CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

October 16, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: October 16, 2026

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1246-2026 – Extending Data Center Moratorium
- Ord. No. XXX-2026 – Short-Term Rentals

CONDITIONAL USES/ZONING REFERRALS

- PRJ26-033326 - John Marshall Event Center PRO Review

CENTRAL EAST DESIGN REVIEW

- CWRU CDC Building Demolition
- University Hospital E 115th St Demolitions
- University Hospital Wolstein Center

SOUTHEAST DESIGN REVIEW

- CSE2026-007 - Rainbow Terrace

PUBLIC ART DESIGN REVIEW

- Hulett Ore Unloader Murals
- Old Brooklyn Mural - W. Schaaf Rd.
- Clark Recreation Center Park Public Art

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1203-2026 – State Vocational Planning Center Landmarks Designation
- Ord. No. 1039-2026 – Land Bank Parcel Transfers
- Ord. No. 1231-2026 – CMSU Land Exchange
- Ord. No. 1242-2026 – CMSD Miles School Redevelopment
- Ord. No. 1240-2026 – ODOT Shaker Blvd Resurfacing
- Ord. No. 1241-2026 – ODOT State Road Resurfacing

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 1163-2026, Ord. No. 1164-2026, & Ord. No. 1205-2026

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.

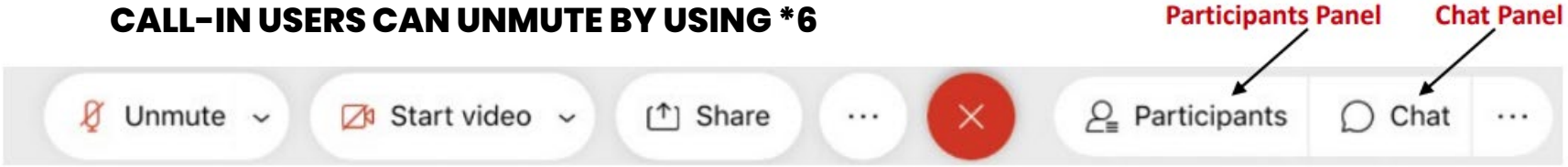
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

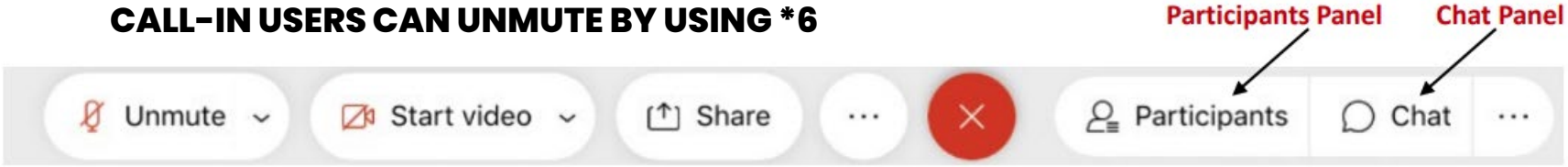
Any comments received by the Wednesday 12:00 pm deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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

October 16, 2026

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

October 16, 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

October 16, 2026

Approval of Minutes from Previous Meeting

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

October 16, 2026

Meeting Summary: October 2, 2026

SOUTHEAST DESIGN REVIEW

- Gateway 55

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1167-2026 - ODOT Ramp Repairs
- Ord. No. 1168-2026 - ODOT Warren Road bridge over IR-90
- Ord. No. 1169-2026 - ODOT Stokes Resurfacing
- Ord. No. 1174-2026 - ODOT Target Speed Pilot Project
- Ord. No. 1175-2026 – Wade Park Resurfacing

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 1034-2026 & Ord. No. 1042-2026

SPECIAL PRESENTATIONS (INFO ONLY)

- Bedrock Transportation Management Plan Update
- Shaker Square Form-Based Code Update

DIRECTOR'S REPORT & ADJOURNMENT

CPC Ruling:

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

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Mandatory Legislative Referrals - Presentations

October 16, 2026

Ord. No. 1246-2026 (introduced by Council Members Kazy and Slife)

Extending the moratorium on the review and issuance of all use, building and zoning permits, certificates of occupancy, and other license or permit applications, including licenses or permits issued by the Department of Public Utilities, for data centers in the City until the earlier of the effective date of any newly enacted or amended codified ordinances sections regulating data centers or January 29, 2027.

Mandatory Legislative Referrals - Presentations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

October 16, 2026

Ord. No. XXX-2026 (to be introduced) To amend Sections 1 and 5 of Ordinance No. 561-2026, passed June 1, 2026, relating to Short-Term Rentals and the effective date, respectively.

Cleveland City Planning Commission

Conditional Uses & Zoning Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-033326 - John Marshall Event Center PRO Review

October 16, 2026

Project Address: 15149 Lorain Ave

Presenter: Xavier Bay, City Planner

Project Representative: Sophia Fernandez

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

(A): Off-street parking

(B): Driveway Across a Public Sidewalk

(D): Building enclosed use without pedestrian entrance from the Pedestrian Retail Street Frontage

(E:) Interior side yard more than 4 feet

Ward 15: Council Member Charles J. Slife | **SPA: Kamm's**

15149 Lorain Ave

Conditional Use Permit

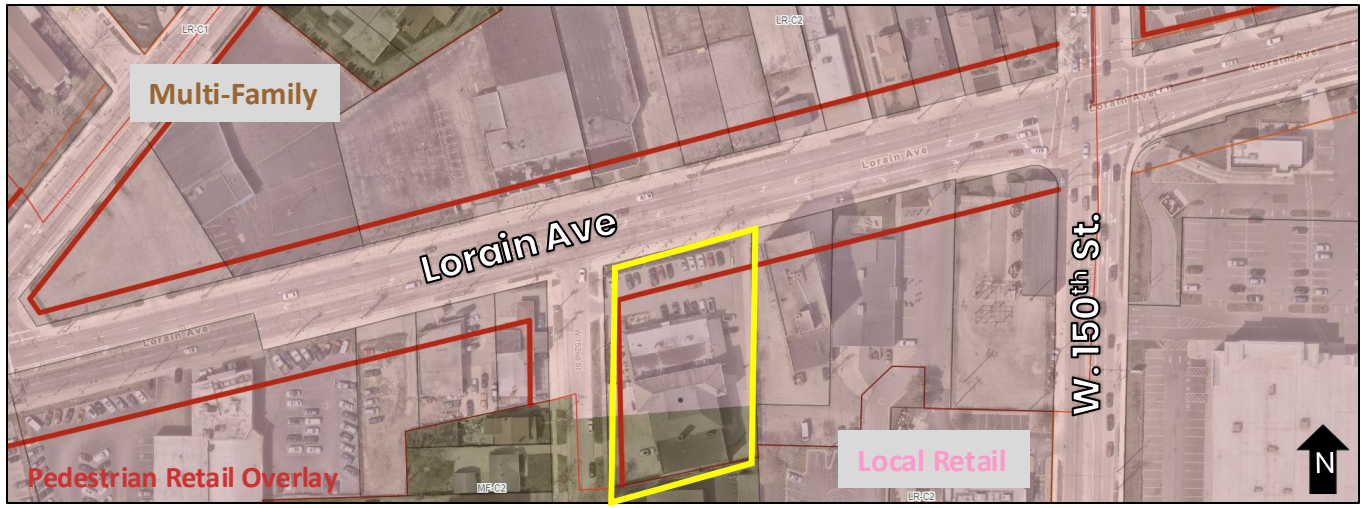
City Planning Commission Hearing

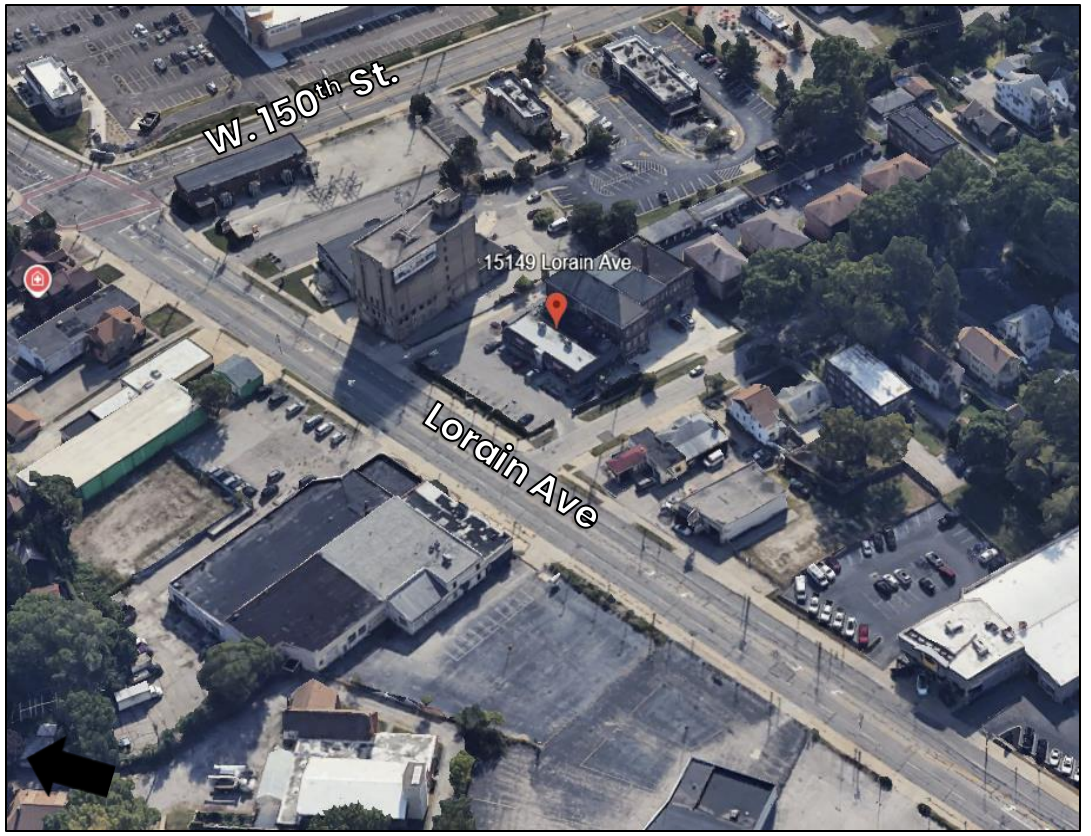
October 16, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

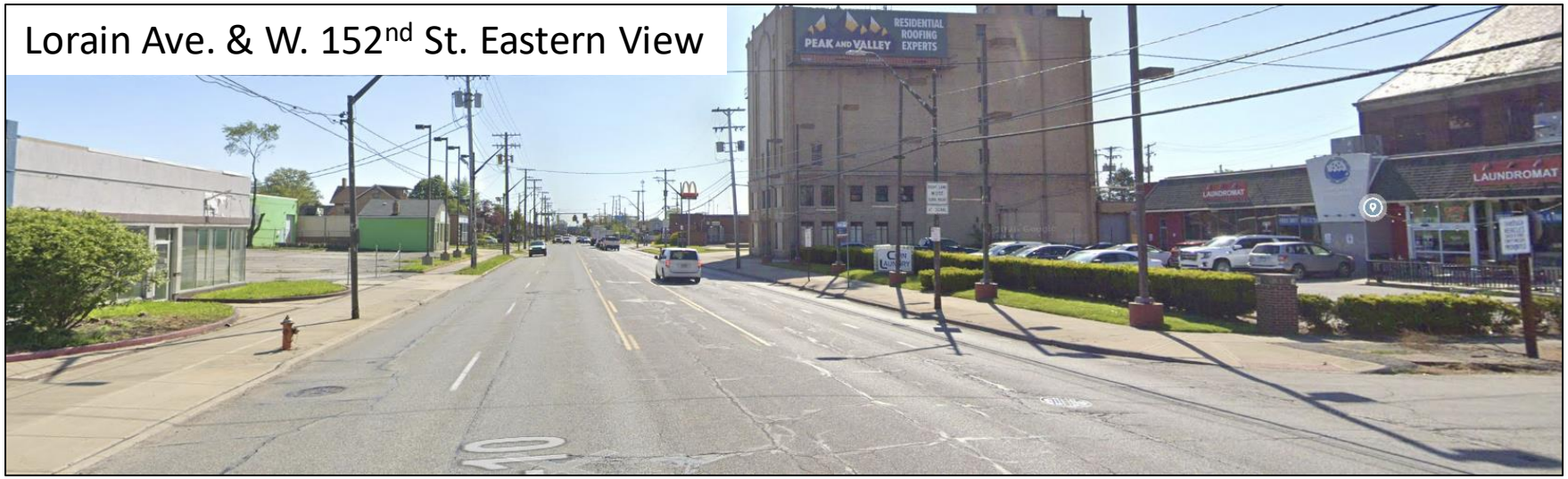
Proposal

To establish use of an event center within portion of existing mixed use building.



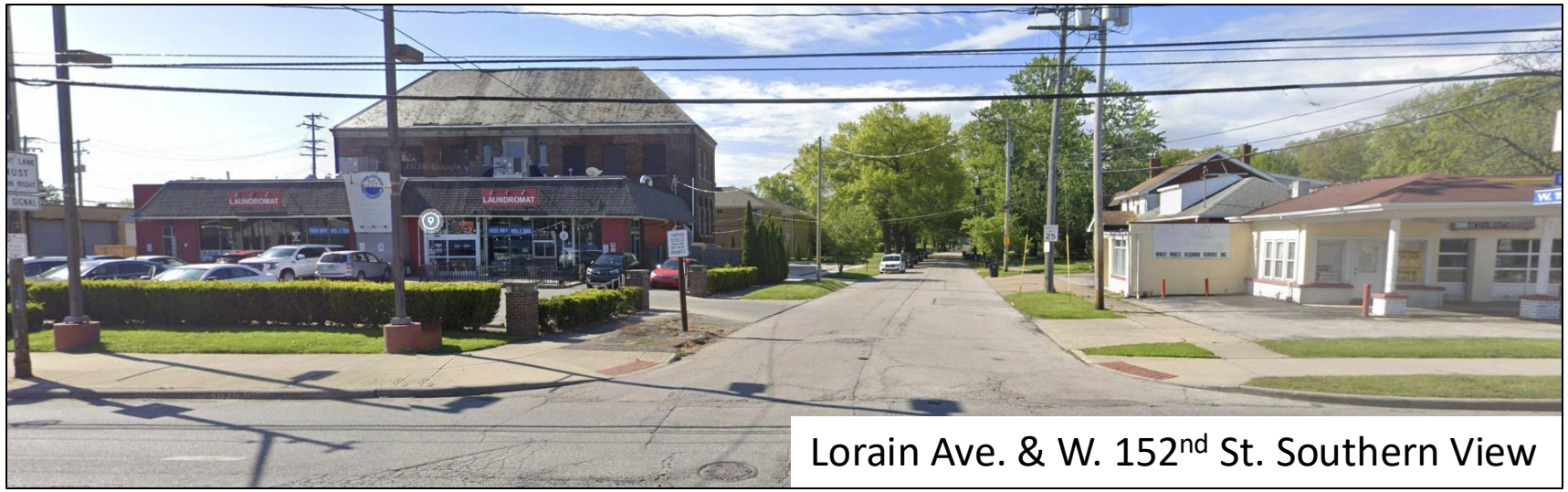


Lorain Ave. & W. 152nd St. Eastern View



Lorain Ave. & W. 152nd St. Western View





Lorain Ave. & W. 152nd St. Southern View



W. 152nd St. & Lorain Ave. Northern View

Pedestrian Retail Overlay Conditional Uses

A) Off-street parking or loading areas;

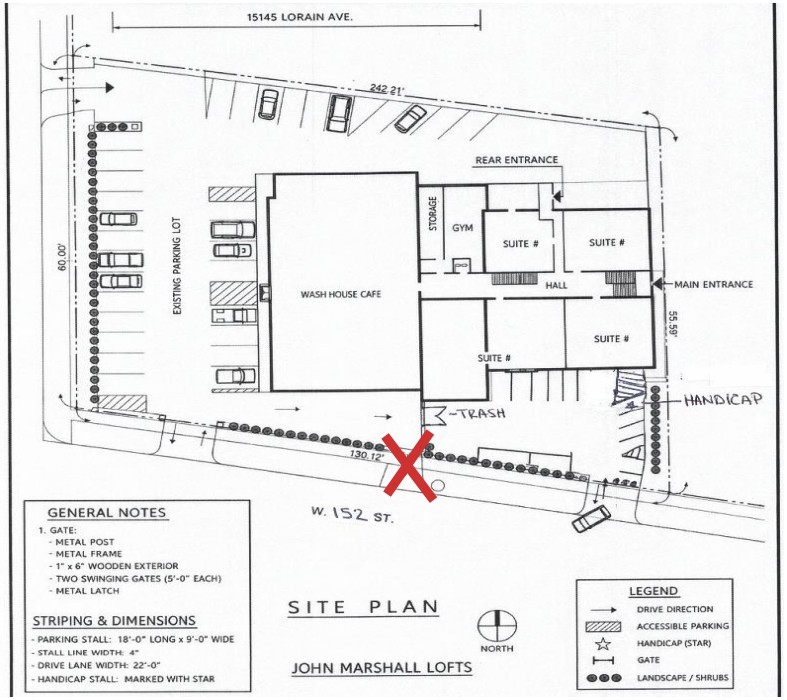
B) Driveways extending across a public sidewalk

D) Building enclosed use without pedestrian entrance from the Pedestrian Retail Street Frontage

E) Interior side yard greater than 4'



15149 Lorain Ave.



15149 Lorain Ave.
Site Plan

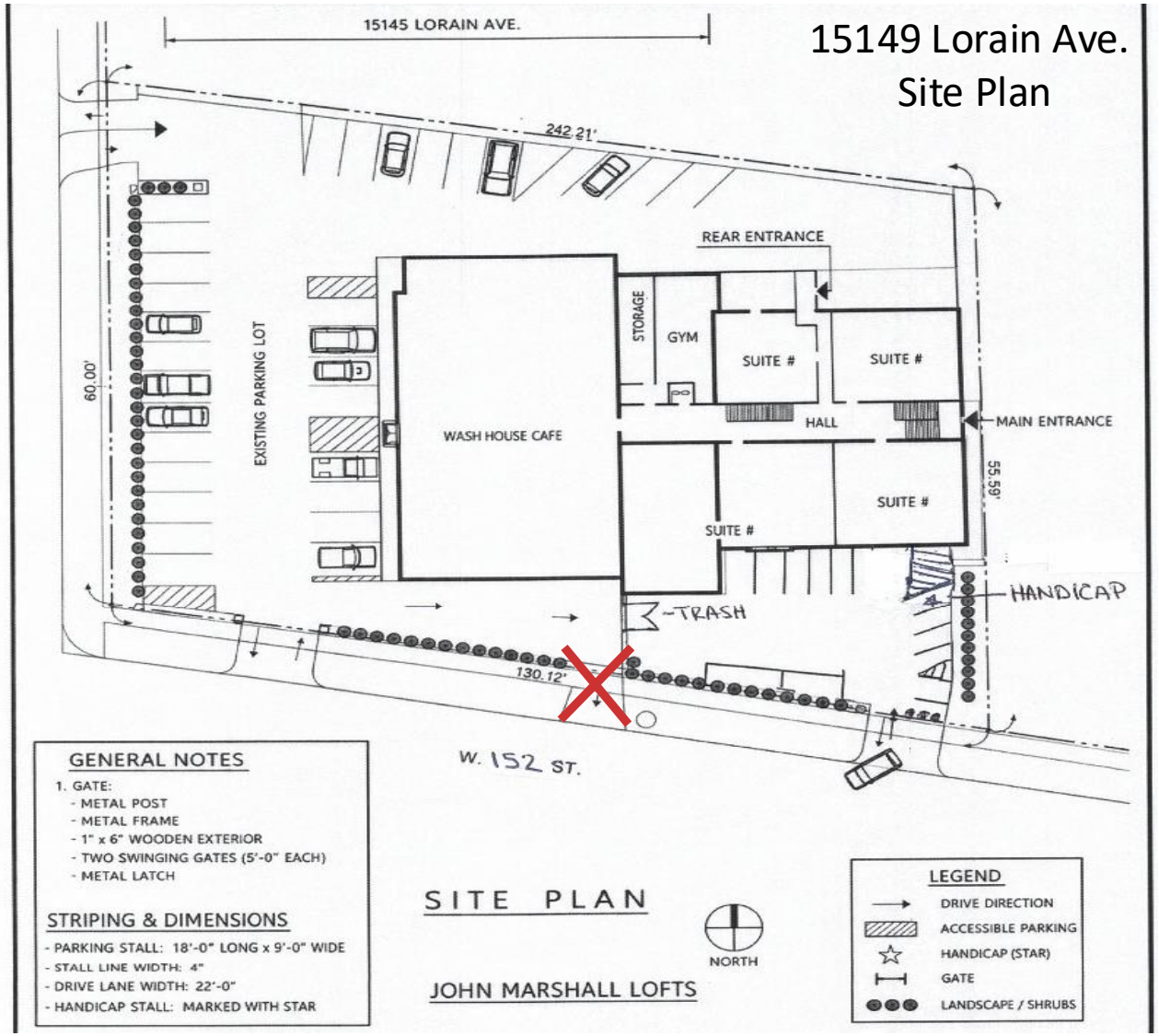
Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (f) (2) (A&B))

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.

15149 Lorain Ave.
Site Plan



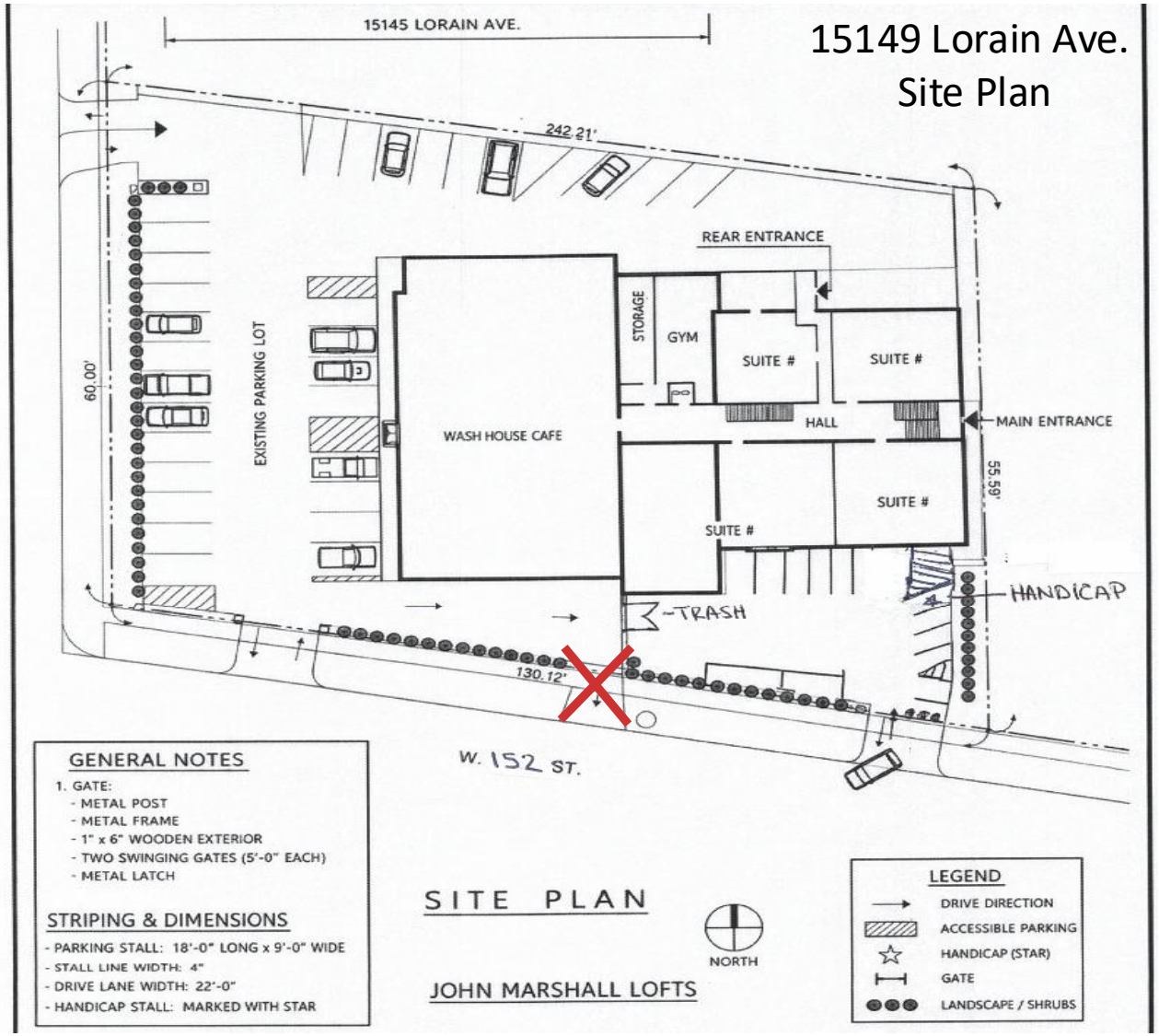
Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (f) (3) (A&B))

343.23 (f)(3): In the case of a building enclosed use that does not have an entrance from the Pedestrian Retail Street Frontage, one (1) or both of the following conditions apply:

A. The proposed use will occupy an existing building that lacks such pedestrian entrance, and the addition of a conforming pedestrian entrance is made infeasible by the configuration of the interior space or other factors related to the design and placement of the building.

B. Placement of the pedestrian entrance in a location other than on the Pedestrian Retail Street Frontage will result in more suitable pedestrian access.

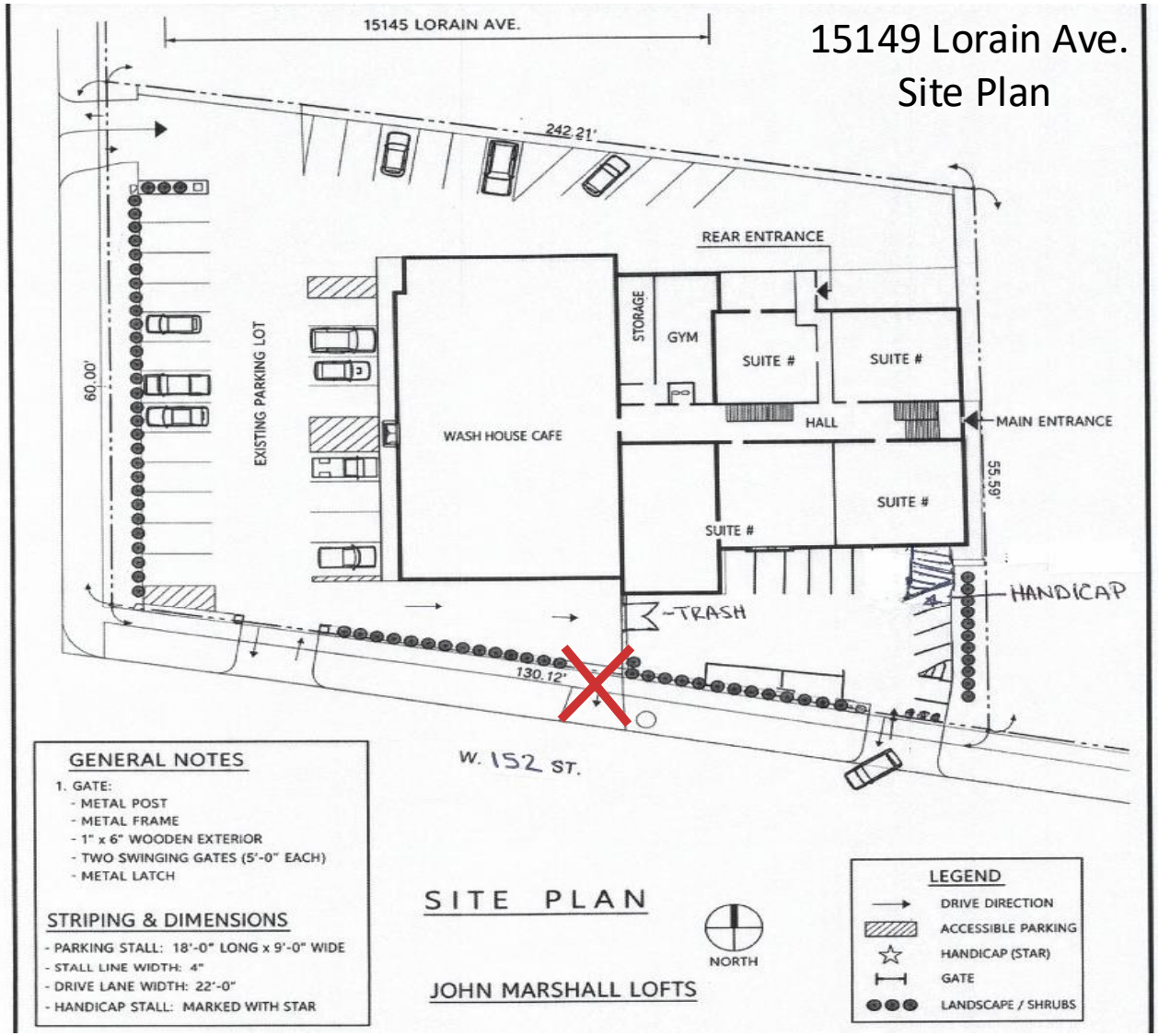
15149 Lorain Ave.
Site Plan



Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (f) (4))

343.23 (f)(4): In the case of an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.

15149 Lorain Ave.
Site Plan



Pedestrian Retail Overlay Conditional Uses

A) Off-street parking or loading areas;

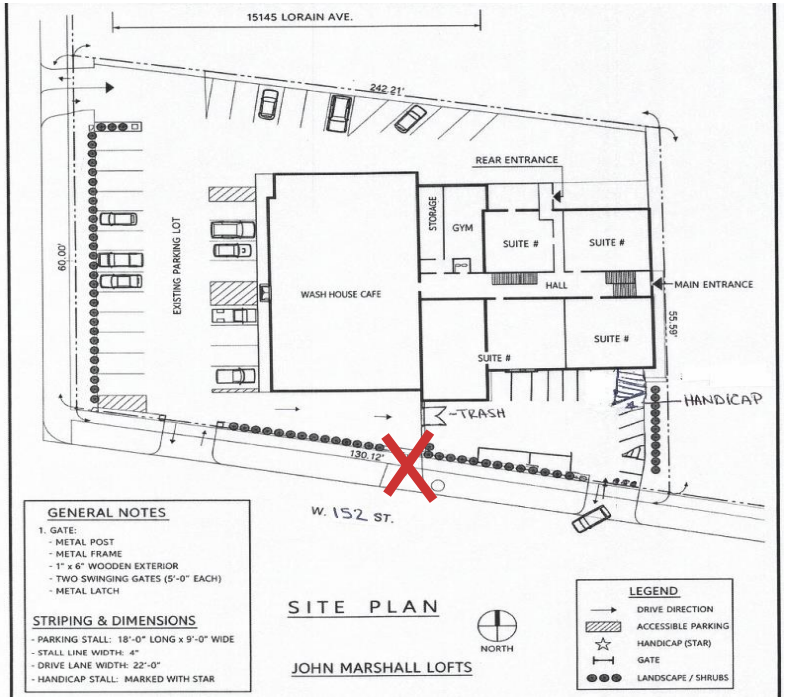
B) Driveways extending across a public sidewalk

D) Building enclosed use without pedestrian entrance from the Pedestrian Retail Street Frontage

E) Interior side yard greater than 4'



15149 Lorain Ave.



15149 Lorain Ave.
Site Plan

15145 LORAIN AVE.

REAR ENTRANCE

237.37'

REAR ENTRANCE

C/L LORAIN AVENUE

160.00'

EXISTING PARKING LOT

WASH HOUSE CAFE

STORAGE

GYM

BATH

SUITE #

SUITE #

HALL

MAIN ENTRANCE

158.90'

SUITE #

SUITE #

3789 W157th ST.

JOHN MARSHALL LOFTS SIGNAGE

MAIN ENTRANCE PARKING

231.65'

C/L W. 152nd ST.

SITE PLAN

N

JOHN MARSHALL LOFTS

JOHN MARSHALL LOFTS
EVENT CENTER

Planning Commission Presentation • 3781 W 152nd St., Cleveland, OH 44111

Proposed Event Center Use

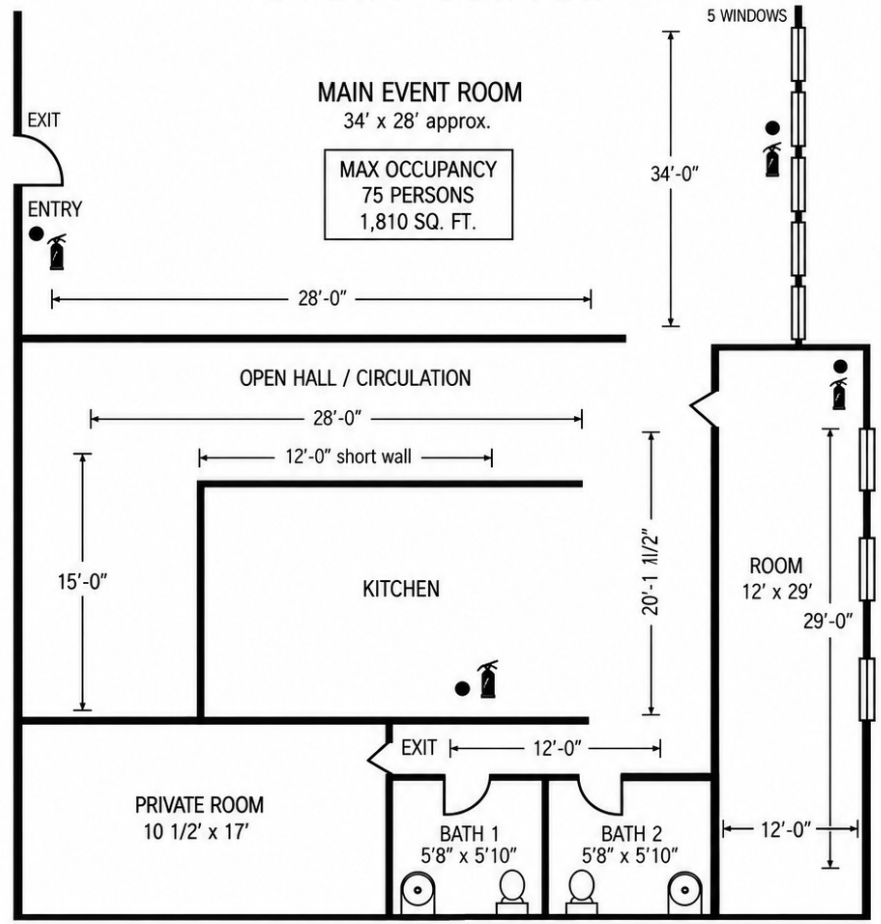
Existing finished interior space • Unit 103



Venue Overview

- Flexible interior space for private events, ceremonies and receptions
- Existing kitchen/support areas and two restrooms
- Written rules for guest conduct, cleanup and common-area use
- Security requirements for qualifying alcohol-service events
- Established customer history with a 4.8★ Google rating from 40 reviews

JOHN MARSHALL
EVENT CENTER



LEGEND

- EXISTING WALL
- DOOR
- WINDOW
- FIRE EXTINGUISHER (RECOMMENDED)
- FIRE EXTINGUISHER LOCATION

GENERAL NOTES

1. MAXIMUM OCCUPANT LOAD: 75 PERSONS
2. ALL EXITS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS.
3. EXIT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
4. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL.
5. FLOOR PLAN NOT TO BE USED FOR CONSTRUCTION PURPOSES.

NORTH

PROJECT:
JOHN MARSHALL EVENT CENTER
3781 W. 152ND ST.
UNIT 103
CLEVELAND, OH 44111

USE:
ASSEMBLY / EVENT SPACE
MAX OCCUPANT LOAD: 75 PERSONS

DRAWING TITLE:	SCALE:	DATE:	DRAWN BY:	SHEET:
FLOOR PLAN FOR CERTIFICATE OF OCCUPANCY	1/4" = 1'-0"	JUNE 6, 2025	J. M.	1 OF 1

Flexible Event Configurations

Examples of how the existing interior is arranged for different private events.







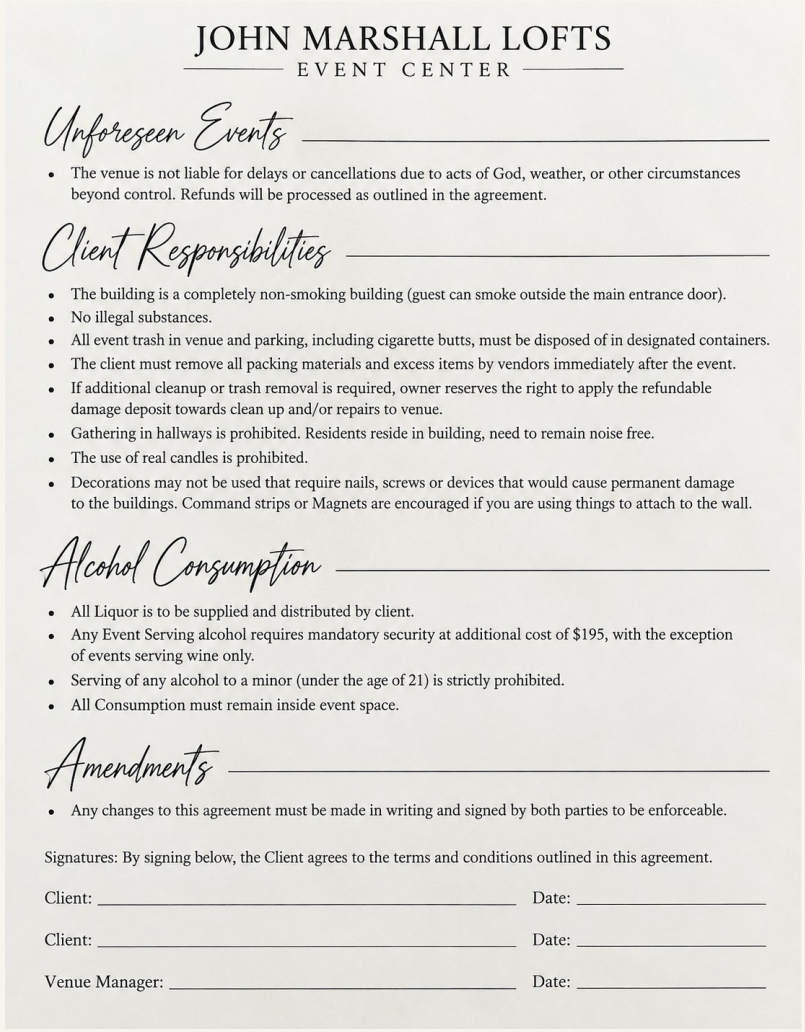






Guest Management & Building Protections

Written venue rules establish expectations before every event.



JOHN MARSHALL LOFTS
EVENT CENTER

Unforeseen Events

- The venue is not liable for delays or cancellations due to acts of God, weather, or other circumstances beyond control. Refunds will be processed as outlined in the agreement.

Client Responsibilities

- The building is a completely non-smoking building (guest can smoke outside the main entrance door).
- No illegal substances.
- All event trash in venue and parking, including cigarette butts, must be disposed of in designated containers.
- The client must remove all packing materials and excess items by vendors immediately after the event.
- If additional cleanup or trash removal is required, owner reserves the right to apply the refundable damage deposit towards clean up and/or repairs to venue.
- Gathering in hallways is prohibited. Residents reside in building, need to remain noise free.
- The use of real candles is prohibited.
- Decorations may not be used that require nails, screws or devices that would cause permanent damage to the buildings. Command strips or Magnets are encouraged if you are using things to attach to the wall.

Alcohol Consumption

- All Liquor is to be supplied and distributed by client.
- Any Event Serving alcohol requires mandatory security at additional cost of $195, with the exception of events serving wine only.
- Serving of any alcohol to a minor (under the age of 21) is strictly prohibited.
- All Consumption must remain inside event space.

Amendments

- Any changes to this agreement must be made in writing and signed by both parties to be enforceable.

Signatures: By signing below, the Client agrees to the terms and conditions outlined in this agreement.

Client: _____ Date: _____

Client: _____ Date: _____

Venue Manager: _____ Date: _____

Key Operating Rules

- Non-smoking building; illegal substances prohibited
- Event trash must be disposed of in designated containers
- Clients and vendors are responsible for post-event cleanup
- Gathering in hallways is prohibited; common areas must remain quiet
- Open flames / real candles are prohibited
- Decorations may not permanently damage the building

Alcohol, Security & Responsible Event Operations

Controls included in the venue agreement.

SECURITY	Events serving alcohol require mandatory security under the venue agreement, with the stated wine-only exception.
AGE RESTRICTION	Serving alcohol to anyone under 21 is strictly prohibited.
CONTAINMENT	Alcohol consumption must remain inside the designated event space.
COMMON AREAS	Hallways and other common areas are not event gathering areas and must remain quiet.

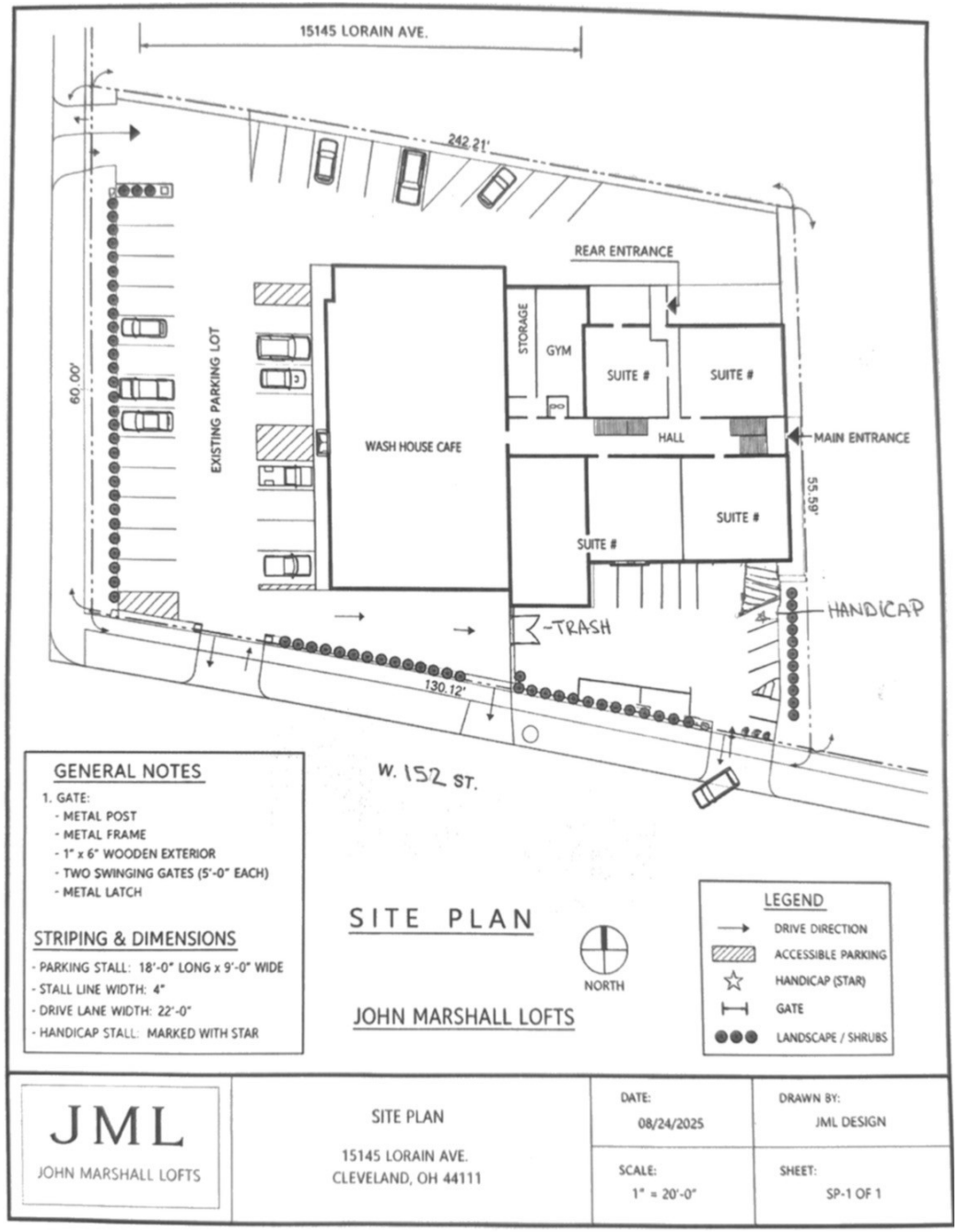


EVENT HOURS & CLOSING PROCEDURES

10:00 PM — Building Vacated

All events must conclude, all cleanup must be completed, and all guests, vendors, and event personnel must vacate the building no later than 10:00 PM.

This is the deadline for complete departure—not merely the end of music or event activities.



PARKING & SITE ACCESS

Existing designated parking

13 SPACES

Event parking arrangement

UP TO 22 VEHICLES

Using double parking during events, as reported by venue management.

Parking must be managed so accessible spaces, drive lanes, emergency access and required exits remain unobstructed. Event capacity is subject to applicable approvals.

ESTABLISHED CUSTOMER EXPERIENCE

JOHN MARSHALL LOFTS EVENT CENTER

4.8 ★★★★★ out of 5 stars | **40** Google Reviews

- Consistent positive reviews from real clients
- Events include bridal showers, graduation parties, and private celebrations
- Guests frequently mention the space is welcoming, clean, and spacious
- Staff is described as accommodating and easy to work with
- Established reputation in the community

A Venue Our Community Trusts

John Marshall Lofts Event Center

Write a review

3781 W 152nd St, Cleveland, OH 44111, United States

4.8 ★★★★★ 40 reviews

All | bridal shower 5 | graduation party 2 | tables and chairs provided 2 | beautiful space 6 | +6

Sort by

Most relevant | Newest | Highest rating | Lowest rating

Michele Nenadal
2 reviews · 6 photos

★★★★★ 10 months ago

We had a bridal shower for my daughter. It was very welcoming, clean and spacious. The staff was accommodating to our needs. Would highly recommend. Thank you for everything!







♡ ♥ 1 ⤴

Britt

REQUEST FOR APPROVAL

John Marshall Lofts Event Center

3781 W 152nd St.
Cleveland, Ohio 44111

Existing interior venue • Written operating rules • Security controls • Established customer history

Thank you for your consideration.

Cleveland City Planning Commission

Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - CWRU CDC Building Demolition

October 16, 2026

Project Address: 11717 Euclid Ave

Type: Demolition

Project Representative: Brian Pickering

Approval: Final

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

CWRU CDC Building Demolition

11717 Euclid Avenue
Cleveland, OH 44106

The City of Cleveland Planning Commission
September 10, 2026

CASE WESTERN RESERVE
UNIVERSITY

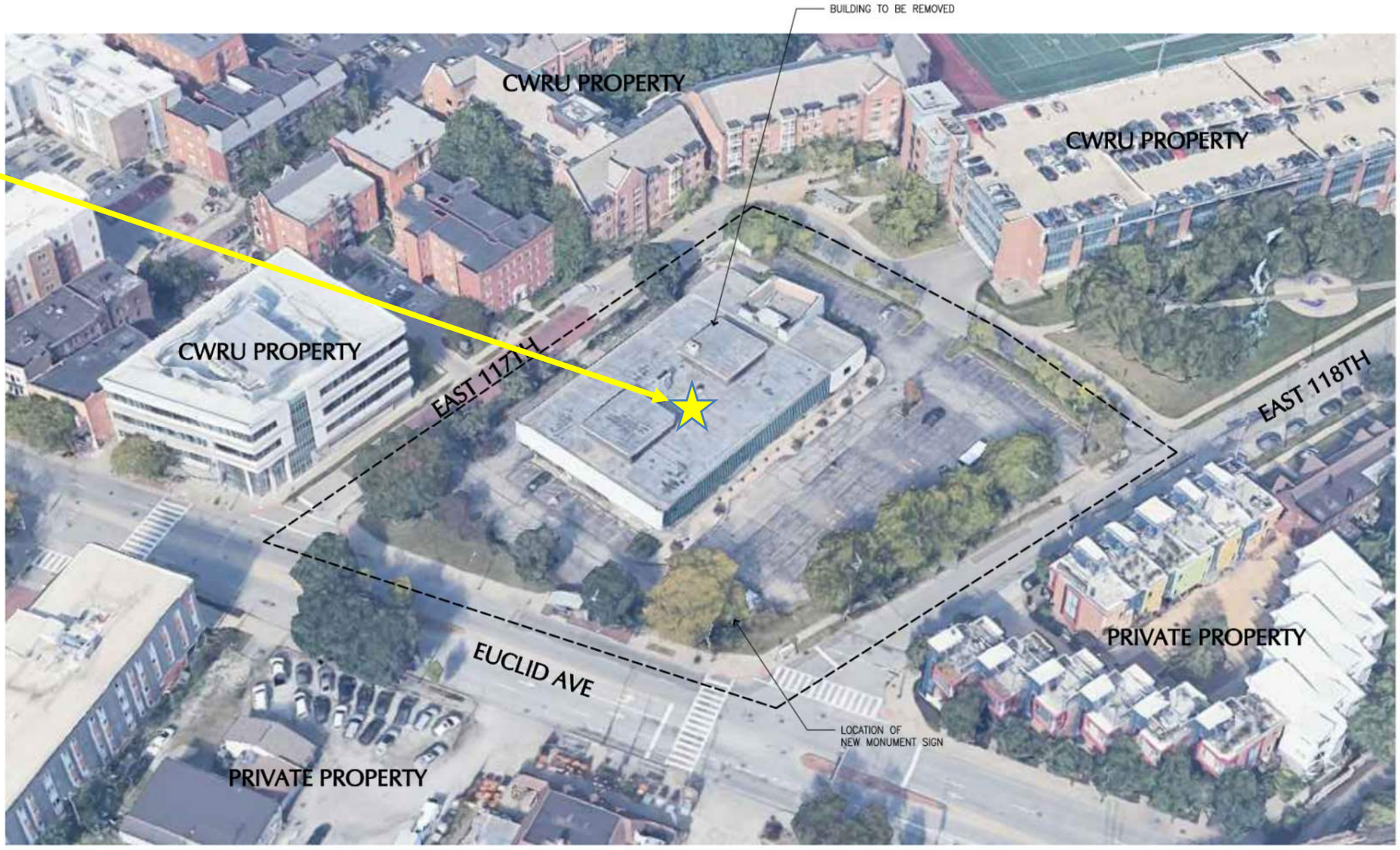
Project Goals

- Manage CWRU parking needs on a district level consistent with CWRU Masterplan.
- Plan for the loss of parking in this district from the proposed Humanities Building on Bellflower Road.
- Retain the existing 110 parking spaces on site and provide an area for additional parking replacement from Bellflower on this site.
- Demolish the existing CDC Building at 11717 Euclid which is past its useful life and has not been occupied for several years.

Project Description

- Demolition of the CDC Building to allow for redevelopment of the site.

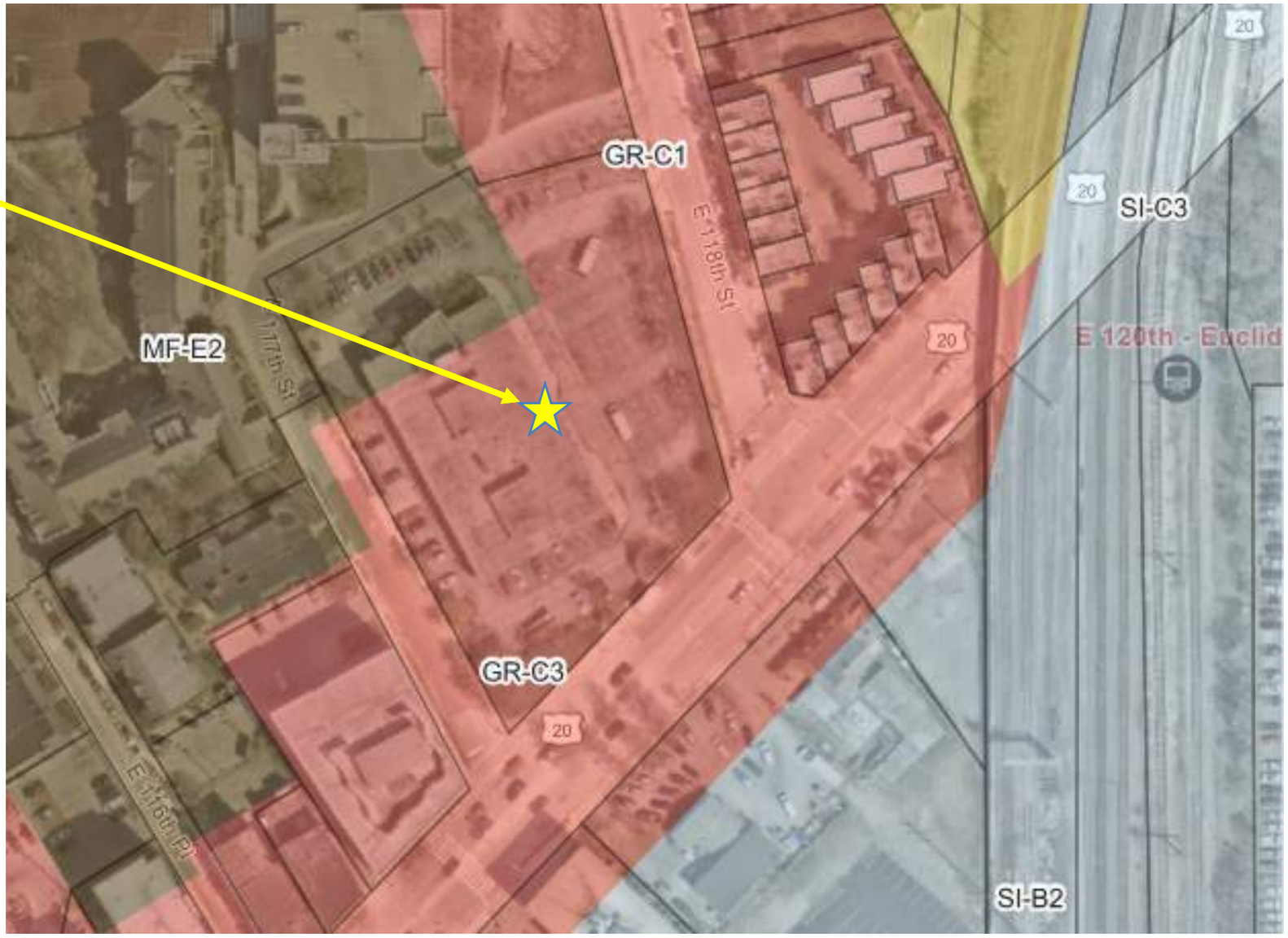
Proposed Project



CASE WESTERN RESERVE UNIVERSITY

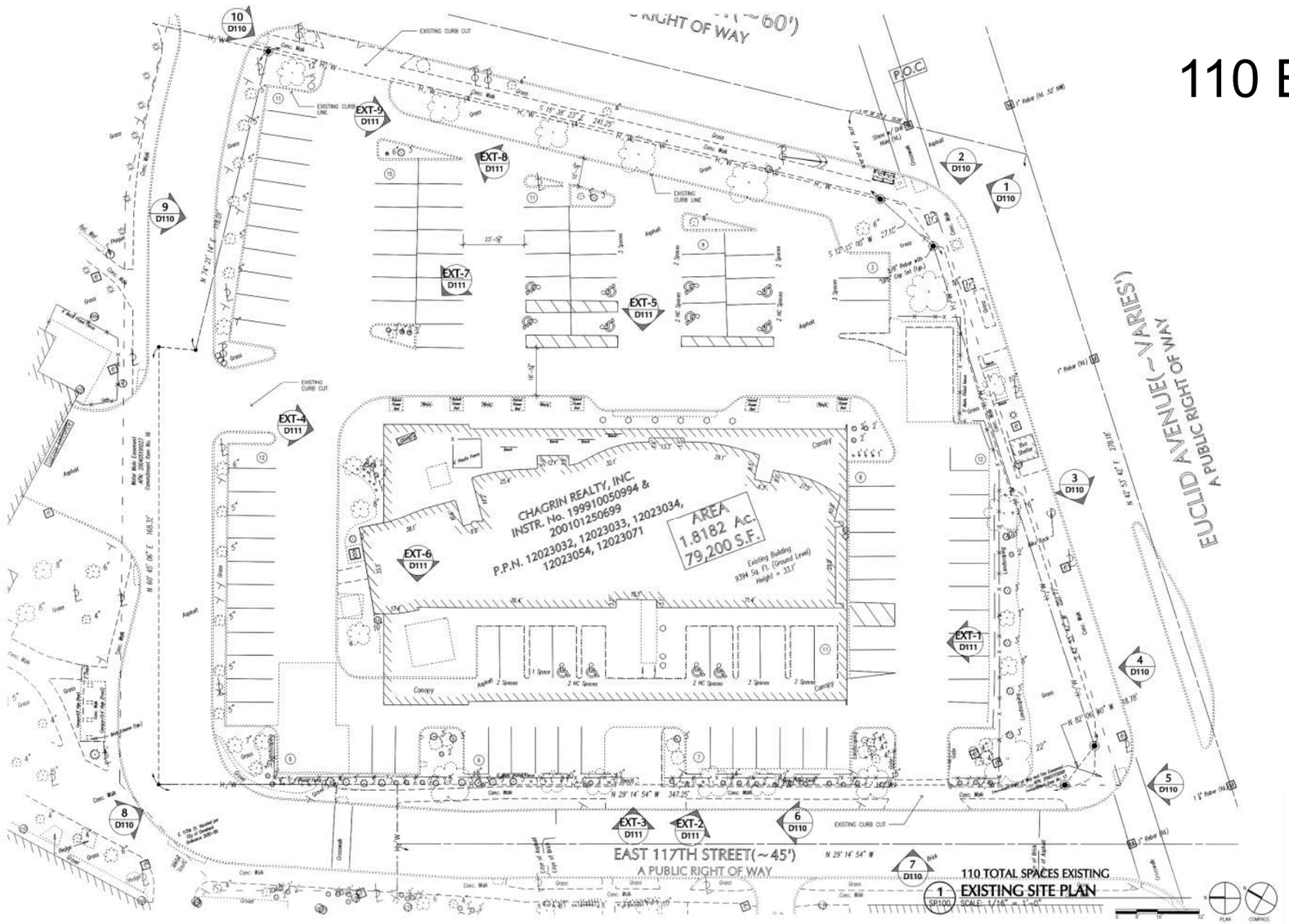
Birds Eye View

Proposed Project



GR-C1 & GR-C3 designates a **General Retail Business Districts**

110 Existing Spaces



CASE WESTERN RESERVE UNIVERSITY

Existing Conditions Plan



IMAGE EXT-5



IMAGE EXT-4







IMAGE 1-7



IMAGE 1-6



IMAGE 1-5



IMAGE 1-4



IMAGE 1-3



IMAGE 1-2



IMAGE 1-1

1 D113 FIRST FLOOR IMAGES
NO SCALE

CASE WESTERN RESERVE UNIVERSITY

Photos of the Interior of the Building



IMAGE 2-5



IMAGE 2-4











IMAGE B-5



IMAGE B-4



IMAGE B-3





THANK YOU

CASE WESTERN RESERVE
UNIVERSITY

CWRU Lot 89 Redevelopment

11717 Euclid Avenue
Cleveland, OH 44106

The City of Cleveland Planning Commission
September 10, 2026

CASE WESTERN RESERVE
UNIVERSITY

Project Goals

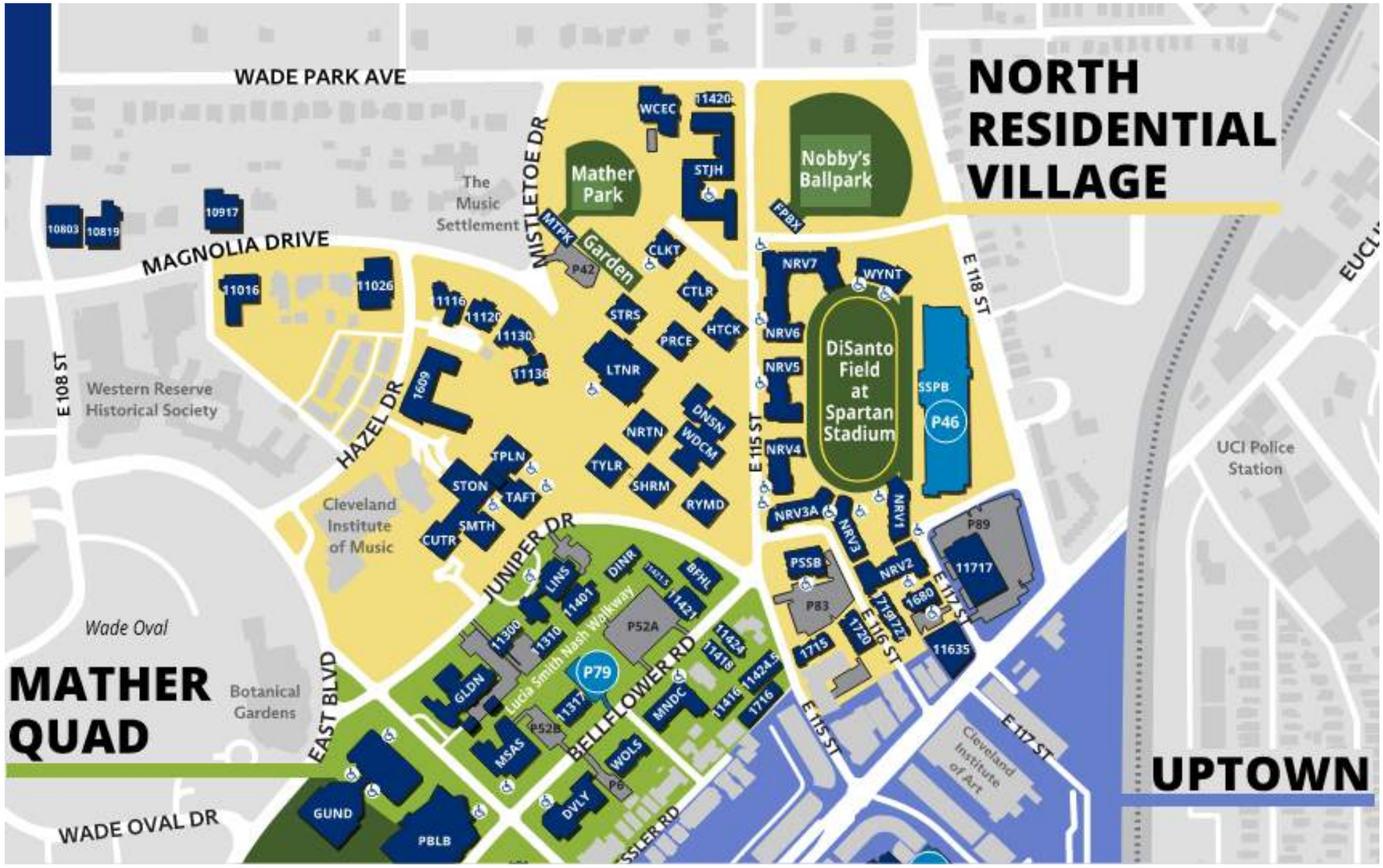
- Manage CWRU parking needs on a district level consistent with our masterplan.
- Plan for the loss of parking in this district from the proposed Humanities Building on Bellflower Road.
- Retain the existing 110 parking spaces on the site and provide an area for additional parking replacement from Bellflower on this site.
- Provide additional accessible parking for 11635 Euclid Avenue
- Align pedestrian walks with existing walkways

Project Description

- Redevelop the existing parking lot at 11717 Euclid Avenue. This proposed improvements would add 71 parking spaces to an existing parking lot of 110 spaces for a total of 181 spaces.
- The parking lot would have a perimeter landscaped area to include trees, shrubs, fencing and meet the City of Cleveland design standards
- The lot would be lit with overhead led fixtures and include security cameras.
- The lot would have two entrance and exit gates on the east and north sides of the lot to control access and provide security.

Project Background

- CWRU recently completed a masterplan showing a proposed Humanities Building on Bellflower Road.
- CWRU recently received a large donation to construct the building, and we are in the initial planning stages including enabling projects and site preparation.
- The proposed building will be sited on current lots 52A (L ’Albatros restaurant lot) and 79 (Admissions lot) which will result in the loss of 99 spaces at this site.
- CWRU has developed a district level plan to manage parking needs in this area.



