



**CITY OF CLEVELAND**

Mayor Justin M. Bibb

# Cleveland City Planning Commission

May 1, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

## Agenda: May 1, 2026

### ZONING MAP AMENDMENTS

- Map Change 2700 – St. Clair Superior Form Based Code Rezoning
- Ord. No. XXX-2026 – Establishing an East Side TIF District (Mandatory Referral)

### ZONING TEXT AMENDMENTS

- Amending Section 337.02 and repealing Section 337.251
- Ord. No. 561-2026 – Short-Term Rental Amendments (Mandatory Referral)

### CONDITIONAL USES

- Townhomes in a 1F District – WestCliff Townhomes

### CENTRAL EAST DESIGN REVIEW

- EC2026-009 – Olde Cedar Phase 1
- PRJ26-014079 – CCF Building B Demolition

### MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

- Ord. No. 523-2026 – 1900 Loft LLC COT/TIF
- Ord. No. 556-2026 – Data Centers Moratorium
- Ord. No. 557-2026 – Establishing the Playhouse Square DORA
- Res. No. XXX-2026 – Intent to Vacate Midvale, Forestwood, & West 118th
- Ord. No. XXX-2026 – Stantec Contract Renewal
- Ord. No. XXX-2026 – Solar Arrays at Landfill Locations

### DIRECTOR’S REPORT

### ADJOURNMENT





# Cleveland City Planning Commission

## P R E A M B L E

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

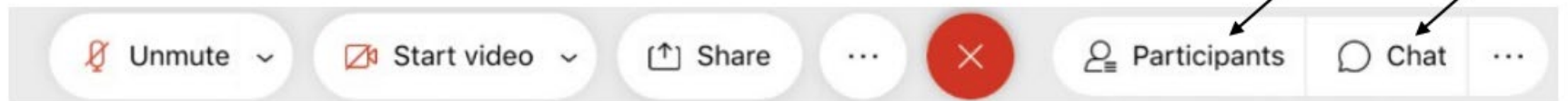
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the Chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.



### CALL-IN USERS CAN UNMUTE BY USING \*6



May 1, 2026



# 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.

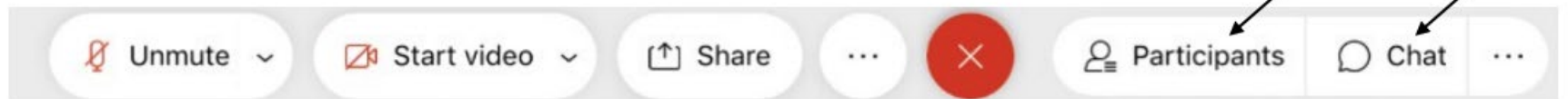
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

## PROPER CHANNELS FOR PUBLIC COMMENT

- Sending an e-mail to the [cityplanning@clevelandohio.gov](mailto: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**



May 1, 2026



# 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

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

**Erika Anthony, Chair**

May 1, 2026

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray–Scott**

**Andrew Sargeant**

**Anthony Whitfield**

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# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026


## Meeting Summary: April 17, 2026

May 1, 2026


### CONDITIONAL USES

-  PRO - 15710 Lorain Avenue Dispensary





### NEAR WEST DESIGN REVIEW

-  PRJ26-XXX - Park Apartment Phase II




### NORTHEAST DESIGN REVIEW

-  PRJ26-006521, PRJ26-006519, and PRJ26-006520 - Superior Demolitions



### CENTRAL EAST DESIGN REVIEW

-  EC2026-012 - Old MLK Demolition
-  EC2026-011 - Woodhill Homes PH4
-  CE2026-008 - CCF East Parking Garage
-  CE2026-007 - CCF West Parking Garage


### DOWNTOWN/FLATS DESIGN REVIEW

-  DF2025-014 - The Saunagoose
-  DF2025-021 - Union at Cleveland Harbor
-  PRJ26-XXX - Cleveland Amphitheatre



### MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

-  Ord. No. 453-2026 - Mill Creek Restoration Easements
-  Ord. No. 456-2026 - Playhouse Square Parking Lot Lease

### ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS






-  Ord. No. 404-2026, Res. No. 457-2026, & Res. No. 480-2026

### SPECIAL PRESENTATIONS (INFO ONLY)

-  Map Change 2700 - St. Clair-Superior & Hough Form Based Code Rezoning
-  Transformative Art Fund Initiative - 2025 Overview

### DIRECTOR'S REPORT & ADJOURNMENT

## CPC Ruling:

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

# Cleveland City Planning Commission

## Zoning Map Amendments

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

**Map Change 2700** (to be introduced) Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map.

May 1, 2026

Presenter: Xavier Bay, City Planner

Project Representatives: Adam Davenport, Neighborhood Planning Manager  
& Tom McNair, Chief of Integrated Development



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Map Change 2700

*May 01, 2026*



# Growth that Starts with Residents

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Modern Zoning Changes



**Cleveland does not need to be  
discovered; it needs to be invested in.**



For generations, residents in the Hough and St. Clair-Superior neighborhoods have carried the strength, culture, and identity of this city forward, often without the level of investment they deserved.

**To better reflect what Clevelanders want to see in their neighborhoods, the City is updating its zoning code using a form-based approach.**



# Why Here? Why Now?

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## St. Clair Superior & Hough Zoning Change





# Modern Zoning Through **Form-Based Code**

- Today, Cleveland’s zoning primarily focuses on how buildings are used—like residential, commercial, or industrial—and applies similar rules across different areas of the city. But our neighborhoods aren’t all the same. Each one has its own character, history, and needs.
- Form-Based Code shifts the focus from how buildings are used to how they look, feel, and fit within a neighborhood. This approach allows for more flexibility while ensuring new development matches the scale and design of the surrounding community. It also helps expand equitable options for housing and transportation, so every neighborhood can grow in a way that works for the people who live there.
- **The City has already piloted this in parts of the Hough neighborhood – the proposal is an expansion of this effort north to St. Clair Avenue.**



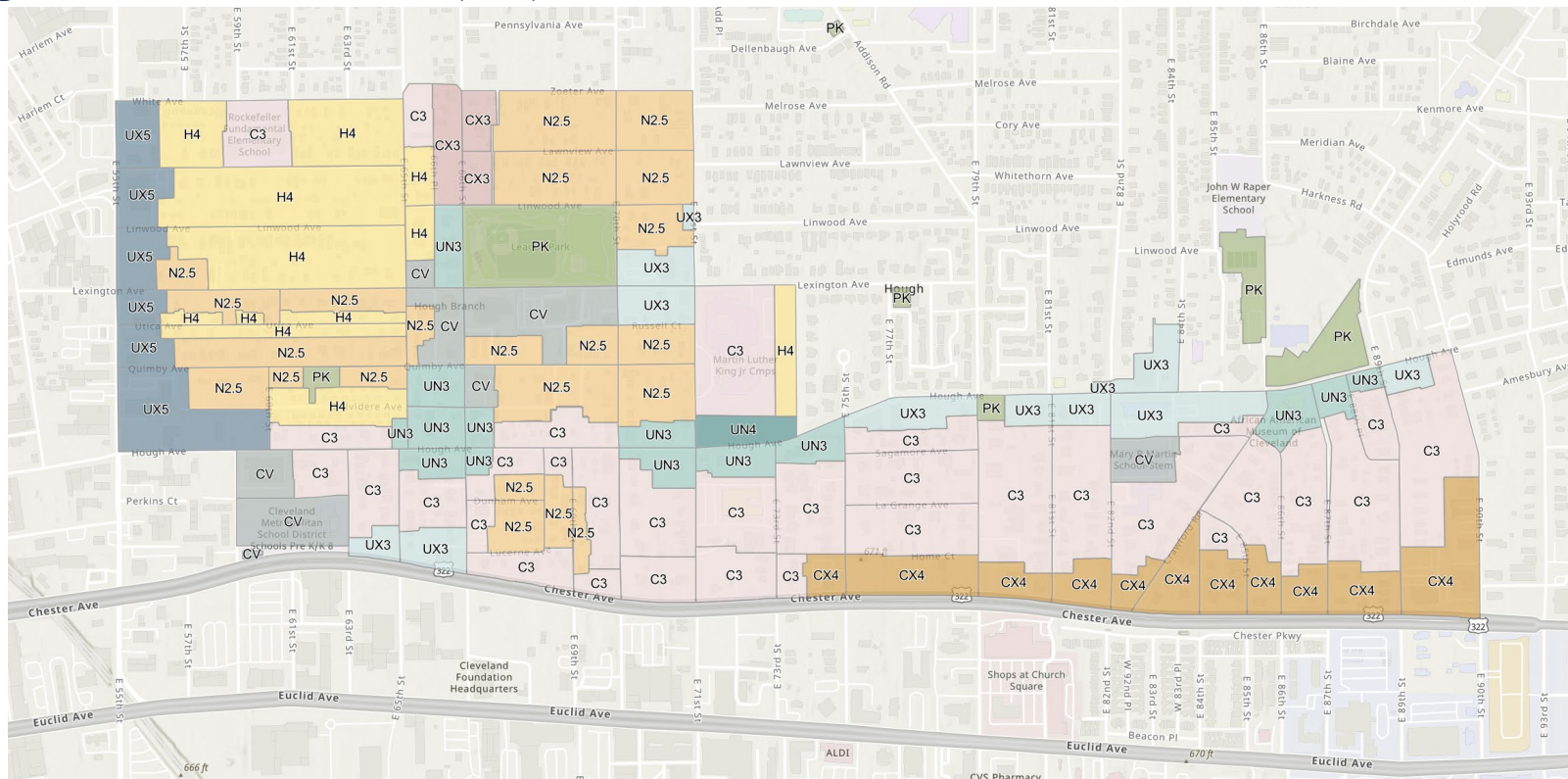
## What Can the Community Expect?

- **What Can the Community Expect?**
- **For most homeowners, little will change.**
  - We're updating outdated rules so it's easier to repair, refinance, or rebuild your home—without unnecessary zoning hurdles.
  - We're simplifying the code so it's easier to understand and use.
- **More housing options that fit the neighborhood.**
  - Expanding choices for different incomes and life stages while preserving the character of St. Clair Superior & Hough.
- **Easier for small businesses to open and grow.**
  - Streamlining permits and making it easier to activate existing storefronts.



# Modern Zoning Through Form-Based Code

- Hough FBC Pilot Eff. 7/3/24



## Modern Zoning Through **Form-Based Code**

This is about giving Cleveland the tools to grow with intention, so every neighborhood can evolve in a way that reflects its character, supports its residents, and attracts the investment it deserves.

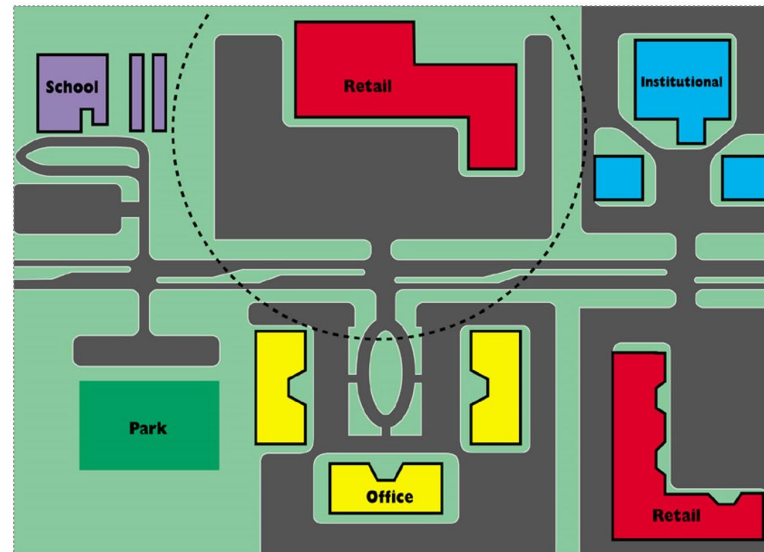


# Modern Zoning Through Form-Based Code

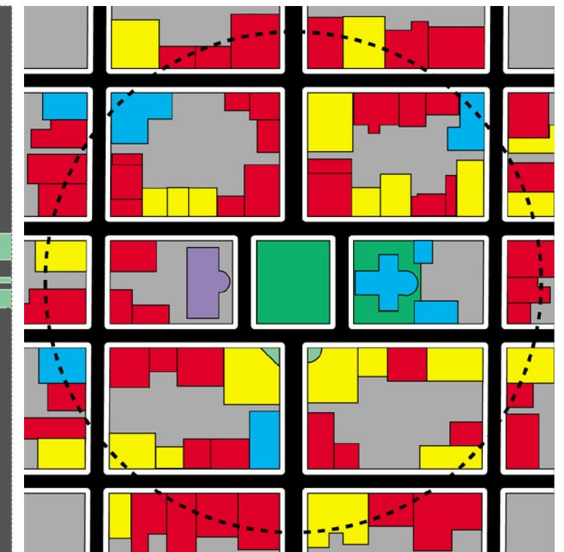
## Current Neighborhood Challenges & Form-Based Code Solutions:

### Walkability & Safety

- **Current zoning:** Separates land uses, which can lead to sprawl and make it harder to access everyday amenities and jobs without a car.
- **FBC:** Encourages a mix of uses along commercial corridors, making it easier to walk to shops, services, and job opportunities.



**CURRENT ZONING CODE**  
SEPARATING USES = LOTS OF DRIVING



**FORM-BASED CODE**  
A MIX OF USES = WALKABILITY



# Modern Zoning Through **Form-Based Code**

## Current Neighborhood Challenges & Form-Based Code Solutions:

### *Affordability & Inclusivity*

- **Current zoning:** Limits housing supply and can fall out of step with demand due to complex, restrictive regulations.
- **FBC:** Expands the range of housing options for different incomes and life stages, while ensuring new development fits the character of the neighborhood.
- **Current zoning:** Restricts many home-based and small-scale businesses, creating barriers for blue-collar entrepreneurs.
- **FBC:** Supports a wider range of building types and uses, making it easier for small businesses to start, grow, and thrive within their communities.



# Modern Zoning Through **Form-Based Code**

## Current Neighborhood Challenges & Form-Based Code Solutions:

### *Streamlined Administrative Process & User Friendly*

- **Current zoning:** Lacks a clear, consistent permit process, making applications difficult for both staff and the public to navigate.
- **FBC:** Establishes a clear, modern application and permitting process that reflects how development works today.
- **Current zoning:** Text-heavy and difficult to interpret, making regulations hard to understand and apply.
- **FBC:** Uses clear language and visual standards, making the code easier to navigate, understand, and use.



## Modern Zoning Through **Form-Based Code**

Form-based code makes it easier for residents to invest in their homes, attracts new housing and local businesses, and removes barriers so good projects can move forward faster.

### **What This Means as Examples:**

- A vacant storefront can more easily become a café or small business
- A homeowner can add a unit for family or rental income
- New housing can be built that fits the scale of the block
- Mixed-use corridors can support shops, services, and jobs within walking distance





**Hey, St. Clair Superior!**  
We want to hear from you!

Learn about the zoning change

Take a survey

Ask us questions

[planning.clevelandohio.gov](http://planning.clevelandohio.gov)

Share your neighborhood vision with us!

[planning.clevelandohio.gov](http://planning.clevelandohio.gov)  
\*resident survey & zoning change info\*



**Attention, St. Clair Superior:**  
We want to hear from you!

Visit the website below to learn about a proposed zoning change for the St. Clair Superior community.

[planning.clevelandohio.gov](http://planning.clevelandohio.gov)

Take our survey to share your opinions and experiences in your neighborhood!



Do you live here?  
Work here?  
Play here?

**Take the survey in our bio!**

*St. Clair Superior*



**St. Clair Superior,**  
**We want to hear from you!**

Take this survey to share your opinions and experiences in your neighborhood!

Scan the QR code for the survey, to ask questions, and to learn more about the proposed zoning change.



[planning.clevelandohio.gov](http://planning.clevelandohio.gov)

**Why Update St. Clair Superior's Zoning?**

This zoning change makes it easier for residents to invest in their homes, attracts new housing & local businesses, and removes unnecessary barriers.

This is about giving St. Clair Superior the tools to grow with intention, so your neighborhood can evolve in a way that reflects its character, supports its residents, and attracts the investment it deserves.



**CITY OF CLEVELAND**  
**cpc**  
CITY PLANNING COMMISSION



# Community Engagement Opportunities



# Euclidean vs Form Based Code

CONVENTIONAL CODES	FORM BASED CODES
<b>Pros</b>	<b>Pros</b>
Familiar system to understand and implement	Allows mixed use by right
Few gray areas about allowable uses - uses are generally predictable	User-friendly with graphics and illustrations
	More efficiently plans and uses public infrastructure - water, sewer, roads, etc.
	Clear standards so design/form is predictable and meets community goals
	Focuses on quality of public realm - public gathering places, engaging streetscapes
	Quicker review process
<b>Cons</b>	<b>Cons</b>
Vague standards for placement and form of development	Requires more upfront planning (charrettes, public input, etc.)
Hinders the creation of mixed use development	New approach
Often results in economically inefficient development - mismatched development of public utilities and transportation systems resulting in inefficient use of public facilities from leap-frogged development and sprawl	Represents change
Rarely produces improvements in the public realm - public gathering places, engaging streetscapes	Little control over uses unless specify prohibited uses or establish proportion of types of uses in advance.
Often produces isolated, single-use lots, excessive setbacks and parking, and, because of separation of uses, an increased dependence on automobile use	Developers / landowners must learn a new way of conducting business.
Slower review process	

- Focus on requirements that create safe, walkable, mixed-use neighborhoods
- Simplify code format – chart and image based document
- By incorporating the most common design review comments from Planning Commission and local committees, the updated code will reduce the number of required applicant revisions and speed up the application to permit time

# Purpose

- **Support housing growth and neighborhood stability by:**
  - Allowing missing middle housing (multi-generational, age-in-place, duplexes, small multi-family, ADUs)
  - Reducing barriers to rebuilding on vacant or underutilized lots
  - Ensuring new development fits existing neighborhood character
- **Align zoning with existing built form**
- **Support both existing and new businesses by allowing flexible use of space to provide neighborhood amenities**
- **Promotes walkable, safe streets**



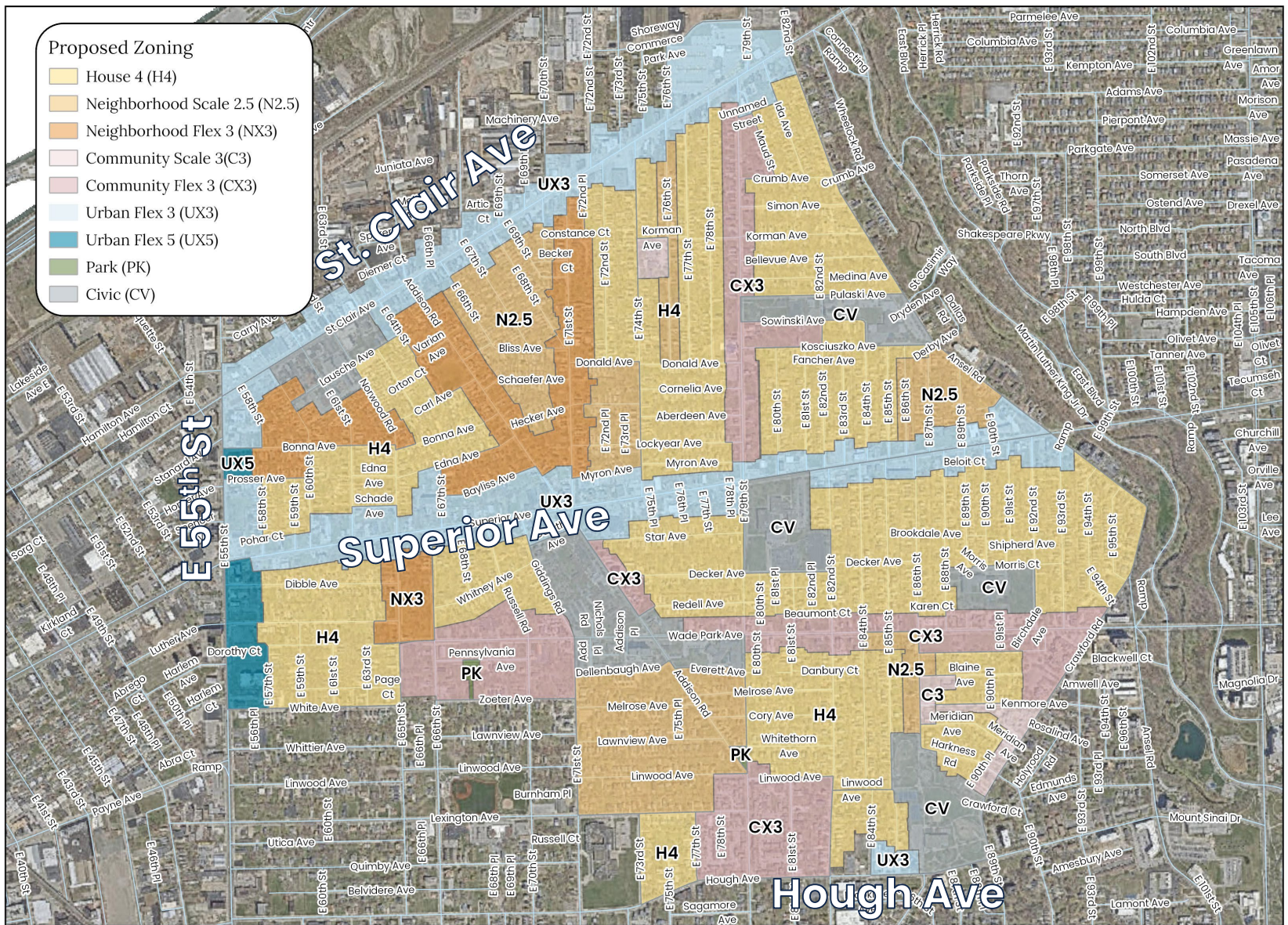
*Provided by City Architecture*

**E. 89<sup>th</sup> Street (8 Units)**



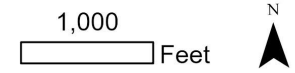
# Proposed Map Change 2700

- Proposed Zoning**
- House 4 (H4)
  - Neighborhood Scale 2.5 (N2.5)
  - Neighborhood Flex 3 (NX3)
  - Community Scale 3(C3)
  - Community Flex 3 (CX3)
  - Urban Flex 3 (UX3)
  - Urban Flex 5 (UX5)
  - Park (PK)
  - Civic (CV)



## Map Change 2700

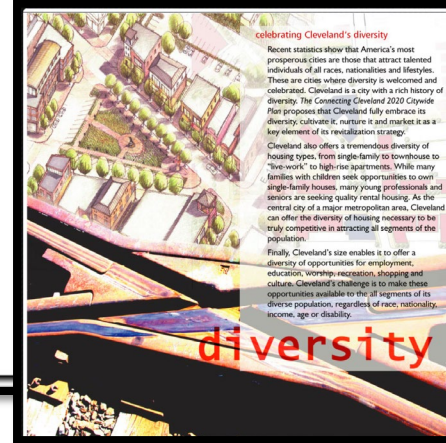
Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map. (Map Change 2700)



