 SF
TOTAL:	132,079 SF

RESIDENTIAL POPULATION: ALL AGE GROUPS

OFF-STREET PARKING SPACES:

BUILDING A:	53 TOTAL (7 ACCESSIBLE)
BUILDING B:	71 TOTAL (10 ACCESSIBLE)
TOTAL:	124 TOTAL (17 ACCESSIBLE)

SUSTAINABILITY: LEED FOR HOMES - GOLD

CURRENT ZONING: LIMITED RETAIL BUSINESS (G2)

BUILDING/SITE AMENITIES:

BICYCLE RACKS
COMMUNITY ROOM WITH KITCHENETTE
COVERED MAILBOXES & PACKAGE CONCIERGE
EXERCISE ROOM
OUTDOOR SEATING AREA

DEVELOPER: THE NRP GROUP

ARCHITECT: MA DESIGN

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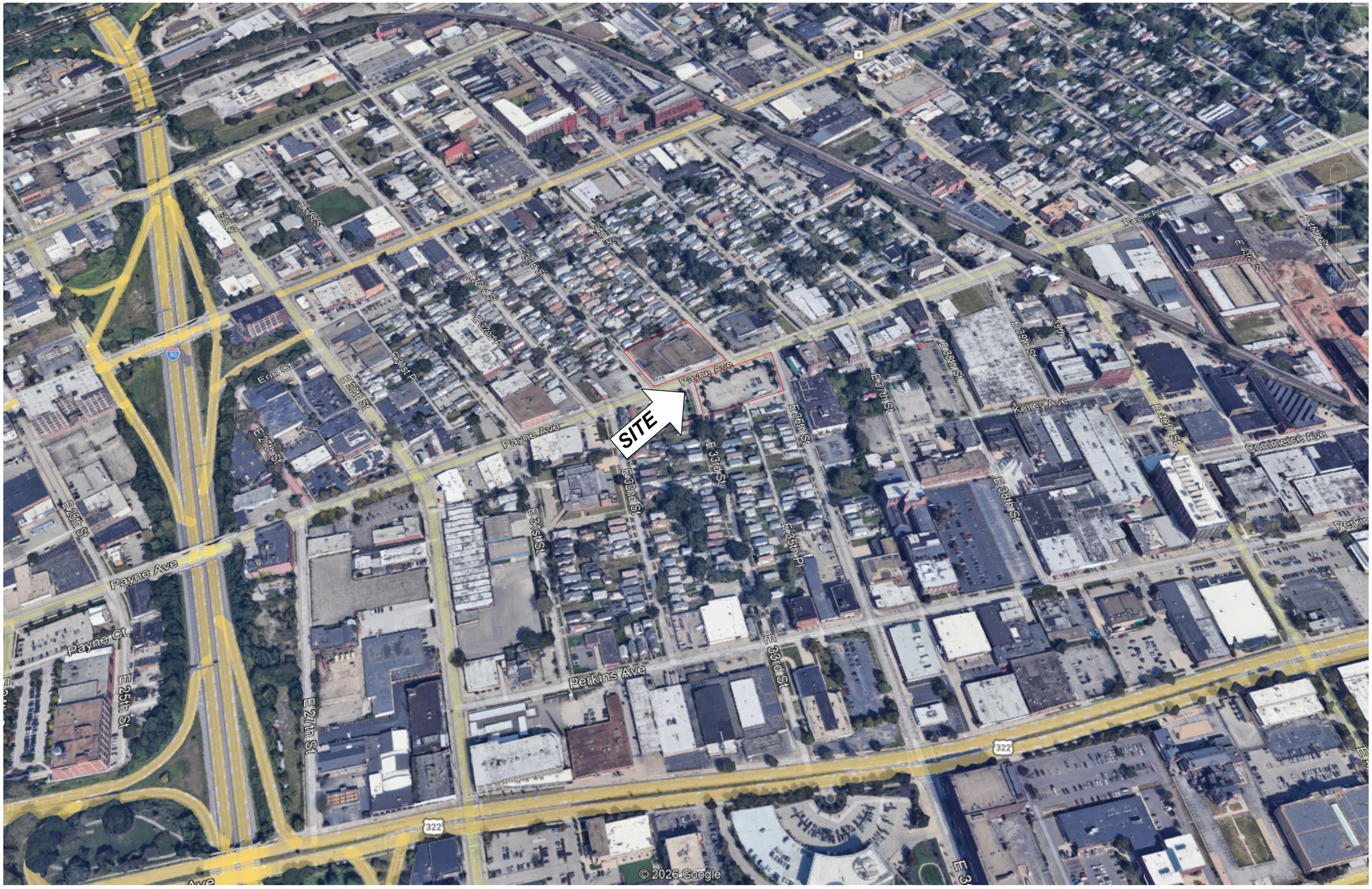

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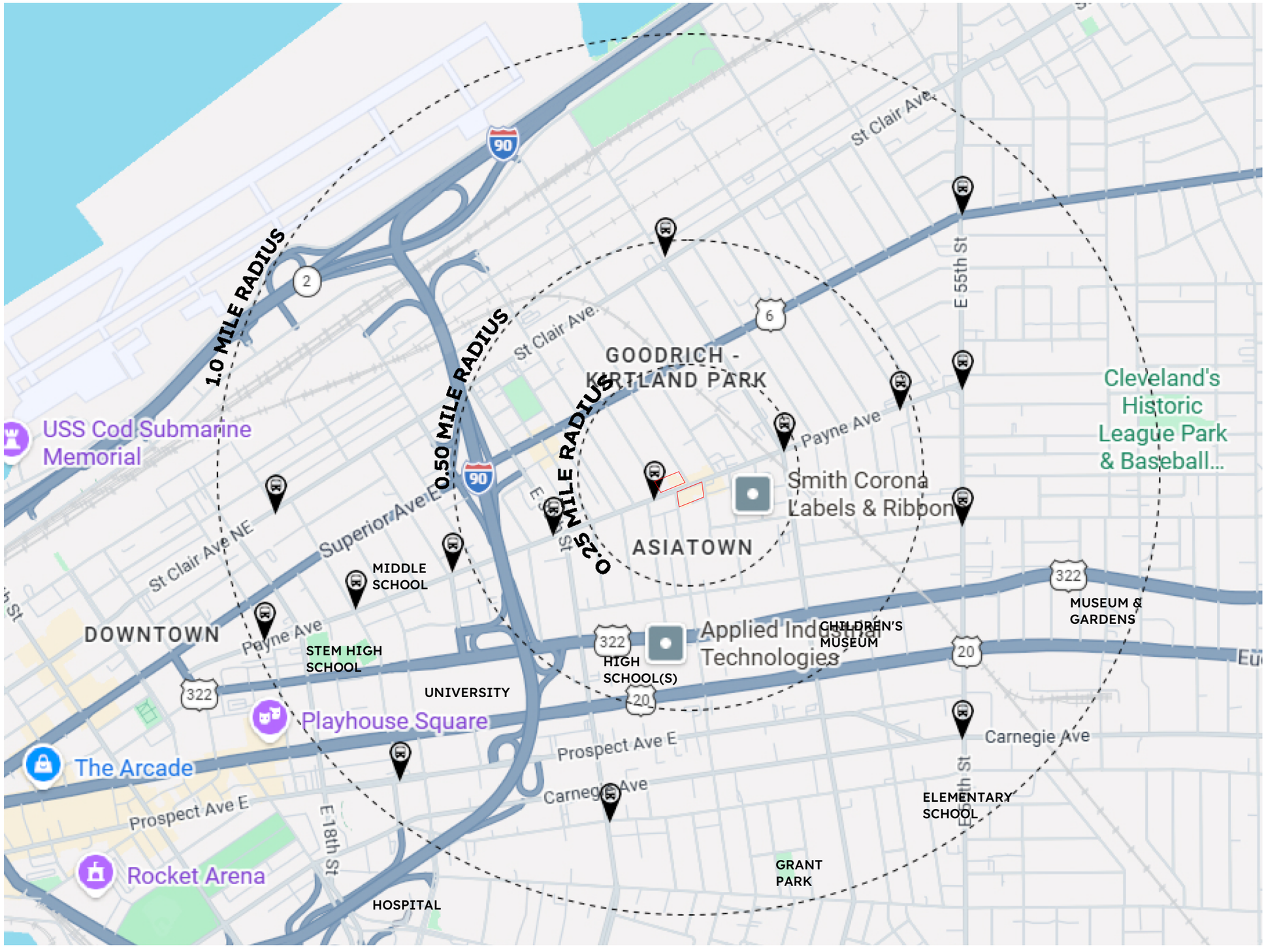

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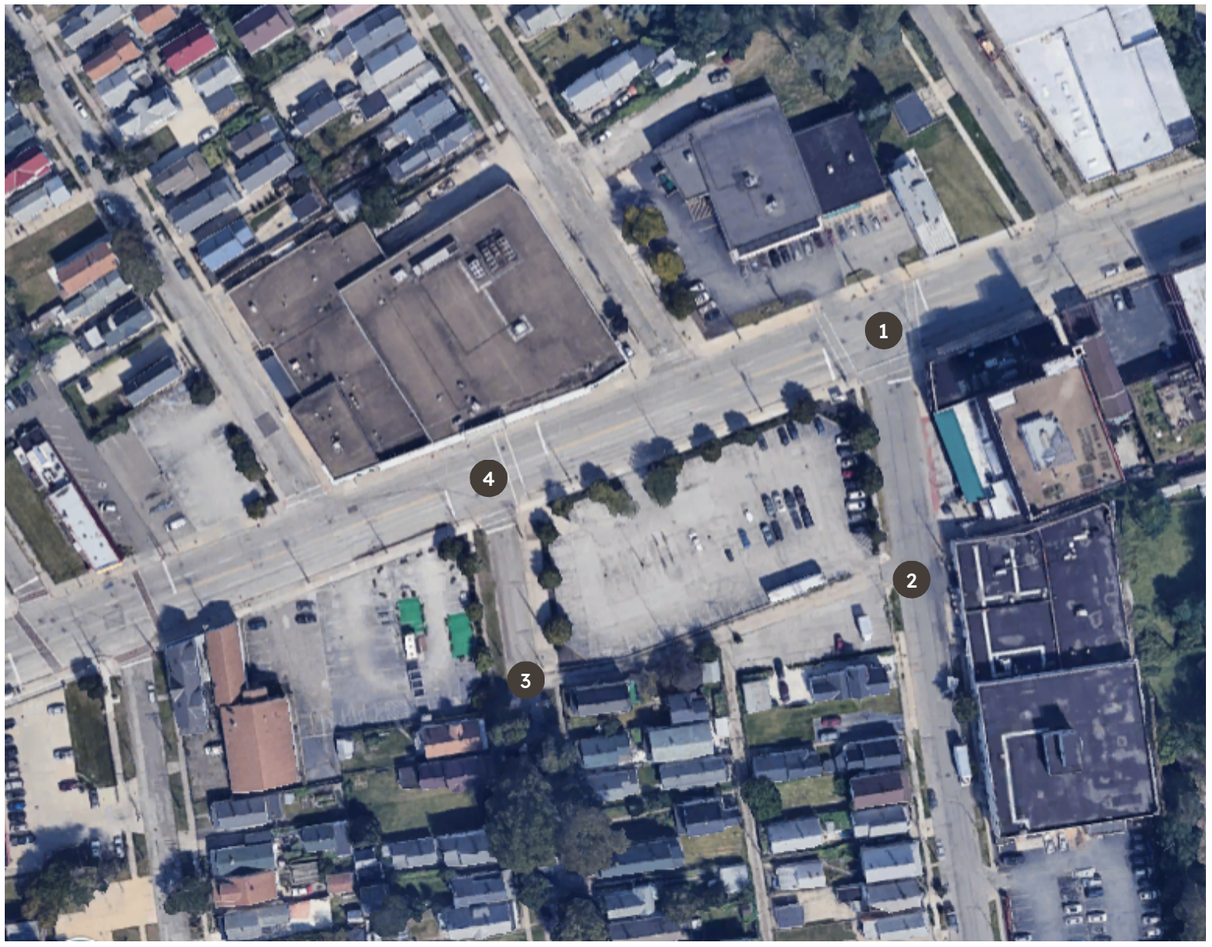
PAYNE AVE - LOOKING EAST

E 32ND ST - LOOKING NORTHEAST



E 36TH ST - LOOKING NORTHWEST

PAYNE AVE - LOOKING WEST

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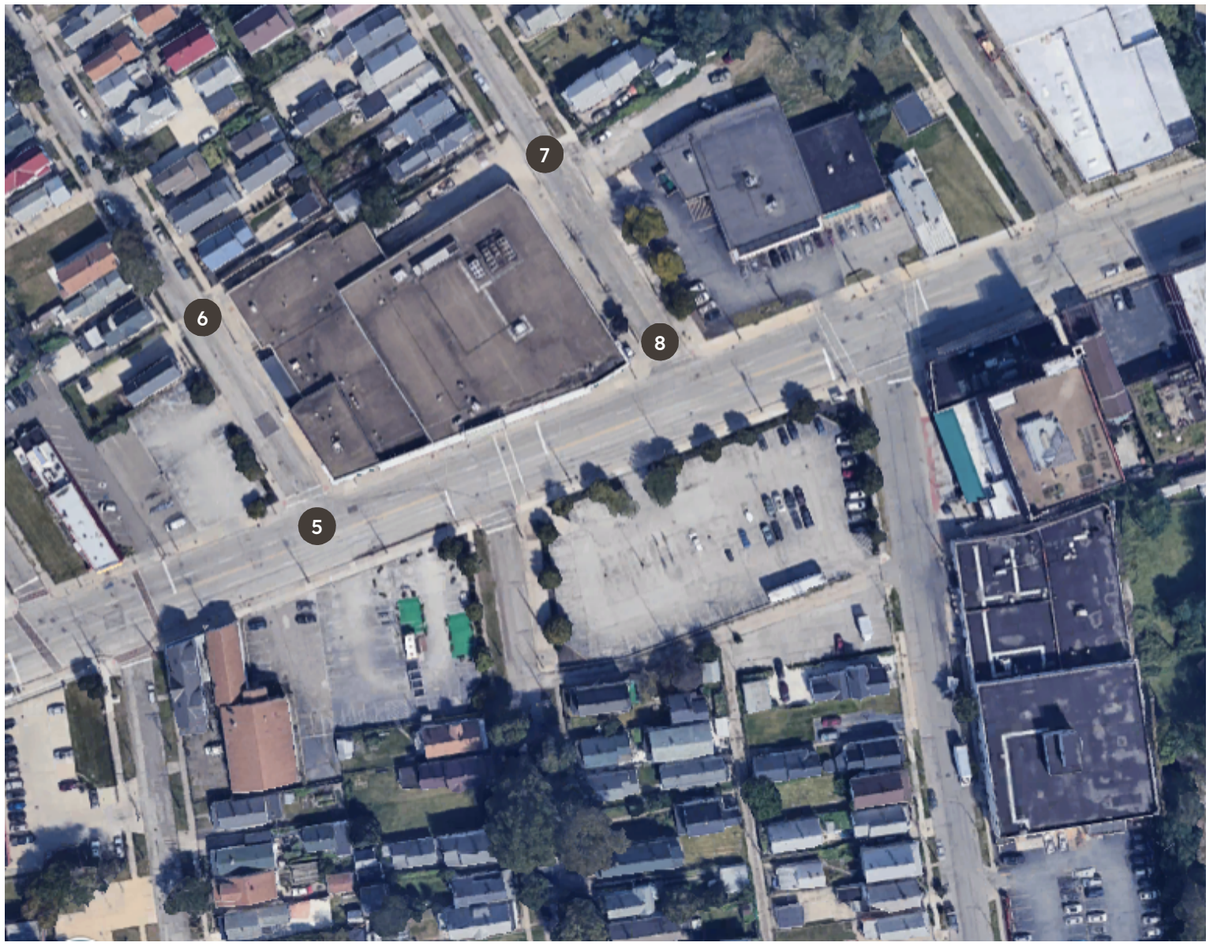
PAYNE AVE - LOOKING SOUTH

E 34TH ST - LOOKING SOUTHEAST



E 33RD ST - LOOKING SOUTHEAST

PAYNE AVE - LOOKING NORTHWEST

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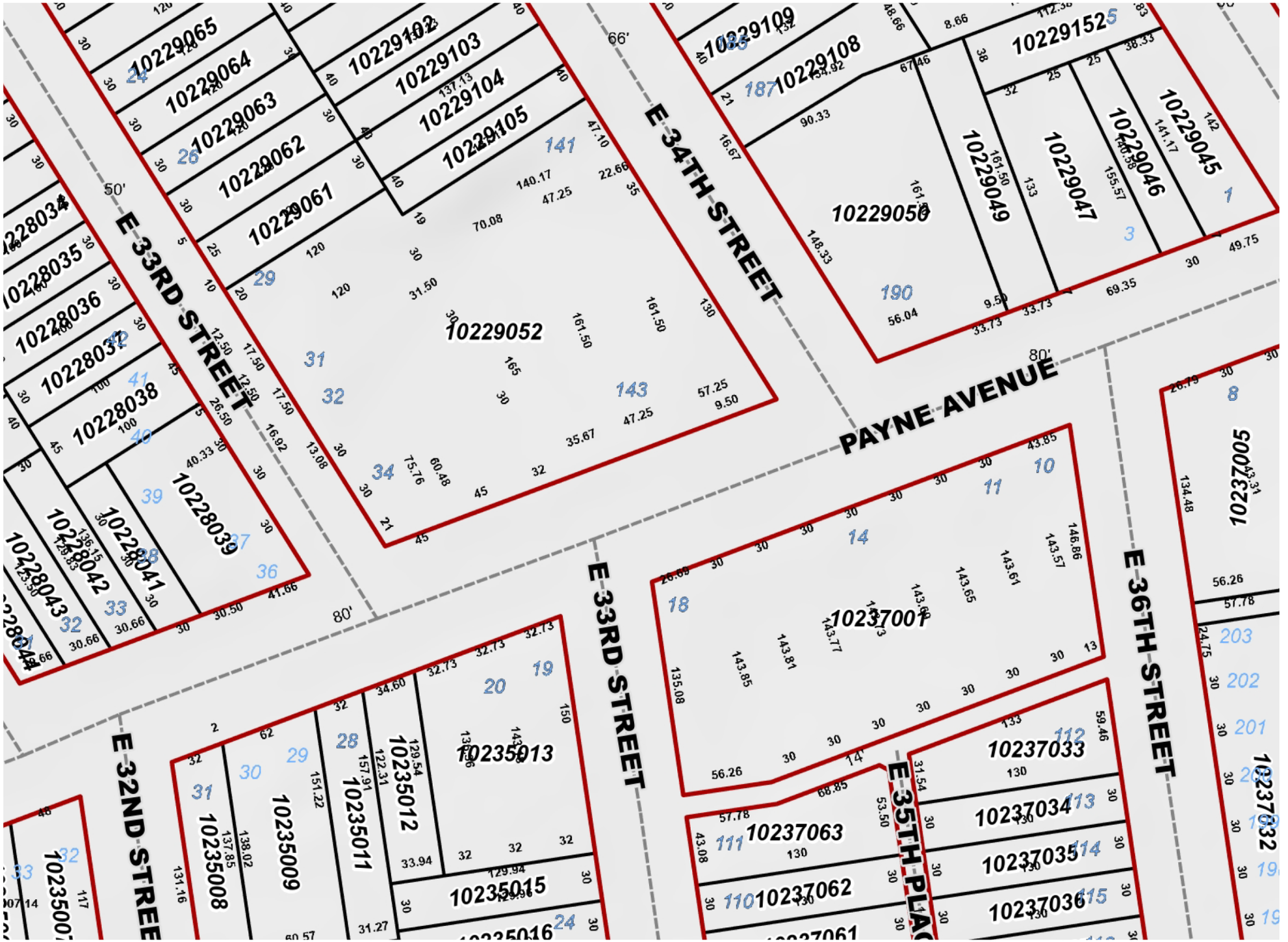

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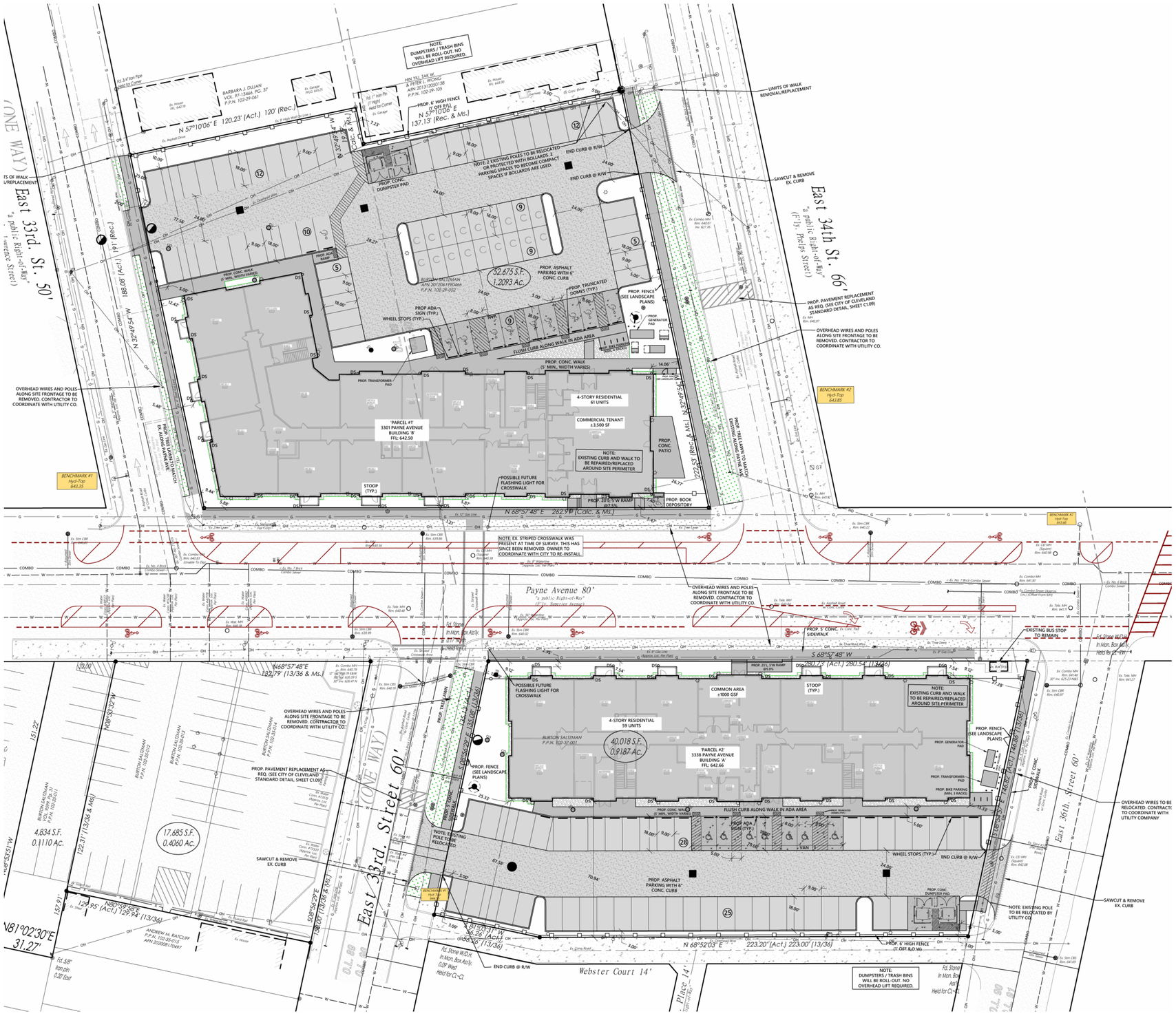

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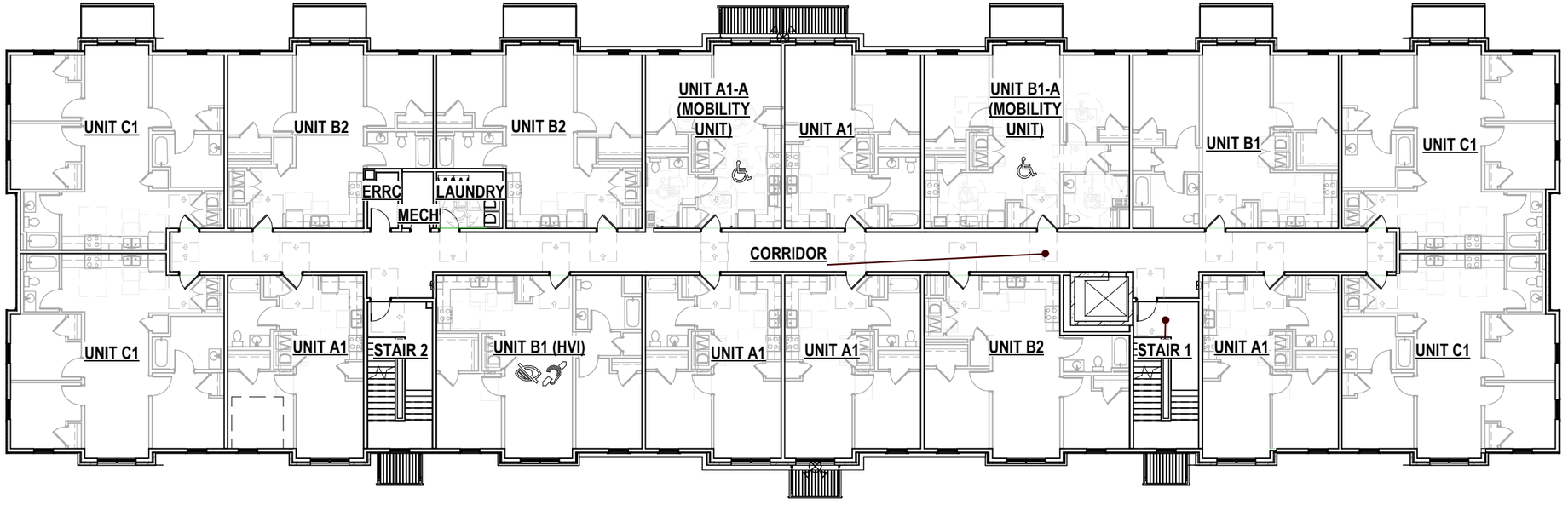
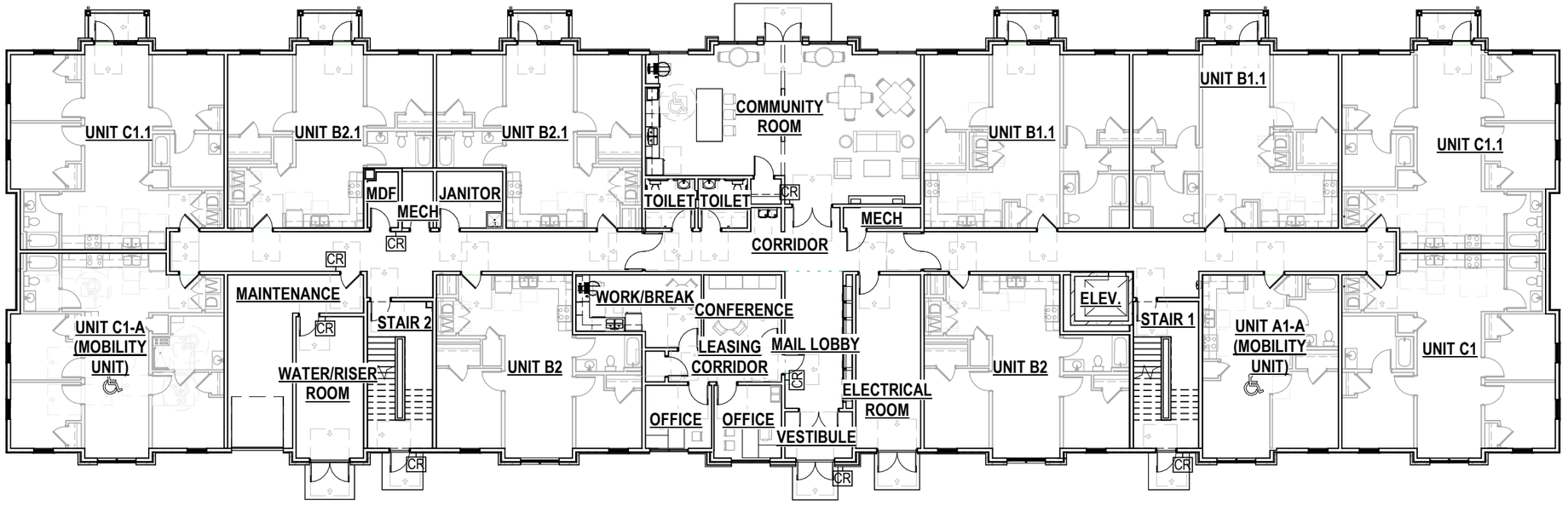
ma design | the NRP group