CASE WESTERN RESERVE UNIVERSITY

CWRU Campus Map

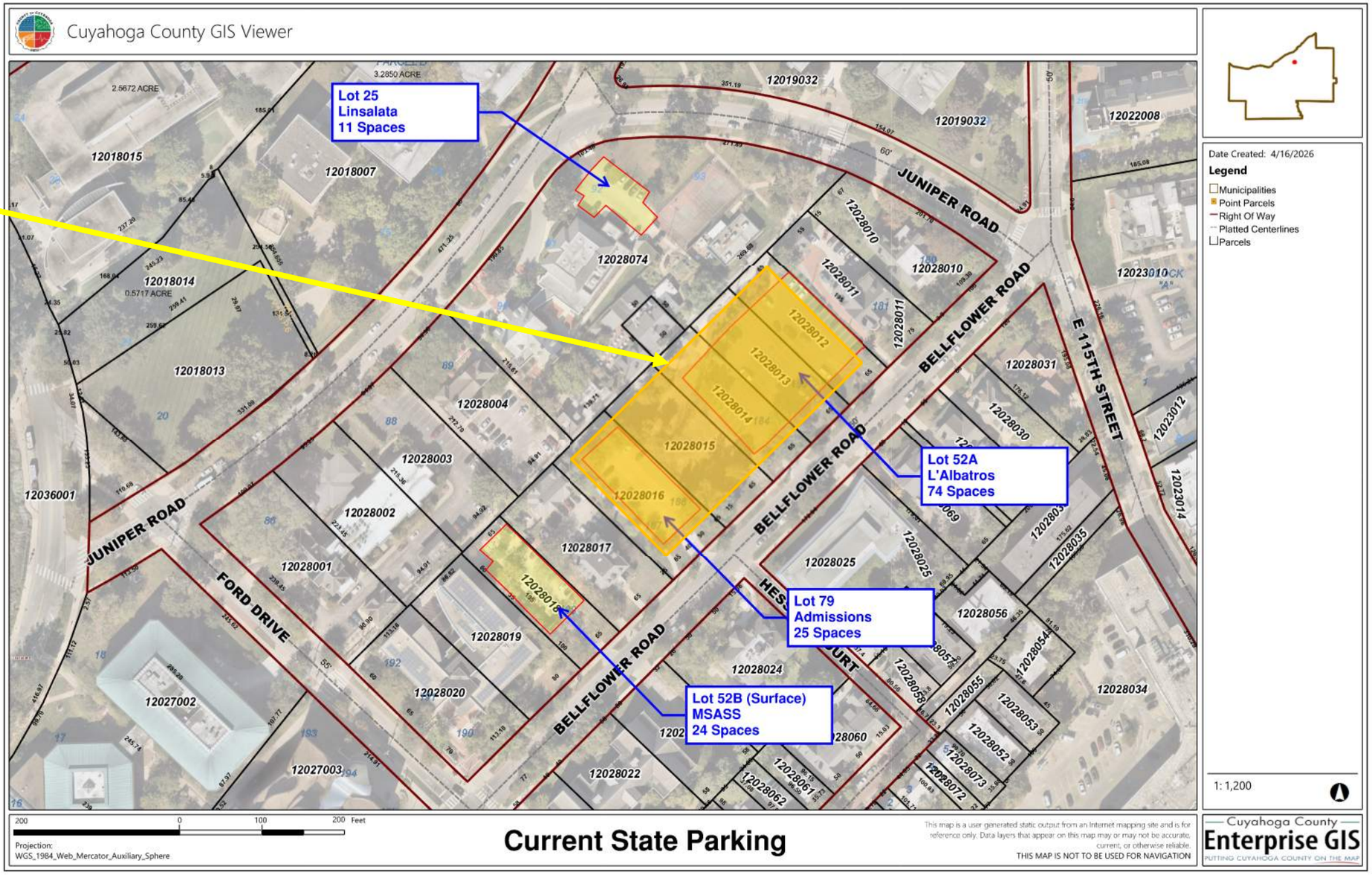


CASE WESTERN RESERVE UNIVERSITY

Proposed Humanities Building Site

Parking Table			
Parking Lot	Current	Change	Proposed
Lot 25 (Linsalata / Alumni Center Lot)	11	24	35
Lot 52A (L'Albatros)	74	-64	10
Lot 89 (Lot 89 - East 117/118th Street Lot)	110	71	181
Lot 79 (Undergraduate Admissions Visitor Lot)	25	-25	0
Totals	220	6	226

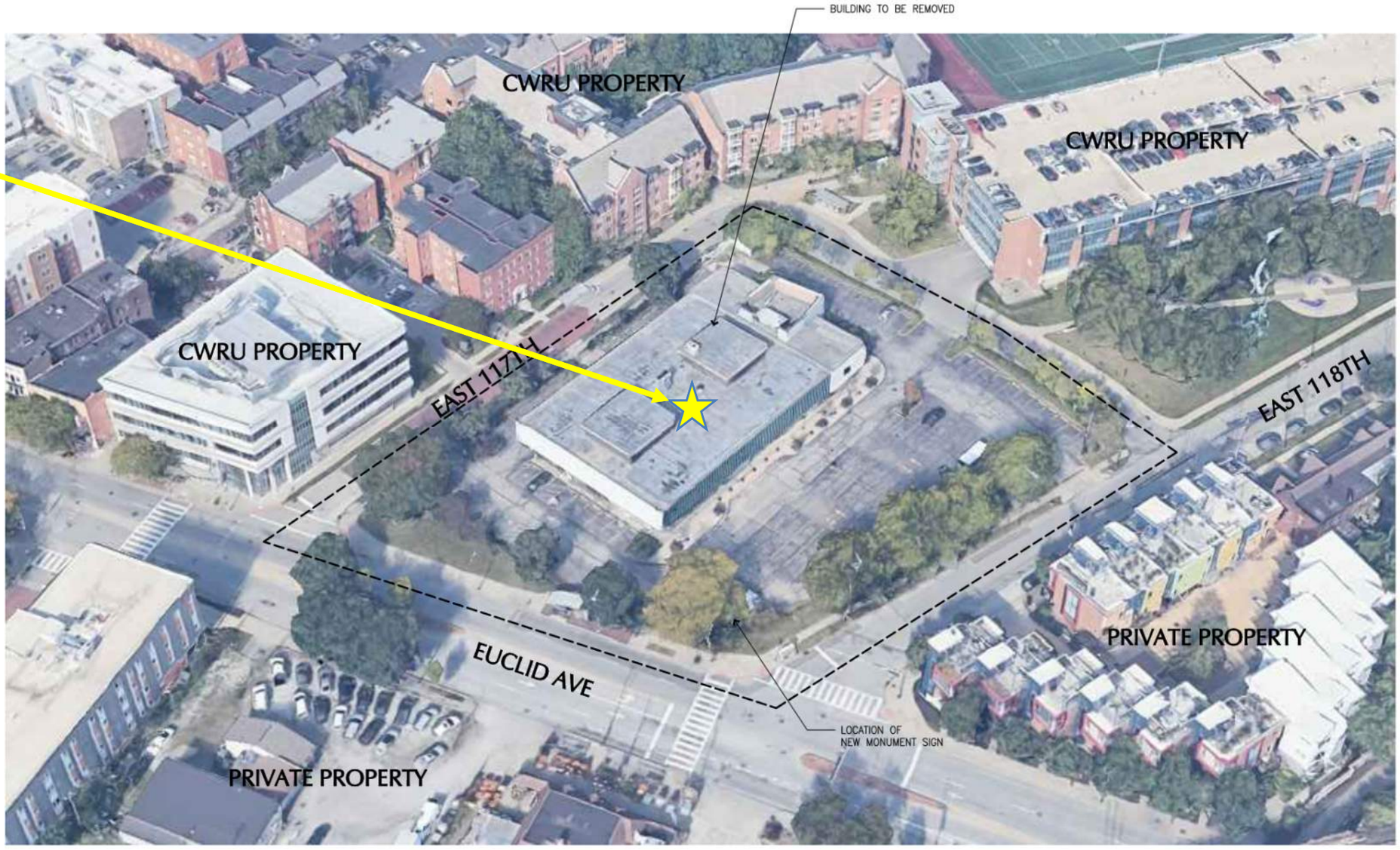
Proposed Humanities Site



PROPOSED PARKING LOT REDEVELOPMENT

CASE WESTERN RESERVE UNIVERSITY

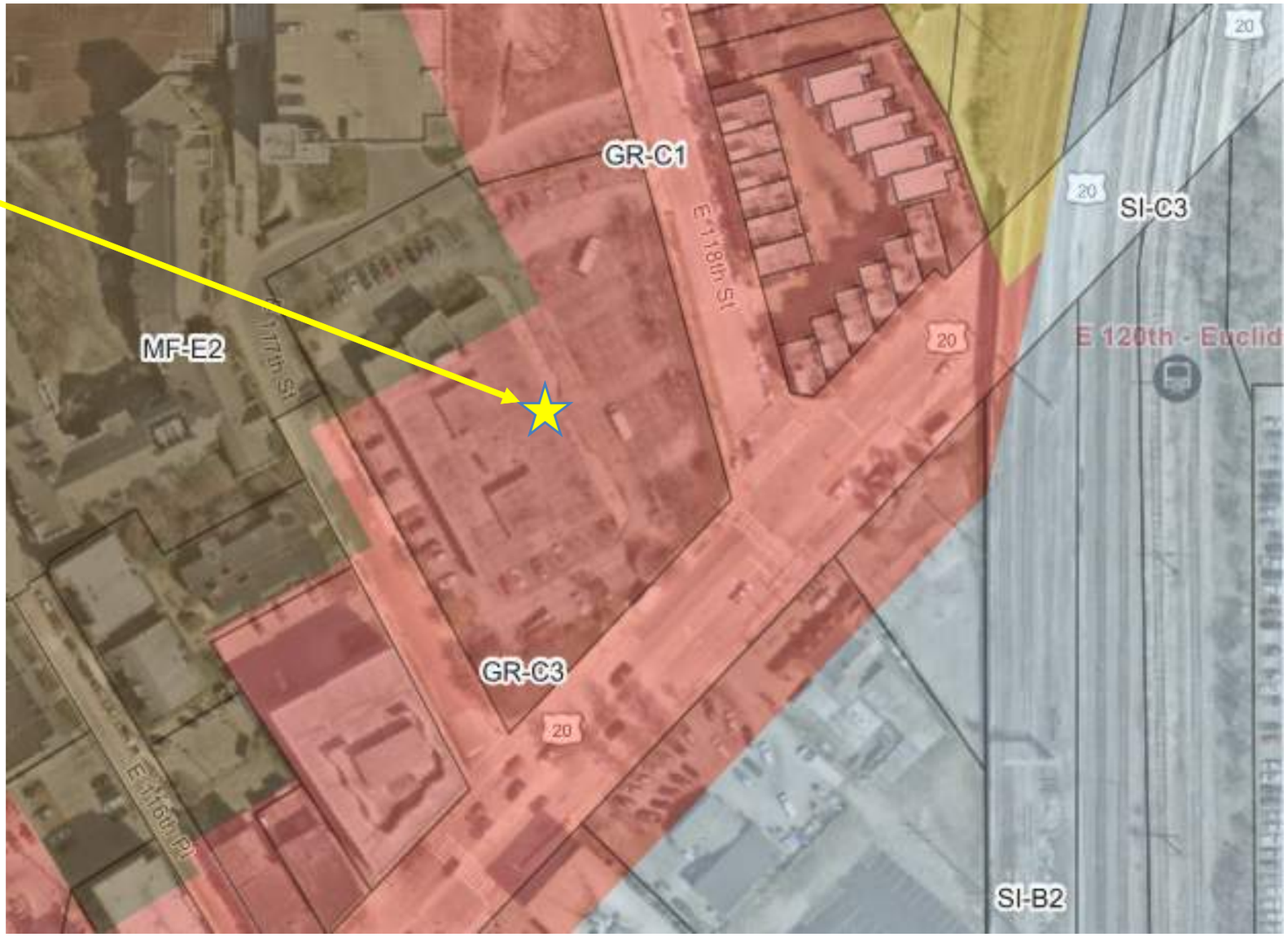
Proposed Project



CASE WESTERN RESERVE UNIVERSITY

Birds Eye View

Proposed Project



GR-C1 & GR-C3 designates a **General Retail Business Districts**



IMAGE SITE-10



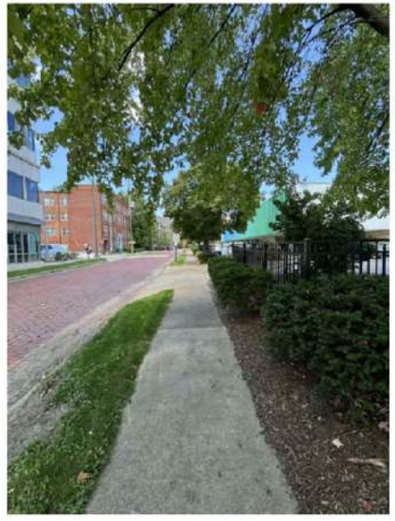
IMAGE SITE-9



IMAGE SITE-8



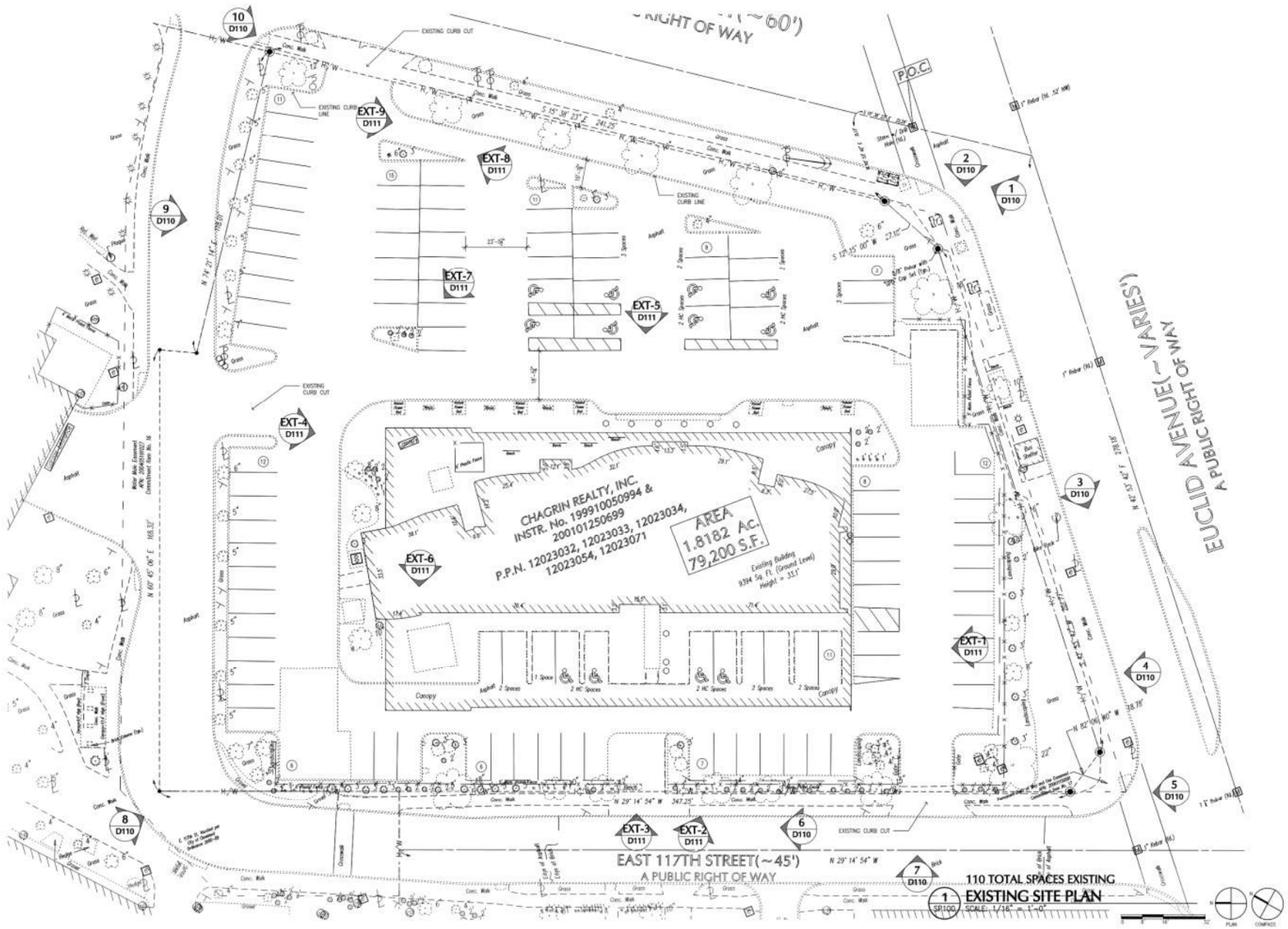






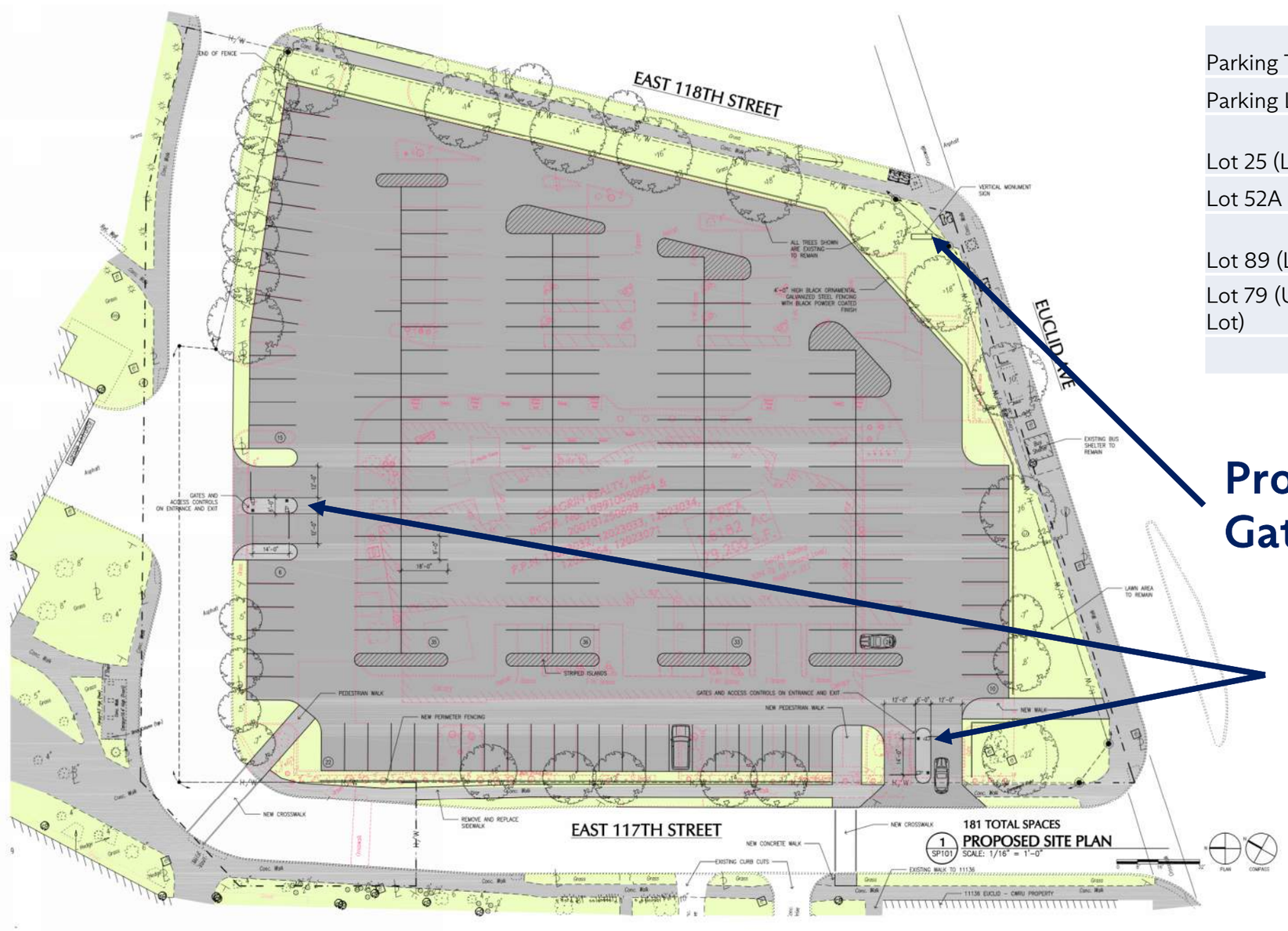
CASE WESTERN RESERVE UNIVERSITY

Existing Site Conditions



CASE WESTERN RESERVE UNIVERSITY

Existing Conditions Plan



Parking Table			
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Proposed Gateway Sign

Proposed Entrance/ Exit

*Project will include Landscape & Fencing to meet city requirements

CASE WESTERN RESERVE UNIVERSITY

Proposed Site Plan



CASE WESTERN RESERVE UNIVERSITY

Proposed Gateway Sign

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - CWRU CDC Building Demolition

October 16, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval as presented (with no conditions) on 10/8/26.

City Planning Staff Recommendations:

Staff is in support of building demolition and temporary surface lot until new plans for site are finalized

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - University Hospital E 115th St Demolitions

October 16, 2026

Project Address: E 115th St

Type: Demolition

Project Representative: Chris Trotta

Approval: Final

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



Cleveland Medical Center Campus

E 115th STREET
DEMOLITION STRATEGY – 10/16/2026

University Hospitals

levelHEADS

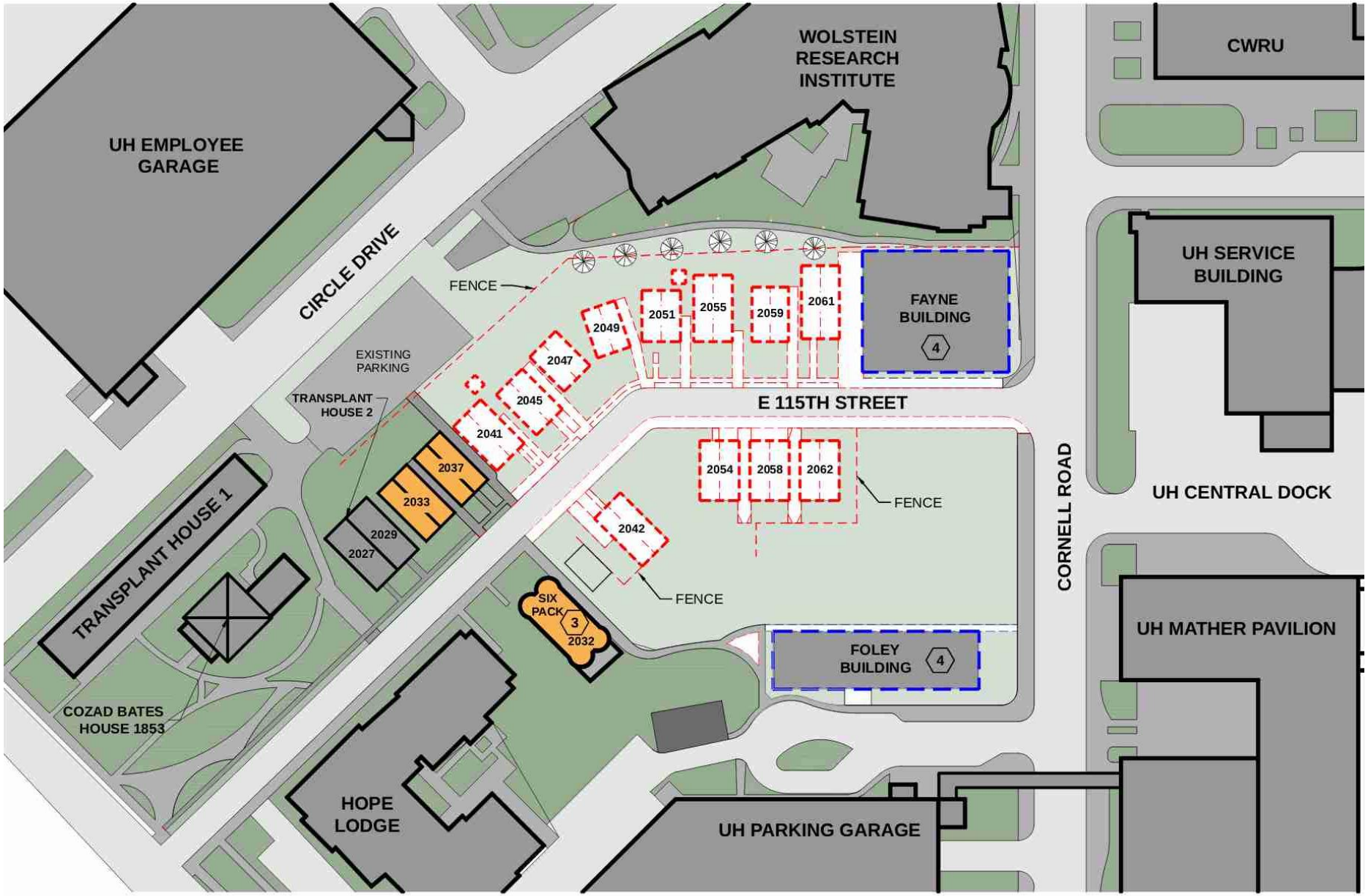
PHASE 1 SITE DEMOLITION – 12 RESIDENTIAL STRUCTURES

UNIVERSITY HOSPITALS IS NOT IN A POSITION TO INVEST IN 115TH ST. RAZING HOUSING STRUCTURES IS UH's RESPONSE TO CITY'S SAFETY AND CITATION CONCERNS. NOT A CASUAL DECISION BUT A DELIBERATE RESPONSE. DEALING WITH CITATIONS SINCE 2025. WE ARE LEAVING SELECT HOMES TO KEEP ARCHITECTURAL LANDSCAPE INTACT.

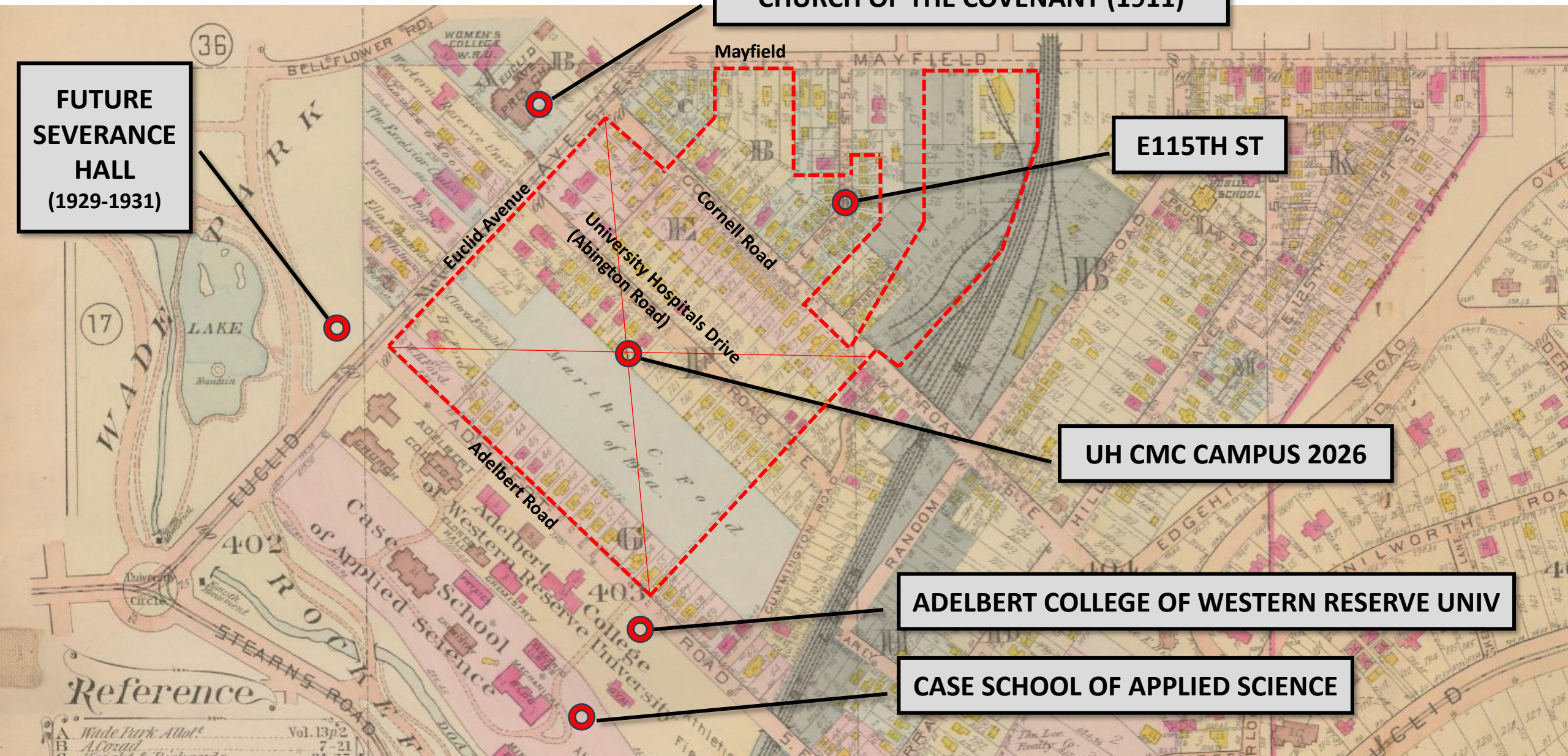
LEGEND:

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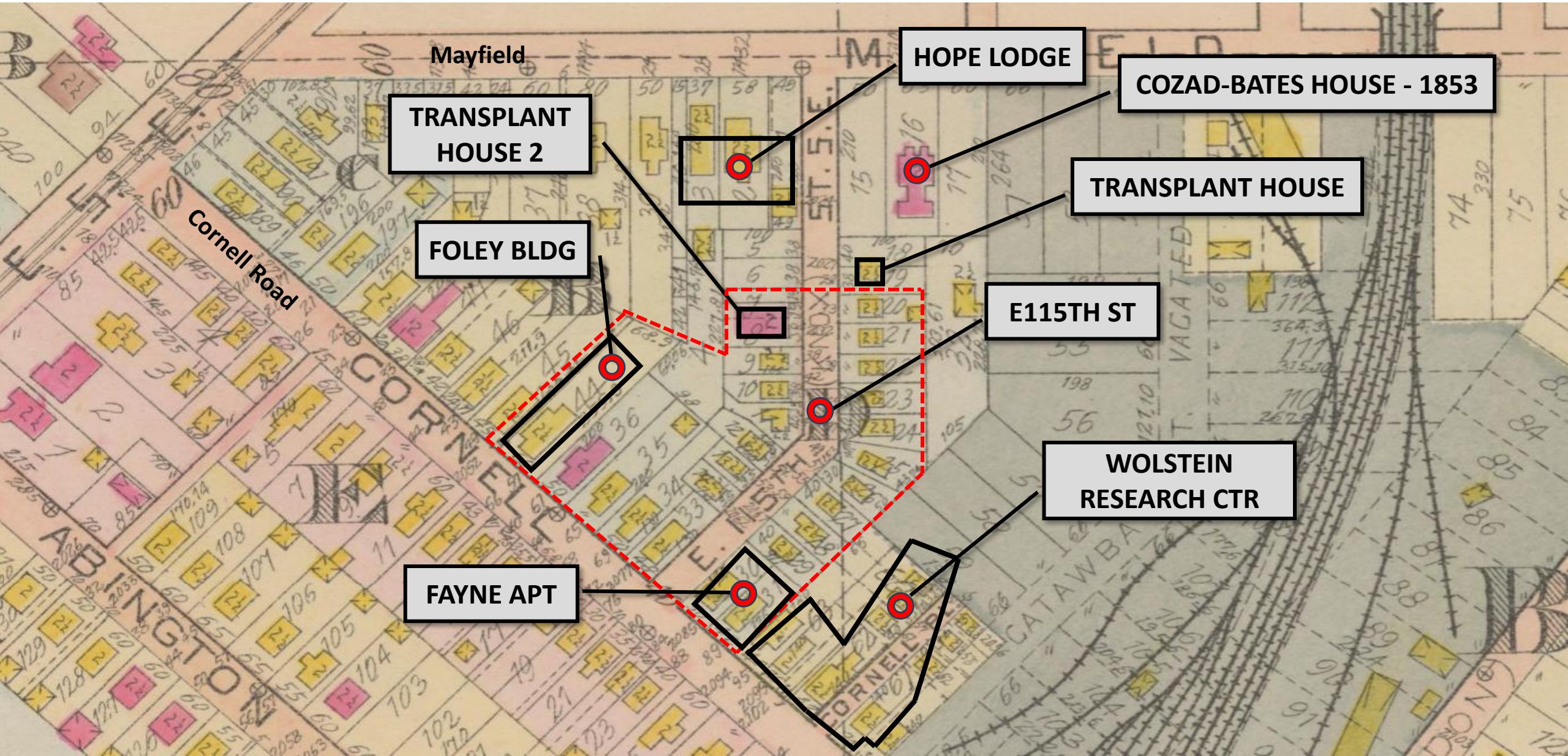
University Hospitals



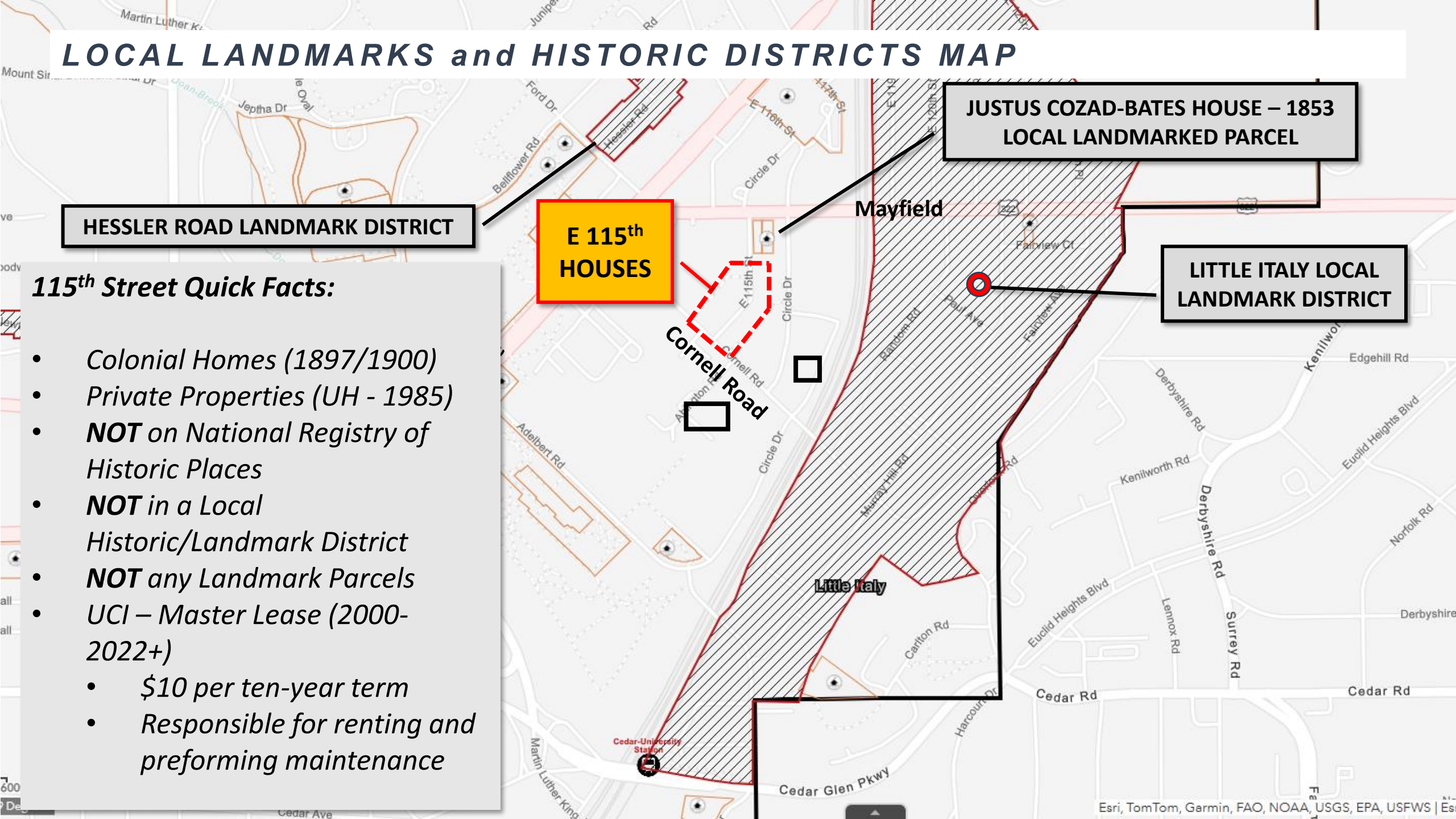
UNIVERSITY HOSPITALS – PLAT 1912



UNIVERSITY HOSPITALS – PLAT 1912 – E115th STREET



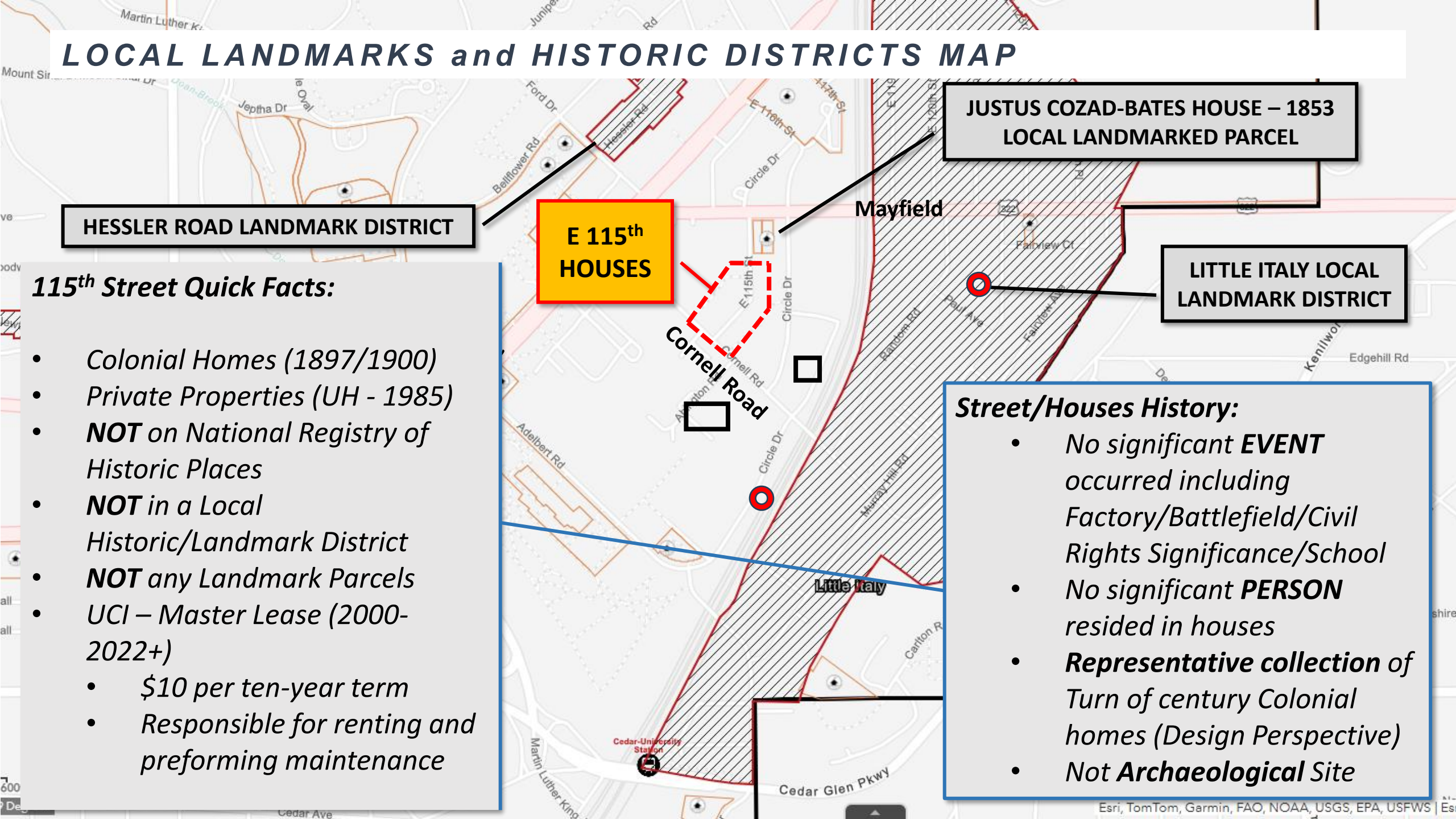
LOCAL LANDMARKS and HISTORIC DISTRICTS MAP



115th Street Quick Facts:

- *Colonial Homes (1897/1900)*
- *Private Properties (UH - 1985)*
- ***NOT** on National Registry of Historic Places*
- ***NOT** in a Local Historic/Landmark District*
- ***NOT** any Landmark Parcels*
- *UCI – Master Lease (2000-2022+)*
  - *$10 per ten-year term*
  - *Responsible for renting and preforming maintenance*

LOCAL LANDMARKS and HISTORIC DISTRICTS MAP



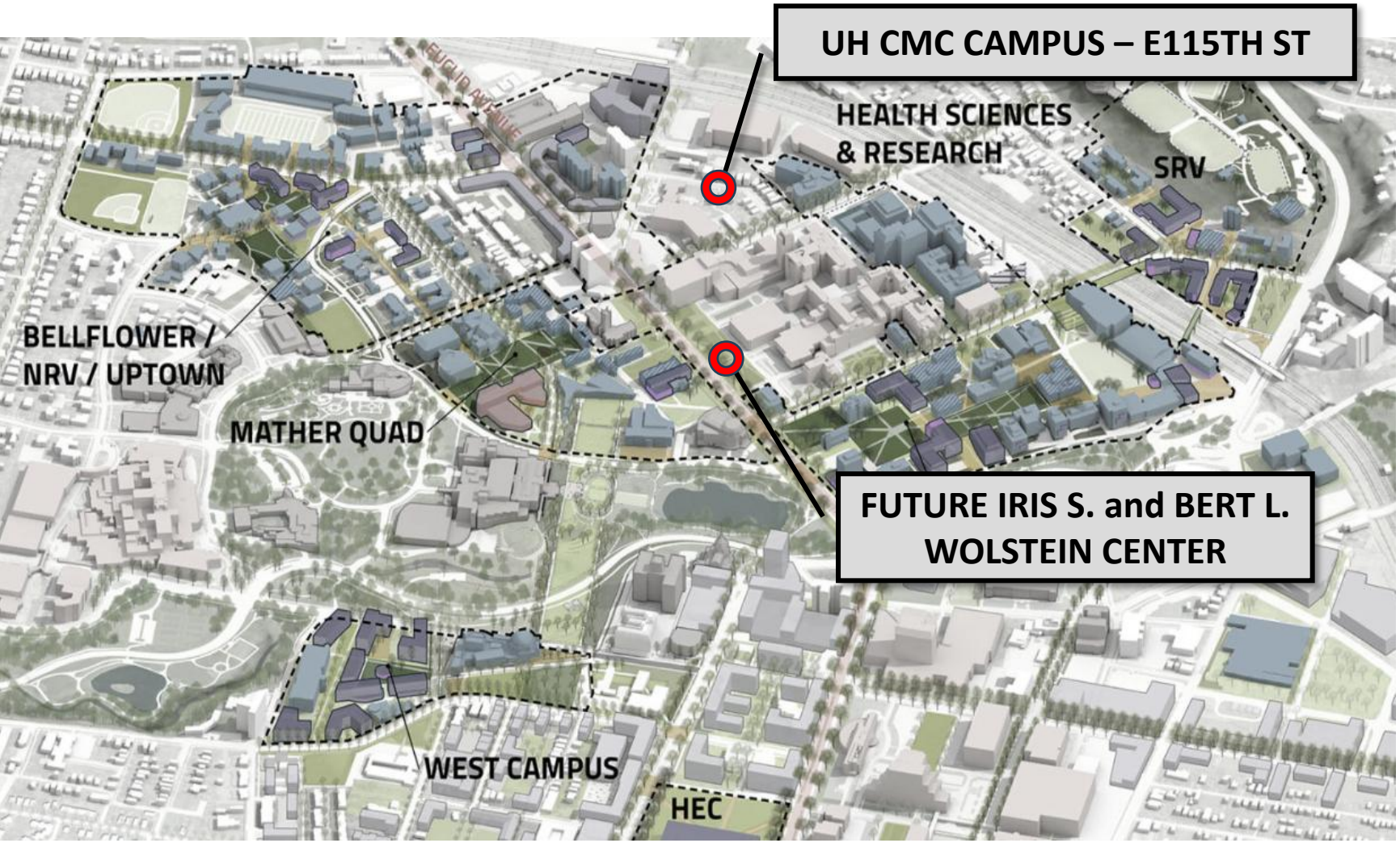
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  - *$10 per ten-year term*
  - *Responsible for renting and preforming maintenance*

Street/Houses History:

- *No significant **EVENT** occurred including Factory/Battlefield/Civil Rights Significance/School*
- *No significant **PERSON** resided in houses*
- ***Representative collection** of Turn of century Colonial homes (Design Perspective)*
- *Not **Archaeological** Site*

MASTER PLAN STRATEGY for E115TH ST – DEMO CATALYST

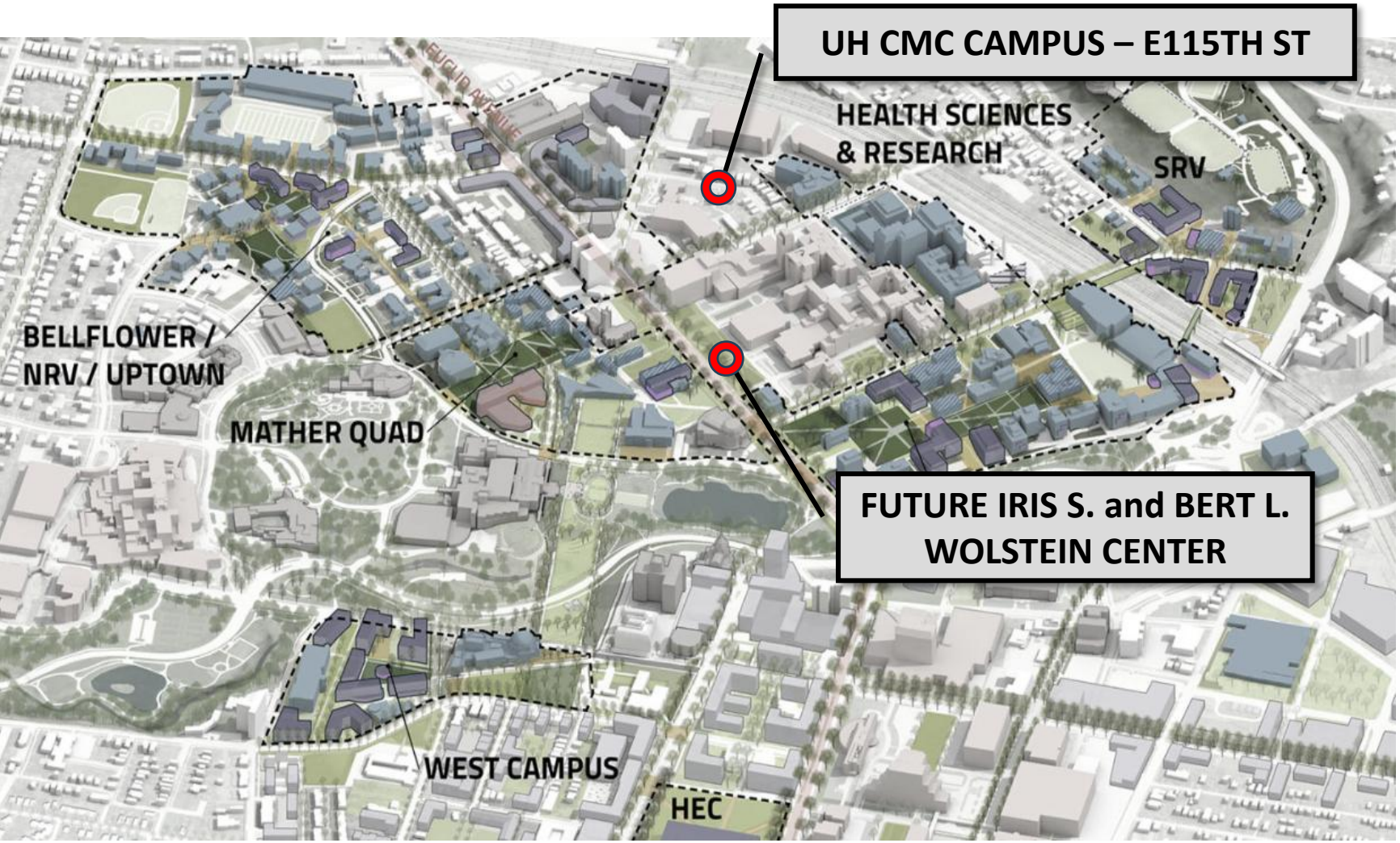


"We have an opportunity and a desire to clear this land so that we can continue to grow University Hospitals in order to fulfill our mission and serve the community. We will work with our partners to salvage and repurpose parts of the homes that UH has owned for decades and are seeking permission to raze the structures thereafter. We are still working to determine the best long-term use for the property, but it will ultimately be based on the clinical needs of our patients."

University Hospitals

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MASTER PLAN STRATEGY for E115TH ST – DEMO CATALYST

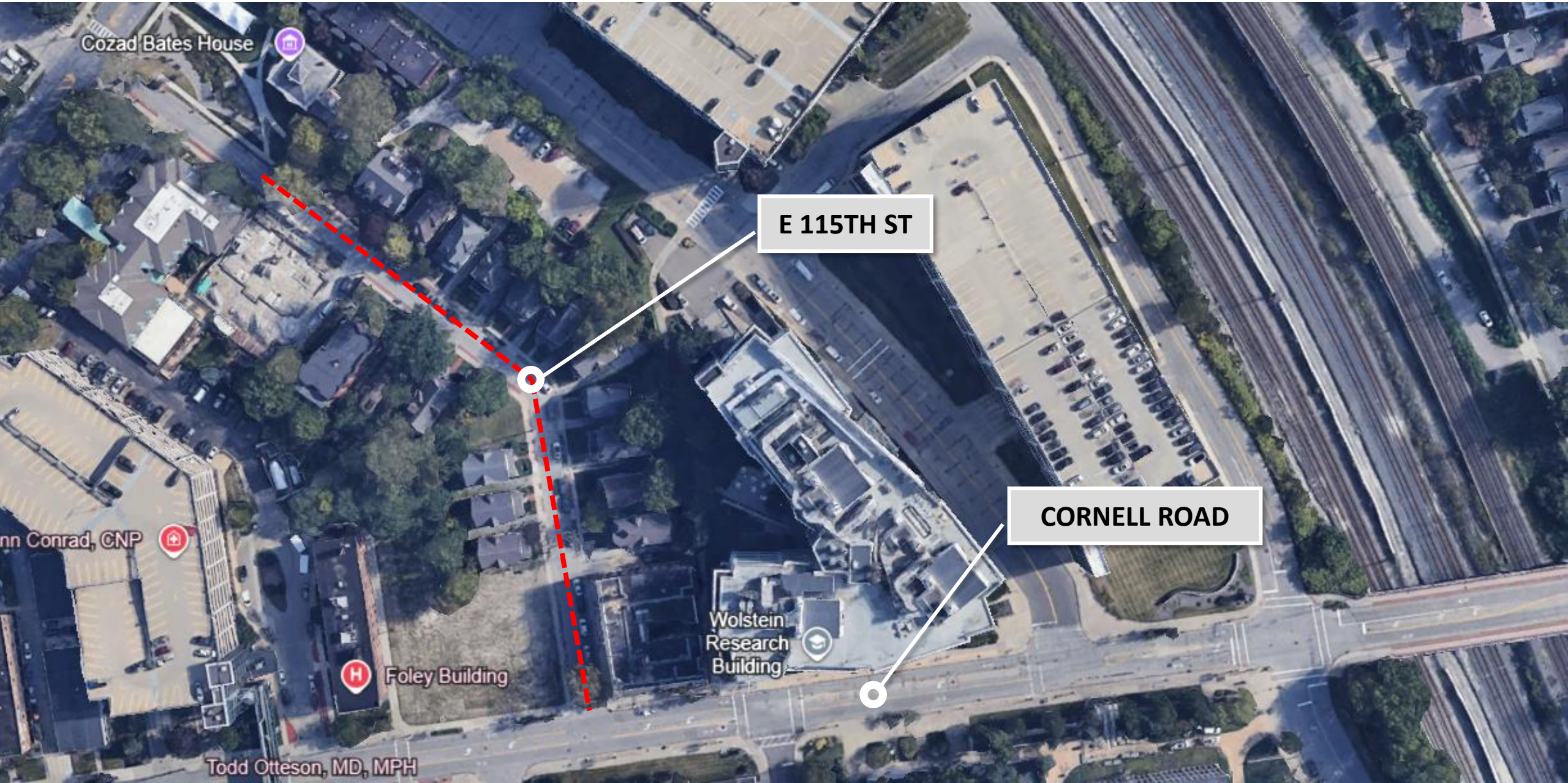


- *EXPAND CAMPUS FOR A FUTURE CENTER OF EXCELLENCE – UH CMC MASTERPLAN SINCE 2005*
- *PROVIDE AN INTERIM PLAN TO IMPROVE EMPLOYEE EXPERIENCE WALKING TO AND FROM PARKING GARAGES*
- *IMPROVE SIDEWALKS/CURBS, IMPROVE STREET LIGHTING, AND IMPROVE LANDSCAPING*
- *PROVIDE A BETTER ENVIRONMENT FOR THE LOCAL UCI COMMUNITY*
- *CONNECT 12-HOME DEMO PROJECT INTERIM STRATEGY WITH WOLSTEIN CENTER IMPLEMENTATION NEEDS –*
  - *LANDSCAPE RELOCATION*
  - *LIGHTING RELOCATION*
  - *ENHANCING PARKING ACCESS TO MEDICAL CENTER*

University Hospitals

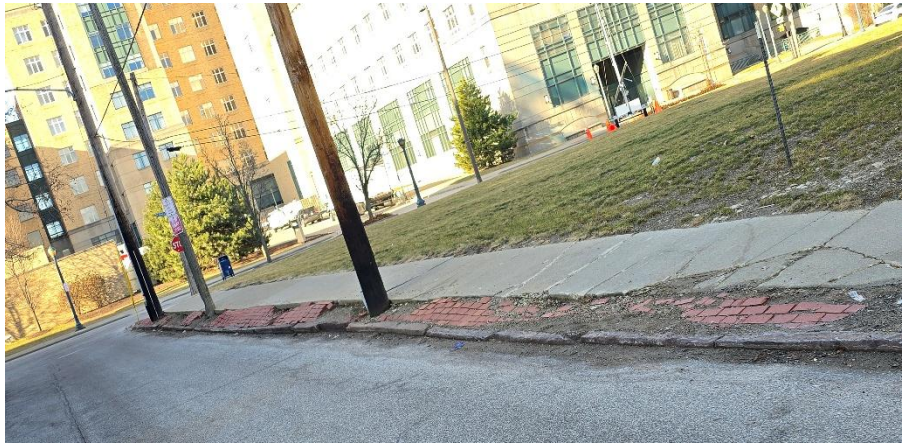
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PHASE 1 – 115TH STREET CONDITION



PHASE 1 – 115TH STREET CONDITION









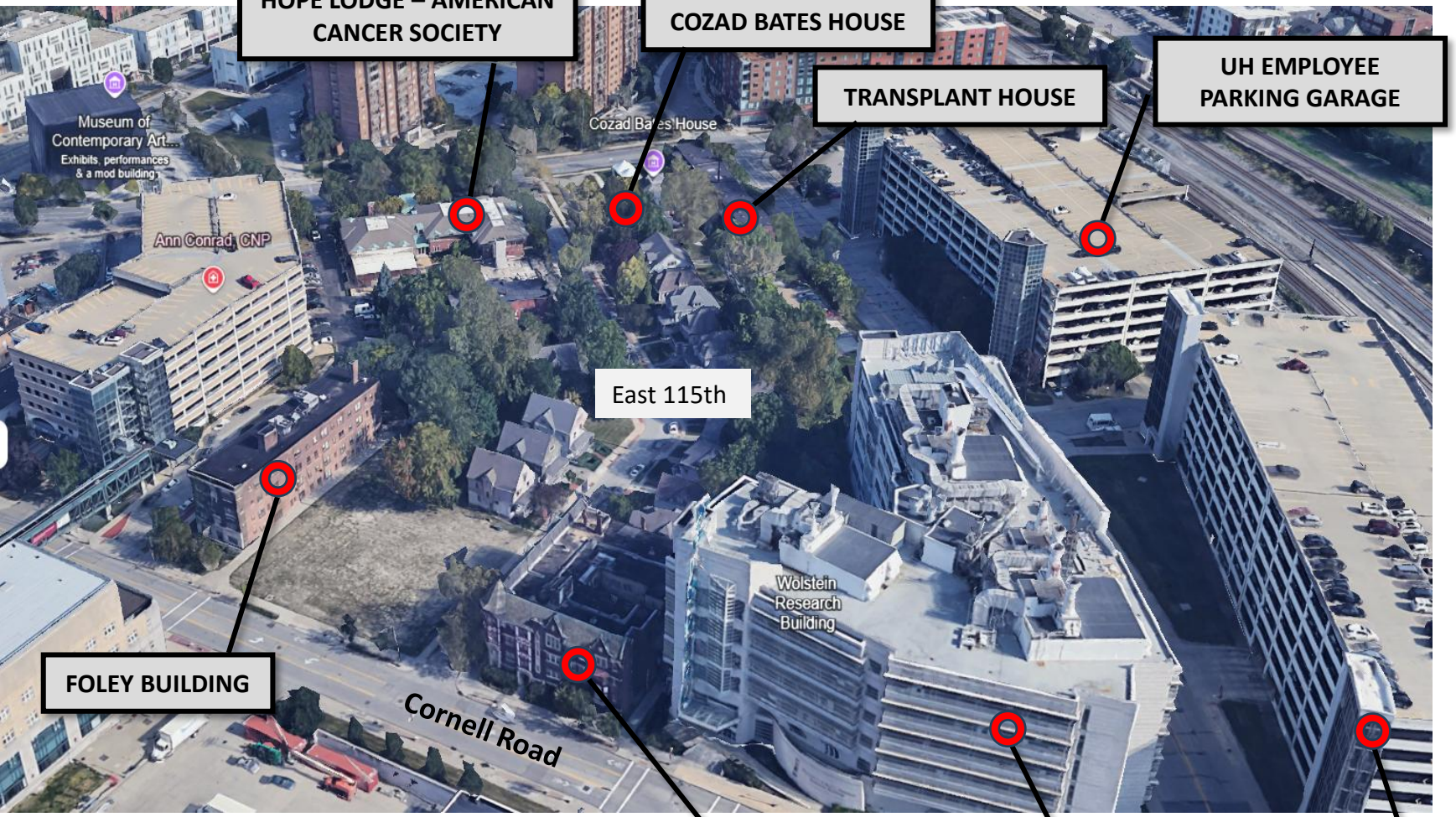




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THE PROJECT AREA – INTERIM PLANNING TOP CONCERNS



- *KEEP PEDESTRIAN PATHS OPEN/PROTECTED*
- *DEMOLITION CONTAINMENT*
- *VACATING FOLEY BUILDING CLINIC AND RESEARCH TENANTS*
- *REMOVAL OF TEMPORARY STORAGE CONTAINERS ON SITE*
- *IMPROVING E 115TH STREET SIDEWALKS*
- *CWRU ADJACENCY WITH WOLSTEIN RESEARCH INSTITUTE*

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E 115TH STREET OWNERSHIP AND LEASING HISTORY

- East 115th homes purchased in 1975 by University Circle Development Foundation. Titles transferred to University Hospitals in 1985. No history of repair permits between 1975 – 1985. UCI/UH performed numerous upgrades to all homes between 1991-2001. (Minor upgrades in 2011/2018)

- UH leased the properties to University Circle, Inc. (UCI) under a master lease in 2000 with a lease term that ran until 2020. The master lease to UCI was for a token amount ($10 for a ten-year term) so UCI could afford to manage and maintain the properties.

- UCI solely managed the rental properties up to and including selecting the tenants, producing leases and performing all required maintenance.

- Changes to the residential housing requirements in the City of Cleveland and UH's inability to commit to a long-term lease resulted in UCI beginning discussions to terminate some of the houses that required more investment. UCI continued to return houses to UH and ultimately fully terminated the master lease in July 2022.

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E 115TH STREET MASTER PLAN HISTORY

- Original University Hospitals “Vision 2010” was presented to, and approved by, the University Circle Design Review Committee around 2005 and included all plans for the campus including short-term and long-term use of E 115th Street.

- UH updated its Master Plan for the UH CMC in 2019. This Master Plan re-identified a need for the houses on 115th so UH did not wish to engage in another 10-year lease renewal with UCI. UH renewed the lease for 3 years.