# Connecting Cleveland 2020



City of Cleveland



## St. Clair Superior Community Building Project

## Groundtruthing Program

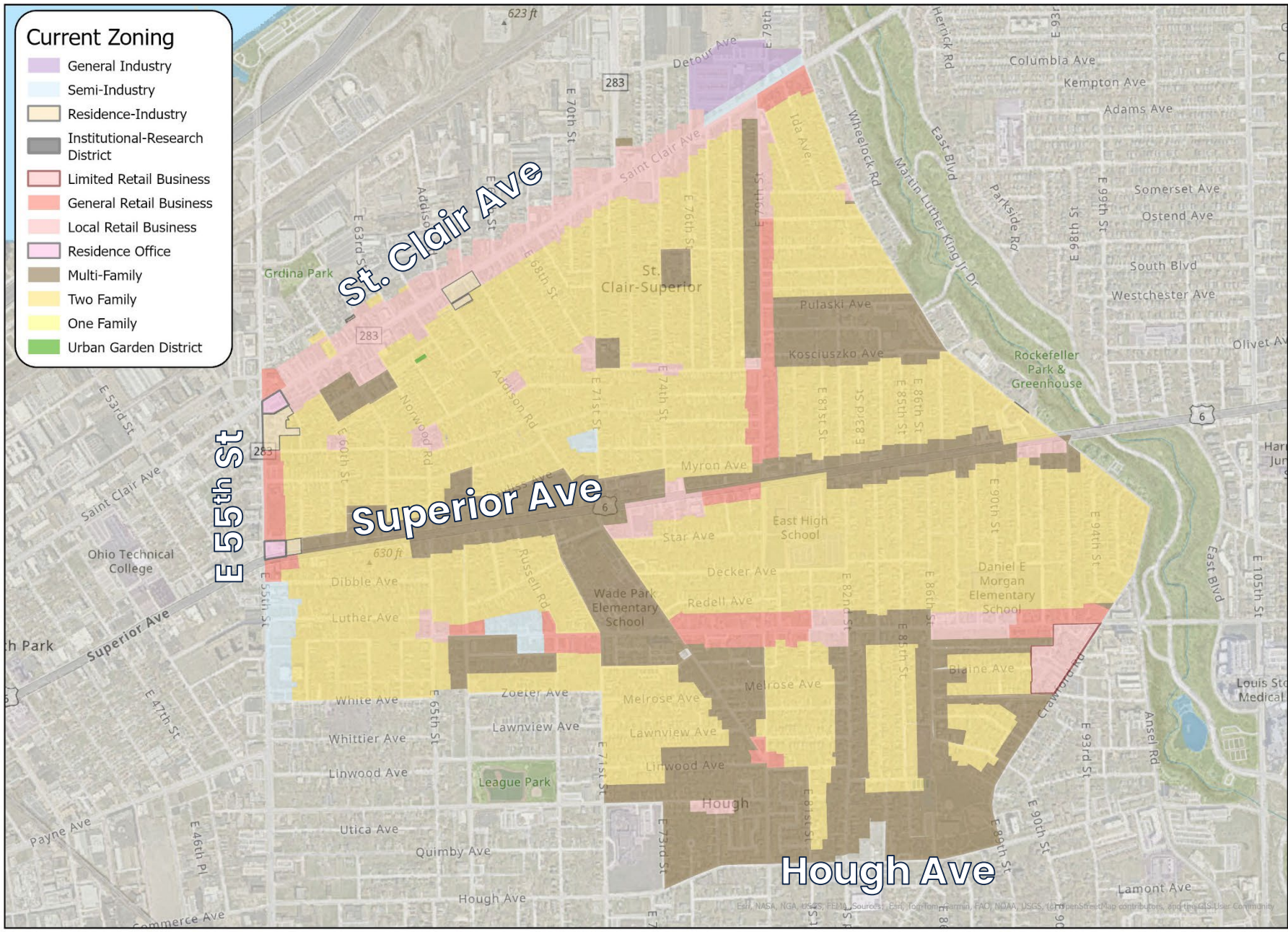


Western Reserve Land Conservancy, St. Clair Superior CDC, City of Cleveland



### Current Zoning

- General Industry
- Semi-Industry
- Residence-Industry
- Institutional-Research District
- Limited Retail Business
- General Retail Business
- Local Retail Business
- Residence Office
- Multi-Family
- Two Family
- One Family
- Urban Garden District



# Existing Zoning

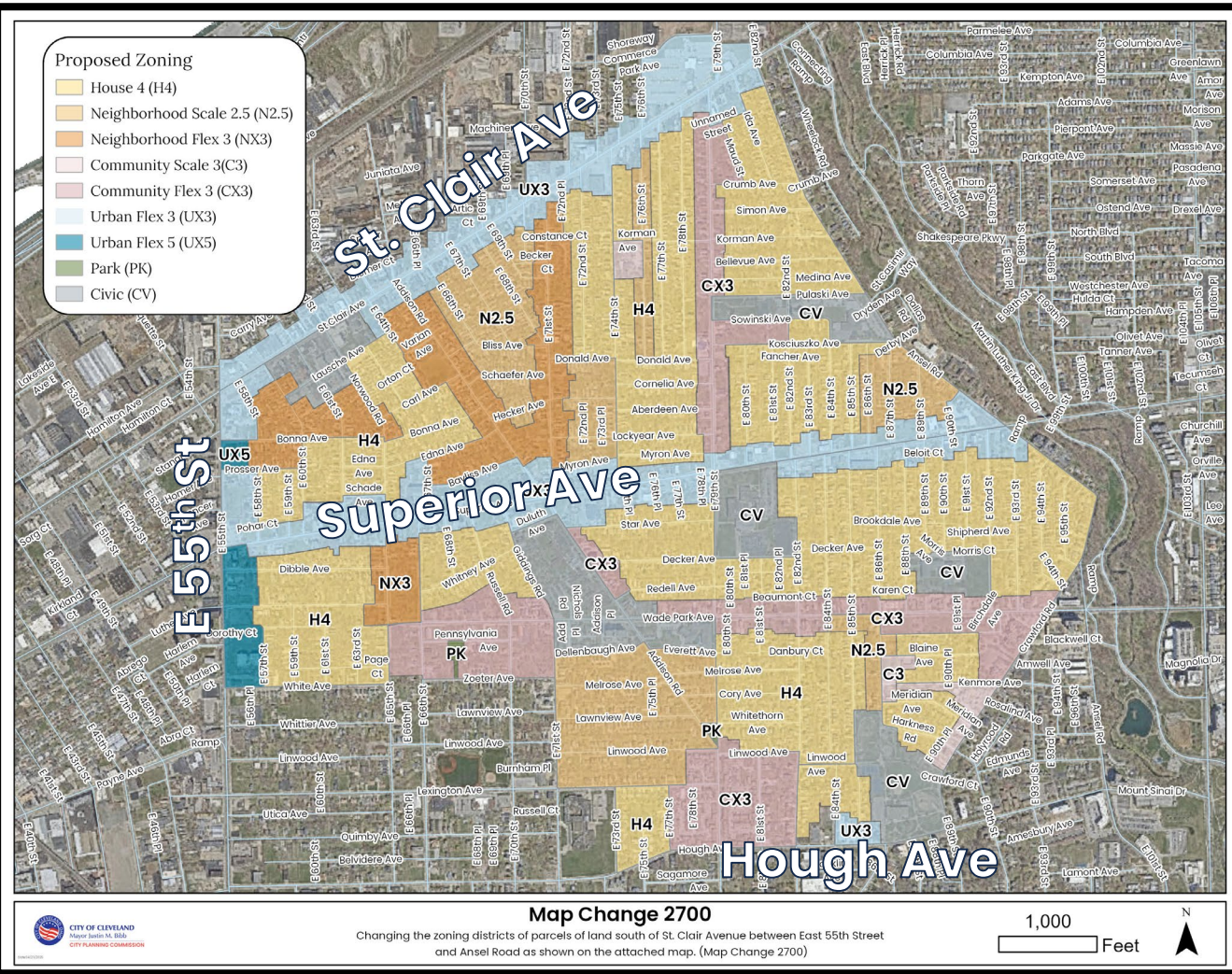
- Two Family
- Multi-Family
- Residence Office
- Local Retail
- General Retail
- Limited Retail
- Residence Industry
- Semi Industry
- General Industry

**Current Zoning**



# House 4 (H4)

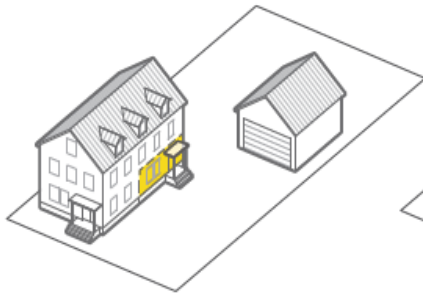
- Existing Zoning Two-Family & Multi-Family Residential Districts
- 1-4 unit residential context.



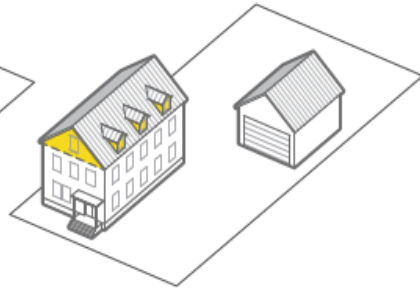
<b>H4</b>
4 dwellings units per site
20' site width
2.5 stories/32' in height
35' building width

**House 4:** A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

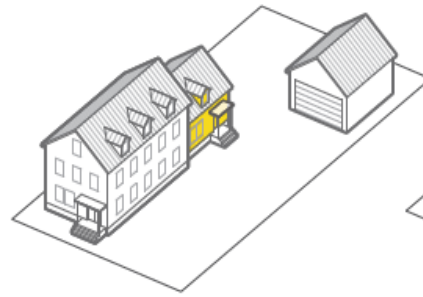
# H4 HOUSE 4



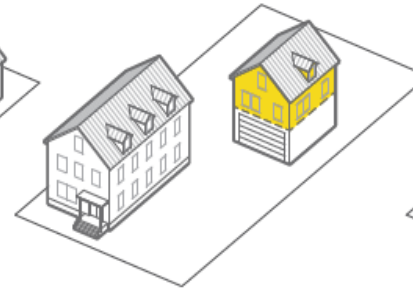
Carve Out: Ground Floor



Carve Out: Attic



Attached to House



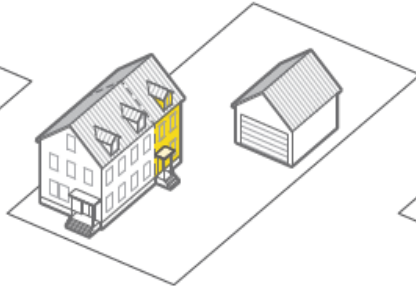
Stacked Above Garage



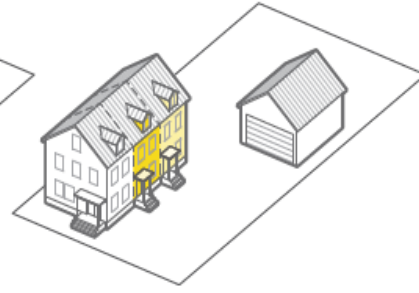
Detached Unit



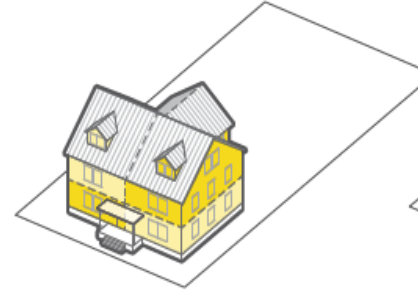
Conversion: Garage



Conversion: Duplex



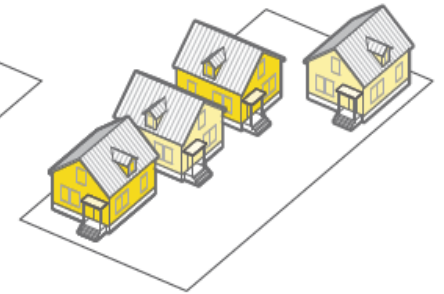
Conversion: Triplex



1 Quadplex



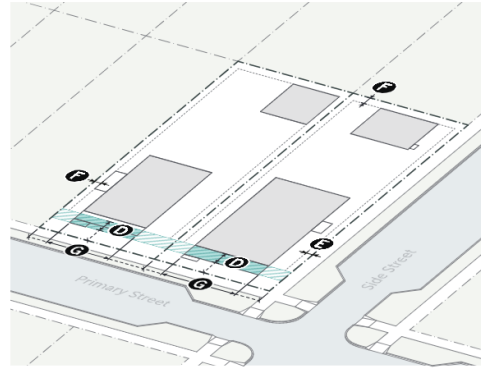
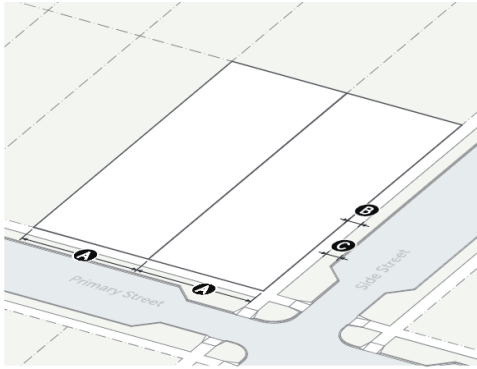
2 Duplexes



4 Bungalows



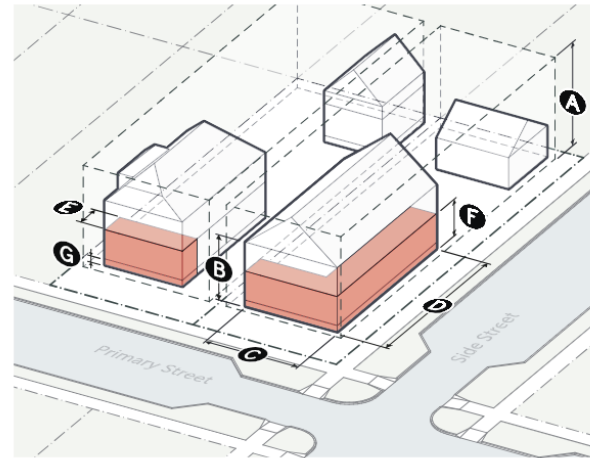
A. SITE



<b>1. Size</b>	2.2.2
<b>A</b> Width (min)	
Front access	35'
Side/rear access	20'
<b>2. Dwelling Units</b>	2.2.3
Max per site	4
<b>3. Amenity</b>	2.2.4
Outdoor amenity space (min)	n/a
<b>4. Walls &amp; Fences</b>	2.2.5
Front yard height (max)	Type C2   4'
Side street yard height (max)	
Within 3' of boundary line	Type C2   4'
More than 3' from boundary line	Type C3   6'
Side/rear yard height (max)	Type C5   6'
<b>5. Streetscape</b>	2.2.6
<b>B</b> Pedestrian zone (min)	Match context
<b>C</b> Furniture zone (min)	Match context
Planting strip type	Tree lawn
Trees in planting strip	Required (2.2.6(F))

<b>6. Setbacks</b>	2.2.7
<b>D</b> Primary street boundary line (min/max)	Established setback range or 10'/20'
<b>E</b> Side street boundary line (min)	3'
<b>F</b> Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
<b>7. Transitions</b>	2.2.8
Setback from transition boundary line	n/a
<b>8. Street Build-Out</b>	2.2.9
<b>G</b> Primary street (min)	50%
Side street (min)	n/a
<b>9. Parking Location</b>	2.2.10
Front yard	Not allowed
Side street yard	Allowed
Side yard	Allowed
Rear yard	Allowed

B. BUILDING



<b>1. Massing</b>	2.2.11
Height (max)	
<b>A</b> Stories/feet	2.5/32'
<b>B</b> Top plate	25'
Width (max)	
<b>C</b> Primary street	35'
<b>D</b> Side street	70'
<b>E</b> Active depth (min)	9'
Dwelling units per building (max)	4
<b>2. Story Height</b>	2.2.12
<b>F</b> Ground story height (min)	9'
<b>G</b> Ground floor elevation (min/max)	2'/5.5'

<b>3. Windows</b>	Primary St.	Side St.
	2.2.13	
<b>H</b> Ground story (min)	35%	30%
<b>I</b> Upper story (min)	15%	15%
<b>J</b> Blank wall width (max)	10'	20'
<b>4. Doors</b>	2.2.14	
<b>K</b> Street-facing entry spacing (max)	30'	50'