SITE PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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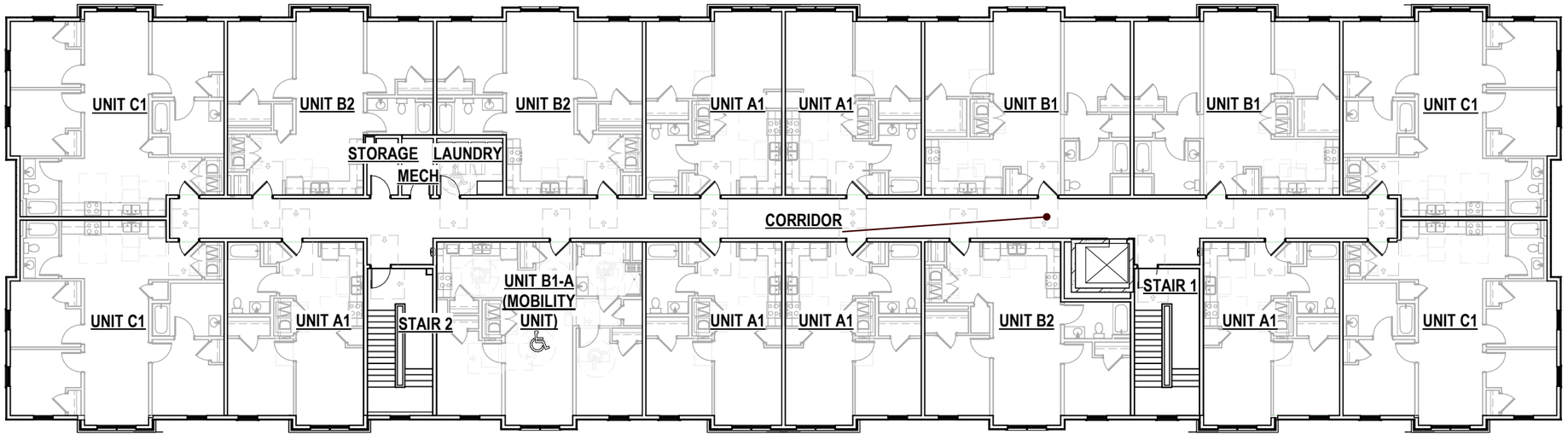
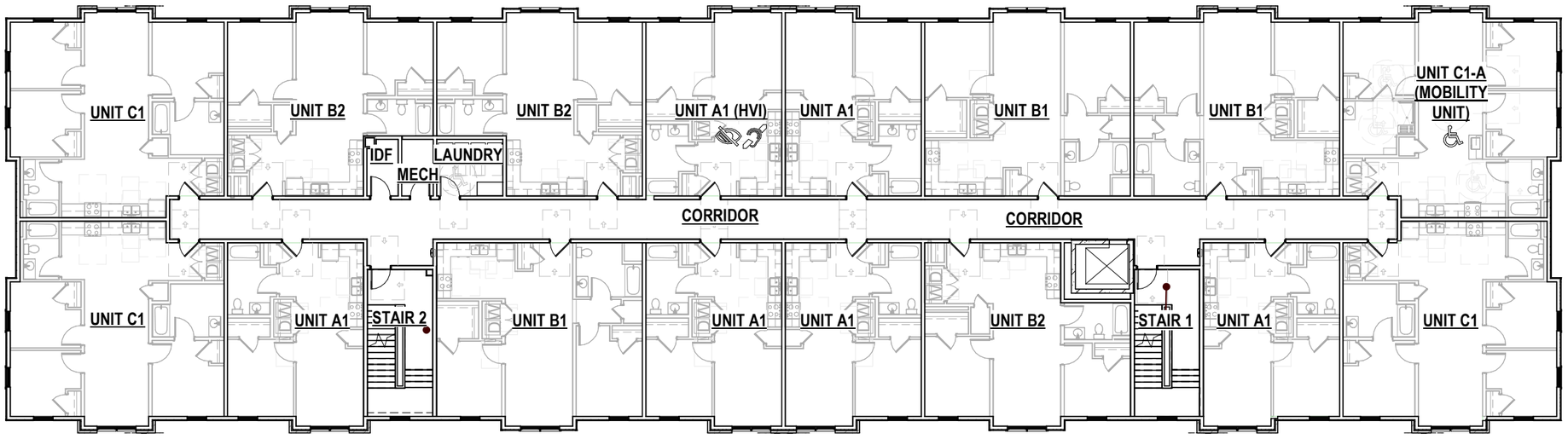


FOURTH FLOOR PLAN



THIRD FLOOR PLAN

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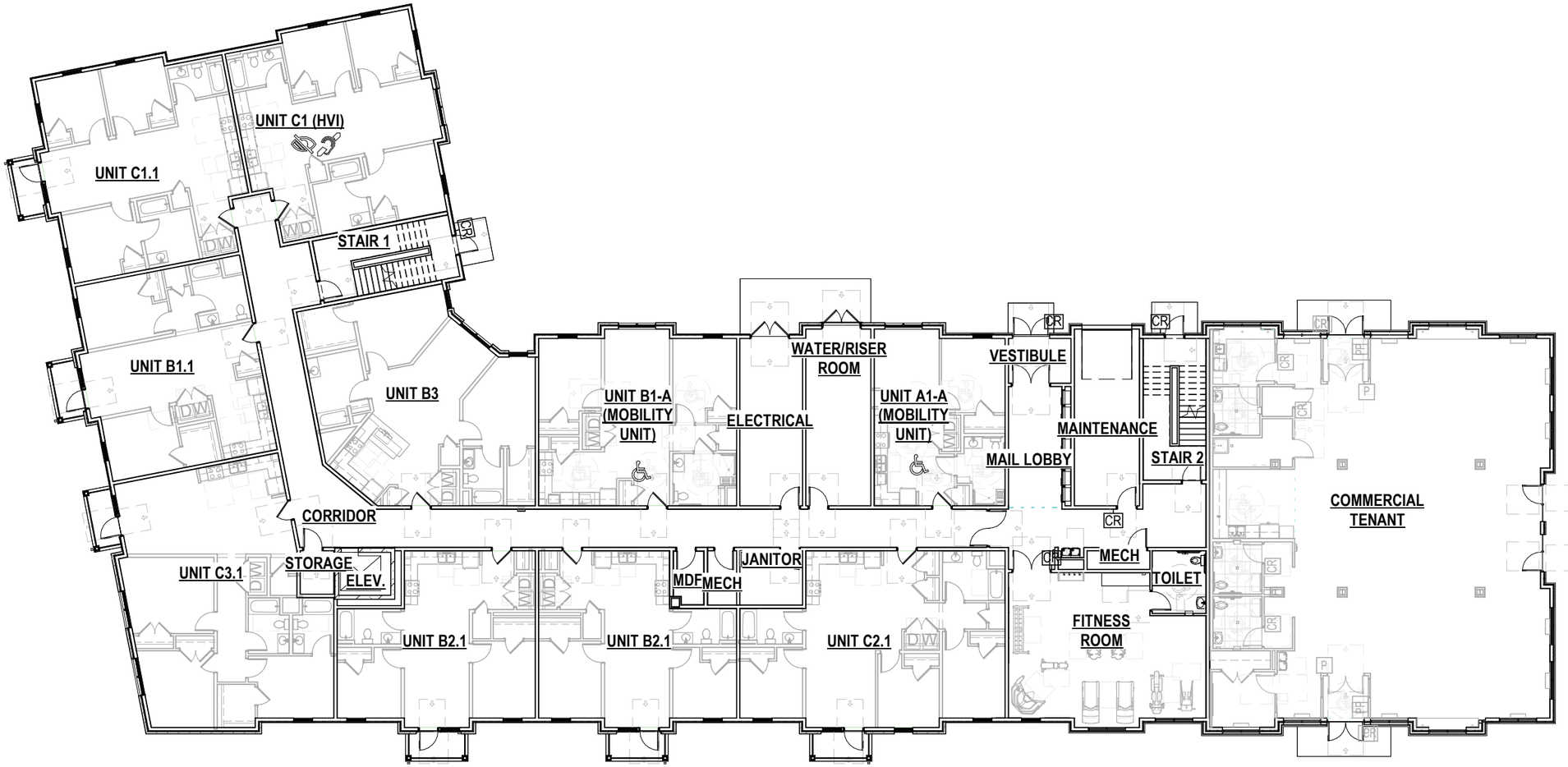

FIRST FLOOR PLAN

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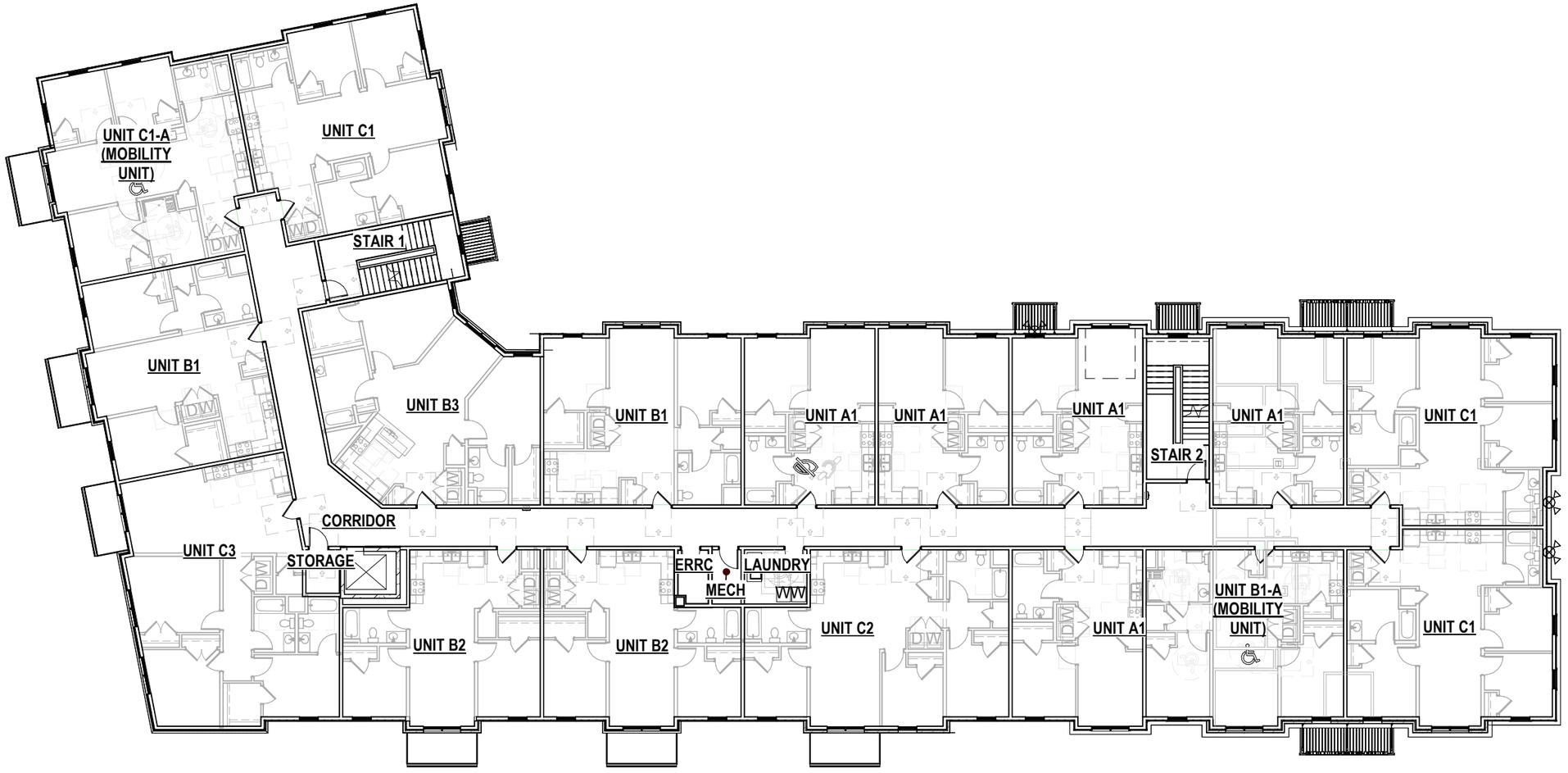

SECOND FLOOR PLAN

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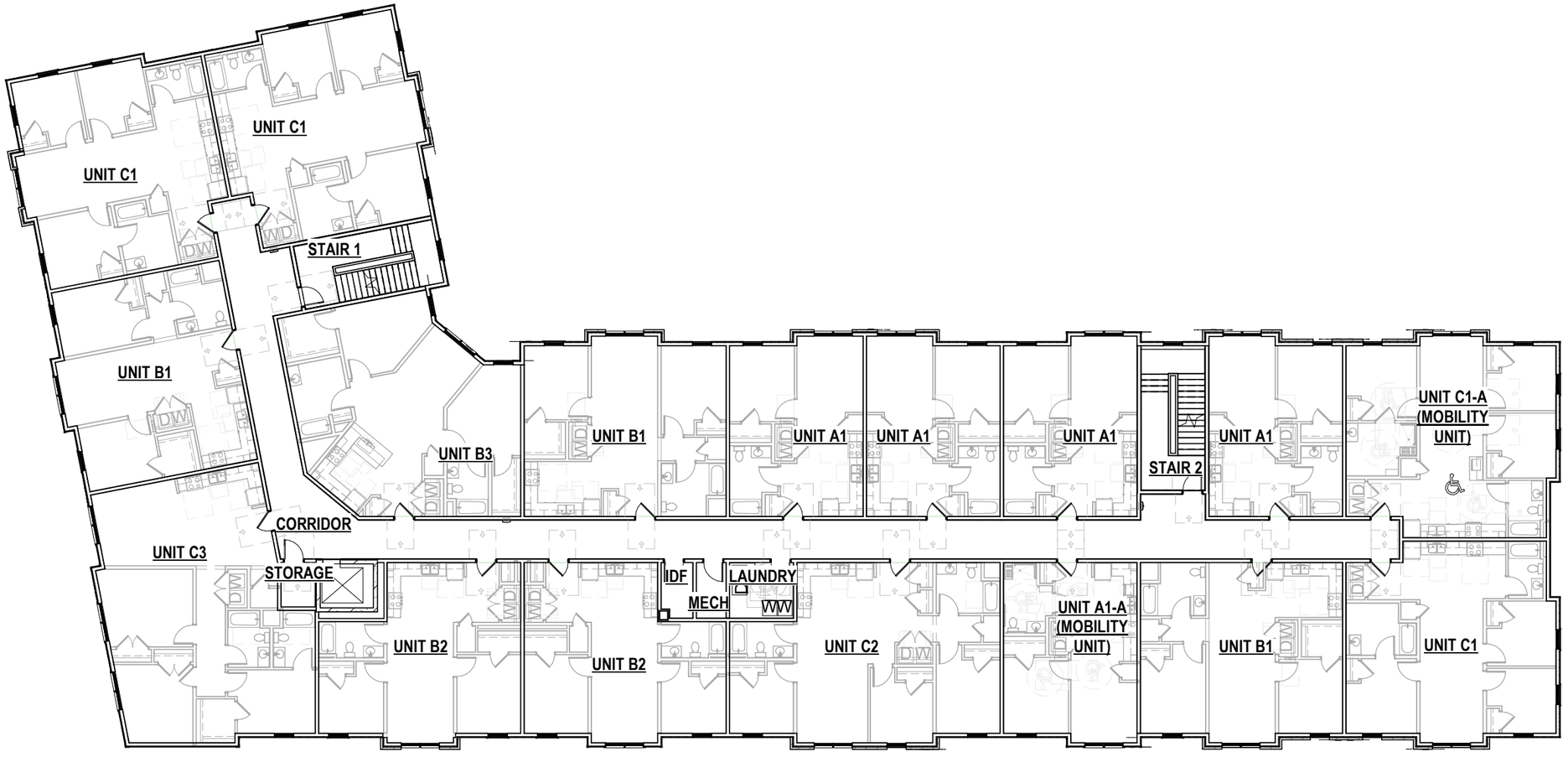

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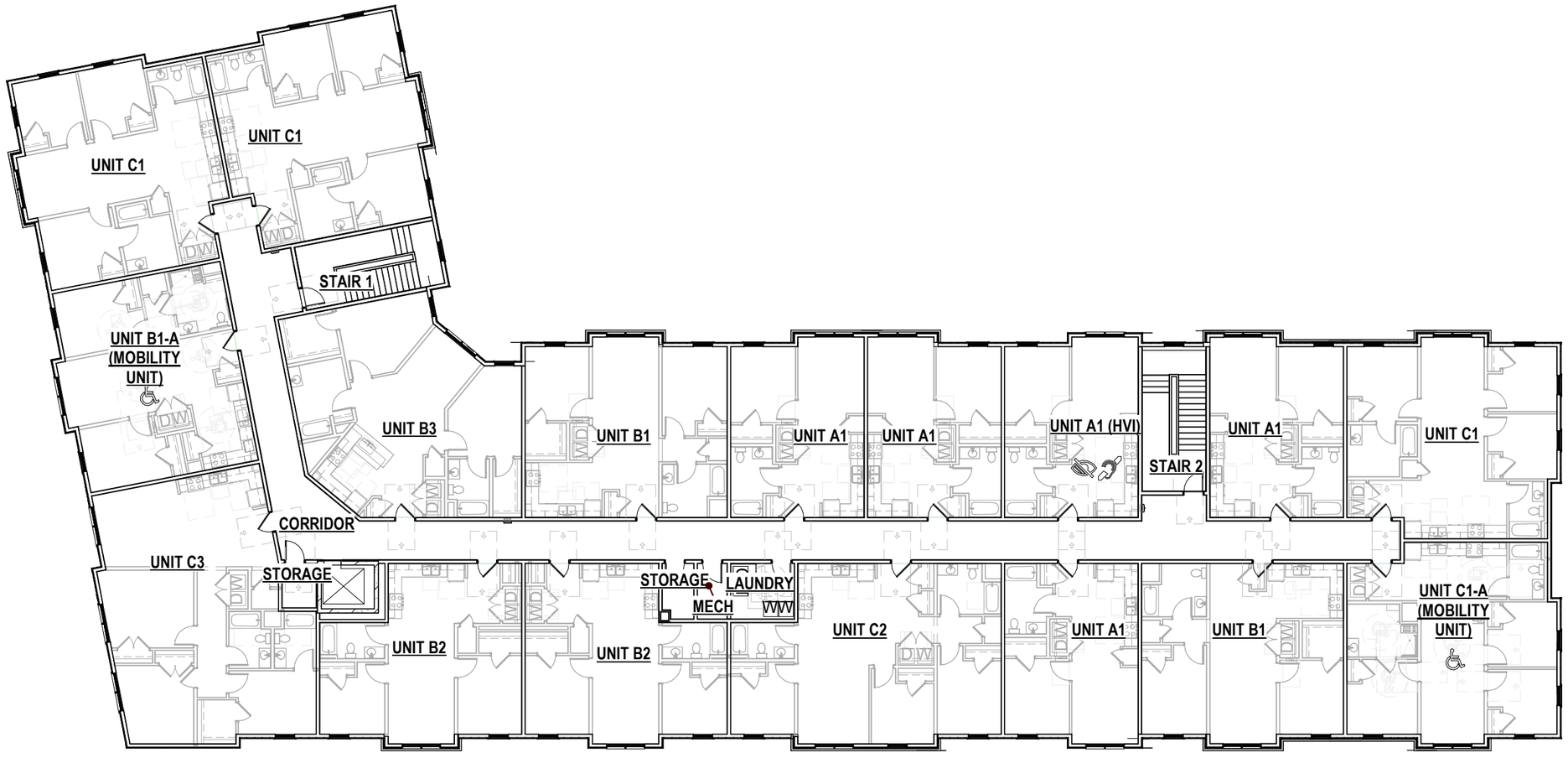

FOURTH FLOOR PLAN

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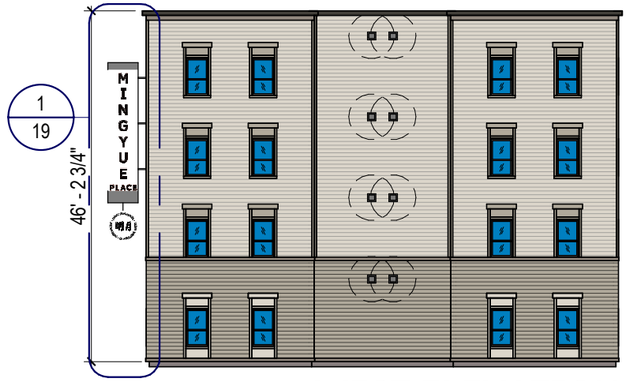
SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

MATERIAL LEGEND

BRICK
GLEN-GERY
SMOOTH
EBONITE VELOUR

FIBER CEMENT LAP SIDING 1
JAMES HARDIE
TRADITIONAL
MONTEREY TAUPE

FIBER CEMENT LAP SIDING 2
JAMES HARDIE
TRADITIONAL
COBBLE STONE

FIBER CEMENT PANEL
JAMES HARDIE
SMOOTH
CUSTOM: SW 7587 (ANTIQUE RED)

FIBER CEMENT TRIM
ALLURA
SMOOTH
COOL CHARCOAL

METAL COPING
TBD
DARK BRONZE

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NORTHWEST ELEVATION

SOUTHWEST ELEVATION

MATERIAL LEGEND

BRICK
GLEN-GERY
SMOOTH
EBONITE VELOUR

FIBER CEMENT PANEL
JAMES HARDIE
SMOOTH
CUSTOM: SW 7587 (ANTIQUE RED)

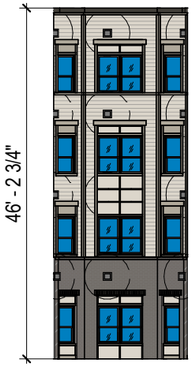
FIBER CEMENT LAP SIDING 1
JAMES HARDIE
TRADITIONAL
MONTEREY TAUPE

FIBER CEMENT TRIM
JAMES HARDIE
SMOOTH
COBBLESTONE

FIBER CEMENT LAP SIDING 2
JAMES HARDIE
TRADITIONAL
COBBLESTONE

METAL COPING
TBD
CARK BRONZE

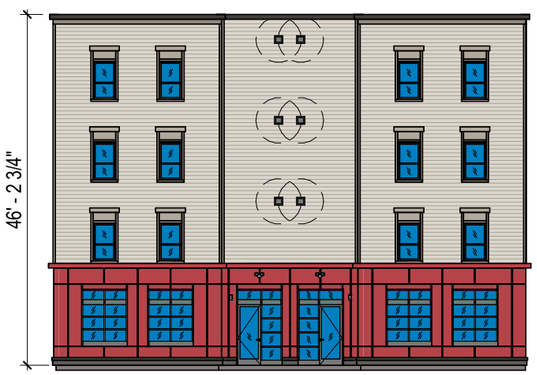
NORTH ELEVATION



NORTHEAST ELEVATION
(INSIDE CORNER)

NORTHEAST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

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BRICK

MFR: GLEN-GERY
FINISH: SMOOTH
COLOR: EBONITE VELOUR

FIBER CEMENT LAP SIDING 1

MFR: JAMES HARDIE
FINISH: TRADITIONAL
COLOR: MONTEREY TAUPE

FIBER CEMENT LAP SIDING 2

MFR: JAMES HARDIE
FINISH: TRADITIONAL
COLOR: COBBLESTONE

FIBER CEMENT PANEL

MFR: JAMES HARDIE
FINISH: SMOOTH
COLOR: CUSTOM - SW7587 (ANTIQUE RED)

FIBER CEMENT TRIM

MFR: JAMES HARDIE
FINISH: SMOOTH
COLOR: COBBLESTONE

METAL COPING

MFR: DMI
FINISH: DYNACLAD
COLOR: DARK BRONZE

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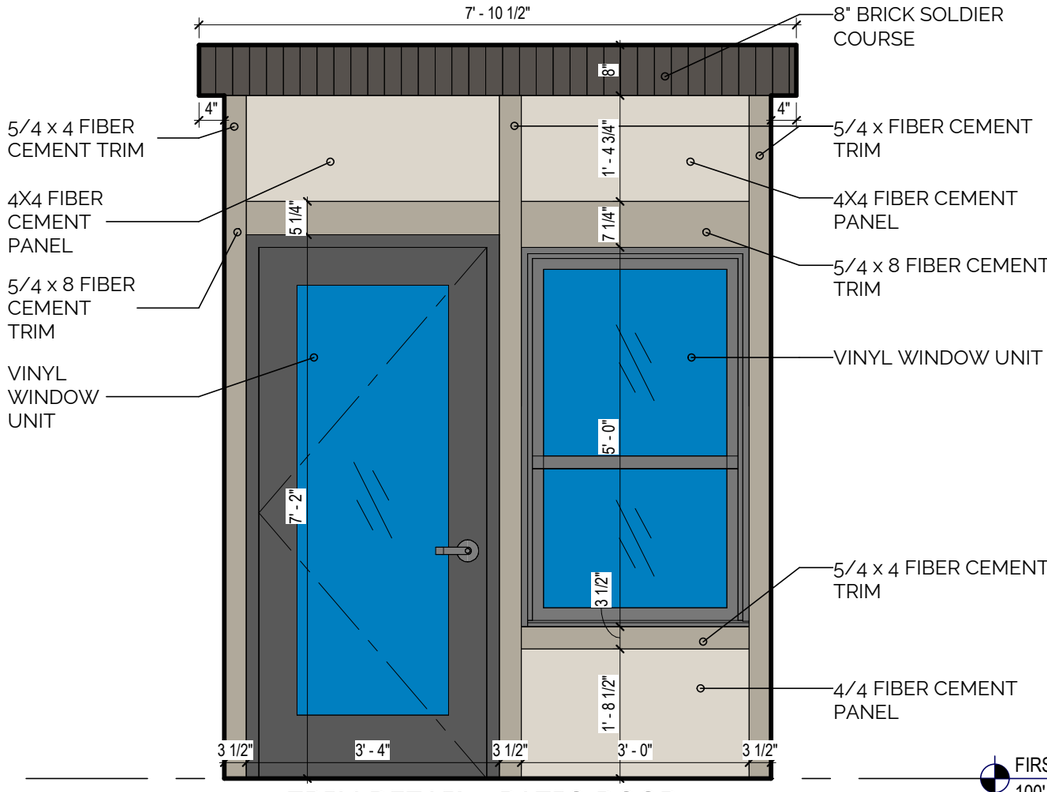
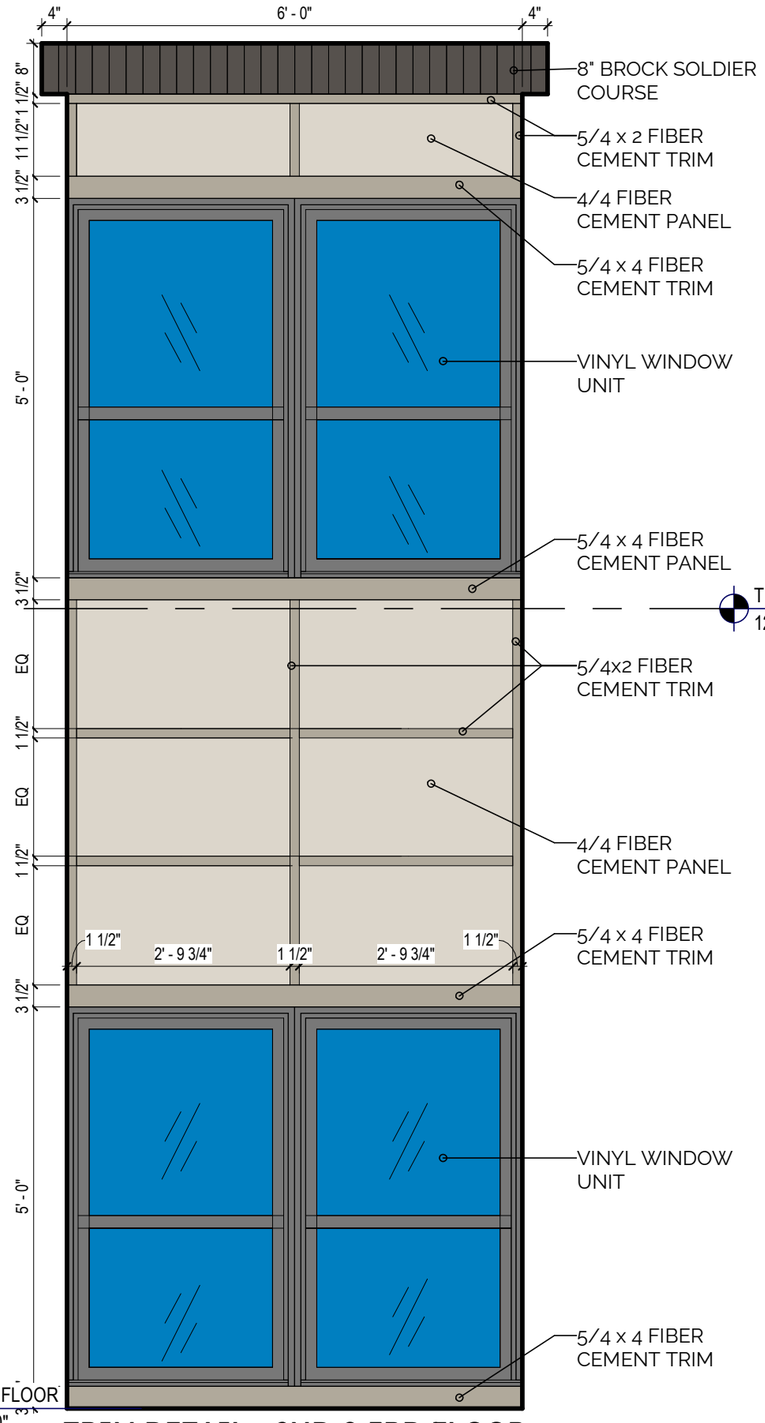
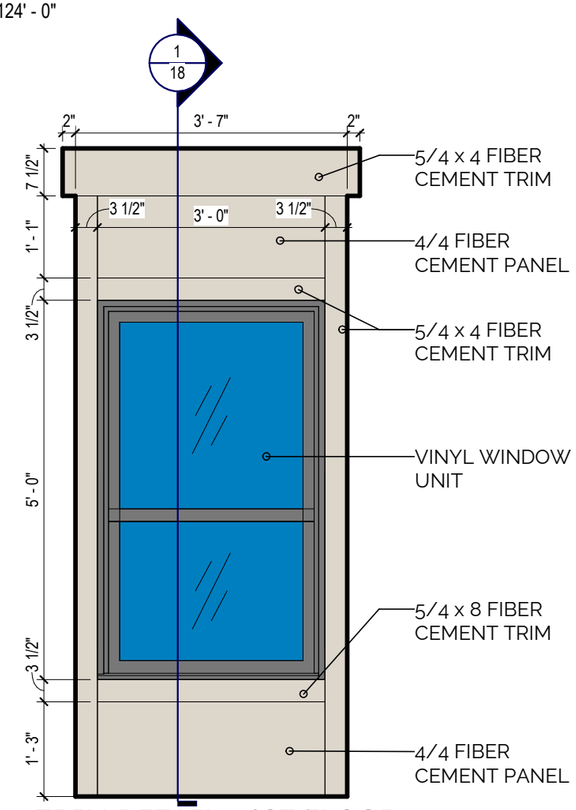


TRIM DETAIL - PATIO DOOR



TRIM DETAIL - 2ND & 3RD FLOOR



TRIM DETAIL - 1ST FLOOR

NOTE: SEE EXTERIOR ELEVATIONS FOR MATERIAL COLOR DESIGNATIONS. MAY VARY BASED ON LOCATION.