- Covid impacted the timing for the Master Plan in 2020

- **UNIVERSITY HOSPITALS IS NOT IN A POSITION TO INVEST IN 115TH ST. RAZING HOUSING STRUCTURES IS UH’s RESPONSE TO CITY’S SAFETY AND CITATION CONCERNS. NOT A CASUAL DECISION BUT A DELIBERATE RESPONSE. DEALING WITH CITATIONS SINCE 2025. WE ARE LEAVING SELECT HOMES TO KEEP ARCHITECTURAL LANDSCAPE INTACT**

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ORDINANCE 341.08 – DEMOLITION AND MOVING

(a) *Criteria for Action.* In considering a request to demolish or move a building or other structure located within a Design Review District, the City Planning Commission and its Local Design Review Advisory Committee shall consider the following factors in making its decision to approve or disapprove the request:

(1) The architectural and historic significance of the subject building or structure; **NO LANDMARK STATUS**
(2) The significance of the building or structure in contributing to the architectural or historic character of its environs; **MINOR – SURROUNDED BY HOSPITALS, CLINICS, ED, RESEARCH – NOT A RESIDENTIAL COMMUNITY**
(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; **N/A**
(4) The present and potential economic viability of the subject building or structure, given its physical condition and marketability; **NONE. CANNOT BE USED FOR HEALTHCARE OR INSTITUTIONAL USES.**
(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; **BELOW AVERAGE TO POOR**
(6) The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and **SALVAGE - TRADES TRAINING, COMMUNITY RECLAIMATION, OR REBUILDERS XCHANGE – IN PROGRESS**
(7) The design quality and significance and the appropriateness of the proposed re-use of the property. **FUTURE SITE IMPROVEMENTS, POTENTIAL CONTRACTOR PARKING, HEALTHCARE CENTER OF EXCELLENCE**

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STRATEGIC QUESTIONS

- ***WHY ARE THESE STRUCTURES IN THEIR CURRENT CONDITION?***
- ***WHAT IS THE INTERIM PLANNED USE FOR E. 115TH STREET?***
- ***WHAT IS THE LONG-TERM MASTER PLAN OF E 115TH STREET?***
- ***WHAT IS THE OVERALL SHORT-TERM SCHEDULE?***
- ***ANY SIGNIFICANT ARCHITECTS OR HISTORICAL SIGNIFICANCE OF THESE STRUCTURES?***
- ***ARE THERE PORTIONS OF HOMES TO BE SALVAGED?***
- ***DID UH CONSIDER REUSE OF THE HOMES OR TO SELL THEM?***

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STRATEGIC ANSWERS

- ***WHY ARE THESE STRUCTURES IN THEIR CURRENT CONDITION?***
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- ***20+YEAR PLAN - VACATE 115TH FOR FUTURE DEVELOPMENT – UCI AND TENANTS RESPONSIBLE FOR MAINTENANCE FROM 2000 – 2023 (MASTER LEASE) "UNIVERSITY HOSPITALS IN BUSINESS OF PATIENT CARE, NOT HOUSING"***
- ***IMPROVED "PARK" SETTING W/SIDEWALKS, LANDSCAPE & LIGHTING FOR UH CAREGIVERS GETTING TO & FROM EMPLOYEE GARAGES. TEMP PARKING.***
- ***NEW HEALTHCARE CENTER OF EXCELLENCE SITE WITH PARKING. MASTER PLANNING HALTED IN 2020 FOR COVID. MAY RESTART IN 2027/28***
- ***DEMO COMPLETED BY CUYAHOGA LAND BANK FOURTH QTR 2026. FIRST PHASE INTERIM PLANS COMPLETED BY SECOND QTR 2027***
- ***LEVELHEADS CONSULTED LANDMARKS AND THERE ARE NO KNOWN RELEVANT ARCHITECTS DOCUMENT OR LANDMARK STATUS ON THESE STRUCTURES***
- ***LIMITED VALUE – UH IN CONVERSATION W/REBUILDERS XCHANGE AND A FEW COMMUNITY ORGANIZATIONS TO LET THE MARKET DECIDE***
- ***YES – NOT SUITABLE FOR HEALTHCARE UTILIZATION PURPOSES. INQUIRED TO TRANSPLANT HOUSE OF CLEVELAND TO PURCHASE 2 ADJACENT HOMES + SIX-PACK BUILDING – NO FUNDING TO DO SO. UH CURRENTLY PLACING 3 OF 15 HOME UP FOR SALE.***

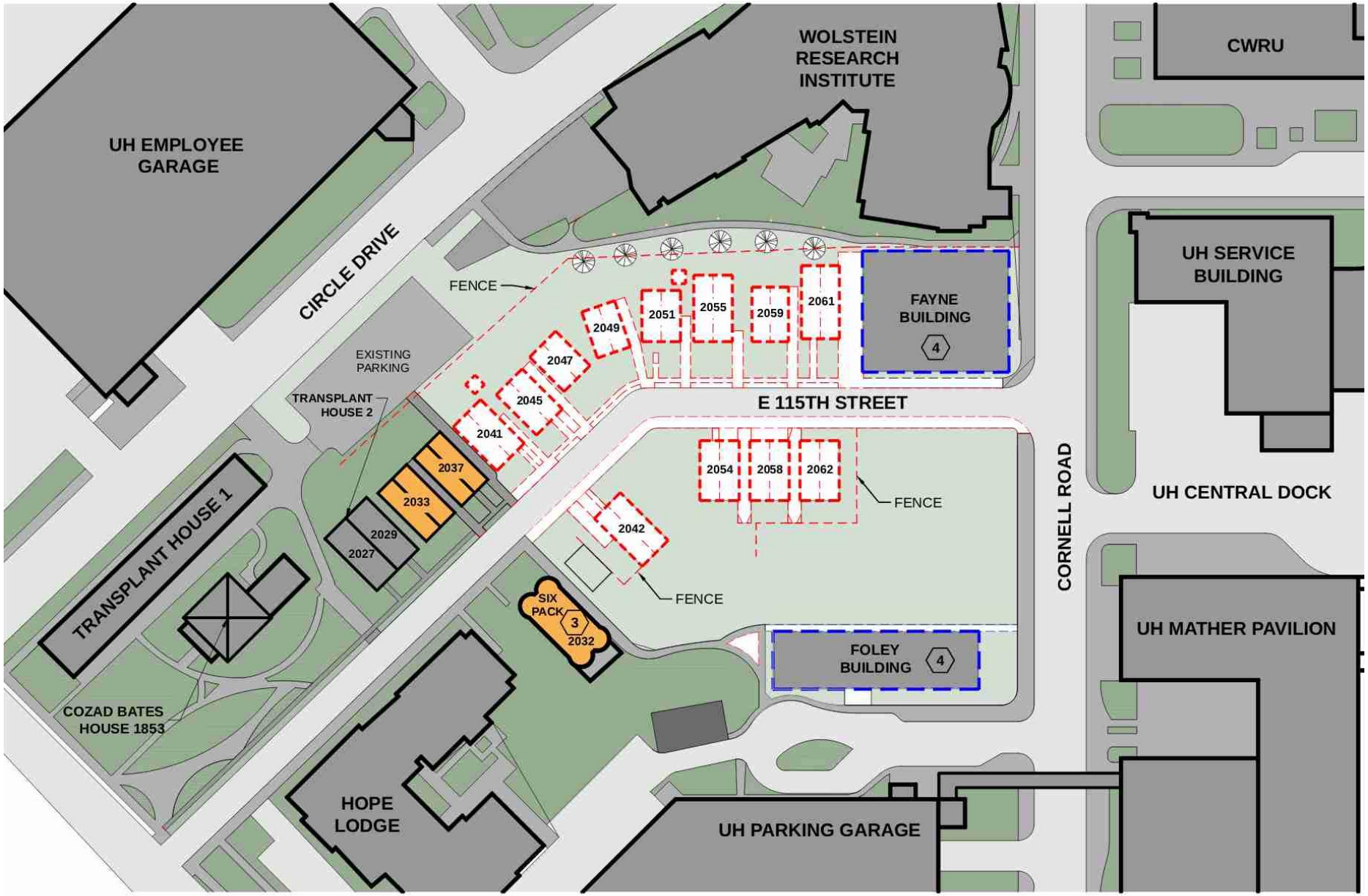
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PHASE 1 SITE DEMOLITION – 12 RESIDENTIAL STRUCTURES

LEGEND:

- 2 — PHASE 1 DEMO STRUCTURE (ALL HOMES 2 STORIES)
- 4 — PHASE 2 DEMO STRUCTURE
- HOME ON MARKET
- 4 — NUMBER OF STORIES



SCALE: 1" = 80'-0"

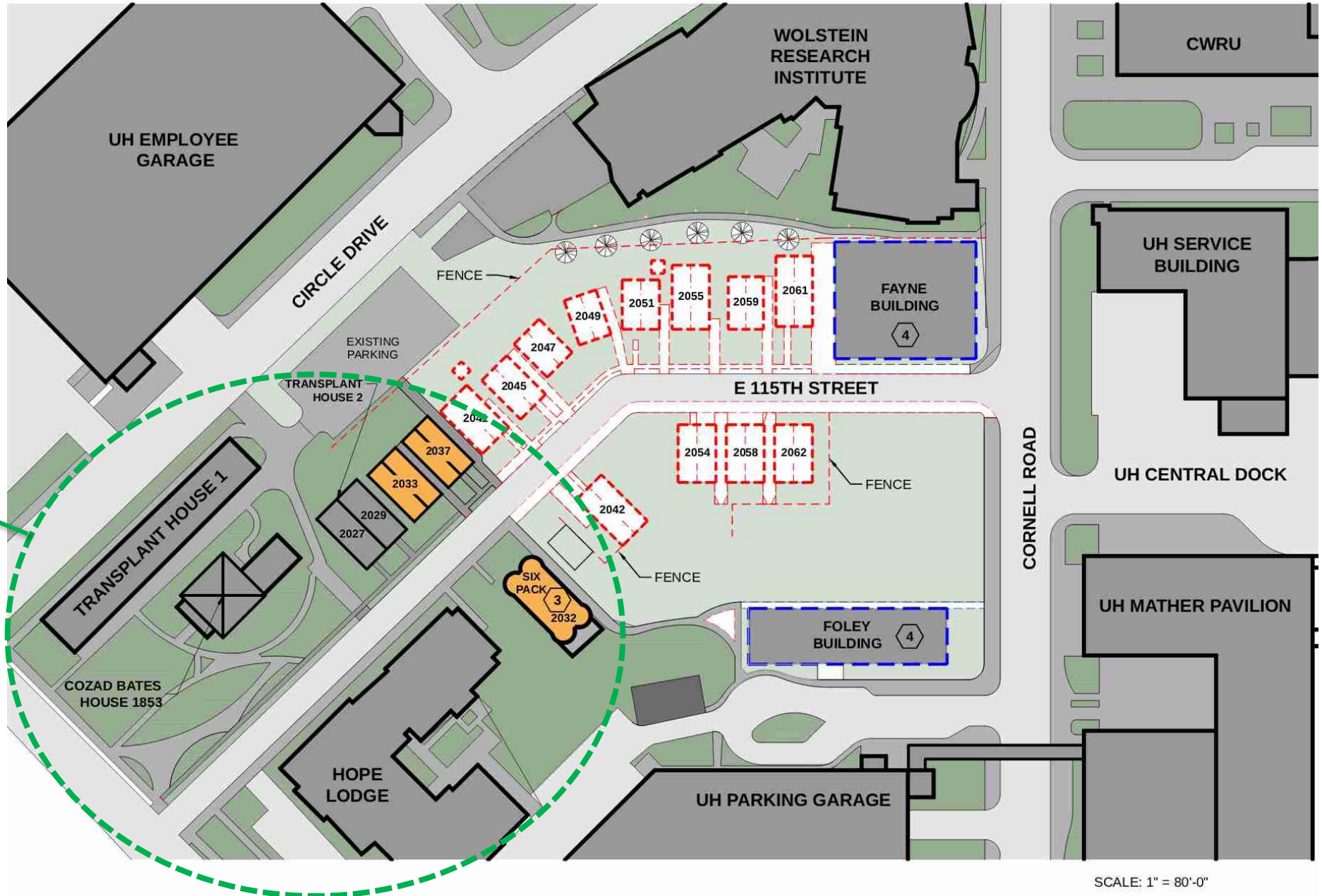
University Hospitals

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KEEP ARCHITECTURAL LANDSCAPE INTACT



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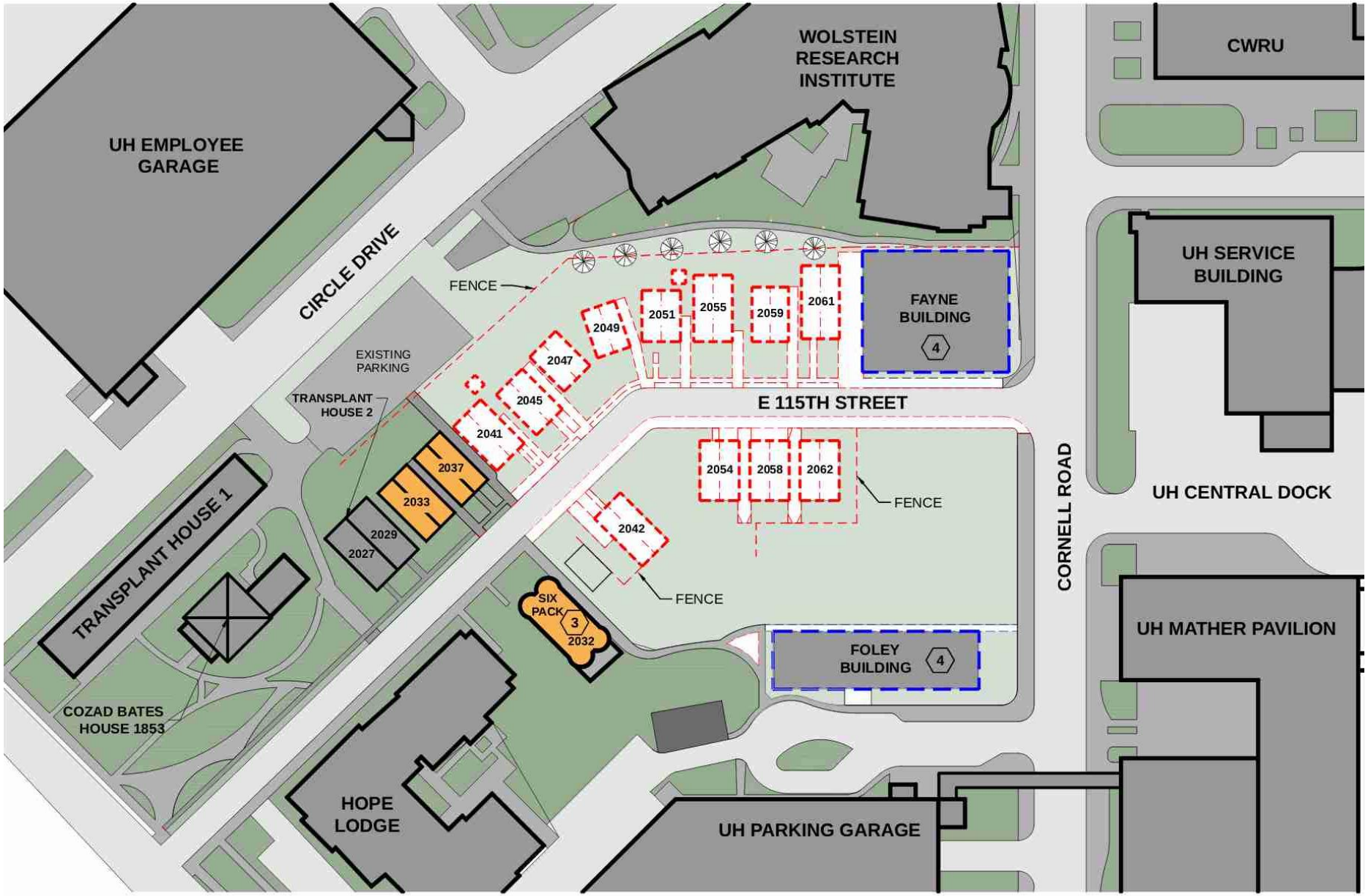
PHASE 1 SITE DEMOLITION – 12 HOUSES – 3 MONTHS

SPECIFIC SCOPE

- ***SAMPLING/ASBESTOS ABATEMENT***
- ***DEMO 12 HOUSES, ASSOCIATED DRIVEWAYS AND GARAGES***
- ***INFILL BASEMENTS***
- ***DEMO EXISTING WOOD FENCE (CWRU)***
- ***TREES REMAIN***
- ***TURF PLANTING***

CUYAHOGA LAND BANK

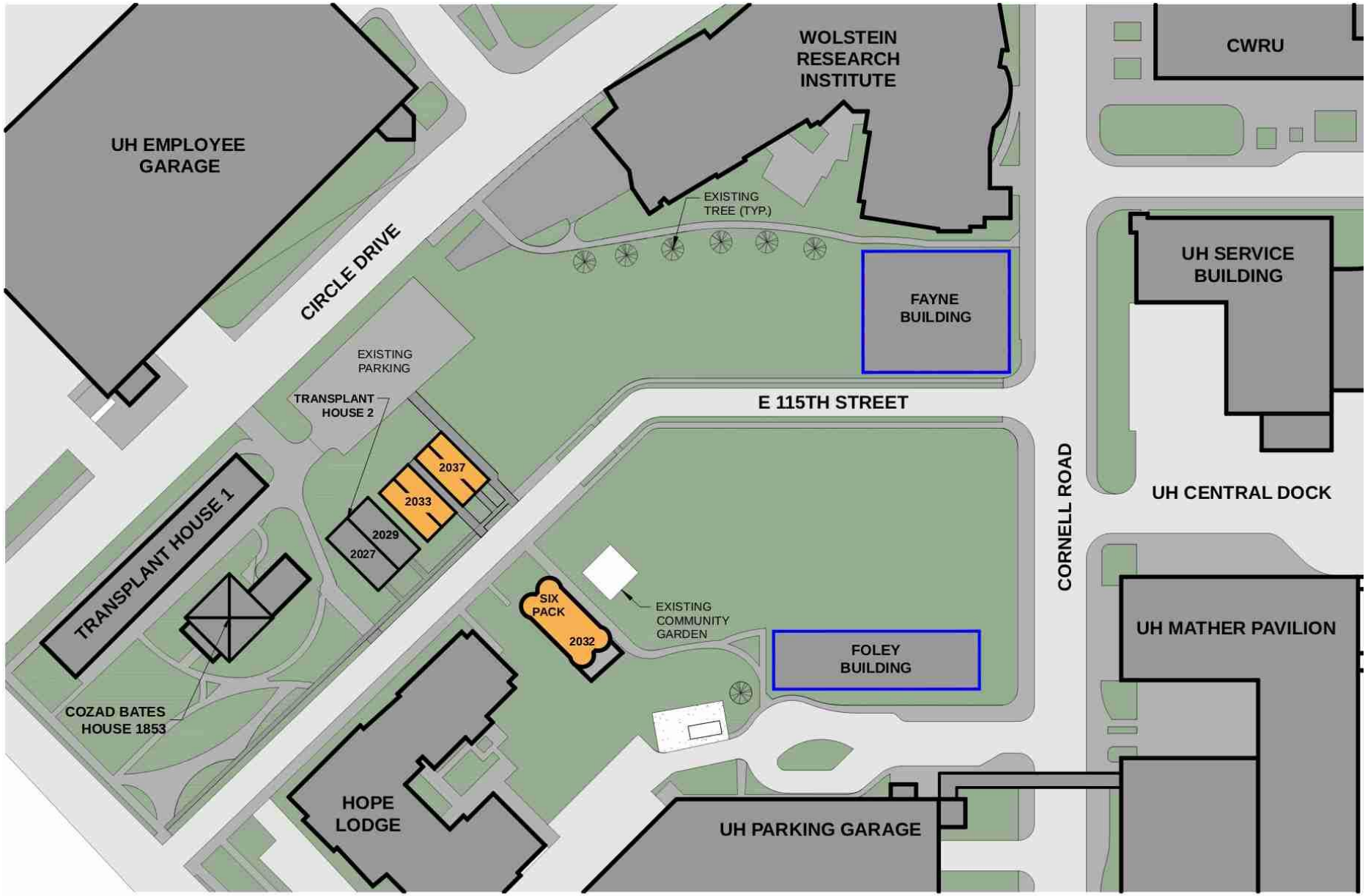
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INTERIM SITE PLAN – PHASE 1 – Year End 2026

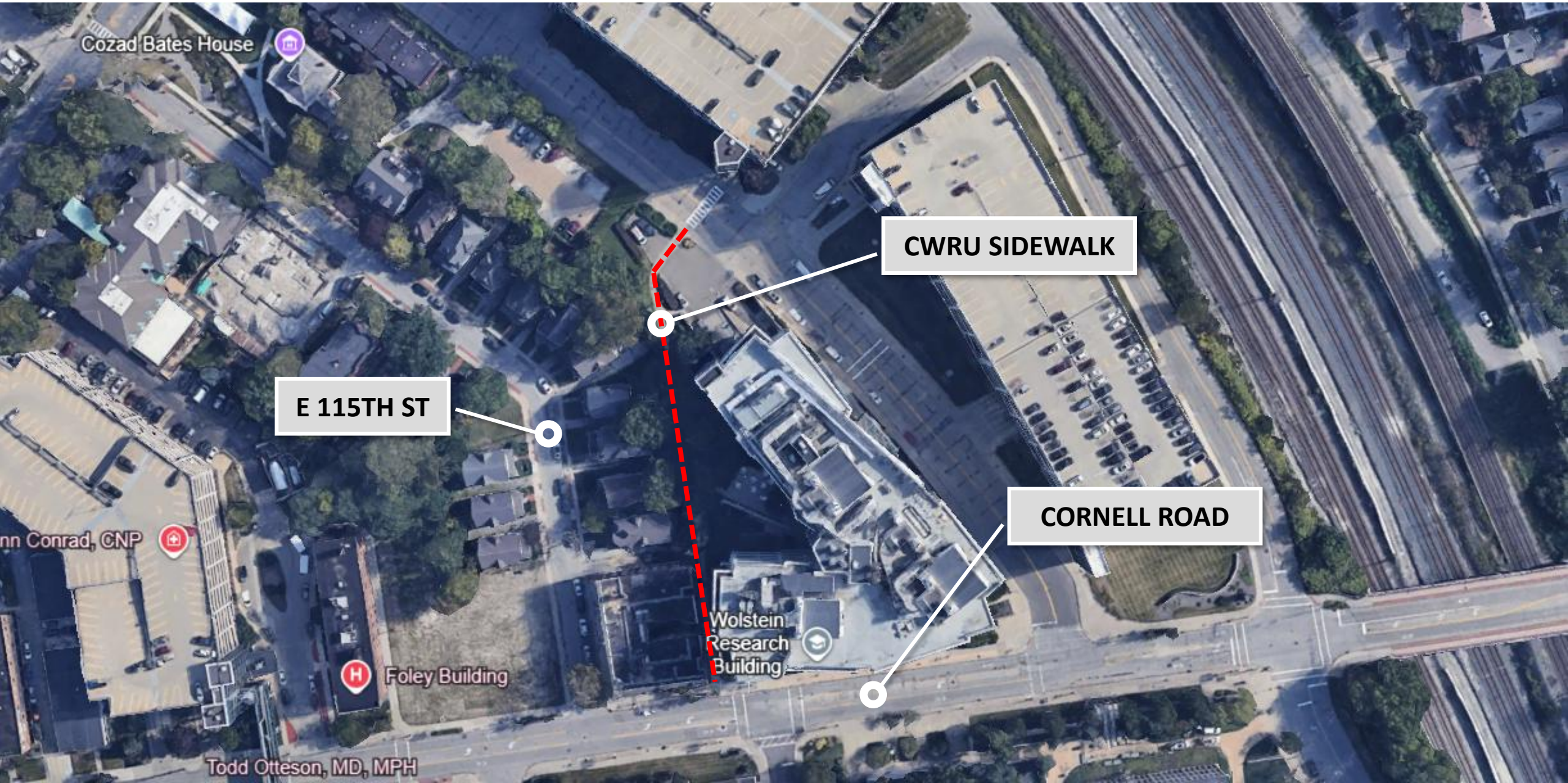
SPECIFIC SCOPE

- ***SAMPLING/ASBESTOS ABATEMENT***
- ***DEMO 12 HOUSES, ASSOCIATED DRIVEWAYS AND GARAGES***
- ***INFILL BASEMENTS***
- ***DEMO EXISTING WOOD FENCE (CWRU)***
- ***TREES REMAIN***
- ***TURF PLANTING***



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PHASE 1 – WOLSTEIN RESEARCH CENTER SIDEWALK EDGE - FENCE



PHASE 1 – WOLSTEIN RESEARCH CENTER SIDEWALK EDGE - FENCE

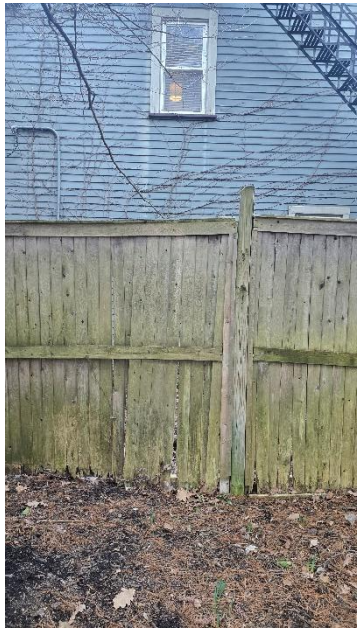


PHASE 1 – WOLSTEIN RESEARCH CENTER SIDEWALK EDGE - FENCE

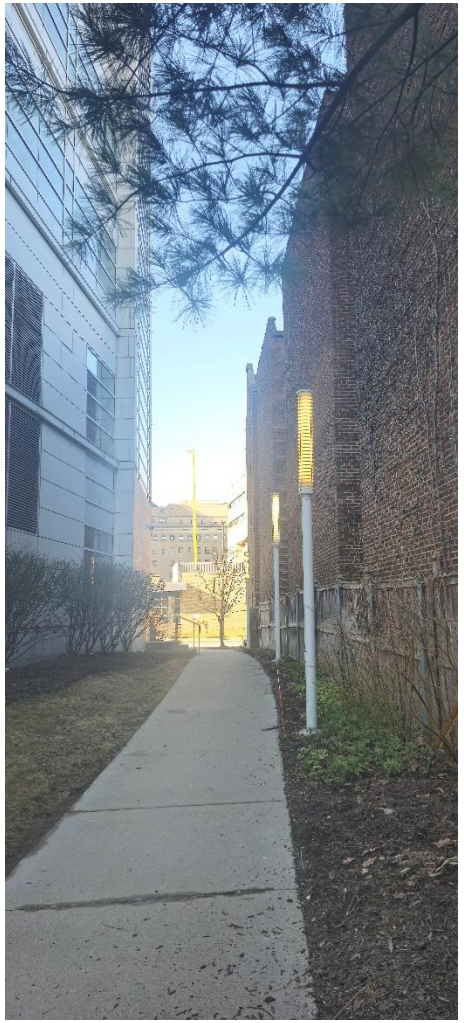












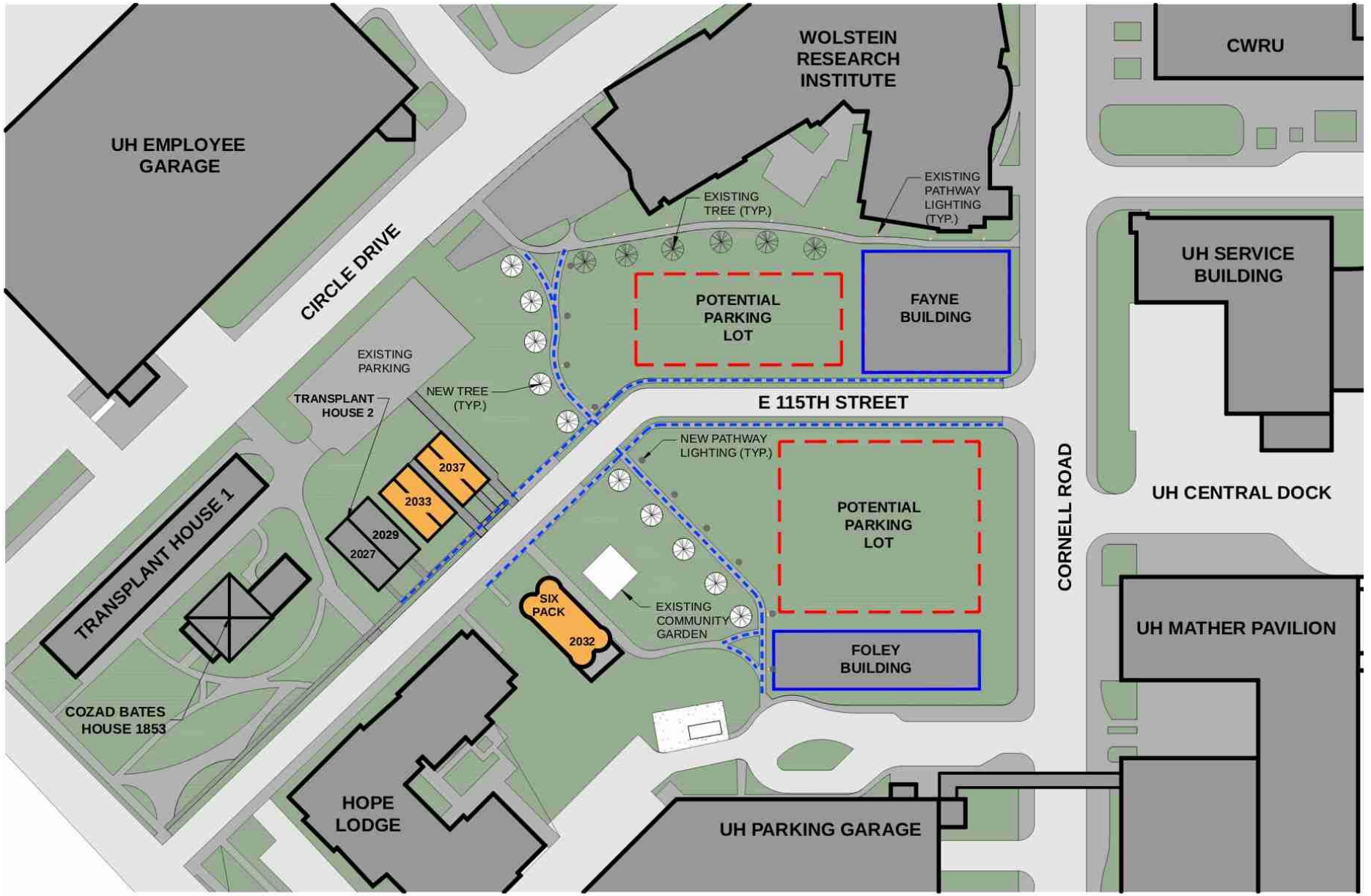
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INTERIM SITE PLAN – PHASE 1A – 2ND QTR 2027

SPECIFIC SCOPE

- ***NEW SIDEWALKS***
- ***NEW LIGHTING***
- ***NEW LANDSCAPING***
- ***RELOCATED LANDSCAPING***
- ***POTENTIAL NEW ASPHALT PARKING LOTS FOR PARKING***

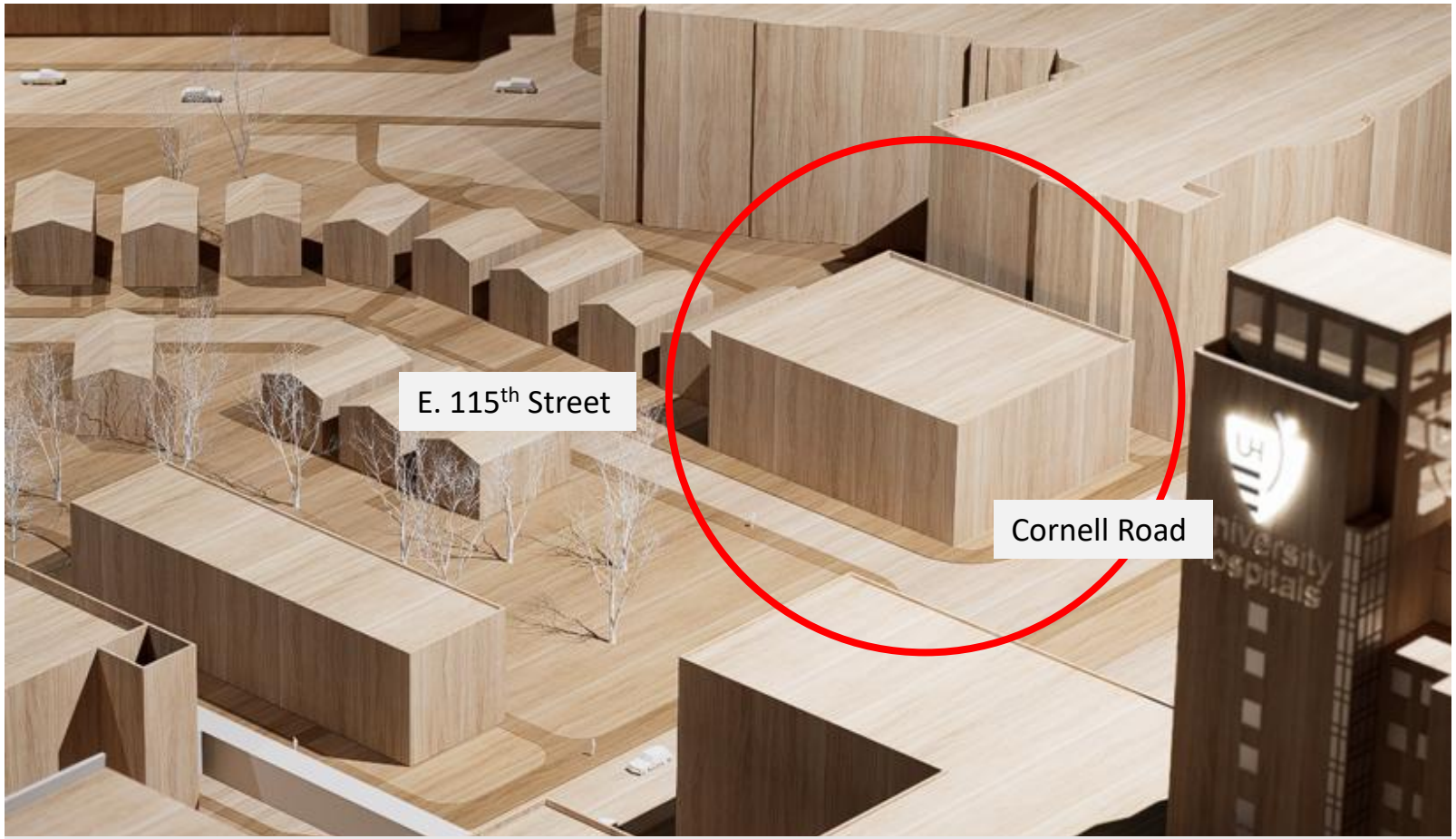


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FAYNE BUILDING – PHASE 2 DEMO – 2085 Cornell Road – FUTURE DEMO







Quick Facts: *Built 1927 – 34,000 SF - 44 units - 4 Story w/partial basement*

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FOLEY BUILDING - PHASE 2 DEMO – 2061 Cornell Road – FUTURE DEMO

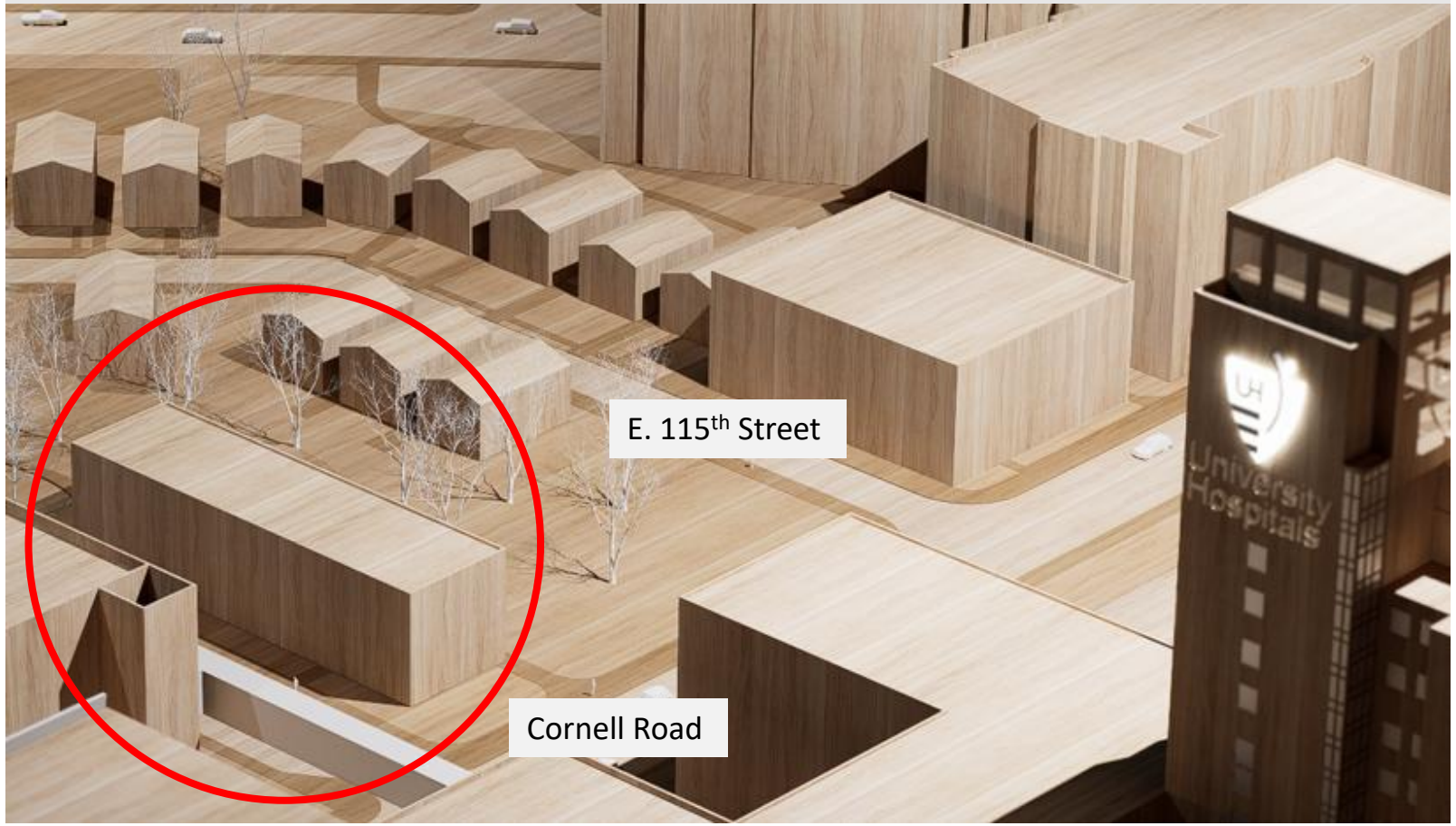


North Elev



South Elev

Quick Facts: *Year Built – N/A – 22,000 SF - 4 Story w/Basement. Clinics and Research*



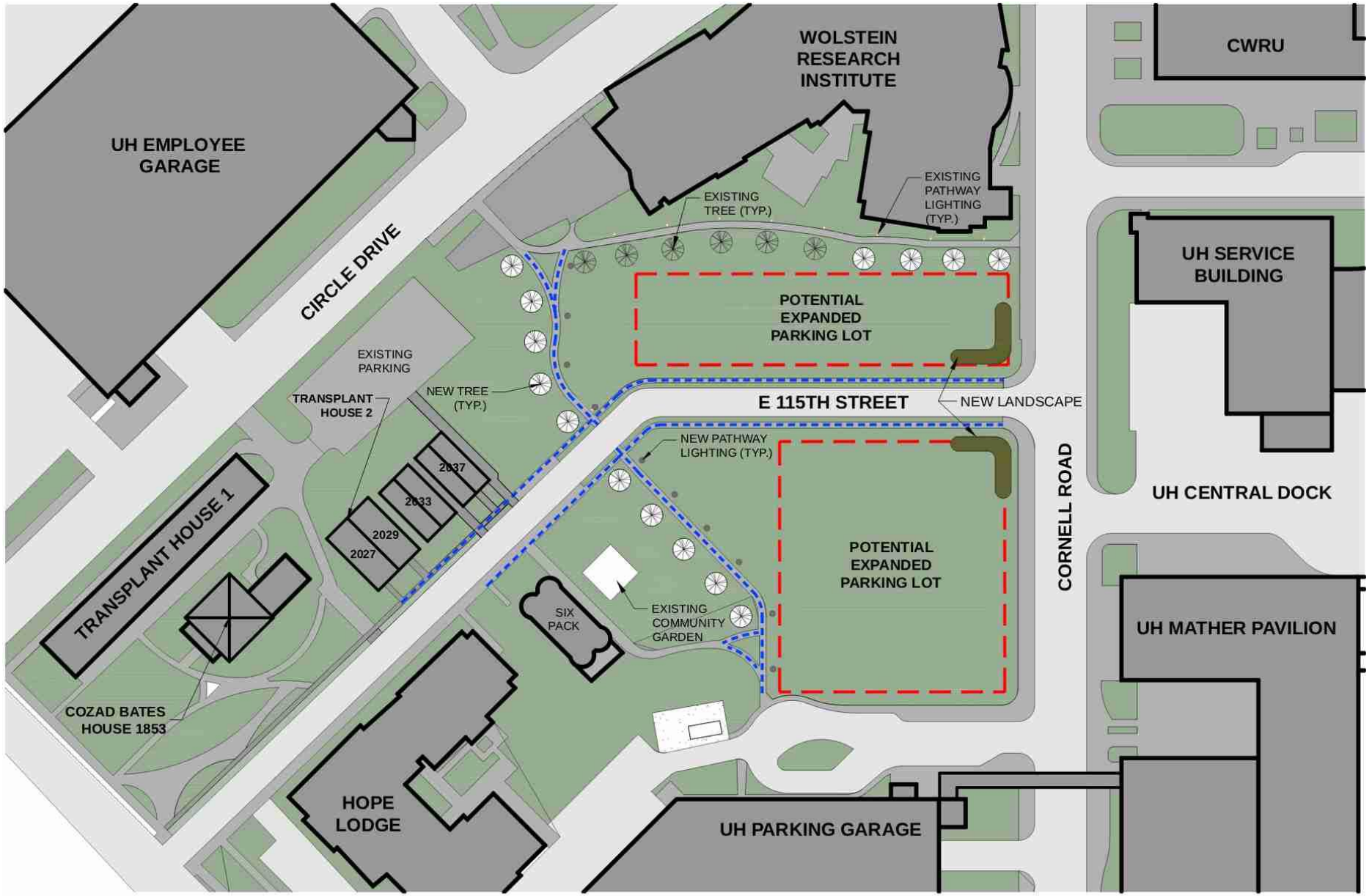
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INTERIM SITE PLAN – PHASE 2 – PENDING FURTHER MASTER PLAN

SPECIFIC SCOPE

- ***DEMO FAYNE BUILDING***
- ***DEMO FOLEY BUILDING***
- ***POTENTIAL PARKING LOT EXPANSION***
- ***ADDITIONAL LANDSCAPING***

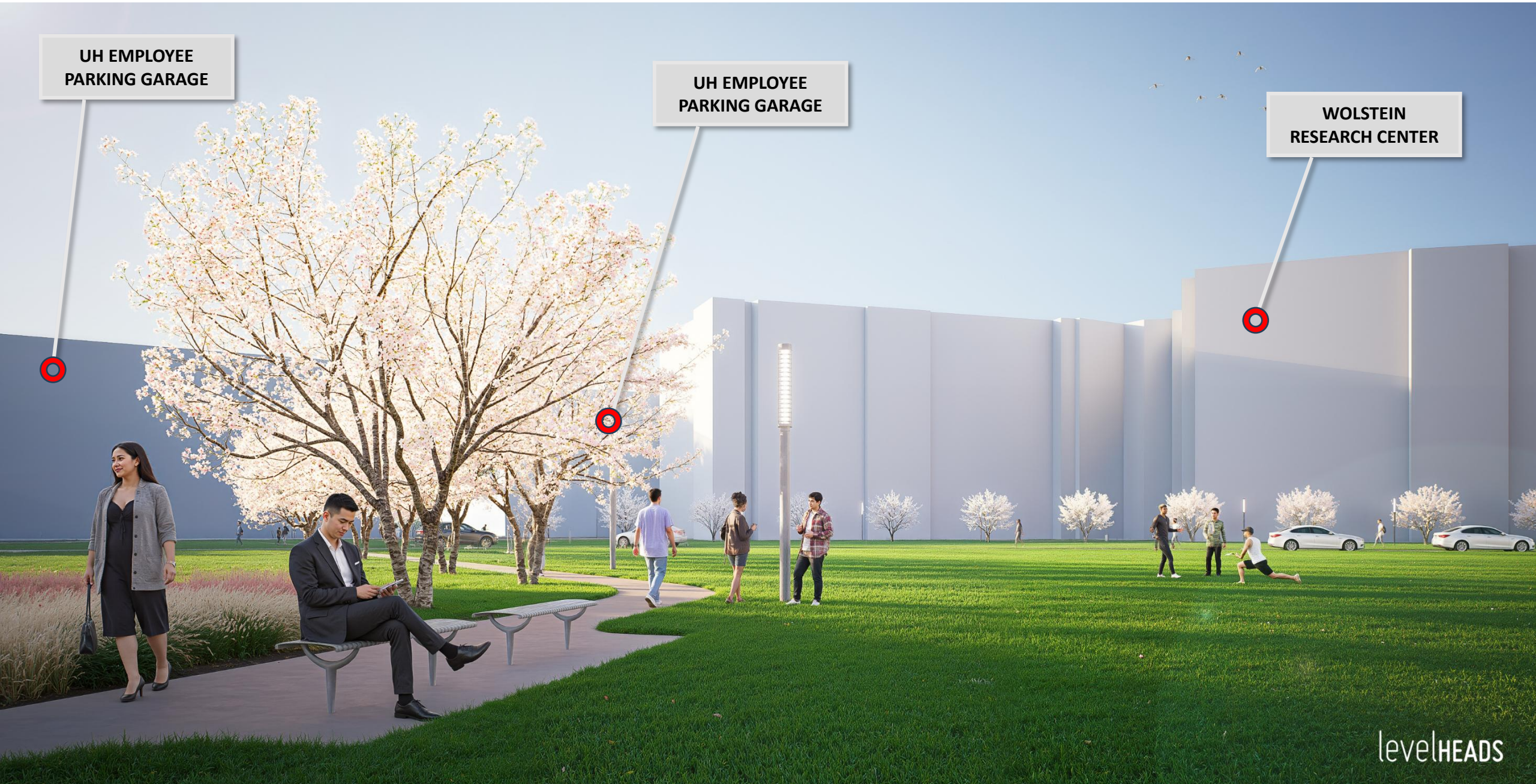


University Hospitals

INTERIM SITE PLAN – PHASE 2 – PENDING FURTHER MASTER PLAN



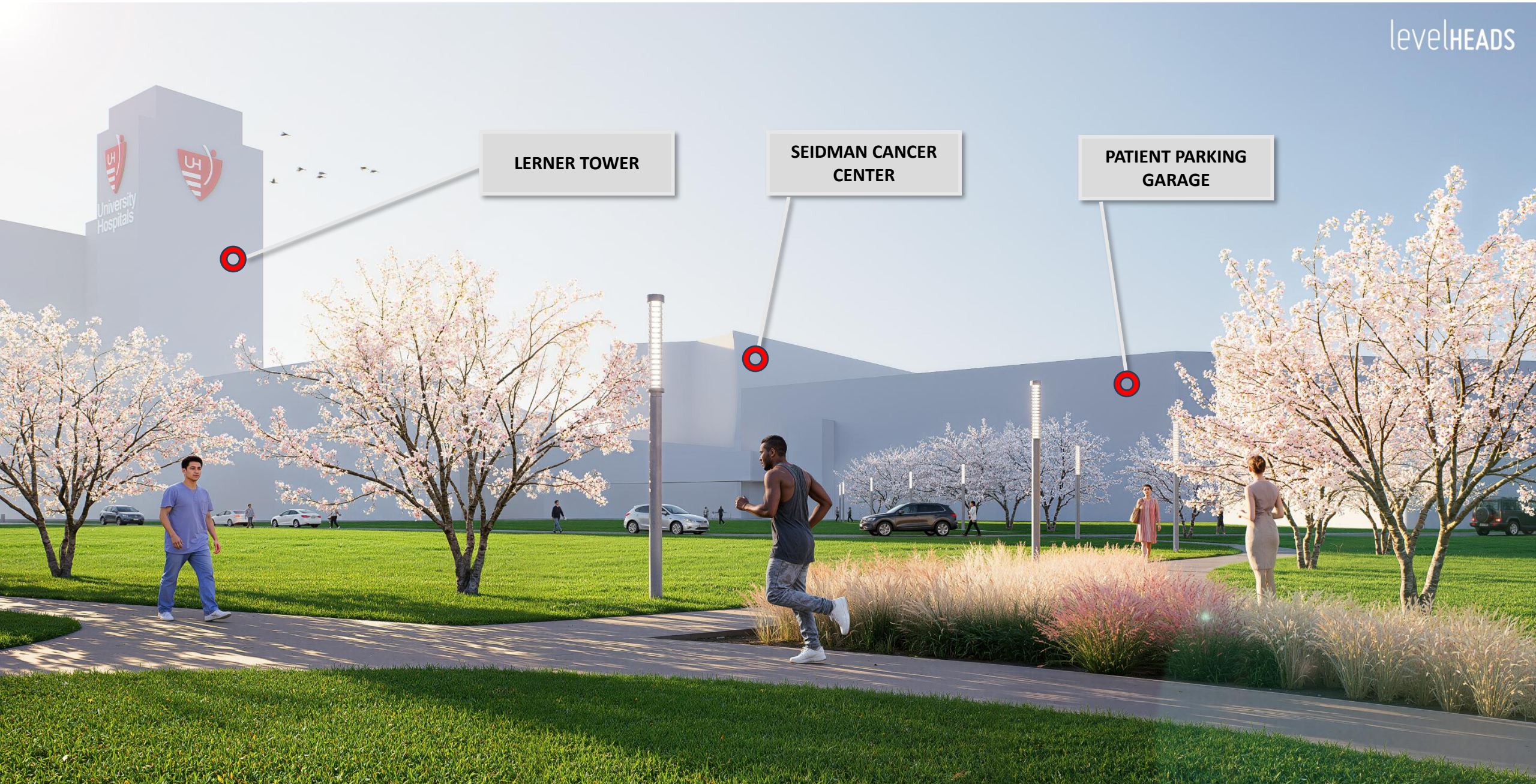
INTERIM SITE PLAN – CONCEPTUAL RENDERING – VIEW SOUTH



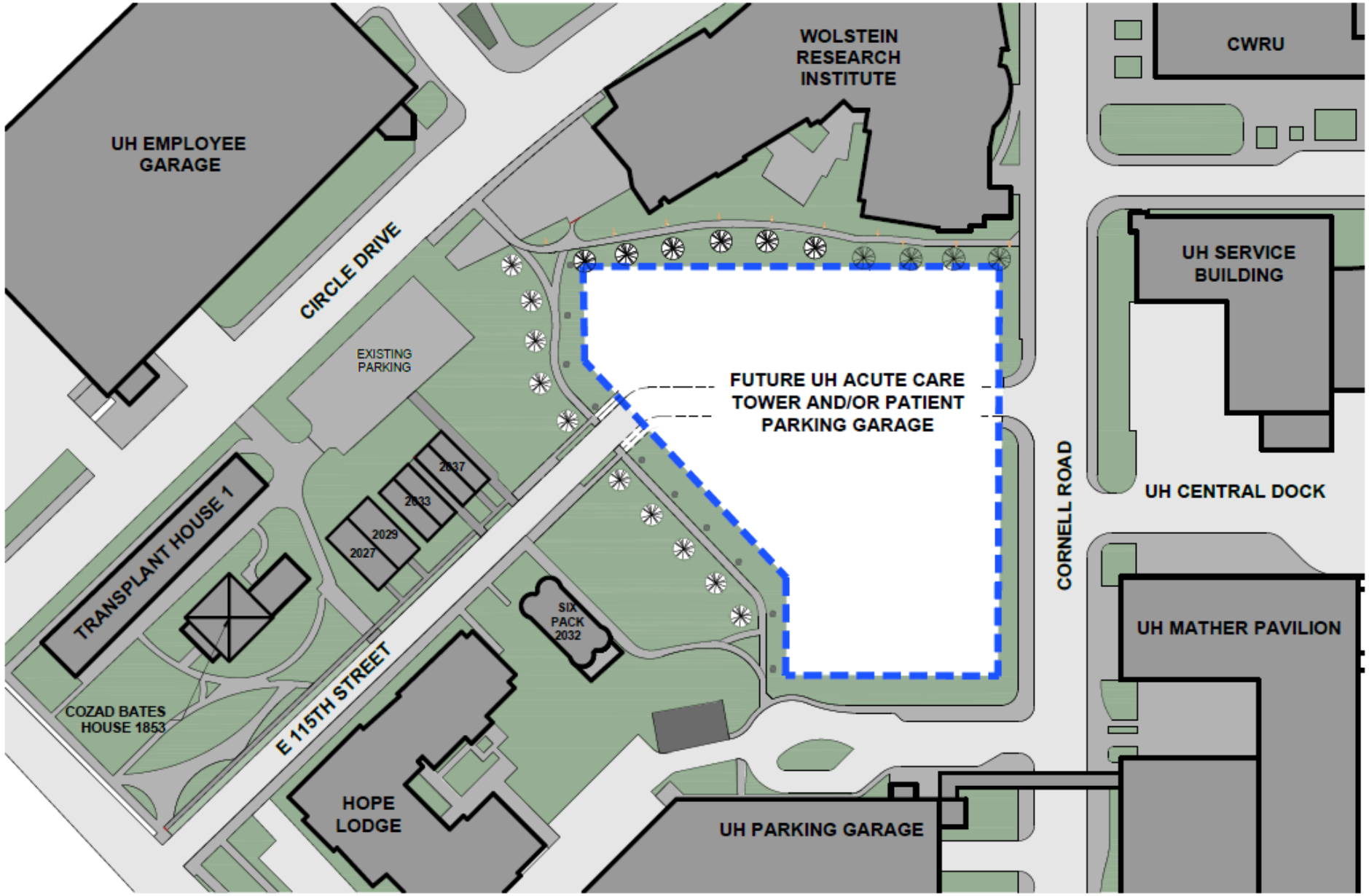
INTERIM SITE PLAN – PHASE 2 – PENDING FURTHER MASTER PLAN



INTERIM SITE PLAN – CONCEPTUAL RENDERING – VIEW NORTHWEST



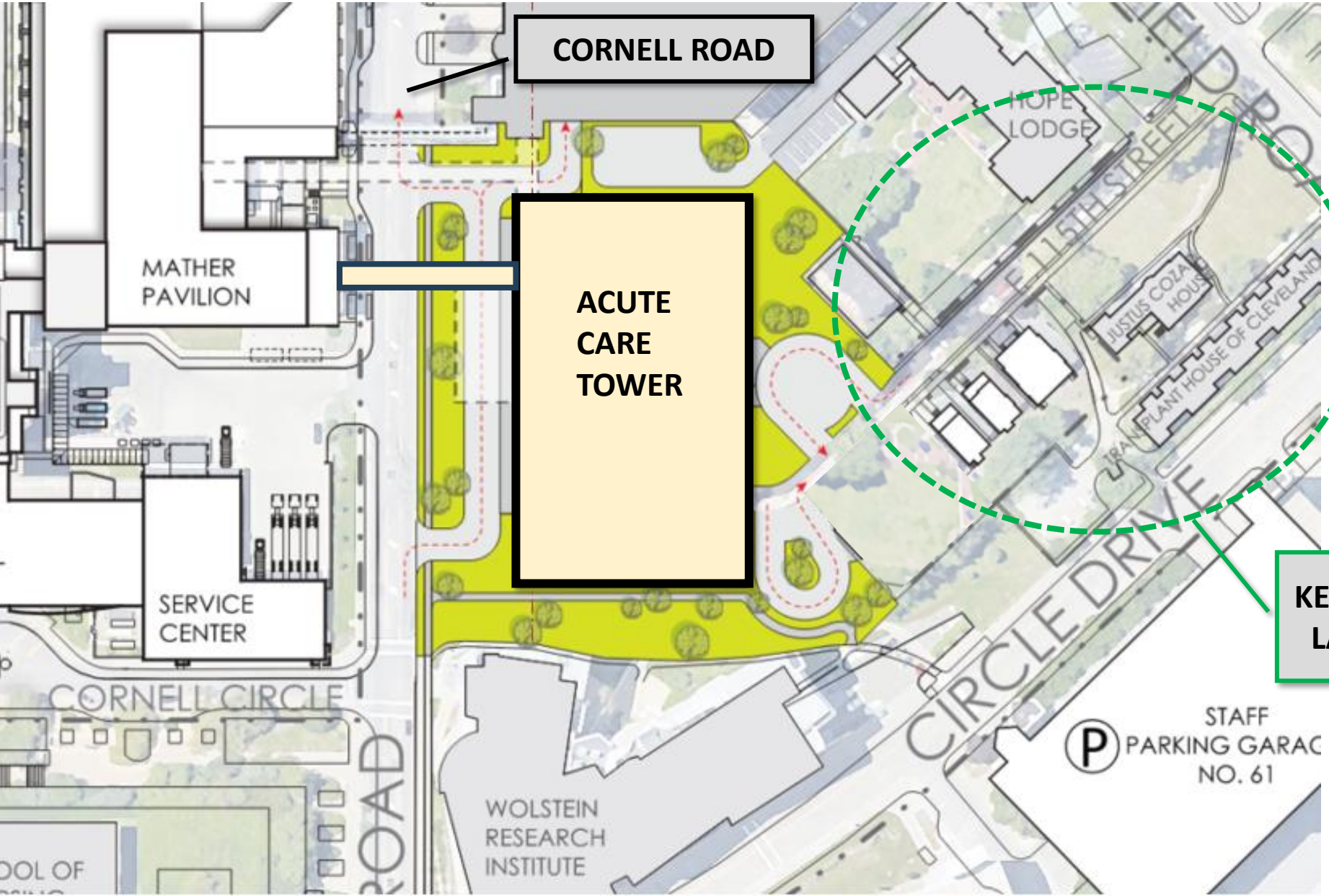
INTERIM SITE PLAN – PHASE 2 – PENDING FURTHER MASTER PLAN



SCALE: 1" = 80'-0"

University Hospitals

MASTER PLAN STRATEGY for E115TH ST – OPTION 1 - ACT

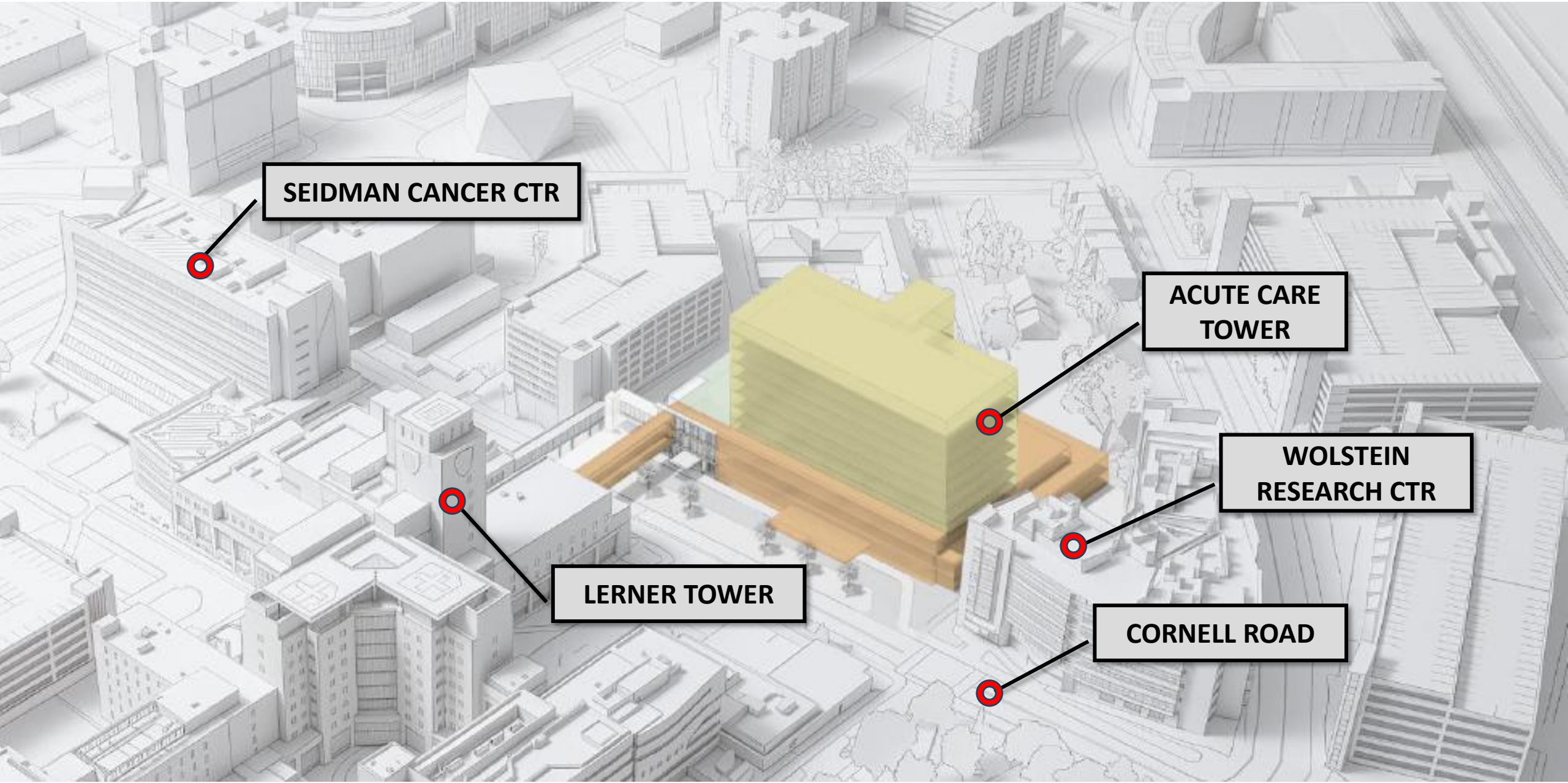


ACT Building Features:

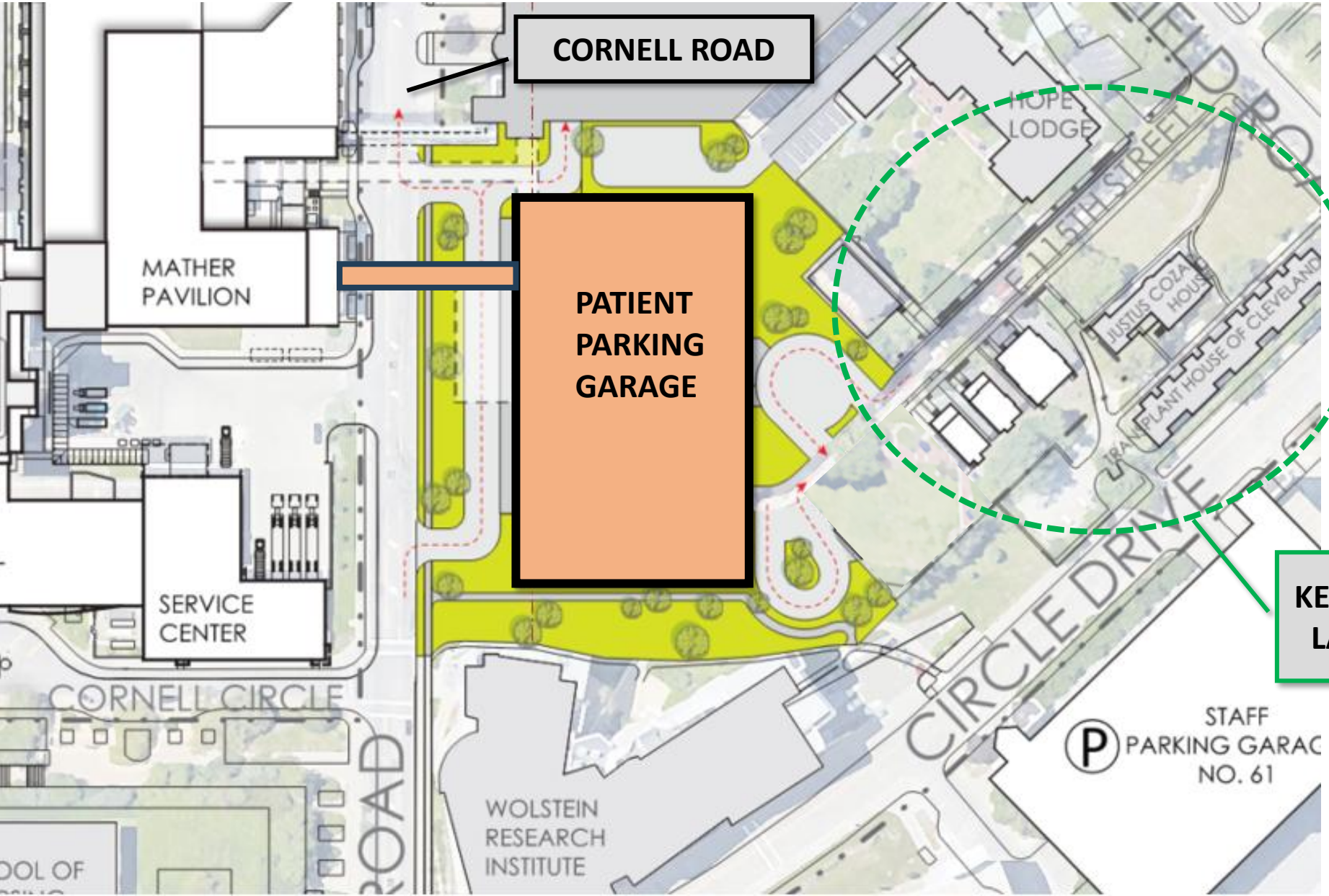
- ***Diagnostic and Treatment Pavilion w/Recovery and in-patient beds***
- ***Bridge Connection to Mather Pavilion***

levelHEADS

MASTER PLAN STRATEGY for E115TH ST – CAMPUS AERIAL VIEW



MASTER PLAN STRATEGY for E115TH ST – OPTION 2 – PARKING DECK

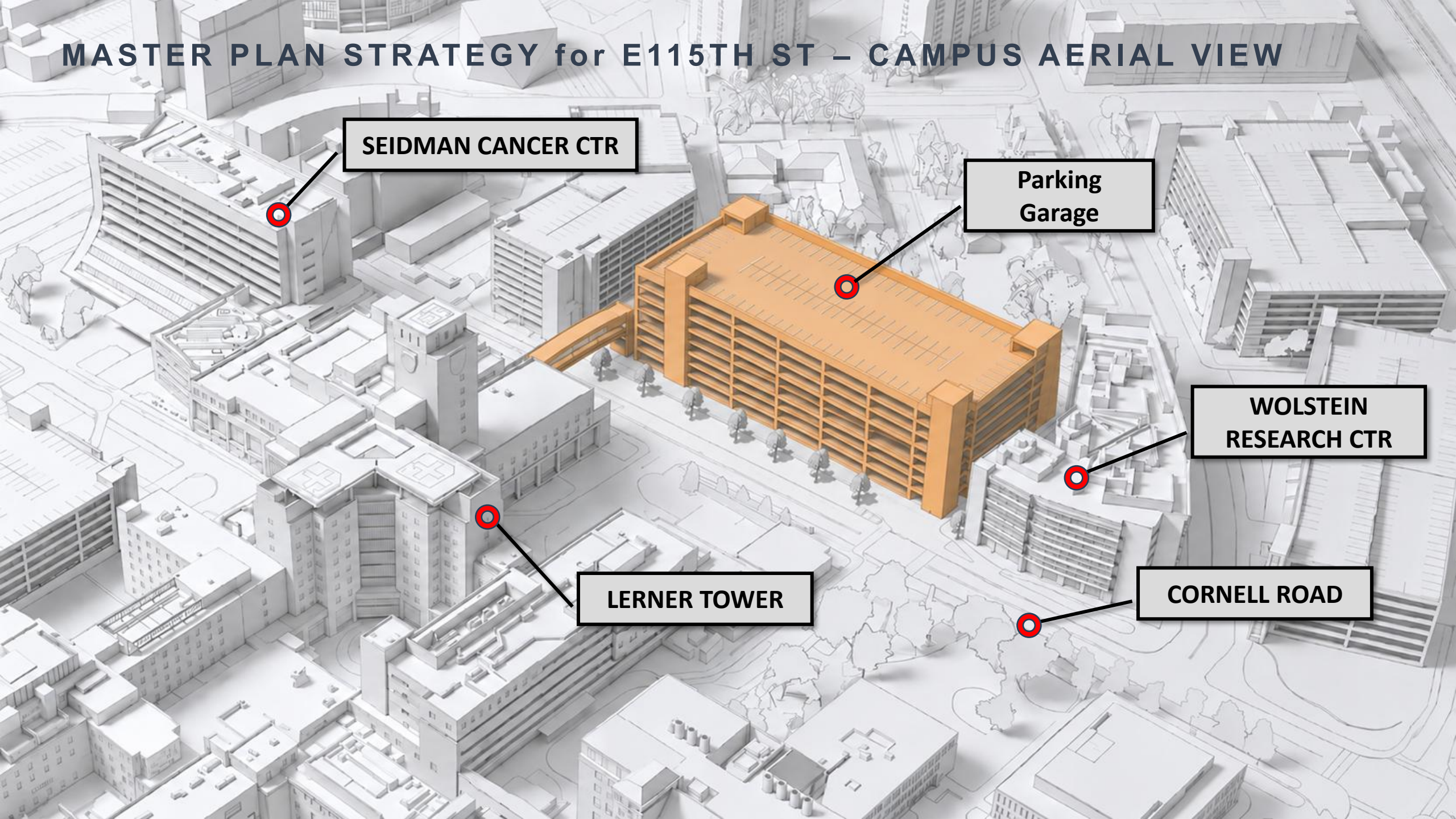


Building Features:

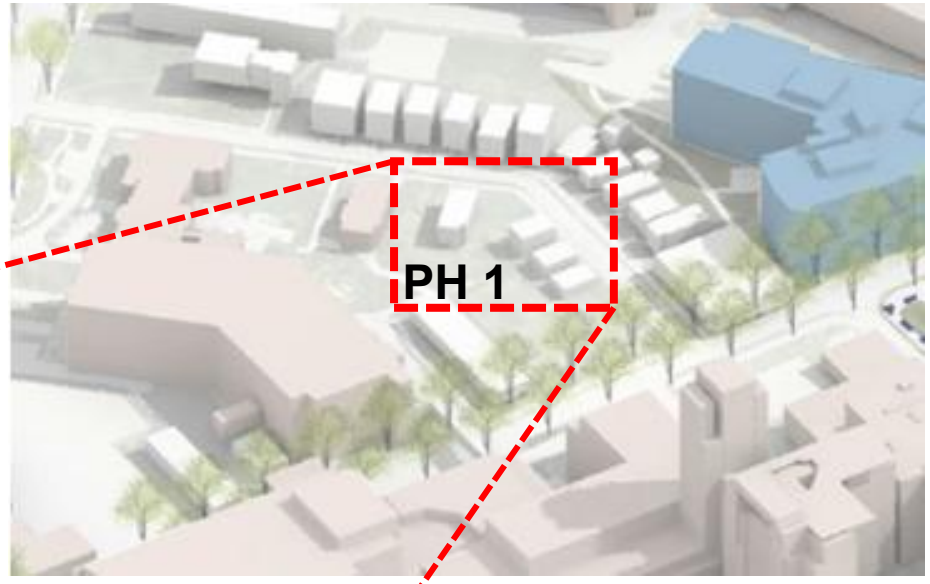
- ***1,000 – 1,500 CAR GARAGE***
- ***5 – 8 STORIES***
- ***Potential Bridge Connection to existing Campus***

levelHEADS

MASTER PLAN STRATEGY for E115TH ST – CAMPUS AERIAL VIEW



PHASE 1 – HOME DEMOLITIONS







HOUSE 2062 – SITE LOCATION





Quick Facts: *Built 1900 – 1,700 SF - 2 Story w/Basement/attic.*

3 permits in 2000 (UCI) - (New roof, porch floors/rails, gutters & fascia, electrical service/rewiring, water closet, tub/shower, water heater, storm, sanitary sewer water supply & sump pump) – work to meet present codes

University Hospitals

levelHEADS

HOUSE 2062 - EXTERIOR



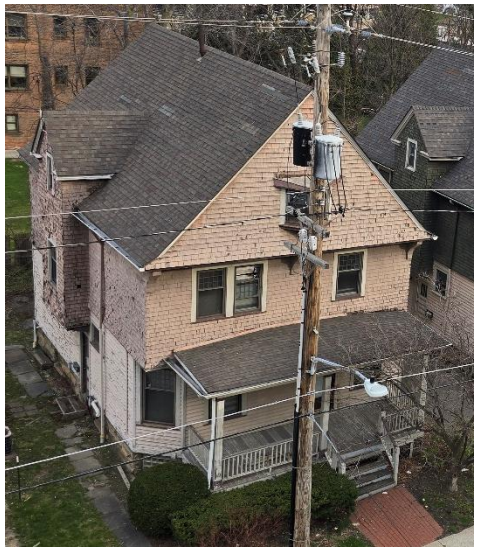










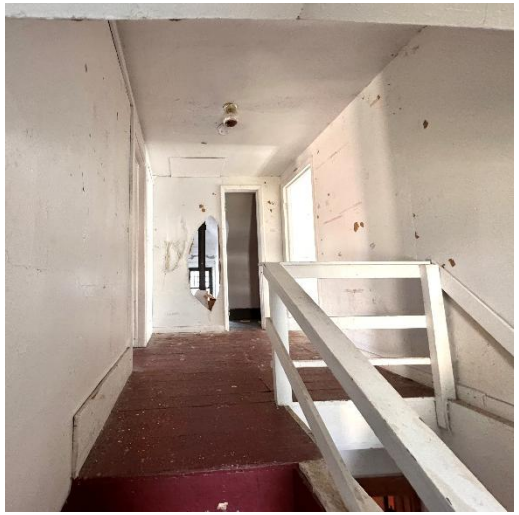


University Hospitals

levelHEADS

HOUSE 2062 - INTERIOR









University Hospitals

levelHEADS

HOUSE 2058 – SITE LOCATION





Quick Facts: *Built 1900 – 1,700 SF - 2 Story w/Basement/attic.*

3 permits in 2000 (UCI/UH) 2 permits in 1994 (N/A) - (New roof, porch floors & rails, gutters & fascia, electrical service/rewiring/receptacles, water closet, tub& shower, water heater, storm, sanitary sewer water supply & sump pump, 2 catch basins) – work to meet present codes

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HOUSE 2058 - EXTERIOR













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HOUSE 2058 - INTERIOR

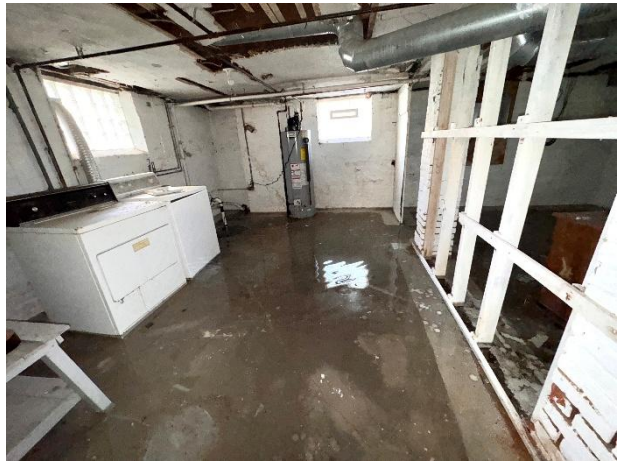












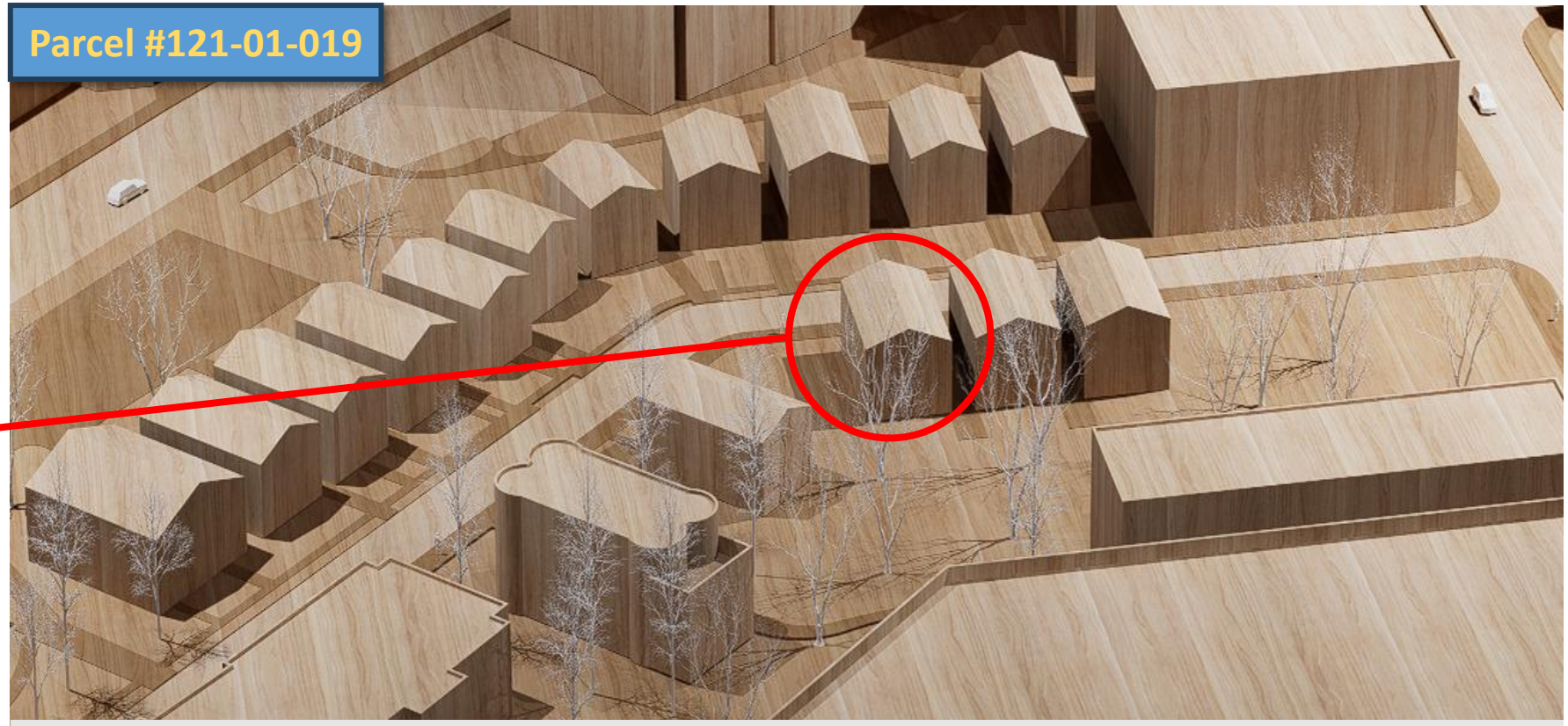


University Hospitals

levelHEADS

HOUSE 2054 – SITE LOCATION





Quick Facts: *Built 1900 – 2,000 SF - 2 Story w/Basement/attic.*

1 permit in 2000 (UH) - (New roof, porch floors & rails, gutters & fascia) - work to meet present codes

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levelHEADS

HOUSE 2054 - EXTERIOR











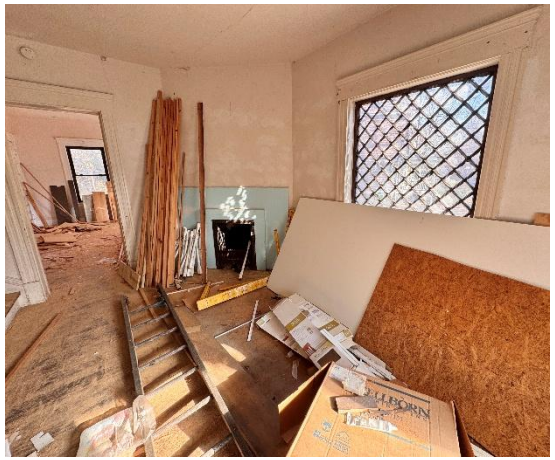


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HOUSE 2054 - INTERIOR













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HOUSE 2042 – SITE LOCATION





Quick Facts: *Built 1897 – 2,260 SF - 2 Story w/Basement/attic.*

1 permit in 2011 (UH) 1 permit in 2000 (UH), 1 permit 1992 (N/A), 2 permits 1991 (N/A), - (New water piping, roof, porch floors & rails, gutters & fascia, furnace & ductwork, tub/shower/2 lavatory, water supply piping) - work to meet present codes

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HOUSE 2042 - EXTERIOR











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HOUSE 2042 - INTERIOR

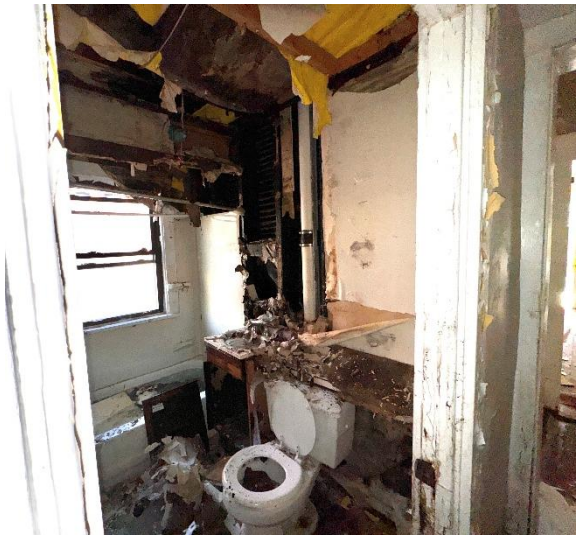












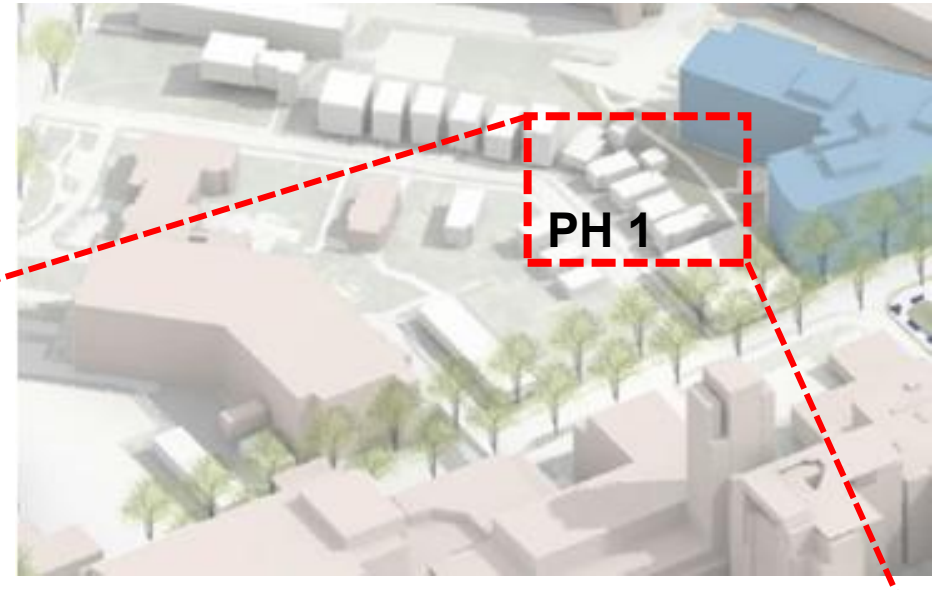




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PHASE 1 – HOME DEMOLITIONS













HOUSE 2049 – SITE LOCATION





Quick Facts: *Built 1900 – 2,200 SF - 2 Story w/Basement/attic.*

1 permit in 2000 (UH) - (New roof, porch floors & rails, gutters & fascia) - work to meet present codes

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HOUSE 2049 - EXTERIOR









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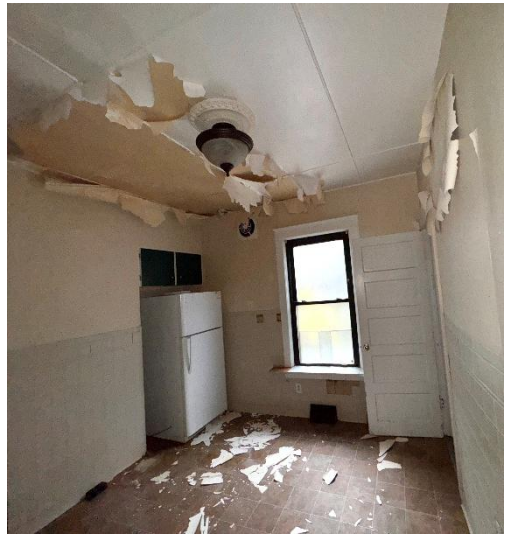
levelHEADS

HOUSE 2049 - INTERIOR

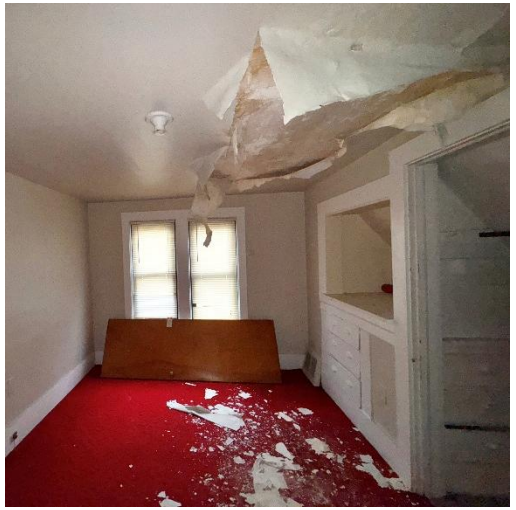














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HOUSE 2051 – SITE LOCATION





Quick Facts: *Built 1900 – 1,680 SF - 2 Story w/Basement/attic.*

1 permit in 2000 (UH), 3 permits in 1991 (N/A), - (New roof, porch floors & rails, gutters & fascia, 3 lavatories, elect (1 panel, 2 outlets, 6 light fixtures),demo load bearing wall) - work to meet present codes

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HOUSE 2051 - EXTERIOR













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HOUSE 2051 - INTERIOR



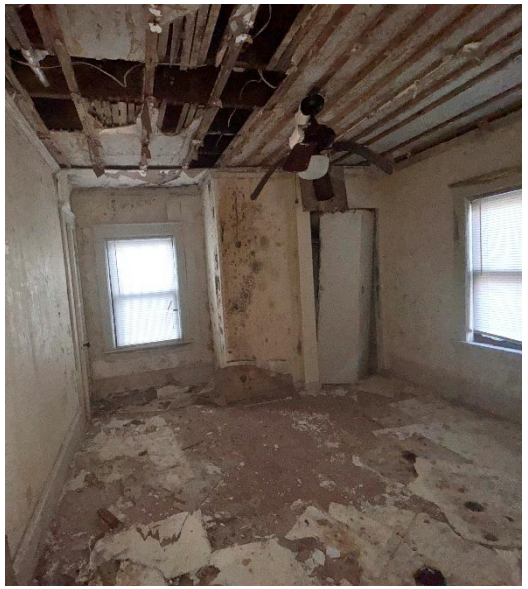












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HOUSE 2055 – SITE LOCATION





Quick Facts: *Built 1900 – 1,900 SF - 2 Story w/Basement/attic.*

1 permit in 2000 (UCI) - (New roof)

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HOUSE 2055 - EXTERIOR













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HOUSE 2055 - INTERIOR



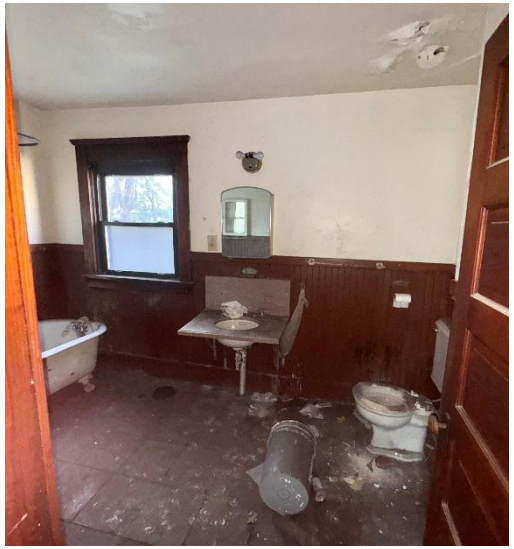












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HOUSE 2059 – SITE LOCATION





Quick Facts: *Built 1900 – 1,670 SF - 2 Story w/Basement/attic.*

3 permit in 2000 (UCI) - (New roof, porch floors & rails, elect (re-wiring),1 water closet, 1 tub/shower, 1 lavatory, 100 lf story and/or sanitary sewer, 100 lf water supply piping) - work to meet present codes

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HOUSE 2059 - EXTERIOR















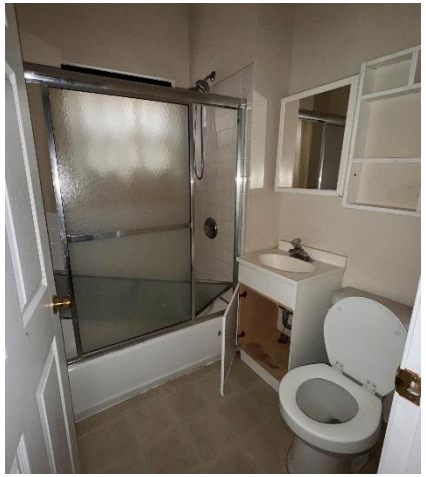
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HOUSE 2059 - INTERIOR















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HOUSE 2061 – SITE LOCATION





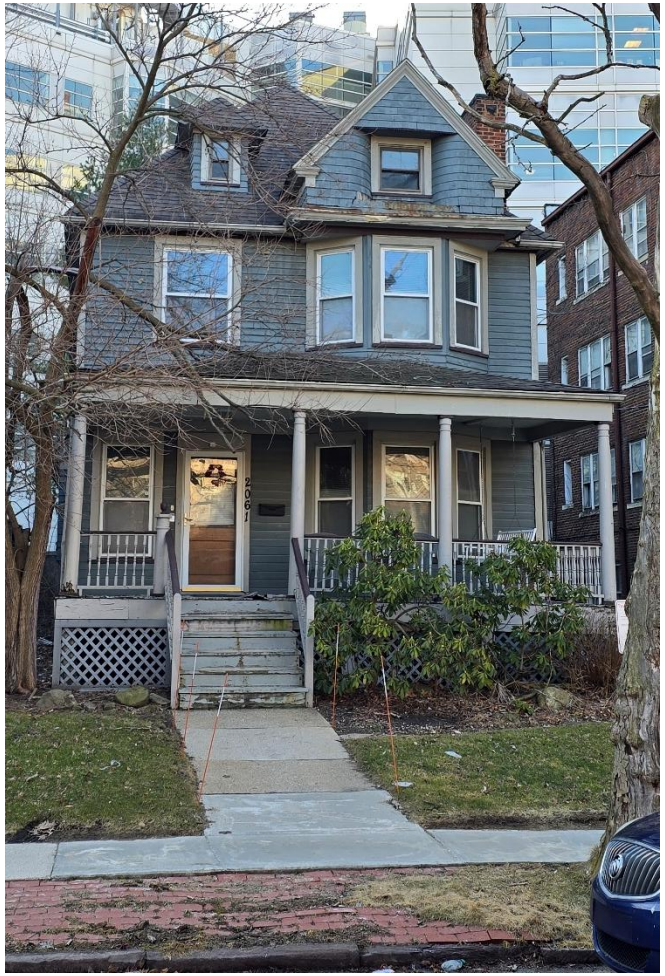
Quick Facts: *Built 1900 – 2,330 SF - 2 Story w/Basement/attic.*

1 permit in 2018 (UH), 4 permits in 2001 (UCI), 1 permit in 2000 (UCI), - (New In/ext repairs/renovation, tuck point basement walls/floor, remover debris from site, install 2 furnaces and central air, 2 water closets, 2 bathroom tubs/showers, 2 lavs, laundry, dishwasher, hot water tank, 100 lf storm/sanitary, 100 lf water supply piping) - work to meet present codes

University Hospitals

levelHEADS

HOUSE 2061 - EXTERIOR







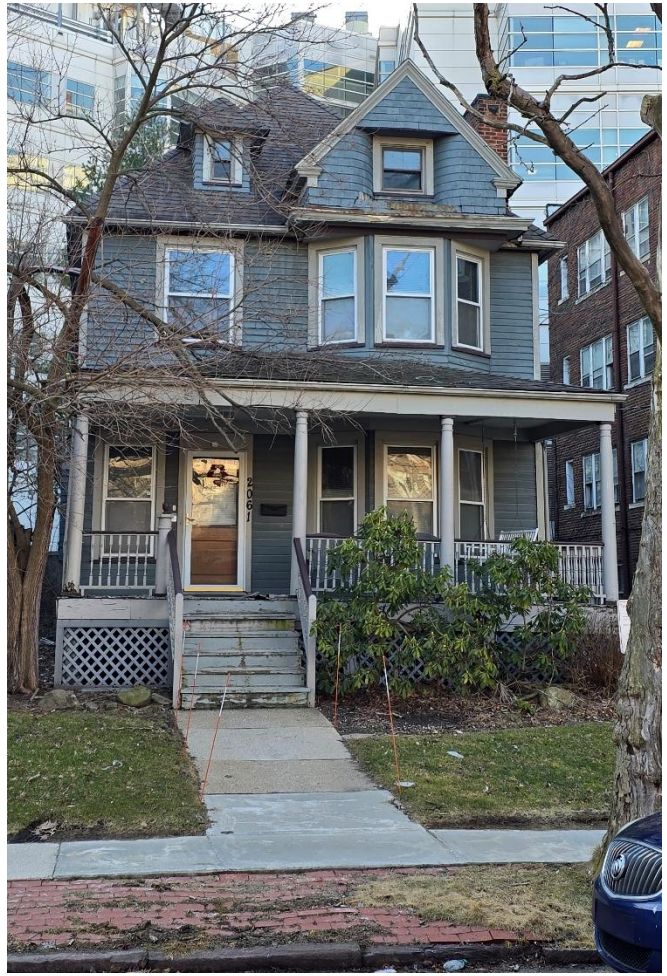




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HOUSE 2061 - INTERIOR













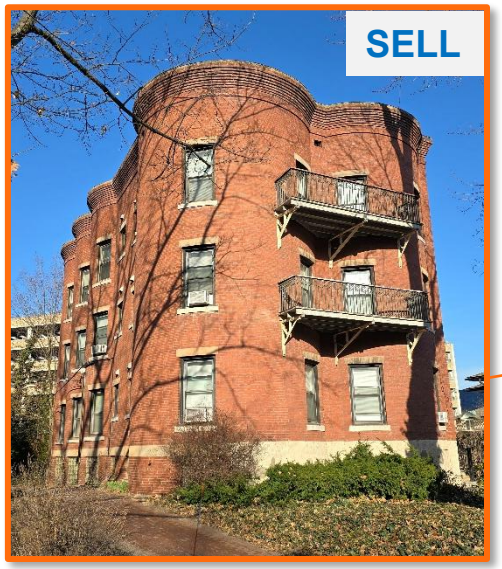


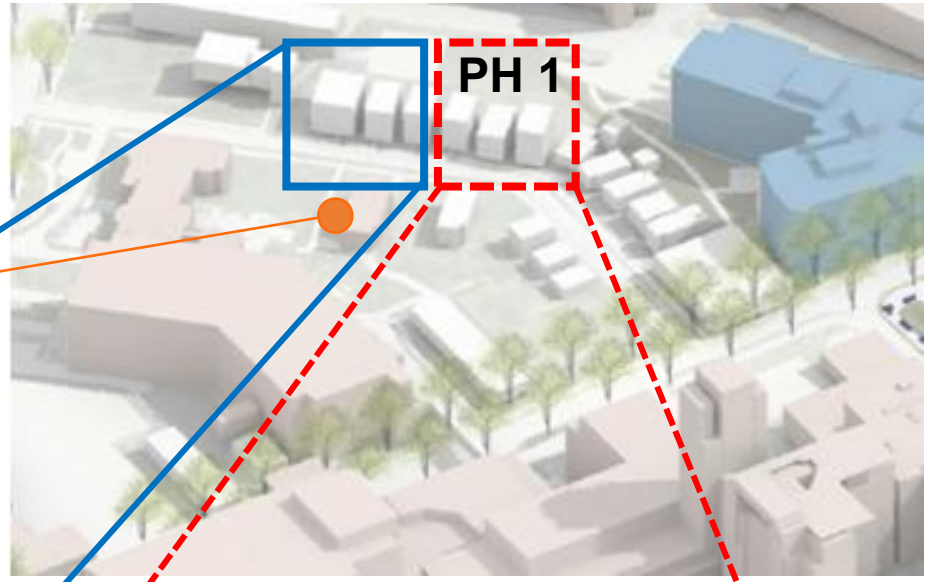


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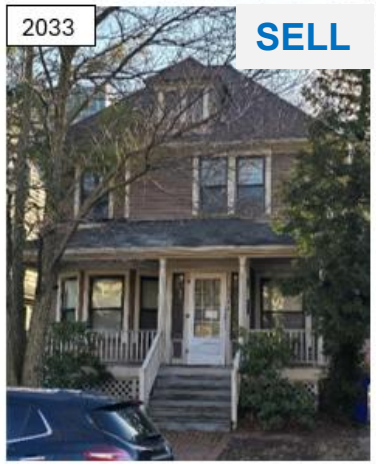
PHASE 1 – HOME DEMOLITIONS





TRANSPLANT HOUSE













HOUSE 2041 – SITE LOCATION





Quick Facts: *Built 1900 – 1,830 SF - 2 Story w/Basement/attic.*

2 permits in 2000 (UH) - (New roof, repair/replace porch floors & rails, gutters & fascia, 1 water closet, 1 bathroom tub/shower, lav, sink, laundry tray, hot water tank, 75 lf storm and/or sanitary sewer, 100 lf water supply piping) - work to meet present codes

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HOUSE 2041 - EXTERIOR



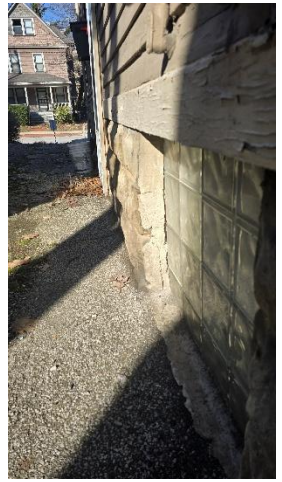












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HOUSE 2041 - INTERIOR











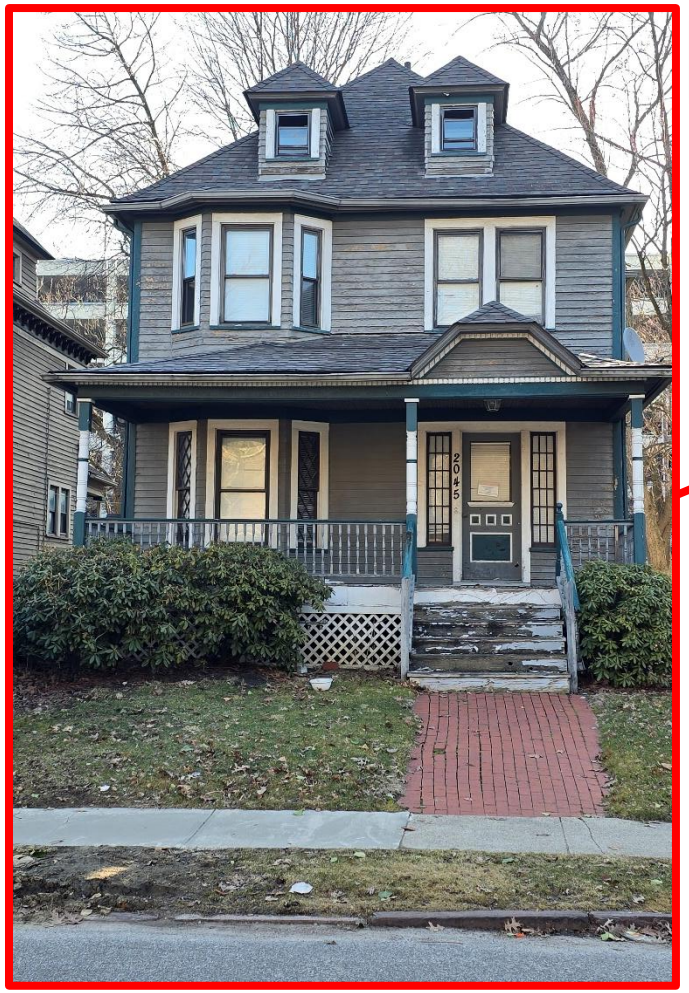




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HOUSE 2045 – SITE LOCATION





Quick Facts: *Built 1900 – 1,760 SF - 2 Story w/Basement/attic.*

3 permits in 2000 (UH/UCI) - (New roof, repair/replace porch floors & rails, gutters & fascia, re-wire home to code, 2 water closets, 2 bathroom tubs/showers, 2 lavs, kitchen sink, hot water tank, 100 lf storm and/or sanitary sewer, 100 lf water supply piping) - work to meet present codes

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HOUSE 2045 - EXTERIOR











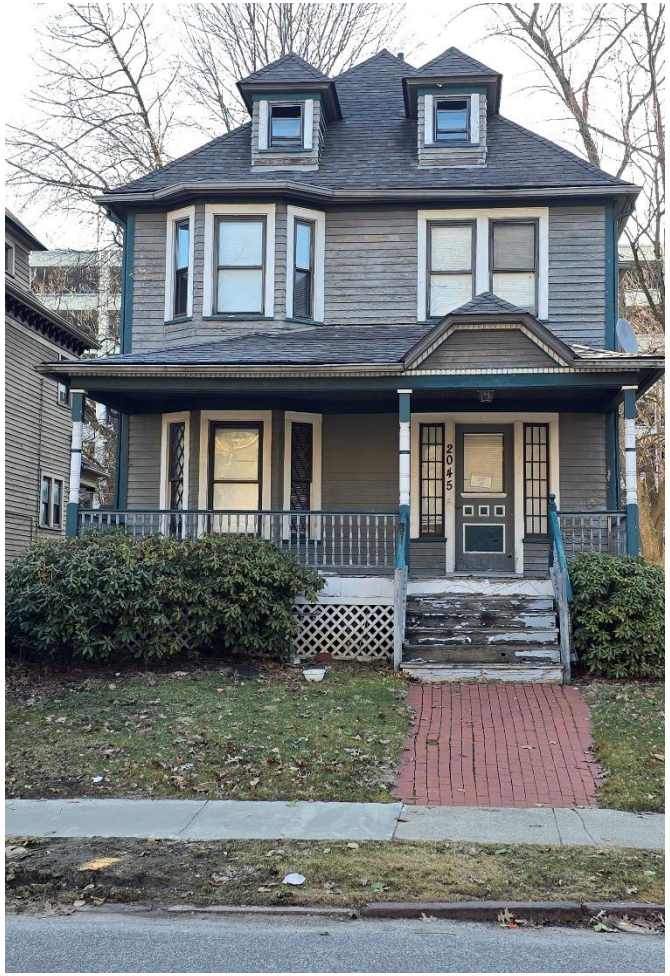




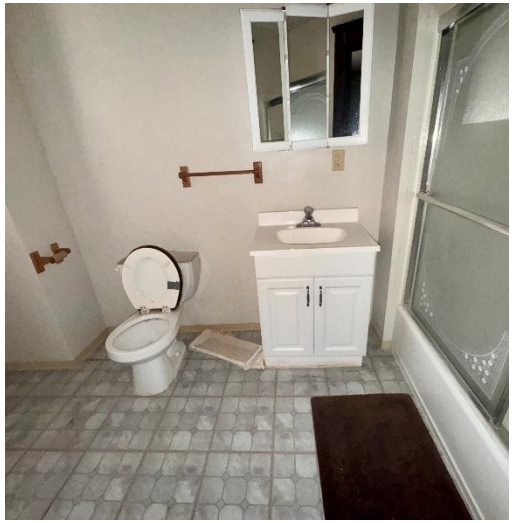
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HOUSE 2045 - INTERIOR













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HOUSE 2047 – SITE LOCATION





Quick Facts: *Built 1900 – 1,630 SF - 2 Story w/Basement/attic.*

2 permits in 2000 (UH/UCI) - (New roof, repair/replace porch floors & rails, gutters & fascia, re-wire home to code) - work to meet present codes

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HOUSE 2047 - EXTERIOR













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HOUSE 2047 - INTERIOR

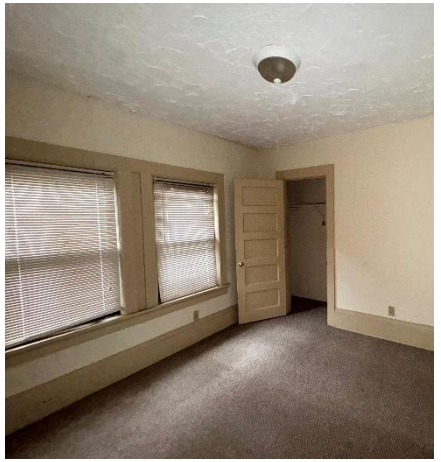














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Cleveland Medical Center Campus

E 115th STREET
DEMOLITION STRATEGY – 10/16/2026

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– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - University Hospital E 115th St Demolitions

October 16, 2026

CEDRAC Recommendations:

CEDRAC recommended tabling this demolition on 9/10/26 with the request to wait until bonafide building is presented for plans after demolition.

City Planning Staff Recommendations:

Staff is in support of these demolitions due to the condition of the houses and the hospital's long-term plans for expansion.

Applicant provided additional landscaping plans for this presentation; staff recommends approval with the condition that the applicant returns to CEDRAC to finalize short-term plans for redevelopment after demolition.

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - University Hospital Wolstein Center

October 16, 2026

Project Address: 11100 Euclid Ave

Type: New Construction

Project Representative: Anthony Duncan

Approval: Final

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

October 8, 2026

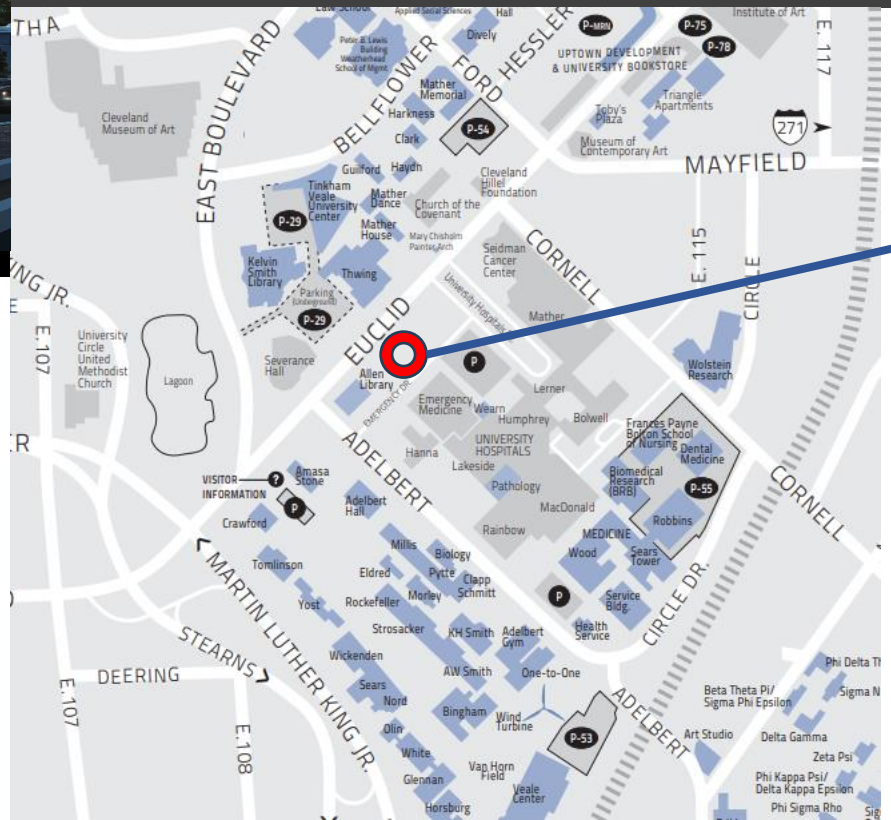


Cleveland Medical Center Campus

IRIS S. AND BERT L. WOLSTEIN CENTER

FINAL APPROVAL SUBMITTAL *for*

Central East Design Review



QUICK FACTS:

44,000 GSF
2 Floors + Mezzanine Level
45’ parapet height
Enclosed penthouse
1.786-acre site

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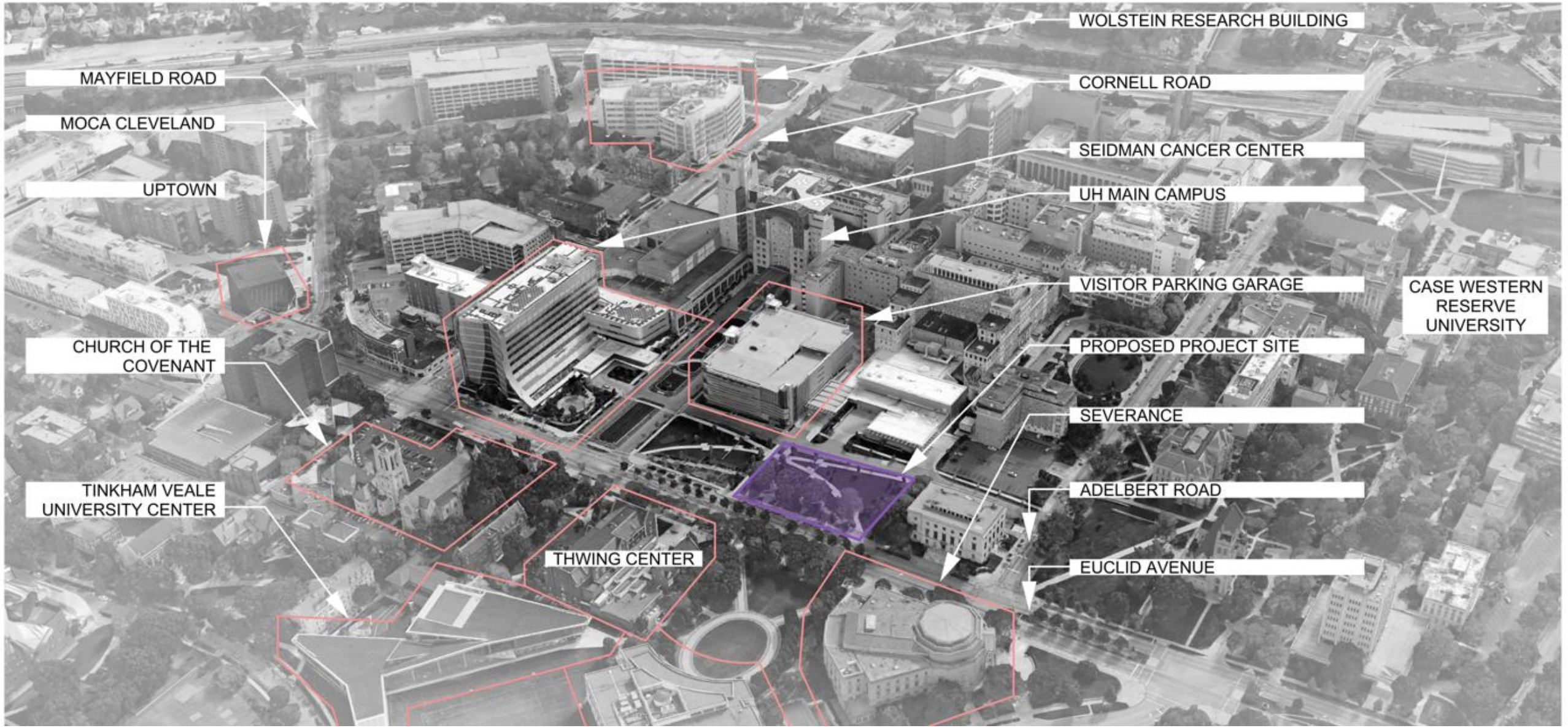
PROJECT SCHEDULE UPDATE

- CDs completed September 2026
- Central East Review and Planning Commission approvals October 2026
- Cleveland Building Department plan review Sept/Oct 2026
- UH Progress Approvals - October 2026
- GMP issued October 2026
- Construction Start: Nov/Dec 2026 (Pending fundraising milestones met)
- Ribbon Cutting 3rd Qtr 2028

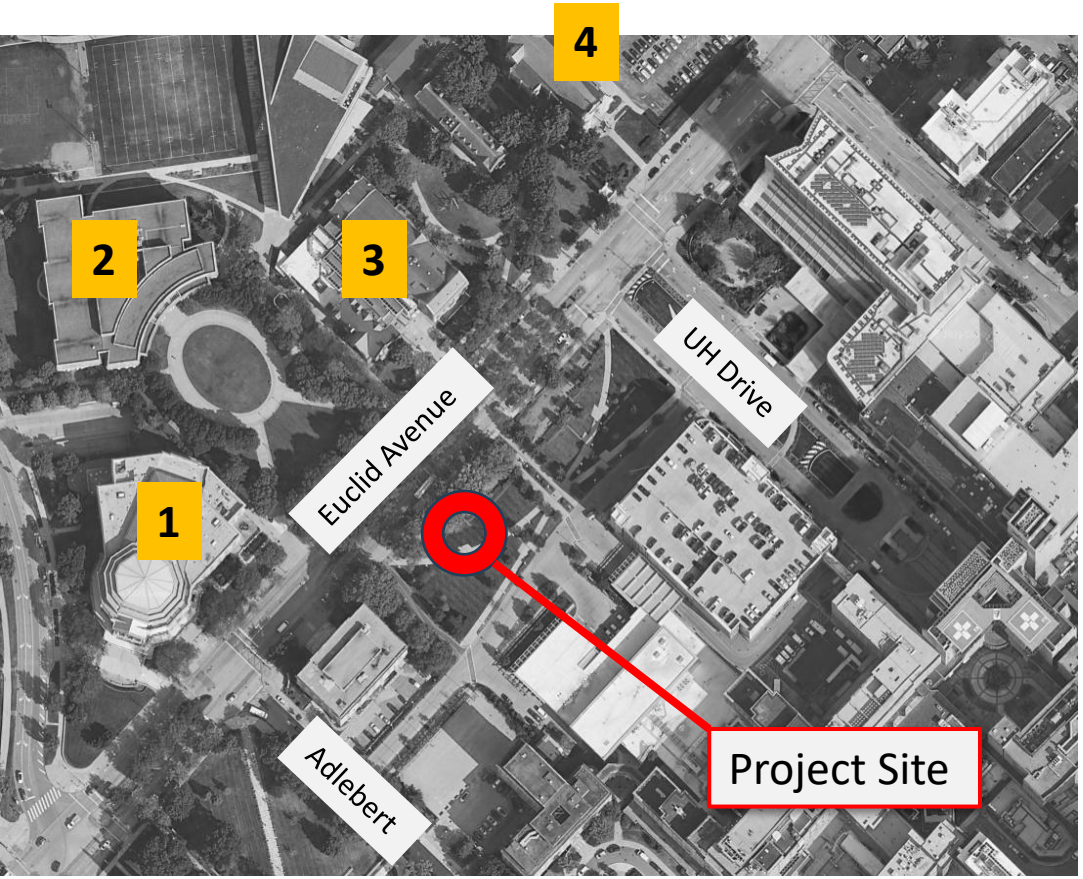
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PROJECT VICINITY MAP



SITE AERIAL – NORTH OF EUCLID AVE STRUCTURES



2 CWRU - Kelvin Smith Library

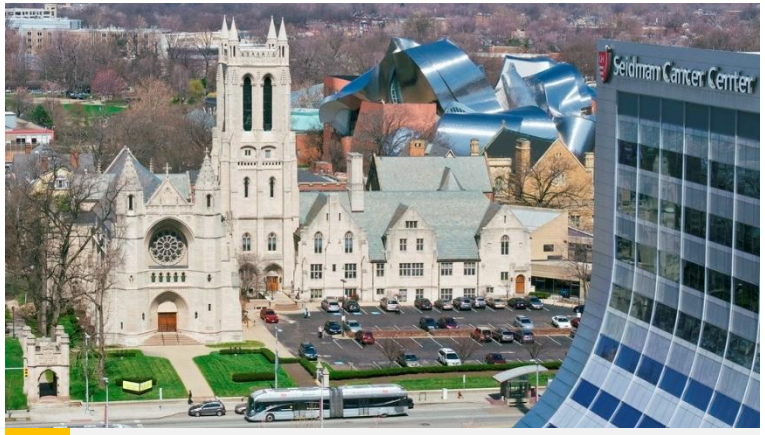


3 CWRU - Thwing Center





1 Severance Hall

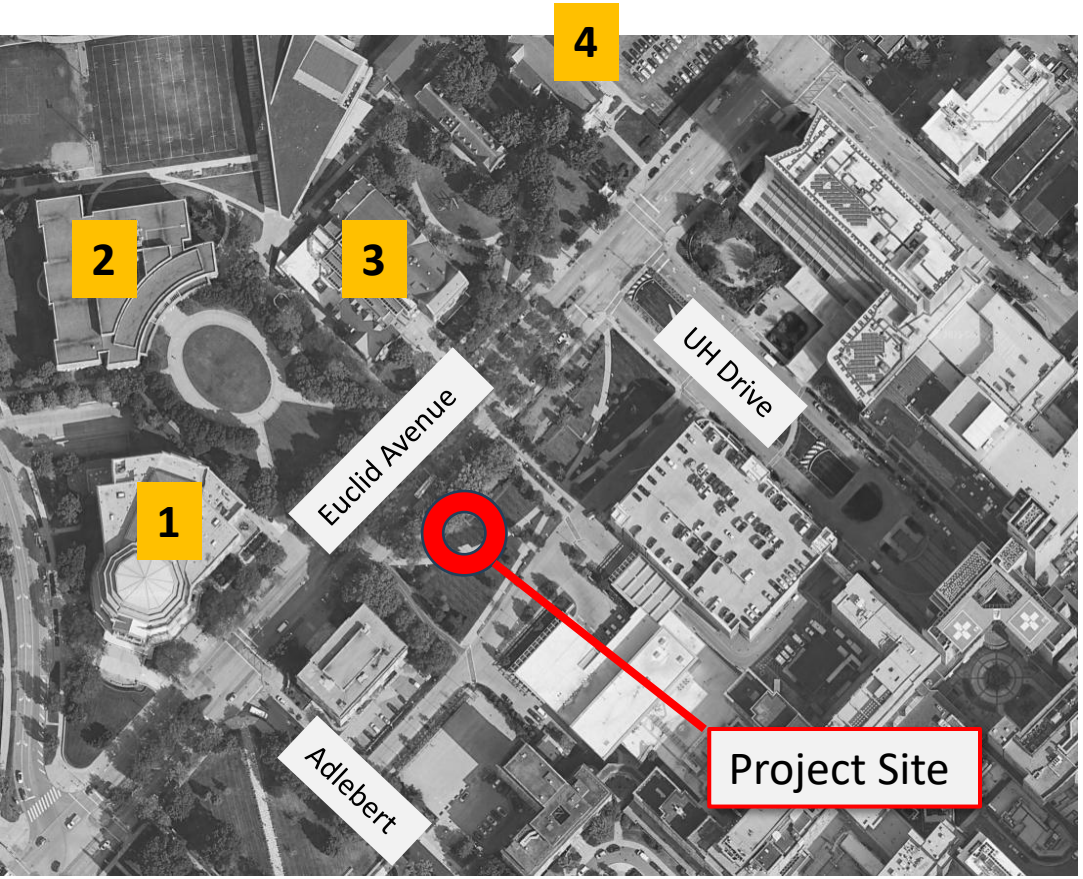


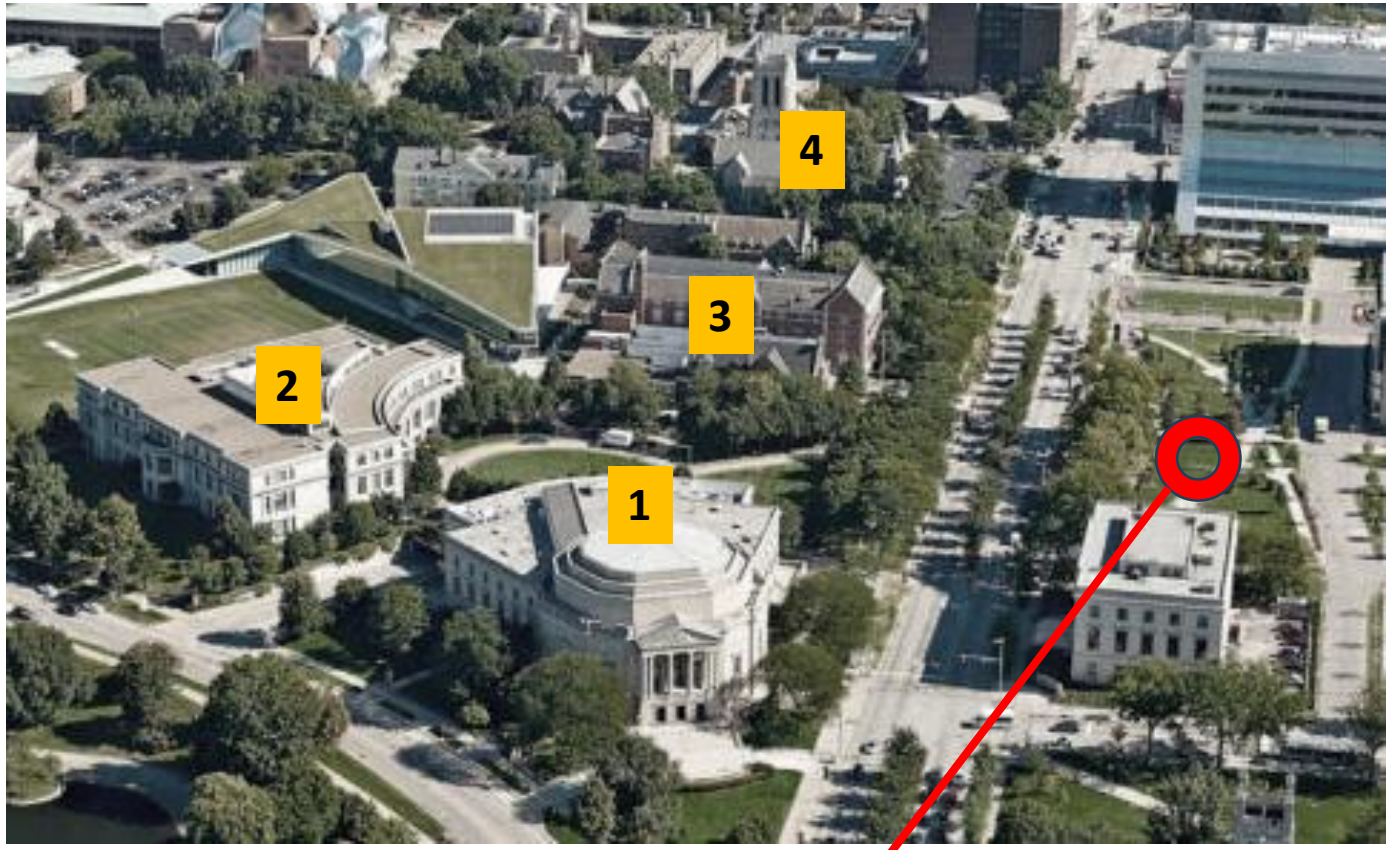
4 Church of the Covenant

University Hospitals

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SITE AERIAL – NORTH OF EUCLID AVE STRUCTURES

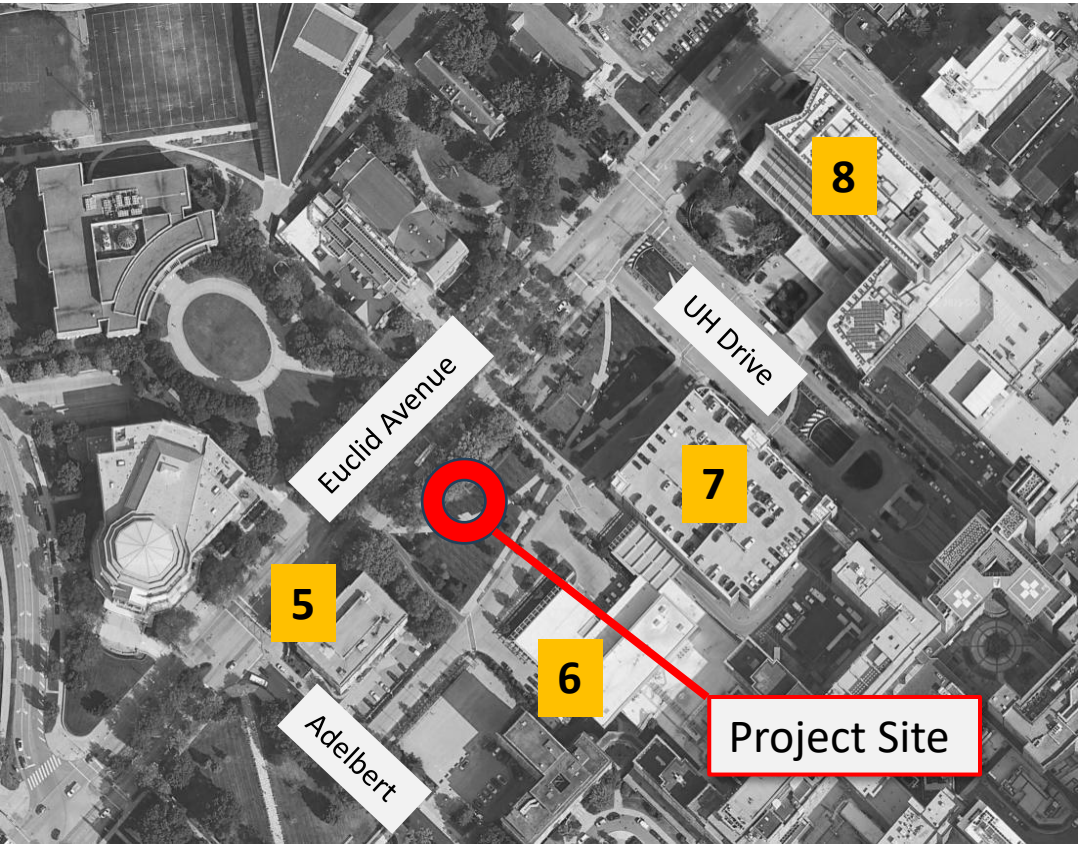




University Hospitals

levelHEADS

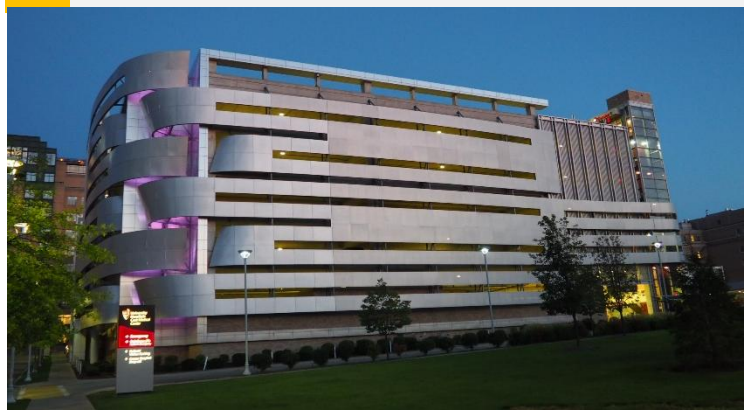
SITE AERIAL – SOUTH OF EUCLID AVE STRUCTURES