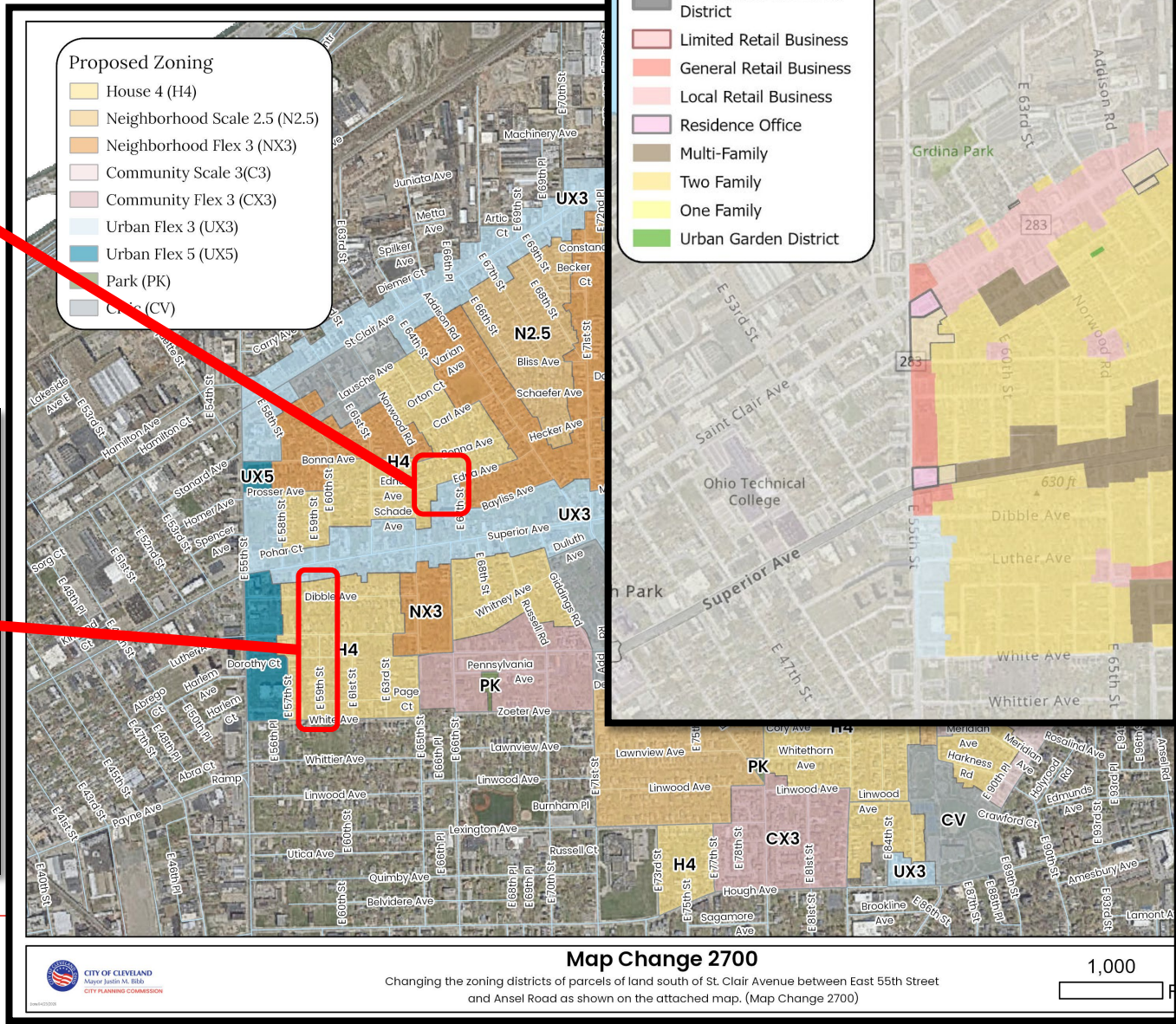


House 4

Edna Ave & Norwood Rd

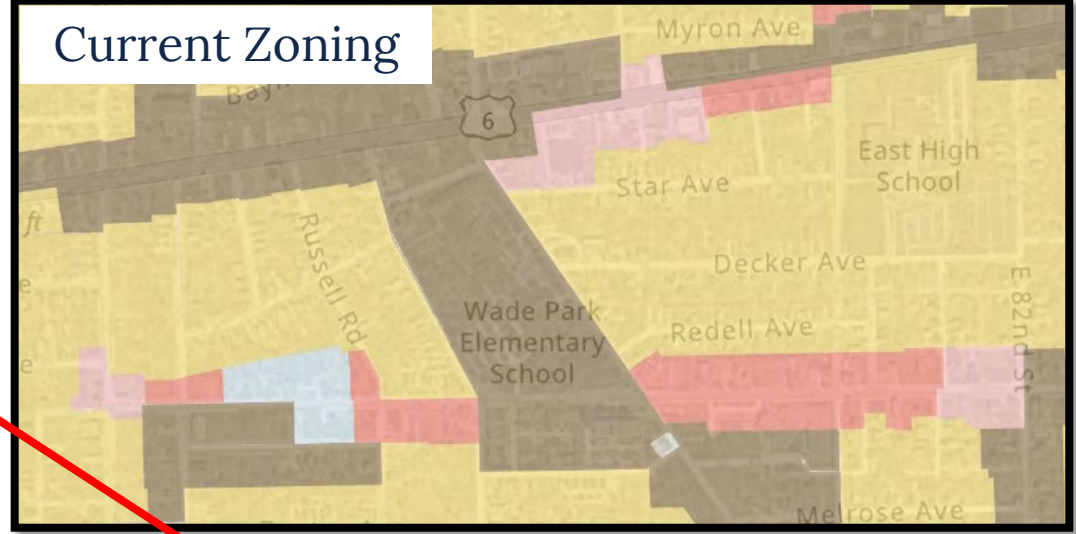


E 59th St

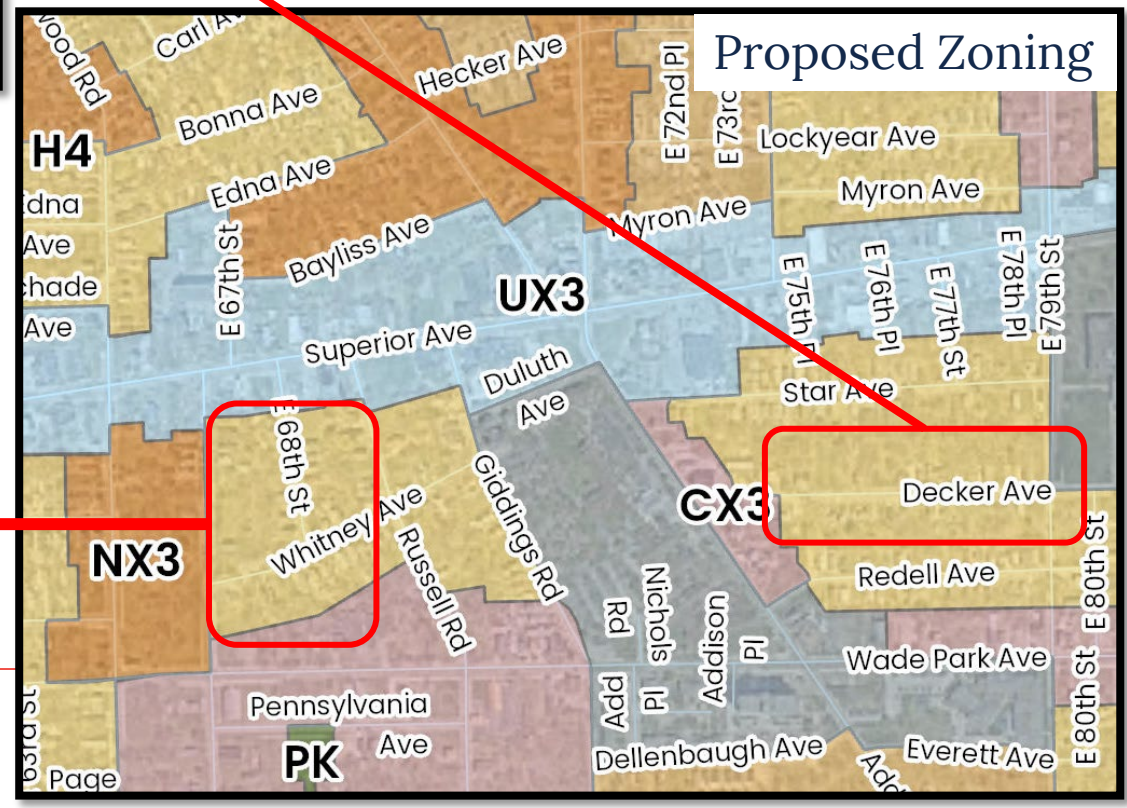




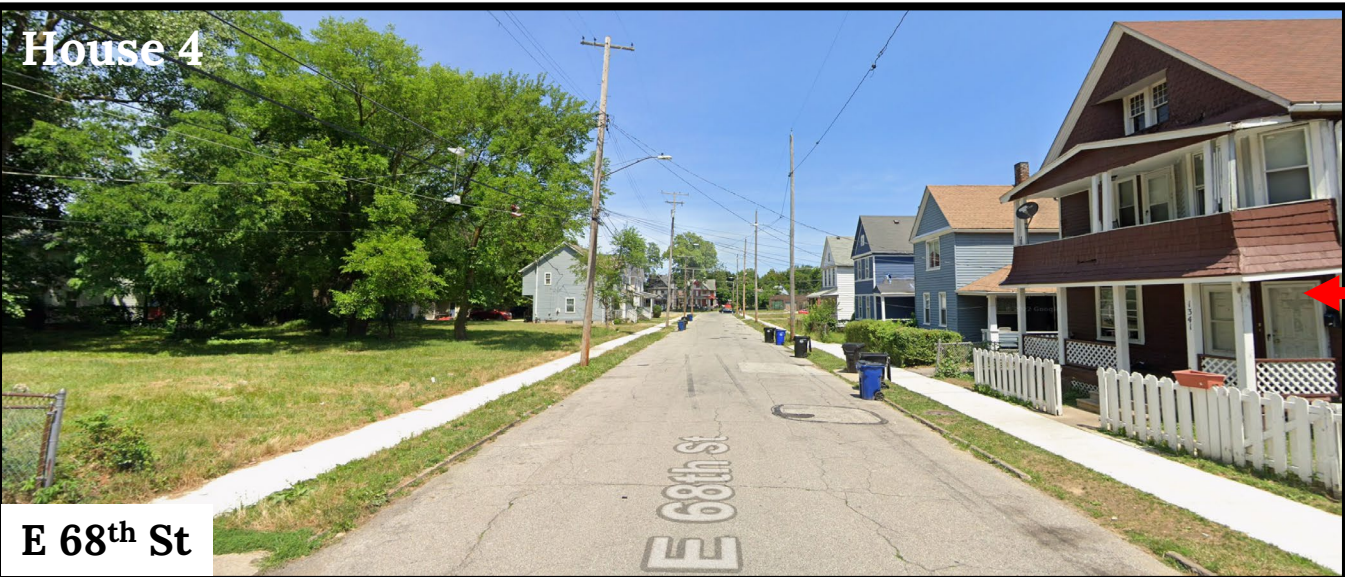
Decker Ave



Current Zoning

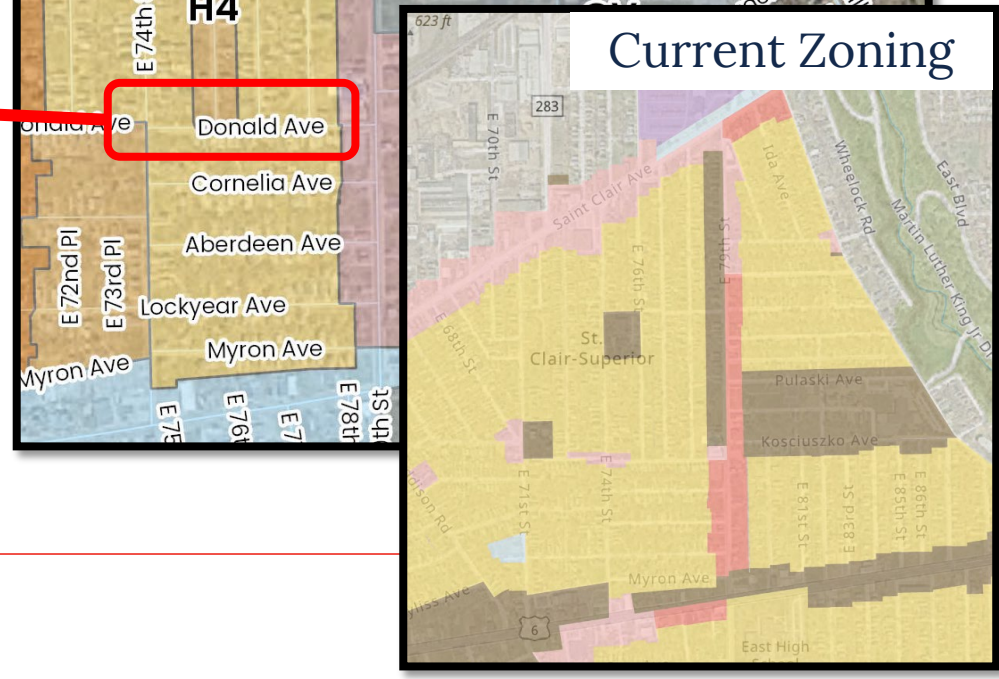
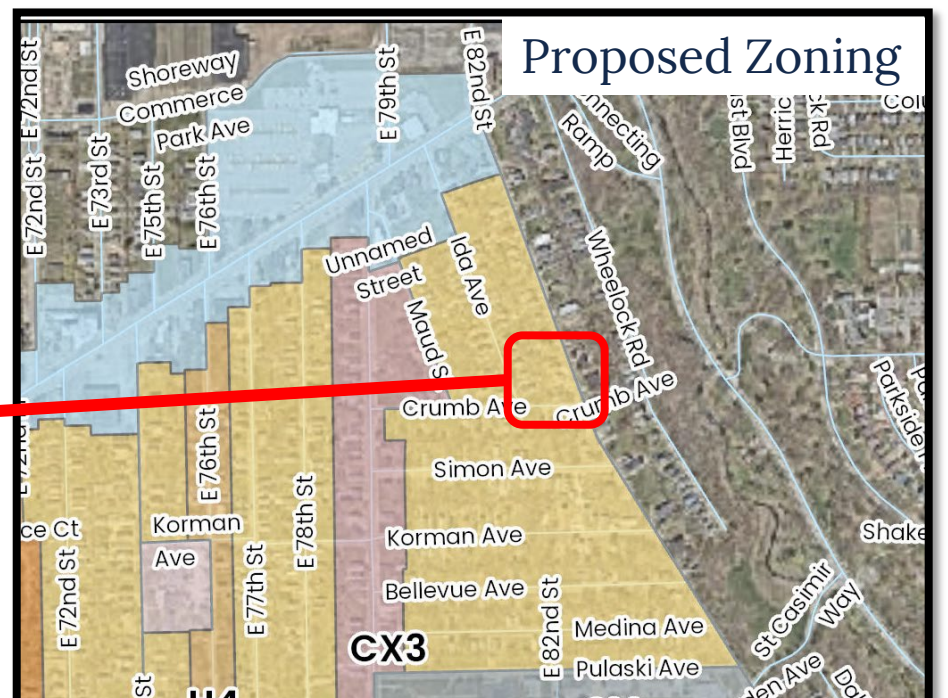


Proposed Zoning



House 4

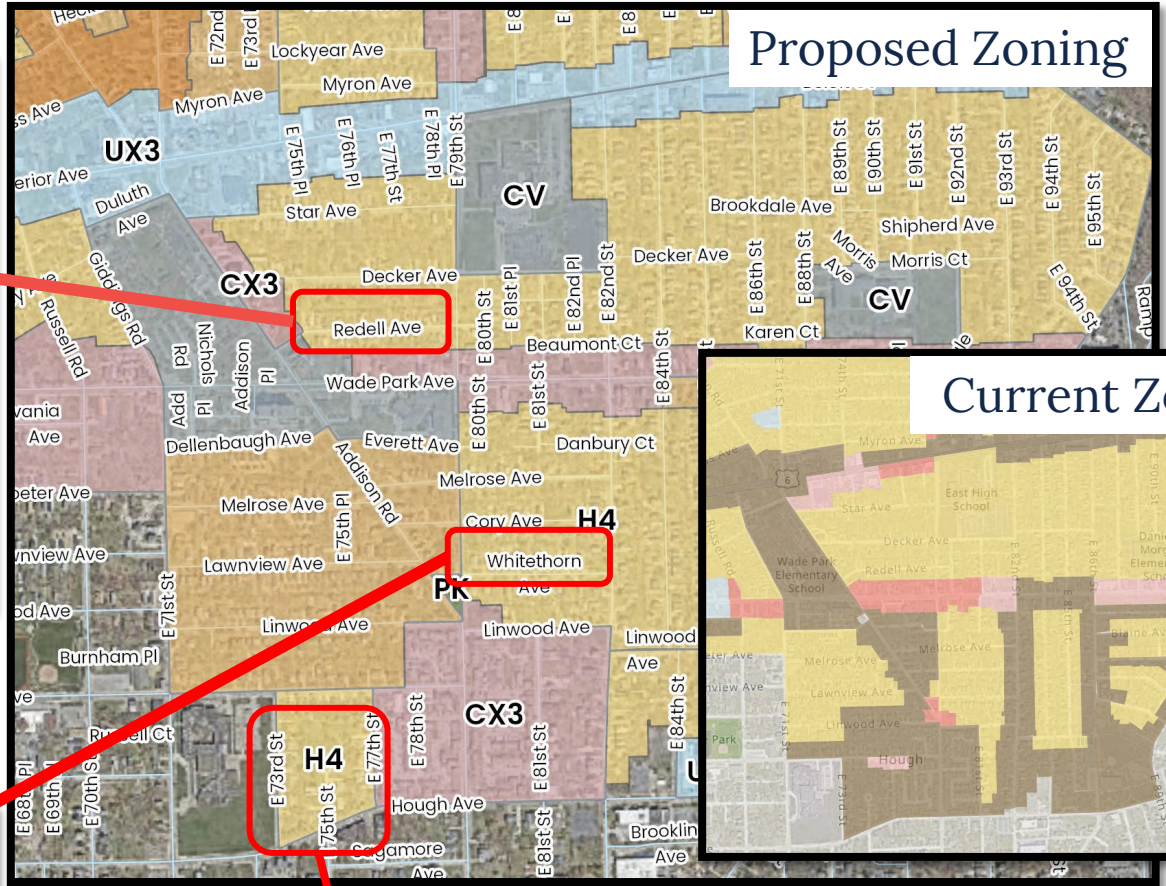
E 68th St



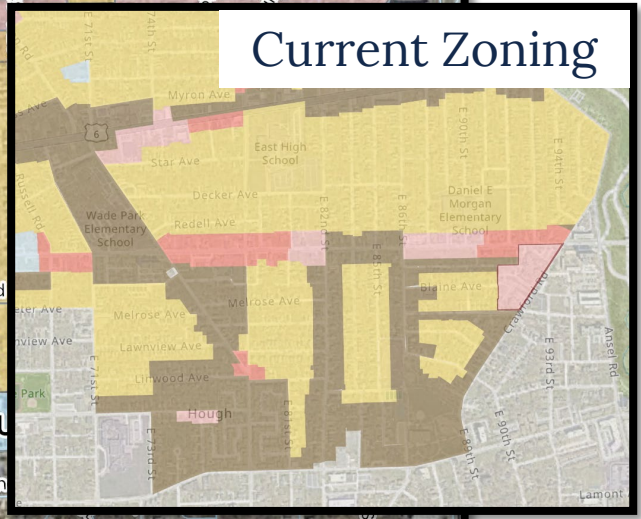


House 4

Rendell Ave



Proposed Zoning



Current Zoning



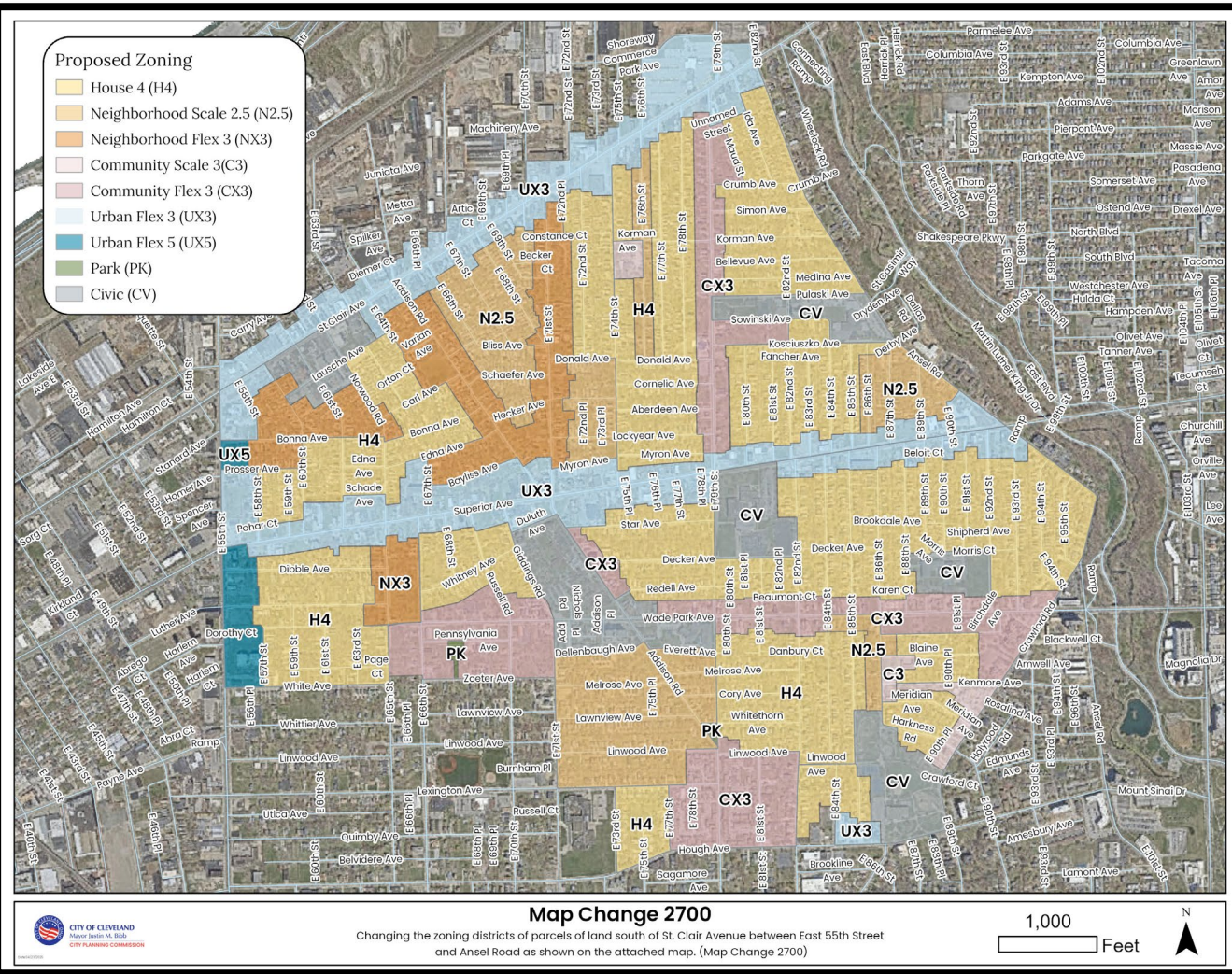
Whitethorn Ave



E 73rd St

# Neighborhood Scale 2.5 (N2.5)

- Existing Zoning 2F, MF, SI
- Diversity of housing typologies & price points



<b>N2.5</b>
8 dwellings units
15' site width
2.5 stories/32' in height
40' building width

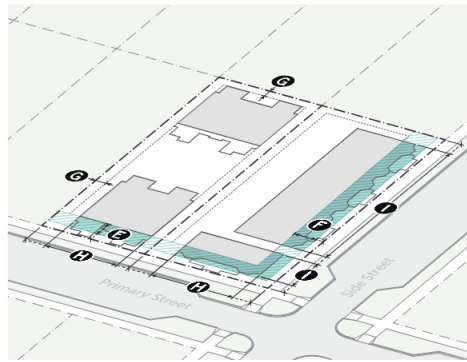
*Provided by City Architecture*

**E. 89th Street (8 Units)**

**Neighborhood 2.5** : A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses.

2.4.2. N2.5 NEIGHBORHOOD 2.5

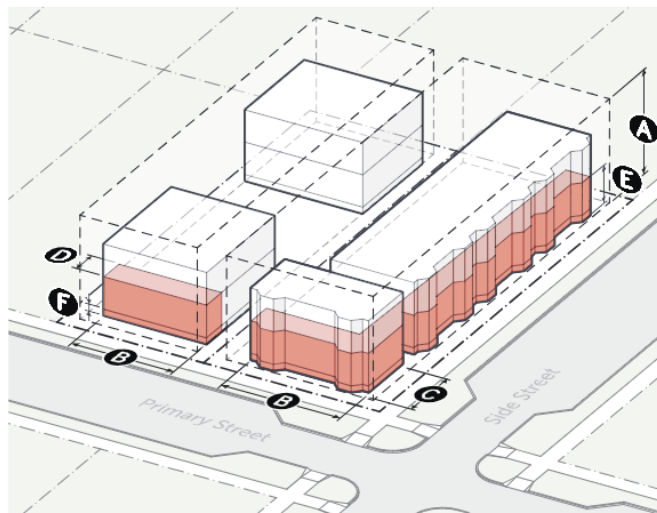
A. SITE



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

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

B. BUILDING



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



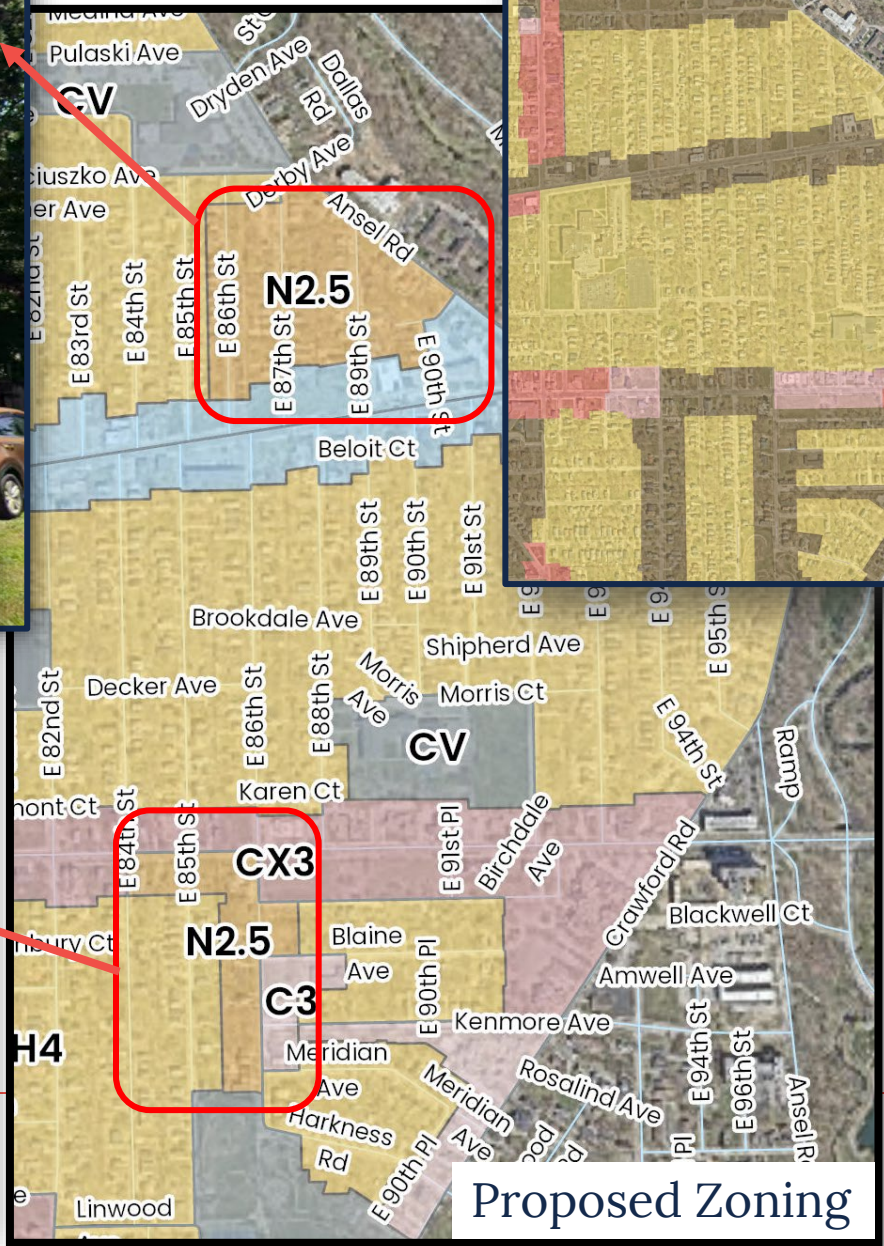
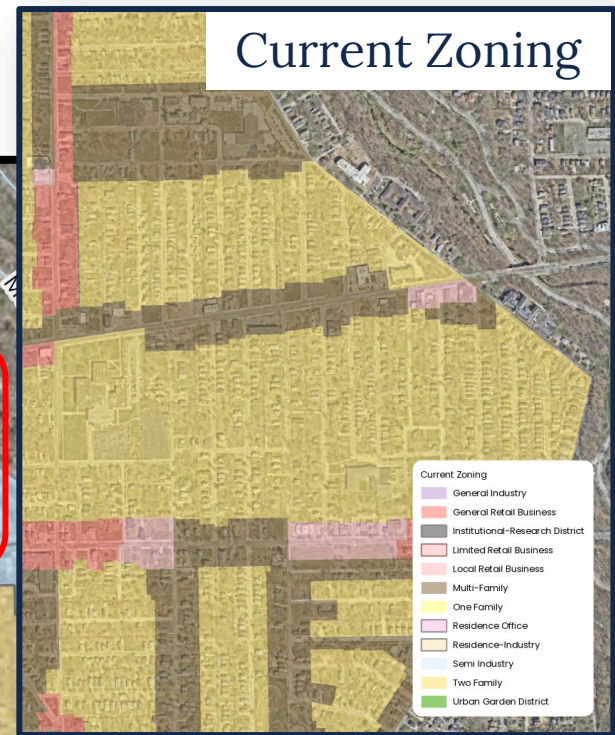
	Primary St.	Side St.
<b>3. Windows</b>	2.2.13	
<b>G</b> Ground story (min)	35%	30%
<b>H</b> Upper story (min)	15%	15%
<b>I</b> Blank wall width (max)	15'	25'
<b>4. Doors</b>	2.2.14	
<b>J</b> Street-facing entry spacing (max)	30'	50'