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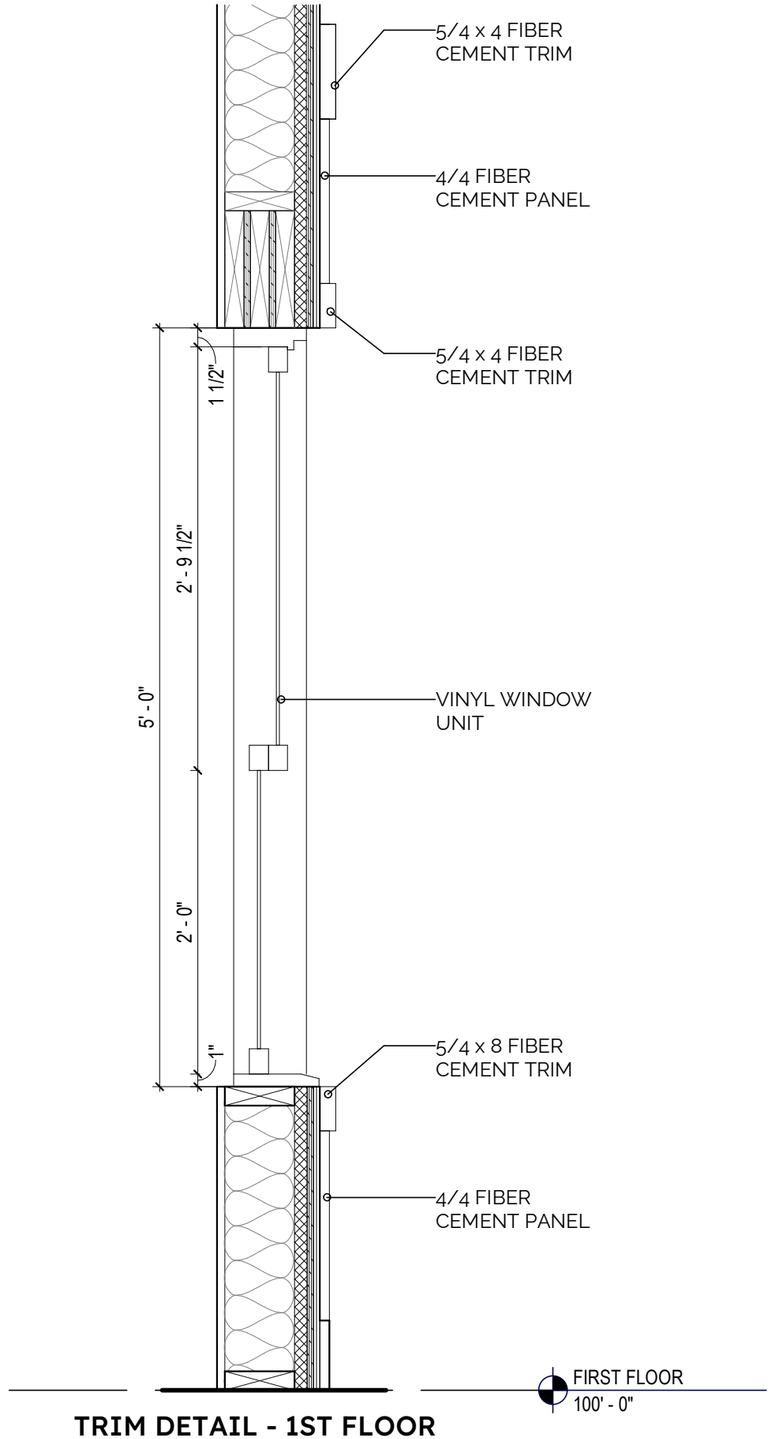

TRIM DETAIL - 1ST FLOOR

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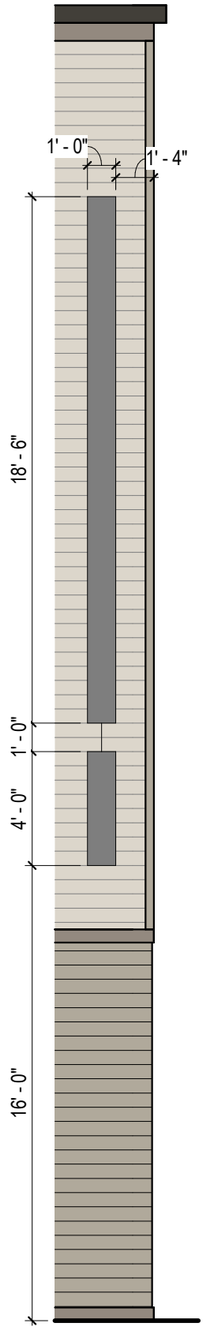
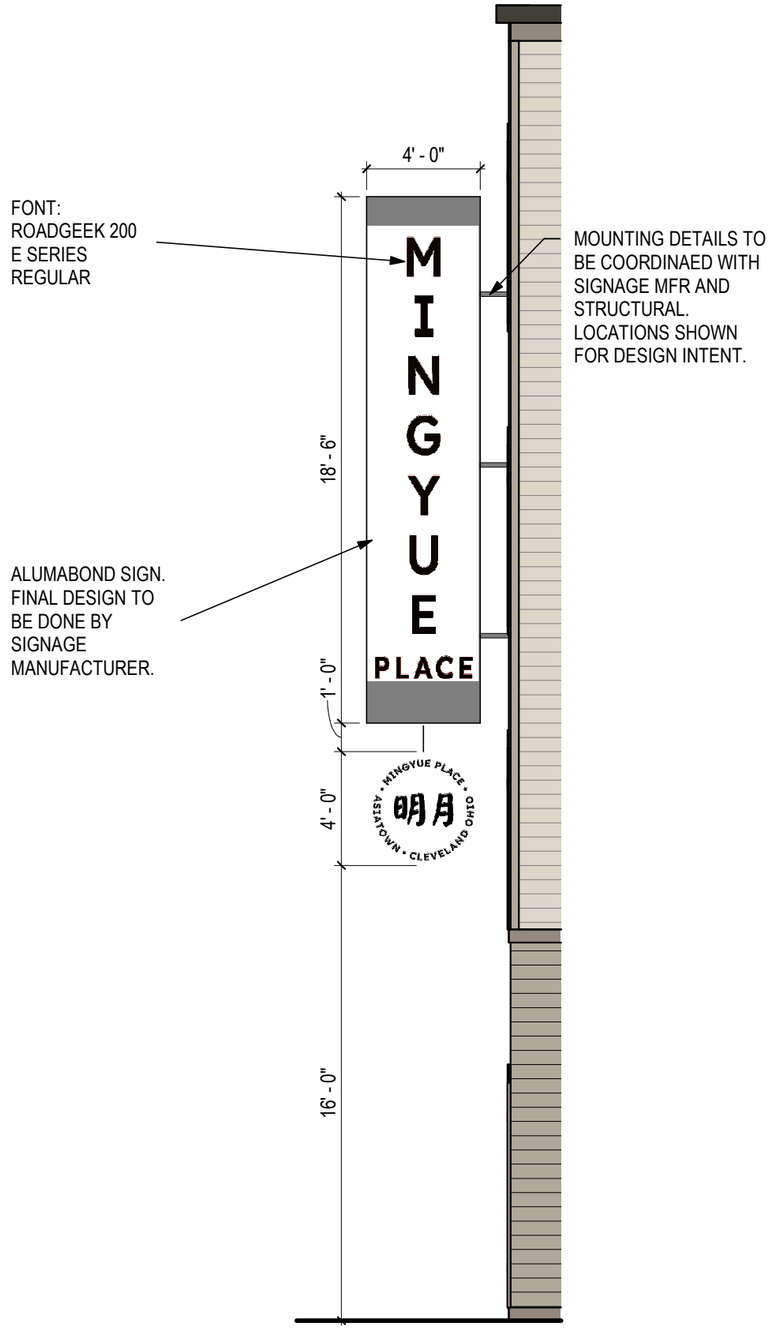


SIGNAGE DETAIL - SIDE



SIGNAGE DETAIL - FRONT

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BUILDING A

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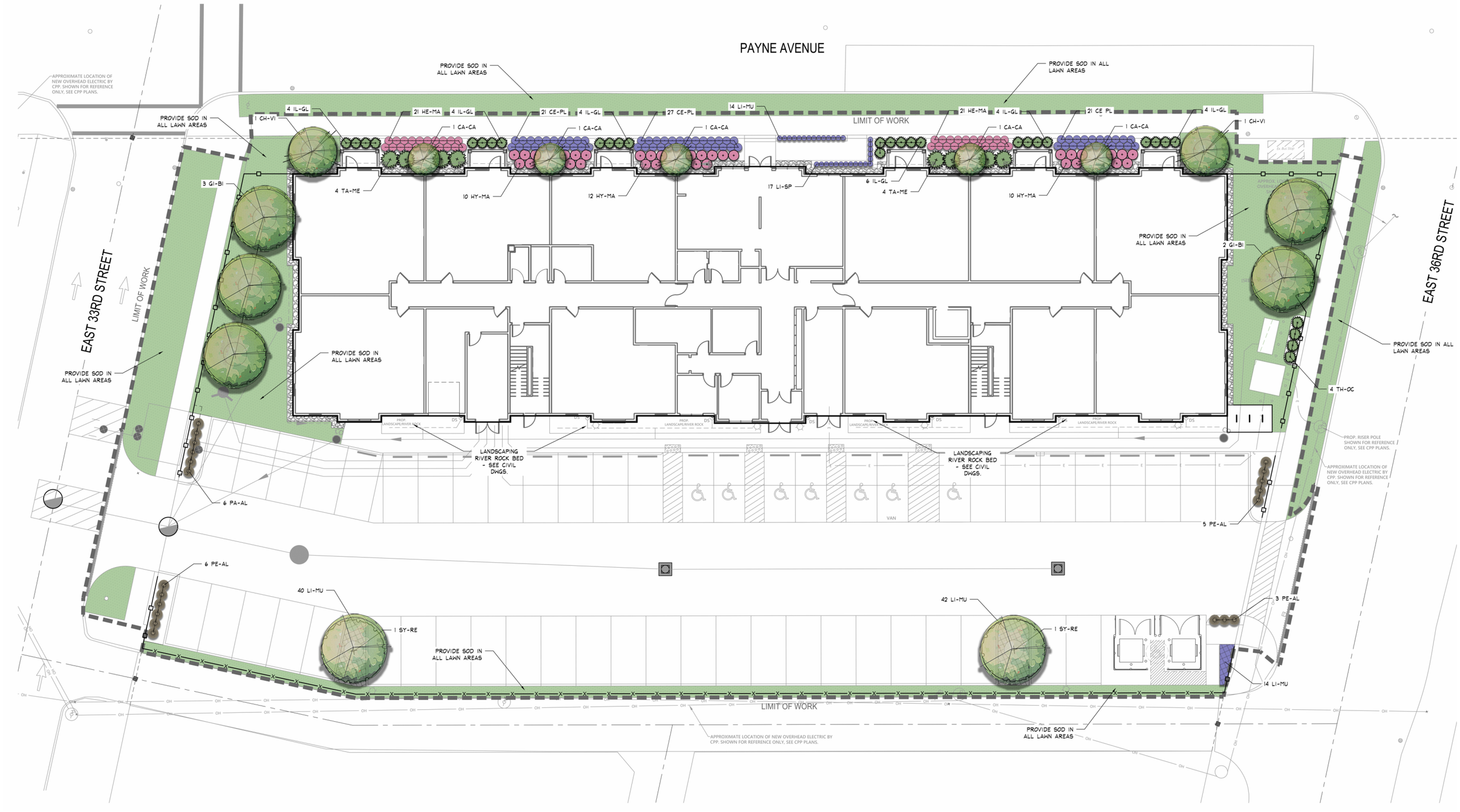

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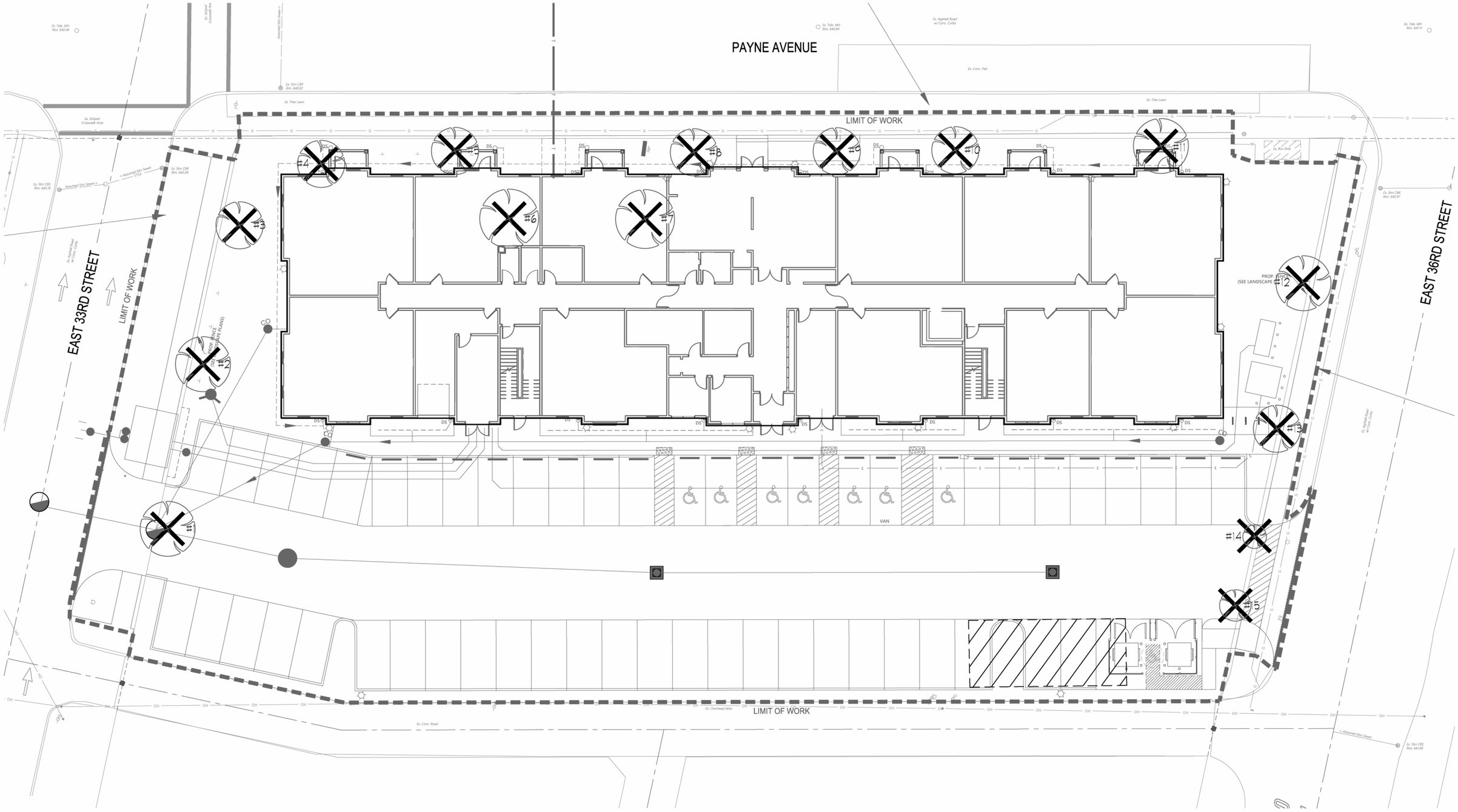

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HY-MA	HYDRANGEA MACROPHYLLA 'BAILMACFICE'	SUMMER CRUSH HYDRANGEA	18" HT.	#5 CONT.	
IL-GL	ILEX GLABRA 'ILEXFARROWTRACEY'	STRONGBOX INKBERRY HOLLY	15" HT.	#3 CONT.	
RH-AR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	15" HT.	#3 CONT.	
TA-ME	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	18" HT.	#5 CONT.	

35	RU-SU	RUDBECKIA FULGIDA VAR. SULLIVANTII 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK EYED SUSAN	CLUMP	#2 CONT

20 JU-VI
6 PE-AL
PROVIDE SOD IN ALL LAWN AREAS
NOTE: 2 EXISTING POLES TO BE RELOCATED OR PROTECTED WITH BOLLARDS. 2 PARKING SPACES TO BECOME COMPACT SPACES IF BOLLARDS ARE USED.
2 GI-BI
17 CA-AC
1 SY-RE
4 RH-AR
6 HY-MA
1 CH-VI
4 IL-GL
14 HE-ST
21 HE-MA
4 TA-ME
1 CA-CA
22 CE-PL
24 CA-AC
3 CH-VI
9 LI-MU
6 TH-OC
4 GI-BI
5 RH-AR
3 CA-CA
10 HY-MA
5 HY-MA
5 IL-GL
35 RU-FU
11 HE-MA
8 HE-ST
11 CE-PL
16 HE-MA
24 LI-MU
8 LI-MU
PROP LIGHT (TYP., SEE SITE PHOTOMETRIC PLAN FOR ADDITIONAL DETAIL)
EAST 33RD STREET
EAST 34RD STREET

ORNAMENT
SEE DET.
PERENNIAL
CENTERLIN
LIMIT OF
MULCH LIN
EXISTING
PROTECT
#57 WASHI
DTL. 6/L5.
INSTALL S

GENERAL NOTE

1. THIS SHEET IS FOR PLA PURPOSES ONLY.
2. PROVIDE AND INSTALL ORNAMENTAL GRASS, G BEDS.
3. PROVIDE AND INSTALL SEED ON ALL DISTURBE
4. SEED WITH TURF MIX A
5. THE CONTRACTOR IS RE PLANTS, AS SHOWN ON PROVIDED ON THE PLAN MATERIAL SUMMARY AR ONLY.
6. ALL SITE UTILITIES ARE SEE SITE UTILITY PLAN NOTIFY ARCHITECT OF PROPOSED TREE LOCAT INSTALLATION.
7. LAWN AND PLANTING AR
8. ALL PLANT MATERIAL S AMERICAN STANDARD F

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TREES

IVORY SILK TREE LILAC
SYRINGA RETICULATA 'IVORY SILK'

WHITE FRINGETREE
CHIONANTHUS VIRGINICUS

PRINCETON SENTRY GINKGO
GINKGO BILBOA 'PRINCETON SENTRY'

AUTUMN FIRE HORNBEAM
CARPINUS CAROLINIA 'MY1'

EVERGREEN TREES

EMERALD SENTINEL JUNIPER
JUNIPERUS VIRGINIANA 'CORCORCOR'

EMERALD ARBORVITAE
THUJA OCCIDENTALIS 'SMARAGD'

SHRUBS/GRASSES/PERENNIALS

STRONGBOX INKBERRY HOLLY
ILEX GLABRA 'ILEXFARROWTRACEY'

EVERLOW YEW
TAXUS X MEDIA 'EVERLOW'

STELLA D'ORO DAYLILY
HEMEROCALLIS 'STELLA D'ORO'

PLUMBAGO
CERATOSTIGMA PLUMBAGINOIDES

ROYAL PURPLE LILY TURF
LIRIOPE MUSCARI 'ROYAL PURPLE'

GRO-LOW SUMAC
RHUS AROMATICA 'GRO-LOW'

KARL FOERSTER FEATHER REED GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

DWARF FOUNTAIN GRASS
PENNISETUM ALOPECUROIDES 'HAMLEN'

SUMMER CRUSH HYDRANGEA
HYDRANGEA MACROPHYLLA 'BAILMACFICE'

BLACK EYED SUSAN
RUDBECKIA FULGIDA VAR. SULLIVANTII 'LITTLE GOLDSTAR'

MAHOGANY MONSTER CORAL BELLS
HEUCHERA X 'MAHOGANY MONSTER'

The plants selected for the north sides of Buildings A and B are Summer Crush Hydrangea, Inkberry Holly, Everlow Yew, Lily Turf, Plumbago, and Coral Bells. They are all shade and salt tolerant.

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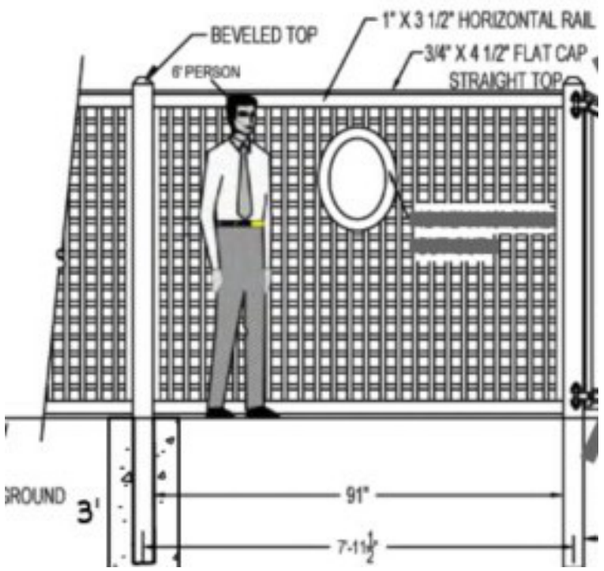
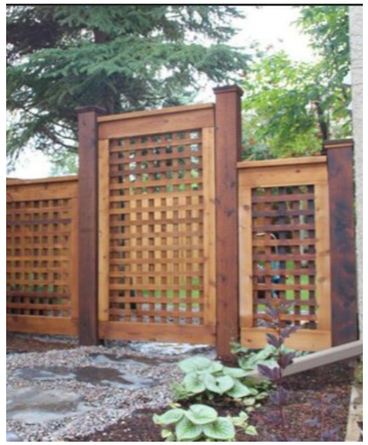
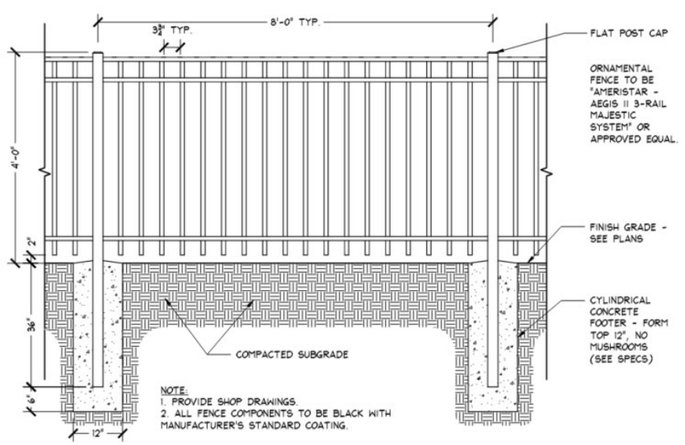
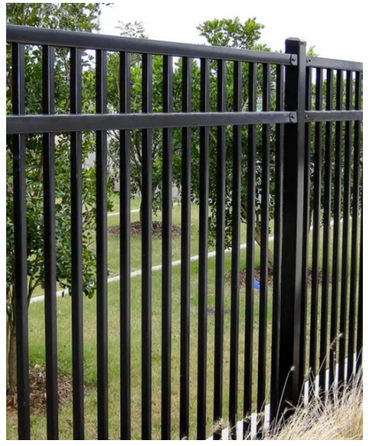


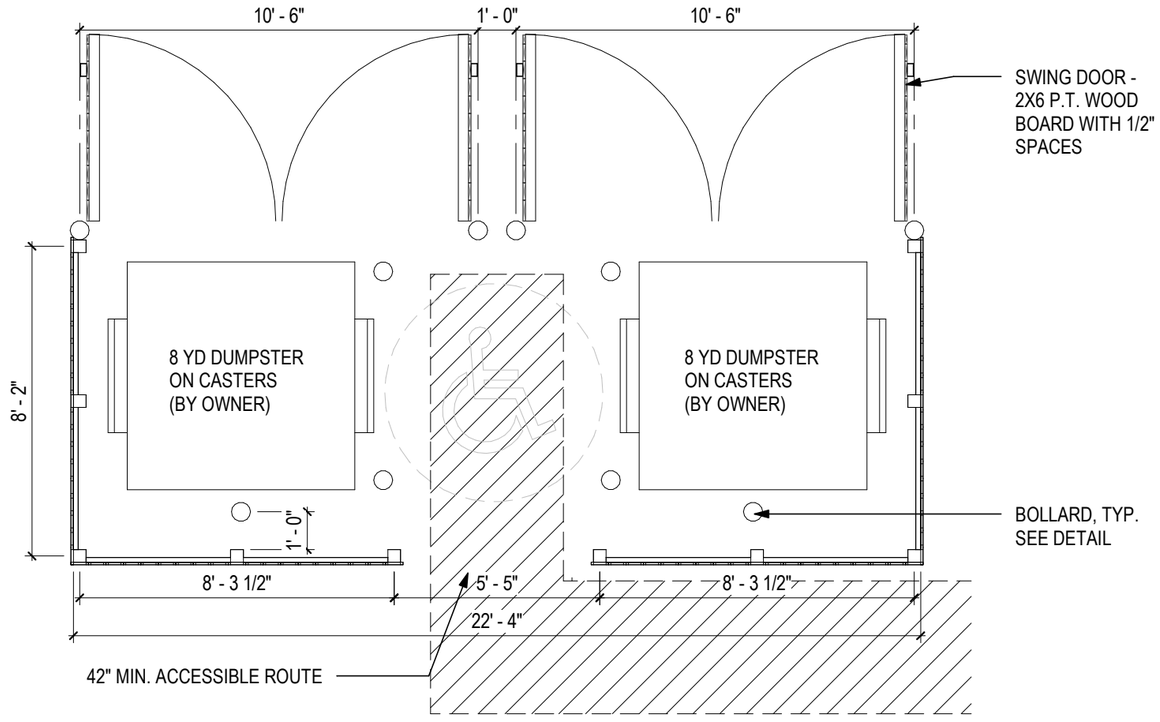


PRIVACY FENCE DETAIL





ORNAMENTAL FENCE DETAIL



TRASH ENCLOSURE DETAIL

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– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-010 - Midtown Lofts

September 18, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval on 8/27/26 with the following conditions:

- fence around retail area (patio) be set back from the corner of the building,
- lower fence height be to 4 ft,
- for Building B corner of the mural lower the brick below window sills,
- study the tree shade of the northern side of the site plan;
- resubmit rendering or elevation about the corner that needs to be addressed for committee to see.
- Mural and signage coming back at a later date

City Planning Staff Recommendations:

The project will help bring residents to the area, and will provide 120 units of rent-controlled housing to individuals and families earning 30%-80% AMI. A new CPL Branch will also be a great addition to the community, making this mixed-use project a strong staple for the neighborhood.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-010 - Dave's Demolition

September 18, 2026

Project Address: 3301 Payne Ave

Type: Demolition

Project Representative: Carolyn Behmer, The NRP Group

Approval: Final

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

the NRP group

Mingyue Place

3301 & 3338 Payne Avenue | Cleveland, OH 44114

Proposed 120-Unit Apartment Building
Demolition Review

09/10/2026

Project Summary

Mingyue will consist of two (2) new four-story buildings. Building A hosts fifty-nine (59) units and building B hosts sixty-one (61) units for a total of one hundred and twenty (120) units. The units consist of one-, two-, and three-bedroom units and their ANSI-Type A Accessible units are dispersed throughout each floor. Amenities include an exercise room, community area with kitchenette, an outdoor seating area, centralized laundry, and a mail lobby and package concierge. The project is designed to meet LEED Residential – Gold level certification.