6 UH – Ctr for Emerg Medicine



7 UH - Patient Parking Garage





5 CWRU - Allen Library

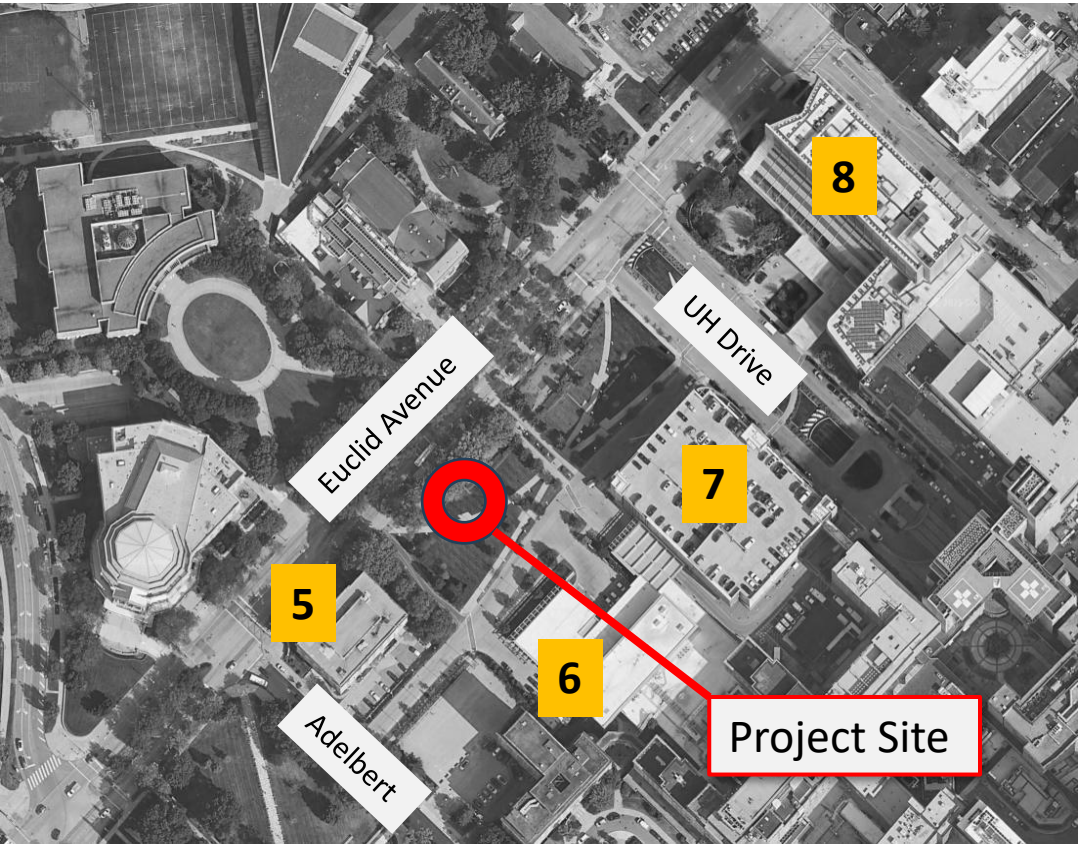


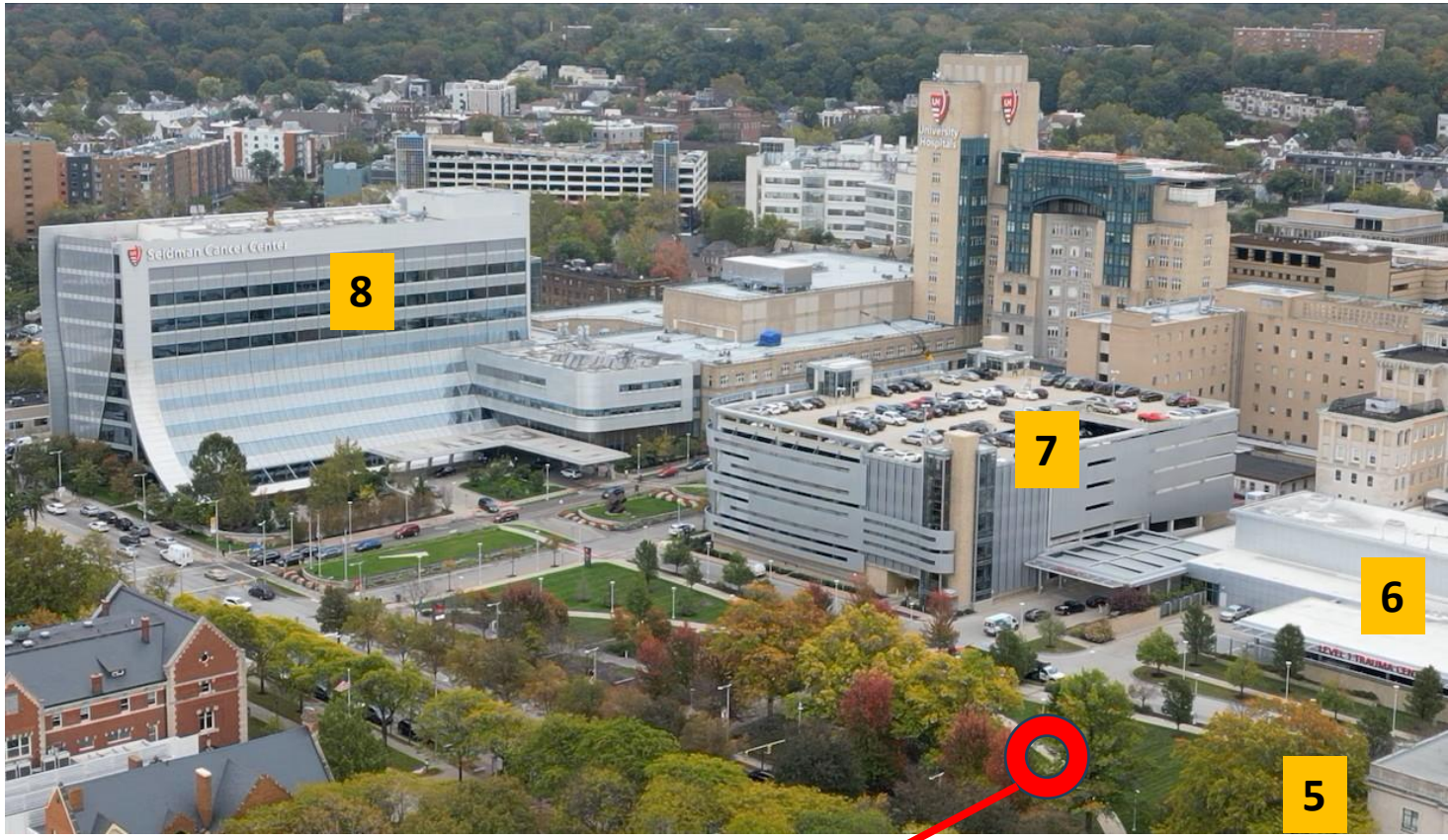
8 UH – Seidman Cancer Center

University Hospitals

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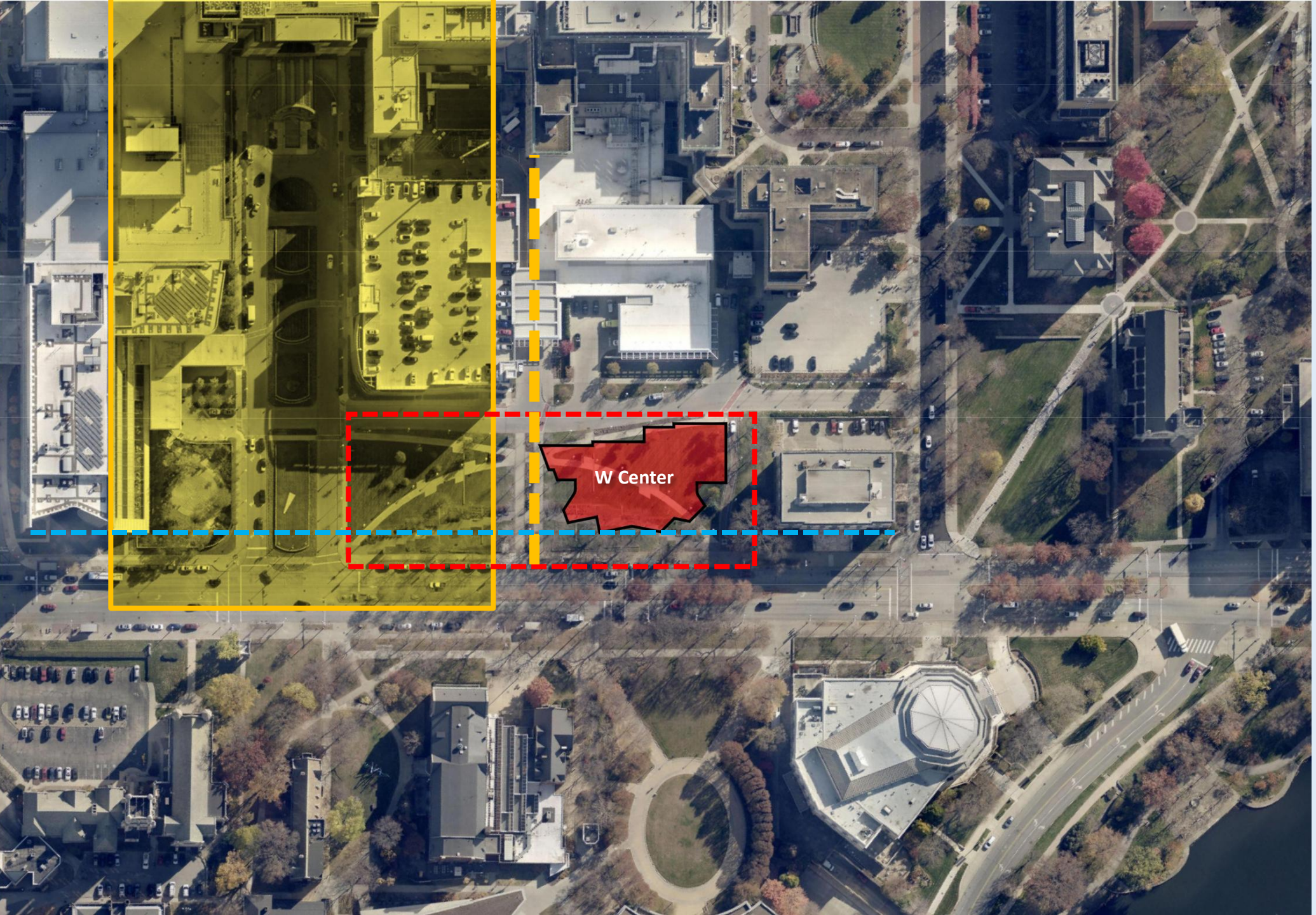
SITE AERIAL – SOUTH OF EUCLID AVE STRUCTURES





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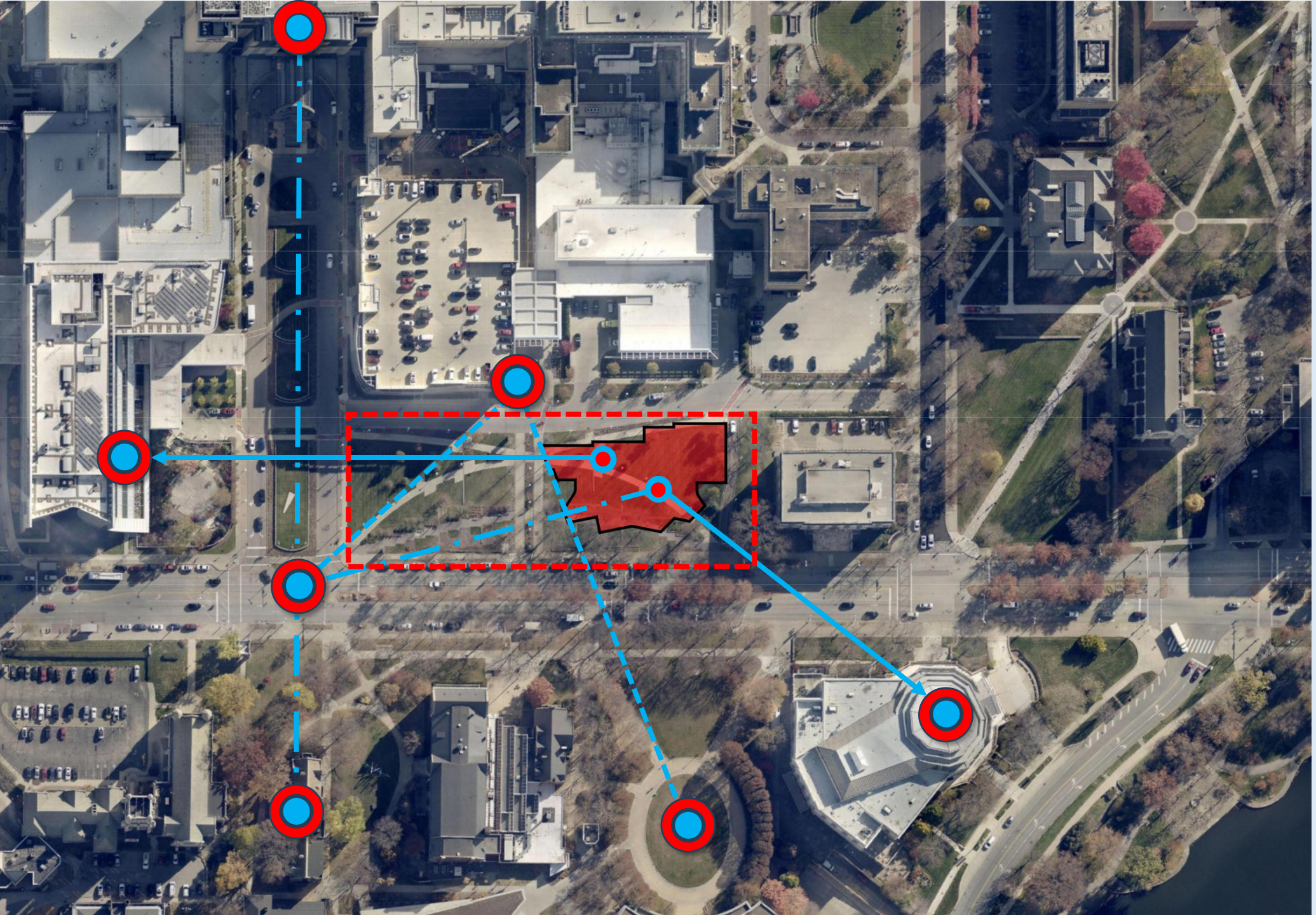


Design Parti

- 1.786 Acre Site
- Protect signature UH View Corridor to Lerner Tower
- Avoid MCCo Steam Tunnel
- Locate 40,000 gsf Building setback to match Allen Library and Seidman Cancer Center

SIGNATURE VIEW CORRIDOR TO LERNER TOWER

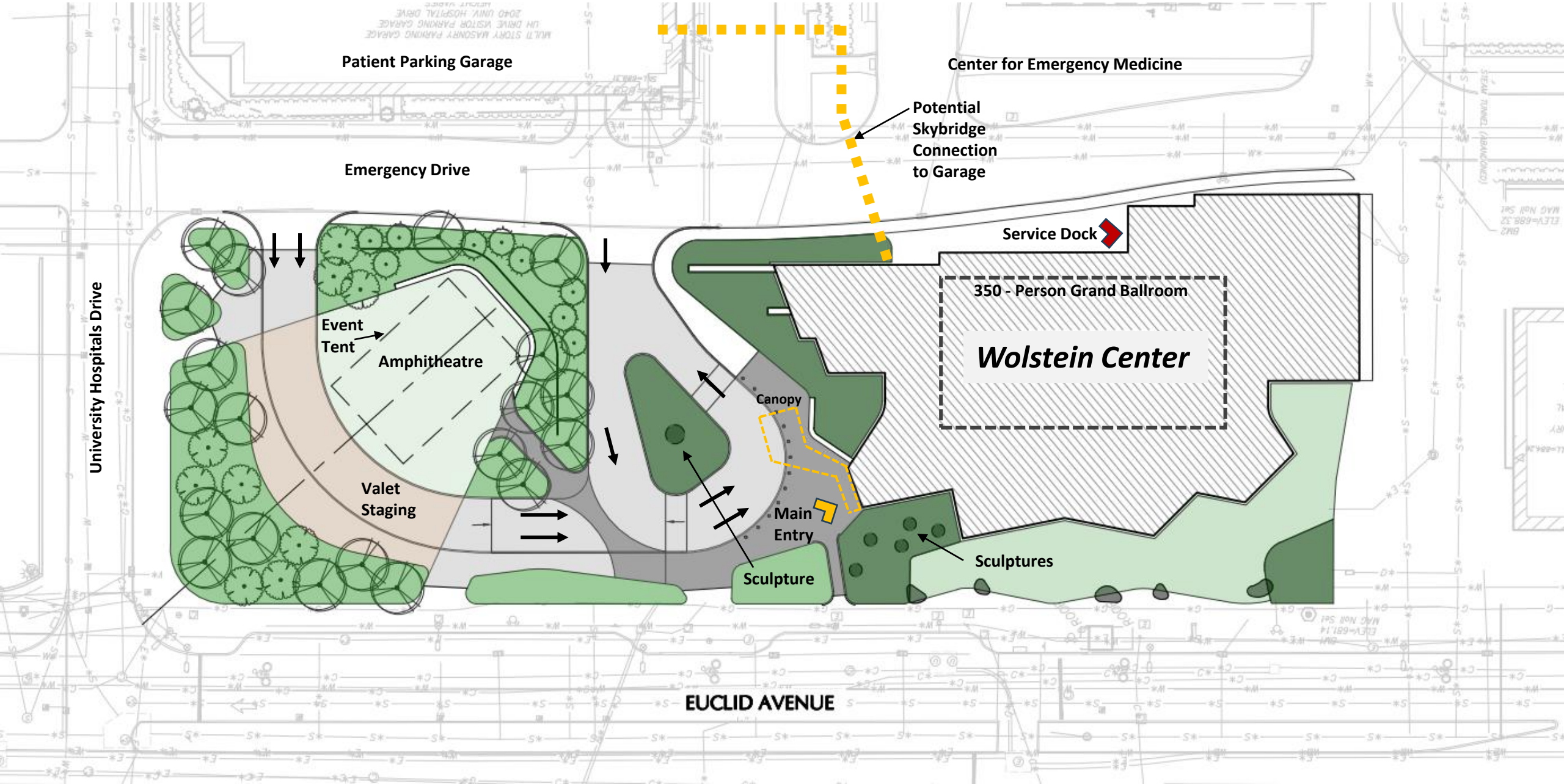




Design Parti

- Connection to Euclid Intersection
- Boardroom, Café, and Sim Ctr orientation to Seidman
- Art Gallery views to Severance
- Preserve sightline edge between Parking Garage tower and Kelvin Smith Library Oval
- Create new dynamic from Parking Garage Tower to Euclid

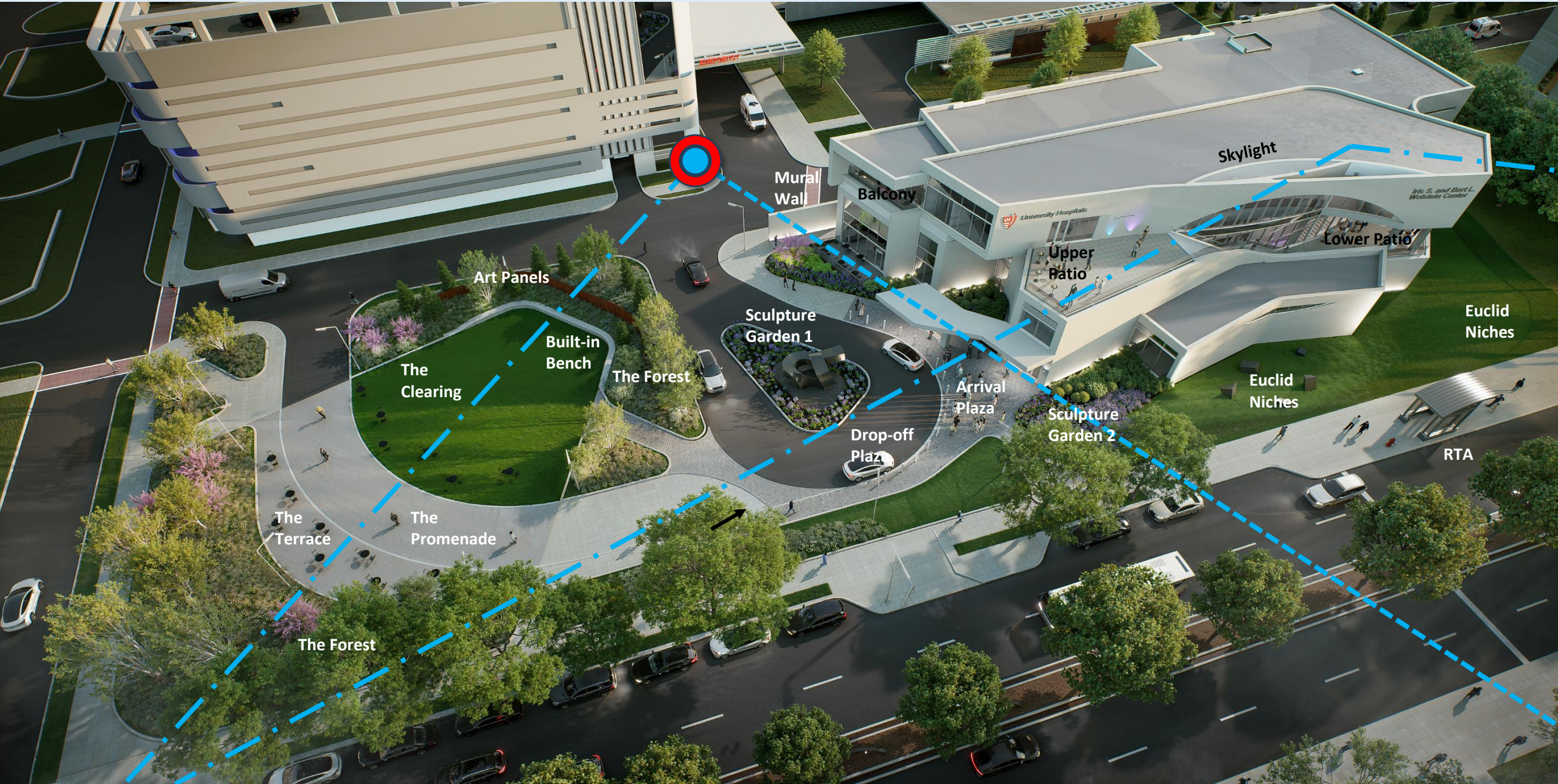
SITE PLAN - FEATURES



SITE ISOMETRIC



SITE ISOMETRIC



SCULPTURES



Clement Meadmore Sculpture



Tony Smith Sculptures (5) – “Stepping Stones”

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Utilization

- Park Setting for UH employees and public
- Wedding Venue
- Concerts
- Art Walk
- Food trucks
- Farmer’s Market
- UH Dedication Ceremonies

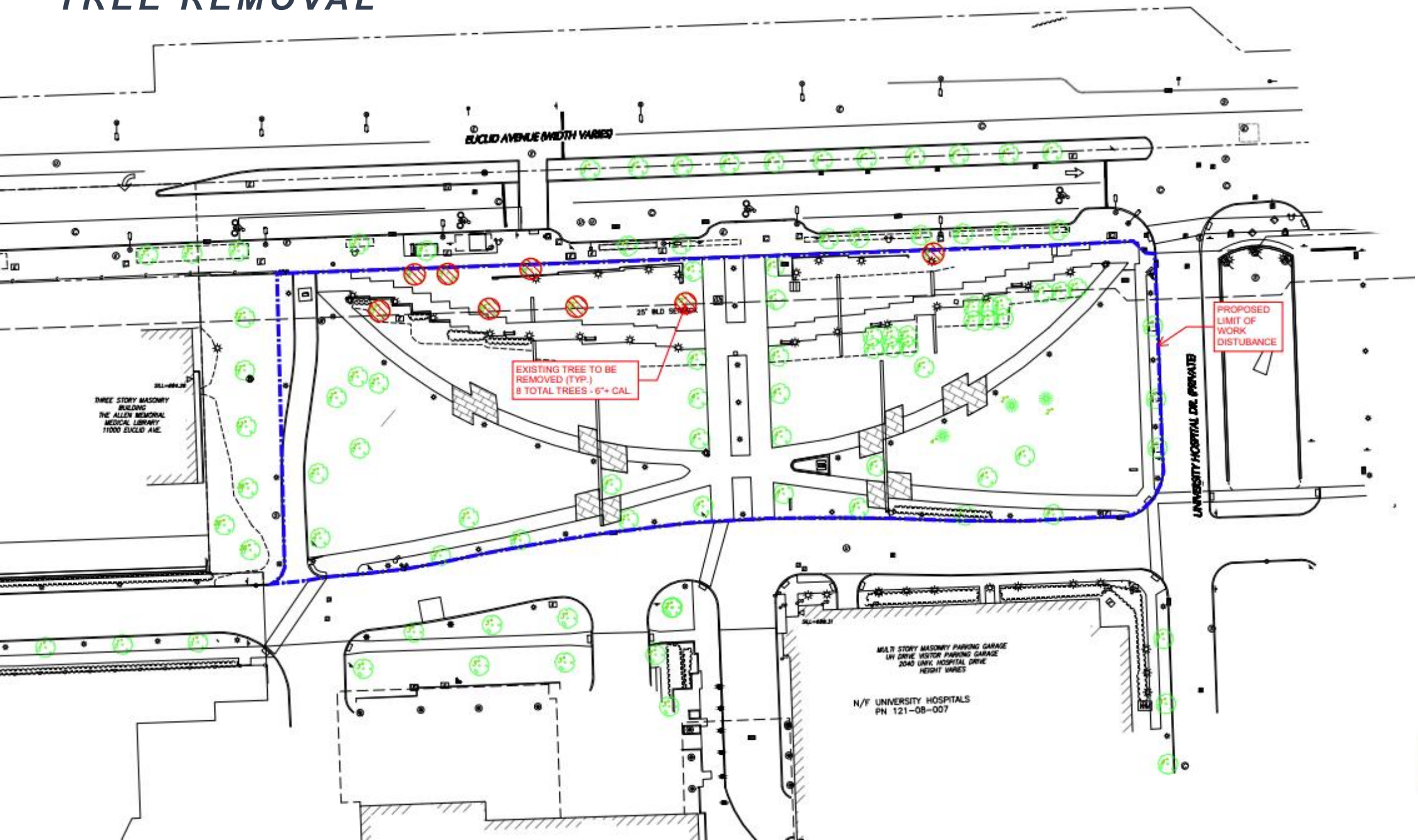
WEDDING VENUE



CONCERT VENUE



TREE REMOVAL



HEADS

LANDSCAPE CONCEPT



0 15 30 60

1 THE CLEARING
- Flexible lawn
- Space for 40'x60' tent

2 THE FOREST
- Tree grove mounds
- No-mow grass understory
- Color-changing uplights

3 THE TERRACE
- Permeable pavers
- Space for moveable tables and chairs

4 SCULPTURE GARDEN
- Colorful planting
- Sculpture

5 ACCESSIBLE RAMP

6 SCREEN PANELS
- Perforated metal 'ribbons'
- Emergency drive screening
- Illuminated

7 THE PROMENADE
- Permeable pavers
- Car queing + food trucks

8 DROP-OFF PLAZA
- Flush curb with bollards
- Crosswalk connection to lawn

9 ARRIVAL PLAZA
- Upgraded paving
- Steps
- Architectural canopy

10 EUCLID NICHES
- Sculptural 'pebble' seating and crash barrier
- Additional bus stop seating
- Lawn around building

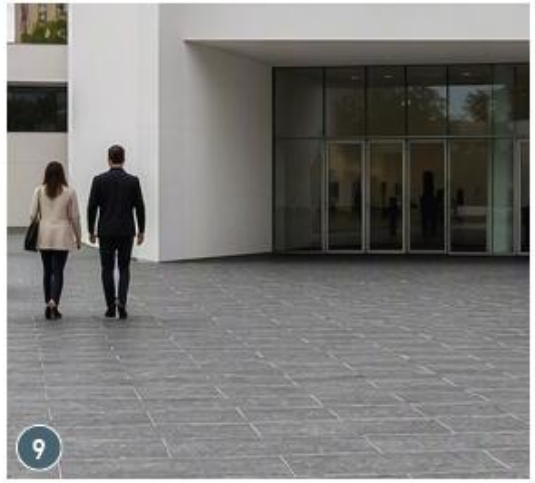

2


3


4


9


2


9


2


6


2


1


8


7

ART PANELS – CORTEN STEEL



PLANT MATERIAL PALETTE – TREES + SHRUBS



TREES



QUAKING ASPEN
Populus tremuloides

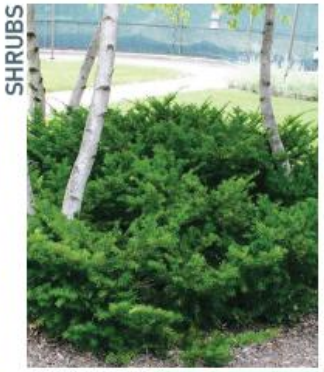


REDBUD
Cercis canadensis



HOOKS JUNIPER
Juniperus chinensis 'Hooks'

SHRUBS



TAUNTON YEW
Taxus x media 'Tauntonii'



IVORY HALO DOGWOOD
Cornus alba 'Bailhalo'



BOBO HYDRANGEA
Hydrangea paniculata 'ILVOBO'



KODIAK FRESH DIERVILLA
Diervilla lonicera 'Kodiak Fresh'

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PLANT MATERIAL PALETTE - UNDERSTORY



MOUND AREAS



NO-MOW FESCUE W/ NATURALIZED SPRING BULBS:
DUTCH IRIS, DAFFODIL, ALLIUM, SUPRISE LILY

ENTRY GARDEN



CAESAR'S BROTHER IRIS



VARIEGATED IRIS



DESCHAMPSIA + ASTILBE
'MAGGIE DALEY'



DELFT LACE ASTILBE



AUTUMN FROST HOSTA



PRIMO WILD ROSE HEUCHERA



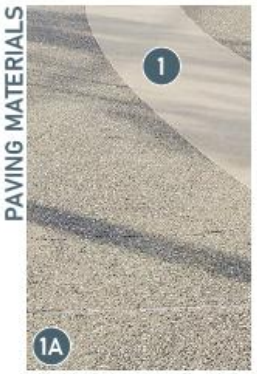
SEPTEMBER CHARM ANEMONE

levelHEADS

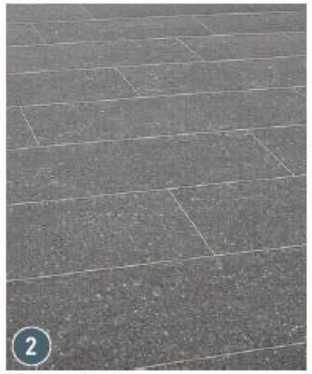
LANDSCAPE CONCEPT – HARDSCAPE MATERIALS



PAVING MATERIALS



1A EXPOSED AGGREGATE AND BROOM FINISH CONCRETE



2 STONE PAVERS
Superior Northern granite; sawn, flamed finish, 12x36" running bond



3 PIGMENTED CONCRETE CROSSWALK
Match adjacent granite



4 ENTRY STEPS / RAMP
Broom finish concrete. Illuminated stainless steel handrail

VERTICAL HARDSCAPE



5 MAINTENANCE STRIP
Black mexican beach pebbles



6 FLUSH CURB



7 RAISED CONCRETE CURB



8 RECLAIMED BARNSTONE CURB / WALL



9 BOLLARD
Forms + Surfaces 'Helio'



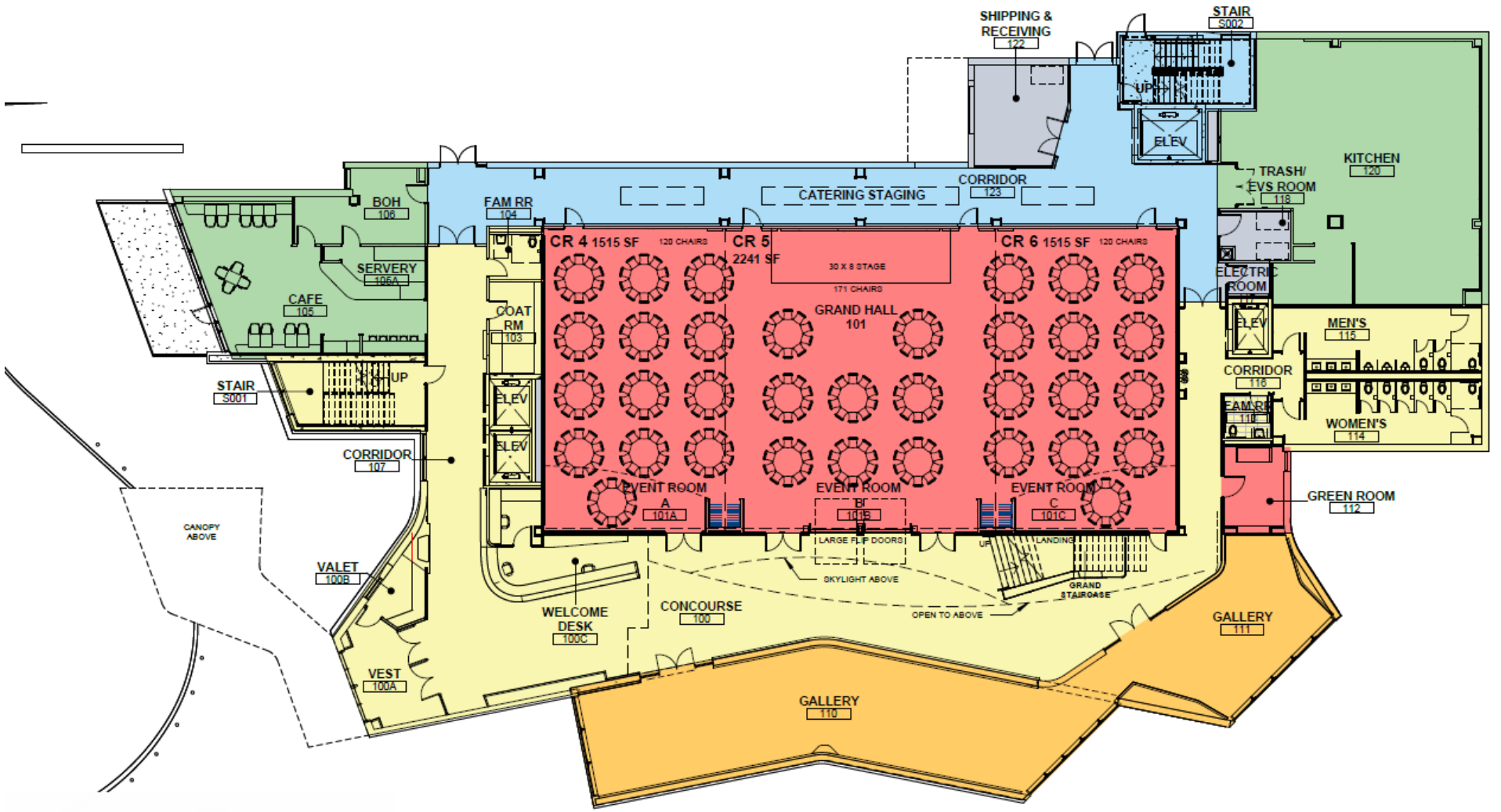
10 PERFORATED CORTEN SCREEN WALL



11 PRECAST 'PEBBLE'
Polished finish

levelHEADS

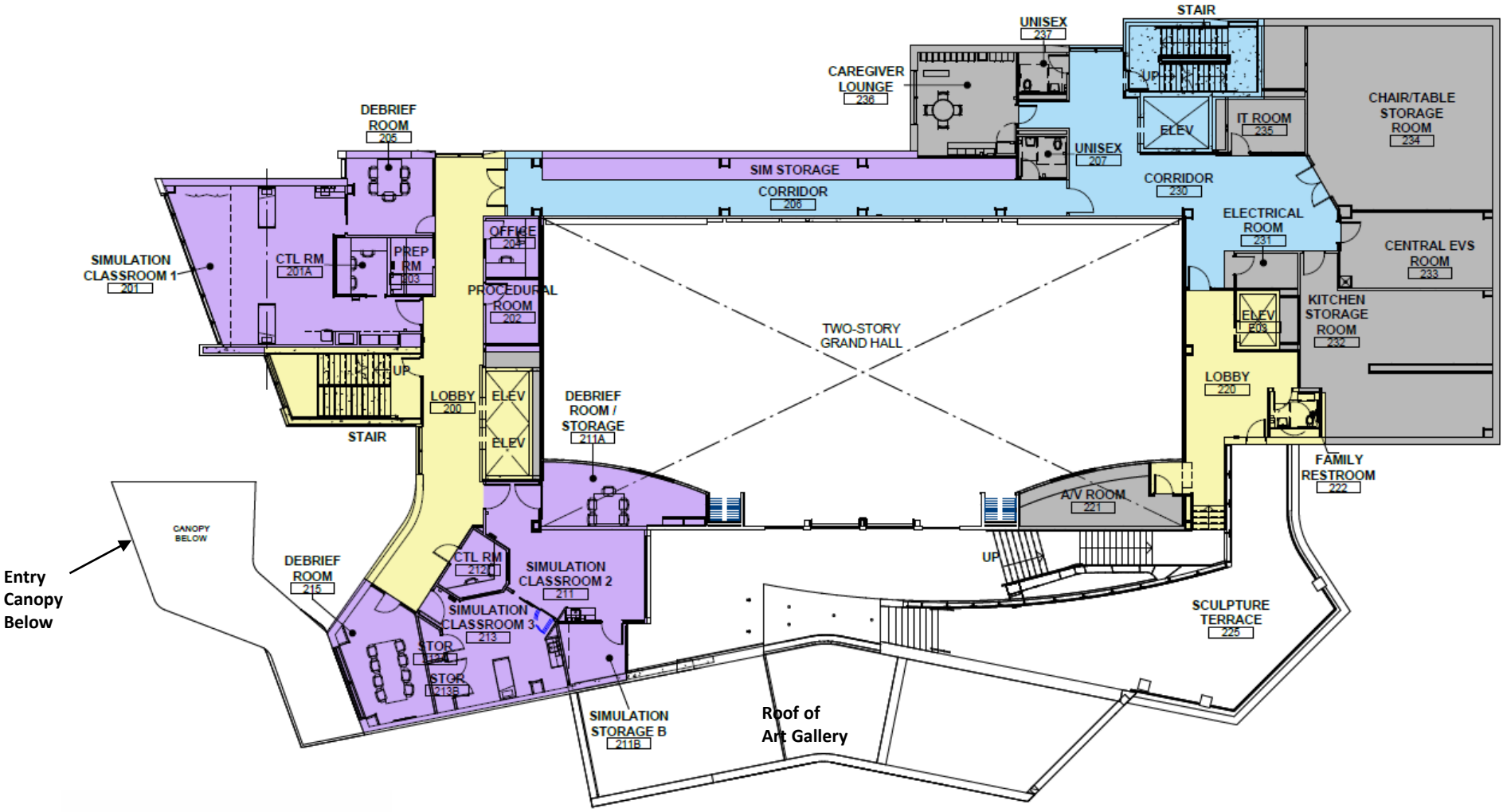
IRIS S. and BERT L. WOLSTEIN CENTER – FIRST FLOOR



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IRIS S. and BERT L. WOLSTEIN CENTER – SECOND LEVEL – SIM CENTER



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IRIS S. and BERT L. WOLSTEIN CENTER – THIRD LEVEL – CONF CTR



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EUCLID AVENUE VIEW



MAIN ENTRANCE – ARRIVAL - VALET



EUCLID AVENUE ELEVATION



EUCLID AVENUE ELEVATION – FROM SEVERANCE



EAST ELEVATION



ENTRY CANOPY CONCEPT



ENTRY CANOPY CONCEPT



UPPER PATIO – EUCLID AVENUE/UNIVERSITY HOSPITALS DRIVE



UPPER PATIO – EUCLID AVENUE/UNIVERSITY HOSPITALS DRIVE



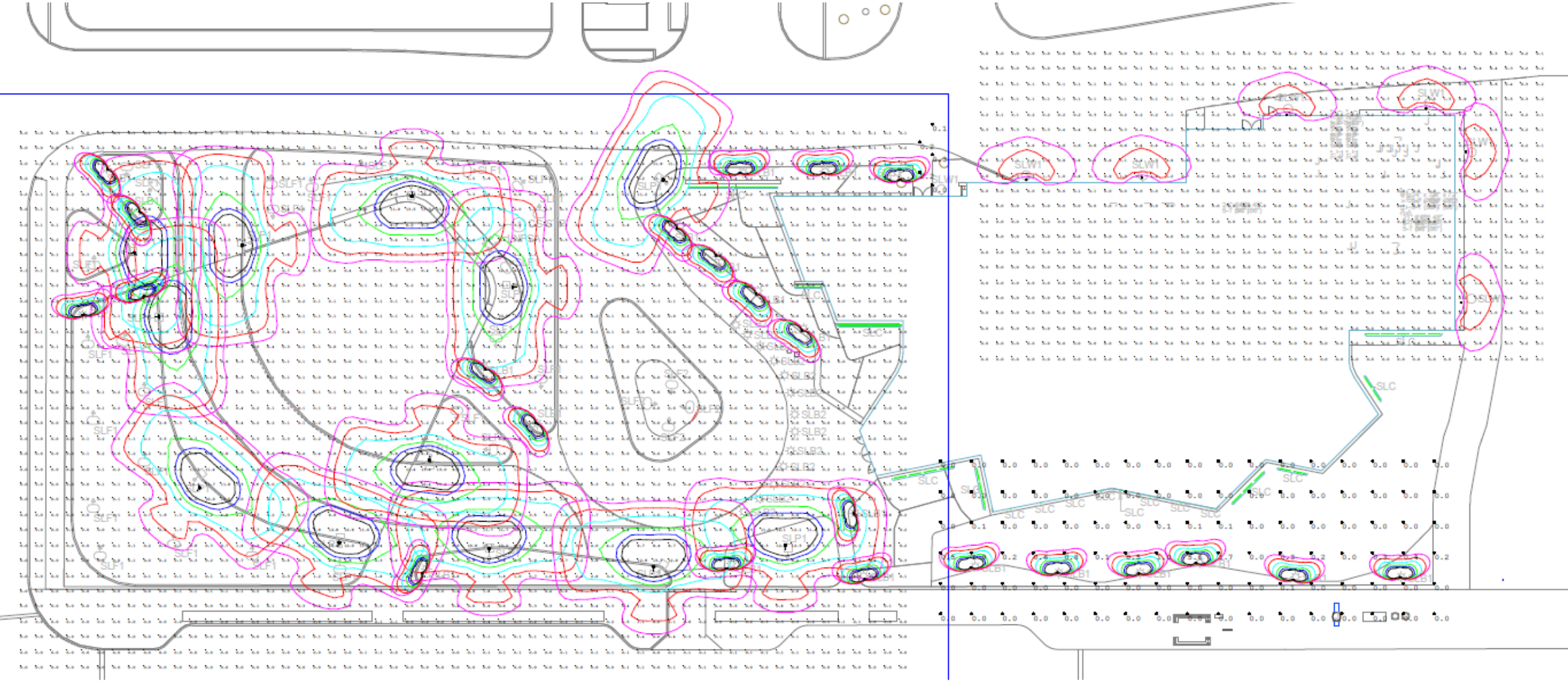
SOUTH ELEVATION – EMERGENCY DRIVE



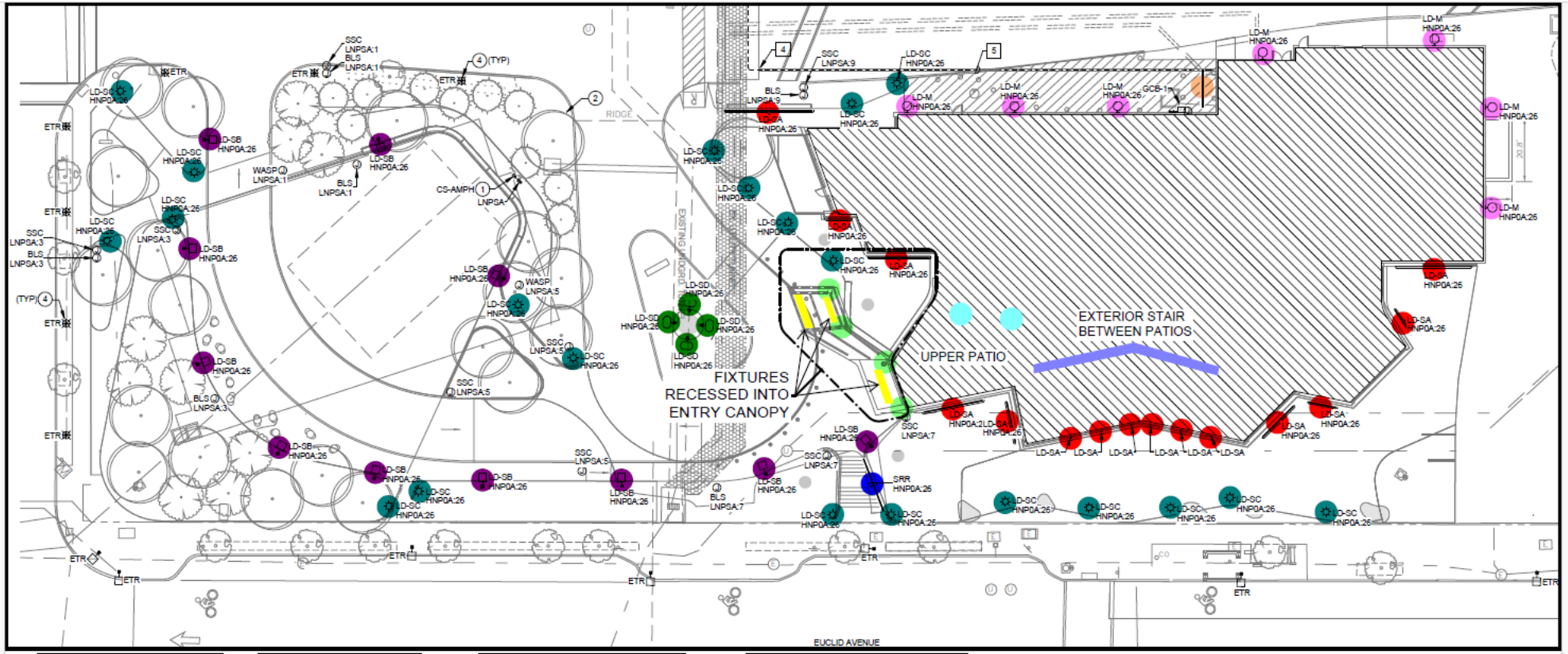
SOUTH ELEVATION – EMERGENCY DRIVE

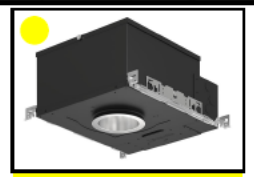


SITE AND BUILDING LIGHTING - PHOTOMETRICS

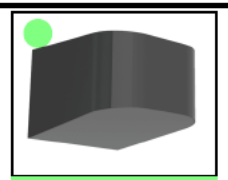


SITE AND BUILDING LIGHTING LAYOUT





TYPE "D4LS1"
Count: 7



TYPE "WSCA"
Count: 4



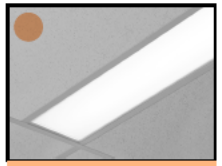
TYPE "LD-M"
Count: 7



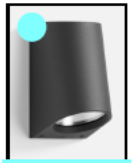
TYPE "LD-SA"
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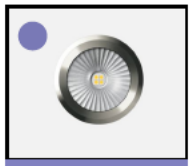
TYPE "LD-SB"
Count: 11



TYPE "SCR"
Count: 1



TYPE "LD-N"
Count: 2



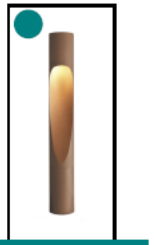
TYPE "LD-SE"
Count: 23



TYPE "LD-SD"
Count: 4



TYPE "SRR"
Count: 1



TYPE "LD-SC"
Count: 21

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EUCLID AVENUE ELEVATION



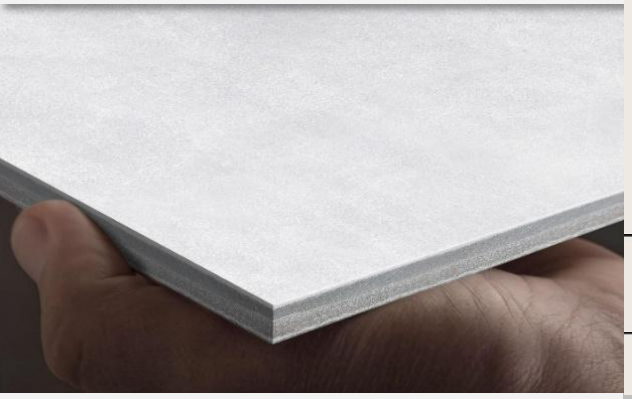
EUCLID AVENUE ELEVATION

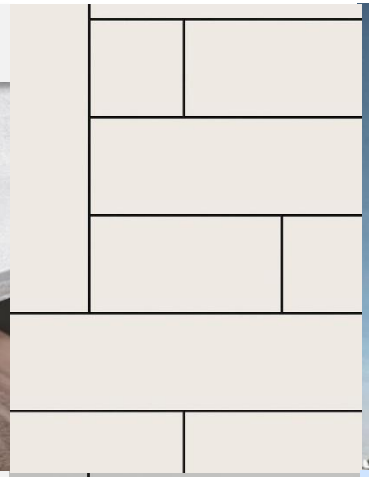


EXTERIOR MATERIALS –FAÇADE - EQUITONE

EQUITONE®
Fibre cement facade materials

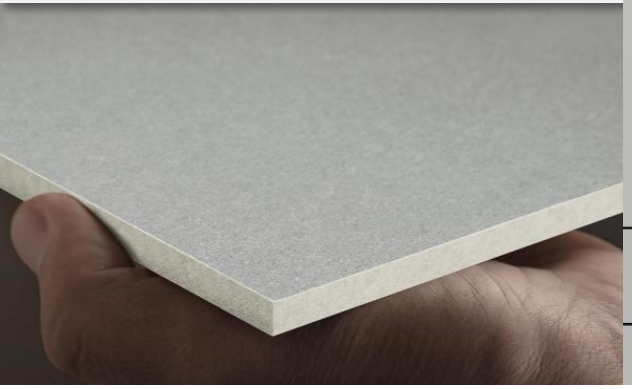
Type 1 – Natura – N164

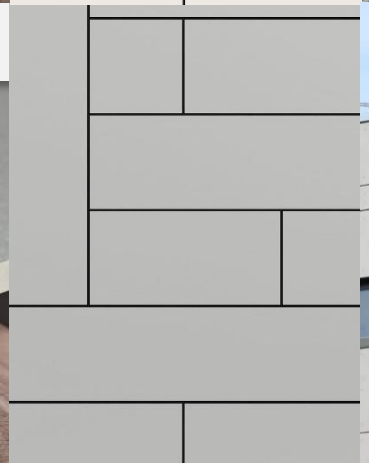






Type 2 – Natura – N163







- **Rainscreen** approach
- **Monolithic** building appearance - seamless
- Concrete/Stone look
- Stands out from rest of UH buildings
- Backdrop of layered parking garage metal panel ribbons

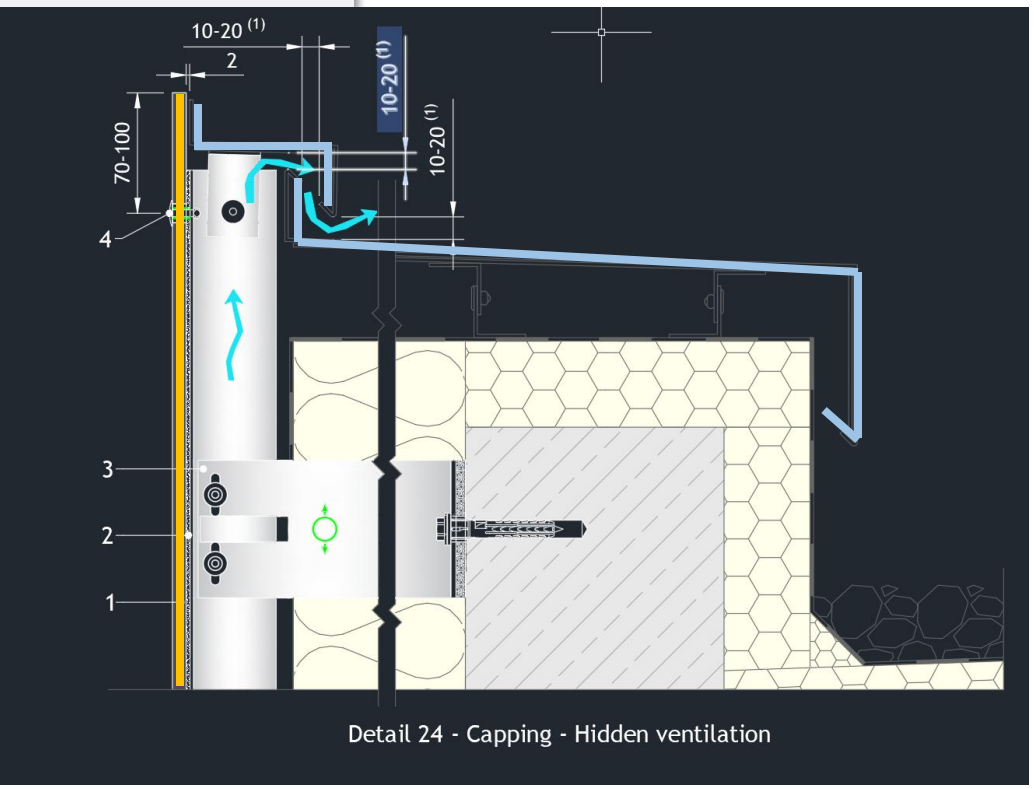
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EXTERIOR MATERIALS –FAÇADE - EQUITONE

EQUITONE®
Fibre cement facade materials

COPING DETAIL



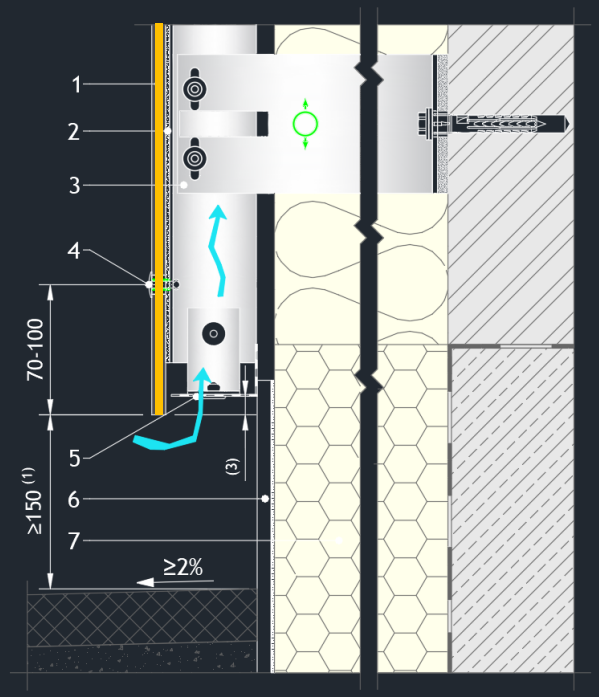
Detail 24 - Capping - Hidden ventilation

SILL DETAIL

1. EQUITONE facade panel
2. Foam tape
3. Metal support frame
4. UNI-Rivet
5. Perforated closure
6. Skirting(2) in EQUITONE [tectiva], EQUITONE [pictura], EQUITONE [textura]
7. Hard insulation suitable for use below ground level

Free air flow





Detail 8 - Base detail - Ground floor

- **Waterfall coping**
  No visible horizontal coping line
- **Rainscreen**
  w/vented, concealed coping

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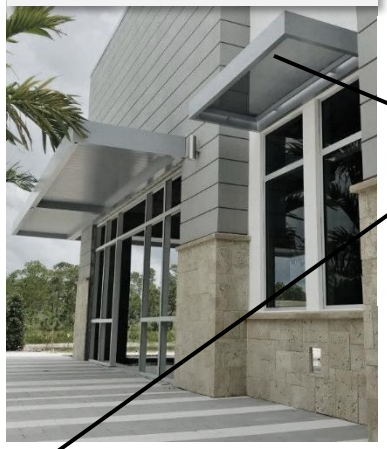
EXTERIOR MATERIALS – Miscellaneous

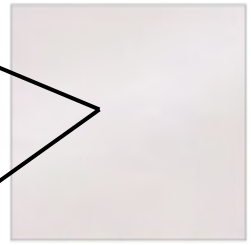
KAWNEER
AN ARCONIC COMPANY

Glass patio guardrails

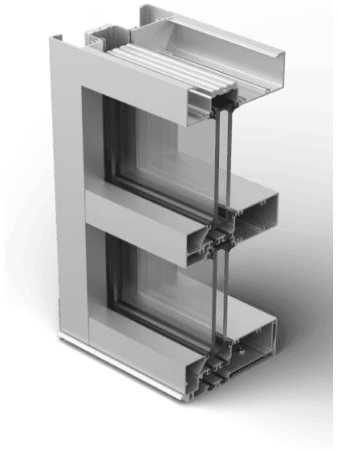


Mapes Canopies





Storefront/curtainwall



- **Curtainwall System** –
  1600 Wall – 6”/8”/10” Depths
- **Storefront System** –
  TriFab VersaGlaze 601T
- Standard Aluminum Finish



Mech Louvres





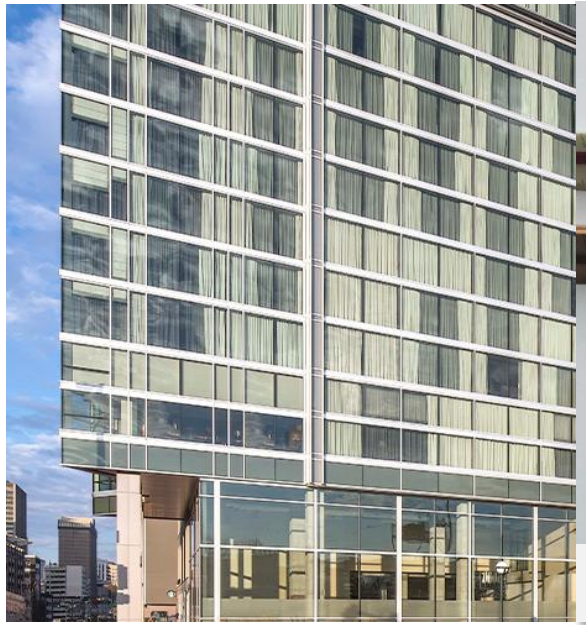
PAC-CLAD
PETERSEN
A CARLISLE COMPANY

Corrugated and Flat Panels (Canopy)

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EXTERIOR MATERIALS – Miscellaneous







Glazing

- **Vitro Glazing System** –
  Solarban 60 (2) – Optigray + Clear
- Warm, ultra-neutral aesthetic
- 1” Insulated Unit w/1/2” Airspace

Insulating Glass Unit Performance for 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites								
Outdoor Lite: Coating if Any (Surface) Glass	Glass Type	Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT)2%	Visible Light Reflectance2		(Btu/hr*ft2*F) NRFC U-Value3		Solar Heat Gain Coefficient (SHGC)4	Color Rendering Indeex (CRI)5
				Exterior %	Interior %	Winter Nightime	Winter Argon		
OPTIGRAY® Glass + Clear			56	10	13	0.47	0.45	0.52	94

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EXTERIOR MATERIALS – ROOFING

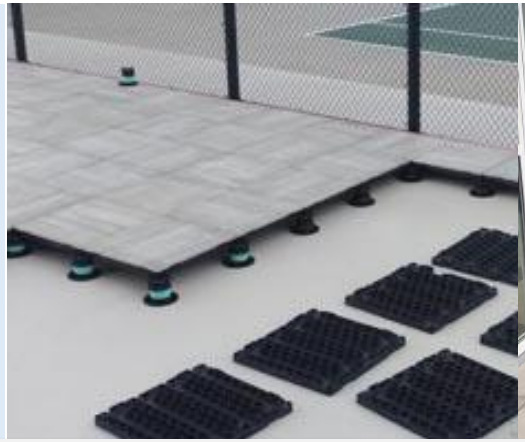
PVC Roofing Membrane - SIKA



Reflective Grey



Slate - Natural





Roof Paver System

Roofing:

- **Fully-adhered** TPO roofing membrane. White or Grey
- **Polyiso** staggered insulation, R-30 min (2 layers of 2.6”)
- Metal Deck o/Coverboard
- Coping – concealed, vented

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Tile Tech Pavers
Paving America one step at a time.

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October 8, 2026

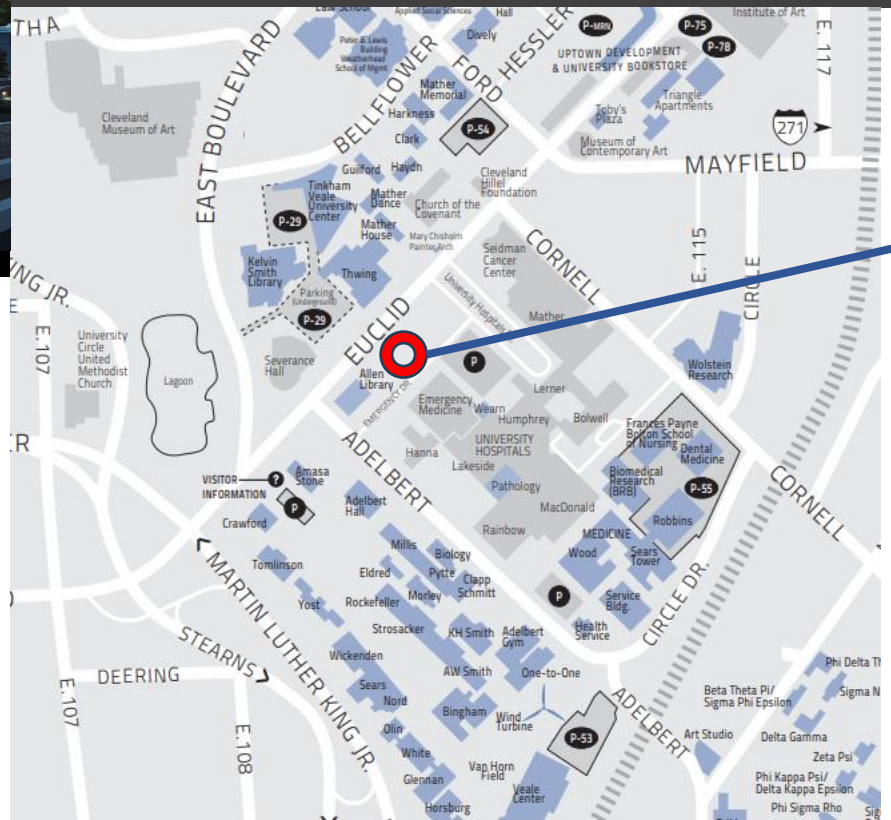


Cleveland Medical Center Campus

IRIS S. AND BERT L. WOLSTEIN CENTER

FINAL APPROVAL SUBMITTAL *for*

Central East Design Review

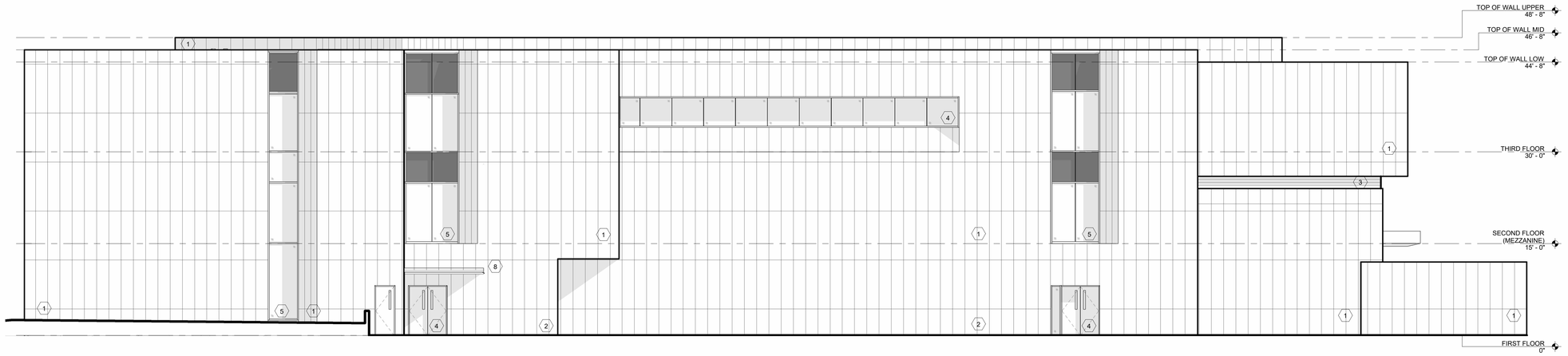


QUICK FACTS:

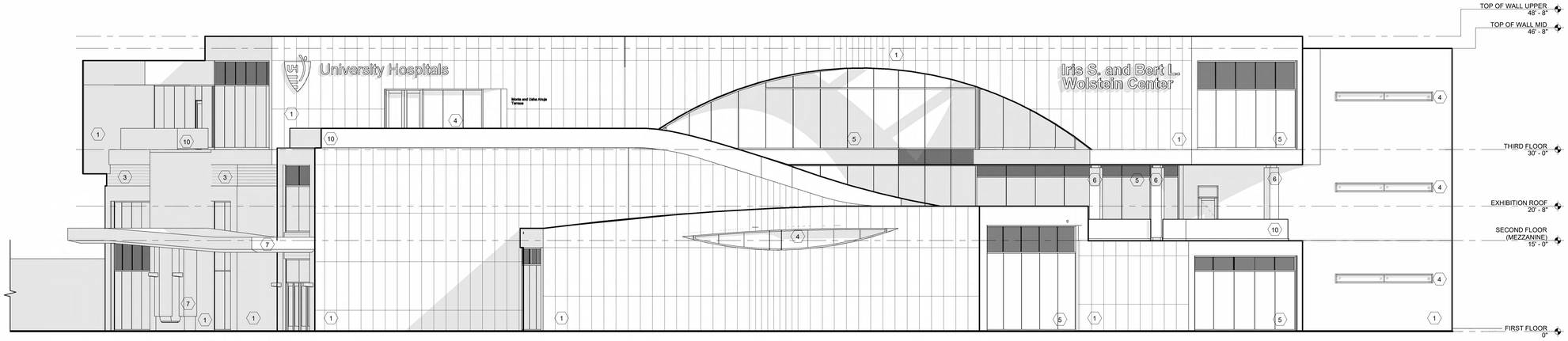
44,000 GSF
2 Floors + Mezzanine Level
45’ parapet height
Enclosed penthouse
1.786-acre site

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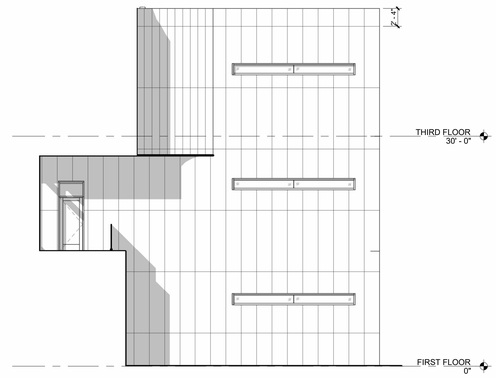
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3 EXTERIOR ELEVATION - EMERGENCY DRIVE
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EUCLID A
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EUCLID B
SCALE: 1/8" = 1'-0"

CODED NOTES 1

NOTE: ALL CODED NOTES MAY NOT OCCUR ON EVERY SHEET

1	EQUITONE FIBER CEMENT PANEL RAINSCREEN SYSTEM - PANEL TYPE 1
2	EQUITONE FIBER CEMENT PANEL RAINSCREEN SYSTEM - PANEL TYPE 2
3	RIBBED FORMED METAL PANEL SYSTEM
4	STOREFRONT SYSTEM - SEE FRAME ELEVATIONS
5	CURTAIN WALL SYSTEM - SEE FRAME ELEVATIONS
6	MCM COLUMN COVER
7	MCM WALL/SOFFIT PANEL
8	PREFABRICATED METAL CANOPY
9	METAL LOUVER SYSTEM
10	LAMINATED GLASS RAILING SYSTEM
11	INSULATED COIL DOOR - PROVIDE 2 ROWS OF VISION LITES

LEGEND

EXTERIOR VISION GLAZING

EXTERIOR SPANDREL GLAZING

GENERAL NOTES

1. INSTANCES OF EXTERIOR VISION AND SPANDREL GLAZING ARE INDICATED FOR REFERENCE. REFER TO EXTERIOR FRAME TYPES DRAWING FOR SPECIFIC EXTERIOR GLAZING TYPES.