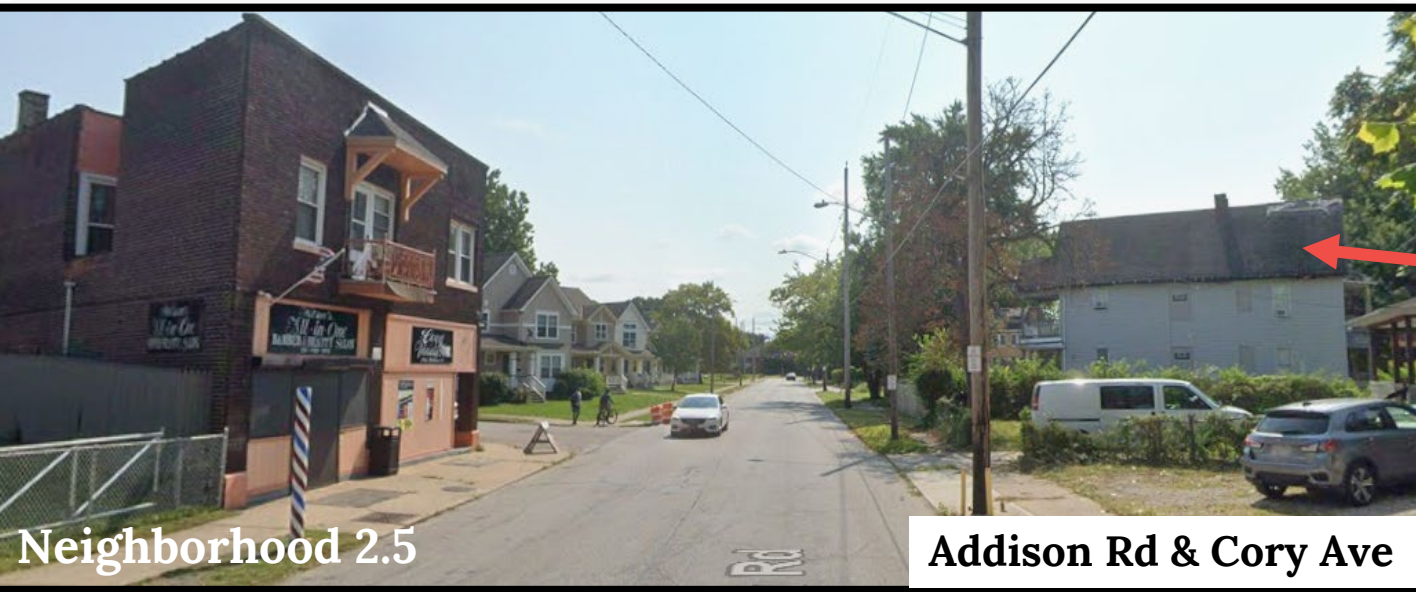
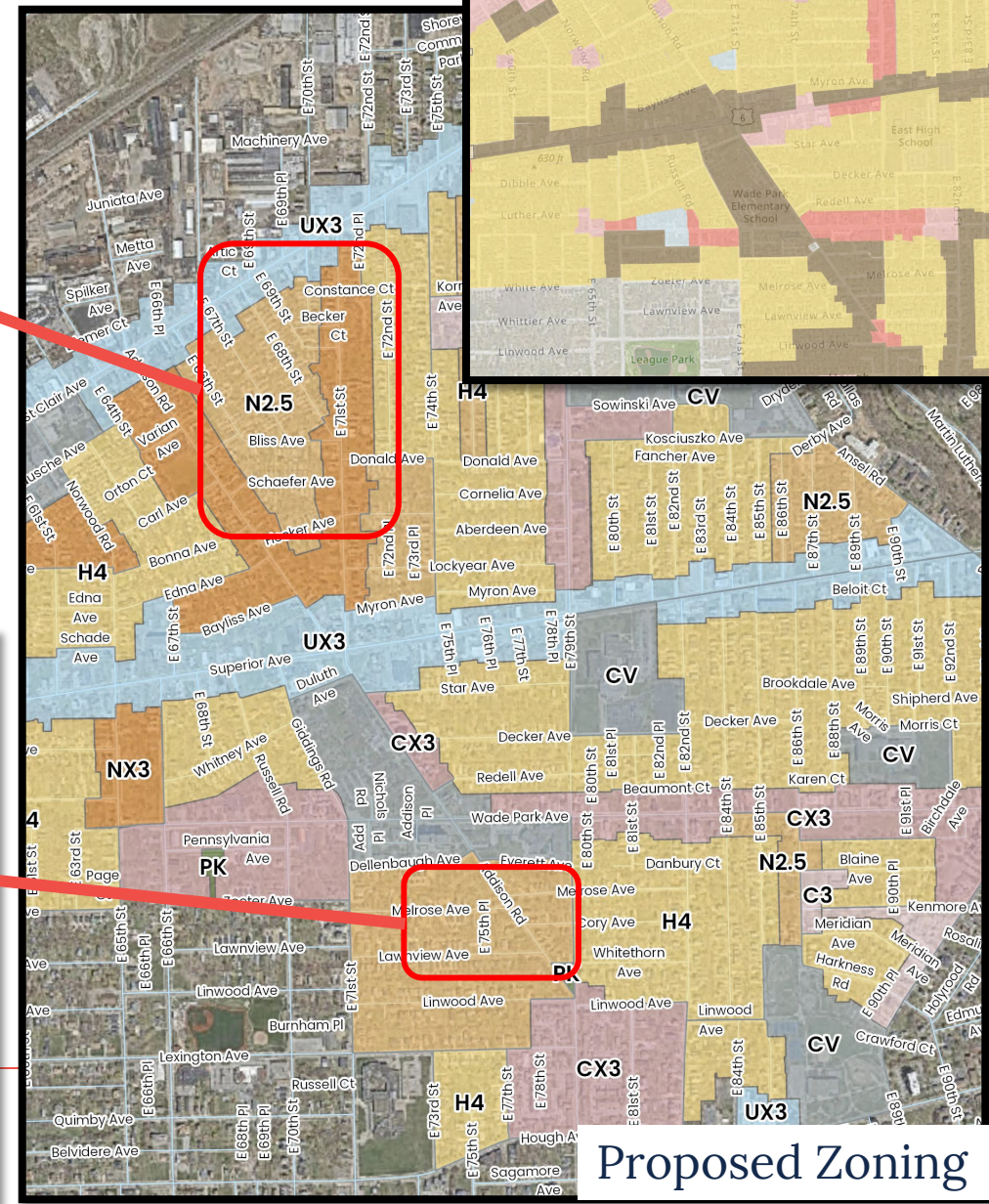
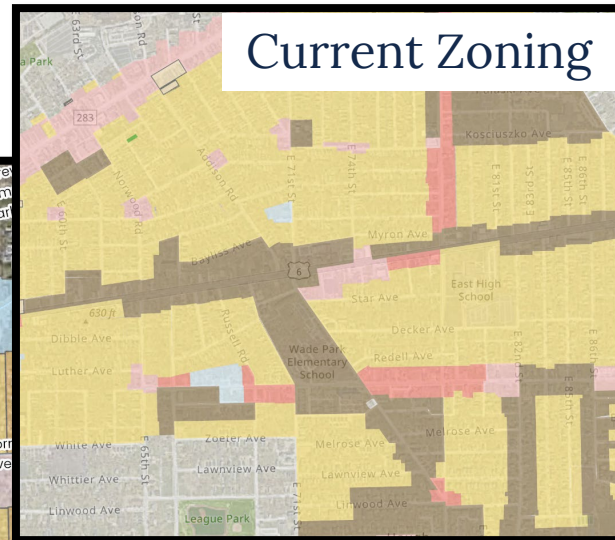
# Neighborhood 2.5



E 87th St



E 86th St & Meridian Ave



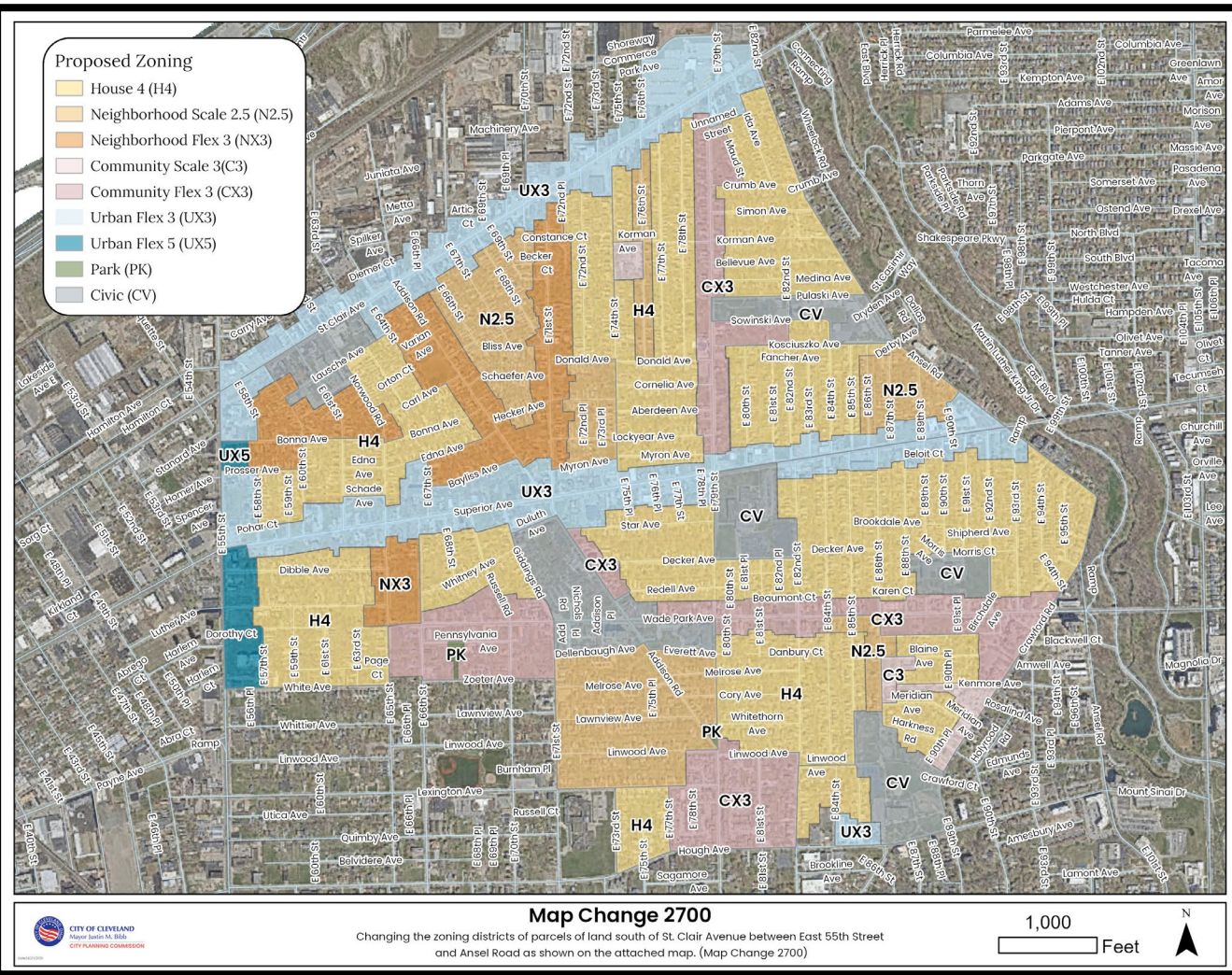
Neighborhood 2.5

Addison Rd & Cory Ave

Proposed Zoning

# Neighborhood Flex 3 (NX3)

- Existing Zoning 2F, MF, SI
- Low intensity housing with small scale neighborhood amenities



<b>NX3</b>
8 dwellings units
15' site width
3 stories/42' in height
40' building width
Allows limited small-scale commercial

Neighborhood Flex 3: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

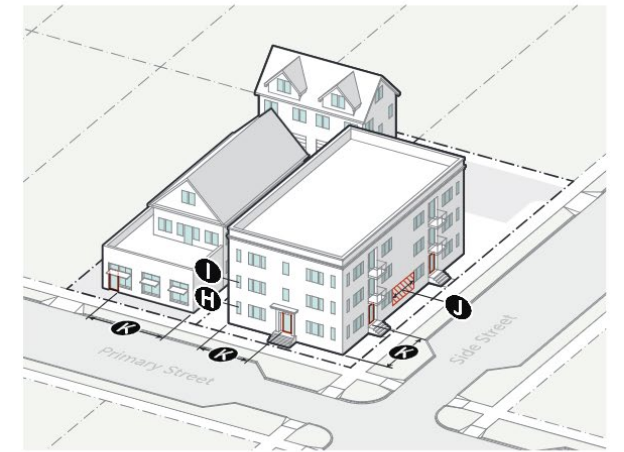
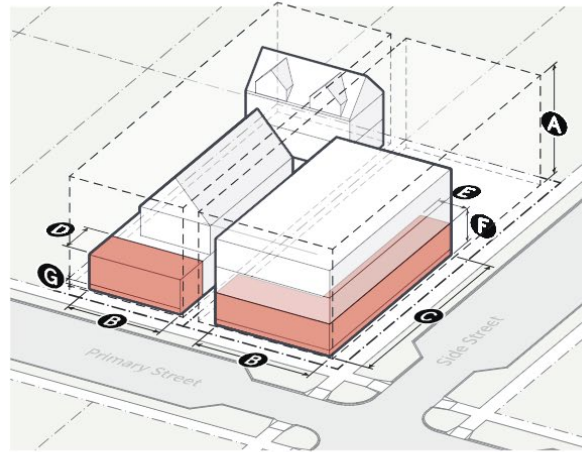
2.4.3. NX3 NEIGHBORHOOD FLEX 3

A. SITE



<b>1. Size</b>	2.2.2	<b>6. Setbacks</b>	2.2.7
<b>A</b> Width (min)		<b>E</b> Primary street boundary line (min/max)	5'/15'
Front access	35'	<b>F</b> Side street boundary line (min/max)	3'/15'
Side/rear access	15'	<b>G</b> Rear/side boundary line (min)	
<b>2. Dwelling Units</b>	2.2.3	Up to 15' in height	1.5'
Max per site	Unlimited	15' or more in height	3'
<b>3. Amenity</b>	2.2.4	Alley boundary line	3' or 20' min
<b>B</b> Outdoor amenity space (min)	10%	<b>7. Transitions</b>	2.2.8
<b>4. Walls &amp; Fences</b>	2.2.5	Setback from transition boundary line	10'
Front yard height (max)	Type C2   4'	<b>8. Street Build-Out</b>	2.2.9
Side street yard height (max)		<b>H</b> Primary street (min)	65%
Within 3' of boundary line	Type C2   4'	<b>I</b> Side street (min)	40%
More than 3' from boundary line	Type C3   6'	<b>9. Parking Location</b>	2.2.10
Side/rear yard height (max)	Type C5   6'	Front/side street yard	Not allowed
<b>5. Streetscape</b>	2.2.6	Side yard	Not allowed
<b>C</b> Pedestrian zone (min)	Match context	Rear yard	Allowed
<b>D</b> Furniture zone (min)	Match context		
Planting strip type	Tree lawn/ Raised curb planter		
Trees in planting strip	Required (2.2.6(F))		

B. BUILDING



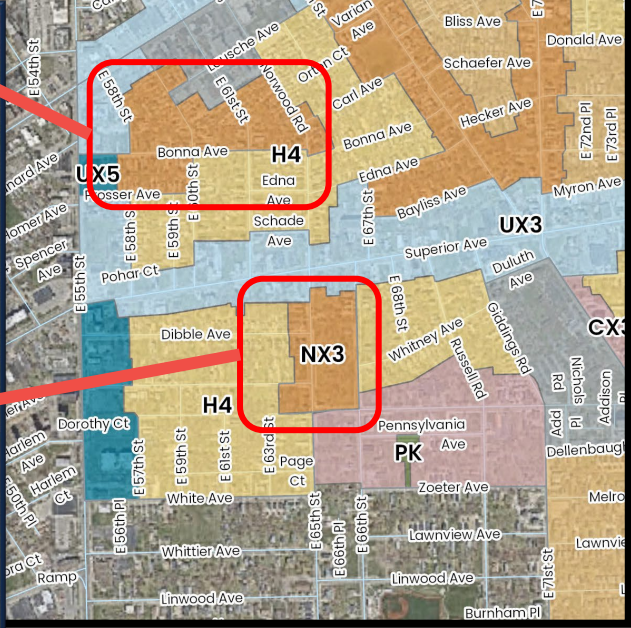
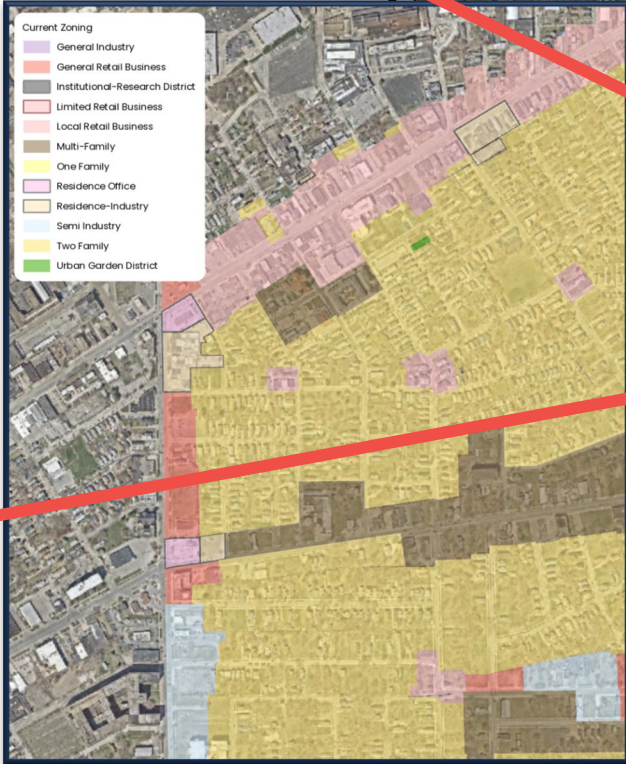
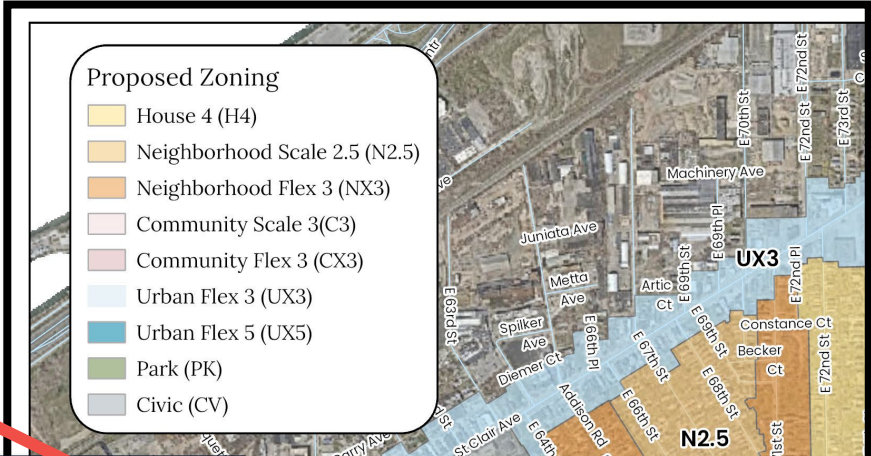
<b>1. Massing</b>	2.2.11
<b>A</b> Height (max stories/feet)	3/42'
Width (max)	
<b>B</b> Primary street	40'
<b>C</b> Side street	90'
Active depth (min)	
<b>D</b> Primary street	15'
<b>E</b> Side street	9'
Dwelling units per building (max)	8
<b>2. Story Height</b>	2.2.12
<b>F</b> Ground story height (min)	10'
<b>G</b> Ground floor elevation (min/max)	
Residential	2'/5'
Nonresidential	-1'/5.5'

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



# Neighborhood Flex 3

## E 60th St. & Bonna Ave

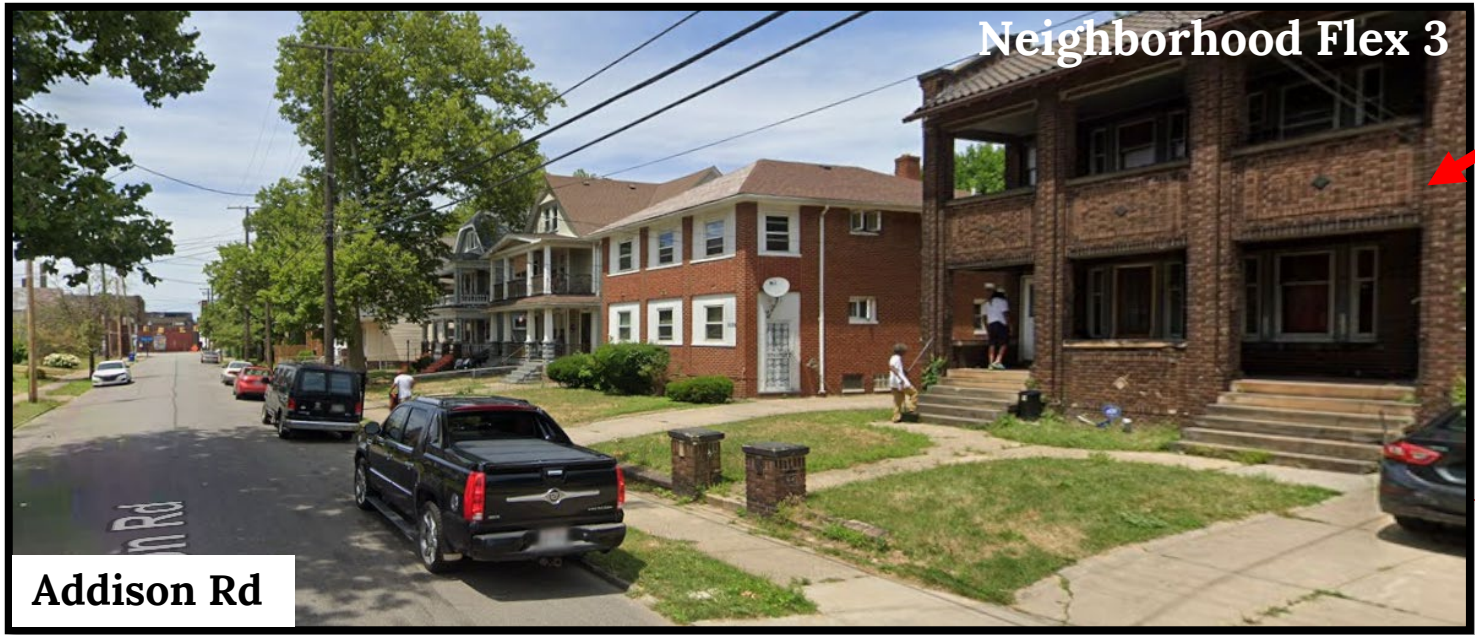
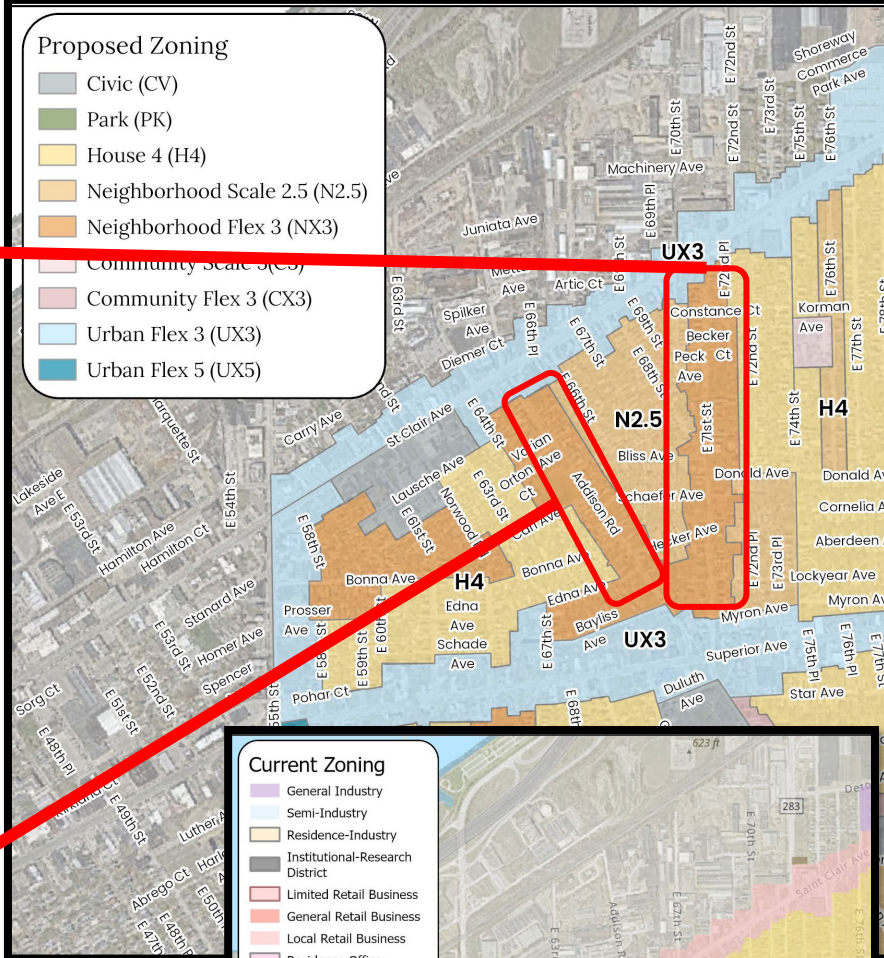