Total Units: One hundred and twenty units – 35 one-bedroom units, 47 two-bedroom units, and 38 three-bedroom units

Building size

- Building A: 61,178 SF
- Building B: 70,901 SF
- Total: 132,079 SF

Residential Population : General Occupancy

Off-Street Parking Spaces:

- Building A: 53 total (7 Accessible)
- Building B: 71 total (10 Accessible)
- Total: 124 total (17 Accessible)

Sustainability: LEED for Homes – Gold

Current Zoning: Limited Retail Business (G2)

Building/Site Amenities:

- Bicycle Racks
- Community Room with Kitchenette
- Covered Mailboxes & Package Conceirge
- Exercise Room
- Outdoor Seating Area

Developer: The NRP Group

Architect: MA Design

the NRP group

DRC Narrative

Demolition is necessary on this site for the creation of 120 units of Affordable housing and a new ~3,500 sq ft Cleveland Public Library Branch.

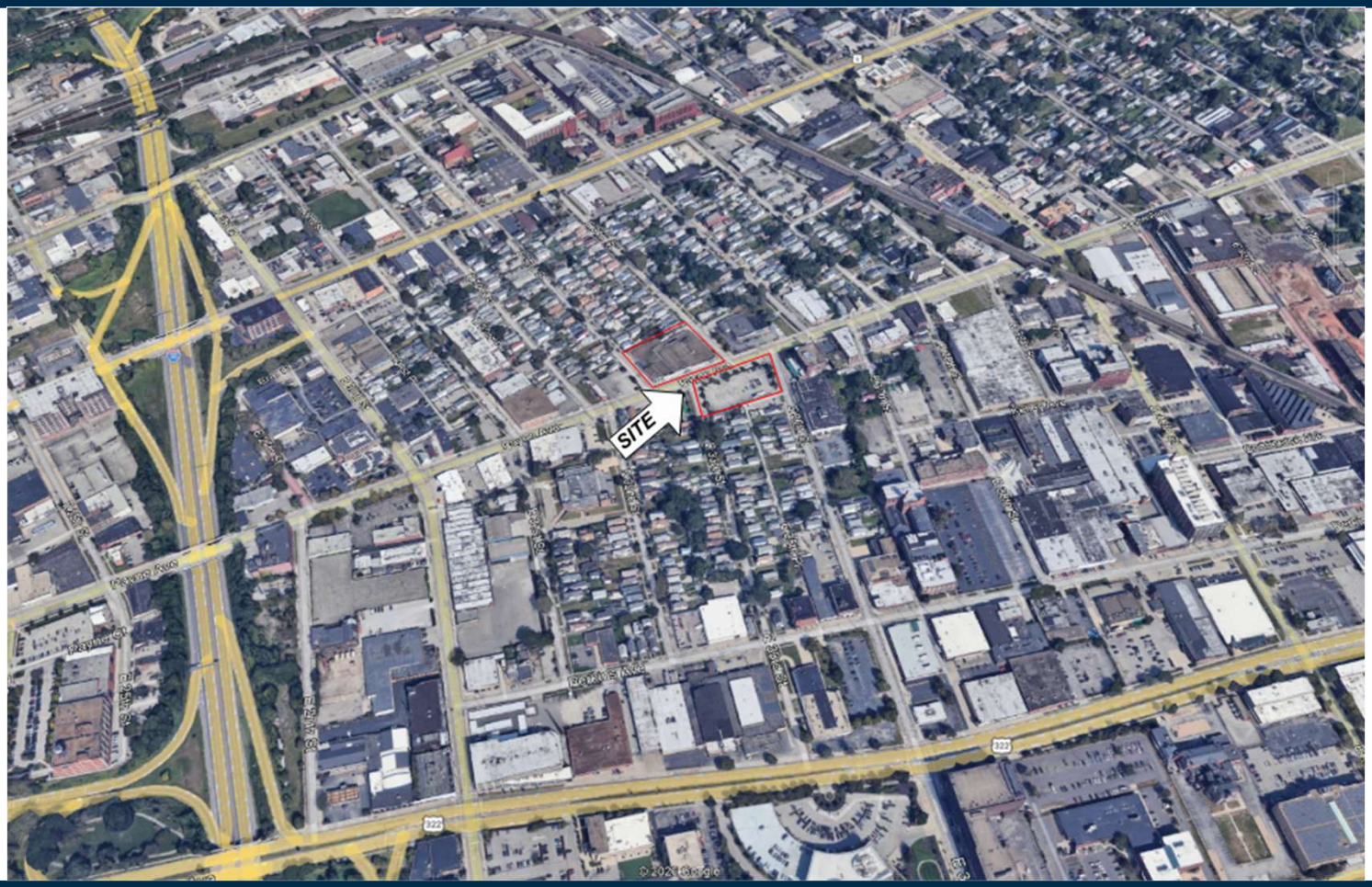
The project will develop two sites, with Building A being planned for development to the South of Payne Avenue and Building B to the North of Payne Avenue. Currently, the Building A site is a surface level parking lot, which formerly provided parking to Site B. Site B currently has a former Dave's Supermarket occupying it, which has been vacant for several years.

Rehabilitation was not considered for this project, as the existing structures on each parcel are not conducive to the creation of housing.

The cleared site will be graded, redeveloped, and maintained by The NRP Group – the redeveloped site will feature 120 units of Affordable Housing, a new Cleveland Public Library branch in the retail space, and amenities for both residents and community members.

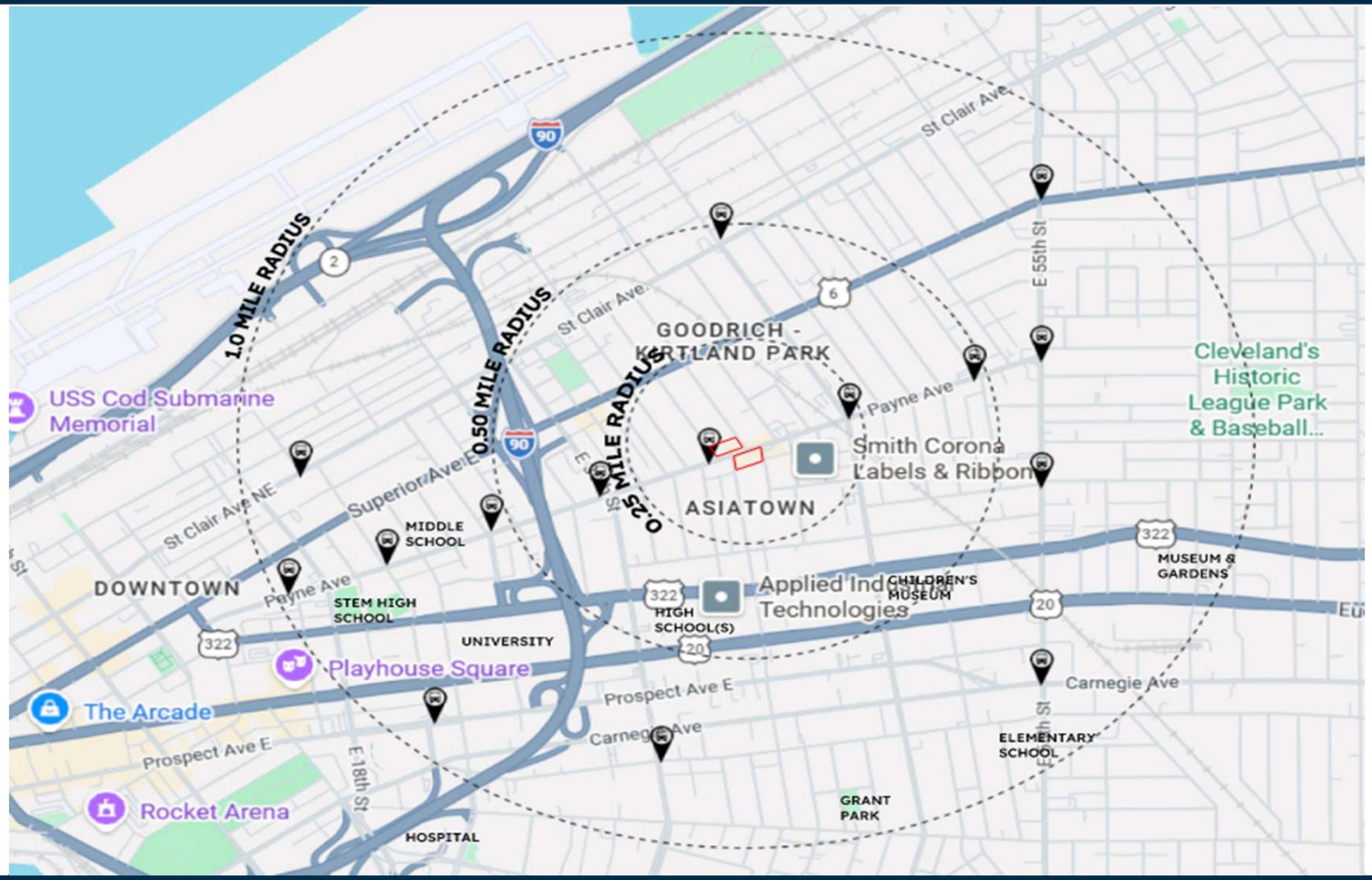
the NRP group

Project Location

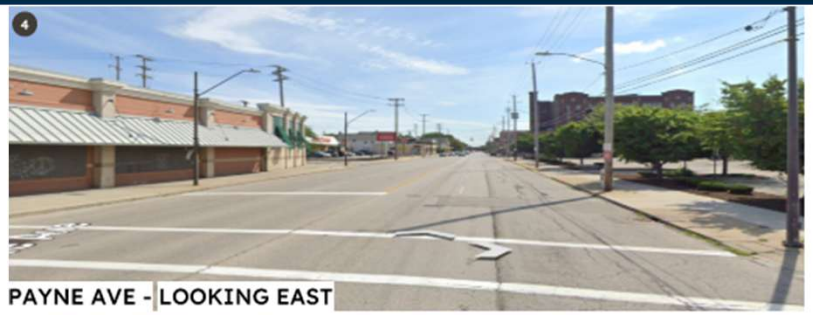


the NRP group

Project Location

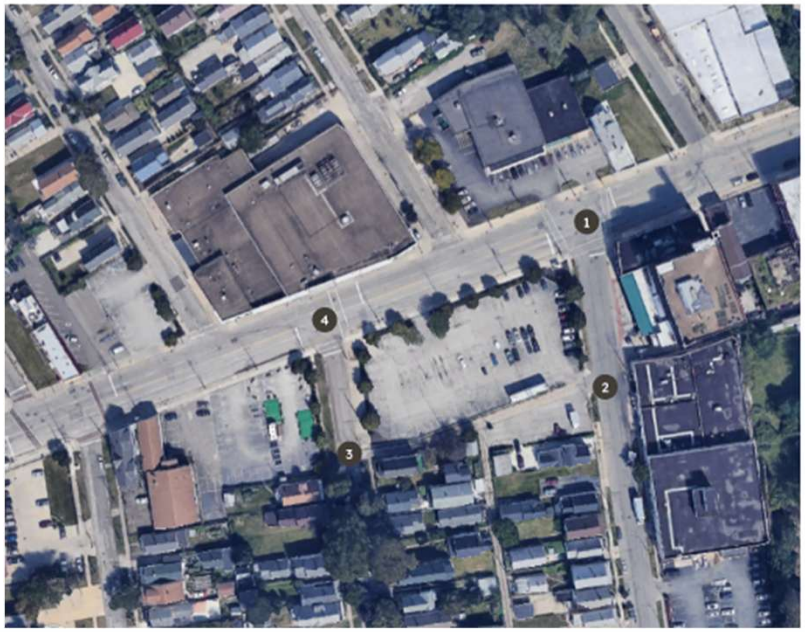


Existing Conditions: Street Views



PAYNE AVE - LOOKING EAST

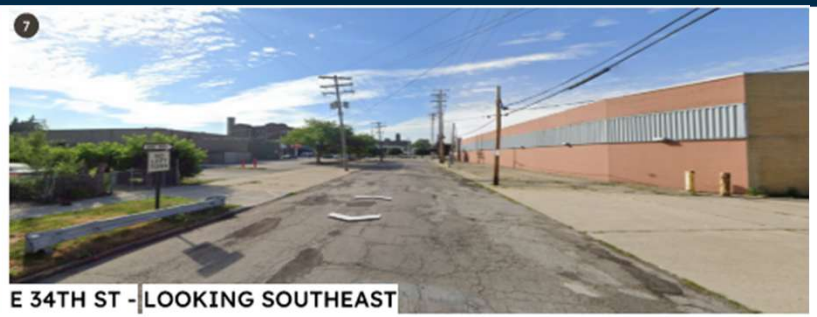
E 32ND ST - LOOKING NORTHEAST

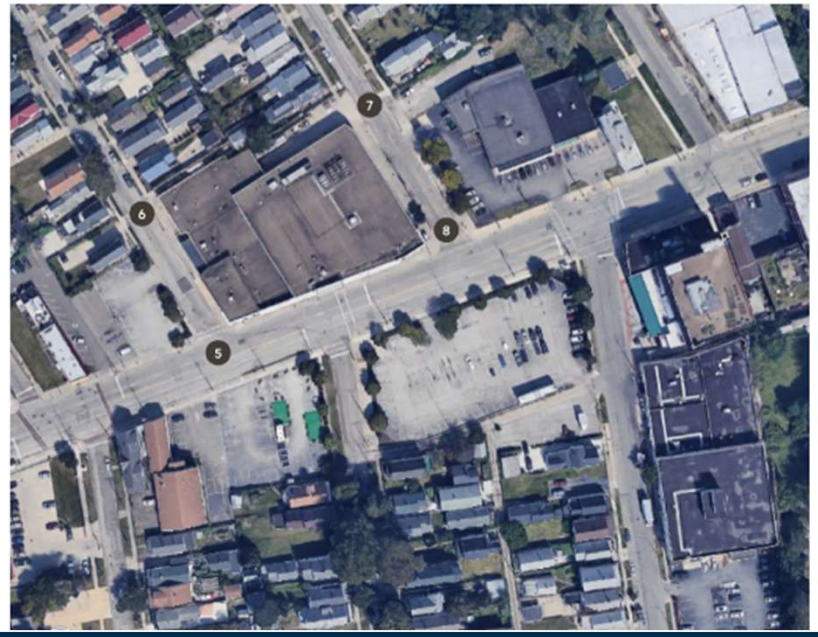


E 36TH ST - LOOKING NORTHWEST

PAYNE AVE - LOOKING WEST

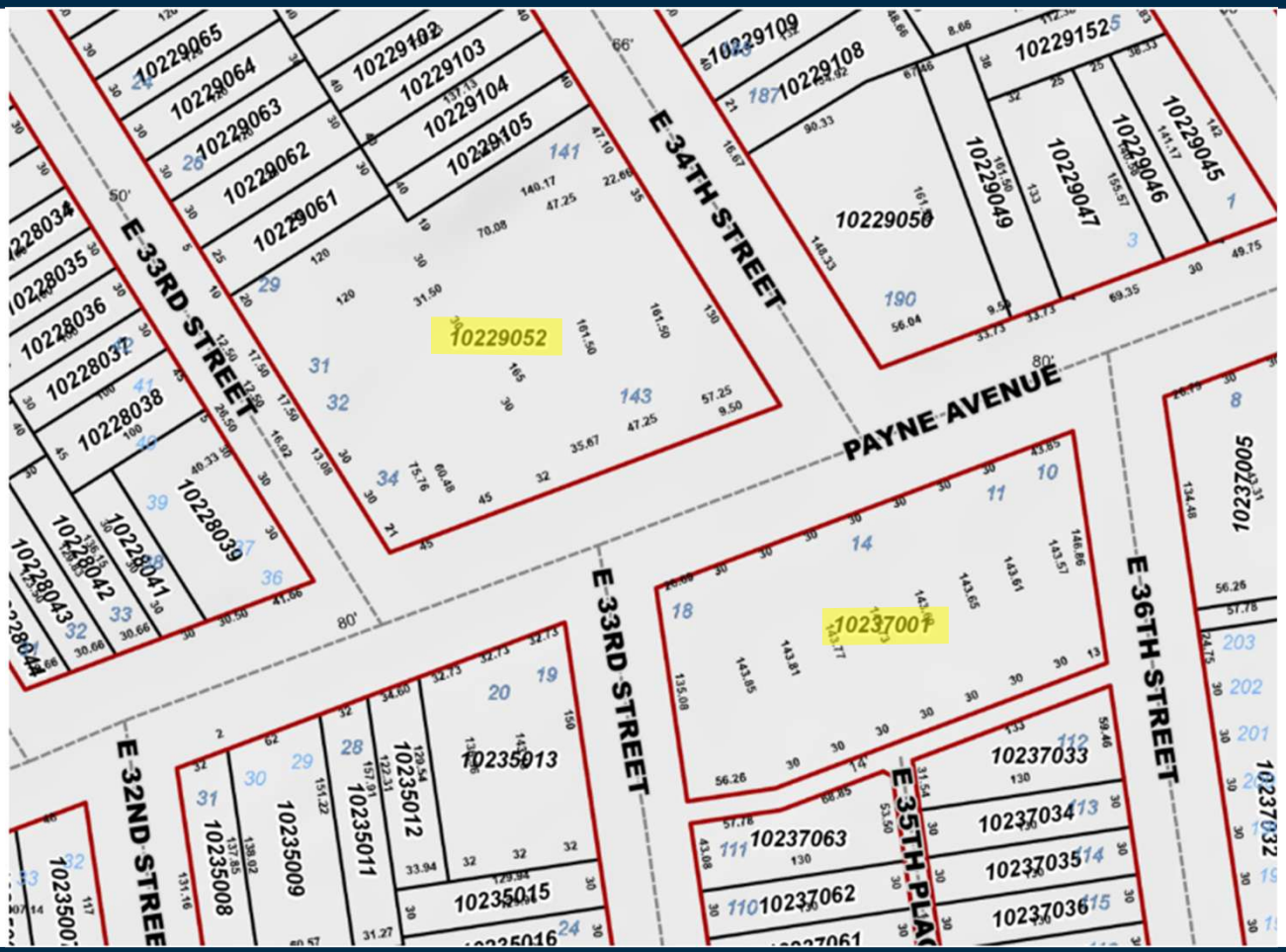
Existing Conditions: Street Views





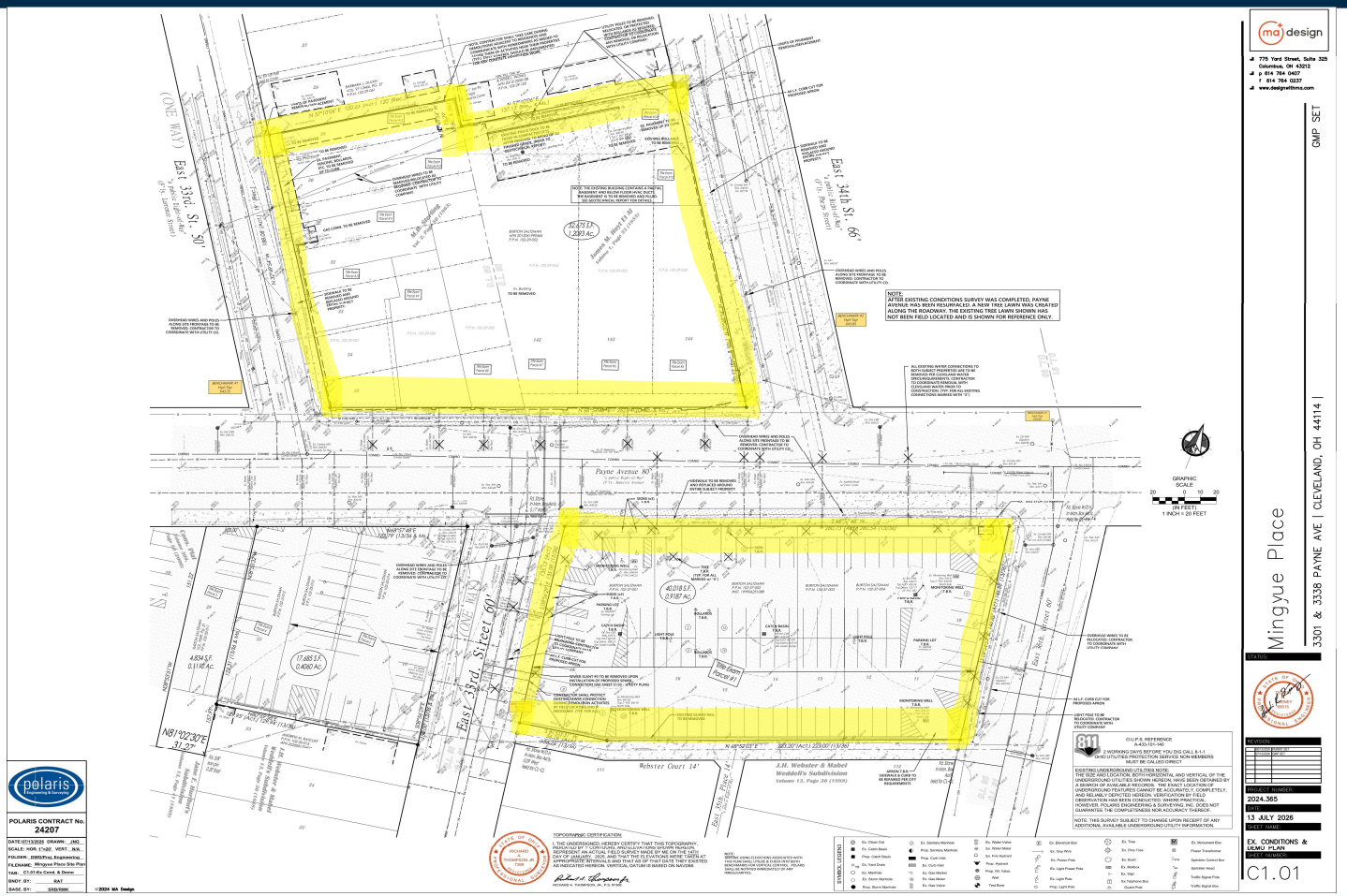
the NRP group

Existing Conditions: Property Boundaries



the NRP group

Demolition Plan



ma design
775 Yard Street, Suite 325
Columbus, OH 43212
p 614 784 0407
f 614 784 0237
www.designwithma.com

GMP SET

3301 & 3338 PAYNE AVE | CLEVELAND, OH 44114 |

Mingyue Place

STATUS:

REVISIONS:

Revision Number	Date
Revision Number #1	
Revision Number #2	

PROJECT NUMBER:
2024.365

DATE:
13 JULY 2026

SHEET NAME:
EX. CONDITIONS & DEMO PLAN

SHEET NUMBER:
C1.01

polaris Engineering & Surveying

POLARIS CONTRACT No.
24207

DATE: 07/13/2026 DRAWN: JMO
SCALE: HOR. 1"=20' VERT. N/A
FOLDER: 2025\Proj. Engineering
FILENAME: Mingyue Plaza Site Plan
TAB: C1.01 Ex Cond. & Demo
BNDY. BY: RAT
BASE. BY: SRR/TWH

©2024 MA Design

TOPOGRAPHIC CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND SUCH FEATURES SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 14TH DAY OF NOVEMBER, 2025, AND THAT, TO THE BEST OF MY KNOWLEDGE AT APPROXIMATELY THE TIME OF SAID SURVEY, THAT ALL OF THE FEATURES EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard S. Thompson Jr.
RICHARD S. THOMPSON, JR., P.S. 8108