KEYPLAN

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levelHEADS architects + integrators

SEAL:

STATE OF OHIO
CHRISTOPHER P TROTTA
12601
Registered Architect

NAME: Christopher P. Trotta
LICENSE #: 12601
EXPIRATION: 12/31/2027

PROJECT:

Iris S. & Bert L. Wolstein Center

11100 Euclid Ave, Cleveland, OH 44106

ISSUED FOR: 100% CDs

University Hospitals

ISSUES / REVISIONS

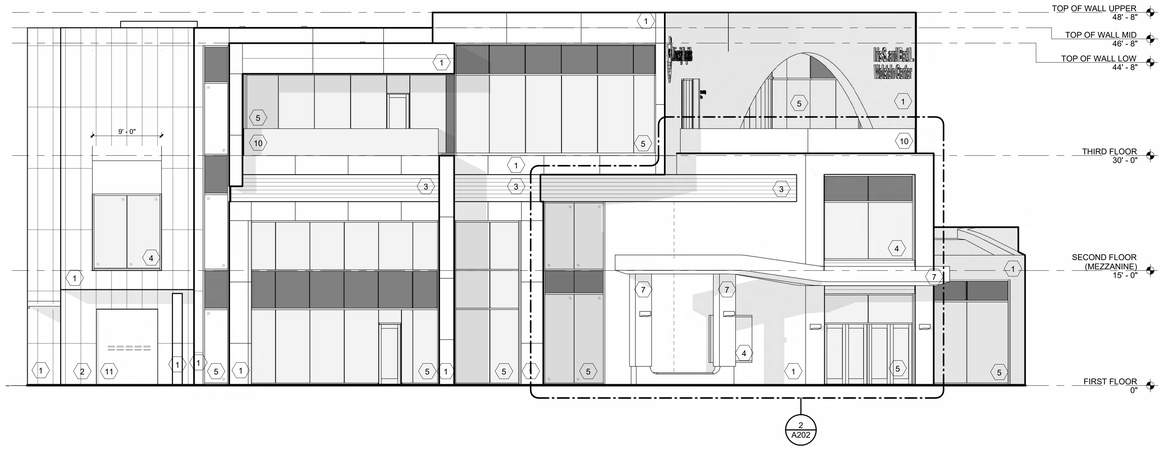
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2	9/11/26	100% CDs

PROJECT NO.
2424

DRAWING TITLE:
EXTERIOR ELEVATIONS

A201

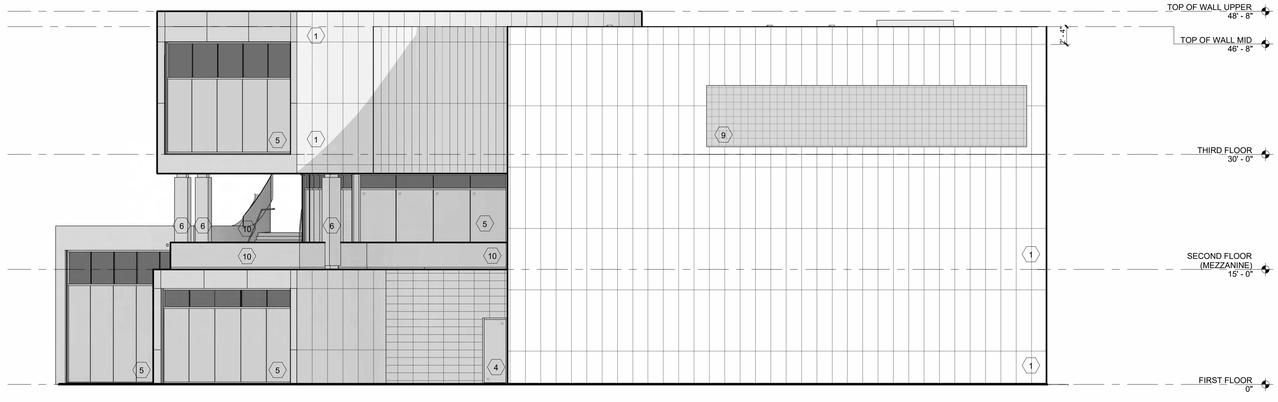
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Date: 9/11/2026 11:00:04 PM



3 ELEVATION - UNIVERSITY HOSPITAL DRIVE
SCALE: 1/8" = 1'-0"



2 ELEVATION - UNIVERSITY HOSPITAL DRIVE - Callout 1
SCALE: 1/8" = 1'-0"



1 ELEVATION - ALLEN LIBRARY
SCALE: 1/8" = 1'-0"

CODED NOTES 1

NOTE: ALL CODED NOTES MAY NOT OCCUR ON EVERY SHEET

1	EQUITONE FIBER CEMENT PANEL RAINSCREEN SYSTEM - PANEL TYPE 1
2	EQUITONE FIBER CEMENT PANEL RAINSCREEN SYSTEM - PANEL TYPE 2
3	RIBBED FORMED METAL PANEL SYSTEM
4	STOREFRONT SYSTEM - SEE FRAME ELEVATIONS
5	CURTAIN WALL SYSTEM - SEE FRAME ELEVATIONS
6	MCM COLUMN COVER
7	MCM WALL/SOFFIT PANEL
8	PREFABRICATED METAL CANOPY
9	METAL LOUVER SYSTEM
10	LAMINATED GLASS RAILING SYSTEM
11	INSULATED COIL DOOR - PROVIDE 2 ROWS OF VISION LITES

LEGEND

GENERAL NOTES

1. INSTANCES OF EXTERIOR VISION AND SPANDREL GLAZING ARE INDICATED FOR REFERENCE. REFER TO EXTERIOR FRAME TYPES DRAWING FOR SPECIFIC EXTERIOR GLAZING TYPES.

KEYPLAN

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levelHEADS architects + integrators

SEAL:
STATE OF OHIO
CHRISTOPHER P TROTTA
12601
Registered Architect

NAME: Christopher P. Trotta
LICENSE #: 12601
EXPIRATION: 12/31/2027

PROJECT:
Iris S. & Bert L. Wolstein Center

11100 Euclid Ave, Cleveland, OH 44106

ISSUED FOR: 100% CDs

University Hospitals

ISSUES / REVISIONS

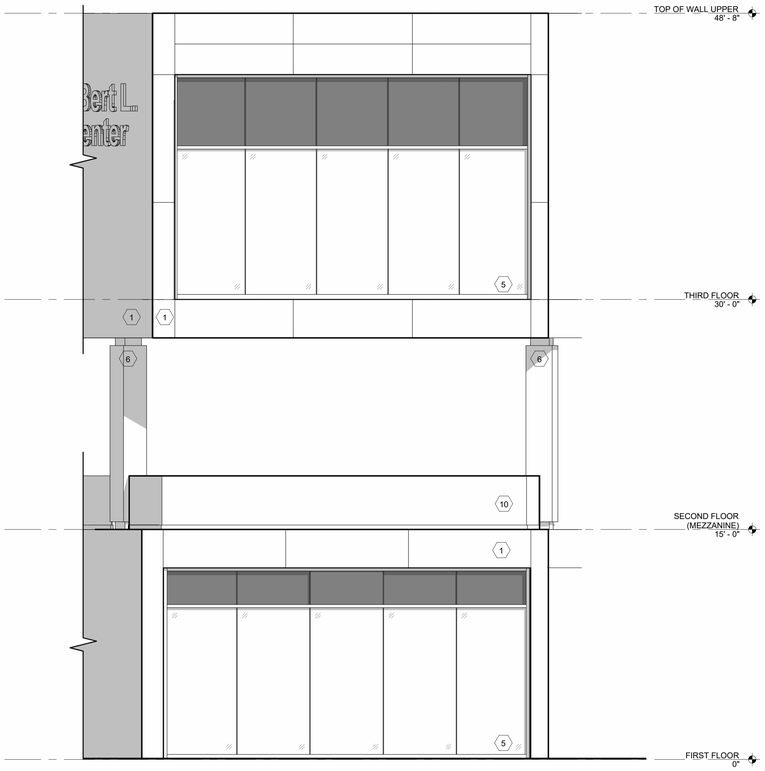
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2	9/11/26	100% CDs

PROJECT NO.
2424

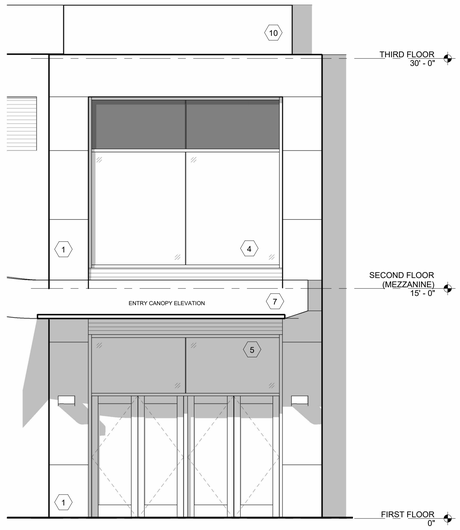
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EXTERIOR ELEVATIONS

A202

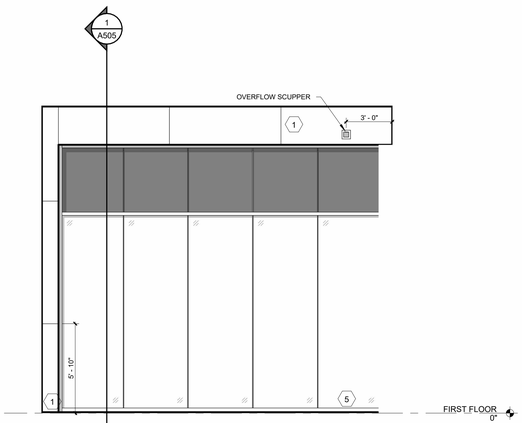
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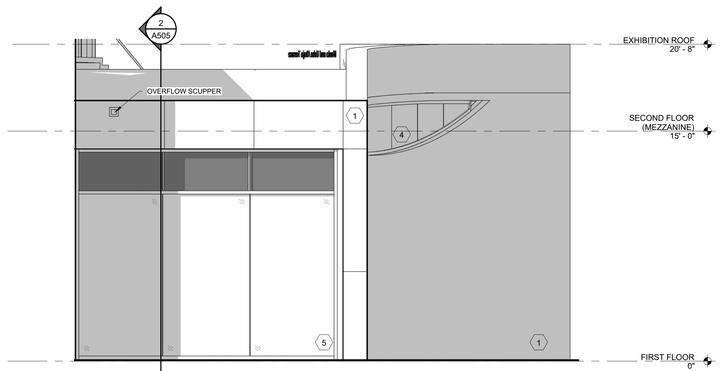
4 EXTERIOR ELEVATION - GALLERY SEVERANCE HALL
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - MAIN ENTRY
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - GALLERY WEST
SCALE: 1/4" = 1'-0"



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

CODED NOTES 1

NOTE: ALL CODED NOTES MAY NOT OCCUR ON EVERY SHEET

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1	06/26/20 26	GMP DOCUMENTS
2	9/11/26	100% CDs

PROJECT NO. 2424

DRAWING TITLE: EXTERIOR ELEVATIONS

A203

File: Autodesk Docs://UH - Iris S. and Bert L. Wolstein Center/2424 - Iris S. & Bert L. Wolstein Center.rvt
Date: 9/11/2026 11:00:49 PM

– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-XXX - University Hospital Wolstein Center

October 16, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval as presented (with no conditions) on 10/8/26.

City Planning Staff Recommendations:

Staff is in support of new event space coming to Euclid.

Cleveland City Planning Commission

Southeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2026-007 - Rainbow Terrace

October 16, 2026

Project Address: 7403 Garden Valley Dr

Type: New Construction

Project Representative: Chris Young

Approval: Final

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

RAINBOW TERRACE APARTMENTS

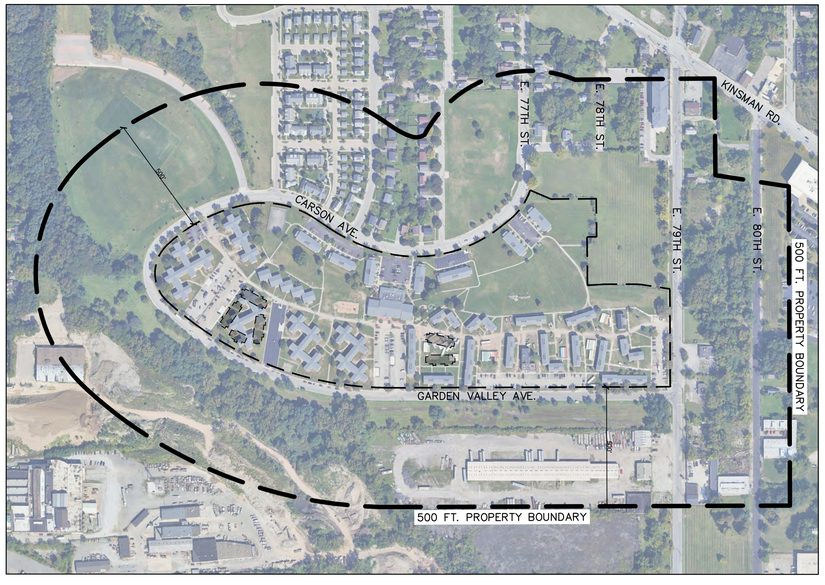
6901-7881 GARDEN VALLEY AVENUE

CITY OF CLEVELAND

CUYAHOGA COUNTY, OHIO 44104

INDEX OF SHEETS

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

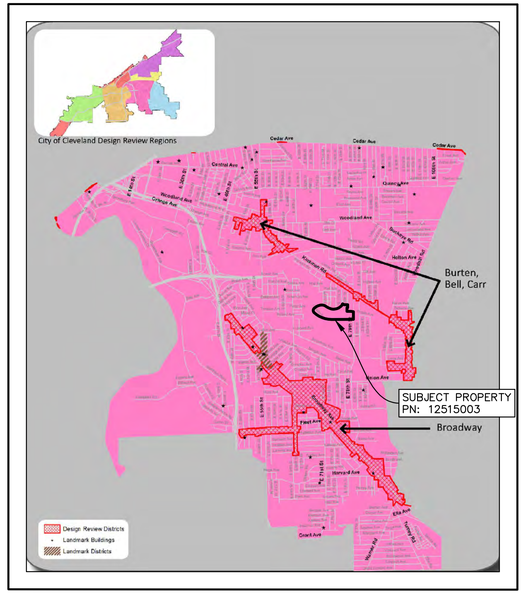


NEIGHBORHOOD MAP

NORTH

0 300 600

SCALE IN FEET



SOUTHEAST CENTRAL
DESIGN REVIEW REGION

NO SCALE

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

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

PROJECT LOCATION

CITY OF CLEVELAND,
CUYAHOGA COUNTY, MICHIGAN

OWNER

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

STATE OF OHIO — BRUCE A. CALLEN — 76108 — REGISTERED PROFESSIONAL ENGINEER

Plan Prepared By:

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

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

DATE OF PLAN: 10-02-26

ISSUANCES

SITE PLAN REVIEW	03-19-26
SITE PLAN REVIEW RESPONSE	07-14-26
FOR PERMITS & CONSTRUCTION	10-02-26

REVISIONS

DESIGNED BY:

callen civil engineers

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

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

Callen Engineering Project No.
026 - ACD - RAINBOW TERRACE

Sheet No.
CS



DEMOLITION NOTES

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

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

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

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

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

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

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH
APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

PROTECT EXISTING WATER AND SANITARY SEWER SERVICE LEADS TO EXISTING HOUSE TO REMAIN.

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

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

Parcel Number:
12515003

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

Property Zoning:
MFC1 - Multi Family C1 District

Setbacks:

Front: 20 ft. Max

Side: 0 ft.

Rear: 20 ft.

Maximum Allowable Building Height: *60 ft.*

REMOVALS LEGEND

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

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

Plan Prepared By:

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

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

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DATE OF PLAN: 10-02-26

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

callen civil engineers

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

NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
2.	FOR PERMITS & CONSTRUCTION	B.A.C.	10-02-26
3.			

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

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

EXISTING CONDITIONS & REMOVALS PLAN

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

PROJECT 026 RAINBOW TERRACE

SHEET NO. C0.1



REMOVALS LEGEND

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

NORTH

0 20 40

SCALE IN FEET

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DATE OF PLAN: 10-02-26

Plan Prepared By:

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108 E. Savidge St.
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email: bcallen@callenengineering.com

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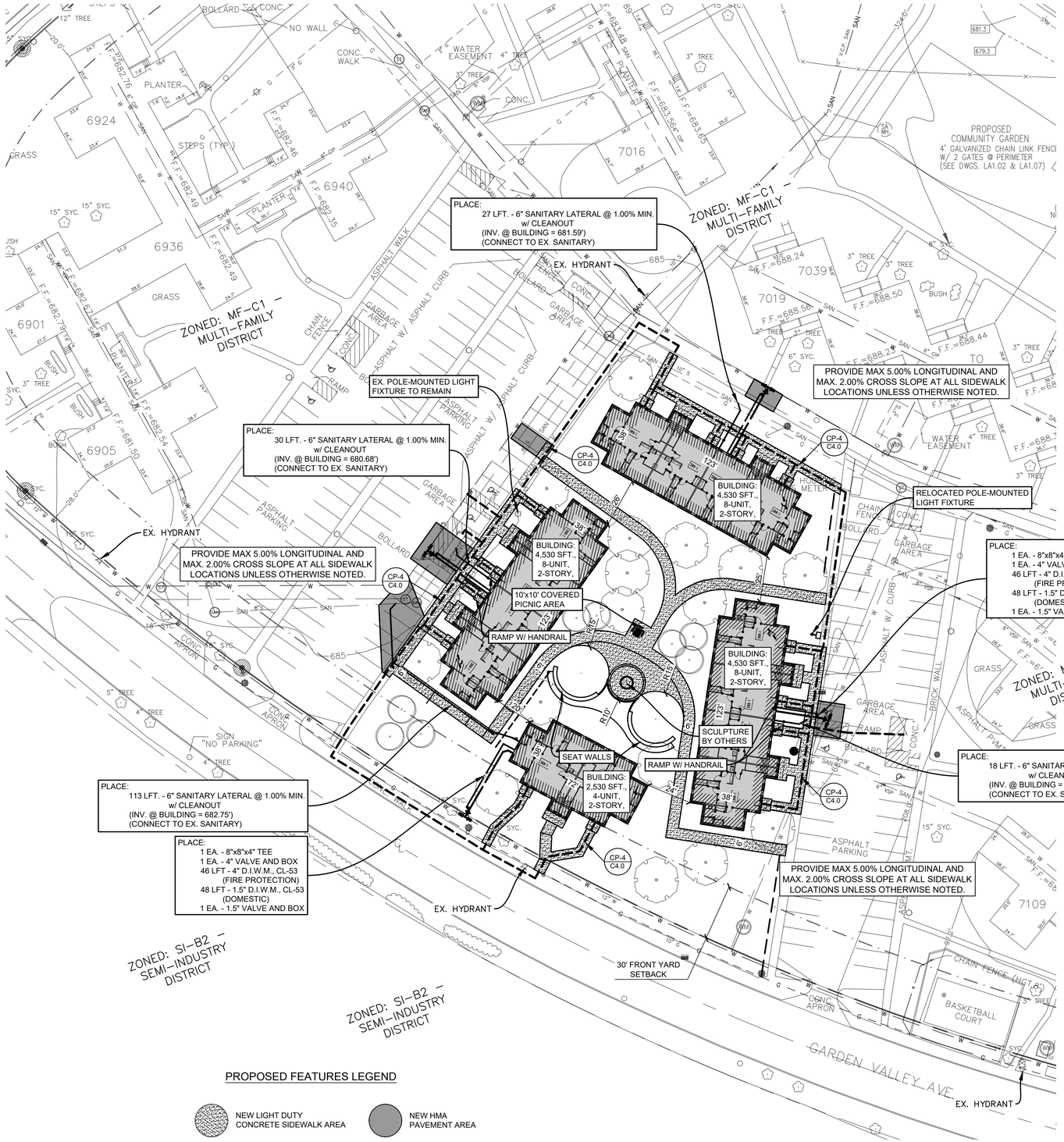
NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
2.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
3.	FOR PERMITS & CONSTRUCTION	B.A.C.	10-02-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

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

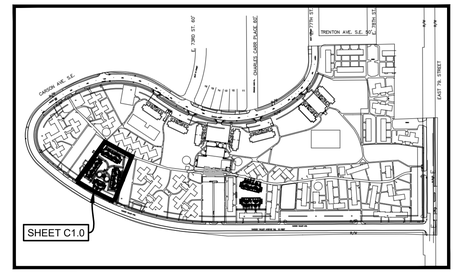
EXISTING CONDITIONS & REMOVALS PLAN

DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	DATE MAR '26
EDIT J.W.C.	DATE OCT '26
SCALE DRAWING: AS NOTED	PLOT SCALE: 1:1
PROJECT 026 RAINBOW TERRACE	
SHEET NO. C0.2	



PROPOSED FEATURES LEGEND

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



KEY MAP

GENERAL NOTES

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

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

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callen civil engineers

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20250 HARPER AVENUE
DETROIT, MI 48225
313-881-8150

NO.	ISSUANCE / REVISION	BY	DATE
2.	OWNER REVIEW	B.A.C.	07-07-26
3.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
4.	REVISED COURTYARD LAYOUT	B.A.C.	08-17-26
5.	FOR PERMITS & CONSTRUCTION	B.A.C.	10-02-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

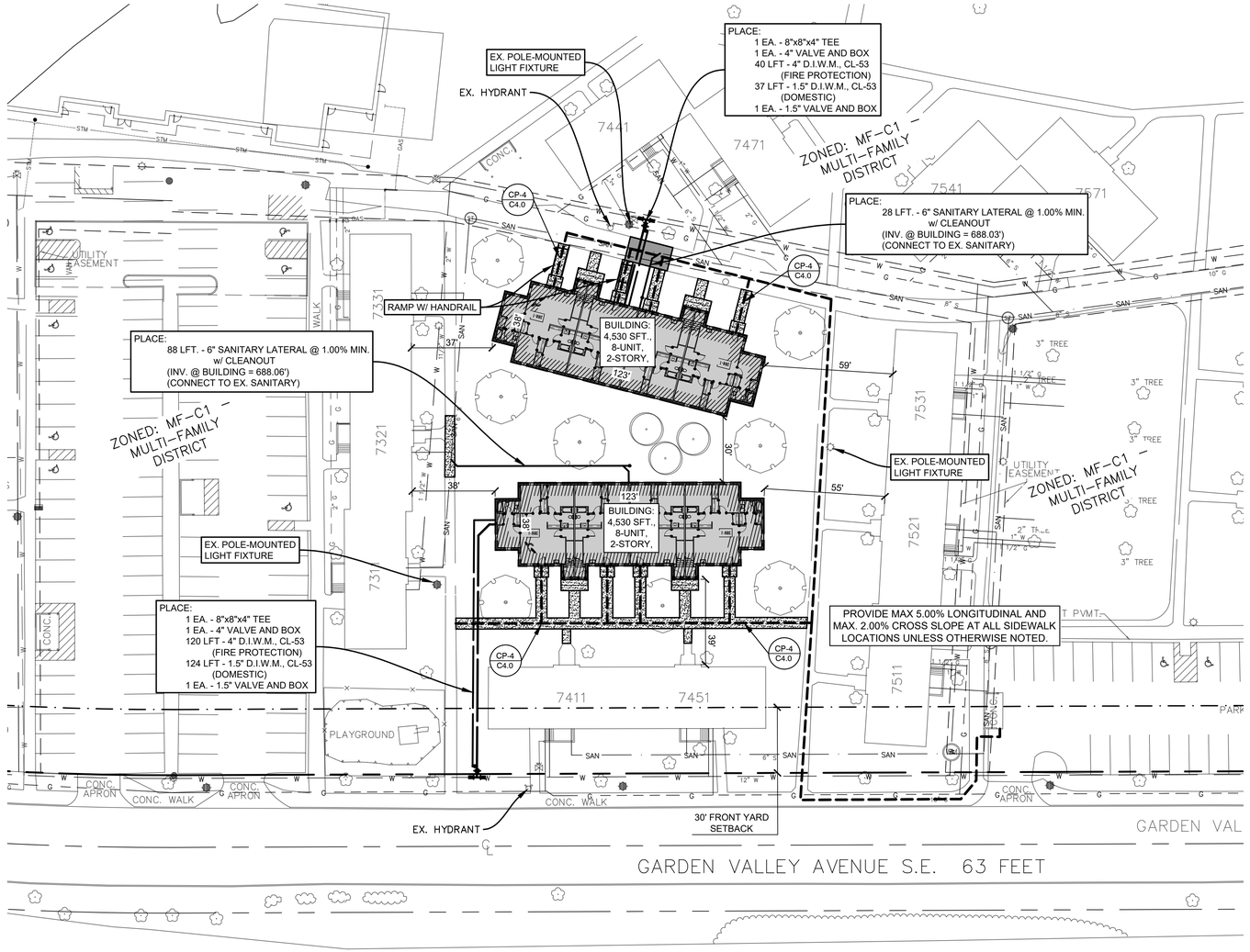
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CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

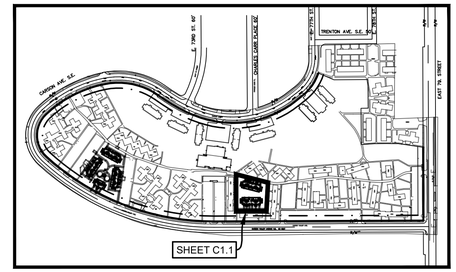
SITE LAYOUT PLAN

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

PROJECT 026 RAINBOW TERRACE

SHEET NO. C1.0





KEY MAP

PROPOSED FEATURES LEGEND

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

NORTH

0 30 60

SCALE IN FEET

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DATE OF PLAN: 10-02-26

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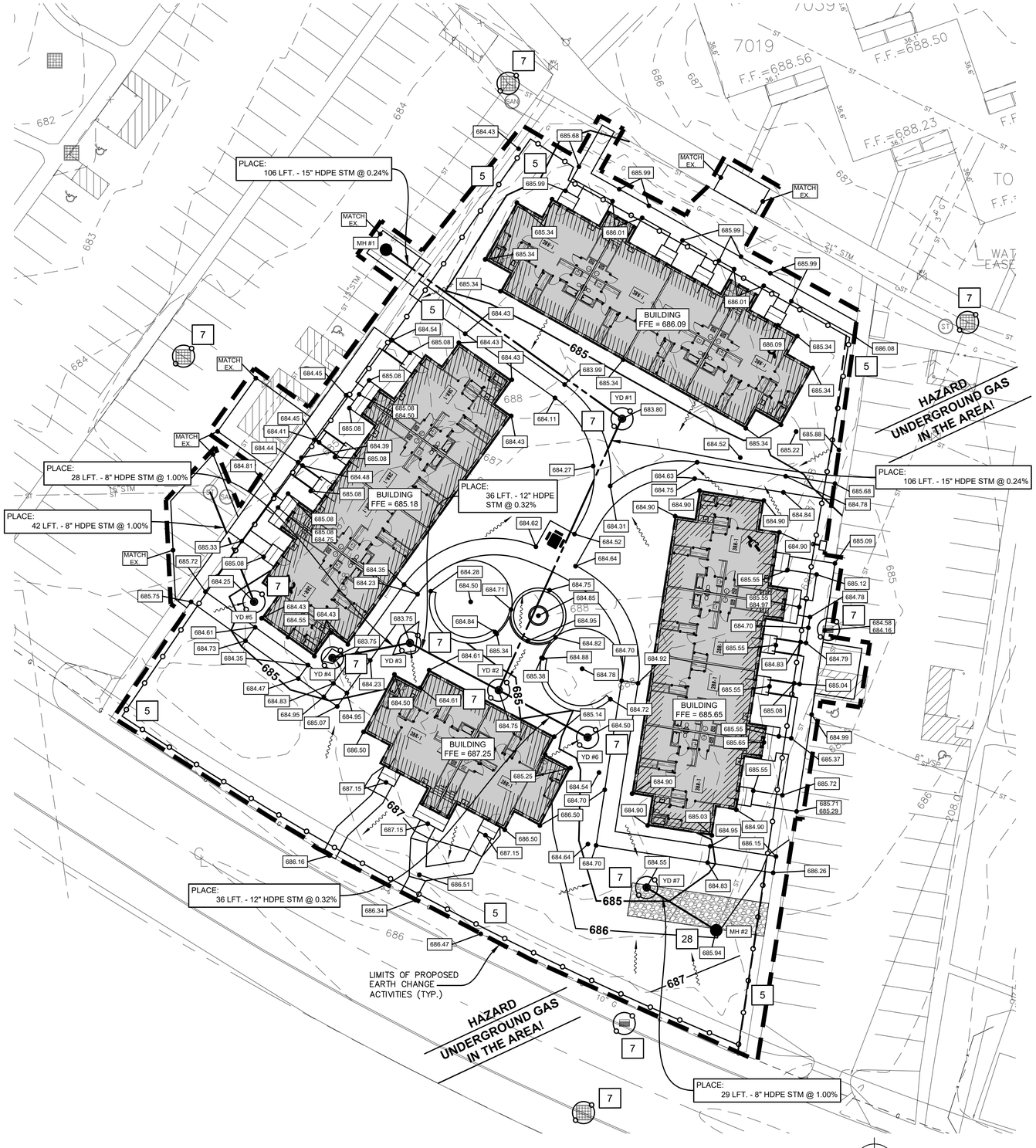
RAINBOW TERRACE APARTMENTS
6901-7881 GARDEN VALLEY AVENUE
CITY OF CLEVELAND, MI 44104
CUYAHOGA COUNTY, OHIO

SITE LAYOUT PLAN

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

PROJECT 026 RAINBOW TERRACE

SHEET NO. C1.1



STORM STRUCTURE NOTES

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

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

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

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

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

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

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

THE UNDERGROUND SYSTEM SHALL INCLUDE INSPECTION PORTS ON EACH ROW.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

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

SESC NOTES

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

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

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

STABILIZE SITE AS SOON AS POSSIBLE.

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

STORM STRUCTURE SCHEDULE (THIS SHEET)

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

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

YD#1 (4' DIA) RIM = 683.80 FT
(COVER: EJIW 1045 W/ O2 GRATE)
15" INV (NW) = 680.03 FT (SOLID WALL HDPE @ 0.24%)
15" INV (SW) = 680.03 FT (SOLID WALL HDPE @ 0.24%)

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

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

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

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

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

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

EROSION CONTROL MEASURES

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

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

SILT FENCE

XXX.XX
PROPOSED
SPOT ELEVATION

DRAINAGE FLOW
DIRECTION

XXX.XX
EX. SPOT
ELEVATION

811
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Call before you dig.

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STATE OF OHIO
BRUCE A. CALLEN
E-68446
REGISTERED
PROFESSIONAL ENGINEER

Plan Prepared By:

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

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

DATE OF PLAN: 10-02-26

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108 East Savidge Street
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callen civil engineers

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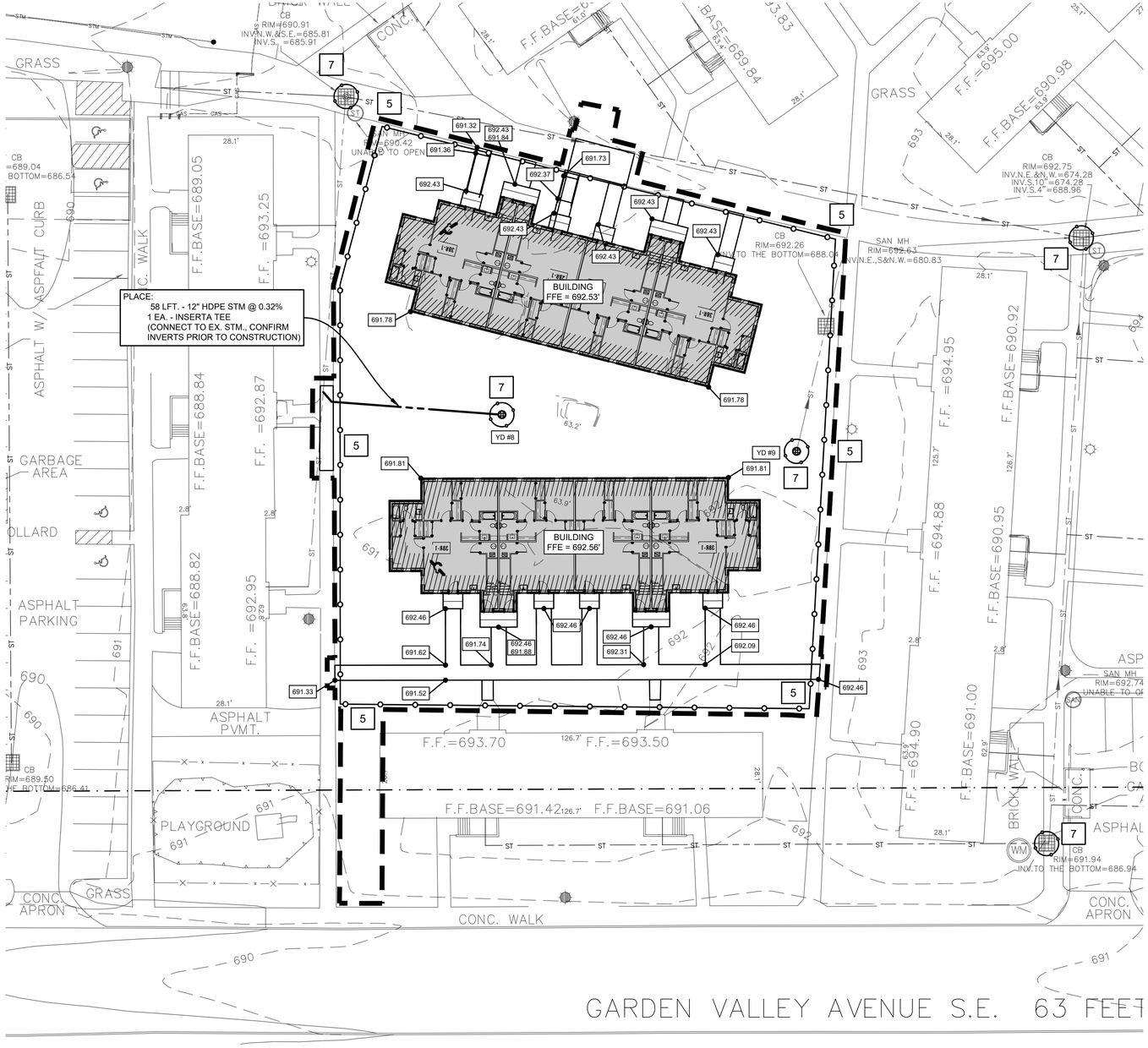
NO	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
2.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
3.	FOR PERMITS & CONSTRUCTION	B.A.C.	10-02-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

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

GRADING, DRAINAGE, AND SESC PLAN

DRAWN BY: J.W.C.	DATE: MAR '26
ENGINEER: B.A.C.	DATE: MAR '26
EDIT: J.W.C.	DATE: OCT '26
SCALE: DRAWING: AS NOTED	PLOT SCALE: 1:1
PROJECT: 026 RAINBOW TERRACE	
SHEET NO: C2.0	



SILT FENCE

PROPOSED SPOT ELEVATION

DRAINAGE FLOW DIRECTION

EX. SPOT ELEVATION

NORTH

0 20 40

SCALE IN FEET

STORM STRUCTURE NOTES

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

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

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

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

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

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

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

THE UNDERGROUND SYSTEM SHALL INCLUDE INSPECTION PORTS ON EACH ROW.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

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

SESC NOTES

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

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

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

STABILIZE SITE AS SOON AS POSSIBLE.

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STORM STRUCTURE SCHEDULE (THIS SHEET)

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

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

EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
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4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
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28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

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

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811

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DATE OF PLAN: 10-02-26

Plan Prepared By:

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	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

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

GRADING, DRAINAGE, AND SESC PLAN

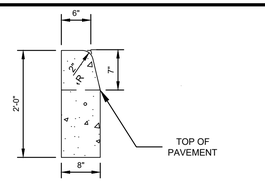
DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
J.W.C.	OCT '26

SCALE

DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 RAINBOW TERRACE

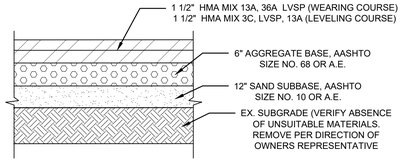
SHEET NO. C2.1



CONCRETE CURB & GUTTER CG-E2

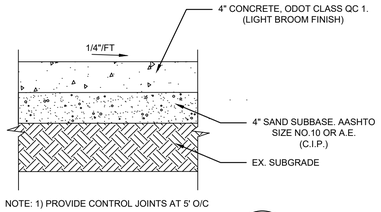
DETAIL E2

NO SCALE



NEW HMA PAVEMENT SECTION HMA

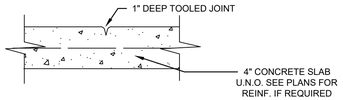
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NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

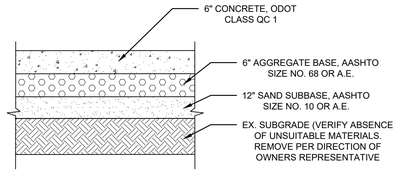
CONCRETE SIDEWALK SECTION CP-4

NO SCALE



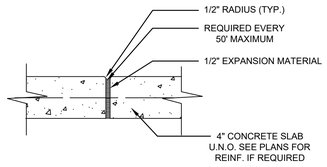
WALK CONTROL JOINT SW-CJ

NO SCALE



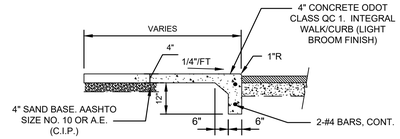
6" CONCRETE PAVEMENT SECTION CP-6

NO SCALE



WALK EXPANSION JOINT SW-EJ

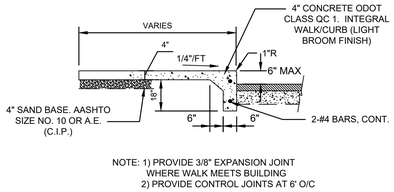
NO SCALE



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

CONCRETE SIDEWALK W/ FLUSH CURB SW-2

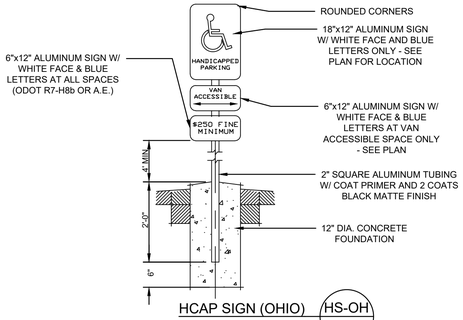
NO SCALE



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

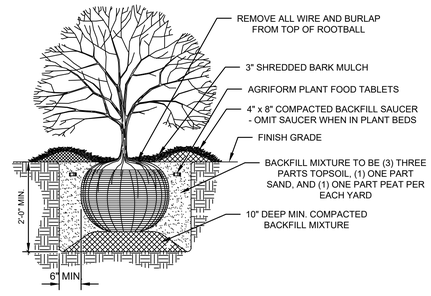
INTEGRAL WALK / CURB SW-1

NO SCALE



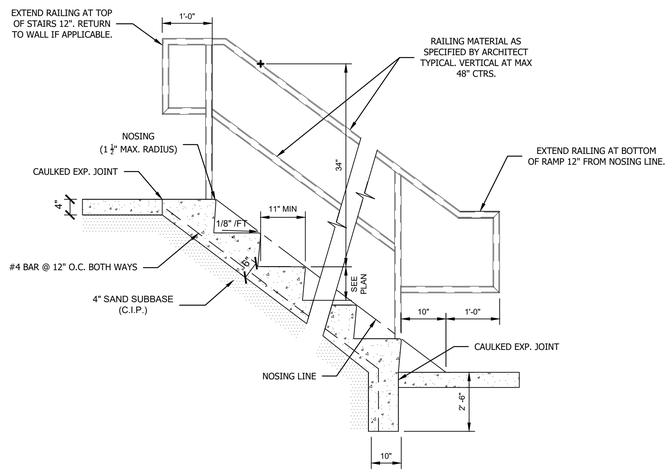
HCAP SIGN (OHIO) HS-OH

NO SCALE



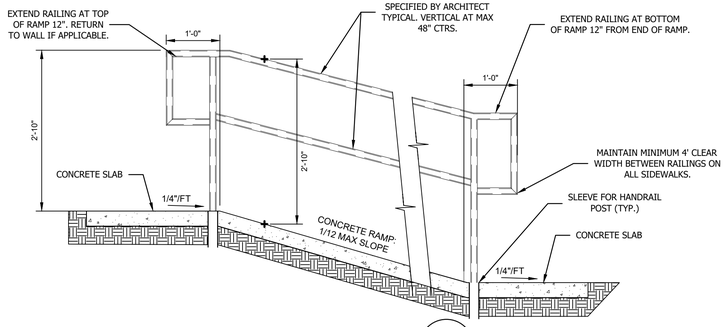
SHRUB INSTALLATION

NO SCALE



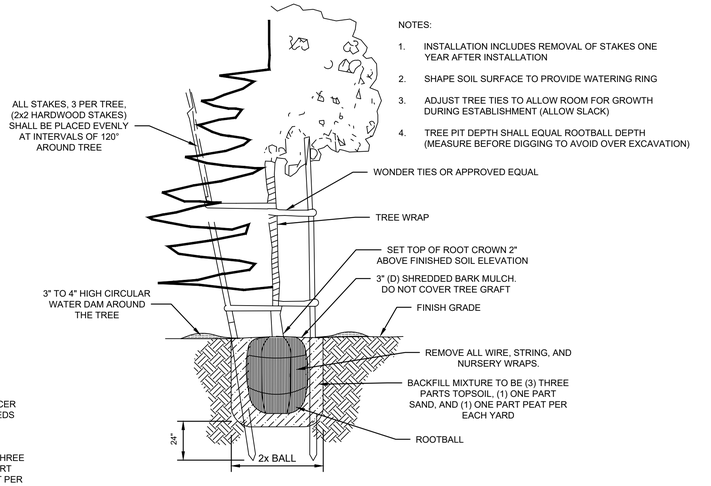
CONCRETE STAIR DETAIL - UNIVERSAL DESIGN HC-CS

NO SCALE



RAMP HANDRAIL DETAIL HC-HR

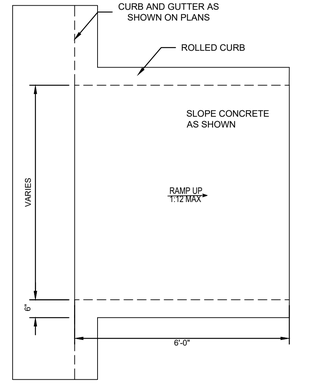
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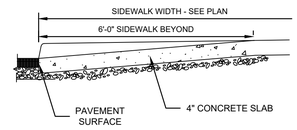


21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

TYPICAL - TREE STAKING

NO SCALE

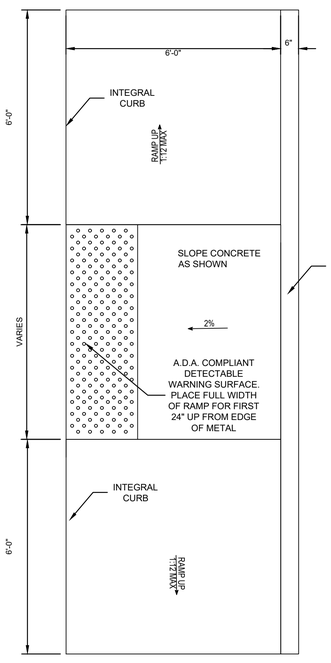




B.F. RAMP DETAIL HC-R2

TYPE R

NO SCALE



B.F. RAMP DETAIL HCR-4

TYPE R

NO SCALE

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DATE OF PLAN: 10-02-26

Plan Prepared By:
Bruce A. Callen, PE
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REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

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

X-SECTIONS, NOTES, AND DETAILS

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

SCALE

DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 RAINBOW TERRACE

SHEET NO. C3.0



PLANT SCHEDULE

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

LANDSCAPE NOTES

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

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

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

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DATE OF PLAN: 10-02-26

Plan Prepared By:

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

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email: bcallen@callenengineering.com

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313-881-8150

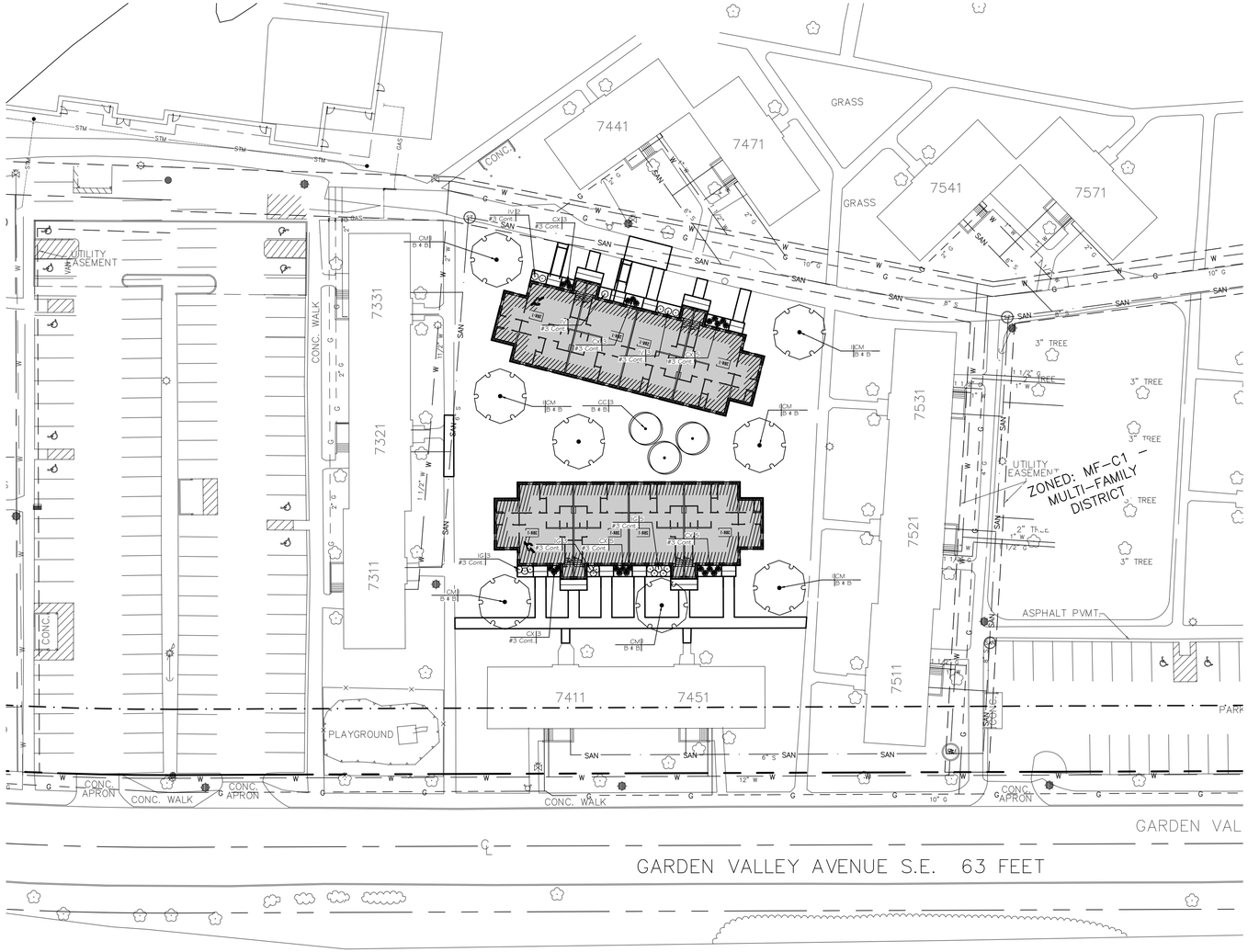
NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	03-19-26
1.	SITE PLAN REVIEW RESPONSE	B.A.C.	07-14-26
2.	FOR PERMITS & CONSTRUCTION	B.A.C.	10-02-26
3.			

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

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

LANDSCAPE PLAN

DRAWN BY: J.W.C.	DATE: MAR '26
ENGINEER: B.A.C.	DATE: MAR '26
EDIT: J.W.C.	DATE: OCT '26
SCALE	
DRAWING: AS NOTED	PLOT SCALE: 1:1
PROJECT: 026 RAINBOW TERRACE	
SHEET NO.: L1.0	



PLANT SCHEDULE

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

LANDSCAPE NOTES

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

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

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

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

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

STATE OF OHIO BRUCE A. CALLEN 73645 REGISTERED PROFESSIONAL ENGINEER

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DATE OF PLAN: 10-02-26

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CUYAHOGA COUNTY, OHIO

LANDSCAPE PLAN

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

NEW CONSTRUCTION

RAINBOW TERRACE

7310 CARSON AVE
CLEVELAND, OH 44104



FRONT ELEVATION RENDERING

NOT TO SCALE



ROOFING - CERTAINTEED, COLONIAL SLATE



TRIM - AZEK, WHITE



SIDING - NORADEX, LINEN, TRIPLE 3



BRICK - GLEN GERY, WILLIAMSBURG WELLINGTON EXTRUDED



DOORS & SHUTTERS - SHERWIN WILLIAMS, SHADE GROWN SW 6188

MATERIALS BOARD

NOT TO SCALE



SCULPTURE GARDEN RENDERING

NOT TO SCALE

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

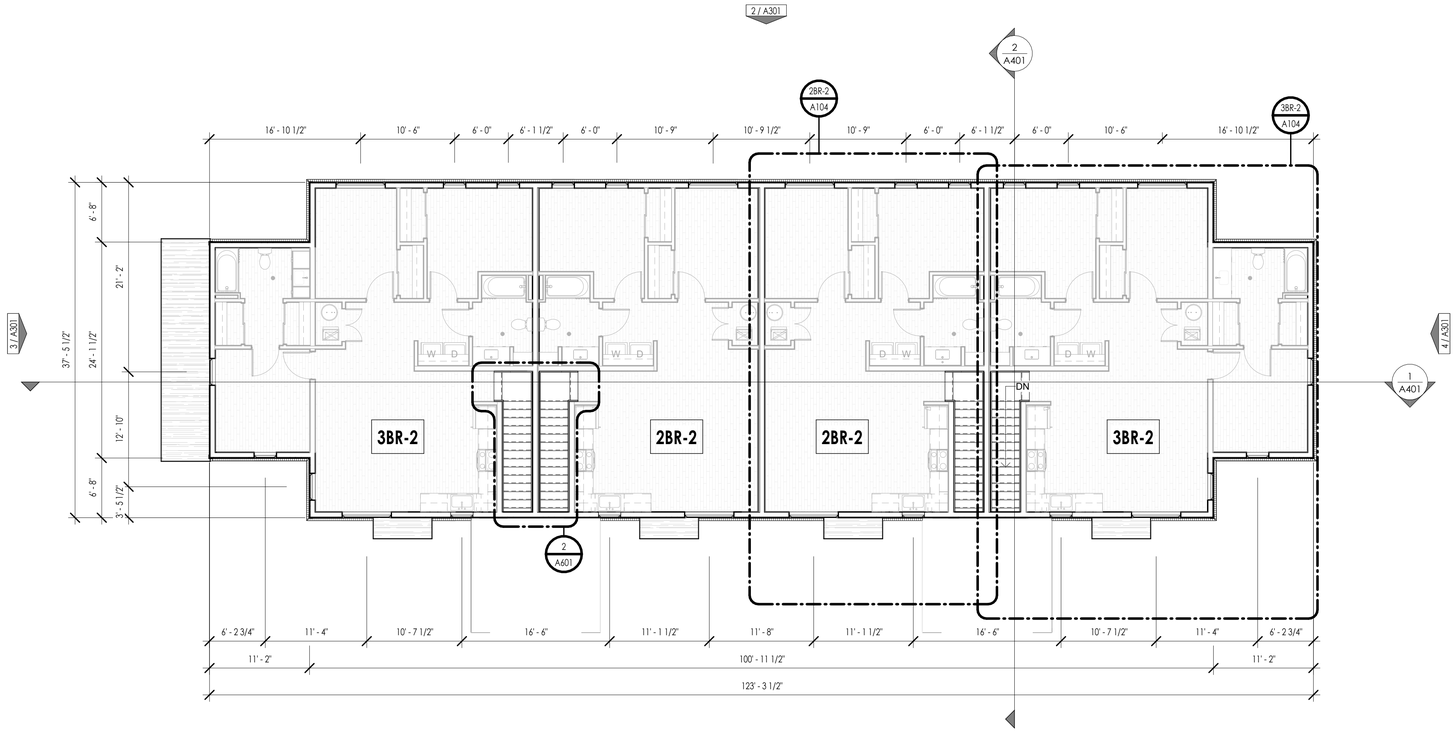
No.	Description	Date

RENDERINGS

RAINBOW TERRACE

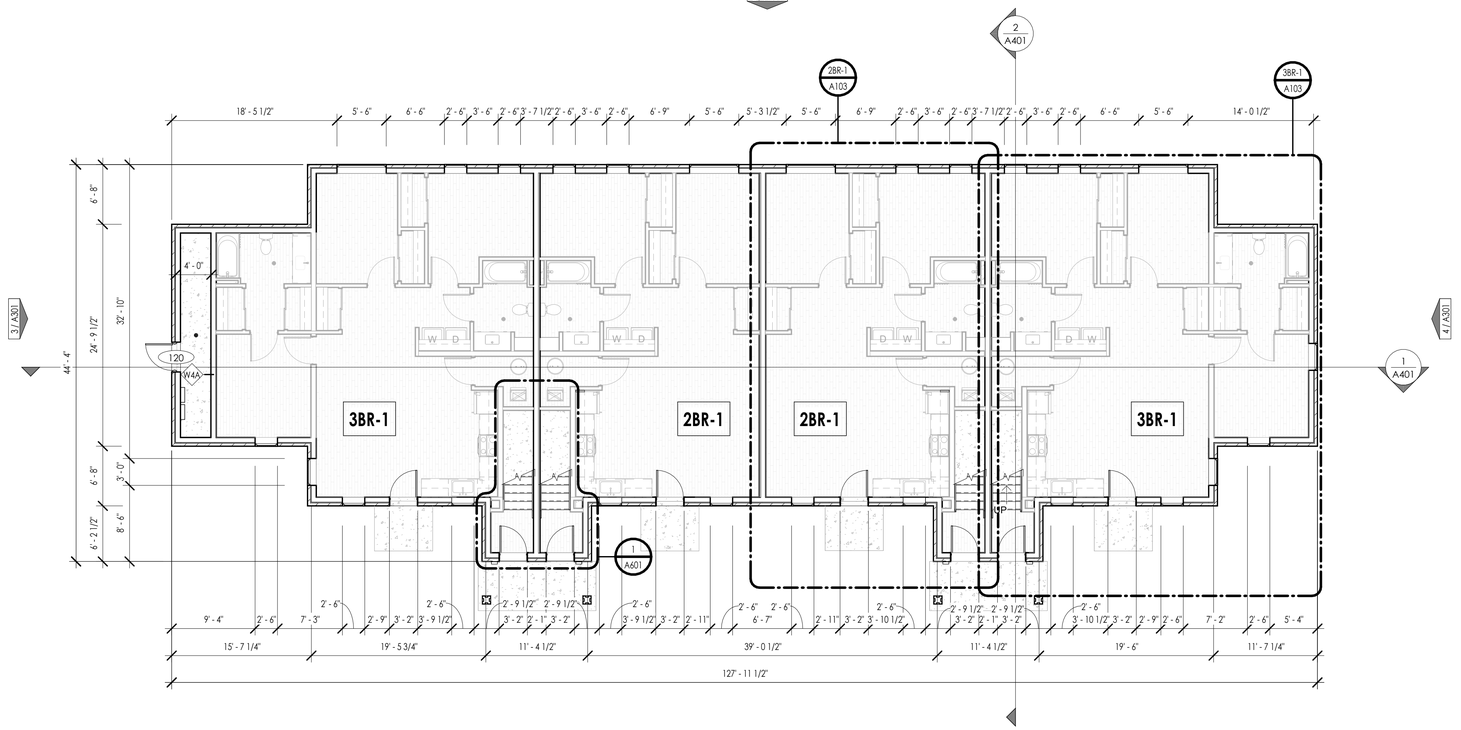
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OVERALL LEVEL 2 PLAN - 8 UNIT BUILDING

1/8" = 1'-0"



OVERALL LEVEL 1 PLAN - 8 UNIT BUILDING

1/8" = 1'-0"

SCOPE OF WORK

REFER TO ENLARGED PLANS FOR SCOPE OF WORK

GENERAL NOTES

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

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

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

TRIM SCHEDULE

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

PAINT SCHEDULE

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

FLOORING MATERIALS LEGEND

CONCRETE

LVT

FLOORING TRANSITION

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

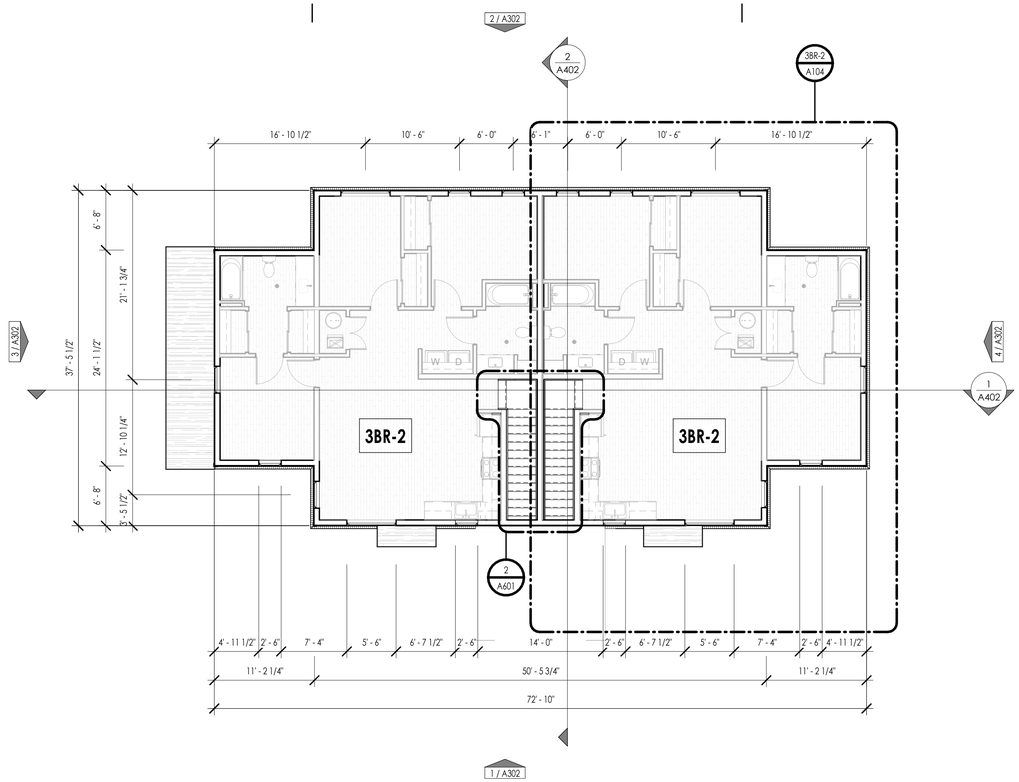
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OVERALL FLOOR PLANS

RAINBOW TERRACE

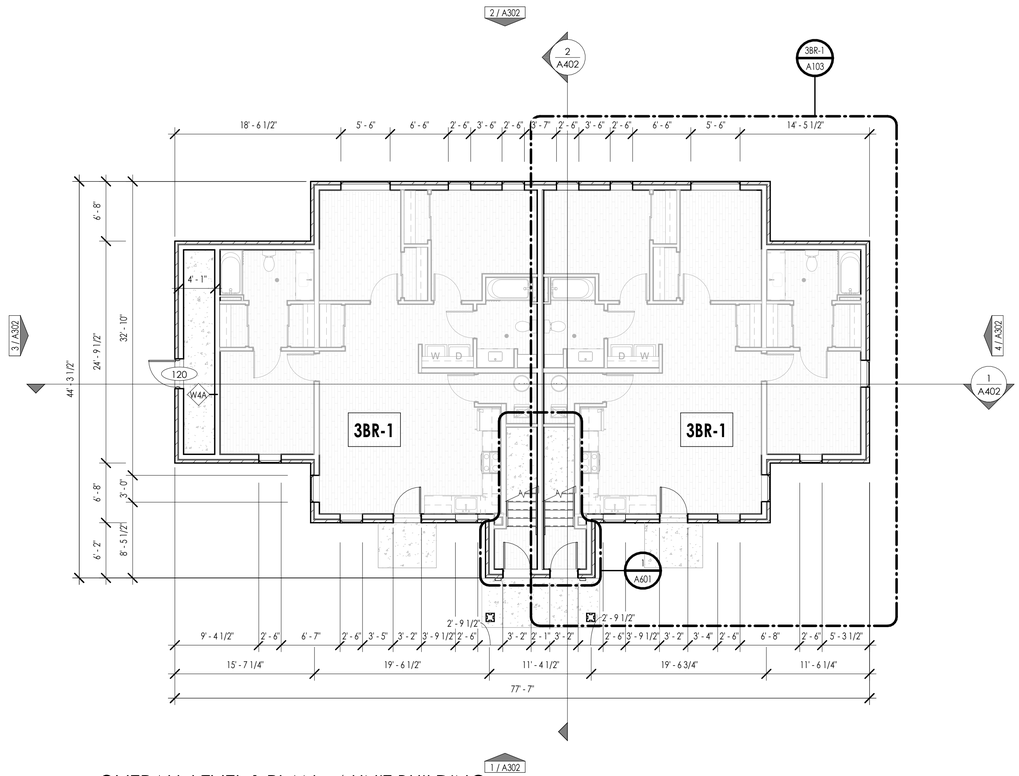
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OVERALL LEVEL 2 PLAN - 4 UNIT BUILDING

1/8" = 1'-0"