E 66th St

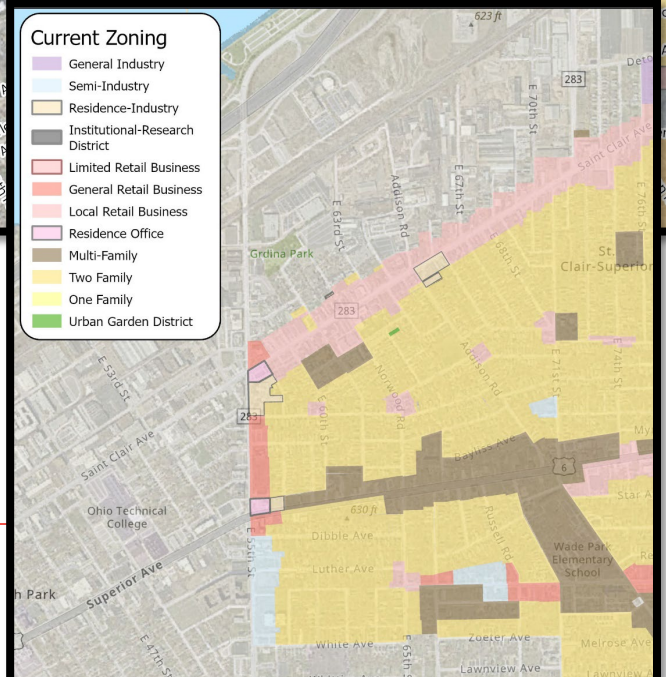




E 71<sup>st</sup> St & Becker Ct



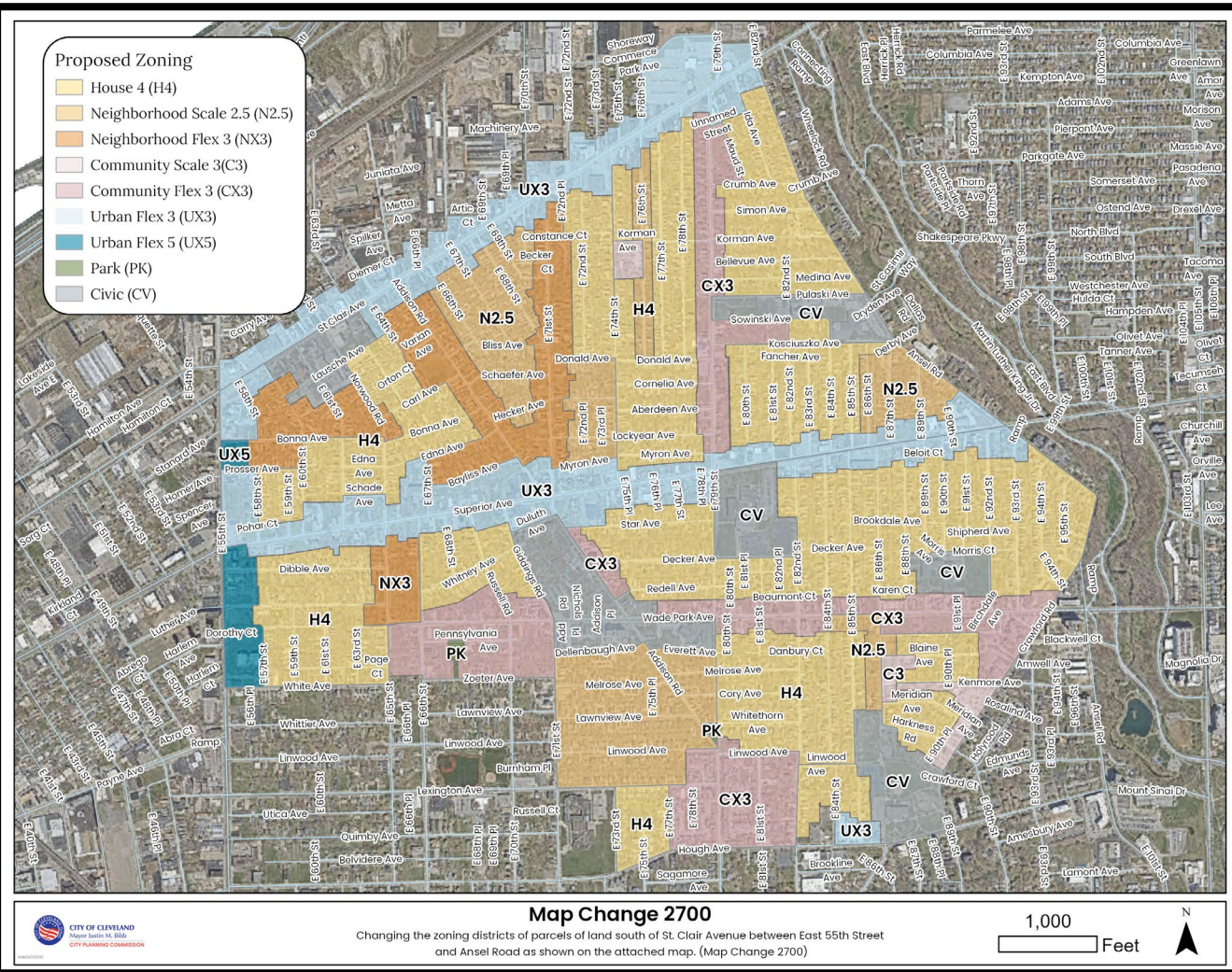
Addison Rd



Neighborhood Flex 3

# Community 3 (C3)

- Existing Zoning MF, LR, GR, LLR
- Diversity of housing typologies



**C3**

No density restrictions

15' side width

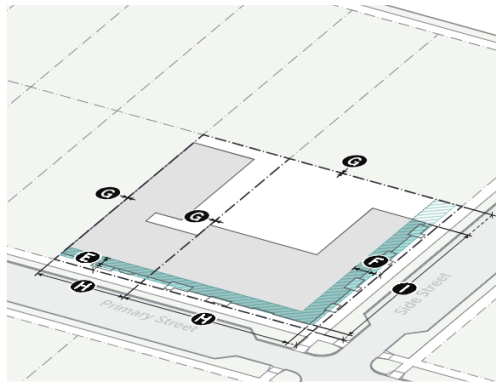
3 stories/42' in height

175' building width

**Community 3:** A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses.

2.5.2. C3 COMMUNITY 3

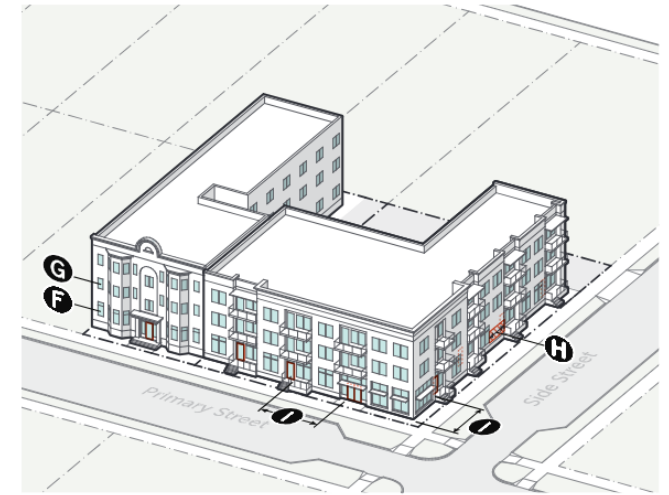
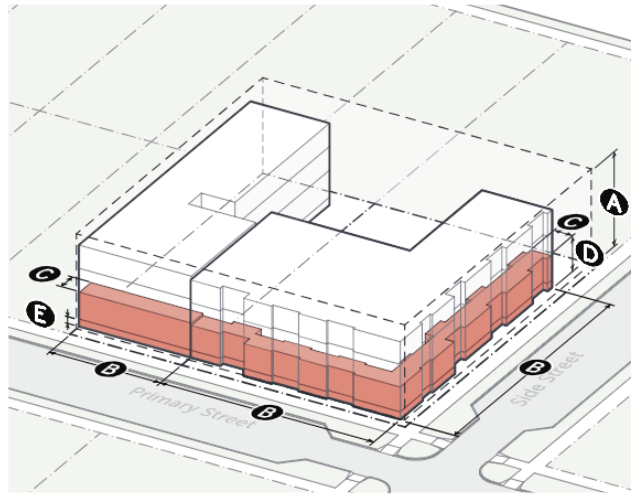
A. SITE



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

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

B. MASSING



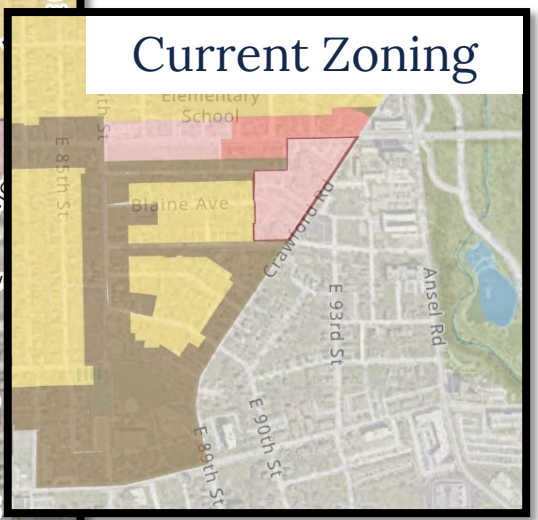
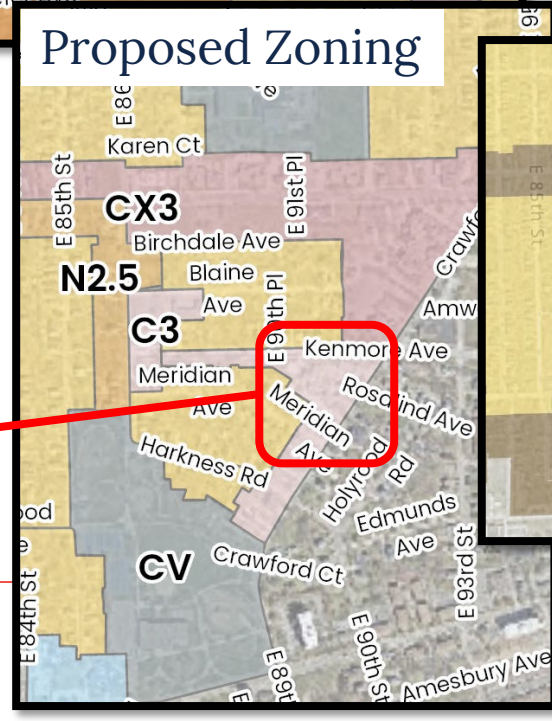
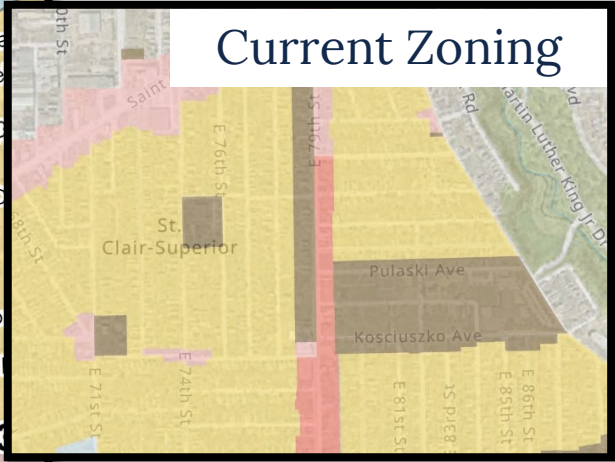
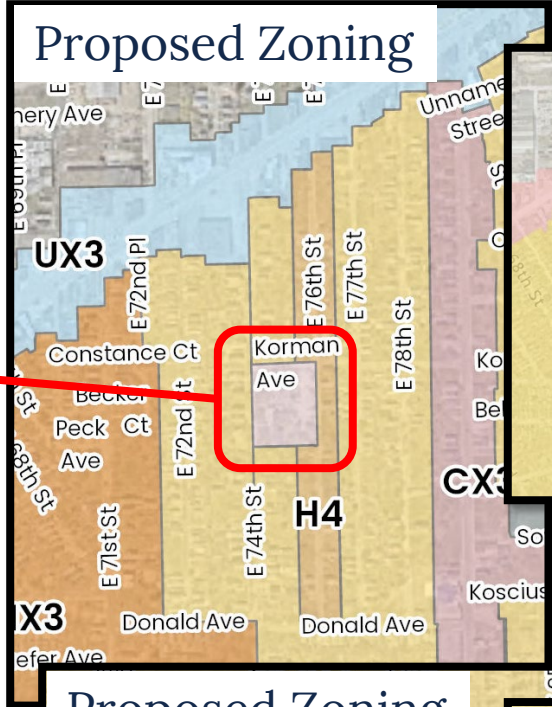
<b>1. Building</b>	2.2.11
<b>A</b> Height (max stories/feet)	3/42'
<b>B</b> Width (max)	175'
<b>C</b> Active depth (min)	9'
Dwelling units per building (max)	Unlimited
<b>2. Story Height</b>	2.2.12
<b>D</b> Ground story height (min)	10'
<b>E</b> Ground floor elevation (min/max)	2'/5.5'

<b>3. Windows</b>	2.2.13	
<b>F</b> Ground story (min)	35%	30%
<b>G</b> Upper story (min)	15%	15%
<b>H</b> Blank wall width (max)	15'	25'
<b>4. Doors</b>	2.2.14	
<b>I</b> Street-facing entry spacing (max)	40'	60'



# Community 3

E 76<sup>th</sup> St & Korman Ave

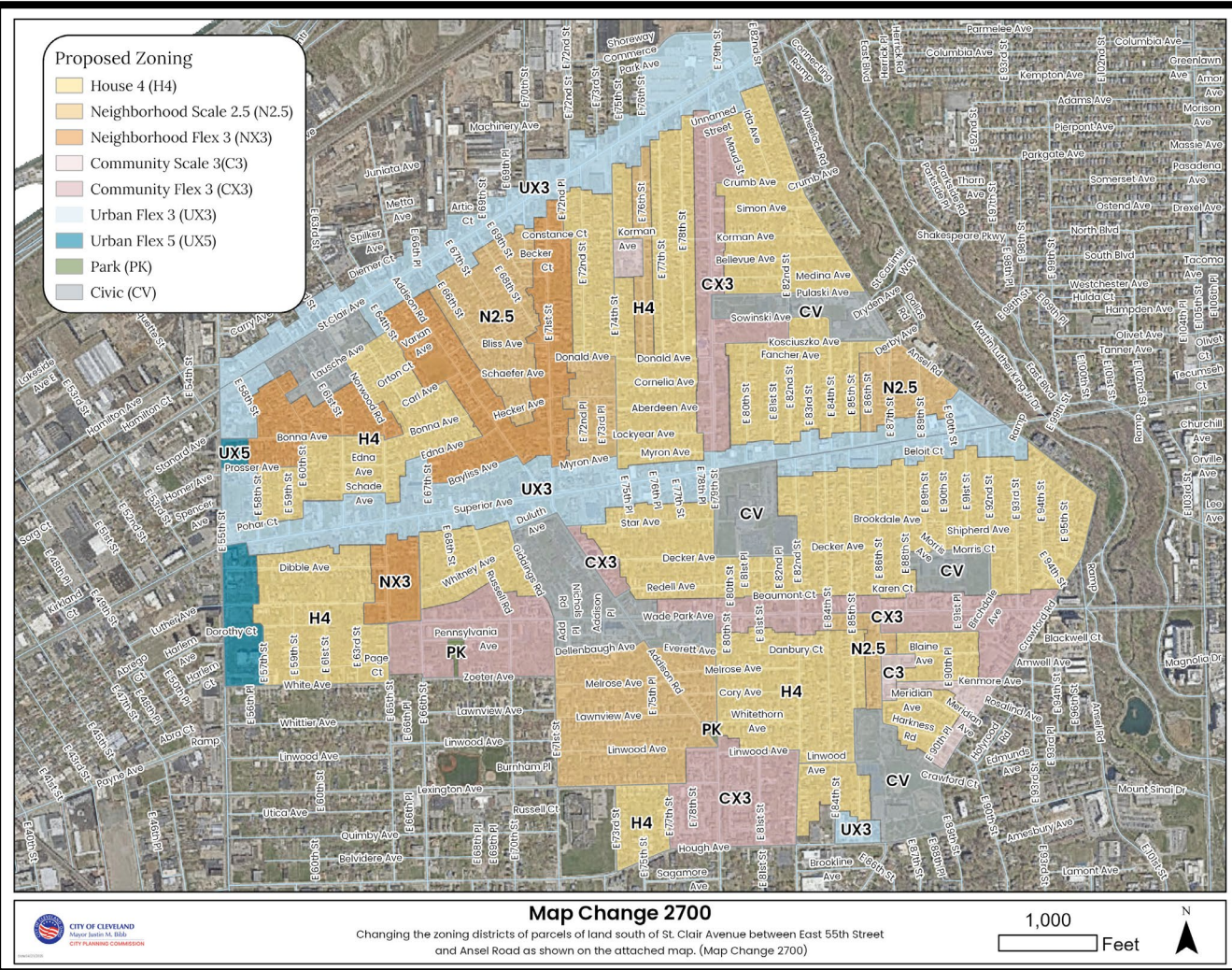


Crawford Rd & Kenmore Ave



# Community Flex 3 (CX3)

- Existing Zoning MF, LR, GR, LLR
- Medium intensity housing with community resources

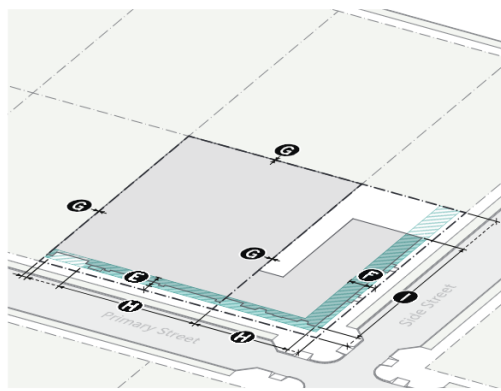


- CX3**
- No density restrictions
- 15' side width
- 3 stories/42' in height
- 175' building width
- Allows limited small-scale commercial

**Community Flex 3:** A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

2.5.3. CX3 COMMUNITY FLEX 3

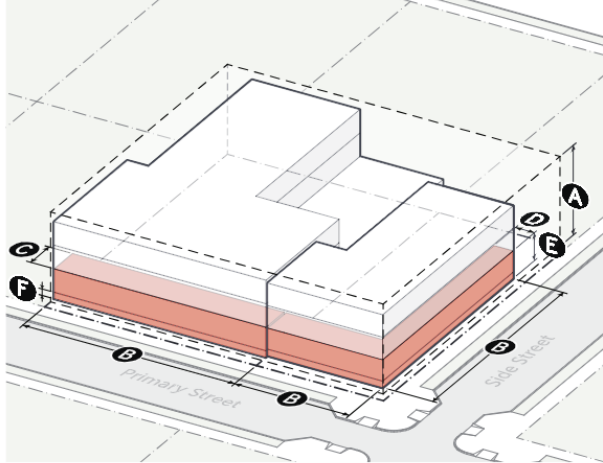
A. SITE



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

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

B. MASSING



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

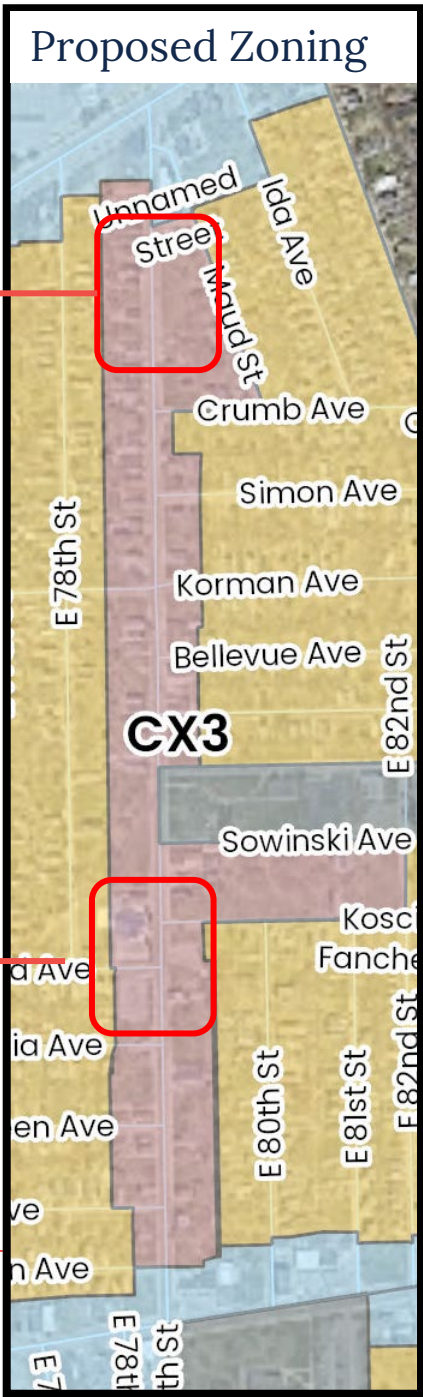


<b>3. Windows</b>	2.2.13	
<b>G</b> Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
<b>H</b> Upper story (min)	15%	15%
<b>I</b> Blank wall width (max)	15'	25'
<b>4. Doors</b>	2.2.14	
<b>J</b> Street-facing entry spacing (max)	40'	60'