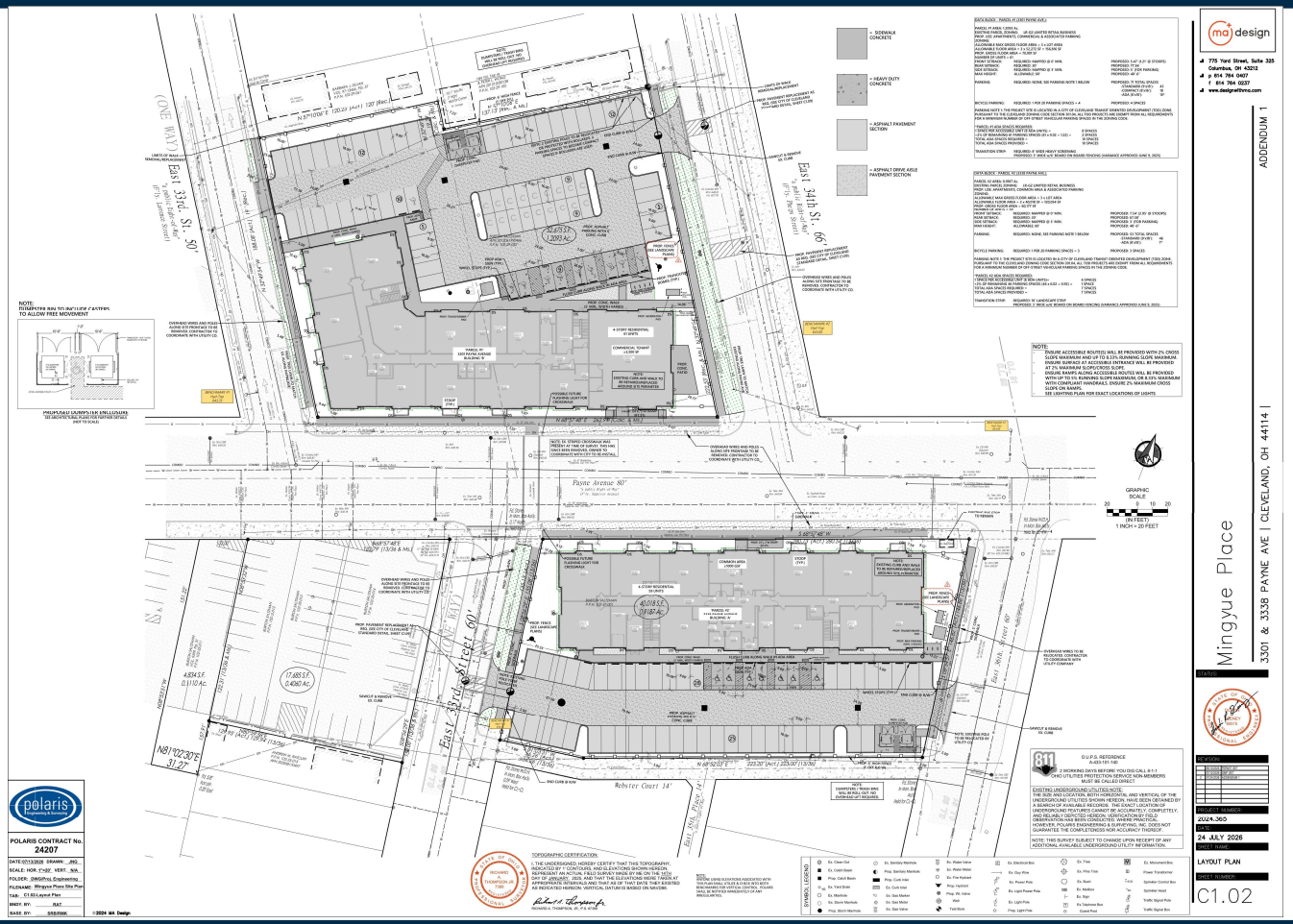
STATE OF OHIO
RICHARD S. THOMPSON JR.
8108
PROFESSIONAL SURVEYOR

SYMBOL LEGEND

Ex. Clean Out	Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Tree	Ex. Monument Box
Ex. Catch Basin	Prop. Sanitary Manhole	Ex. Hose Bibb	Ex. Guy Wire	Ex. Fire Tree	Power Transformer
Prop. Catch Basin	Prop. Curb Inlet	Ex. Fire Hydrant	Ex. Power Pole	Ex. Bush	Sprinkler Control Box
Ex. Yard Drain	Ex. Curb Inlet	Prop. Hydrant	Ex. Light Power Pole	Ex. Mailbox	Sprinkler Head
Ex. Manhole	Ex. Gas Meter	Prop. NG Valve	Prop. Light Pole	Ex. Sign	Traffic Signal Pole
Ex. Storm Manhole	Ex. Gas Valve	Well	Tree Bore	Ex. Telephone Box	Traffic Signal Box
Prop. Storm Manhole		Tree Bore		Guard Post	

the NRP group

Post-Demolition Condition: Layout Plan



the NRP group

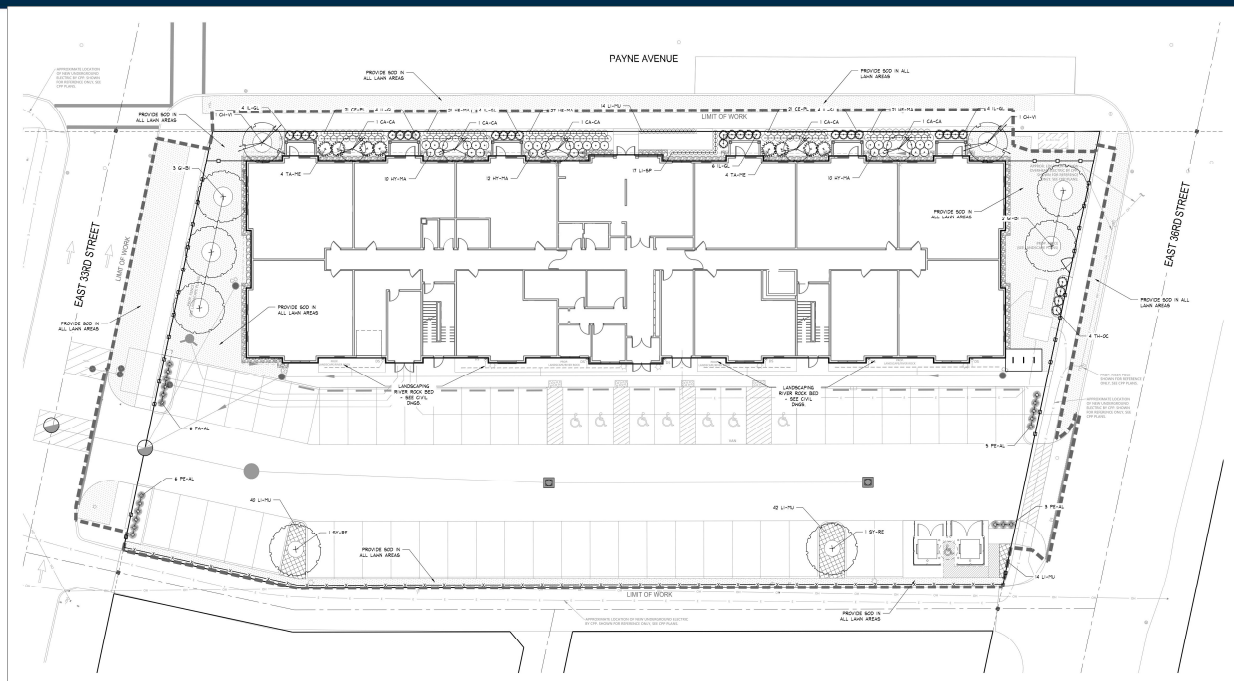
Post Demolition Conditions: Grading Plan (Building A)

the NRP group

Post Demolition Conditions: Grading Plan (Building A)

the NRP group

Post Demolition Conditions: Landscape Plan (Building A)



LEGEND:

- DECIDUOUS SHADE TREE X MULCH RING - SEE DET. L1/LS.00A
- ORNAMENTAL TREE - SEE DET. L1/LS.00A
- SHRUB - SEE DET. &/LS.00A
- ORNAMENTAL GRASS - SEE DET. &/LS.00A
- PERENNIAL - SEE DET. &/LS.00A
- CENTERLINE
- LIMIT OF WORK
- MULCH LINE/MULCH BED
- #57 WASHED RIVER STONE - SEE DTL. &/LS.00A
- INSTALL SOD, SEE SPECS

GENERAL NOTES:

1. THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
2. PROVIDE AND INSTALL 12" PLANTING SOIL IN ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER AND PERENNIAL BEDS.
3. PROVIDE AND INSTALL 4" TOPSOIL, FERTILIZER, AND SEED ON ALL DISTURBED, NON-PLANTING BED PIV AREAS.
4. SEED WITH TURF MIX ALL DISTURBED AREAS.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS, AS SHOWN ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST AND LANDSCAPE MATERIAL SUMMARY ARE FOR ESTIMATION PURPOSES ONLY.
6. ALL SITE UTILITIES ARE SHOWN FOR COORDINATION ONLY. SEE SITE UTILITY PLANS AND SITE ELECTRICAL PLAN. NOTIFY ARCHITECT OF UNFORESEEN CONFLICTS BETWEEN PROPOSED TREE LOCATIONS AND UTILITIES PRIOR TO INSTALLATION.
7. LAWN AND PLANTING AREAS ARE TO BE IRRIGATED.
8. a.) PLANT MATERIAL SIZES CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
2	SY-RE	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL	B & B	
5	GI-PI	GINGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGO	1 3/4" CAL	#10 CONT.	
ORNAMENTAL TREES						
2	CH-VI	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	5' HT.	B & B	
5	CA-CA	CARPINUS CAROLINIA 'FTT'	AUTUMN FIRE HORNBEAM	1.5" CAL	B & B	
EVERGREEN TREES						
4	TH-OC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	5' HT.	B & B	
SHRUBS						
92	HY-PA	HYDRANGEA PACHYPHYLLA 'BALLYHOPOE'	BUTTER CRUSH HYDRANGEA	18" HT.	#5 CONT.	
26	IL-GL	ILEX GLABRA 'LEGTARDINTRACE1'	STRONGER INKBERRY HOLLY	15" HT.	#5 CONT.	
5	TA-ME	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	18" HT.	#5 CONT.	
GRASSES						
10	PE-AL	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	CLUMP	#2 CONT.	
PERENNIALS						
127	LI-MU	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	CLUMP	#2 CONT.	
42	EP-PL	EPIMEDIUM SPP. PLUMBAGINOIDES	PLUMBAGO	CLUMP	#2 CONT.	
64	HE-MA	HEUCHERA X 'MAHOGANY MONSTER'	MAHOGANY MONSTER CORAL BELLS	CLUMP	#2 CONT.	

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Ohio Utilities Protection Service
1-800-362-2764

ma design
775 Yard Street, Suite 325
Columbus, OH 43212
p 614.764.0407
f 614.764.0237
www.designwithma.com

ADDENDUM 1

MINGYUE PLACE - BUILDING A

3338 PAYNE AVE | CLEVELAND, OH 44114 |

STATUS:

REVISION:

PROJECT NUMBER: 2024.060

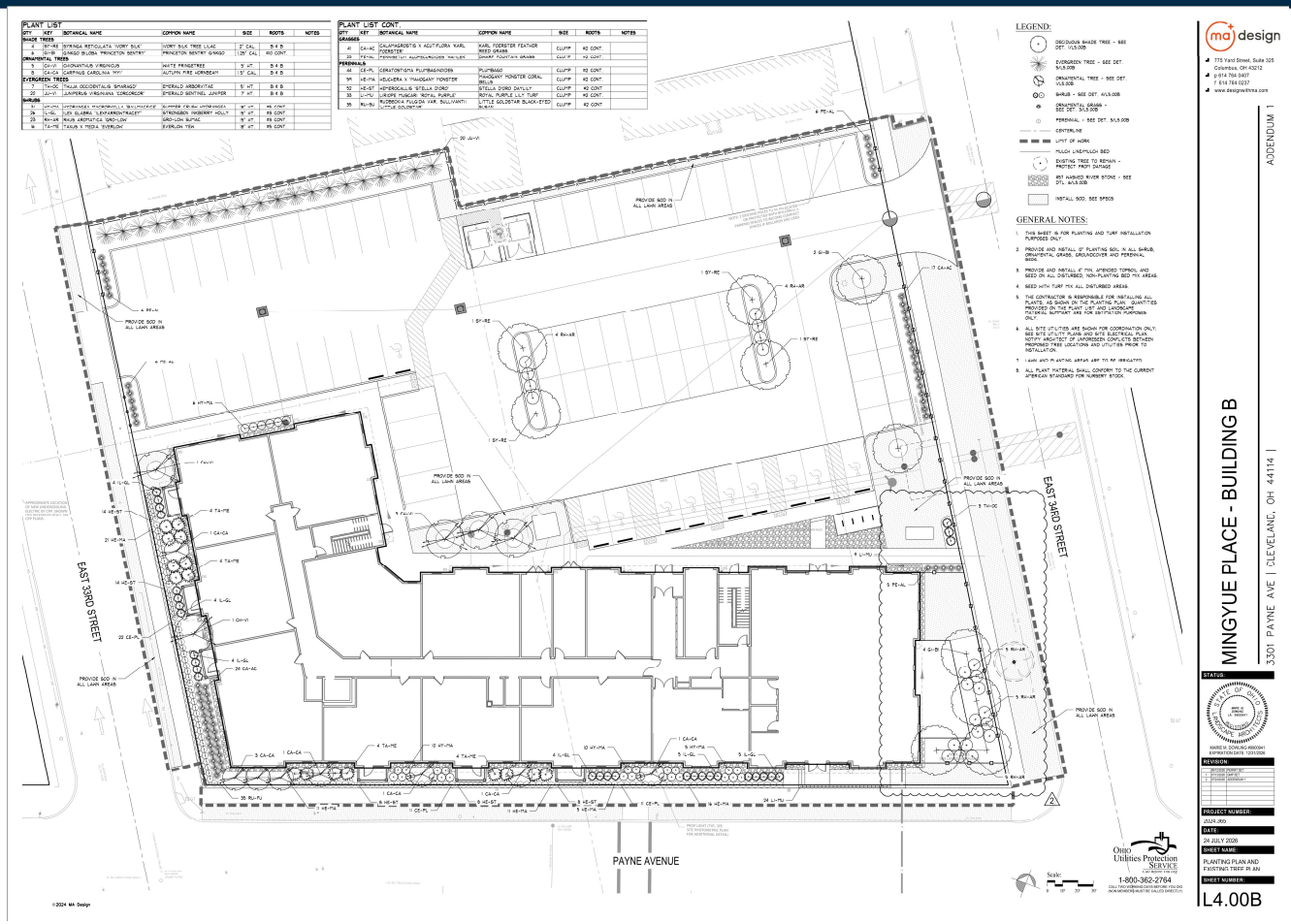
DATE: 24 JULY 2026

SHEET NAME: PLANTING PLAN AND EXISTING TREE PLAN

SHEET NUMBER: L4.00A

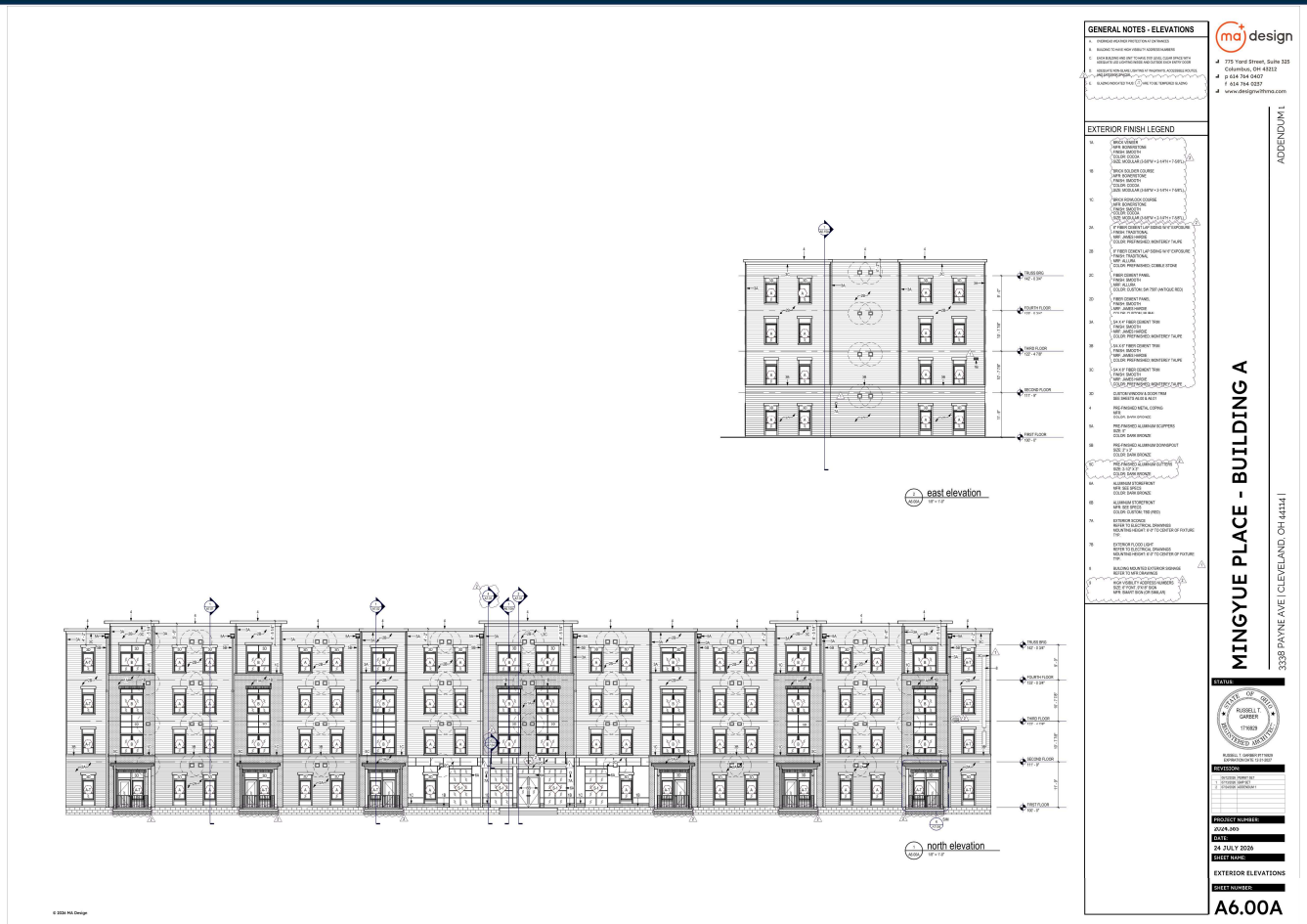
the NRP group

Post Demolition Conditions: Landscape Plan (Building B)



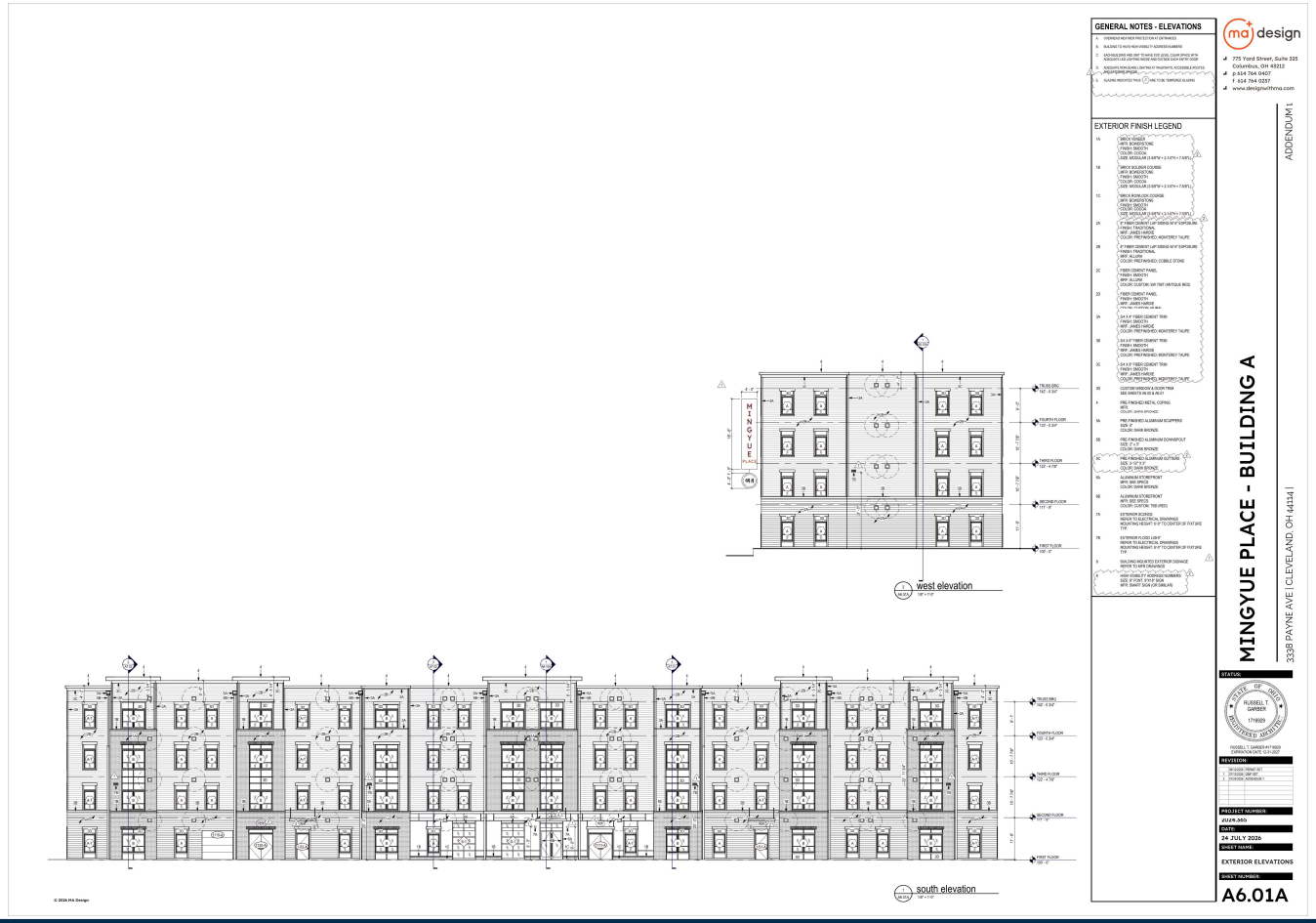
the NRP group

Post Demolition Conditions: Exterior Elevations (Building A)



the NRP group

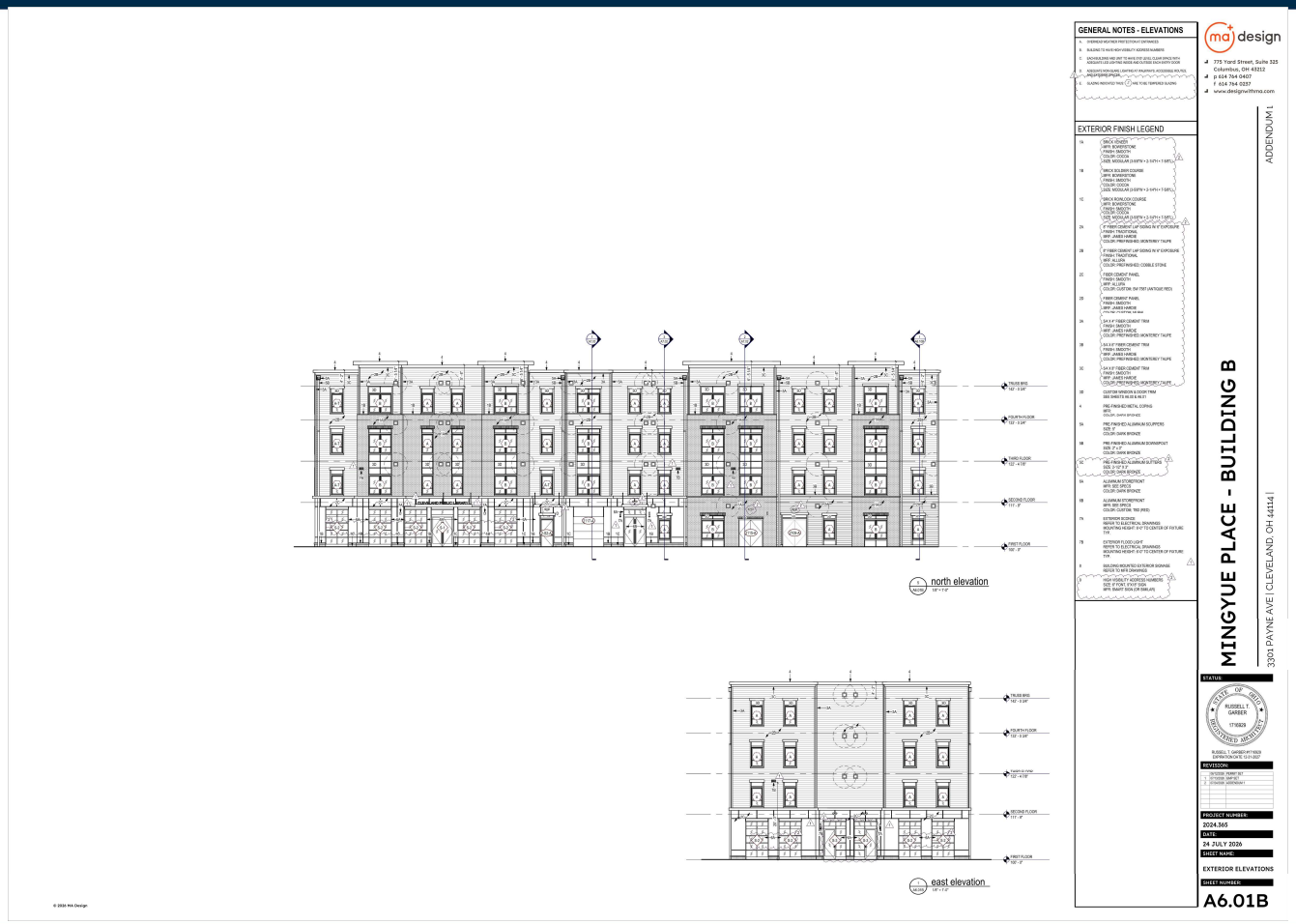
Post Demolition Conditions: Exterior Elevations (Building A)



the NRP group

Post Demolition Conditions: Exterior Elevations (Building B)

Post Demolition Conditions: Exterior Elevations (Building B)



Post Demolition Conditions: Renderings (Building A)

the NRP group

Post Demolition Conditions: Renderings (Building B)

§ 341.08: Demolition and Moving – Criteria for Action

1) The architectural and historic significance of the subject building or structure;
2) The significance of the building or structure in contributing to the architectural or historic character of its environs;
3) In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;
4) The present and potential economic viability of the subject building or structure, given its physical condition and marketability;
5) The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
6) The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and
7) The design quality and significance and the appropriateness of the proposed re-use of the property.

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-010 - Dave's Demolition

September 18, 2026

CEDRAC Recommendations:

CEDRAC has been shared the demolition presentation for review.

The post-demolition redevelopment plans have been approved with the knowledge that a demolition will be required.