OVERALL LEVEL 1 PLAN - 4 UNIT BUILDING

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FLOORING MATERIALS LEGEND

CONCRETE

LVT

FLOORING TRANSITION

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

No.	Description	Date

OVERALL FLOOR PLANS

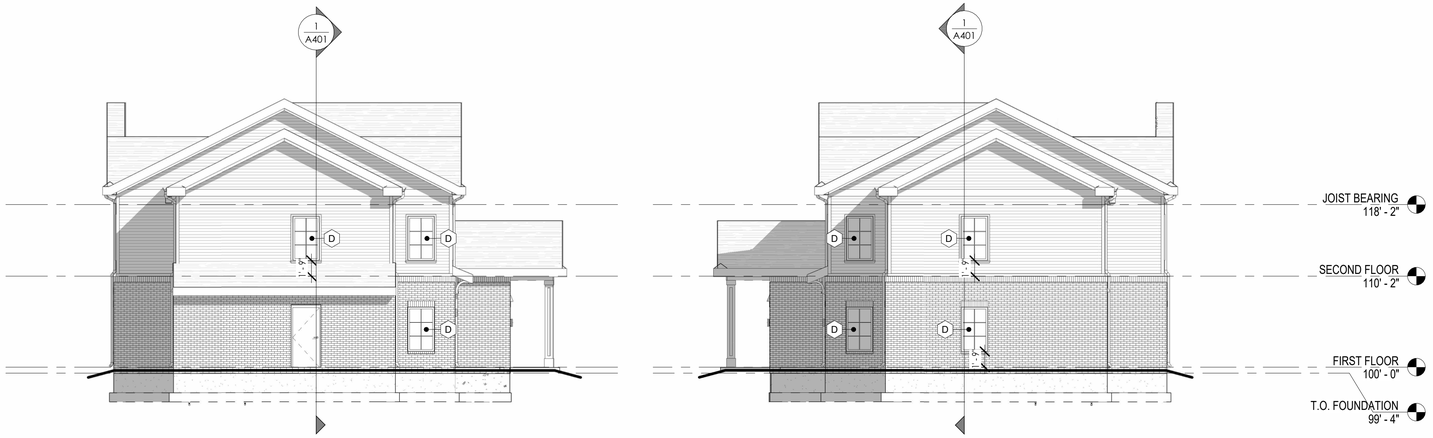
RAINBOW TERRACE

A102

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EXTERIOR MATERIALS LEGEND

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



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

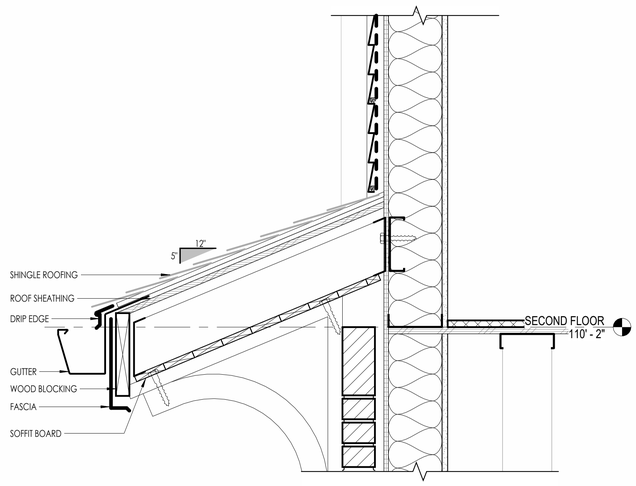
4 RIGHT ELEVATION - 8 UNIT BLDG
1/8" = 1'-0"



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



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



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

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

No.	Description	Date

EXTERIOR ELEVATIONS

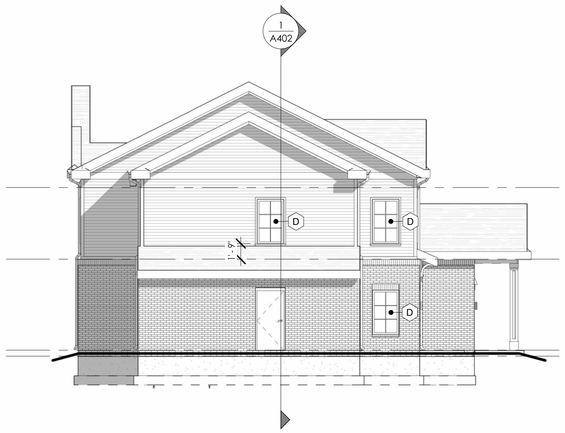
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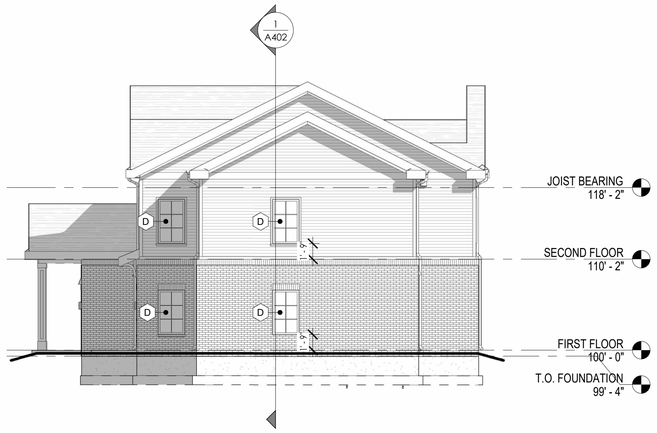
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EXTERIOR MATERIALS LEGEND

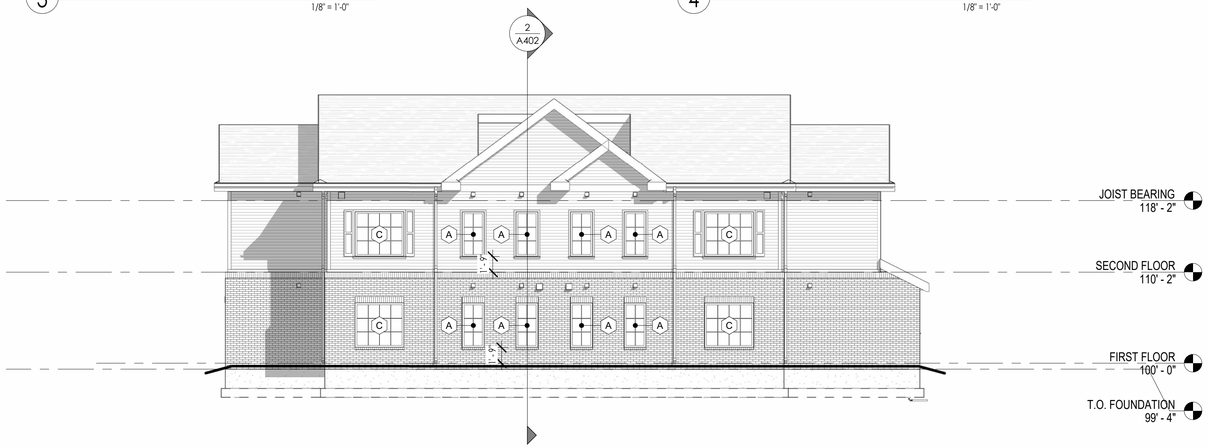
- LAP SIDING
- FACE BRICK, SMOOTH RUNNING BOND PATTERN
- ROOFING, SHINGLES



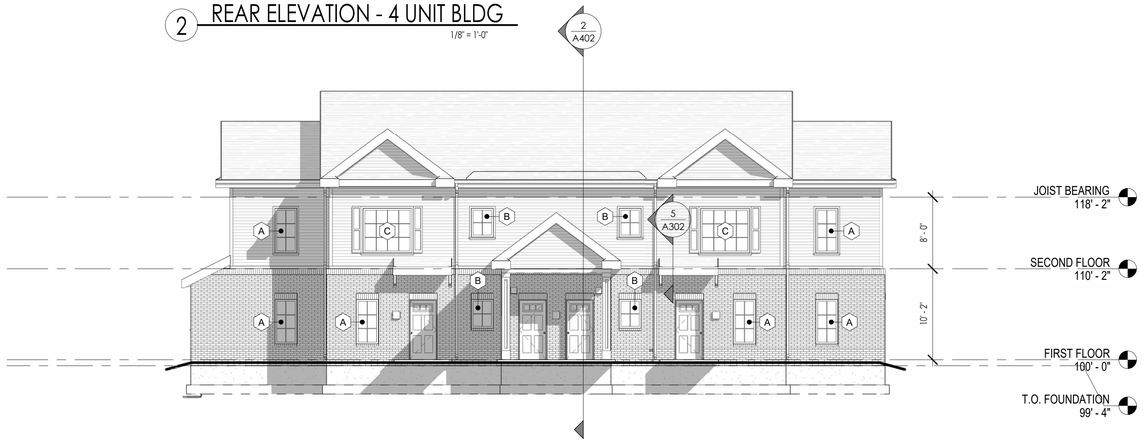
3 LEFT ELEVATION - 4 UNIT BLDG
1/8" = 1'-0"



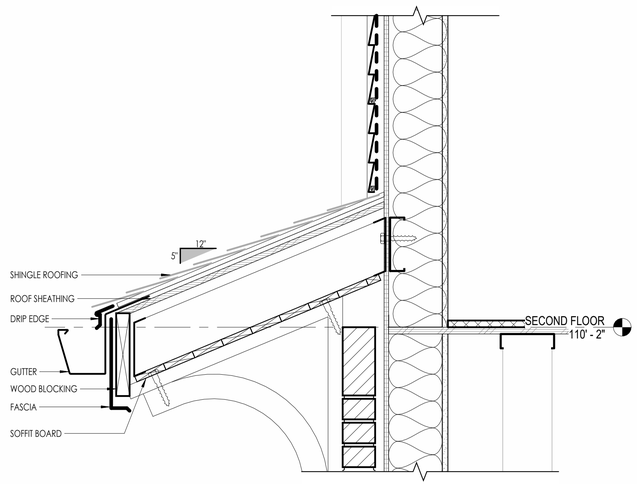
4 RIGHT ELEVATION - 4 UNIT BLDG
1/8" = 1'-0"



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



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



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

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

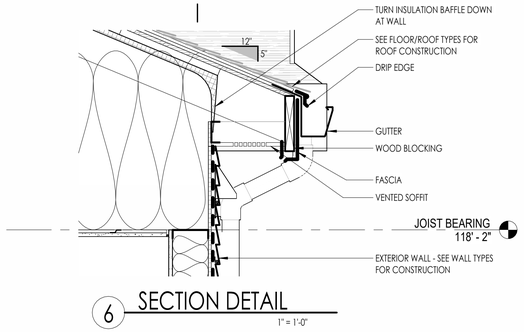
No.	Description	Date

EXTERIOR ELEVATIONS

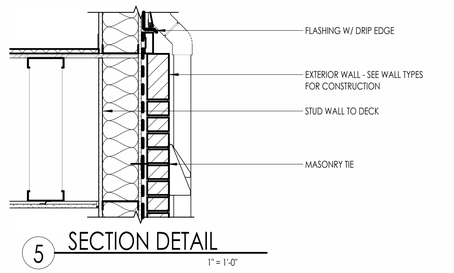
RAINBOW TERRACE

A302

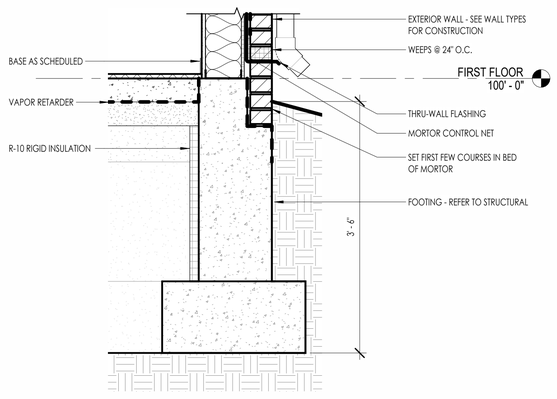
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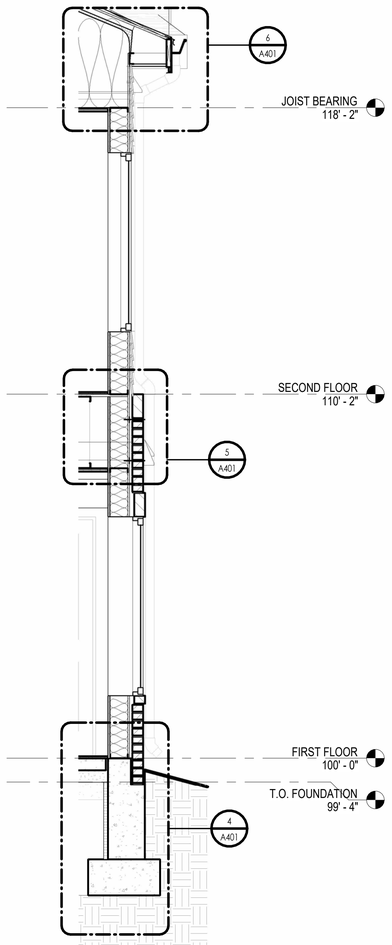
6 SECTION DETAIL
1" = 1'-0"



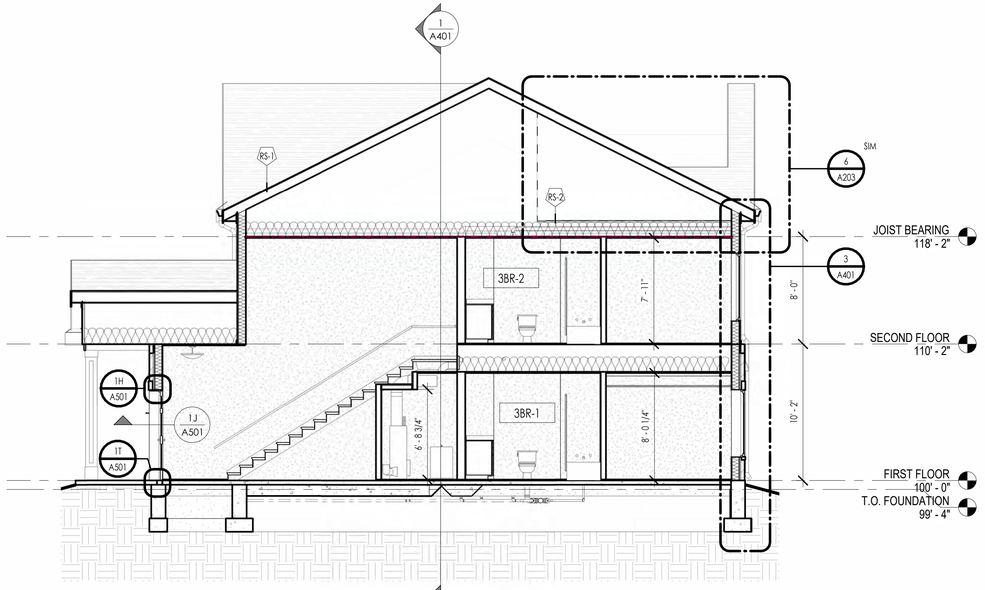
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1" = 1'-0"



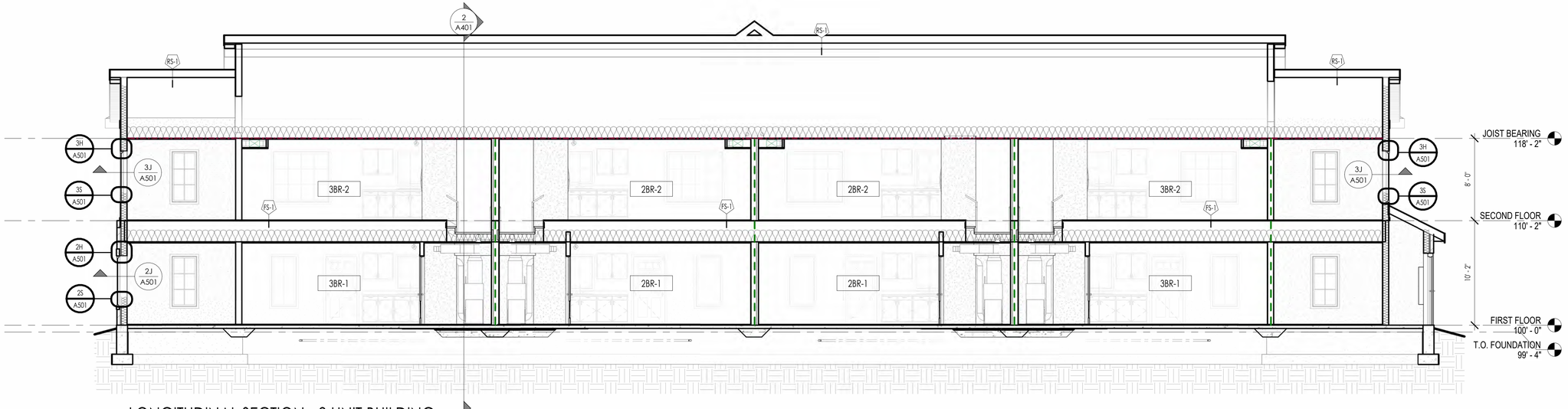
4 SECTION DETAIL
1" = 1'-0"



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



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



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

SCOPE OF WORK

REFER TO SHEET A801 FOR ROOF AND FLOOR TYPES

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

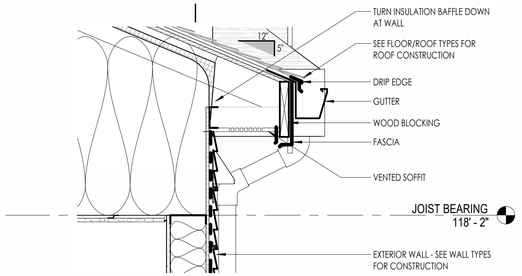
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BUILDING & WALL SECTIONS

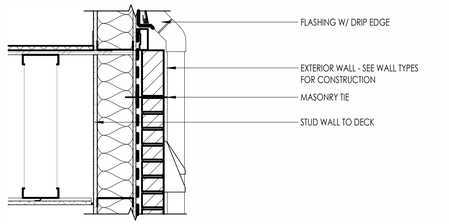
RAINBOW TERRACE

A401

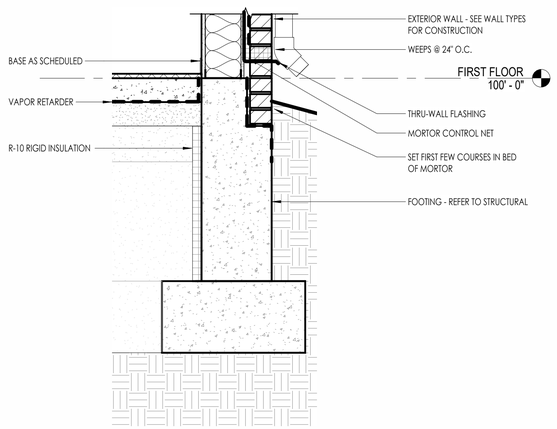
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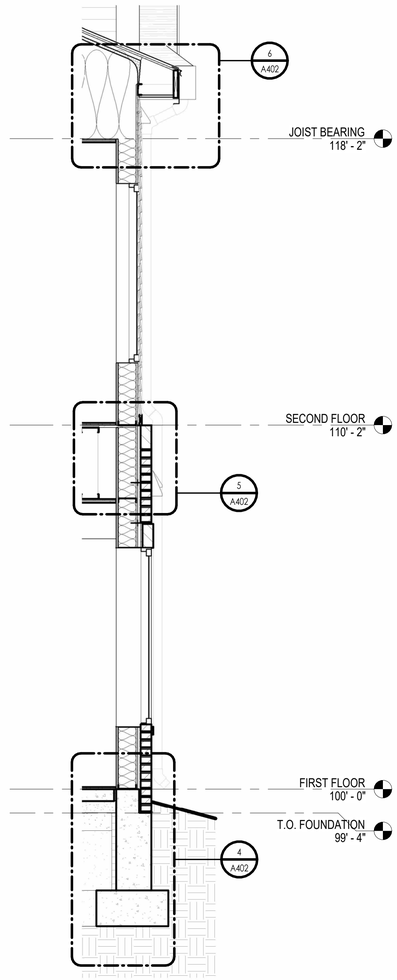
6 SECTION DETAIL
1" = 1'-0"



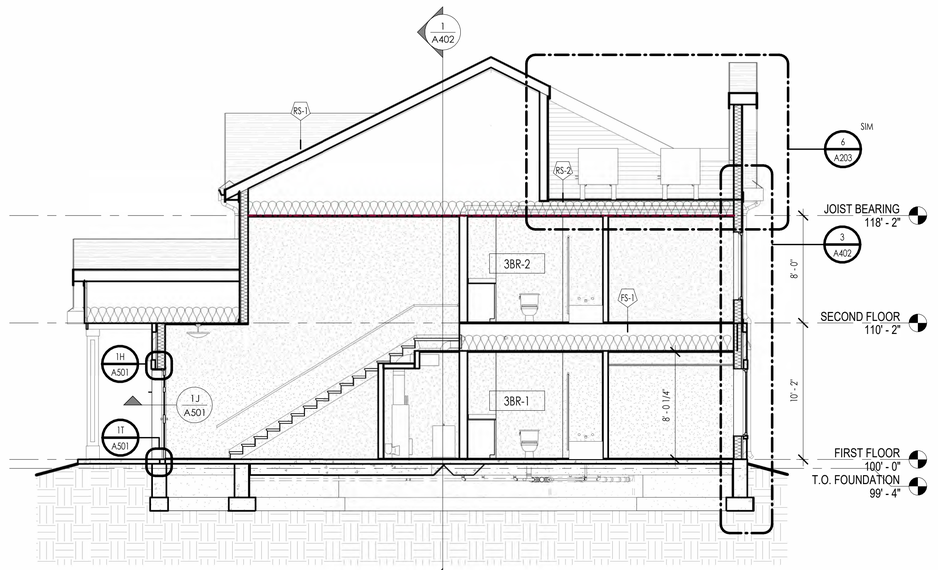
5 SECTION DETAIL
1" = 1'-0"



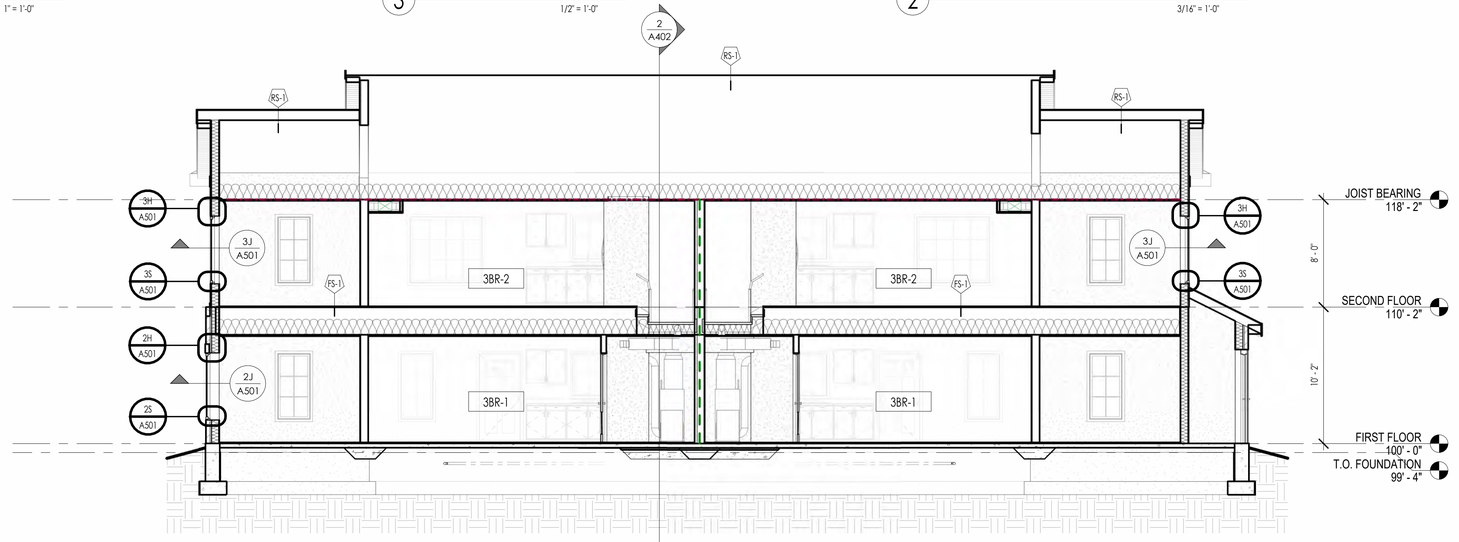
4 SECTION DETAIL
1" = 1'-0"



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



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



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

SCOPE OF WORK

REFER TO SHEET A801 FOR ROOF AND FLOOR TYPES

designwerks architecture

20250 HARPER AVE.
HARPER WOODS, MI 48225

Revision Schedule

No.	Description	Date

BUILDING & WALL SECTIONS

RAINBOW TERRACE

A402

7/15/2026 12:47:45 PM

– STAFF REPORT – Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2026-007 - Rainbow Terrace

October 16, 2026

SEDRAC Recommendations:

SEDRAC Members reviewed this proposal at the schematic level & are generally in support of this project.

City Planning Staff Recommendations:

Applicant made adjustments following last CPC meeting, staff is in support.

Cleveland City Planning Commission

Public Art Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-021 - Hulett Ore Unloader Murals

October 16, 2026

Project Address: 5800 Whiskey Island Dr

Type: Public Art

Project Representative: Joel Wimbiscus & Nancy Boylan

Approval: Final

Ward 7: Council Member Austin N. Davis | **SPA: Cuyahoga Valley**



Hulett Murals

L | A | N | D studio

Project Summary

Funded by a grant from the Ohio Historical Society to LAND studio, this project entails the design of three original murals honoring the Hulett Ore Unloaders that will be printed on vinyl mesh material and installed on the Northeast Ohio Sewer District (NEORSD) Westerly Wastewater Treatment Plant in Cleveland, OH.



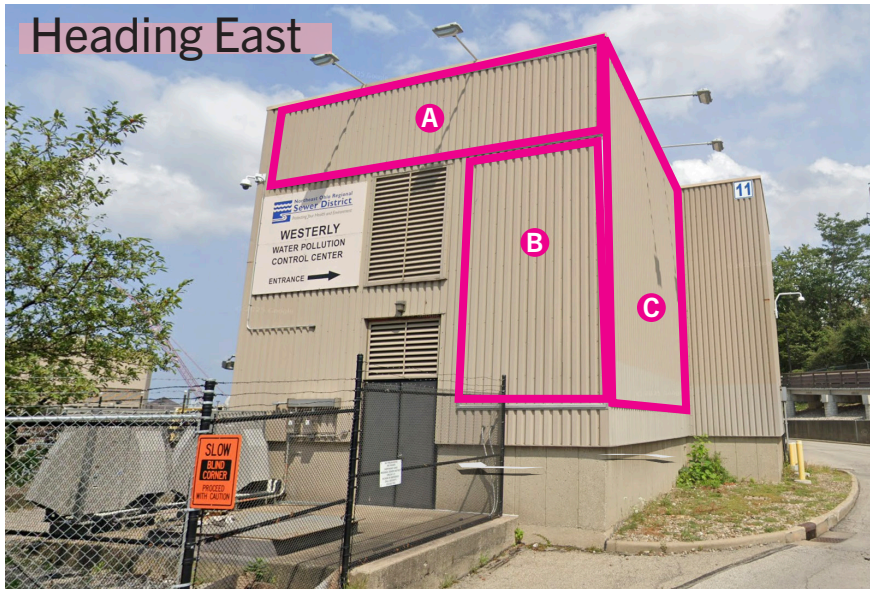
Artist Selection

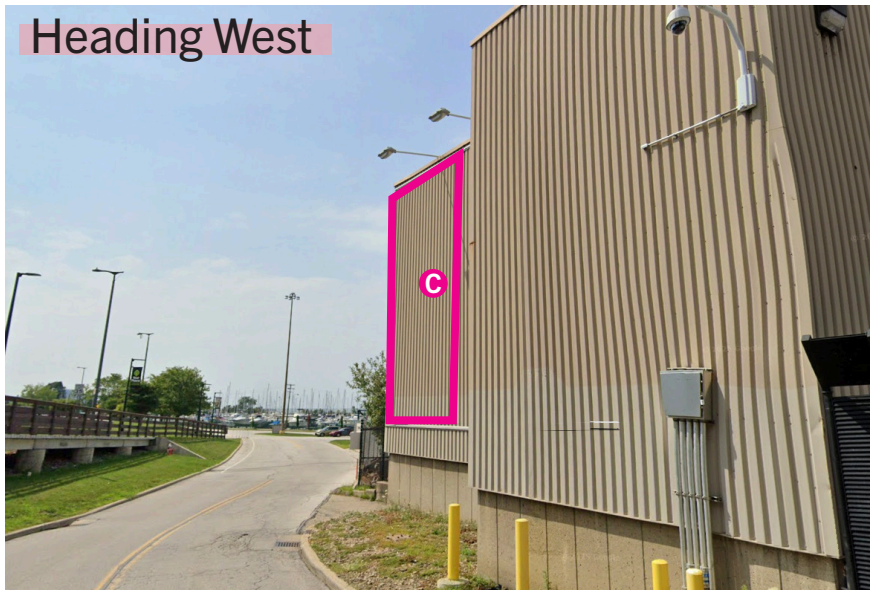
Jerome T. White

Jerome T. White is a local artist from Cleveland, OH. Later in life, he studied art at Tuskegee University, obtained a Bachelors in Fine Art from Baldwin-Wallace College and received his Master's from Case Western Reserve University. Jerome T. White considers Winslow Homer, Dr. John Biggers and Charles White as the artists that primarily shaped his style and influenced his artwork the most. As a result, he uses a lot of spiritual symbolism to display and feature social and historical messages and themes.



Mural Location





Mural Details

Exact Location

5800 Whiskey Island Drive Cleveland, Ohio

Located along the West Shoreway immediately to the east of Edgewater Park. The Northeast Ohio Sewer District's (NEORSD) Westerly Wastewater Treatment Plant occupies a series of utilitarian, non-descript buildings. Westerly's Building #11 faces the Shoreway, providing a highly visible location for a series of murals

Mural Materials

Vinyl mesh temporary Installation.

Framing System

Using a framing system from a previous mural. 3 frames, 3 different murals, 1 unified theme

Sewer District

NEORSD has given premission for these murals to be installed.

Aerial View





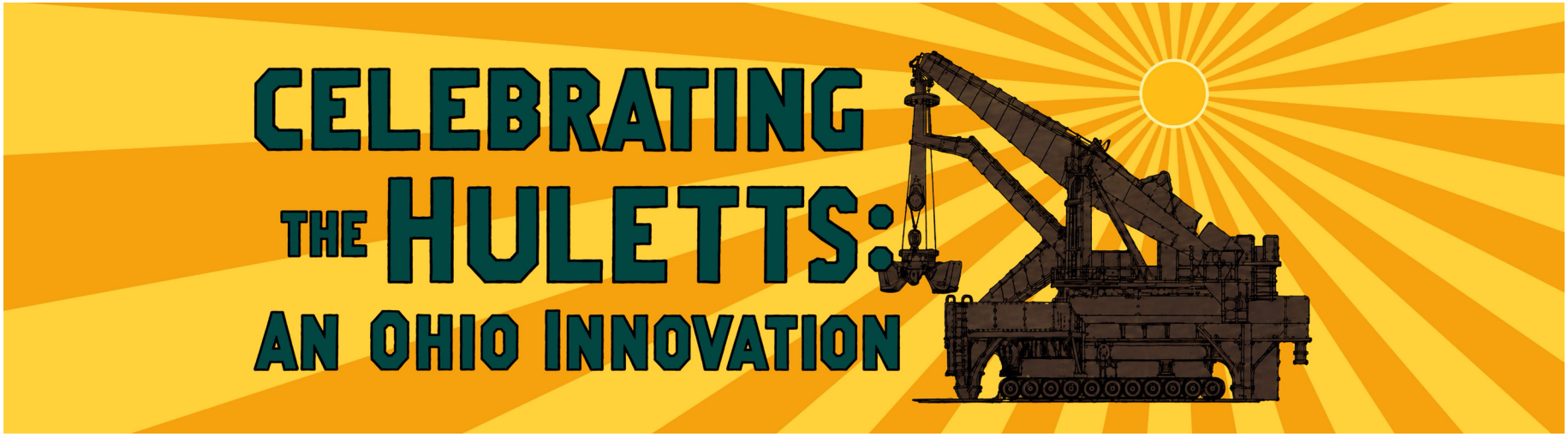
Highway View





Mural Designs

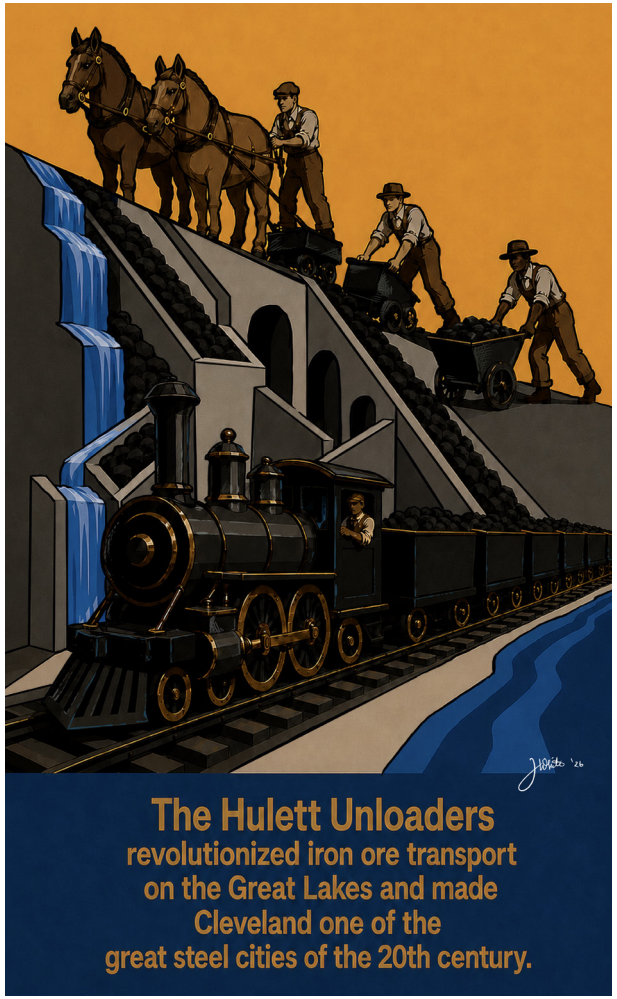
Frame A : 7’H x 28’W



Mural Designs

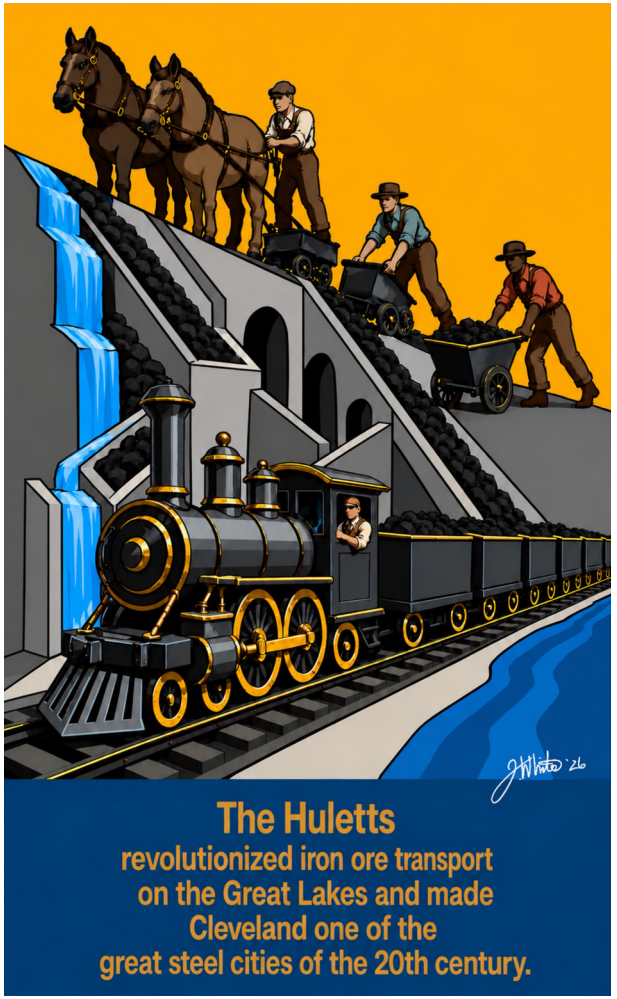
Original Mural Design

Frame B : 17’H x 10’W



Artist Updated Mural Design

Frame B : 17’H x 10’W



Mural Designs

Original Mural Design

Frame C : 28’H x 24’W



Artist Updated Mural Design

Frame C : 28’H x 24’W



Murals Mocked up



Murals Mocked up



– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-021 - Hulett Ore Unloader Murals

October 16, 2026

DFDRAC Recommendations:

DFDRAC recommended postponement on 10/8/26 as the artist was not present to respond to their commentary. They made the following comments:

- Consider increasing legibility of the artwork & text from a distance (colorization, contrast, & highlighting).
- Consider placing the 'Hulett Unloaders' text beneath Panel C, so the text directly relates to the image [confusion arising as to whether 'unloader' refers to the people or to the machinery].
- Committee commends Artist for beautiful composition.

City Planning Staff Recommendations:

Staff is in support of the mural, and agrees with the DRAC regarding legibility from a distance, but thought the request to postpone to speak to the artist was unfair, when the issue could be easily addressed by the artist (and has been). We have to be careful that we aren't directing the art itself, and trust the artist's vision, without impeding on their creativity.

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-023 - Old Brooklyn Mural - W. Schaaf Rd.

October 16, 2026

Project Address: 2032 W. Schaaf Rd.

Type: Public Art

Project Representative: Connor Brentar

Approval: Final

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

Old Brooklyn Mural Campaign – 2032 W Schaaf Road

Old Brooklyn Community Development Corp.

October 2026

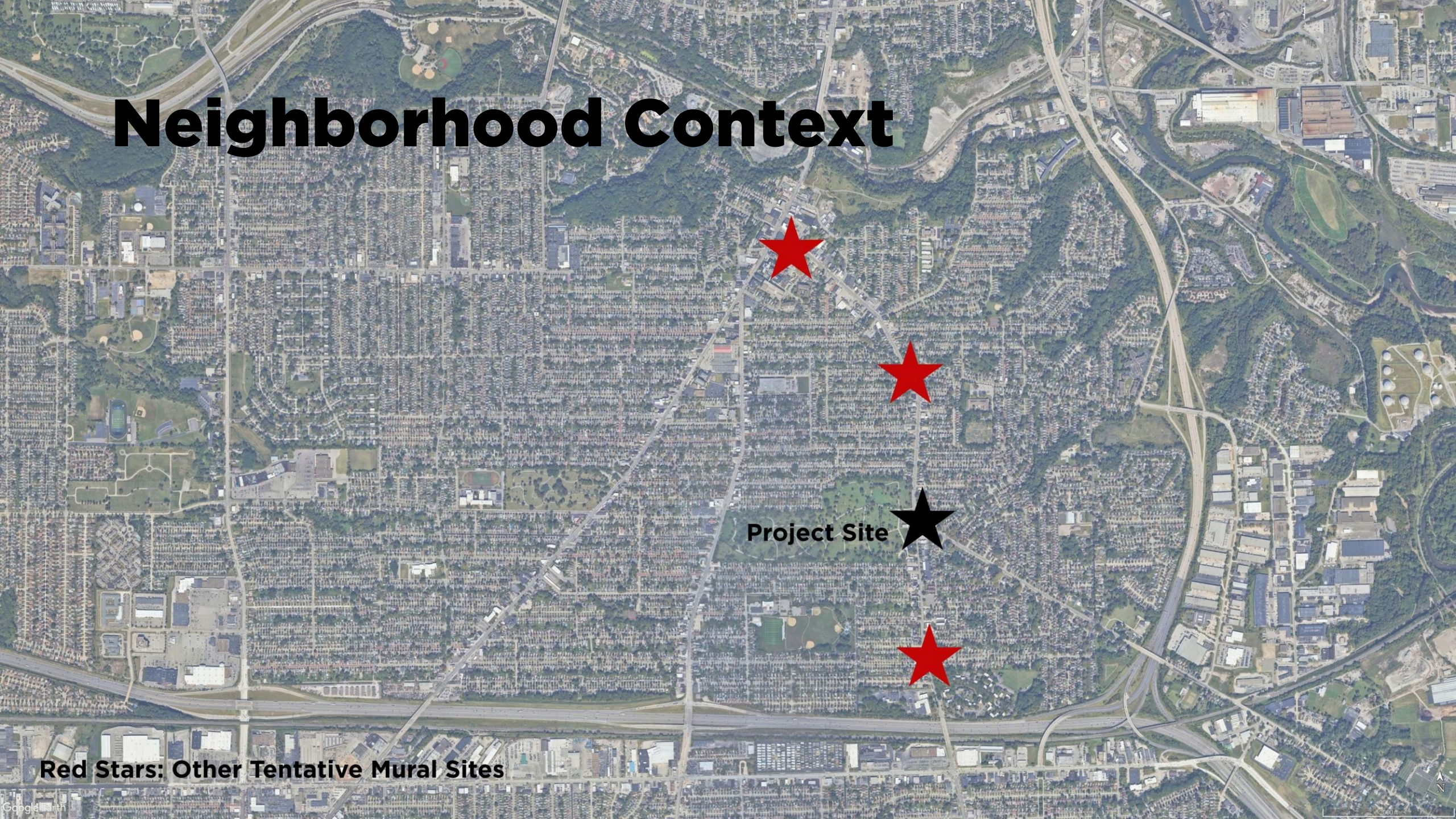
Project Summary: 2032 W Schaaf Mural

Old Brooklyn Community Development Corporation (OBCDC) has been engaged in efforts over the last few years to substantially increase the number of murals and placemaking projects in the neighborhood for the benefit of the community. Having been awarded a placemaking grant from the City of Cleveland's Steelyard TIF Grant program in November 2025, OBCDC is now embarking on the installation of an additional five murals as part of the grant award.

The project detailed in this application, which was designed by local artist Ashley Liptak, will be installed on the western side of the building located at 2032 W Schaaf Rd in Old Brooklyn. The project site, near the corner of W Schaaf Rd and Broadview Rd, is a prominent wall that is highly visible along a high-traffic corridor. This intersection is also at the heart of the Middle Neighborhoods investment over the last two years, with three different buildings in the direct vicinity receiving funding. There are also several businesses nearby that have been awarded Steelyard TIF Grants.

This mural will help to beautify Old Brooklyn, as well as strategically and synergistically invest in public art along a commercial corridor that has seen an incredible upward trajectory over recent years.

Neighborhood Context



Site Context



Street Context





Street Context (cont.)





Proposed Design

- **Artist: Ashley Liptak**
- **Size: approx. 30’ x 18’**
- **Exterior latex paint application, surface already primed**



Proposed Design



– STAFF REPORT – Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-023 - Old Brooklyn Mural - W. Schaaf Rd.

October 16, 2026

Public Art Committee Recommendations:

This project is through the City of Cleveland Public Art Program, and was approved by the Public Art Committee on 10/13/26.

City Planning Staff Recommendations:

Staff is also in support.

Public Art Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

ART26-022 - Clark Recreation Center Park Public Art Approval

October 16, 2026

Project Address: 5706 Clark Ave

Type: Public Art

Project Representative: Tarra Petras, Public Art Coordinator

Approval: Final

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







CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING

City of Cleveland Public Art Program

Artwork Approval Presentation – CPC 10.16.26

Clark Recreation Center Park

Tarra Petras, Public Art Project Coordinator

CLARK RECREATION CENTER PARK PROJECT BASICS

Address: 5706 Clark Ave. (adjacent park space)

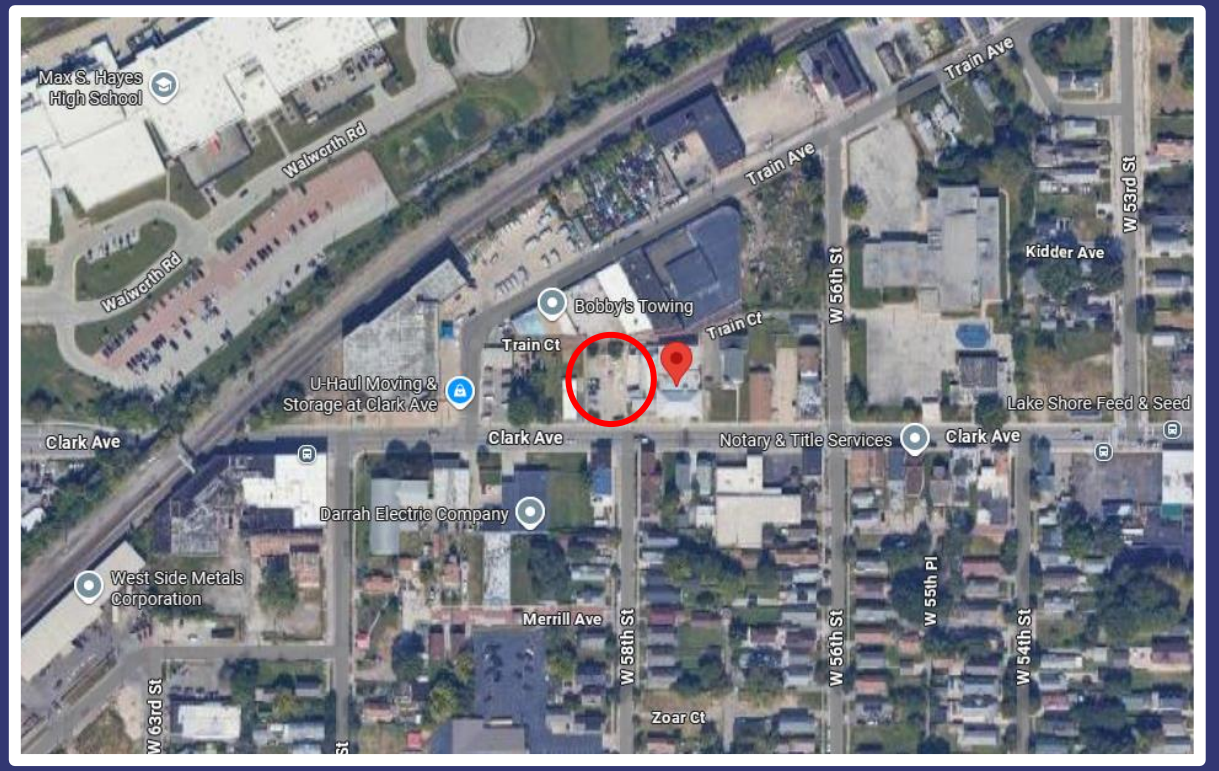
Ward: 14 (Jasmine Santana)

SPA Neighborhood: Stockyards

Project Scope: New Park

Public Art Budget: $12,387

Status: Near Completion



PROJECT BACKGROUND FOR CLARK RECREATION CENTER & PARK

- As part of multi-facility legislation (Ord. 157-2025), the City contracted artist Shelly Svonavec (DBA Svona Studio LLC) to create the public art component of Clark Recreation Center, with an $80,000 budget.

- The public art component of the recreation center is a painted mural titled *"The Little Moments"* with mosaic components, and is on the wall facing the pool deck. It was completed this summer, and faces the adjacent parcel that now houses the Clark Recreation Center Park, for which construction is near completion.

- In May of 2026, The PAC approved moving forward to extend this project into the park, with the same artist creating a scope of work, rather than issuing a new RFQ. This was based on the large scale nature of the pool deck mural - and its immediate proximity to the smaller park space parcel; the high level of community engagement that had already occurred with the project; the CDC support of the artist's initial proposal; continuity of artistic theme and spirit within the sight lines for seamless integration of both spaces; smaller budget (of an additional $12,387); ability to complete both projects in time for the park to open – and while the contractor is already on site (shovel readiness).

NEIGHBORHOOD CONTEXT (CLARK RECREATION CENTER & PARK – 5706 CLARK AVE)





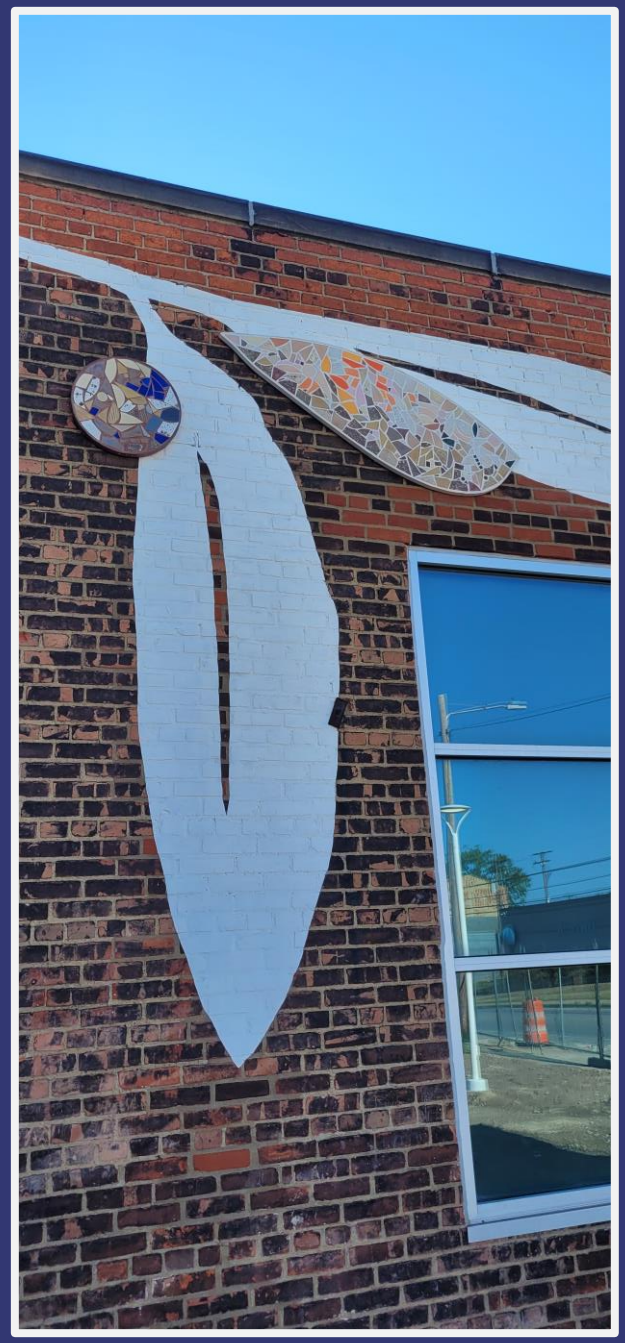
CLARK RECREATION CENTER POOL DECK WALL

COMPLETED SUMMER 2026



CLARK RECREATION CENTER POOL DECK WALL





CLARK RECREATION CENTER POOL DECK WALL (MOSAICS CLOSE-UPS)



SITE PLAN FOR CLARK RECREATION CENTER PARK



CURRENT PHOTOS OF PARK









PHOTOS OF CURRENT PARK UNDERWAY – SEATING WALLS (EXISTING CONDITIONS)

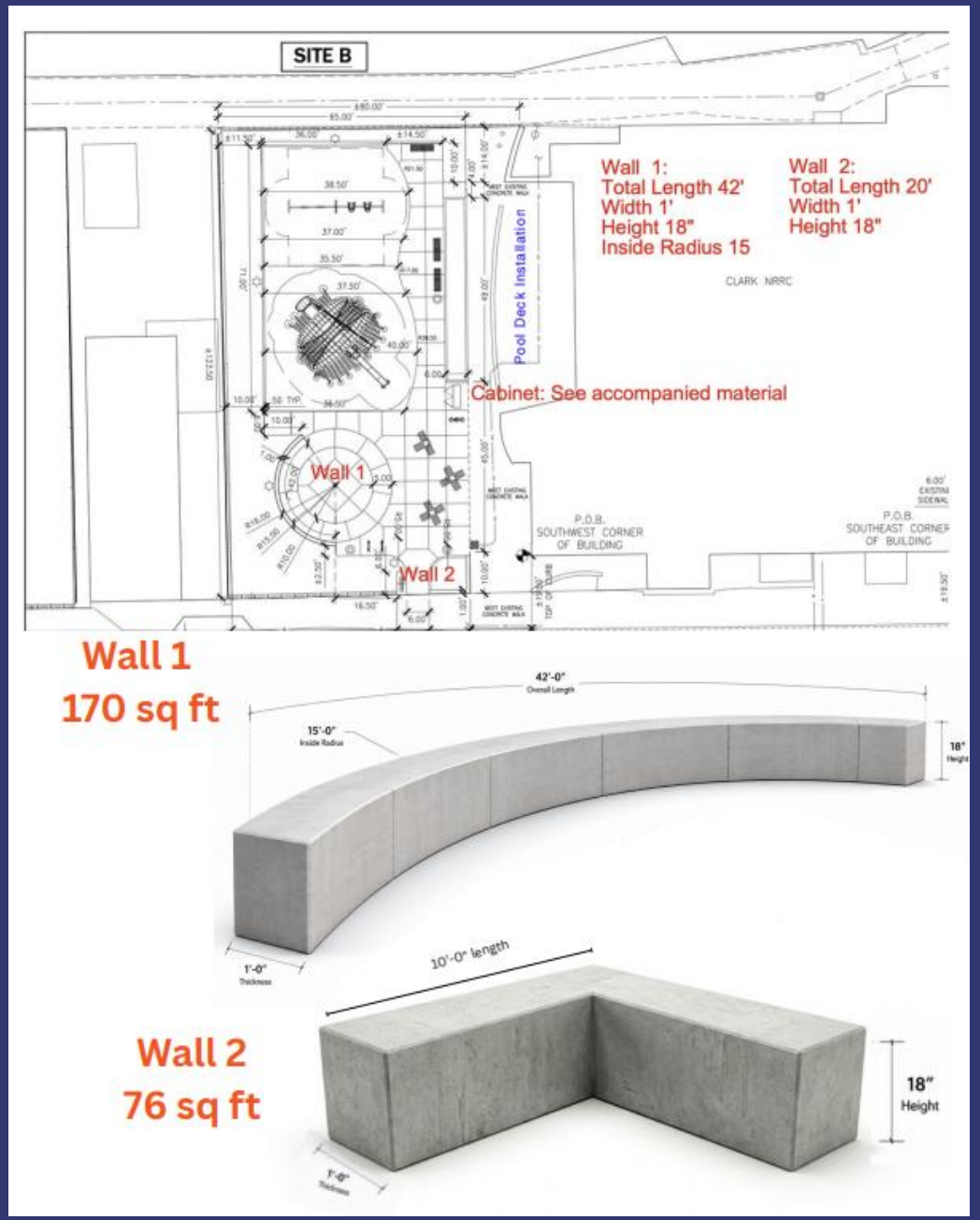


Street-facing Corner



Splash Pad

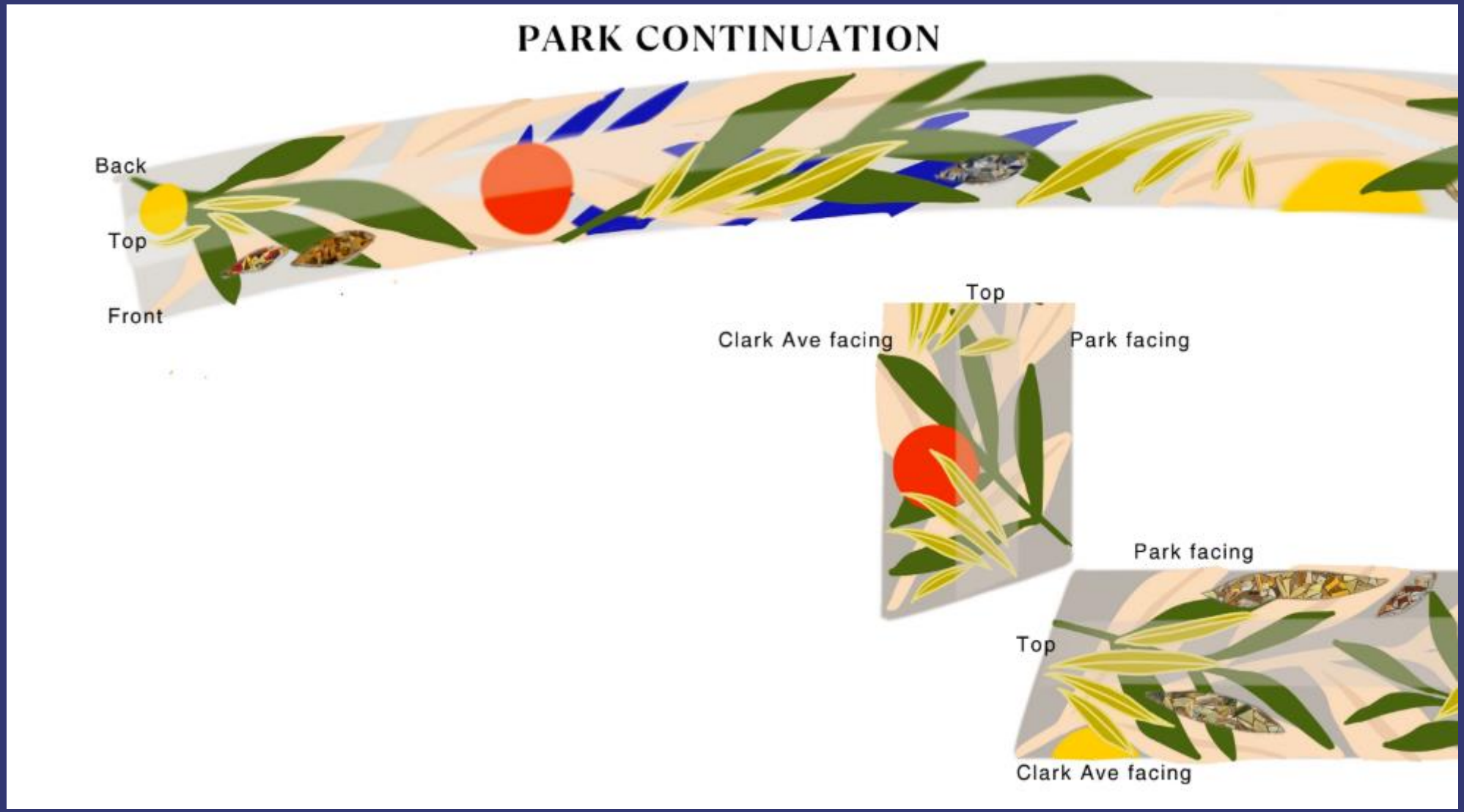
SEATING WALLS DIMENSIONS



PROPOSED SEATING WALLS ARTWORK



PROPOSED SEATING WALLS ARTWORK



SEATING WALLS W/PROPOSED ARTWORK

PARK CONTINUATION







MATERIALS

MATERIALS

PAINTED MURAL:

-Sherwin Williams Loxon® - Engineered for Concrete and Masonry Primer, Emerald Exterior Paint. Primer and Sealer



MOSAIC COMPONENTS:

-Handmade tiles using low absorption stoneware w/ stable glazes

- Kentucky Mudworks Iceman w/ Grog ^6

-Benches poured with molds by Cook Construction

-Attached with fiberglass mesh and Mapei Kerapoxy Mortar and Grout









Thank you for your time!

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Mandatory Legislative Referrals - Presentations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

October 16, 2026

Ord. No. 1203-2026 (introduced by Council Member Howse-Jones)

Designating the State Vocational Planning Center as a Cleveland Landmark.