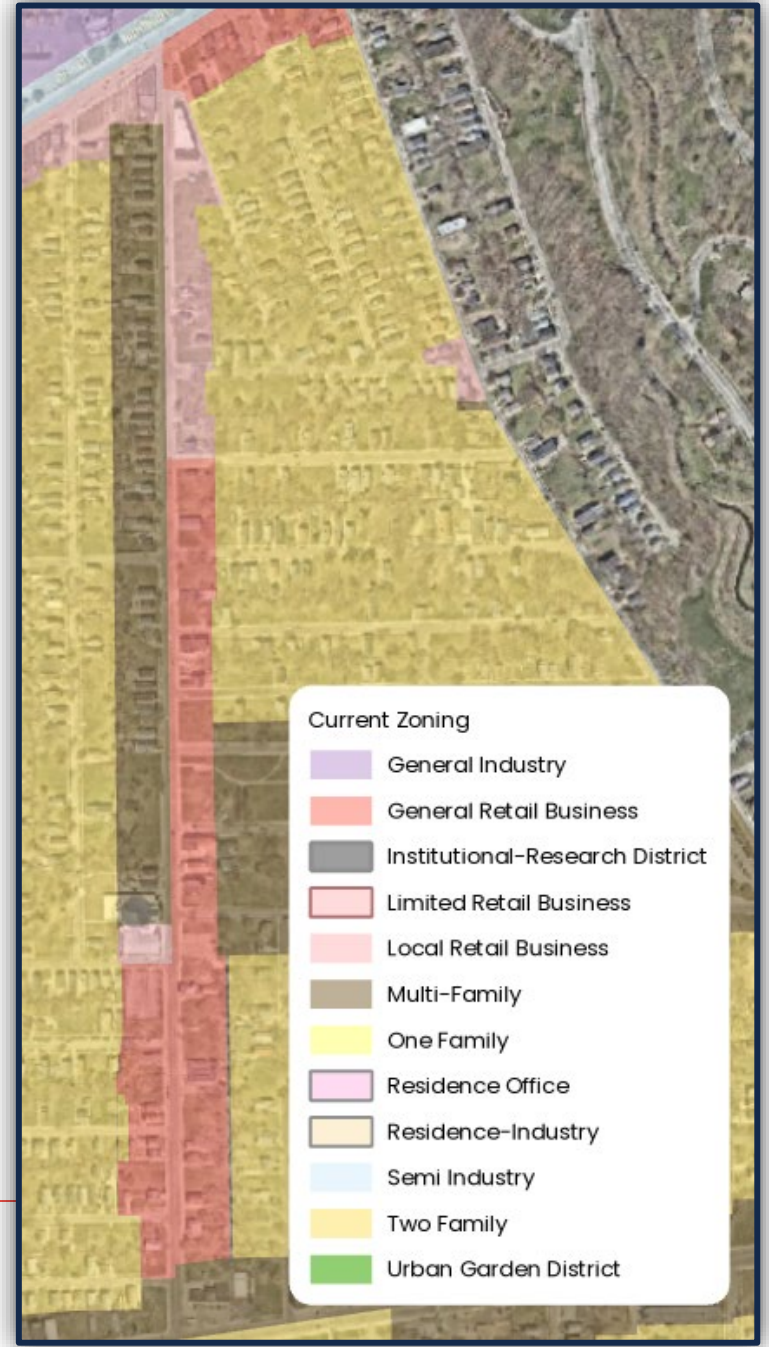


E 79<sup>th</sup> St

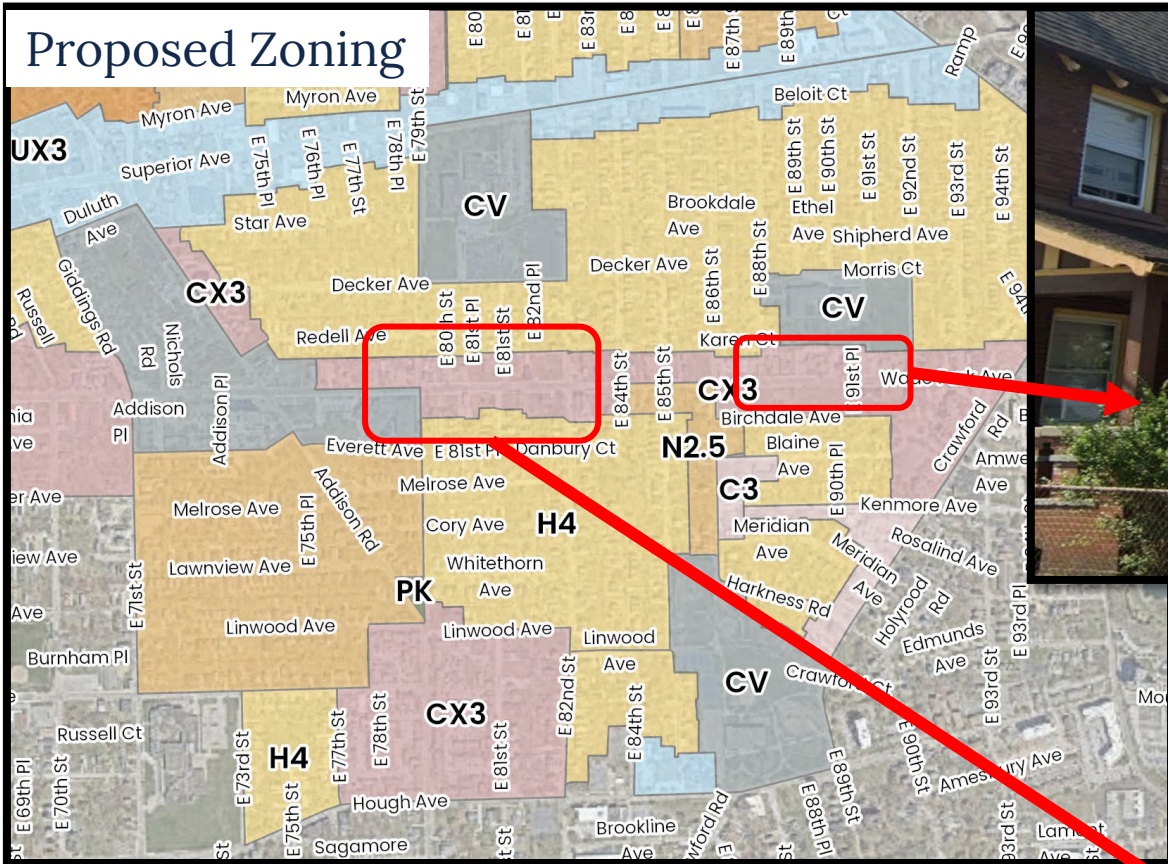


Community Flex 3

E 79<sup>th</sup> St & Cornelia Ave



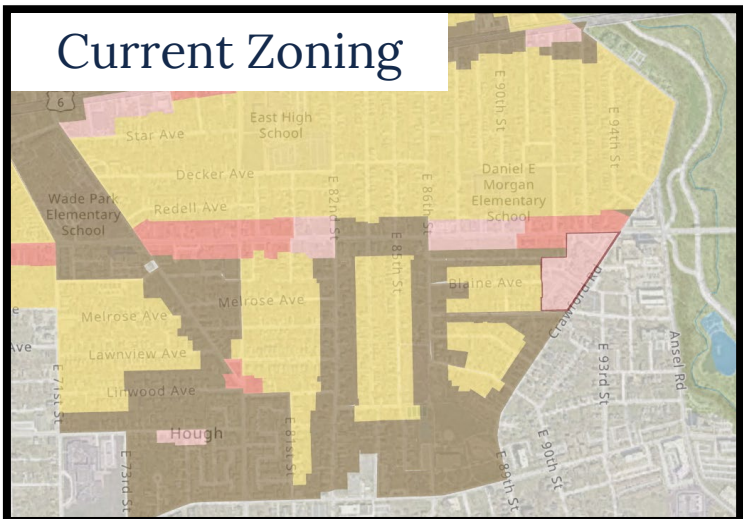
# Proposed Zoning



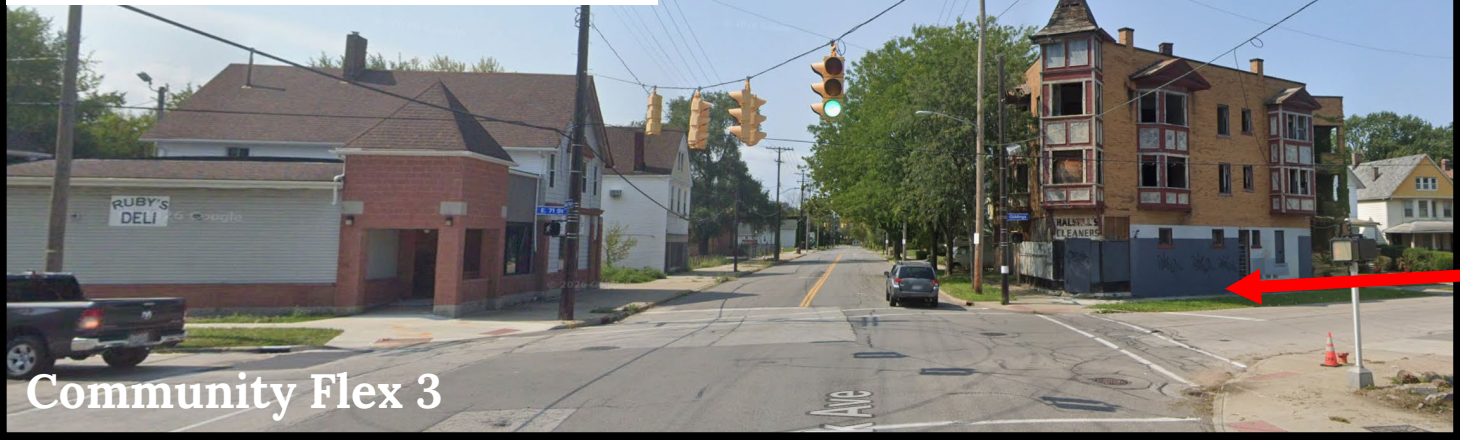
# Wade Park Ave & Birchdale Ave



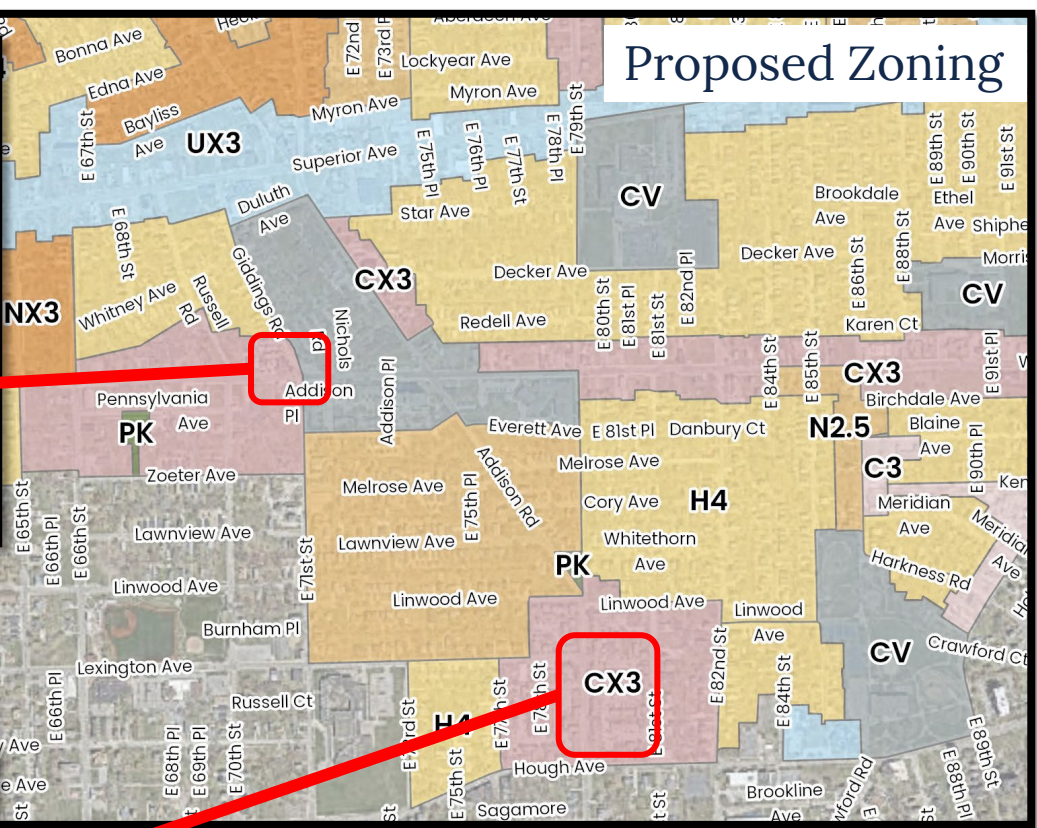
# Current Zoning



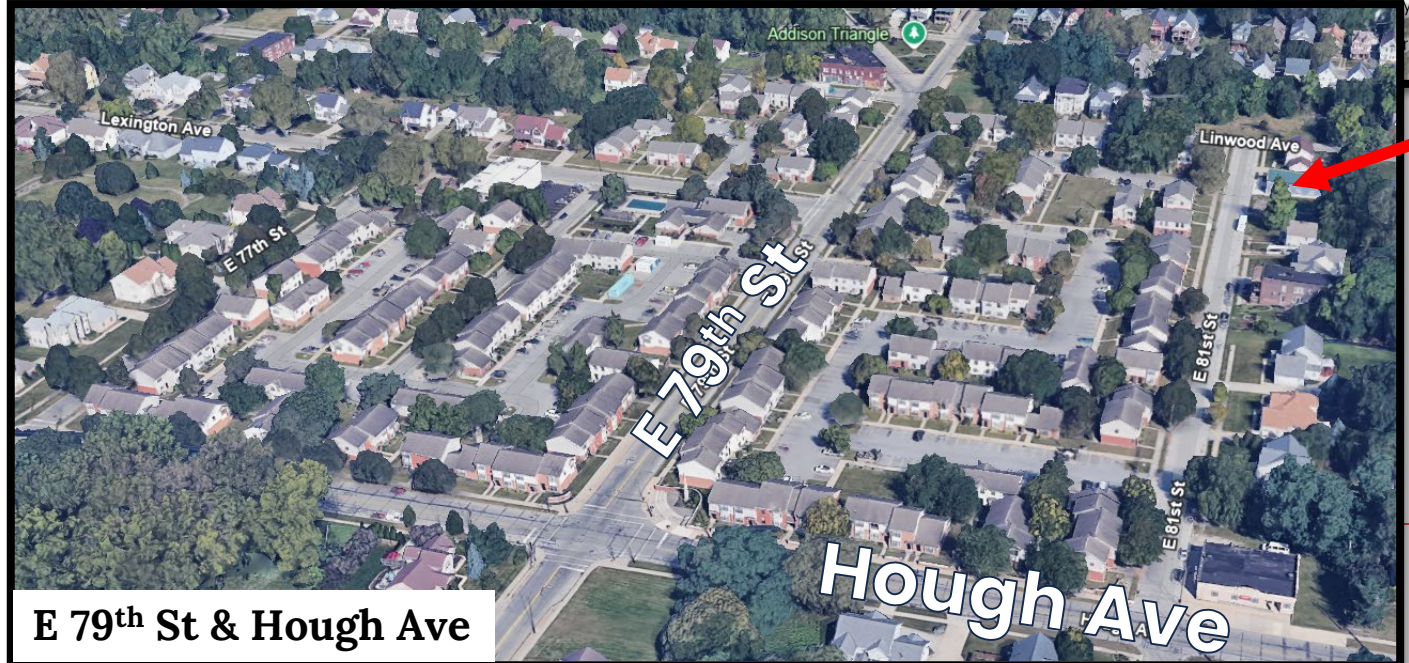
Wade Park Ave & Giddings Rd



Community Flex 3

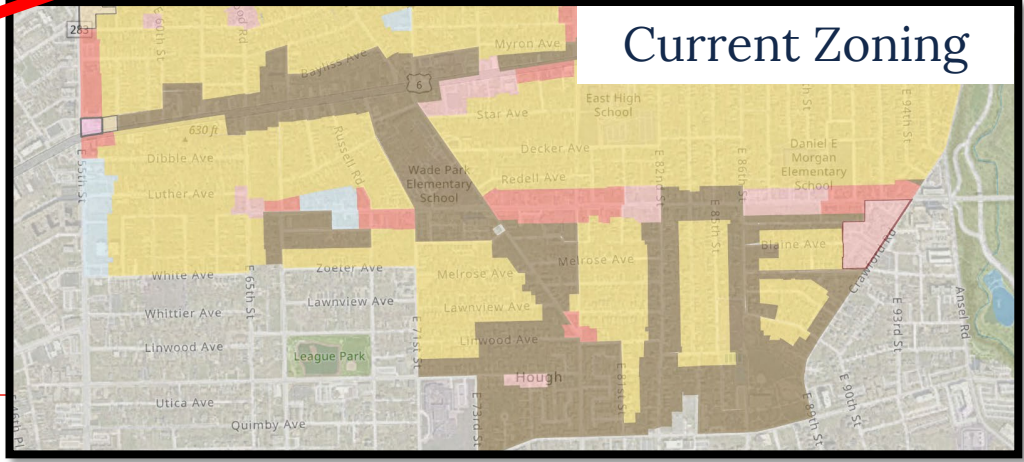


Proposed Zoning



E 79th St & Hough Ave

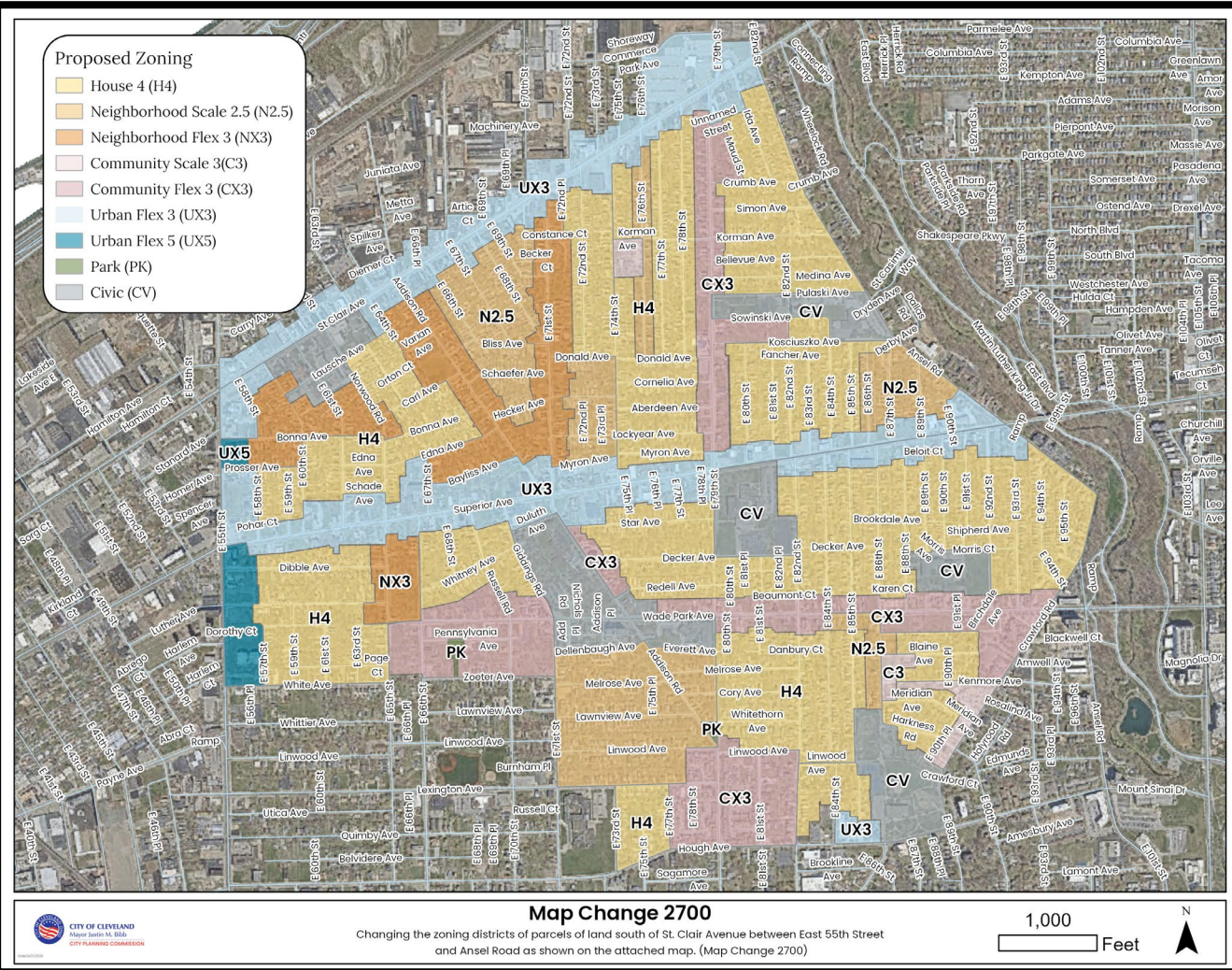
Hough Ave



Current Zoning

# Urban Flex 3 & 5 (UX3 & UX5)

- Existing Zoning (MF, LR, GR, LLR) uses/Residential Districts
- Mixed use- neighborhood retail



**UX3**  
No density restrictions  
15' site width  
3 stories/42' in height  
275' building width

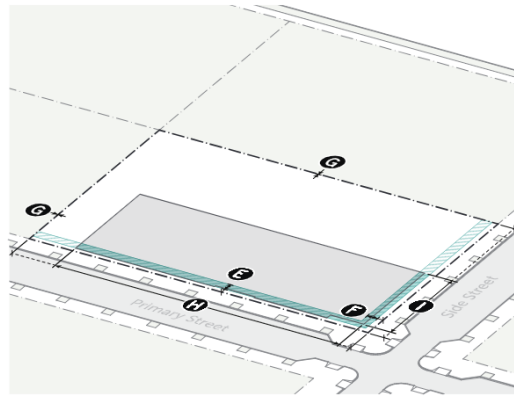
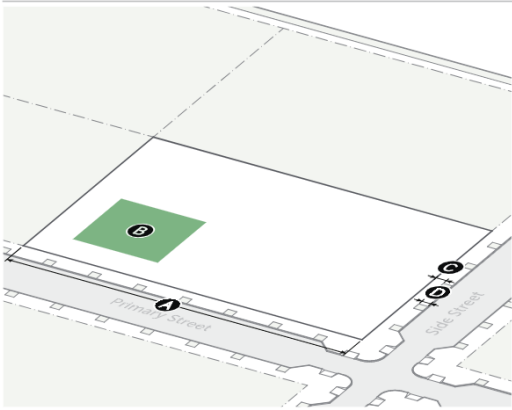


**UX5**  
No density restrictions  
15' site width  
5 stories/68' in height  
275' building width

Urban Flex 3 & 5: Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

2.6.2. UX3 URBAN FLEX 3

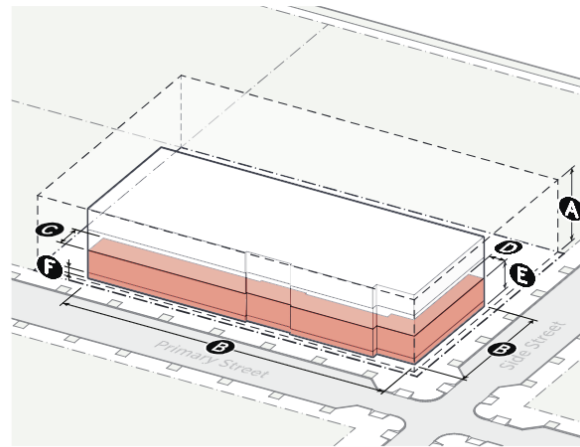
A. SITE



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

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

B. MASSING



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



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



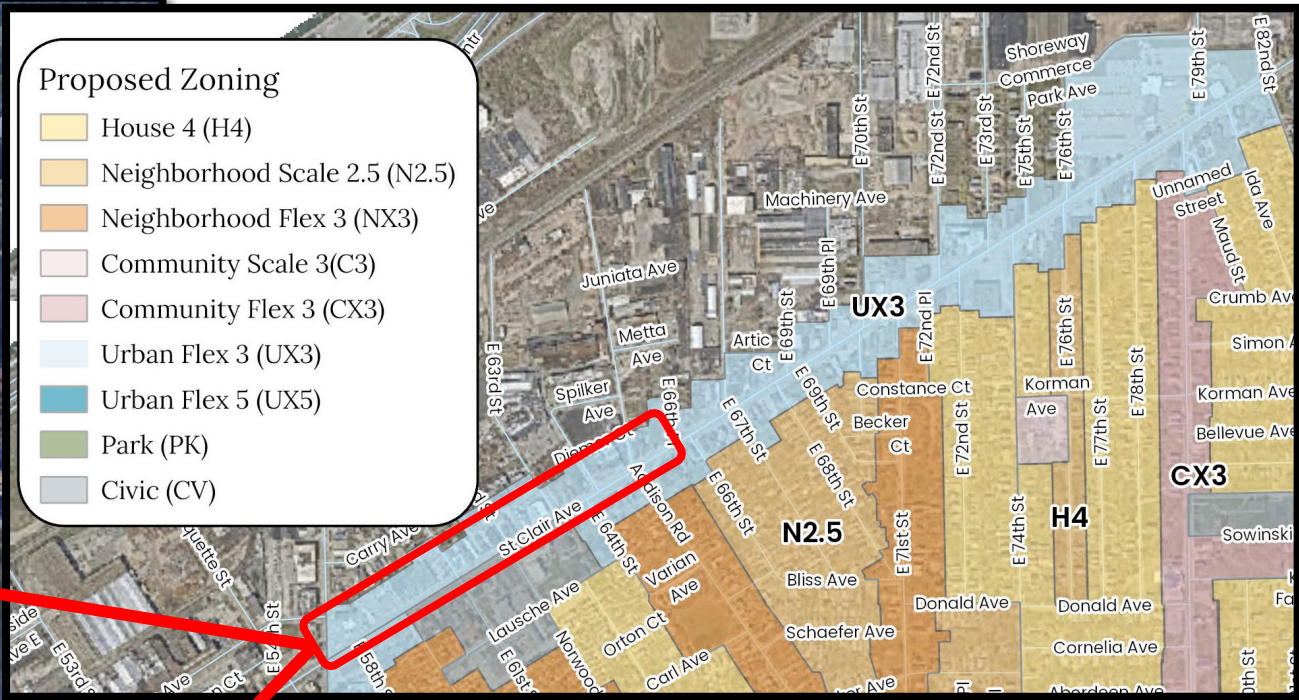
# St. Clair Ave



St. Clair Ave

Saint Martin de Porres High School

- ### Proposed Zoning
- House 4 (H4)
  - Neighborhood Scale 2.5 (N2.5)
  - Neighborhood Flex 3 (NX3)
  - Community Scale 3(C3)
  - Community Flex 3 (CX3)
  - Urban Flex 3 (UX3)
  - Urban Flex 5 (UX5)
  - Park (PK)
  - Civic (CV)