City Planning Staff Recommendations:

This demolition will make space for the Midtown Lofts project.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-013 - Building E Expansion

September 18, 2026

Project Address: 9105 Cedar Ave

Type: New Construction

Project Representative: Ed Paine

Approval: Schematic

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

E Building Expansion

Schematic Design Submission

10 September 2026

Cleveland Clinic
Buildings + Design

E Expansion

Agenda – Schematic Design Submission

- Project Summary
- Site Location
  - Location Plan, Context Plan, Existing Conditions Plan
- Site Plan / Composite Site Plan
- Tree Preservation Plan
- Floor Plans
- Exterior
  - Building Section
  - Elevations
  - Illustrative Rendering
- Furnishings & Site Amenities
- Conceptual Landscape Plan
- Stormwater Management Plan & Determination Letter

E Expansion

Project Summary

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

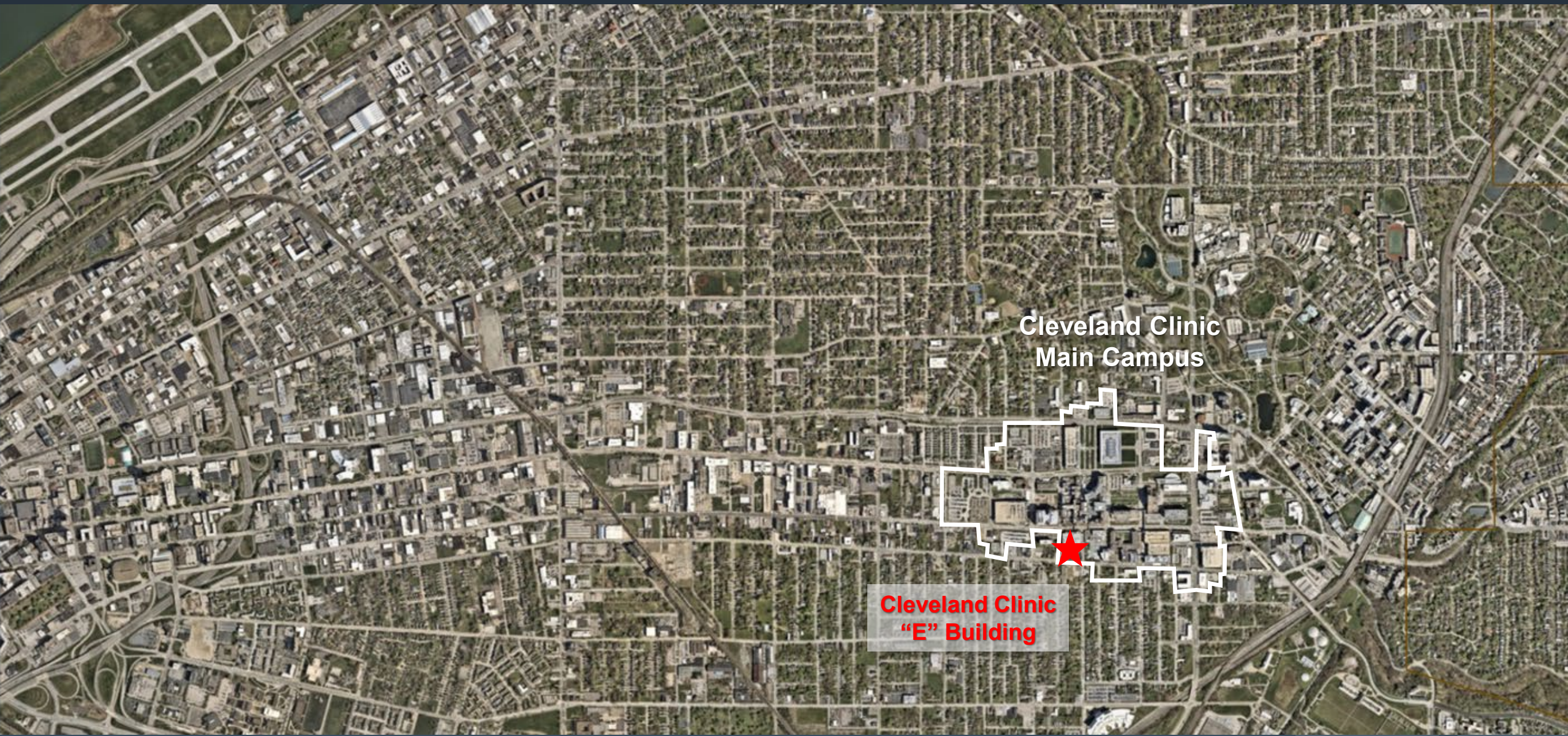
The new addition will increase the capacity and functionality of the Emergency Department through expanded trauma treatment spaces, advanced diagnostic and support services, and improved circulation for patients, staff, and emergency responders. The facility will be designed to accommodate the specialized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

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

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

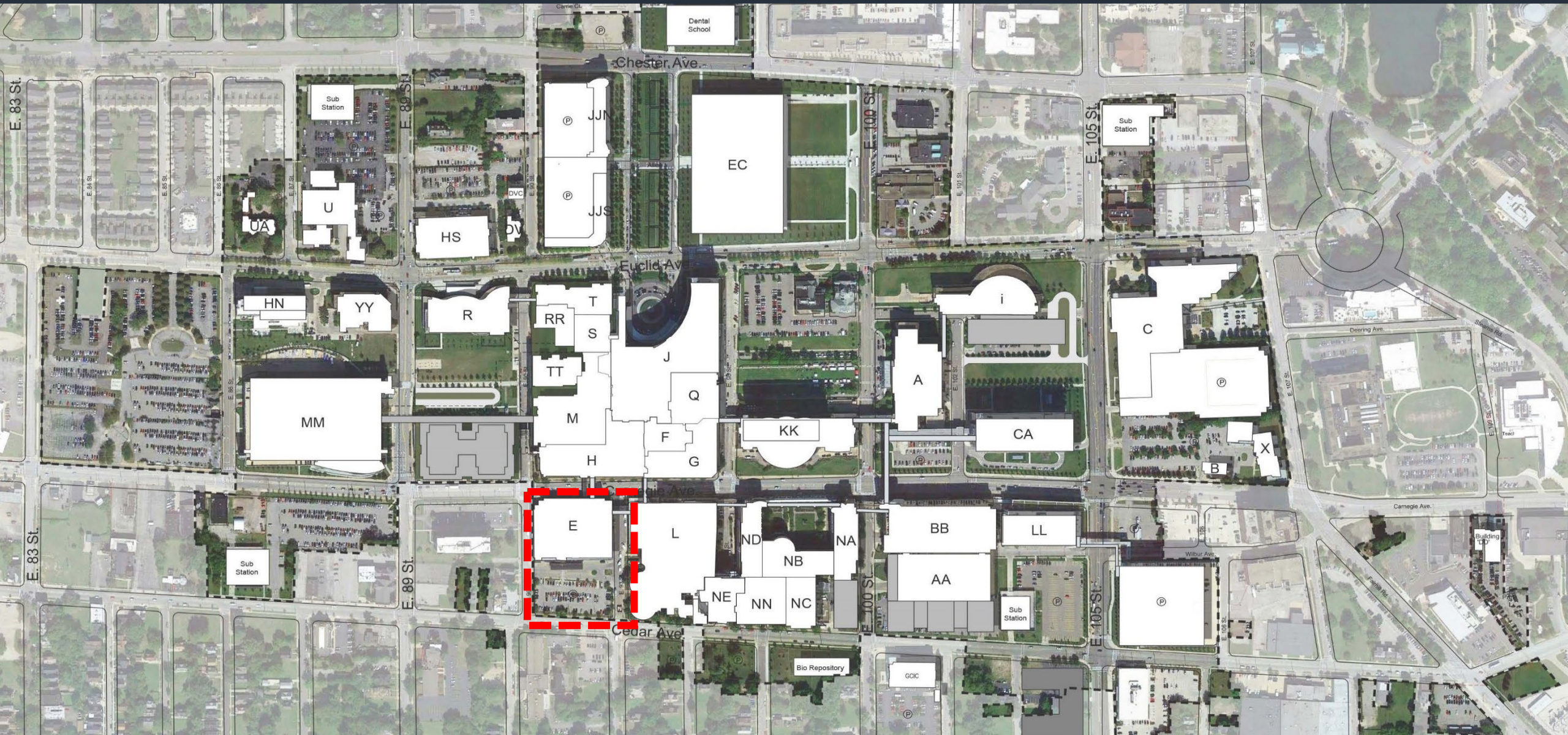
E Expansion

Site Location Map – District Level



E Expansion

Site Context Plan (Campus Plan)



E Expansion

Existing Conditions Plan

E Expansion

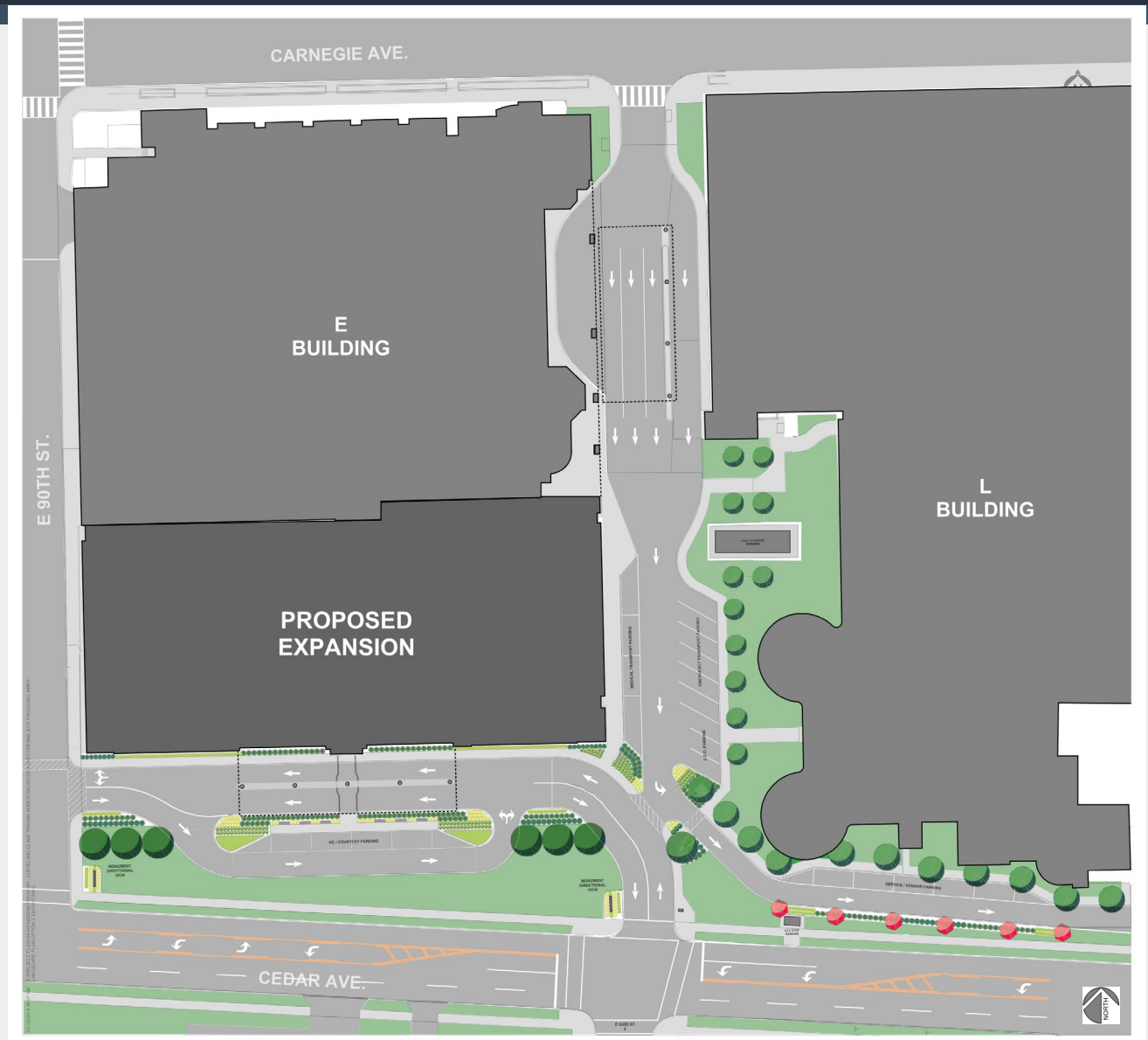
Existing Conditions

E Expansion

Existing Conditions

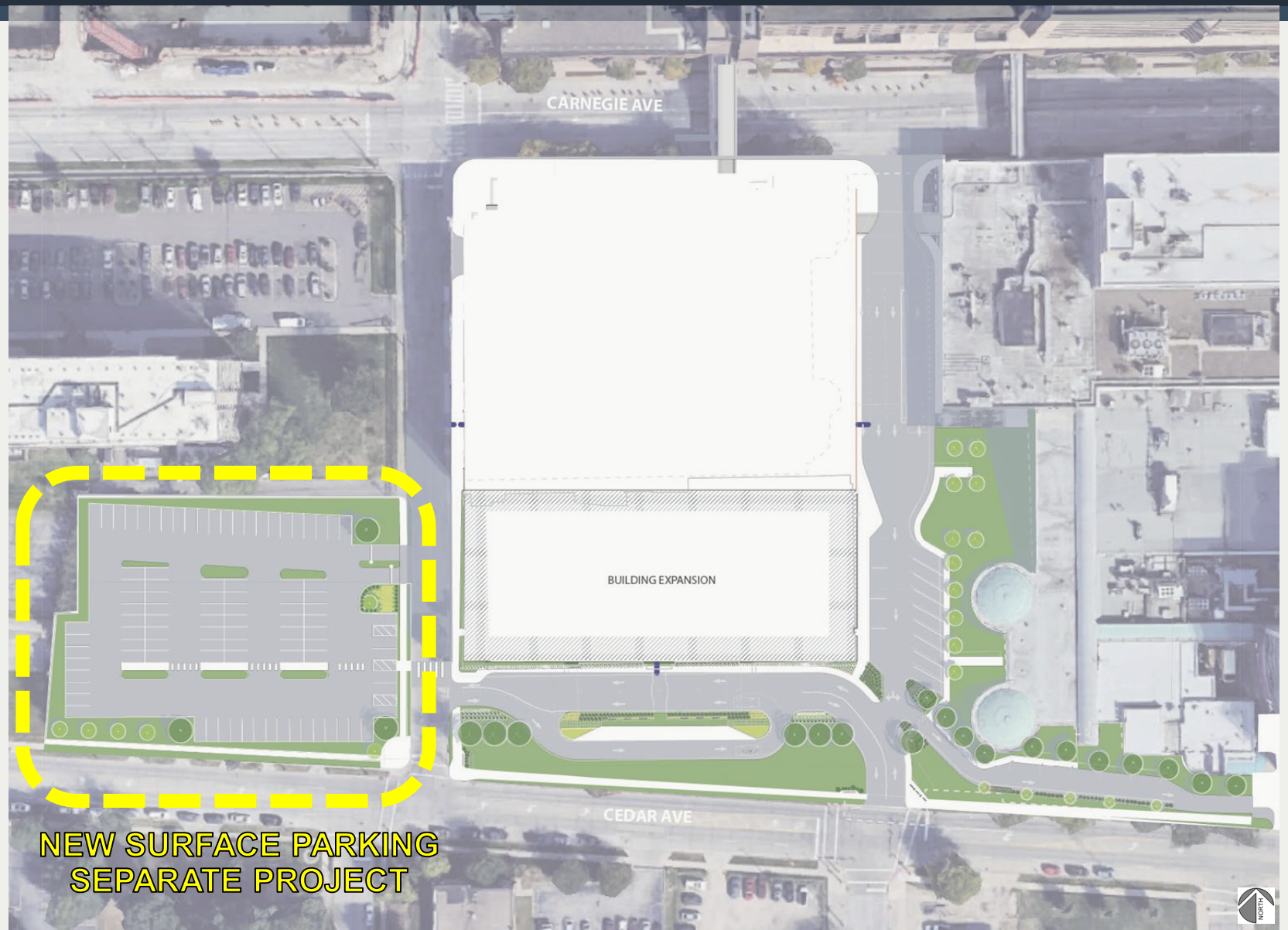
E Expansion

Schematic Site Plan



E Expansion

Schematic Site Plan - Composite



Additional Parking

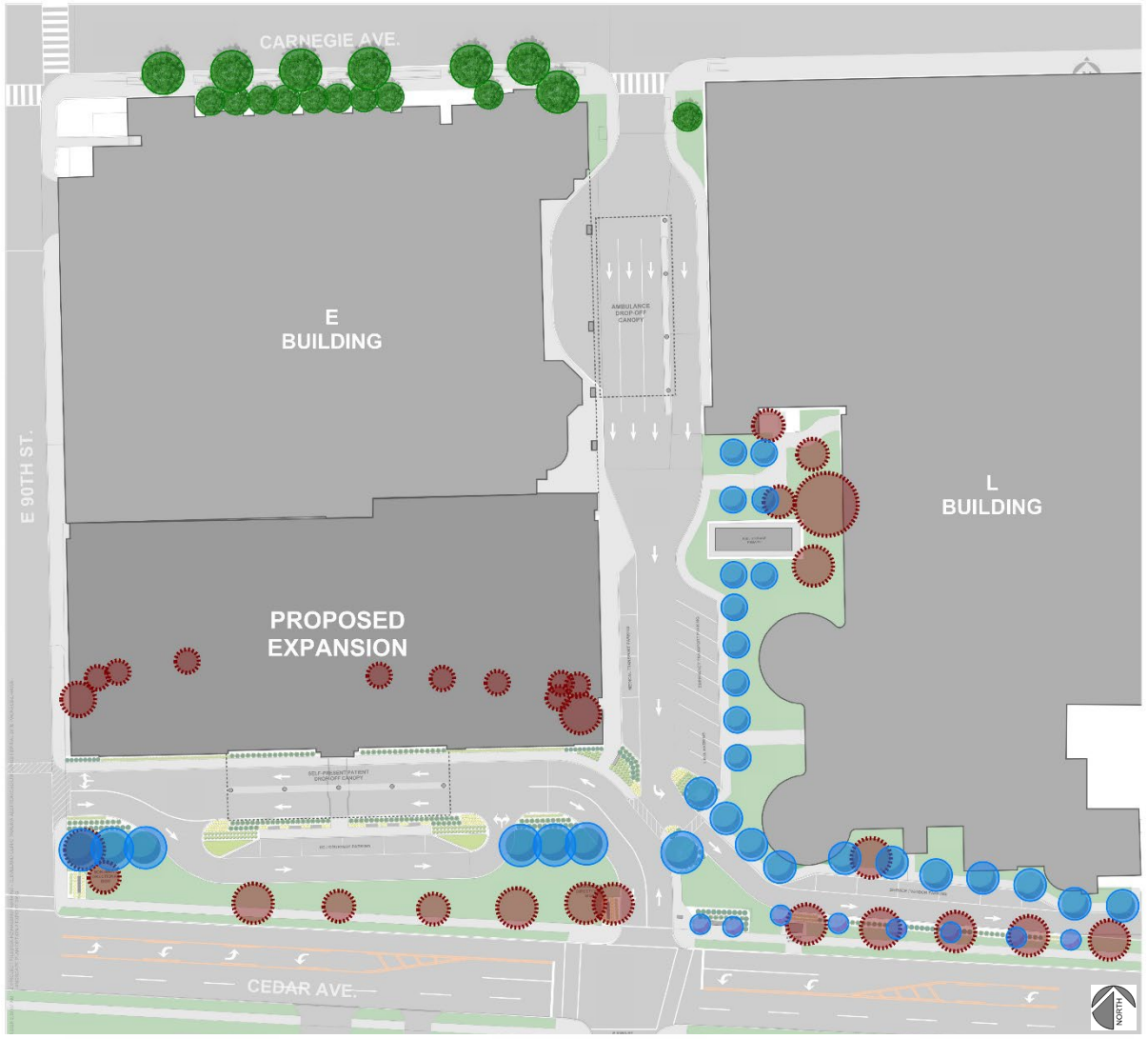
New Surface Lot for Patient Parking to serve Emergency Department is being Designed under a separate Project

Future / separate Review Submissions to Planning Commission and Building & Housing will be forthcoming

E Expansion

Schematic Tree Preservation Plan

+5 New Trees (Net)