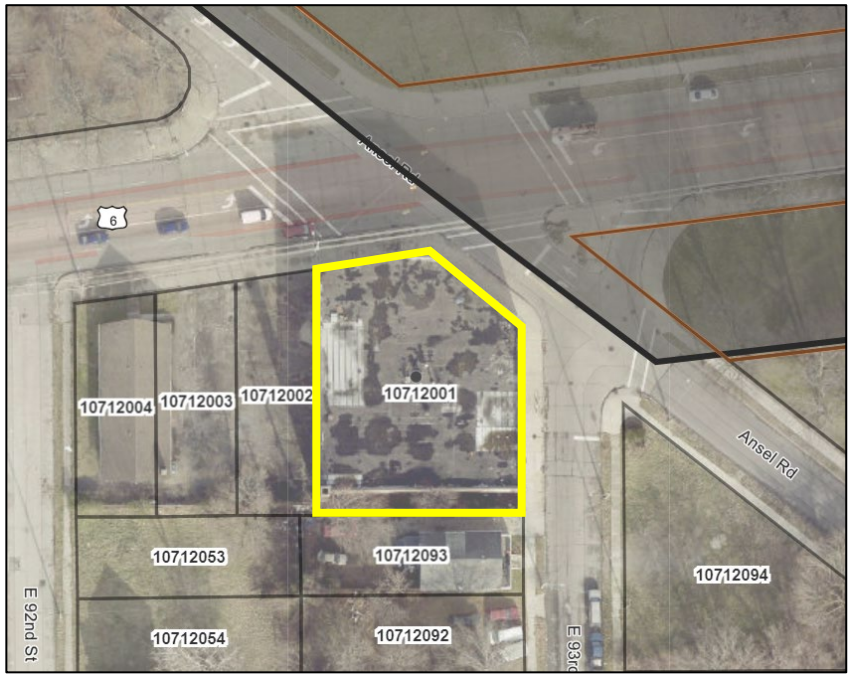
State Vocational Planning Center

9216 Superior Avenue



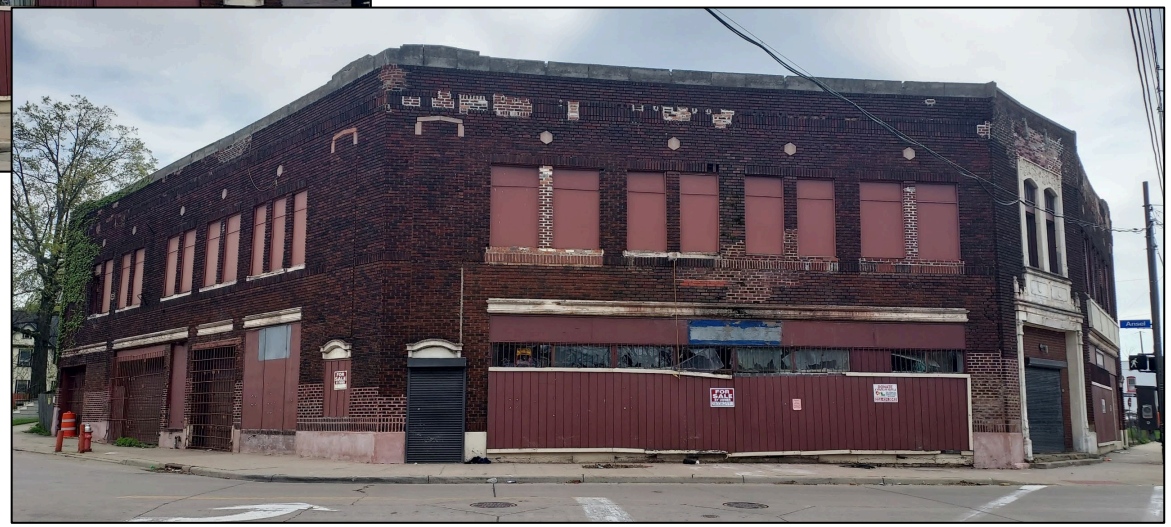
Location & Context





Exterior





Exterior





Interior



1st Floor

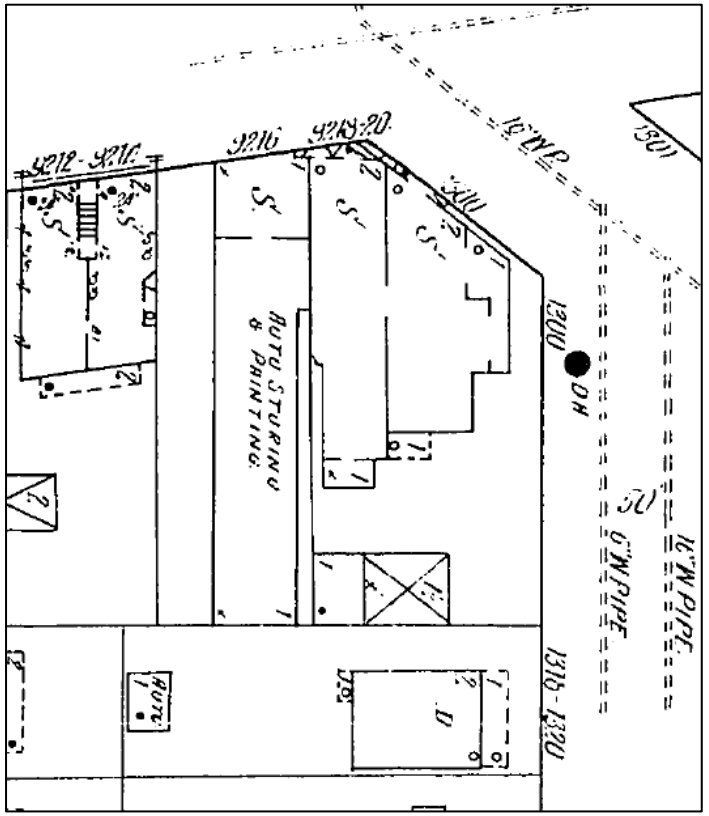


2nd Floor

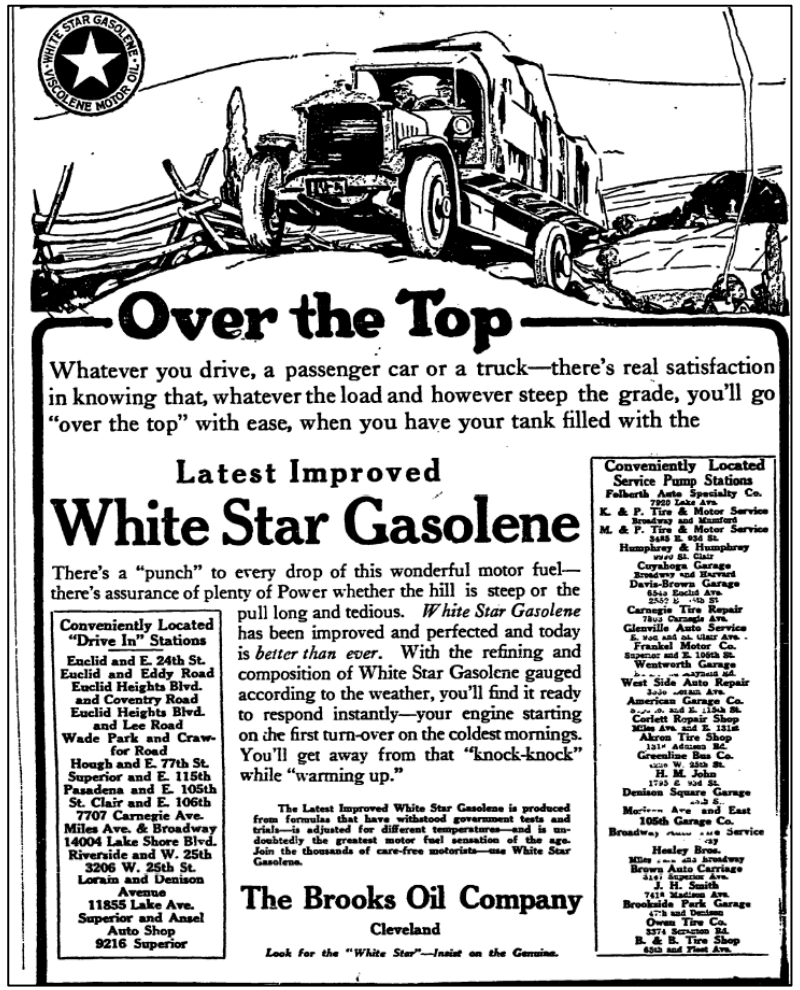


2nd Floor

Development of the Site

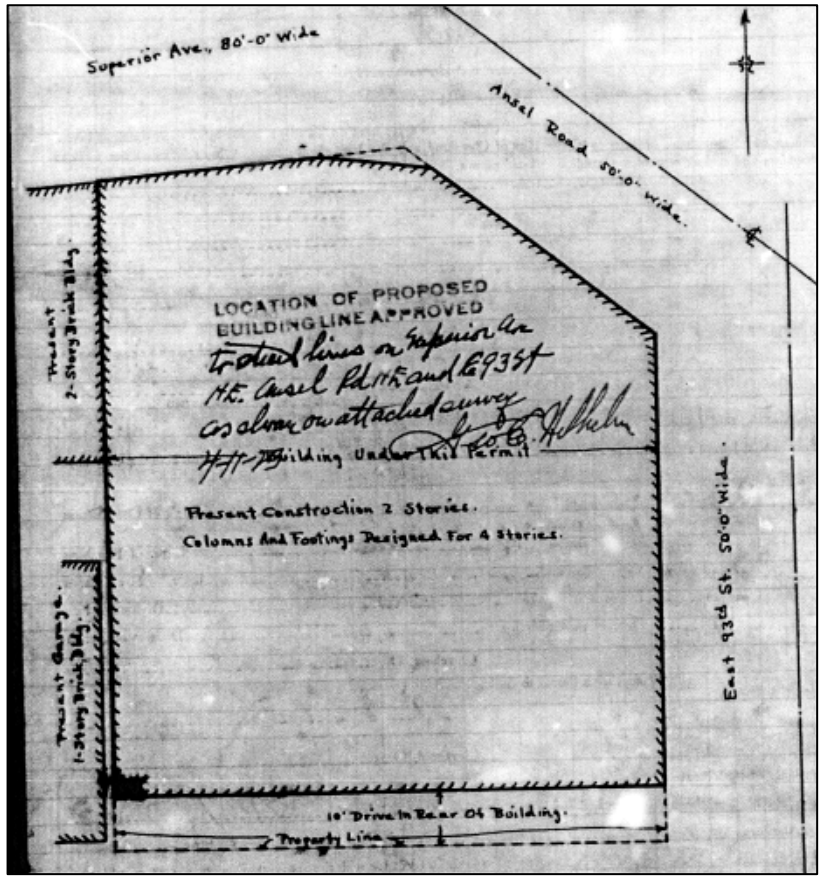


1912 Sanborn Map showing the preceding buildings.



1919 *Plain Dealer* advertisement listing the Superior and Ansel Auto Shop at 9216 Superior Avenue.

Development of the Site



1923 site plan showing the nominated property.

Brew People Form Company.

Permission was granted to Hugo Leisy by Probate Judge Alexander Hadden yesterday to make agreement with other stockholders of the I. Leisy Brewing Co. to cut down the capitalization of the brewing company from $1,500,000 to $1,000,000 and to form a second corporation with $500,000 capital stock. The new concern will be called the Pontiac Improvement Co. and will deal in real estate and mortgages.

June 5, 1914, *Plain Dealer* article noting the formation of the Pontiac Improvement Company.

Development of the Site

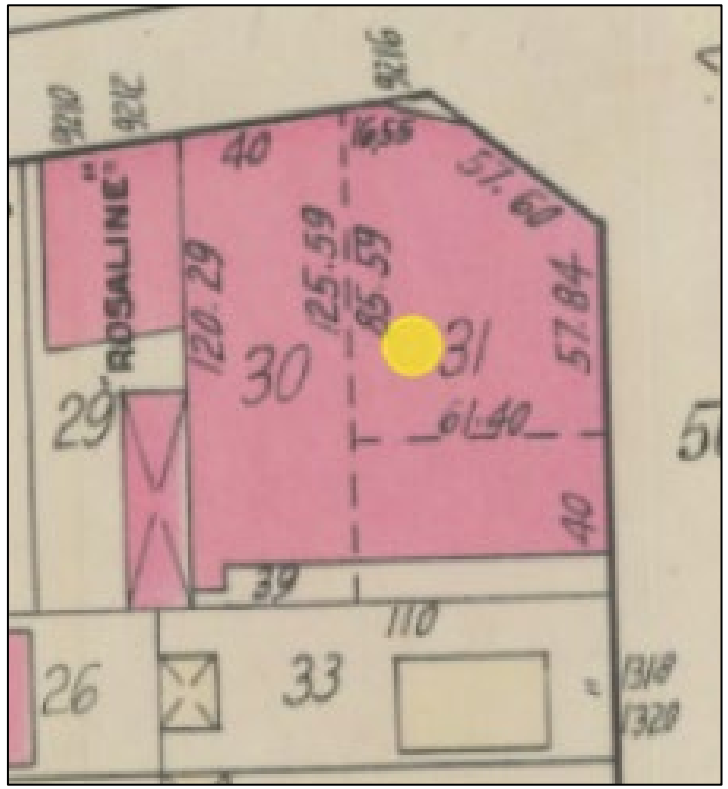


Photograph of William S. Ferguson from his *Plain Dealer* obituary on September 13, 1954.

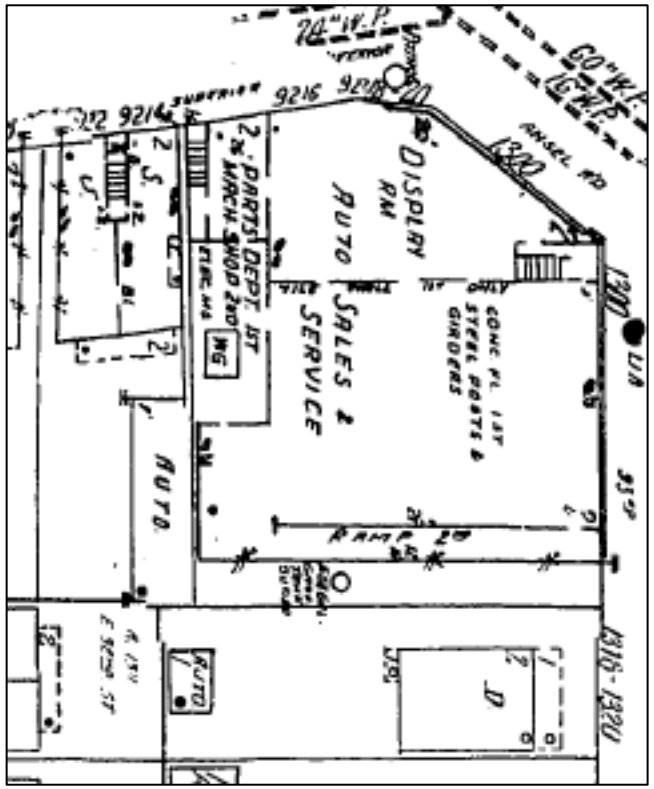


Craig Motor Company Building, 3800 Euclid Avenue.

Development of the Site



1927 plat map showing the nominated property.



1951 Sanborn map showing the nominated property.



1962 photograph of the Rosaline building with the Vocational Planning Center building to the left.

Auto Dealers

O., Cleveland—The L. L. Carlozzi Co., 1258 East 105th St., Ford dealers, having plans prepared for the construction of a 2 story, 101 x 120 ft. sales station and garage on Ansel Rd. and Superior Ave. Estimated cost $150,000. W. S. Ferguson Co., 1900 Euclid Ave., Cleveland, Archts.

American Machinist, 1923.

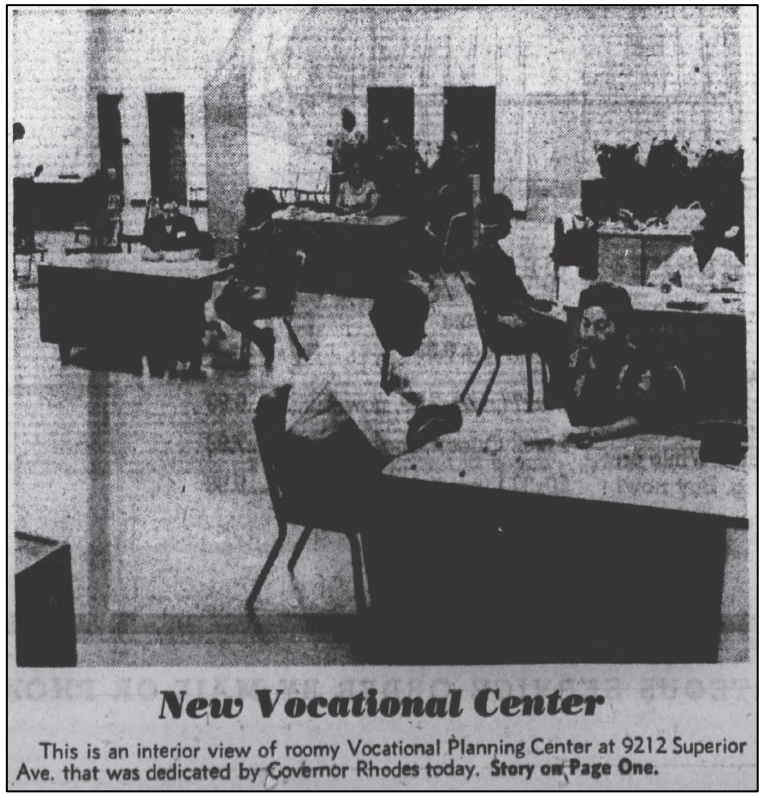
BUICK COUNTRY CLUB COUPE
This high grade sport car has been completely overhauled. Duco'ed, renickeled, has new tires: this car is our special for today: carries our guarantee.
THE HERTZ BUICK CO.
9216 SUPERIOR AV. CEDAR 1183.

Plain Dealer, December 15, 1926.



Plain Dealer advertisement for Crysler-Porris, Inc., December 15, 1926.

The State Vocational Planning Center



New Vocational Center

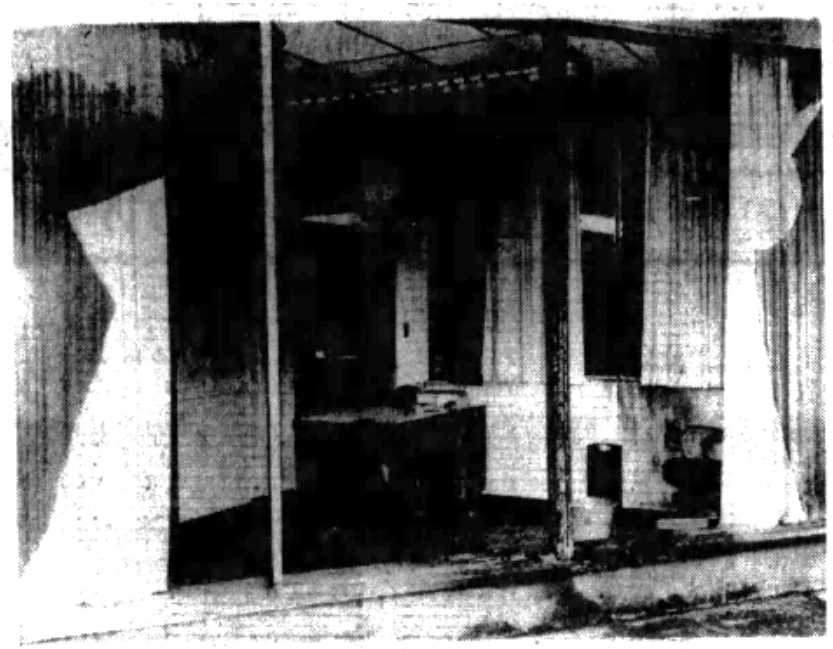
This is an interior view of roomy Vocational Planning Center at 9212 Superior Ave. that was dedicated by Governor Rhodes today. Story on Page One.





Left: *Cleveland Press*, August 22, 1966.
Center: *Plain Dealer*, August 23, 1966.
Right: *Cleveland Press*, August 23, 1966.

The State Vocational Planning Center



Job Center Window Shattered

The Vocational Planning Center, 9216 Superior Ave.—dedicated only two days ago by Governor Rhodes—was the target of a fire bomb early today.



Fire bomb vandalism wrecked the front of the state's Vocational Planning Center at 9216 Superior Ave. for the second time at 2:30 a. m. today.

Other businesses that were hit by bricks on Superior Avenue included: Super Dry Cleaning, 8135 Superior Avenue; Gillett Candy Co., 8708 Superior Avenue; Swan Cleaners – Laundrymat, 8809 Superior Avenue; smashed windows for third time at the Ohio State Employment Service, 9216 Superior Avenue.

Left: *Cleveland Press*, August 24, 1966.
Center: *Cleveland Press*, March 14, 1967.
Right: *Cleveland Press*, April 22, 1967.

The State Vocational Planning Center

Hough Listens When Own Men Give Advice

By RUSS MUSARRA

A two-month-old project which takes a unique approach to the unemployment problem is showing results that indicate it may be expanded.

Back in mid-July, John Appling and William Denton were out of work. After the Hough riots they were enrolled as Outreach workers in the Hough Area 1060 project.

Denton and Appling still are reaching out, but since the end of August they have been doing so as employees of the Ohio Bureau of Unemployment Compensation's vocational planning center at 9216 Superior Ave.

THE PROJECT CENTERS on their use as community workers. Robert James, manager of the center, says they are used because of what they represent to the young people the center is trying to attract.

"They speak the language the young men understand," James said. "They are from the corner. The men know they are working and look up to them for it."

Samuel T. Malone, the center's community relations representative under whose supervision Appling and Denton work, says the neighborhood will listen to the men more readily than if they were professionals.

"LOOK AT ME," Denton said. "I'm wearing a suit. That's because I'm working in the office today. When I'm out in the street I don't dress that way."

Denton spoke of "rapping with the guys," meaning making conversation.



William Denton (left) and John Appling are trying to show their fellow Hough Area residents that they care.

"John and I—we can rap with the guys because they understand us," Denton said. "The word is out. We can do something to help them, so they come to us."

"It's just showing them somebody cares. That's how I got here. Mrs. Howison listened to me and she showed me she cares. Man, that's important."

DENTON REFERRED to Mrs. Jewel Howison, the bureau's field supervisor for Northeastern Ohio who enlisted their aid and won approval in Columbus to include them in the program aimed at making the unemployed and uninspired men of Hough ready for the work market.

Through the efforts of Appling and Denton, four teenagers who had quit or were dropped from school will begin classes next week at the Cleveland Schools adult education center at Observation School.

They are Arthur Custer, 17, of 1865 E. 75th St.; John Walker, 17, of 1711 E. 68th St.; John Gilbert, 18, of 1860 E. 81stSt. and Arthur King, 16, of 1845 E. 75th St.

"We find a lot of guys—girls too—who want to go back to school," Denton said. "But if we weren't on the corner—if we left Hough and showed we didn't care, we'd be dead."

APPLING AND DENTON illustrate the bureau's approach toward the total man, Malone said. Developing work attitudes and training are as important as actually referring men to jobs, he said.

Two other community workers, professionally-trained men, work in the Glenville Area, James said. They are Nathaniel Clay and James Robertson.

The bureau also sends men to the center through its counselors at the five anti-poverty program neighborhood opportunity centers.

Malone said if the project shows continued success more neighborhood men, such as Denton and Appling, may be added to the center's staff.

Cleveland Press, October 28, 1966.

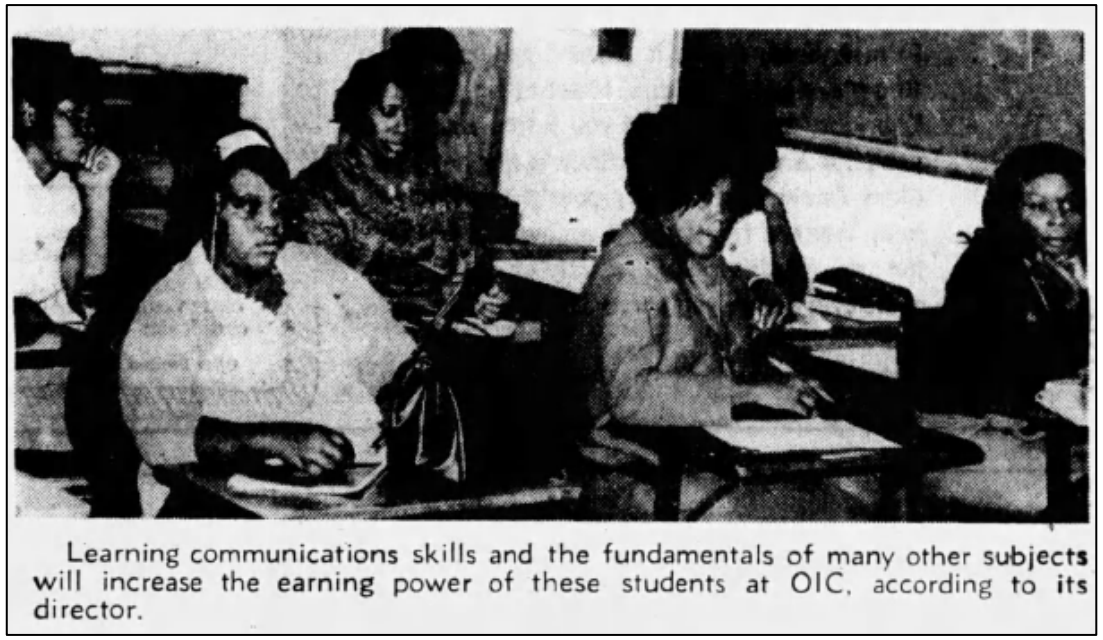


Cleveland Press, November 24, 1966.

The State Vocational Planning Center

The Vocational Planning Center at 9216 Superior Avenue, which concerns itself almost exclusively with inner-city residents, last year screened 3,455 applicants and placed 818 in jobs. Another 718 were referred to manpower training programs including AIM-JOBS, Project PEACE, Neighborhood Youth Corps and others.

Plain Dealer, February 21, 1968.



Learning communications skills and the fundamentals of many other subjects will increase the earning power of these students at OIC, according to its director.

Cleveland Press, September 27, 1967.

Clergymen to Sponsor Skill Center

Remodeling has begun to open the first Opportunities Industrialization Center (OIC) here at 9216 Superior Ave.

OIC is a project initiated by a group of Negro ministers, based on a highly successful program in Philadelphia, to help jobless men and women become employable.

The first center is to be in space provided by the Ohio State Employment Service on the second floor of its Vocational Planning Center opened last year to direct the chronic unemployed into job training programs.

Cleveland Press, March 8, 1967.

The State Vocational Planning Center

E8 WEDNESDAY, JANUARY 27, 1982, THE CLEVELAND PRESS

Area's top job finders seeking work for themselves

"The closing will have a tremendous affect on both the employees and the people we're trying to help."

By TONY NATALE
Labor Writer

The Golddust Twins — that's what they call Joe Hutchinson, 66, and Bill Forester, 24, job placement counselors at the Ohio Bureau of Employment Services branch at 17001 Lorain Ave.

Between them, they have found jobs for an estimated 100 persons during the past three months — a significant feat, considering today's job market.

That's approximately $3,000 per worker — or a total of $300,000 in unemployment, food stamp and other benefits — the workers would be drawing from the federal and state governments if they had remained jobless.

However, Hutchinson and Forester — as well as some 60 other employees at the Lorain Ave. branch and 15 at the branch at 9216 Superior Ave. — may soon join the ranks of the unemployed themselves as a result of a statewide cutback in the OBES program.

An estimated 1,000 OBES workers will be laid-off state-wide when the state closes 37 offices, including the Lorain and Superior branches.

"I can't understand why they would close our branch when we are among the busiest bureaus in Ohio," said Forester, who joined the OBES three years ago. He and Hutchinson specialize in finding work for veterans.

Forester, his wife and two young children live at 3643 W. 129th St. His wife is expecting a third child this spring, at about the time Forester is expected to be laid off.

"Each day I interview an average of 25 job applicants," he said. "I've got a long list of area employers who call me when they need workers. It's a disservice to the people to close this office."

Hutchinson, of 24 Georgetown Square, Euclid, also joined OBES three years ago.

"When we find a job for someone, it means the government saves about $3,000 in benefits for that person," explained Hutchinson.

Albert G. Giles, director of the OBES in Columbus, said the closing of the branches and subsequent layoffs is because of reduced contributions by the federal government.

"Employee layoffs and office closings will seriously affect our daily operations of providing service to employers, claimants and applicants, especially those seeking jobs and job training," he said.

Robert Savinell, manager and a veteran of 41 years with the OBES, said the branch processes about 7,500 unemployment claims each week as well as finding jobs for claimants.

"It's hard to understand why they would close our office when there are a lot of smaller offices that do less business than we do," said Savinell.

Savinell was appointed manager of the branch when it opened 29 years ago.

Savinell said he and the other employees were shocked to learn of the shutdown of the Lorain Ave. office yesterday.

"I just can't believe it," said Ella Soltes, employment supervisor for the Job Placement Section at the Lorain Ave. bureau.

Mrs. Soltes has been employed by OBES for 38 years and, because of her seniority, probably will be transfered to another office. However, she said most of the newer workers will not fair so well.

"The closing will have a tremendous affect on both the employees and the people we're trying to help," she said.

Persons who normally are served at the Lorain Ave. office will have to go to either the Parma office or downtown.


William Forester


Joseph Hutchinson


Ella Soltes

Closings worry job services workers here

By Lou Mio

On the West Side, Robert D. Savinell said: "Everything is topsy-turvy."

On the East Side, Julius M. West said: "I don't know what to tell people. They look to me for answers, and I can't give them."

Savinell and West were talking about their jobs, their offices and their employes. Both are office managers of the Ohio Bureau of Employment Services.

The state has announced it will close 37 offices over the next three months and lay off 1,000 workers because of spending cuts totaling $15 million in this fiscal year.

The two in Cleveland are at 17001 Lorain Ave. and 9216 Superior Ave. In Painesville, the Work Incentive Program office at 1657 Mentor Ave. will be closed with the staff continuing to provide services from the nearby OBES office at 1314 Mentor Ave.

Savinell, manager of the Lorain Ave. office since 1953, said the 7,500 clients who come in each week to look for work or file claims for unemployment compensation will "probably have to go either to Parma, downtown or to offices in Lorain or Elyria."

Savinell, 62, said his 60 employes do not know if they will still have jobs when the office is closed, whenever that will be.

"They're turbulent," he said. "They don't know what to make of it."

West, 57, manager of a job service bureau on Superior since 1973, said it was the same situation for the staff of 11, including himself.

"I think there will be some layoffs, but I don't know if it will be this person or that person," he said. "It's up in the air. We'll keep going until we are told something definite."

The office handles up to 125 clients daily, who could switch to offices downtown or in Euclid, West said.

Any layoff of state employes will be under Civil Service regulations, said Robert A. Goble, OBES deputy director of local office operations.

"Just because we are closing some offices does not mean people will lose their jobs," he said. "Some will, but not all."

Goble said the decision on the offices to be closed was based on operating costs, number of people served, location and distance to other OBES offices.

"There were a number of things," he said. "It was not a dart-board situation."

He said district managers were notified Friday as to which offices would be closed, and managers were supposed to tell office managers involved.

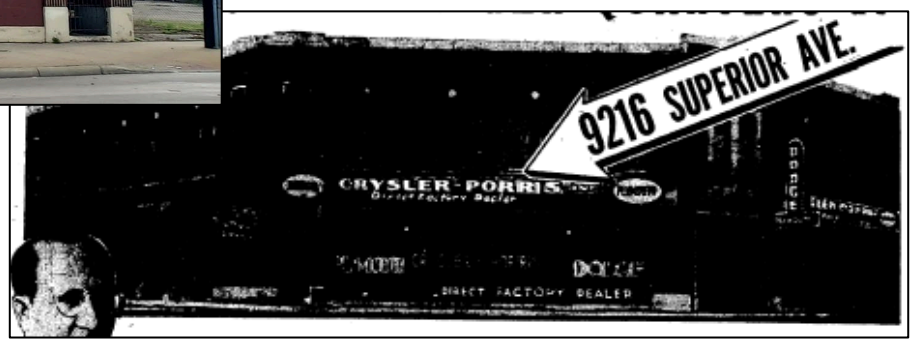
Jewell R. Howison, OBES district manager for Cuyahoga, Lorain, Lake, Geauga and Medina counties, said some managers read of the closings in newspapers last Friday "because the media had it (the story) before I could talk to them."

She said that no dates have been set for closing the offices on Superior and Lorain avenues.

Left: *Cleveland Press*, January 27, 1982.
Right: *Plain Dealer*, January 27, 1982.







Significance: Recognition as one of the first centers of its kind within Ohio and/or nationally as well as for its association with employment equality and the Civil Rights era.

Mandatory Legislative Referrals - Presentations

October 16, 2026

Ord. No. 1039-2026 (introduced by Council Members Santana, Bishop, Conwell, and Griffin - by departmental request) Authorizing the Directors of Community Development, Public Health, and Public Works to transfer various permanent parcels for the control, possession, and use of the Department of Development Industrial-Commercial Land Bank for future redevelopment.

CITY OF CLEVELAND
Mayor Justin M. Bibb

TRANSFER OF CITY-OWNED PARCELS INTO INDUSTRIAL-COMMERCIAL LAND BANK

ORD NO 1039-2026
MANDATORY REFERRAL TO CITY PLANNING COMMISSION
OCTOBER 16, 2026

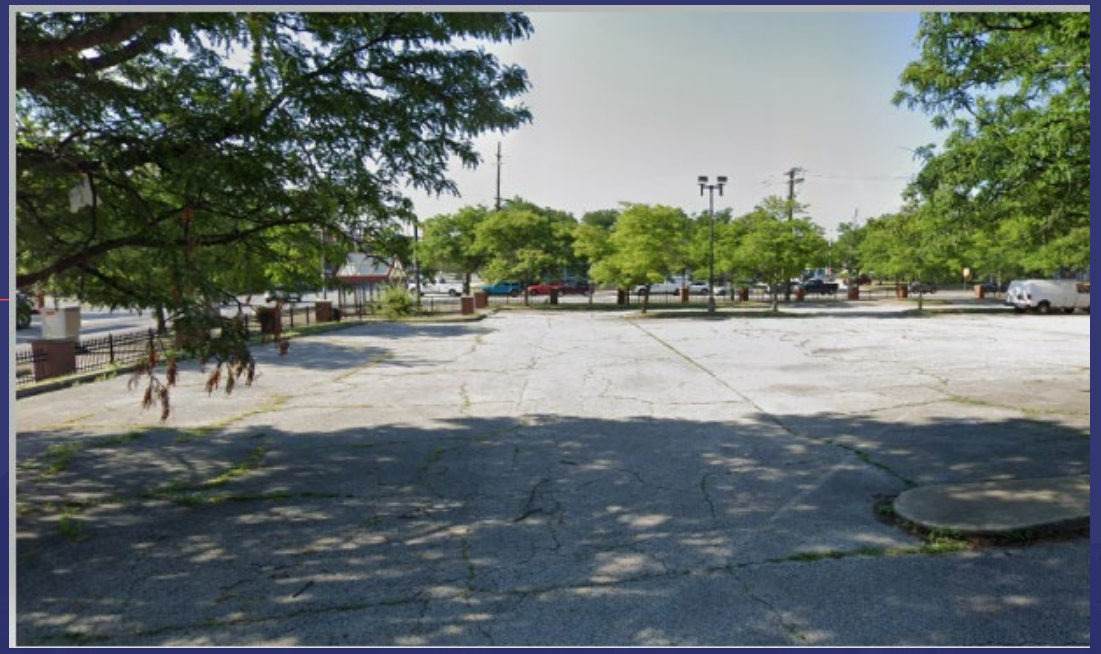
CITY OF CLEVELAND
Mayor Justin M. Bibb

ORD. NO. 1039-2026

1039-2026	AN EMERGENCY ORDINANCE Authorizing the Directors of Community Development, Public Health and Public Works to transfer various permanent parcels for the control, possession, and use of the Department of Development Industrial-Commercial Land Bank for future redevelopment.
Sponsors:	Jasmin Santana, Kevin Bishop, Kevin Conwell, Blaine Griffin and By Departmental Request
Attachments:	1039-2026-Interdept'l transfer -- from CD PH and PW to ED land bank 1039-2026-Legislative Summary -ICLBPARCELTRANSFER

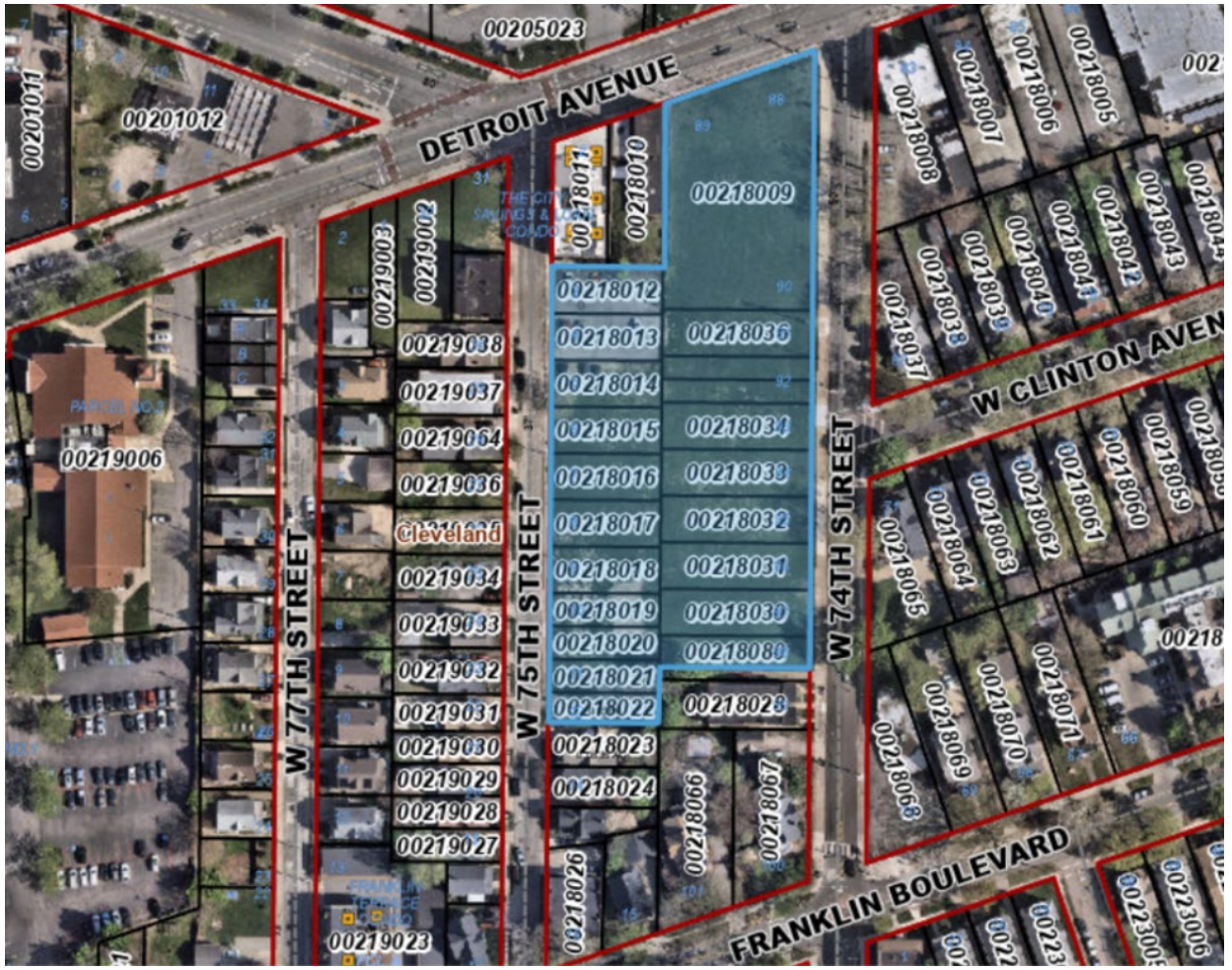
SUMMARY

- The Industrial-Commercial Land Bank was created in 1976 to acquire and hold property and assemble sites for commercial and industrial redevelopment.
- ICLB acquires property in several different ways:
  - Foreclosure
  - State forfeiture
  - Acquisitions
  - Transfer of City-owned surplus property
- City-owned property considered surplus if it is no longer needed to serve a public purpose.
- Department of Development has worked with other departments to identify surplus property suitable for redevelopment that can be transferred into the ICLB



SITE 1: WEST 74TH ST & DETROIT AVE

- Former Watterson-Lake School property
- City acquired from Cleveland Metropolitan School District in property exchange on Sept 22
- 3.2-acre site mostly zoned Two Family (2F-B1) except for parcel -009 which is zoned Local Retail Business (LRK2)
- Other nearby properties on Detroit Ave zoned Urban Node 5 (UN5)
- Promising site for future mixed-use development



CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

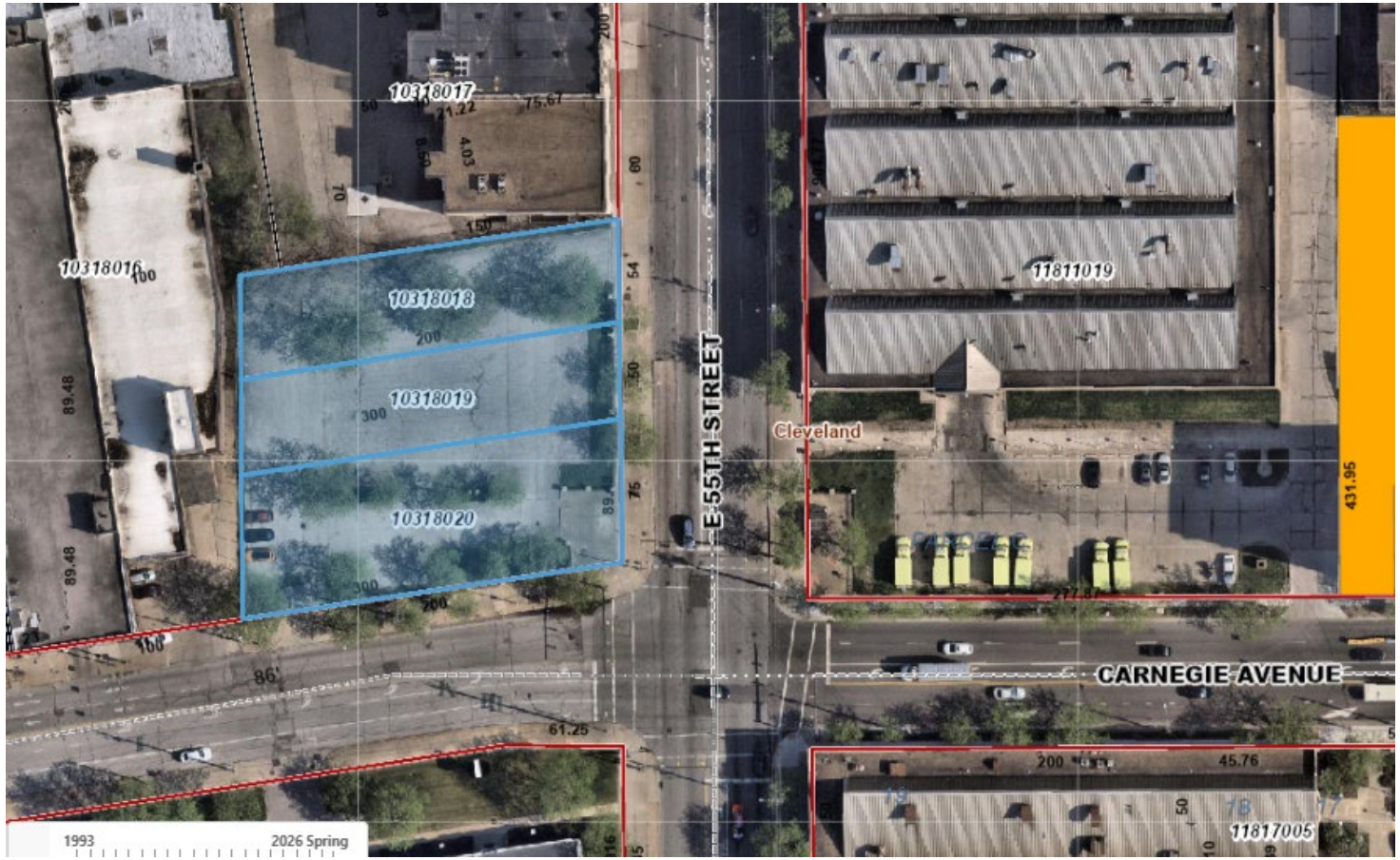
SITE 2: WEST 99TH ST & LORAIN AVE

- City acquired 0.12-acre site in 1994, originally under jurisdiction of Community Development
- Has been used for parking in the past.
- Cleveland Food Bank expressed interest in acquiring for its adjacent facility.



SITE 3: EAST 55TH ST & CARNEGIE AVE

- City acquired 0.81-acre site in 1991 along with former Warner & Swasey property
- Public Works previously used property as parking lot for vehicle maintenance facility located across East 55th but no longer needs it.
- Zoned Midtown Multi-Use District 3
- Excellent location and zoning for commercial or mixed-use redevelopment



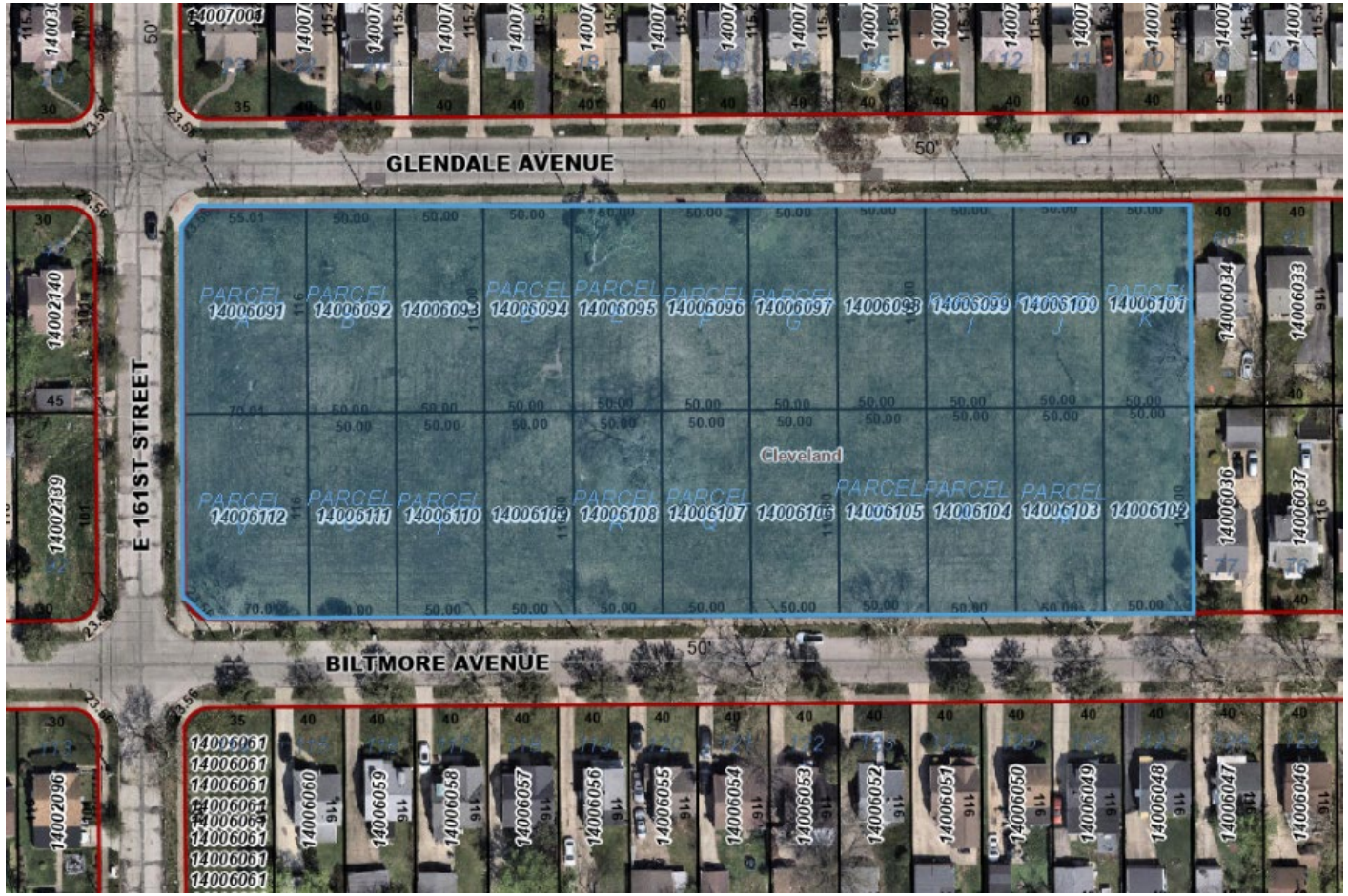
SITE 4: EAST 55TH ST & SUPERIOR AVE

- Previously Hough-Norwood Family Health Care Center; demolished in 2012
- Public Works previously used property as parking lot for vehicle maintenance facility across East 55th but no longer needs it.
- Zoned General Retail Business (GF-C2)
- Presents good opportunity for commercial or mixed-use redevelopment at western edge of Hough neighborhood.



SITE 5: EAST 161st ST & GLENDALE AVE

- 3.1-acre property is former Gracemount School Site, which was demolished in 2013
- City acquired from Cleveland Metropolitan School District in 2020 to hold for future development
- Zoned Single Family (1F-A1)
- Redevelopment contract awarded to APD+UDS proposal to develop 15 units single-family homes and 16 units townhomes with 0.5-acre green space



Questions?

John Fahsbender
Brownfields and Site Manager
Department of Development
216-664-3921
jfahsbender@Clevelandohio.gov

Mandatory Legislative Referrals - Presentations

October 16, 2026

Ord. No. 1231-2026 (introduced by Council Members Bishop, Polensek, Shah, Slife, Santana, and Griffin - by departmental request) Authorizing the Directors of Development and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

Cleveland City Planning Commission

Real Estate Legislation
September 16, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb

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

Ord. No.1231-2026
Authorizing Land Swap between City and Cleveland Municipal School District

Legislative Purpose

To authorize the City of Cleveland ("City") to enter into one or more agreements with the Cleveland Municipal School District ("CMSD") for the exchange of various properties. CMSD will transfer Valley View School and New Tech West to the Department of Public Safety. In exchange, the Department of Development will transfer ten (10) land bank parcels adjacent to CMSD schools to CMSD.

CITY OF CLEVELAND
Mayor Justin M. Bibb

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

Ord. No. 1231-2026

Land Bank parcels to be transferred from City to CMSD for adjacent Mary B. Martin Girls' Leadership Academy



Ord. No. 1231-2026
Land Bank parcels to be transferred to CMSD for adjacent to Miles Park School



Ord. No. 1231-2026
Land Bank parcels to be transferred to CMSD for adjacent to East Clark Elementary School



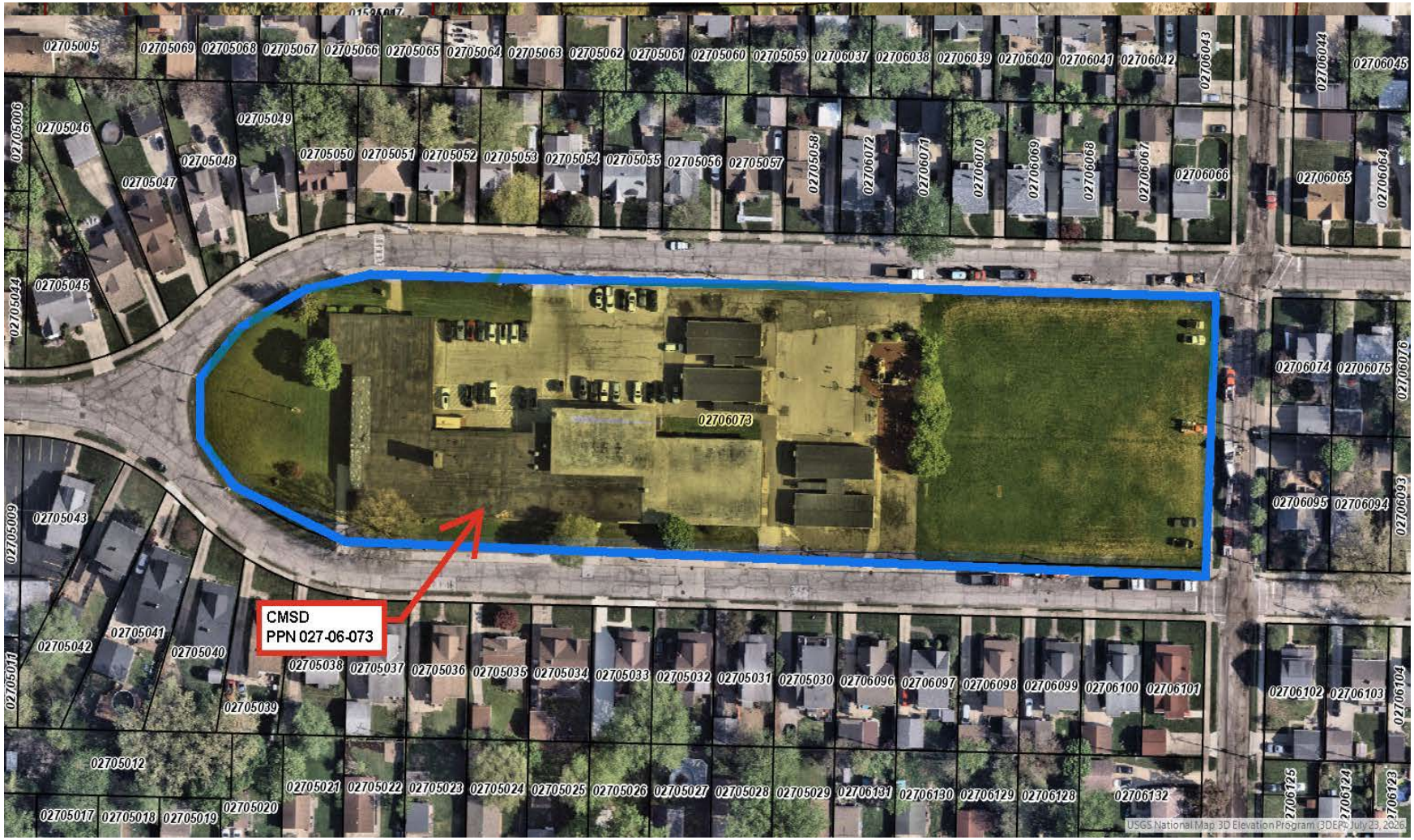
Ord. No. 1231-2026

New Tech West School – 11801 Worthington Ave – to be transferred to City from CMSD for Fire Station



Ord. No. 1231-2026

Valley View School – 16905 Pearldale Ave – to be transferred to City from CMSD for Fire Station



Ord. No. 1231-2026
Authorizing Land Swap between City and Cleveland Metropolitan School District

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

CMSD owns Valley View School (PPN 027-06-073) located at 16905 Pearldale Avenue and will transfer this property to Department of Public Safety for use as a new fire station. City will be responsible for demolition of Valley View School.

CMSD also owns New Tech West (PPN 018-18-001) located at 11801 Worthington Avenue and will transfer this property to Department of Public Safety for use as a new fire station. City will be responsible for demolition of New Tech West.

Department of Development owns ten (10) land bank parcels adjacent to CMSD school sites. The Department of Development will transfer the ten (10) land bank parcels to CMSD for school-related uses. The parcels are adjacent to the current East Clark Elementary School, the former Warner Girls' Leadership Academy which is now known as Mary B. Martin Girls' Leadership Academy and Miles Park School.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
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Mandatory Legislative Referrals - Presentations

October 16, 2026

Ord. No. 1242-2026 (introduced by Council Members Bishop, Polensek, Santana, and Griffin - by departmental request) Authorizing the Director of Public Safety to enter into an agreement with the Cleveland Municipal School district also known as Cleveland Metropolitan School District relating to the purchase, lease and redevelopment of Miles School located at 11918 Miles Avenue to facilitate a new administration building for Fire and EMS and to include offices for Public Safety Administration; authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase the building and property; authorizing the leaseback of a portion of the building and property to the school district for a term of thirty years; determining the method of making the public improvement of renovating the building and property; authorizing contracts, accepting grants and gifts, and authorizing the direct employment of the necessary labor to implement, for the Department of Public Safety and/or Office of Capital Projects.

Cleveland City Planning Commission

Real Estate Legislation
September 16, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
Architecture & Site Development · Engineering & Construction · Real Estate
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Ord. No. 1242-2026
Purchase and Leaseback Agreement for Miles School

Legislative Purpose

To authorize the Director of the Department of Public Safety to enter into a purchase and leaseback agreement with Cleveland Municipal School District ("CMSD") for Miles School located at 11918 Miles and to enter into contracts to make improvements to facilitate a new Fire and EMS administration building and to include offices for Public Safety Administration.

CITY OF CLEVELAND
Mayor Justin M. Bibb

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Ord. No. 1242-2026
Purchase and Leaseback Agreement for Miles School
Miles School – 11918 Miles – to be transferred to City from CMSD



Ord. No. 1242-2026
Purchase and Leaseback Agreement for Miles School

Miles School is approximately 64,903 square feet in size. This three-story facility was built in 2013. The entire property is approximately 3.4 acres.

City has determined that it wishes to redevelop Miles School into an administration building for Fire and EMS including offices for Public Safety Administration. The vision is to construct a modern administration building that will hold administrative staff as well as accommodate a youth vocational career path program in partnership with CMSD.

It has been the goal of Public Safety to expand into a space where divisions would have enough offices and parking to house various Fire, EMS and Public Safety administrative functions. Miles School has sufficient space for Fire and EMS and Public Safety administrative functions.

The Department of Public Safety will coordinate shared use of several classrooms in the building with CMSD.

Like other big city safety departments across the United States, Cleveland's Department of Public Safety is struggling to recruit and retain qualified candidates. Being in Ward 2 and forming partnerships with CMSD and community would allow the Department of Public Safety the opportunity to promote career opportunities in public safety and draw potential candidates from our own neighborhoods.

CITY OF CLEVELAND
Mayor Justin M. Bibb

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Mandatory Legislative Referrals - Presentations

October 16, 2026

Ord. No. 1240-2026 (introduced by Council Members Griffin, Bishop, and Santana - by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to resurface Shaker Boulevard from Buckeye Road to the east corporation line in the City of Cleveland; authorizing agreements; and causing payment to the State for the City's share of the improvement.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

CUY-SR 87-04.28 Shaker Boulevard Rehabilitation

Richard J. Switalski, PE

Administrative Manager

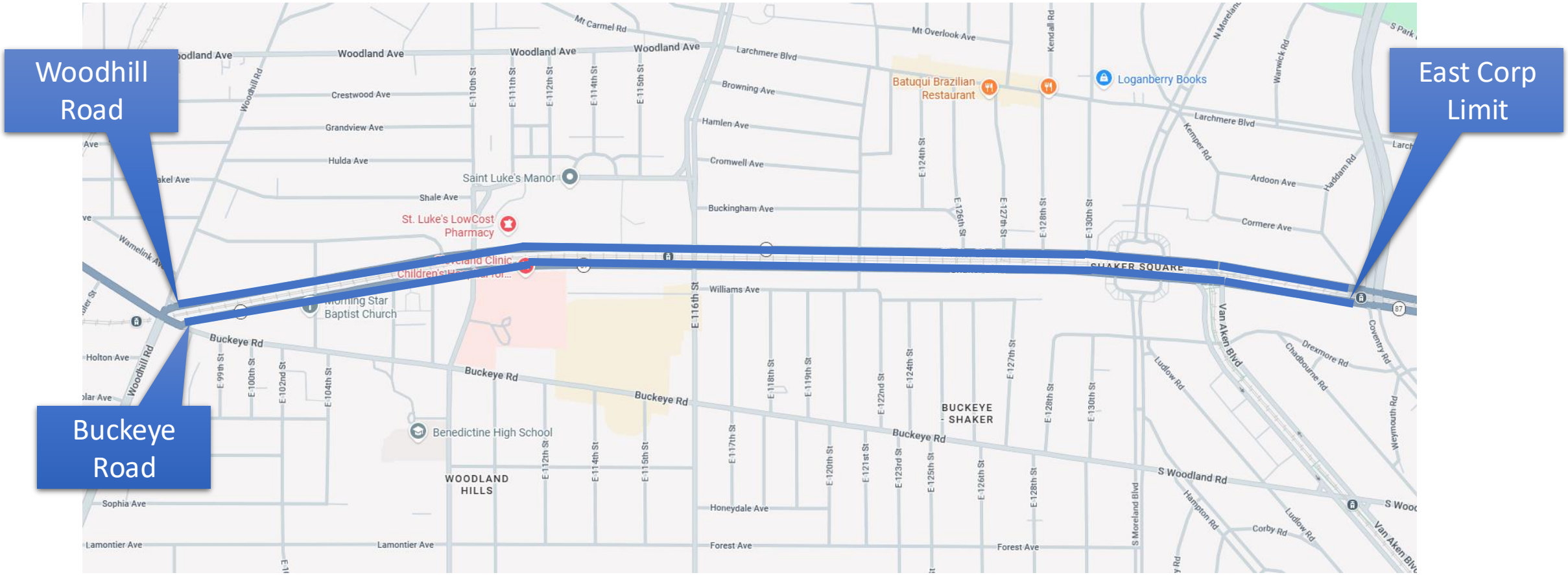
Mayor's Office of Capital Projects

Division of Engineering & Construction

October 16, 2026

Project Location

Shaker Boulevard from Woodhill/Buckeye Roads to East Corp Limit



Project Information

Ord. No. 1182-2023

- Roadway Improvements Include:
  - Resurfacing of 1.70 miles of SR 87 - Shaker Boulevard from Woodhill/Buckeye Road to the East Corp Line
  - Full and partial base repairs, and complete asphalt resurfacing
  - New sidewalk, curbs, and ADA compliant curb ramps as needed
  - Utility casting adjustments
  - Road diet and implementation of Bike Lanes
  - Watermain upgrade from Shaker Square to the East Corp Line
  - Signal Upgrade from Strain Poles to Mast Arms with backplates
  - Speed Tables to promote Traffic Calming

Budget & Schedule

Funding

- Construction Cost Estimate: $10.6 Million
  - $1.1M Federal - ODOT
  - $4.75M State Issue 1 Grant
  - $2.45M Public Utilities
  - $2.26M City of Cleveland Road & Bridge Bonds

Schedule (ODOT Construction)

- Estimated Advertise for Bids: April 2027
- Estimated Start Construction: May 2027
- Estimated End Construction: October 2028

Questions & Feedback?

Mandatory Legislative Referrals - Presentations

October 16, 2026

Ord. No. 1241-2026 (introduced by Council Members Harsh, Bishop, Santana, and Griffin - by departmental request) Authorizing the Director of Capital Projects to apply to the District One Public Works Integrating Committee for state funding to resurface State Road from Burger Avenue to Hillcrest Avenue and authorizing the Director of Finance, or appropriate director, to accept the funding from the Ohio Public Works Commission; giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the improvement; authorizing agreements; and causing payment to the State for the City's share of the improvement.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

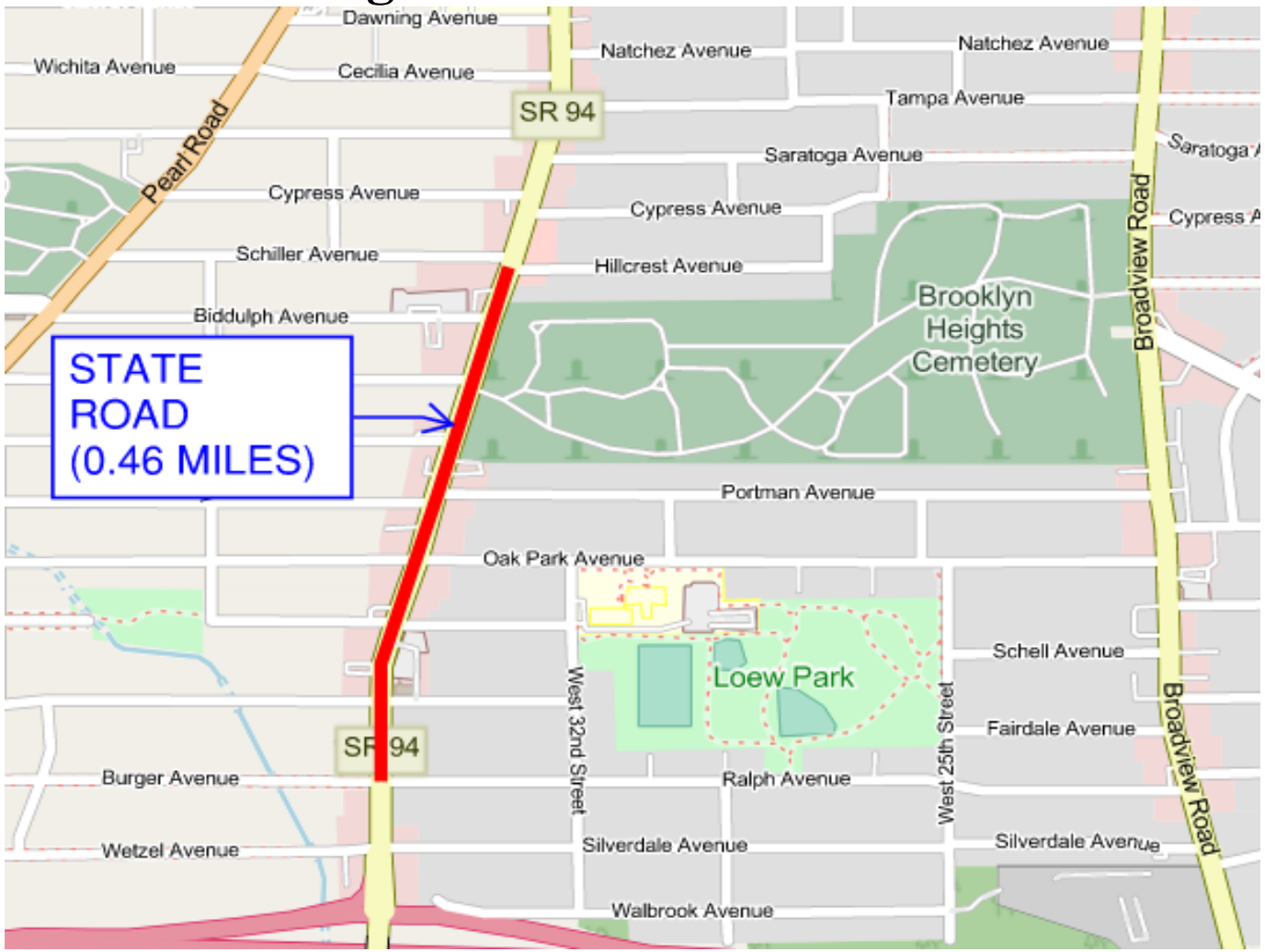
CUY-SR 094 State Road Resurfacing

Richard J. Switalski, PE
Administrative Manager
Mayor's Office of Capital Projects
Division of Engineering & Construction

October 16, 2026

Project Location

From Burger Avenue to Hillcrest Avenue



Project Information

Ord. No. xxxx-2026

- Roadway Improvements Include:
  - Resurfacing of 0.46 miles of State Road.
  - Full and partial base repairs, and complete asphalt resurfacing
  - New sidewalk, curbs, and ADA compliant curb ramps as needed
  - Utility casting adjustments
  - Pavement markings

Budget

Funding

- Construction Cost Estimate: $2,485,470 Million
  - $ 316,000 Federal District 12 Preservation Funds
  - $ $2,017,785 Issue 1 Funds (Pending)*
  - $ 151,688 City Road & Bridge Bonds

* Successful applications notified in December 2026

Schedule

Schedule (ODOT Construction)

- Estimated Advertise for Bids: April 2027
- Estimated Start Construction: July 2027
- Estimated End Construction: November 2027

Questions & Feedback?

Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Administratively Approved Mandatory Legislative Referrals

October 16, 2026

Ord. No. 1163-2026 (introduced by Council Members Polensek and Santana - by departmental request) To amend Section 1 of Ordinance No. 1147-08, passed September 29, 2008, relating to designating the St. Jerome Church, School, Convent, and Rectory as a Cleveland Landmark.

Administratively Approved Mandatory Legislative Referrals

October 16, 2026

Ord. No. 1164-2026 (introduced by Council Members Polensek and Santana - by departmental request) To amend Section 1 of Ordinance No. 1148-08, passed September 29, 2008, relating to designating the St. Mary of the Assumption (also known as St. Mary's Collinwood) Church, School, Gymnasium, and Rectory as a Cleveland Landmark.

Administratively Approved Mandatory Legislative Referrals

October 16, 2026

Ord. No. 1205-2026 (introduced by Council Members Kazy, Slife, Bishop, Santana, and Griffin - by departmental request) Authorizing the Director of Capital Projects to enter into one or more agreements with the cities of Brook Park and Parma to resurface a portion of Brookpark Road located in the City of Cleveland; giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for the improvement; authorizing agreements; and authorizing payment to the City of Brook Park for the City of Cleveland's portion of the improvement.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 16, 2026

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: November 6, 2026