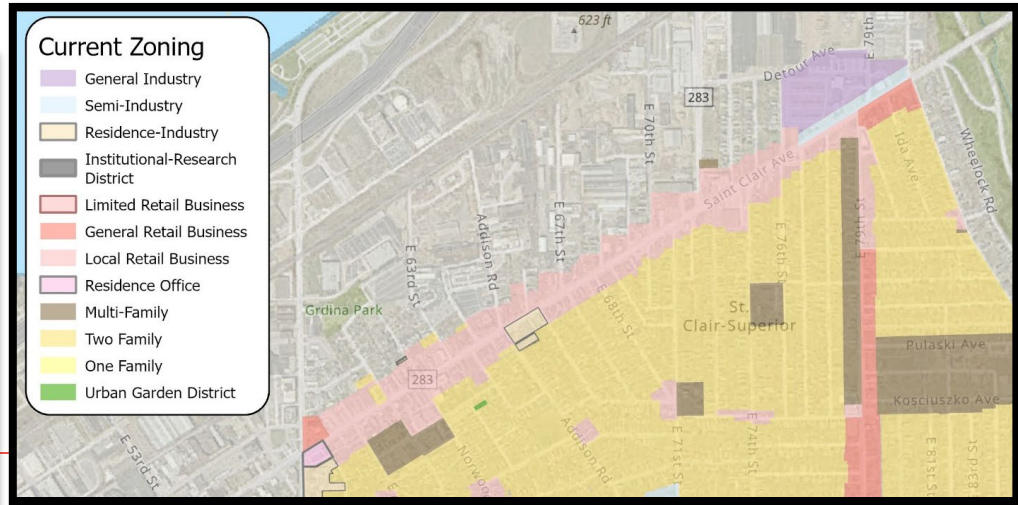


# Urban Flex 3

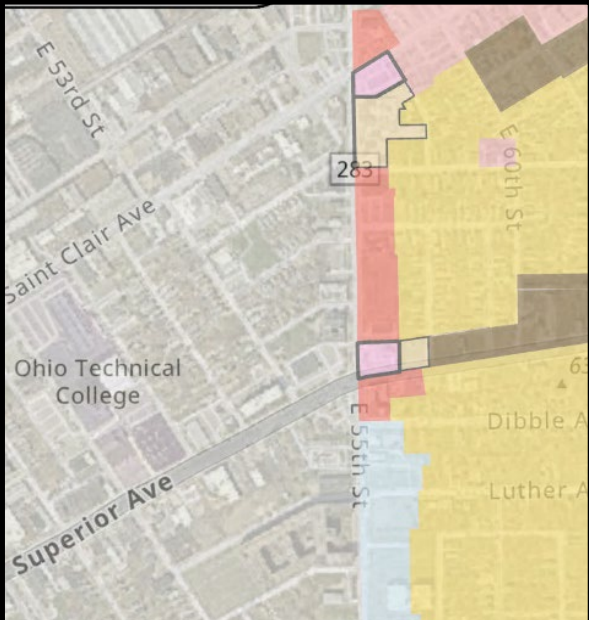


St. Clair Ave

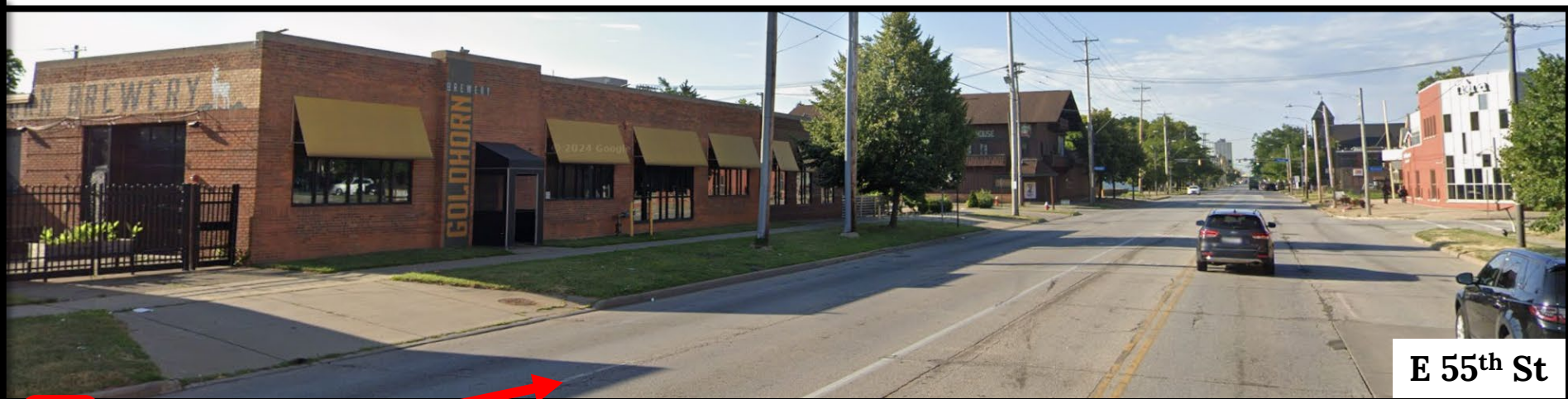
- ### Current Zoning
- General Industry
  - Semi-Industry
  - Residence-Industry
  - Institutional-Research District
  - Limited Retail Business
  - General Retail Business
  - Local Retail Business
  - Residence Office
  - Multi-Family
  - Two Family
  - One Family
  - Urban Garden District



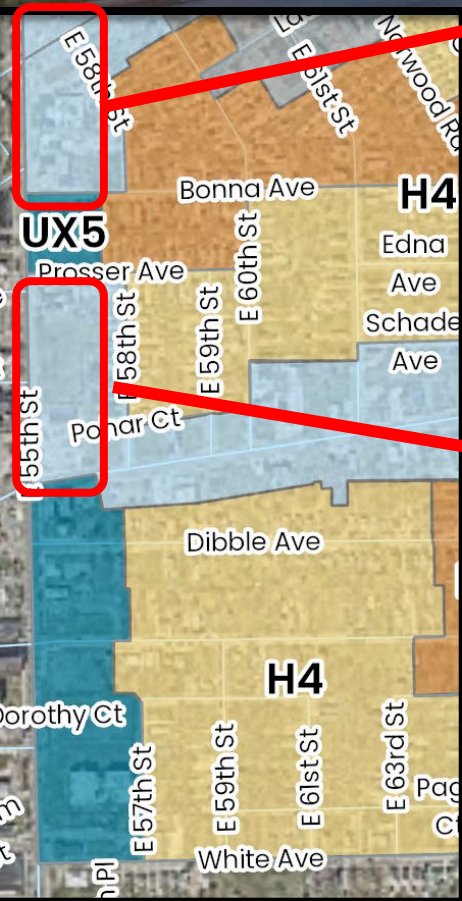




Current Zoning



E 55th St



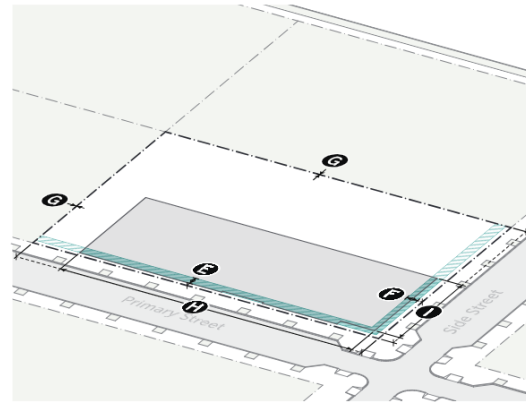
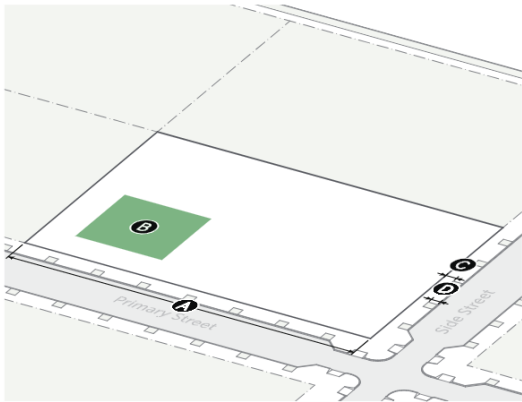
Proposed Zoning



Urban Flex 3

E 55th St

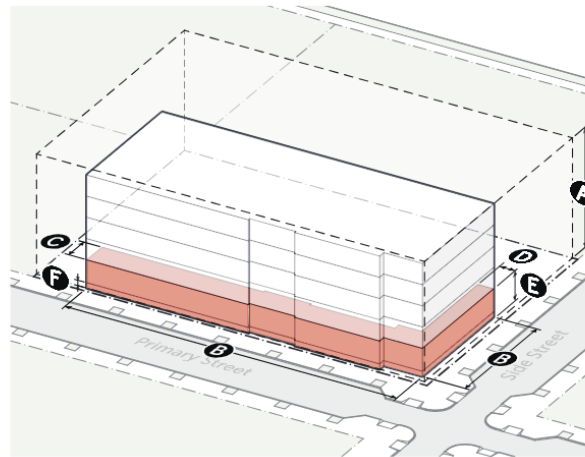
A. SITE



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

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

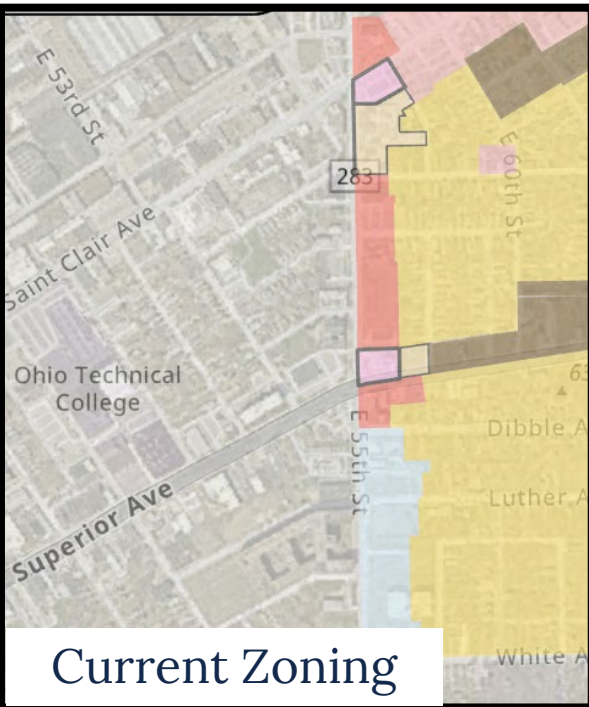
B. MASSING



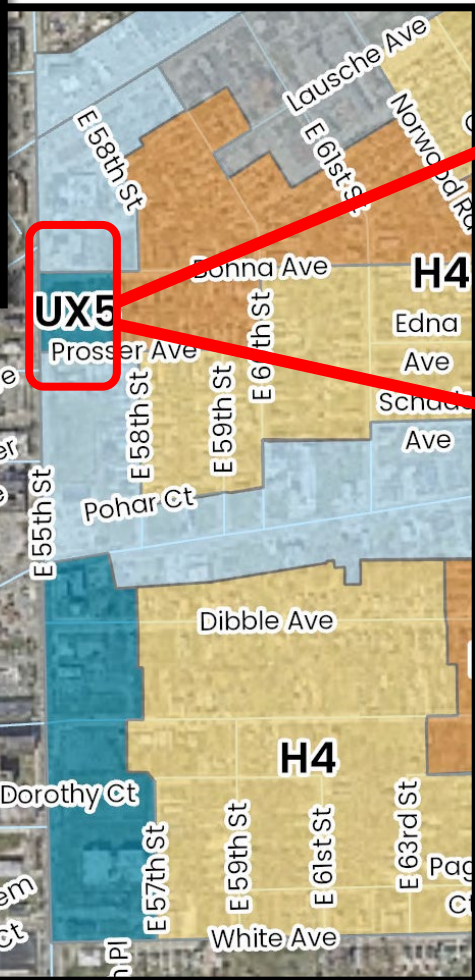
<b>1. Building</b>	2.2.11
<b>A</b> Height (max stories/feet)	5/68'
<b>B</b> Width (max)	275'
Active depth (min)	
<b>C</b> Primary street	15'
<b>D</b> Side street	9'
Dwelling units per building (max)	Unlimited
<b>2. Story Height</b>	2.2.12
<b>E</b> Ground story height (min)	
Residential	10'
Nonresidential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

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





Current Zoning



Proposed Zoning



E 55th St & Bonna Ave

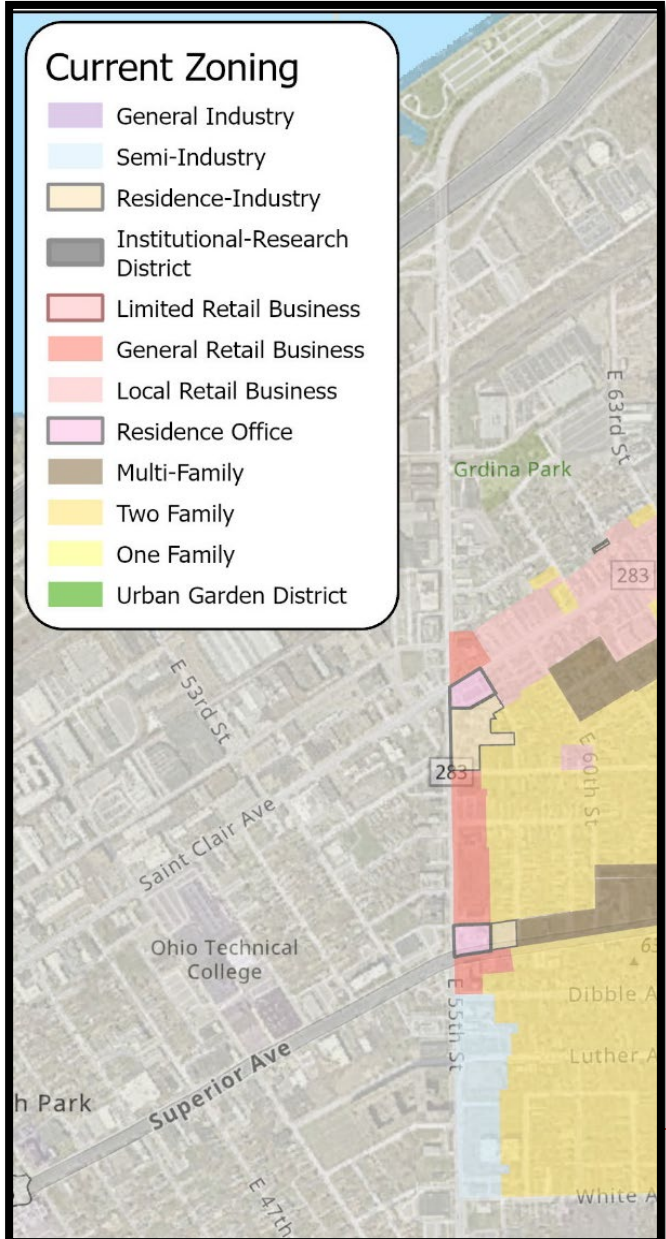


Urban Flex 5

E 55th St

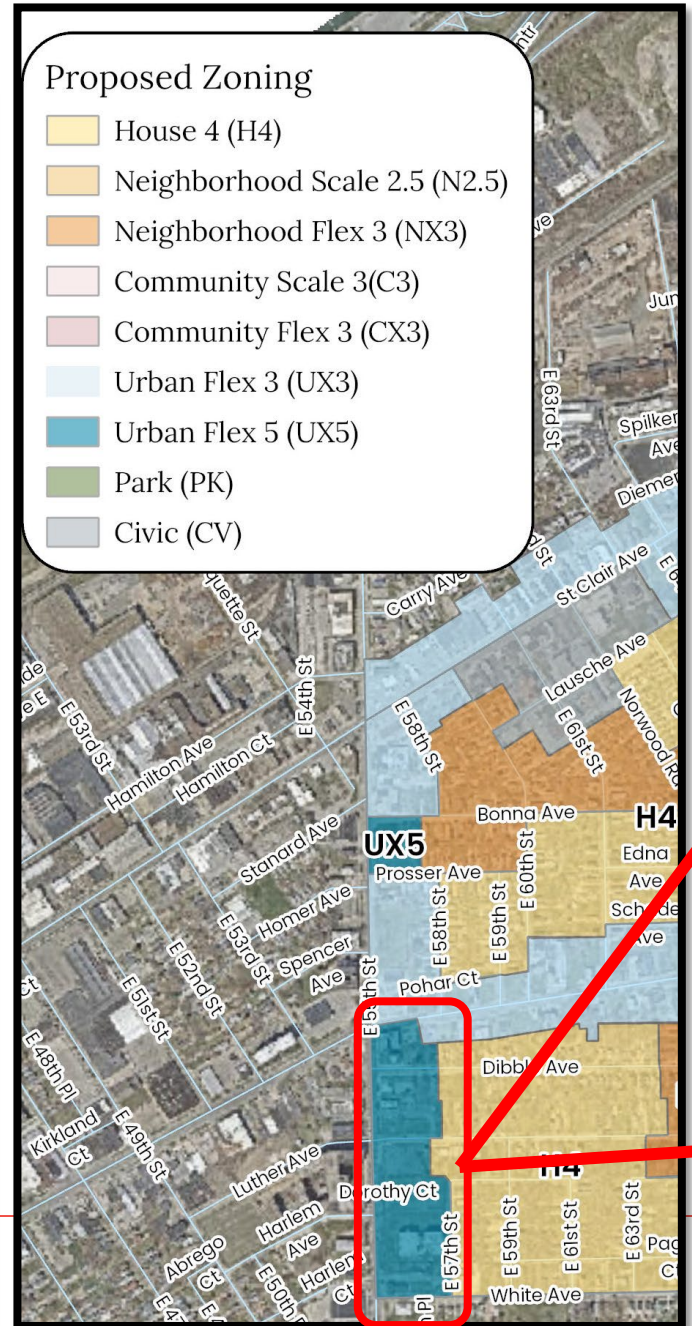
### Current Zoning

- General Industry
- Semi-Industry
- Residence-Industry
- Institutional-Research District
- Limited Retail Business
- General Retail Business
- Local Retail Business
- Residence Office
- Multi-Family
- Two Family
- One Family
- Urban Garden District



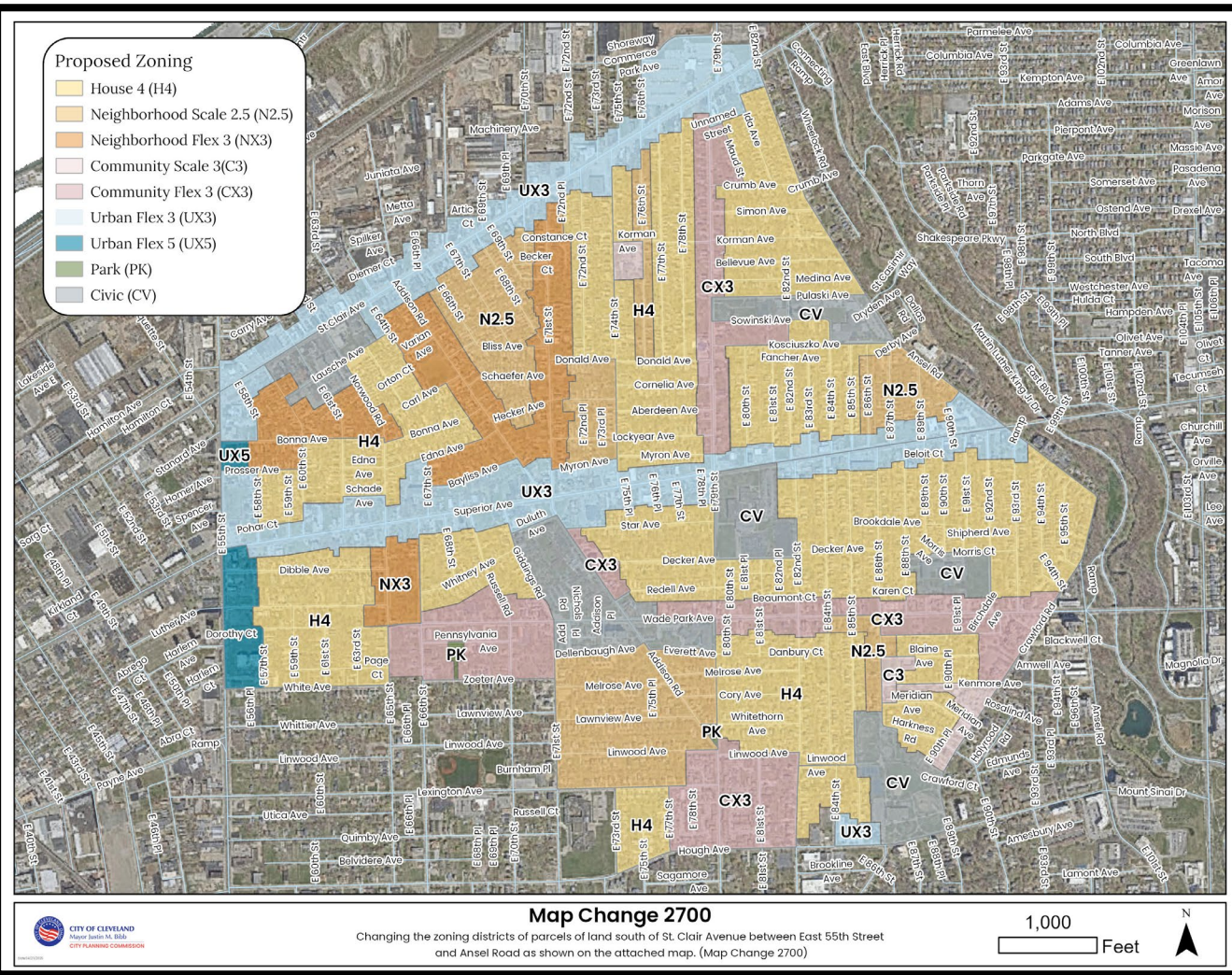
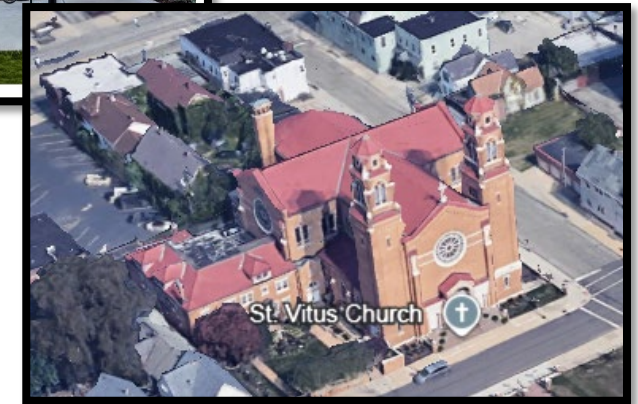
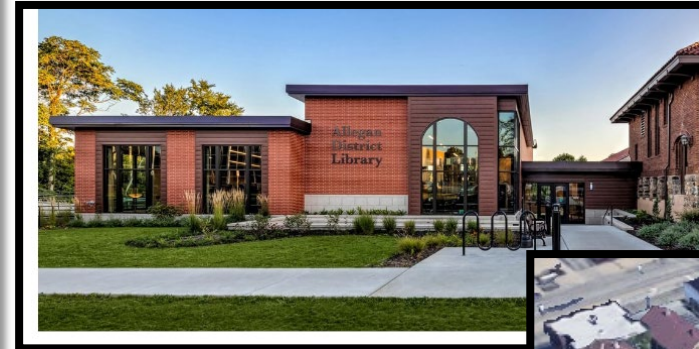
### Proposed Zoning

- House 4 (H4)
- Neighborhood Scale 2.5 (N2.5)
- Neighborhood Flex 3 (NX3)
- Community Scale 3(C3)
- Community Flex 3 (CX3)
- Urban Flex 3 (UX3)
- Urban Flex 5 (UX5)
- Park (PK)
- Civic (CV)



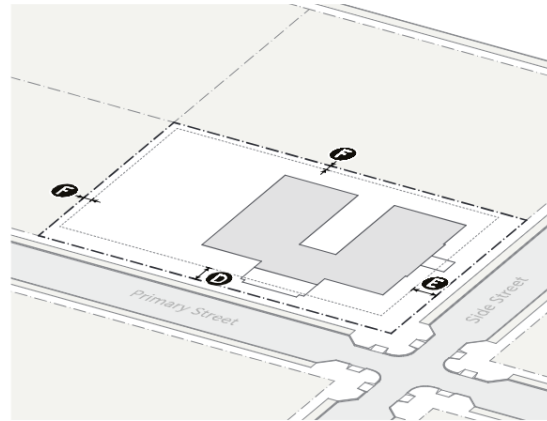
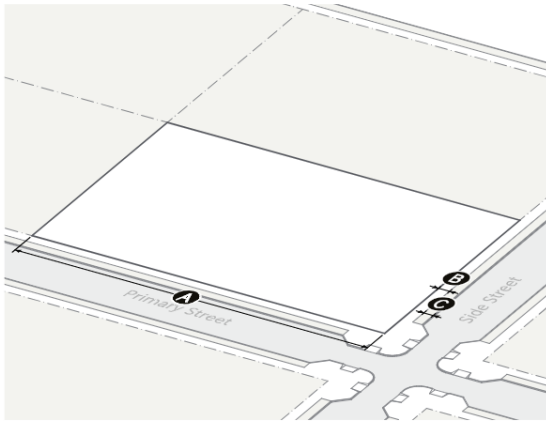
# Civic (CV)