E Expansion

Schematic Floor Plans

FIRST FLOOR

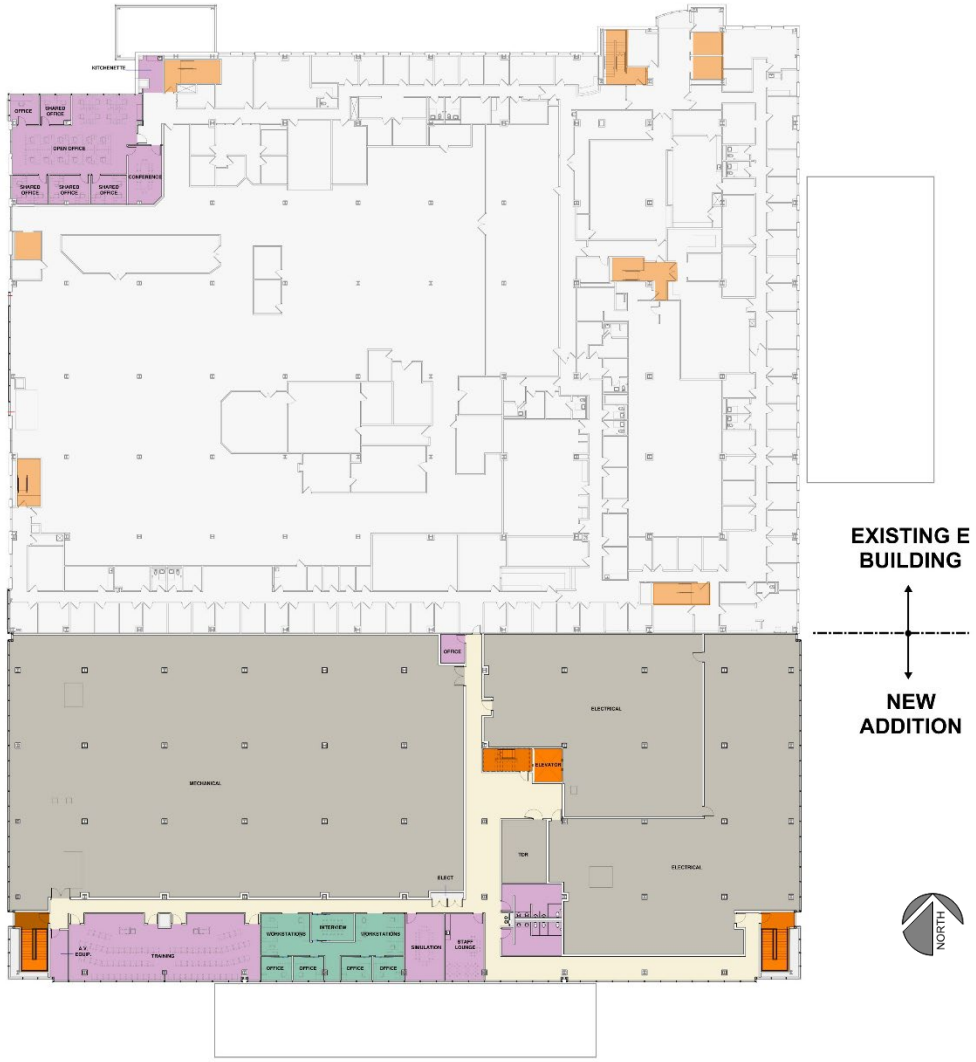
E Expansion

Schematic Floor Plans

SECOND FLOOR

E Expansion

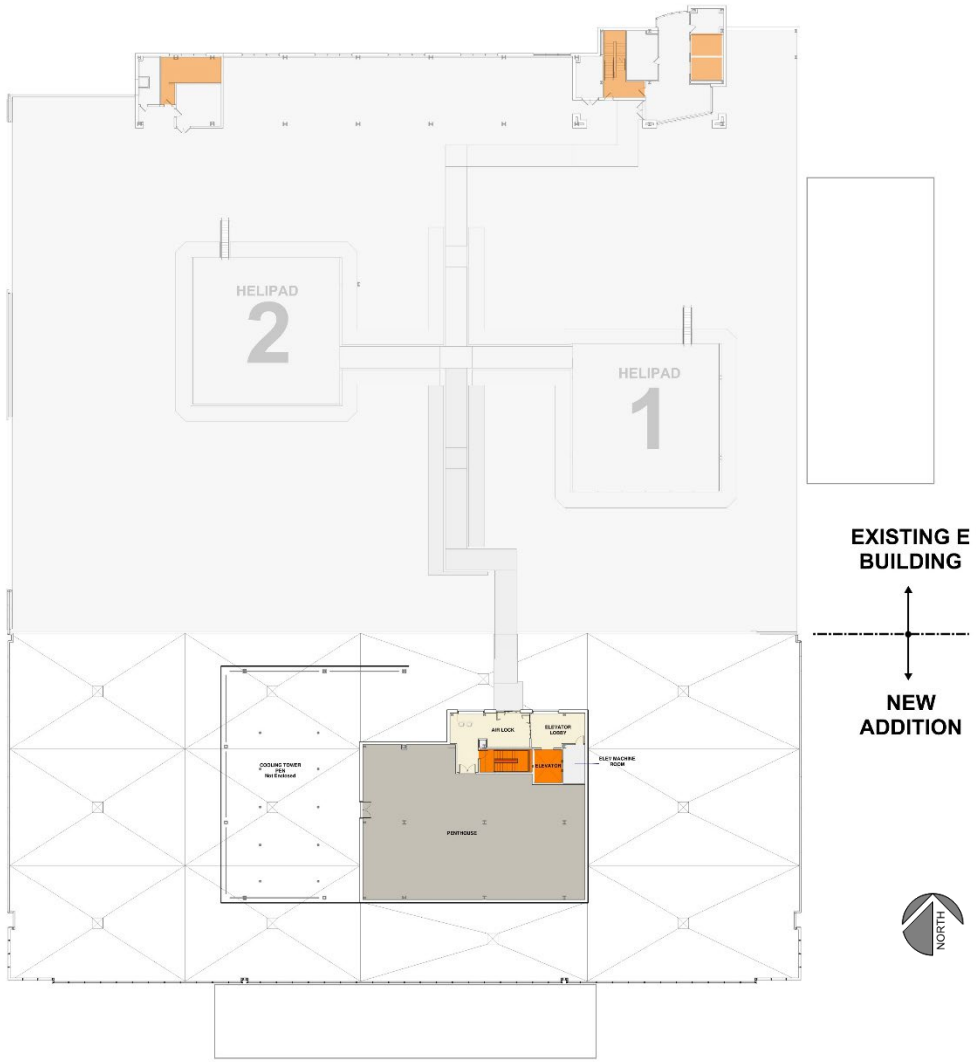
Schematic Floor Plans



THIRD FLOOR

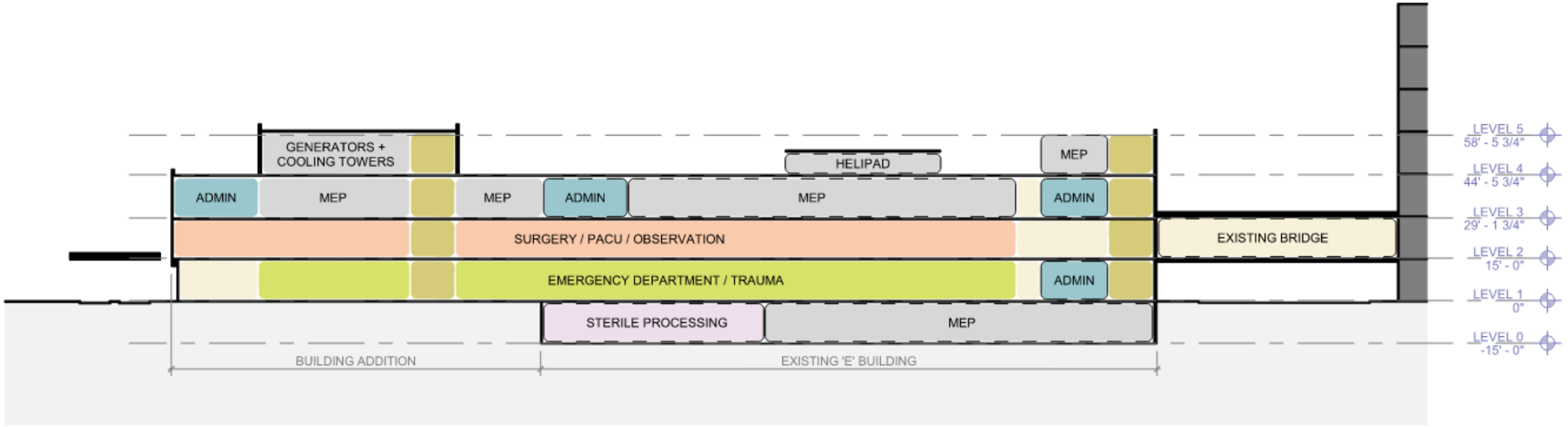
E Expansion

Schematic Floor Plans



FOURTH FLOOR / ROOF

E Expansion
Building Section



E Expansion

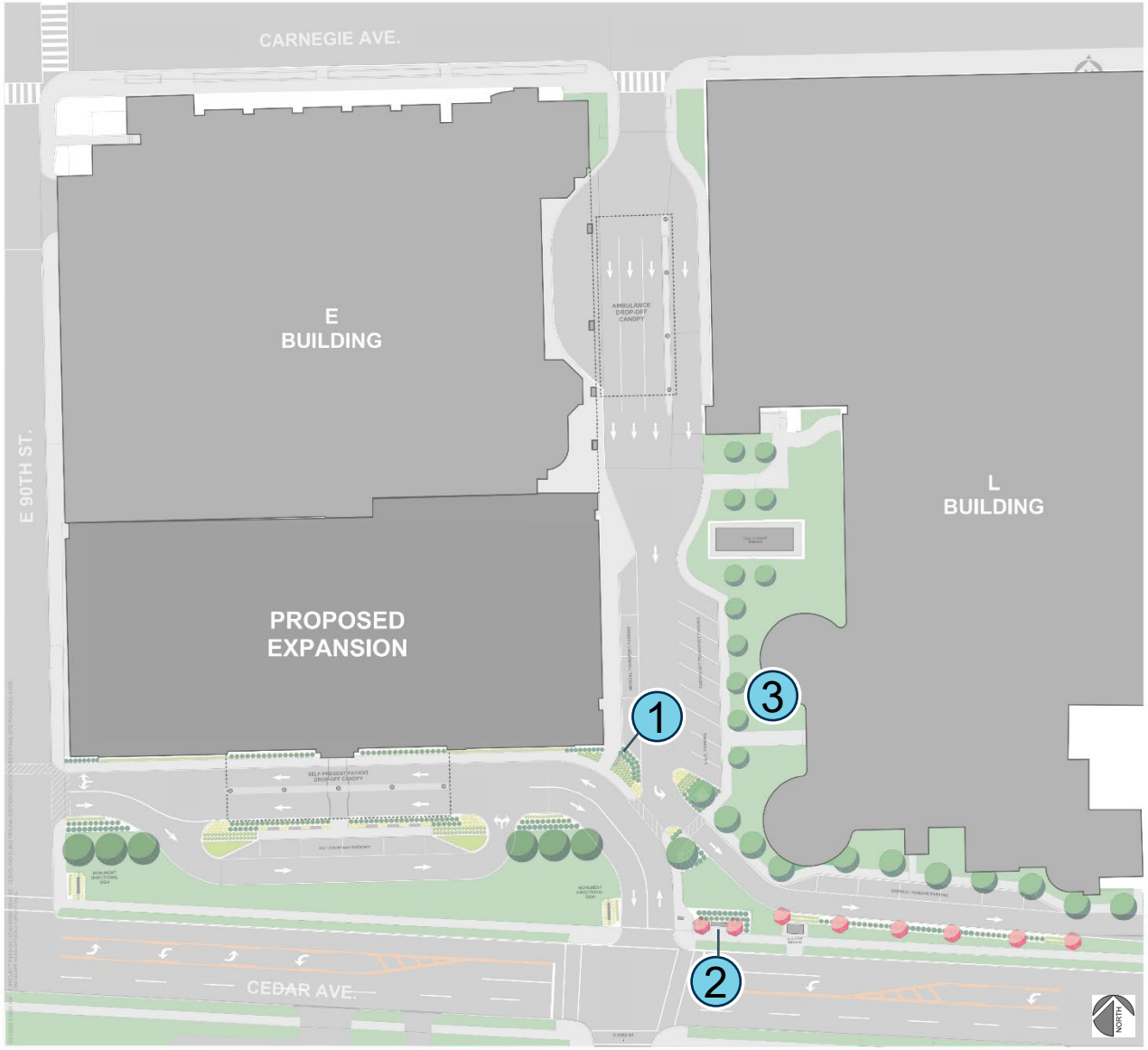
Illustrative Rendering

E Expansion

Exterior Elevation – South

E Expansion

Furnishings & Site Amenities



Amenities

Petosky Litter Receptacle

Bishop Light Bollard

Loop Bike Rack

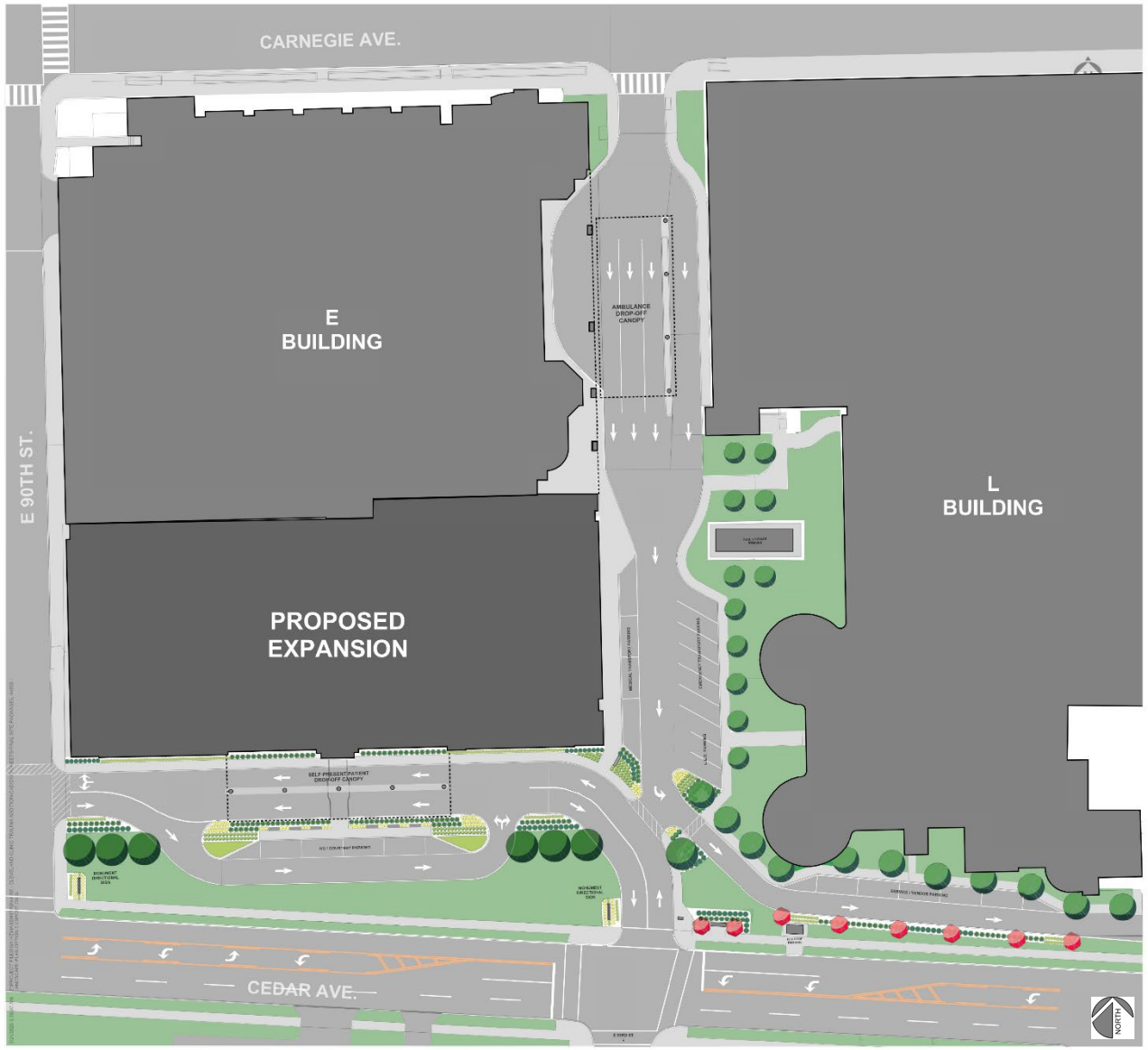
Furnishings

STRATA Beam Bench

LEVITATE Bench

E Expansion

Conceptual Landscape Plan



Planting Legend

ORNAMENTAL TREES (6')
- CRABAPPLE, MAGNOLIA, HOPHORNBEAM

SHADE TREES (2 1/2" CAL.)
- BLACK GUM, AUTUMN BLAZE MAPLE

PERENNIALS
- LILY TURF, KARL FOERSTER

SHRUBS
- HOLLY, BOXWOOD, CLETHRA, CHOKEBERRY

Planting Types

HORNBEAM

BLACK GUM

HOLLY

BOXWOOD

LILY TURF

KARL FOERSTER

CLETHRA

CHOKEBERRY

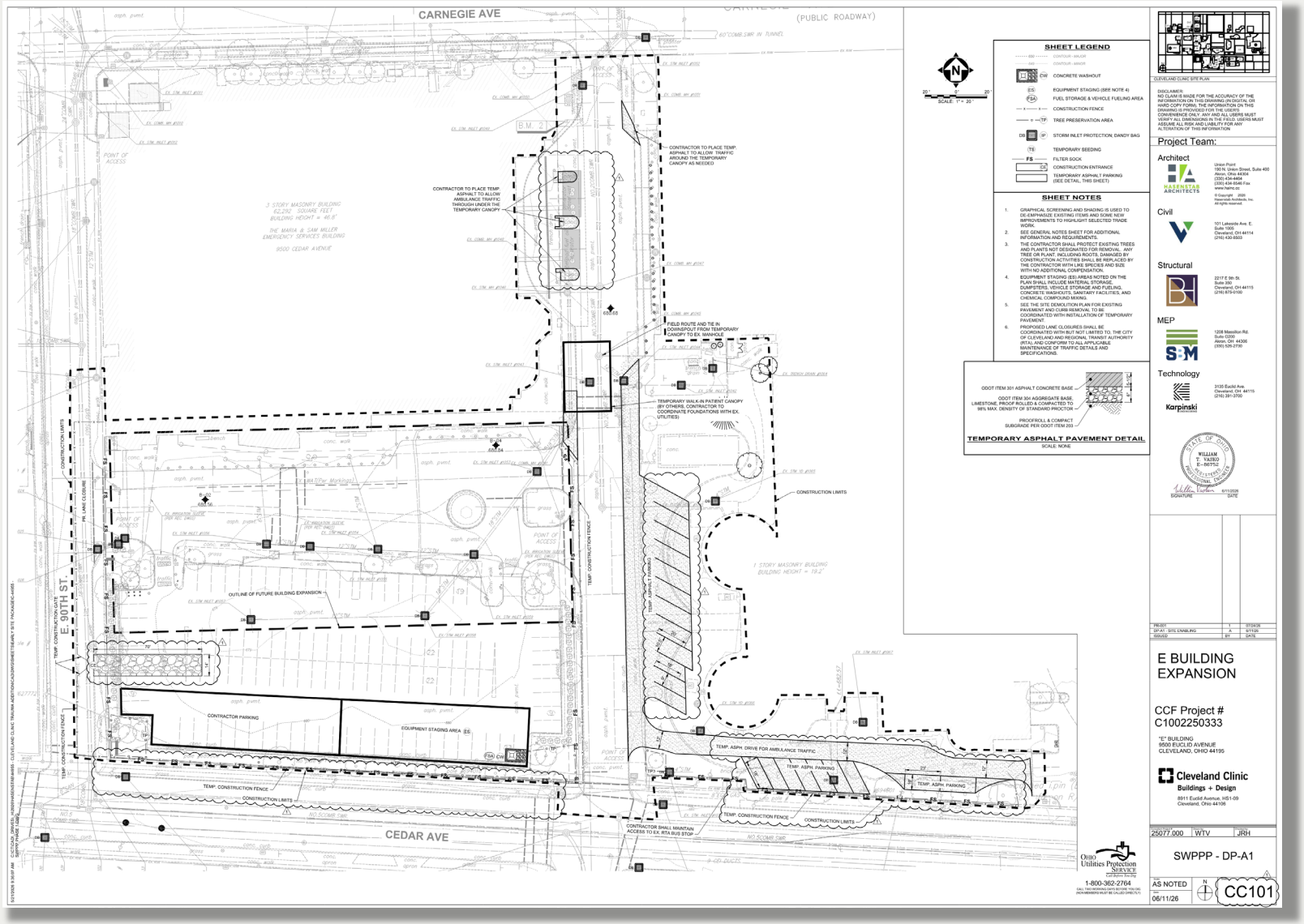
AUTUMN BLAZE MAPLE

CRABAPPLE

MAGNOLIA

E Expansion

Stormwater Management Plan



E Expansion

Stormwater Management Determination Letter

cuyahoga SOIL&WATER conservation district

3311 Perkins Avenue, Suite 100
Cleveland, Ohio 44114
216.524.6580
www.cuyahogaswcd.org

Plan Review
1st Submission

2026-07-09

Verdantas - Cleveland ▸ Bill Vasko, P.E.

1001 Lakeside Ave E Suite 1005

Cleveland, OH 44114

Re: Cleveland Clinic - Trauma Center Expansion, 9105 Cedar Ave

Plan Review - Submittal 1, 2026-06-30

NPDES Permit #: N/A

Application #: NEEDED

Dear Mr. Vasko:

A copy of the Storm Water Pollution Prevention Plan (SWP3) and/or associated information for the above referenced project has been reviewed by the Cuyahoga Soil and Water Conservation District (SWCD). It should be noted that while the Ohio Environmental Protection Agency (Ohio EPA) is the final authority, the following comments reflect deficiencies with the SWP3, in the opinion of this office, based on local regulation, the current edition of Ohio's 'Rainwater and Land Development' standard guidance manual, and Ohio EPA's National Pollutant Discharge Elimination System (NPDES) rules.

Thank you for your cooperation with this SWP3 review process.

Sincerely,

Lauren Conard, CESSWI

Stormwater Coordinator

CC:

Navid Hussain, City of Cleveland - Building and Housing
Glenn Murray, City of Cleveland - Building and Housing

Site Description

B1. Several comments within the "Administrative Notes" on sheet C-001 mention NPDES permitting. Is this project intending to apply for NPDES permit coverage?

B2. Provide a copy of the City of Cleveland Building and Housing permit application.

Post-ConstructionStormWaterManagement

E1. Phase 1 of this project involves demolition of existing features and preparation for the building expansion. Please ensure the following information regarding the post-construction features is included in the Phase 2 plan submittal:

-Stormwater Management Report
-Long Term Operations and Maintenance Manual
-Long Term Maintenance Agreement
-Drainage Area Delineation Maps

Cleveland Clinic

100 YEARS

EST. 1921

THE FUTURE OF HEALTHCARE DESIGN SINCE 1921

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2026-013 - Building E Expansion

September 18, 2026

CEDRAC Recommendations:

CEDRAC recommended schematic approval on 9/10/26 with the following conditions:

- consideration of material articulation,
- texture of exterior building
- further study of traffic and how it will impact Cedar Ave

City Planning Staff Recommendations:

Expansion of emergency building will enhance the building's capabilities and operations for patients. Building frontage also moves closer to the street, maximizing the use of lot.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-033732 - CCF E 90th & Cedar Demos

September 18, 2026

Project Address: 8921, 8927, 8931 Cedar Ave

Type: Demolition

Project Representative: Ed Paine

Approval: Final

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

Cleveland Clinic Main Campus

Property Demolition

10 September 2026

Cleveland Clinic
Buildings + Design

Cleveland Clinic Main Campus

Agenda

- Project Overview
- Site Review
- Existing Conditions

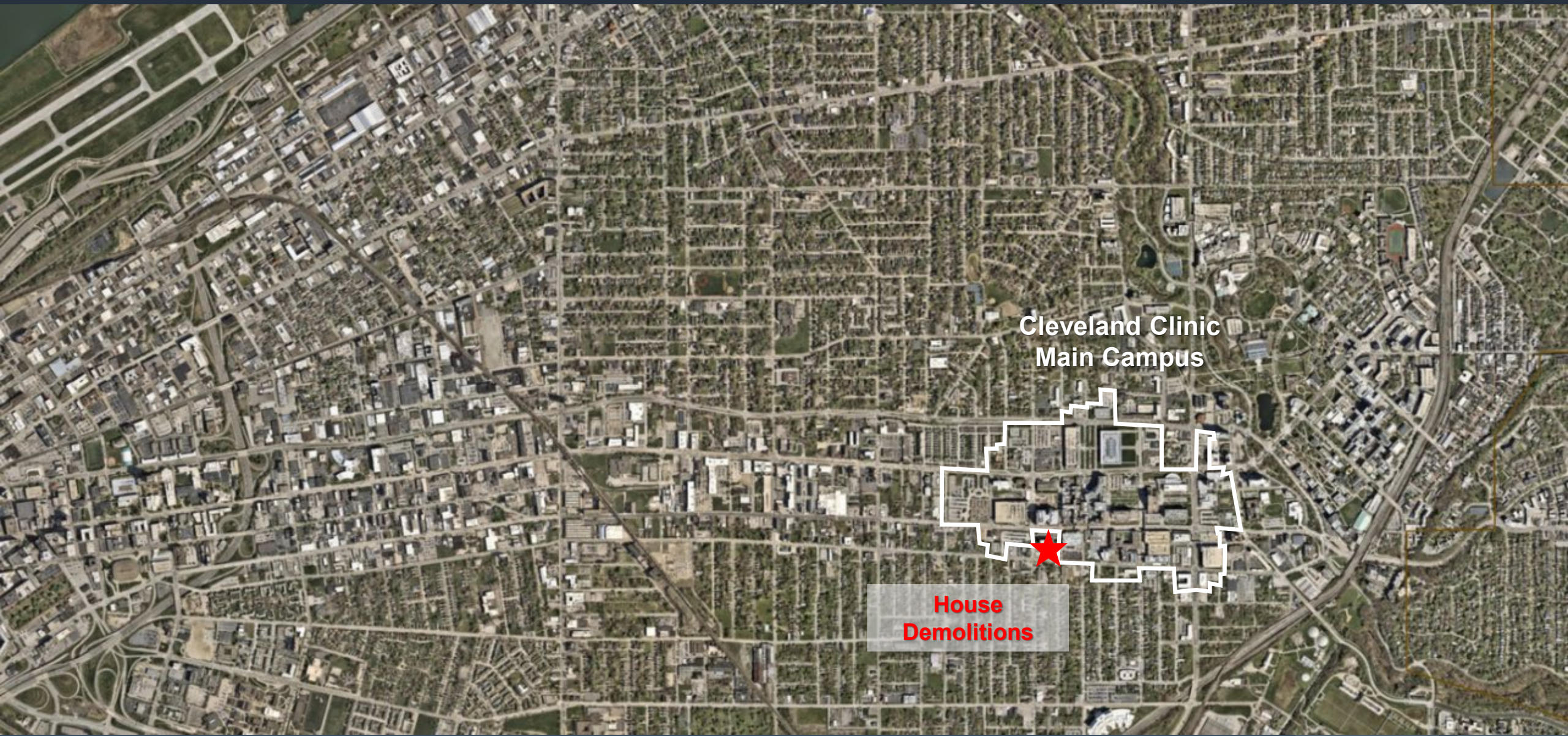
Cleveland Clinic Main Campus

Project Summary

- Location: Northwest Corner of Cedar Avenue & E. 90th Street
- Residential Properties located at parcels:
  - 11923020
  - 11923018
  - 11923015
- Demolition of existing properties are requested to accommodate new surface parking and landscape enhancements to support the expansion of the E Building at Main Campus

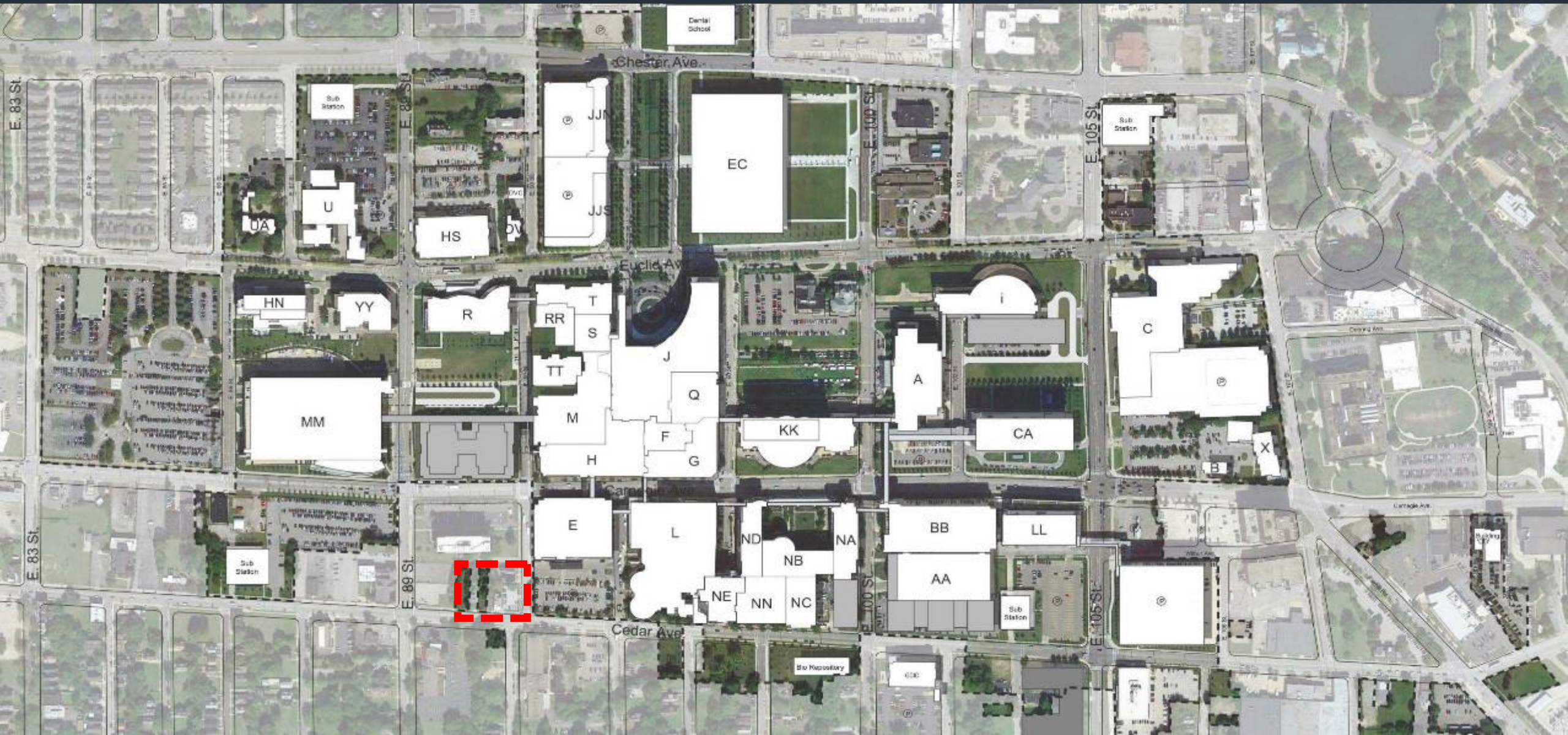
Cleveland Clinic Main Campus

Location Plan



Cleveland Clinic Main Campus

Campus Plan



Cleveland Clinic Main Campus

Existing Conditions Plan

Cleveland Clinic Main Campus

Existing Building Condition

Parcel: 11923020

Cleveland Clinic Main Campus

Existing Building Condition

Parcel: 11923018

Cleveland Clinic Main Campus

Existing Building Condition

Parcel: 11923015

Cleveland Clinic Main Campus

Existing Building Condition

Cleveland Clinic

100 YEARS

EST. 1921

THE FUTURE OF HEALTHCARE DESIGN SINCE 1921

§ 341.08: Demolition and Moving – Criteria for Action

1) The architectural and historic significance of the subject building or structure;
2) The significance of the building or structure in contributing to the architectural or historic character of its environs;
3) In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;
4) The present and potential economic viability of the subject building or structure, given its physical condition and marketability;
5) The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
6) The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and
7) The design quality and significance and the appropriateness of the proposed re-use of the property.

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-033732 - CCF E 90th & Cedar Demos

September 18, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval on 9/10/26 with the understanding that the future parking lot development will come back for detailed review.

City Planning Staff Recommendations:

These demolitions will make space for the new surface lot that will be coming back for a more detailed review.

Cleveland City Planning Commission

Public Art Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - LHAC Blight Mitigation Pilot

September 18, 2026

Project Address: Buckeye Rd

Type: Public Art

Project Representative: Robert Bray

Approval: Final

Ward 6: Council Member Blaine A. Griffin | **SPA: Buckeye-Shaker Square**

LongHouse Arts & Culture

Temporary Public Art & Blight Mitigation Program

Design Review Presentation

August 2026

Central East Design Review Committee • City Planning Commission

Project Summary

LongHouse Arts & Culture’s Blight Mitigation Program proposes temporary public-art installations on boarded openings along the Buckeye Road corridor.

PROJECT SITES

Vargo Building	11914–11916 Buckeye Rd.
F. Smetana Building	11905–11911 Buckeye Rd.
Ruth Building	12001–12011 Buckeye Rd.

Project Aerial Context

11914–11916 Buckeye Rd.

Vargo Building — Ground-Level Context: Looking West

11914–11916 Buckeye Rd.

Vargo Building — Ground-Level Context: Looking East

11914–11916 Buckeye Rd.

Vargo Building — Ground-Level Context: Across the Street

11914–11916 Buckeye Rd.

Vargo Building — Existing Conditions: View 1

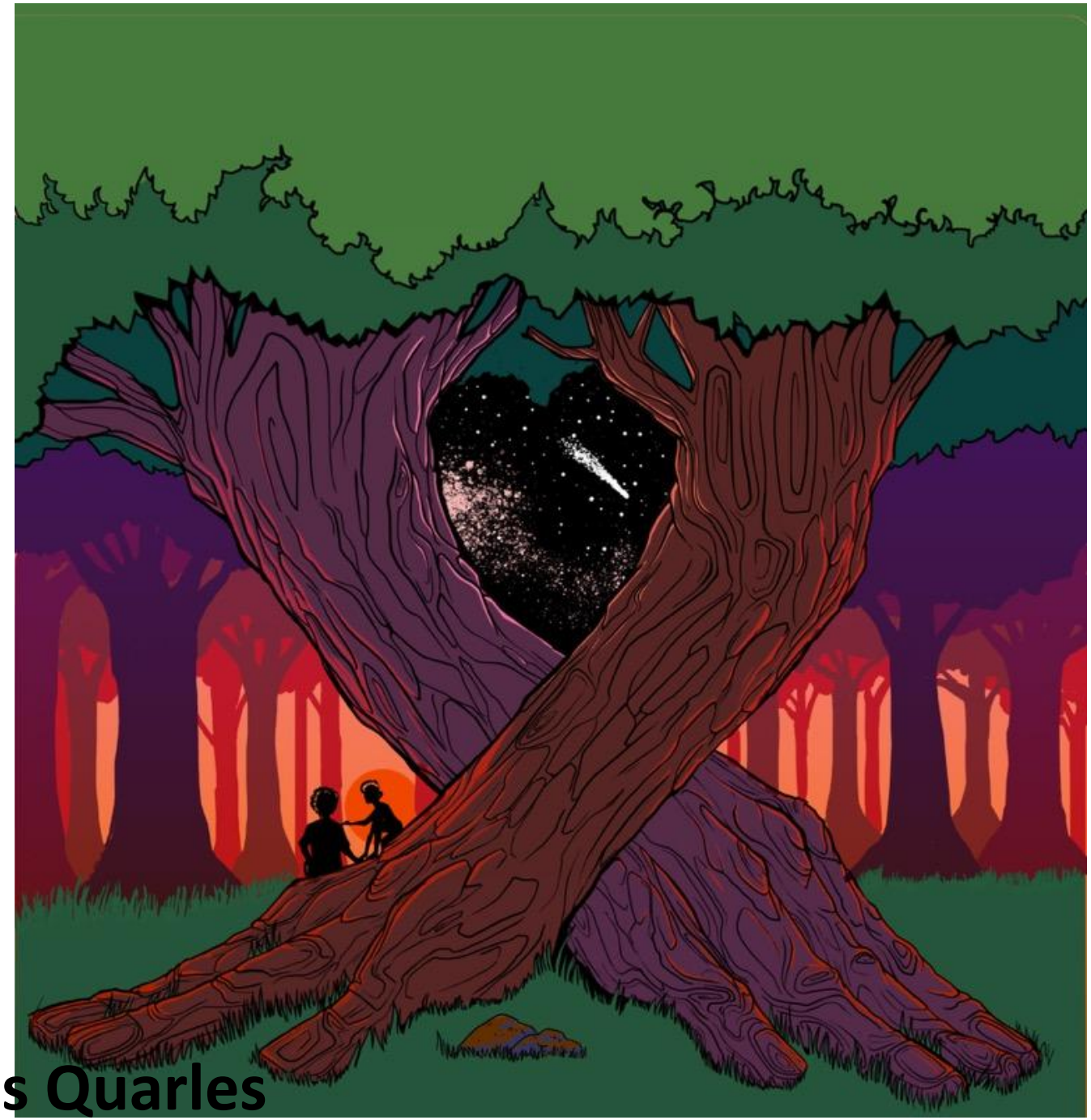
11914–11916 Buckeye Rd.

Vargo Building — Existing Conditions: View 2

11914–11916 Buckeye Rd.

Vargo Building — Artwork: Independent View

Work by James Quarles



Work by James Quarles

Work by James Quarles

Work by NYO

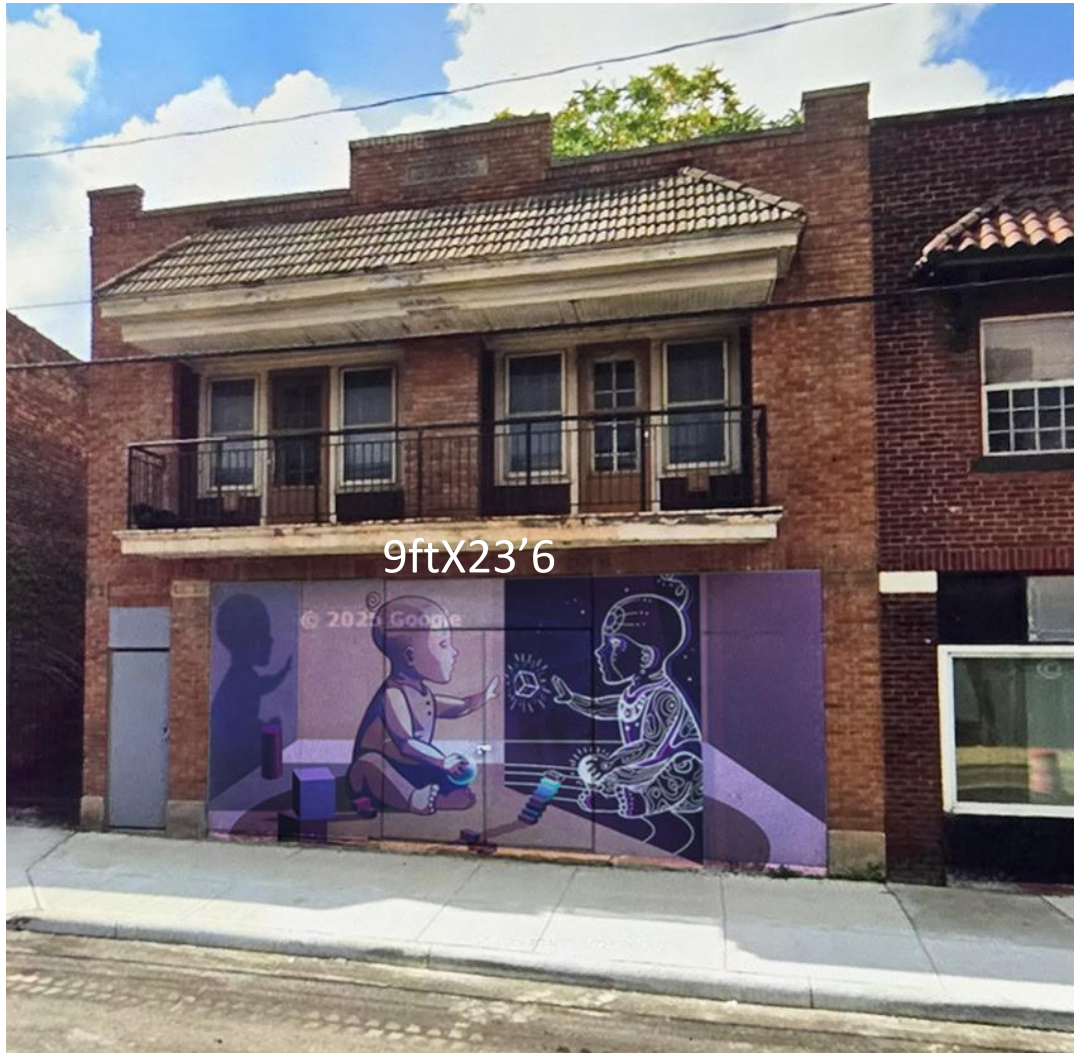
Work by NYO

11914–11916 Buckeye Rd.

Vargo Building — Proposed Installation: View 1

11914–11916 Buckeye Rd.

Vargo Building — Proposed Installation: View 2



11905–11911 Buckeye Rd.

F. Smetana Building — Ground-Level Context: Looking West

11905–11911 Buckeye Rd.

F. Smetana Building — Ground-Level Context: Looking East

11905–11911 Buckeye Rd.

F. Smetana Building — Ground-Level Context: Across the Street

11905–11911 Buckeye Rd.

F. Smetana Building — Existing Conditions: View 1

11905–11911 Buckeye Rd.

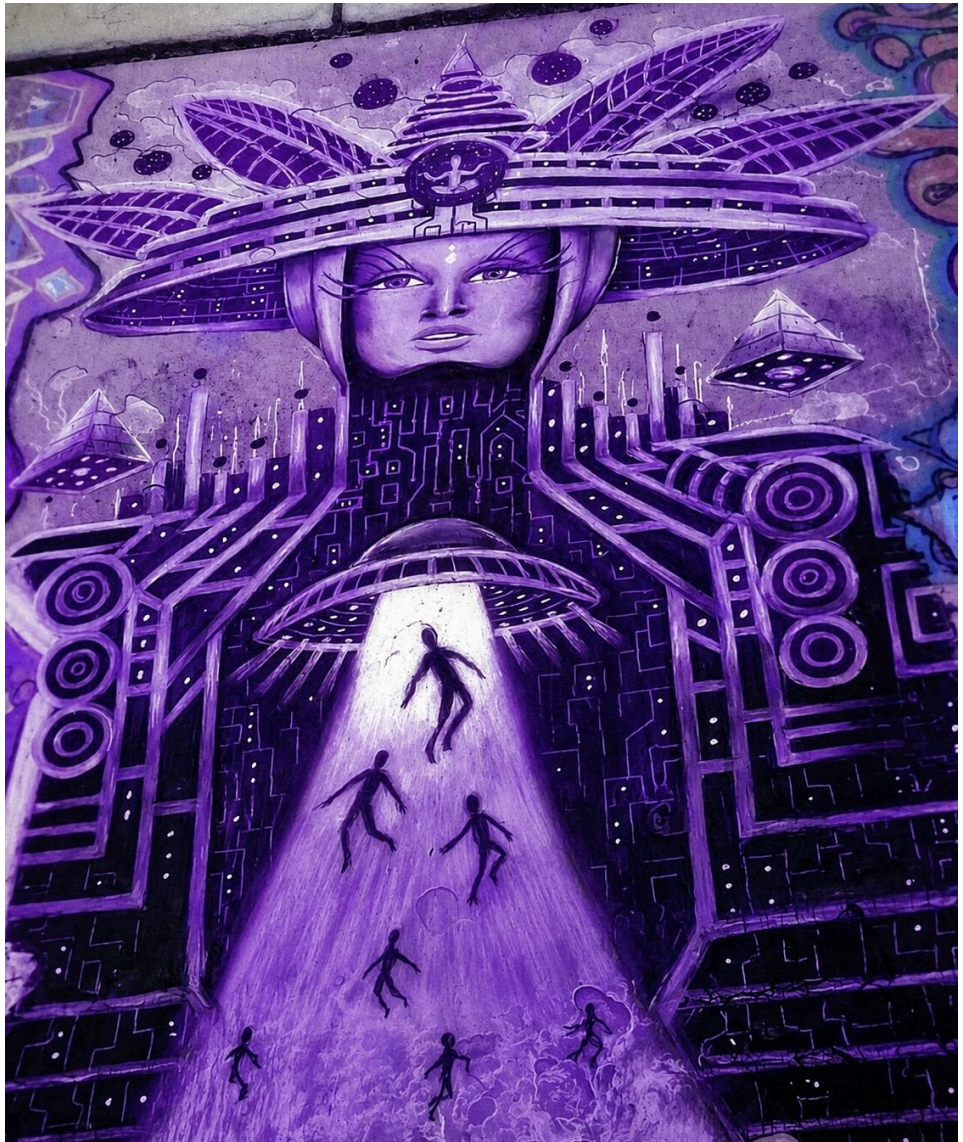
F. Smetana Building — Existing Conditions: View 2

11905–11911 Buckeye Rd.

F. Smetana Building — Existing Conditions: View 3

11905–11911 Buckeye Rd.

F. Smetana Building — Artwork: Independent View



Work by NYO

Work by NYO

Work by NYO

11905–11911 Buckeye Rd.

F. Smetana Building — Proposed Installation: View 1

11905–11911 Buckeye Rd.

F. Smetana Building — Proposed Installation: View 2

11905–11911 Buckeye Rd.

F. Smetana Building — Proposed Installation: View 3

12001–12011 Buckeye Rd.

Ruth Building — Ground-Level Context: Looking West

12001–12011 Buckeye Rd.

Ruth Building — Ground-Level Context: Looking East

12001–12011 Buckeye Rd.

Ruth Building — Ground-Level Context: Across the Street

12001–12011 Buckeye Rd.

Ruth Building — Existing Conditions: View 1

12001–12011 Buckeye Rd.

Ruth Building — Existing Conditions: View 2

12001–12011 Buckeye Rd.

Ruth Building — Artwork: Independent View

Work by NYO

Work by Rob Bray

Work by NYO

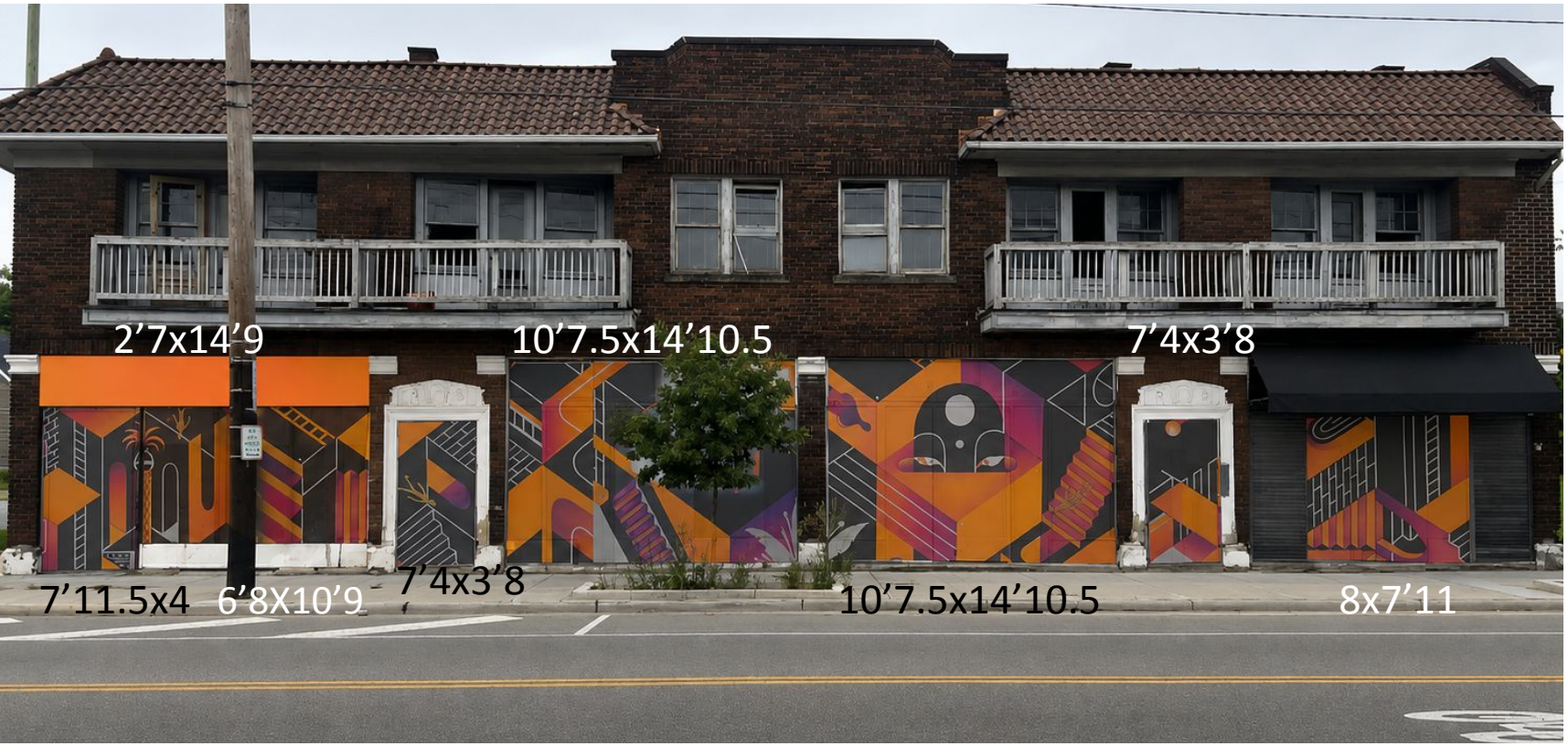
12001–12011 Buckeye Rd.

Ruth Building — Proposed Installation: View 1

2’11.5 x 6’2ft board in poor condition.
Will need to be replaced

12001–12011 Buckeye Rd.

Ruth Building — Proposed Installation: View 2



6’8X10’9 board in poor condition. Will need to be replaced.

Process / Maintenance Plan

Installation, upkeep, and permitting coordination

INSTALLATION PROCESS

Clean surrounding area and prepare installation areas.

Paint pressure-treated plywood panels with acrylic paint.

Cut and size panels for the building openings.

Apply UV-protective polymer coating.

Mount marine grade plywood to the existing boards/building with screws.

Apply clear UV-protective polymer as needed.

MAINTENANCE + REVIEW COORDINATION

General site upkeep and maintaining a positive neighborhood presence.

Touch up artwork following defacing/vandalism, except extreme damage requiring additional budgeting.

Coordinate required board-replacement and sidewalk-obstruction permits with the appropriate City departments.

Confirm installation sequencing and whether artwork is painted on-site or off-site before field installation.

Letter of Support — Rev. Love Farm

Submitted support letter included in the current materials

LETTER OF SUPPORT

To Whom It May Concern:

I am writing to express my support for **LongHouse Arts & Culture (LHAC)** and its **Temporary Public Art & Blight Mitigation Pilot Program** in the Buckeye neighborhood.

As a **business owner and community member**, I believe projects like this are important to creating a neighborhood that feels cared for, welcoming, and full of opportunity. Turning vacant and boarded-up spaces into temporary public artwork can bring color, creativity, and a stronger sense of community to areas that have experienced disinvestment.

I especially support LHAC's commitment to working with local artists and community members to create artwork that reflects the identity, history, and culture of the neighborhood.

I believe this project can make a positive difference in how residents, businesses, and visitors experience the Buckeye community, and I am proud to support LHAC's efforts.

Sincerely,

Name: Shirley Bell Wheeler

Letter of Support — Passport Properties LLC

Submitted support letter included in the current materials

LETTER OF SUPPORT

To Whom It May Concern:

I am writing to express my support for **LongHouse Arts & Culture (LHAC)** and its **Temporary Public Art & Blight Mitigation Pilot Program** in the Buckeye neighborhood.

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I believe this project can make a positive difference in how residents, businesses, and visitors experience the Buckeye community, and I am proud to support LHAC's efforts.

Sincerely,

Name: Chloë Hopson

MOU From Building Owner

Memorandum of Understanding (MOU)

Regarding Temporary Public Art & Blight Mitigation Pilot Program
This Memorandum of Understanding ("MOU") is entered into as of June 11, 2026, by and between: **Burten, Bell, Carr Development, Inc. ("BBC")** And
Longhouse Arts and Culture, a nonprofit organization, or designated community arts representative ("LHAC").

1. Purpose

The purpose of this MOU is to establish a collaborative agreement allowing artists coordinated by LHAC to create temporary artwork on boards covering boarded-up buildings owned or managed by BBC. This initiative functions as a blight-mitigation and neighborhood-stabilization pilot program intended to improve appearance, deter vandalism, and demonstrate a scalable model for distressed properties.

2. Research-Based Rationale

Both parties acknowledge that research in urban studies, environmental psychology, and criminology demonstrates that the visual condition of a neighborhood directly influences behavior, safety, and community well-being.
Environments characterized by visible neglect, such as boarded-up buildings, blank surfaces, and deteriorated streetscapes, can signal abandonment and reduce informal social control, which is associated with higher rates of vandalism and violence.
Conversely, well-maintained environments that include public art communicate presence, investment, and shared ownership, fostering safer, more cohesive communities.
Research further indicates that temporary public art:

- Reduces stress and aggressive behavior by improving emotional and psychological responses to place.
- Increases pedestrian presence and informal surveillance ("eyes on the street").
- Strengthens neighborhood pride and collective efficacy.
- Discourages tagging and opportunistic vandalism by replacing blank surfaces with intentional, positive design.

This initiative is therefore recognized as a preventative, non-invasive strategy that supports public safety, cultural expression, and neighborhood stabilization without permanent alteration to private property.

3. Properties Covered

This MOU applies to the following buildings owned or managed by BBC:

- F. Smetana Building – Address: 11905-11 Buckeye Rd
- Ruth Building – Address: 12001-11 Buckeye Rd
- Vargo Building – Address: 11914-16 Buckeye Rd

MOU From Building Owner

- Moreland Theater – Address: 11820 Buckeye Rd

Additional properties may be added by written agreement of both parties.

4. Scope of Work

- Artwork shall be applied only to plywood or other temporary boards covering windows or doors.
- No permanent building surfaces shall be altered.
- Artwork will be non-commercial, non-political, and appropriate for public display.
- LHAC shall coordinate artist selection, scheduling, installation, and oversight.

5. Term and Duration

- Pilot Program Term: This MOU shall remain in effect for a period of one (1) year from the date of execution, unless terminated earlier by either party pursuant to Section 12.
- Extension: This agreement may be extended for additional terms upon mutual written agreement of both parties.

6. Maintenance and Upkeep

- LHAC shall coordinate reasonable maintenance of the artwork, including touch-ups or repainting if damaged by weather or vandalism during the term of this agreement.
- Structural repair or board replacement is excluded unless separately agreed upon in writing.

7. Artist Responsibility

- Participating artists shall use exterior-grade, non-toxic materials.
- Work areas shall be left clean and free of debris upon completion.

8. Property Owner Rights & Artwork Removal

- Retention of Ownership: BBC retains full ownership of the properties and physical boards at all times. This MOU does not grant permission for permanent artwork.
- Removal for Cause (Notice and Cure): BBC agrees not to remove or alter the artwork arbitrarily. If an artwork becomes damaged, defaced, or inconsistent with community standards, BBC shall provide written notice to LHAC. LHAC shall have fourteen (14) calendar days from receipt of notice to repair, touch up, or modify the artwork to mutual satisfaction. If LHAC fails to cure the issue within this timeframe, BBC may remove, replace, or paint over the boards at its sole discretion.
- Immediate Removal for Property Development or Emergency: Notwithstanding the notice period above, BBC reserves the right to immediately remove any boards or artwork without prior notice if required for emergency property access, code enforcement compliance, structural remediation, or due to the sale, lease, or active redevelopment of the underlying property. BBC shall notify LHAC within forty-eight (48) hours following any such emergency or development-related removal.

MOU From Building Owner

9. Liability

- LHAC and participating artists assume responsibility for their own safety, materials, and equipment.
- LHAC and participating artists will sign waivers fully indemnifying Burten, Bell, Carr Development, Inc., The Zone LLC, and all of their employees against claims of any kind.
- LHAC will provide evidence of satisfactory liability insurance for BBC to review and approve in writing prior to the start of any work.
- BBC shall not be responsible for injury, theft, or damage related to painting activities.
- BBC will not be responsible for any financial support or payments whatsoever to artists, suppliers, or LHAC related to this project.

10. Longhouse Responsibility

- LHAC is responsible for seeking funds and paying all artists and suppliers of equipment and material.
- LHAC will provide evidence of funding to BBC in the form of a budget with sources and uses of funds, as well as contracts, awards, and/or bank statements demonstrating that all sources of funds are secured prior to starting any work.
- LHAC will be responsible for ensuring that all workers follow legally approved and required safety procedures.
- LHAC shall obtain all required design review approvals and city permits prior to starting work and provide copies of all applications, review panel decisions, and building permits (or written affirmation if permits are not required).
- LHAC is responsible for final clean-up including, but not limited to, removing any paint that is accidentally applied to masonry.

11. Community Benefit

Both parties acknowledge that this program:

- Improves neighborhood appearance and visual cohesion.
- Discourages vandalism and blight.
- Provides fair compensation and opportunity for creative labor.
- Encourages pedestrian presence and informal community oversight.
- Supports neighborhood stabilization without permanent alteration to private property.

12. Termination

Either party may terminate this MOU at any time with written notice.

MOU From Building Owner

13. Conditional Artwork Sales

All artwork created under this program remains the intellectual property of the participating artist. The physical boards and substrates on which artwork is installed remain the property of BBC, as stated in Section 8, and are not required to be sold.
In the event that BBC decides to sell any boards or artwork created under this program, the following distribution applies:

- Participating Artists: Shall receive fifty percent (50%) of the gross sale price attributable to their artwork.
- Longhouse Arts and Culture: Shall receive twenty-five percent (25%) of the gross sale price as a program support and administrative fee reflecting coordination, placement, documentation, and promotional services.
- Burten, Bell, Carr Development, Inc.: Shall receive twenty-five percent (25%) of the gross sale price.

All ownership, pricing, and final decisions regarding sales remain solely with BBC. No minimum or maximum artwork value is implied or guaranteed by participation in the program. LHAC does not set prices or act as an exclusive sales agent unless separately agreed upon in writing.

SIGNATURES

Burten, Bell, Carr Development, Inc.

Signature: _____ Date: 6-11-26

Name: Jamie Parker
Interim Executive Director

Longhouse Arts and Culture Representative

Signature: _____ Date: 6/11/26

Name: Robert J. Bray III

Title: Executive Director

– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - LHAC Blight Mitigation Pilot

September 18, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval on 9/10/26 with the recommendation for Vargo building should be reconsidered to cut murals from 4 down to 2, and to make sure doors are operable after installation

City Planning Staff Recommendations:

Planning staff is in support of these murals being installed as presented - they will benefit the neighborhood by bringing color and energy to the boarded storefronts

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 18, 2026

Mandatory Legislative Referrals - Presentations

September 18, 2026

Ord. No. 1032-2026 (introduced by Council Members Howse-Jones, Bishop, Santana, and Griffin - by departmental request) Authorizing the Director of Capital Projects to issue a permit to 1293 West 9th Street, LLC to encroach into the public right-of-way of West 9th Street by installing, using and maintaining a new elevated concrete landing, ramp, and stairs.

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 18, 2026

Ordinance No. 1032-2026

Encroachment permit

Authorizing the Director of Capital Projects to issue a permit to 1293 West 9th Street, LLC to encroach into the public right-of-way of West 9th Street by installing, using and maintaining a new elevated concrete landing, ramp, and stairs.

Ordinance No. 1032-2026

Location Map

Proposed location of elevated concrete landing

Ordinance No. 1032-2026

Existing Entry Stairs
(not code compliant)

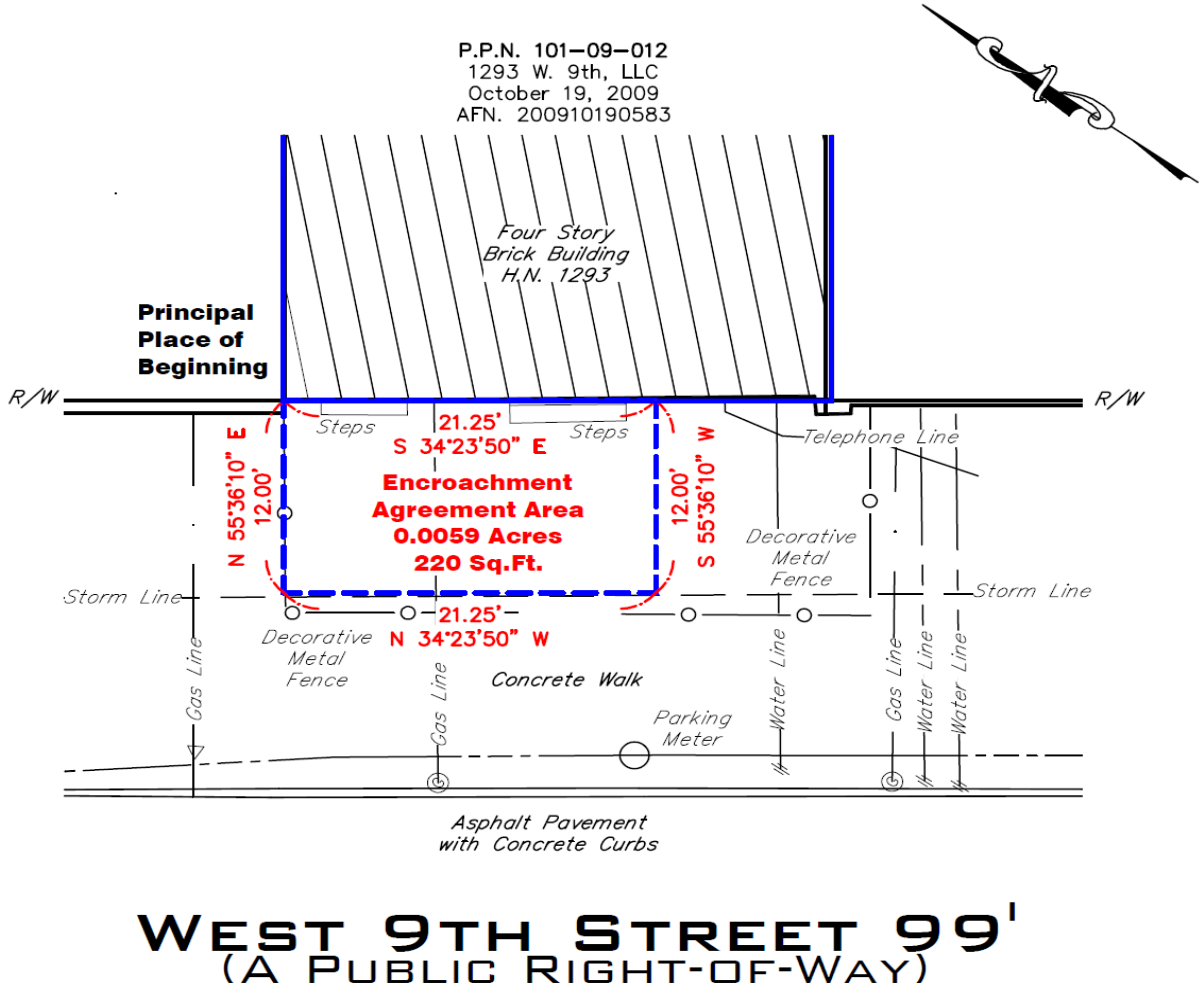
Existing building façade and sidewalk dining

Ordinance No. 1032-2026

Renderings

Ordinance No. 1032-2026

Encroachment Map



Questions & Feedback?

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

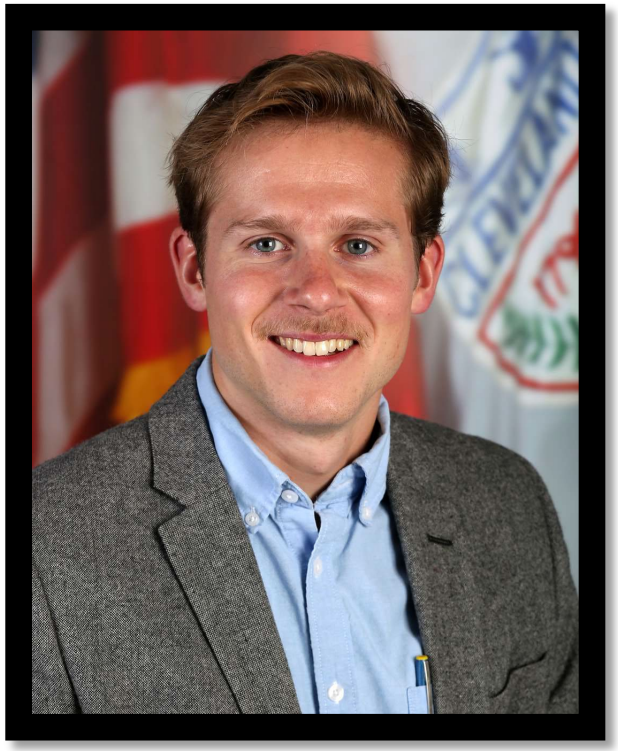
September 18, 2026

Congratulations, Adam!

September 18, 2026

Most recently our Neighborhood Planning Manager, Adam Davenport is transitioning to the position of **Deputy Chief of Integrated Development!**

He will be working closely with Chief McNair and the directors of B&H, CD, DoD, and Planning (of course 🙂) on citywide projects that touch multiple departments or have large external coordination needs with local partners. His focus will include the Housing Innovation District, the Midline Project, transit-oriented development work with RTA, and the reuse and reenvisioning of former CMSD school sites.



Wishing Adam success in his new role!

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: October 2, 2026