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



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

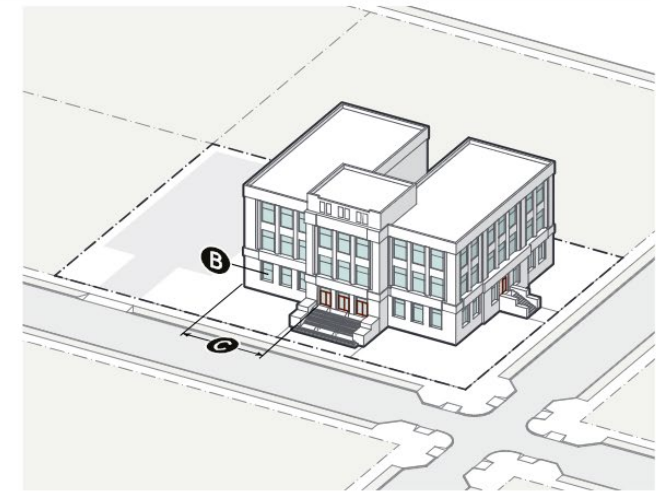
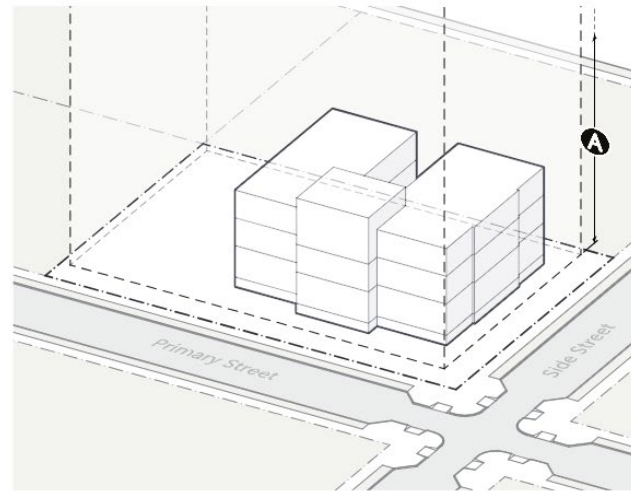
A. SITE



<b>1. Size</b>	2.2.2
<b>A</b> Width (min)	60'
<b>2. Dwelling Units</b>	2.2.3
Max per site	Not allowed
<b>3. Amenity</b>	2.2.4
Outdoor amenity space (min)	n/a
<b>4. Walls &amp; Fences</b>	2.2.5
Front yard height (max)	Type C4   6'
Side street yard height (max)	Type C4   6'
Side/rear yard height (max)	Type C6   8'
<b>5. Streetscape</b>	2.2.6
<b>B</b> Pedestrian zone (min)	6'
<b>C</b> Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))

<b>6. Setbacks</b>	2.2.7
<b>D</b> Primary street boundary line (min)	5'
<b>E</b> Side street boundary line (min)	3'
<b>F</b> Rear/side boundary line (min)	5'
Alley boundary line	3' or 20' min
<b>7. Transitions</b>	2.2.8
Setback from transition boundary line (min)	10'
<b>8. Street Build-Out</b>	2.2.9
Primary street (min)	n/a
Side street (min)	n/a
<b>9. Parking Location</b>	2.2.10
No parking between the building and the street	

B. MASSING



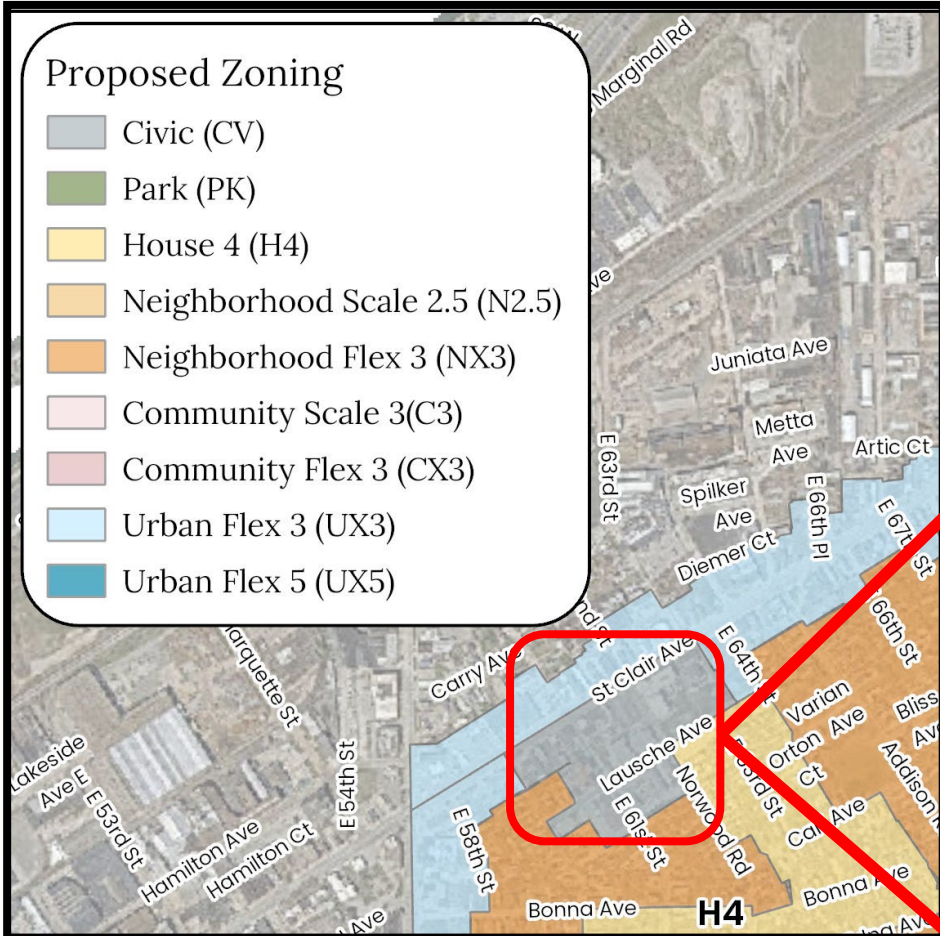
<b>1. Building</b>	2.2.11
<b>A</b> Height (max stories/feet)	n/a
Width (max)	n/a
Active depth (min)	n/a
<b>2. Story Height</b>	2.2.12
Ground story height (min)	n/a
Ground floor elevation (min/max)	n/a

	Primary St.	Side St.
<b>3. Windows</b>	2.2.13	
<b>B</b> Ground story (min)	20%	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
<b>4. Doors</b>	2.2.14	
<b>C</b> Street-facing entry spacing (max)	200'	n/a



Proposed Zoning

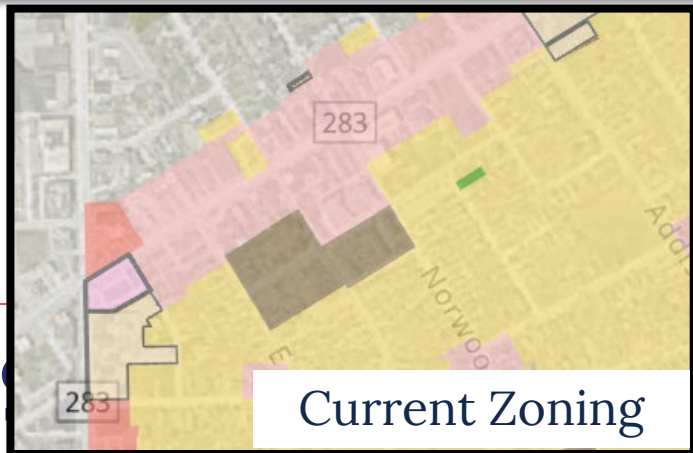
- Civic (CV)
- Park (PK)
- House 4 (H4)
- Neighborhood Scale 2.5 (N2.5)
- Neighborhood Flex 3 (NX3)
- Community Scale 3(C3)
- Community Flex 3 (CX3)
- Urban Flex 3 (UX3)
- Urban Flex 5 (UX5)



E 61st St & Lausche Ave



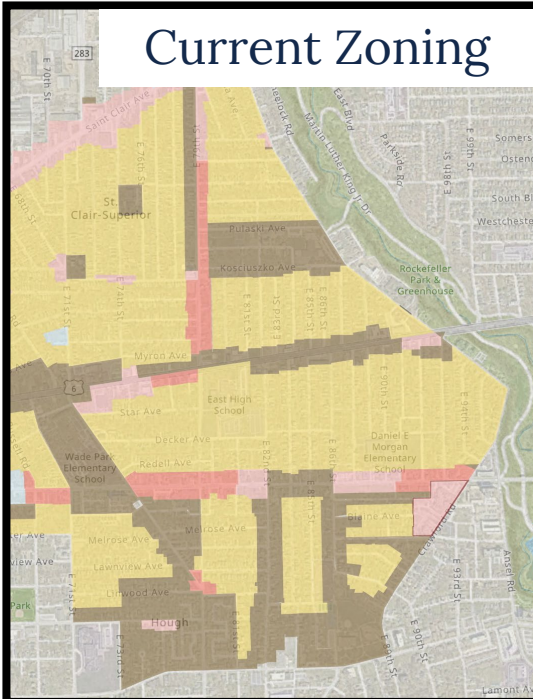
E 61st St & Lausche Ave



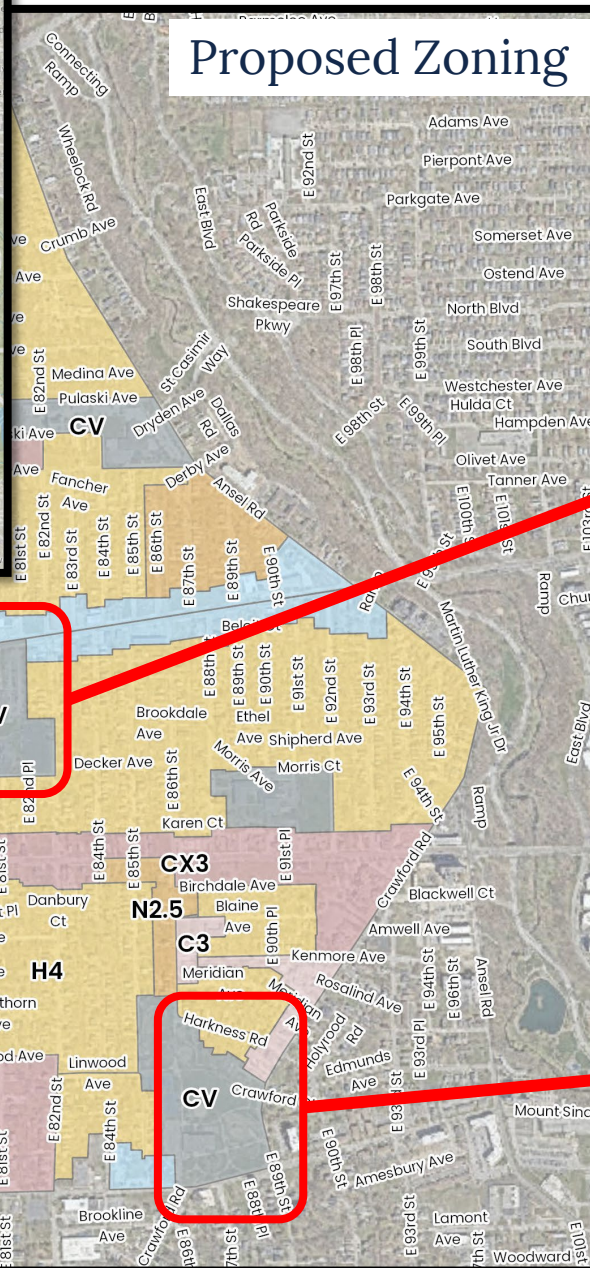
Current Zoning

Civic

# Current Zoning



# Proposed Zoning



# E 79th St & Superior Ave



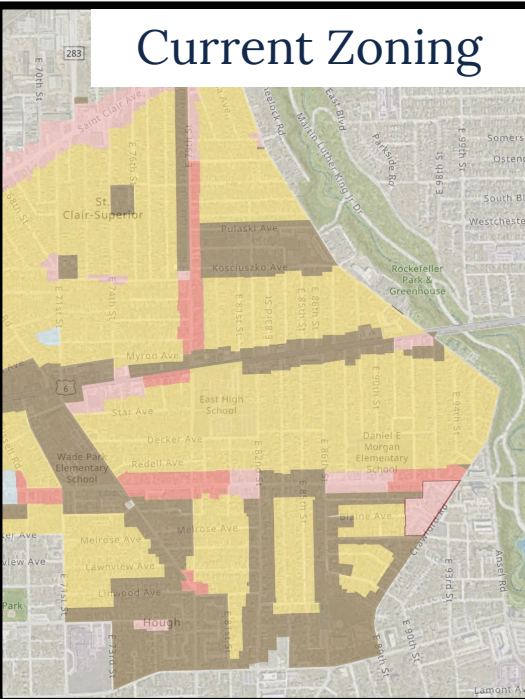
# Civic



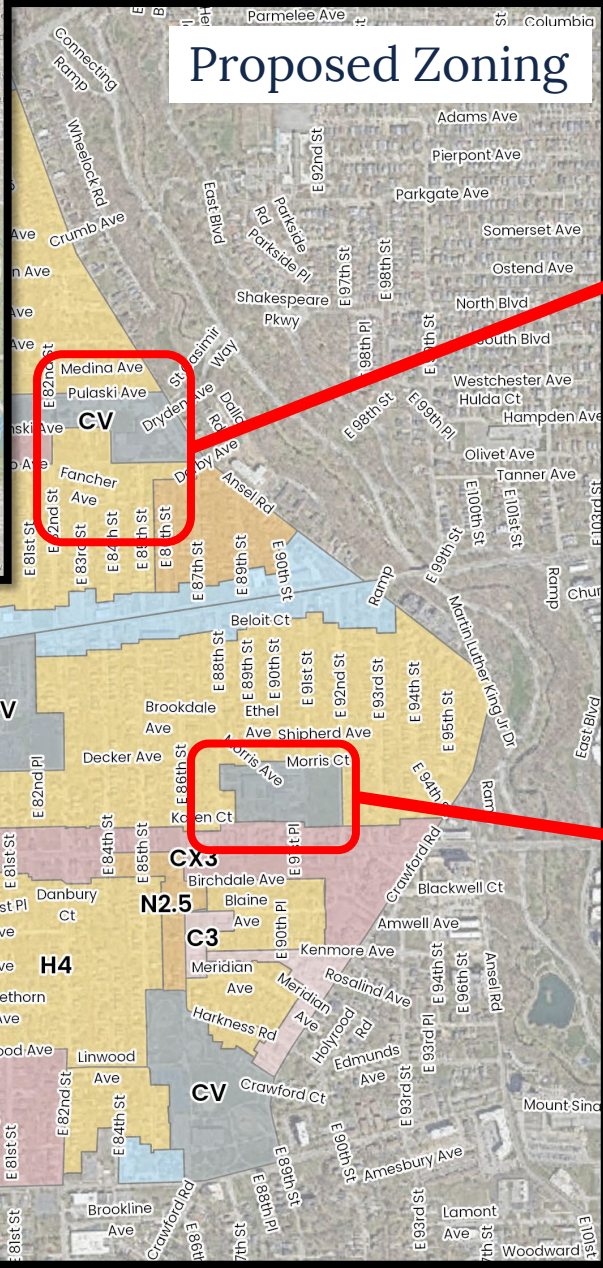
# Hough Ave

# Hough Ave

# Current Zoning



# Proposed Zoning



**Ansel Rd & Pulaski Ave**

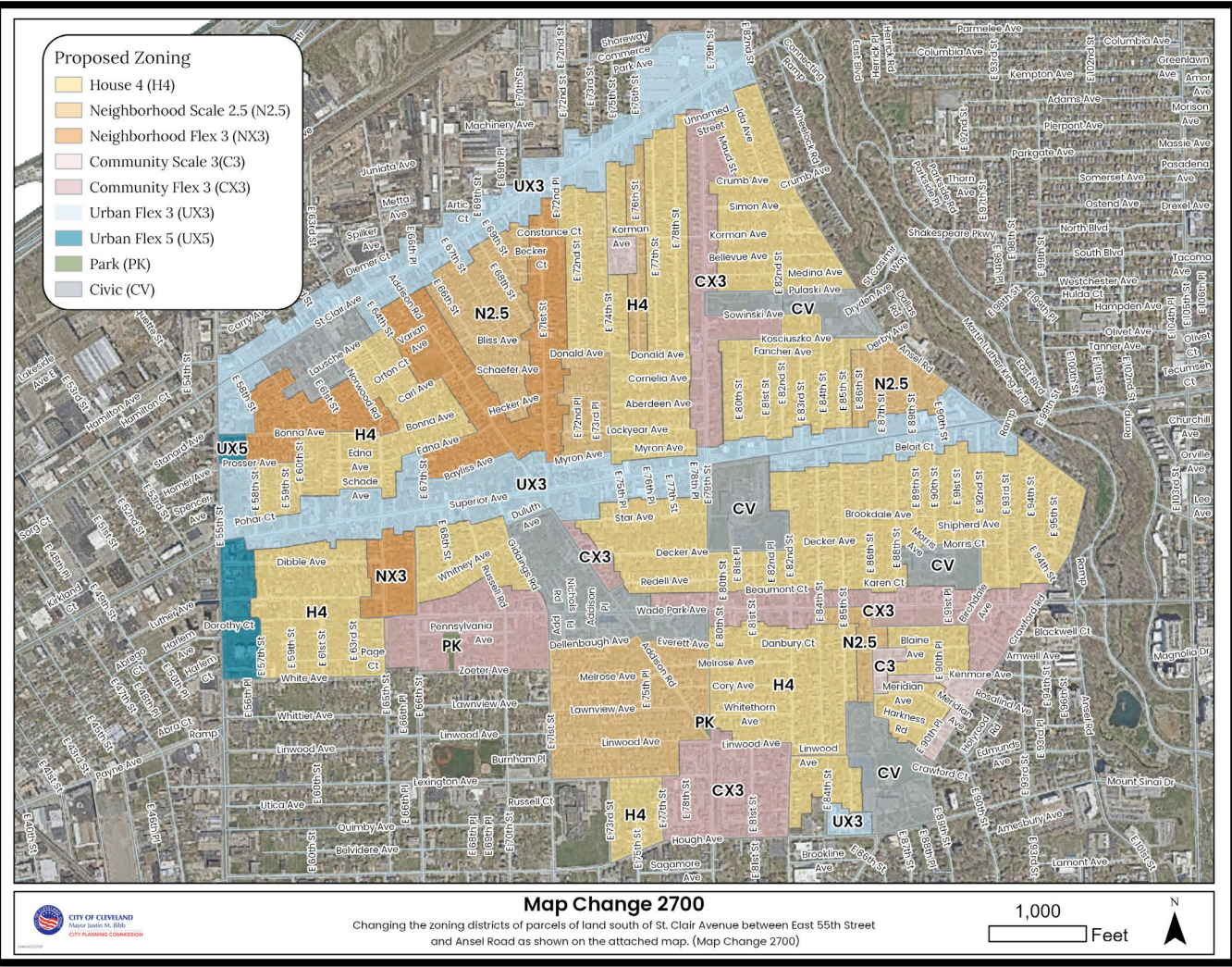


**Civic**

**Morris Ct & E 90th St**

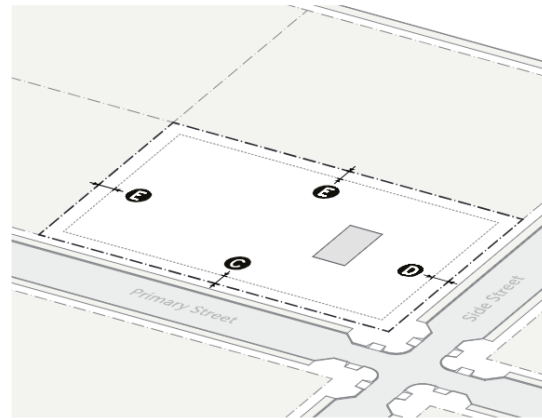
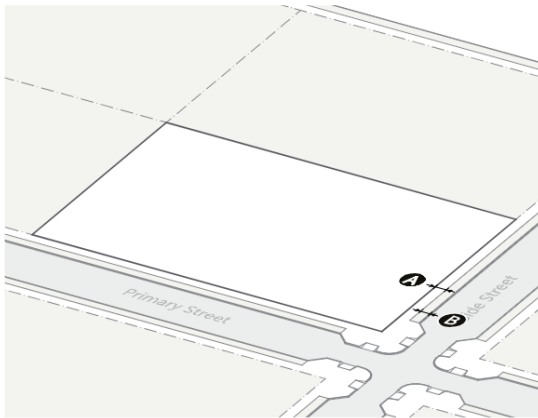
# Park (PK)

- Existing Parks/Amenities



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

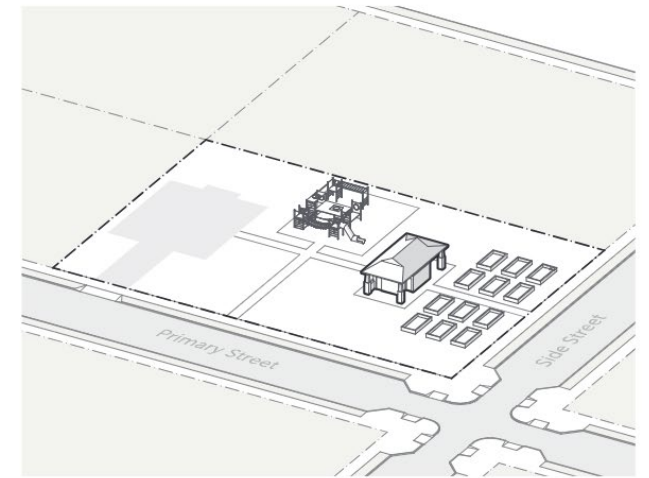
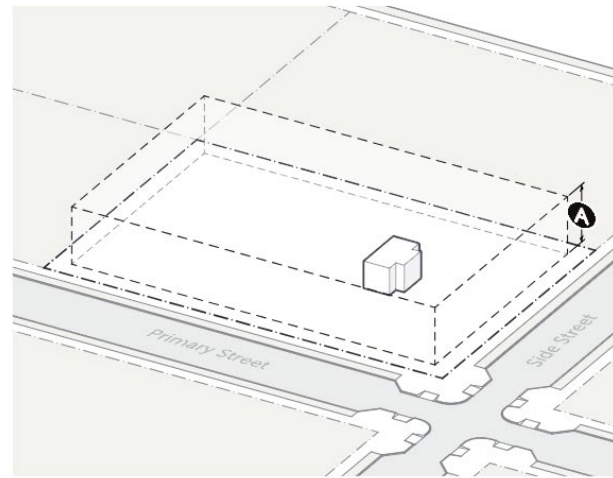
A. SITE



<b>1. Size</b>	2.2.2
Width (min)	n/a
<b>2. Dwelling Units</b>	2.2.3
Max per site	Not allowed
<b>3. Amenity</b>	2.2.4
Outdoor amenity space (min)	n/a
<b>4. Walls &amp; Fences</b>	2.2.5
Front yard height (max)	Type C4   6'
Side street yard height (max)	Type C4   6'
Side/rear yard height (max)	Type C6   8'
<b>5. Streetscape</b>	2.2.6
<b>A</b> Pedestrian zone (min)	6'
<b>B</b> Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))

<b>6. Setbacks</b>	2.2.7
<b>C</b> Primary street boundary line (min)	10'
<b>D</b> Side street boundary line (min)	10'
<b>E</b> Rear/side boundary line (min)	10'
Alley boundary line	3' or 20' min
<b>7. Transitions</b>	2.2.8
Setback from transition boundary line (min)	n/a
<b>8. Street Build-Out</b>	2.2.9
Primary street (min)	n/a
Side street (min)	n/a
<b>9. Parking Location</b>	2.2.10
No parking between the building and the street	

B. MASSING

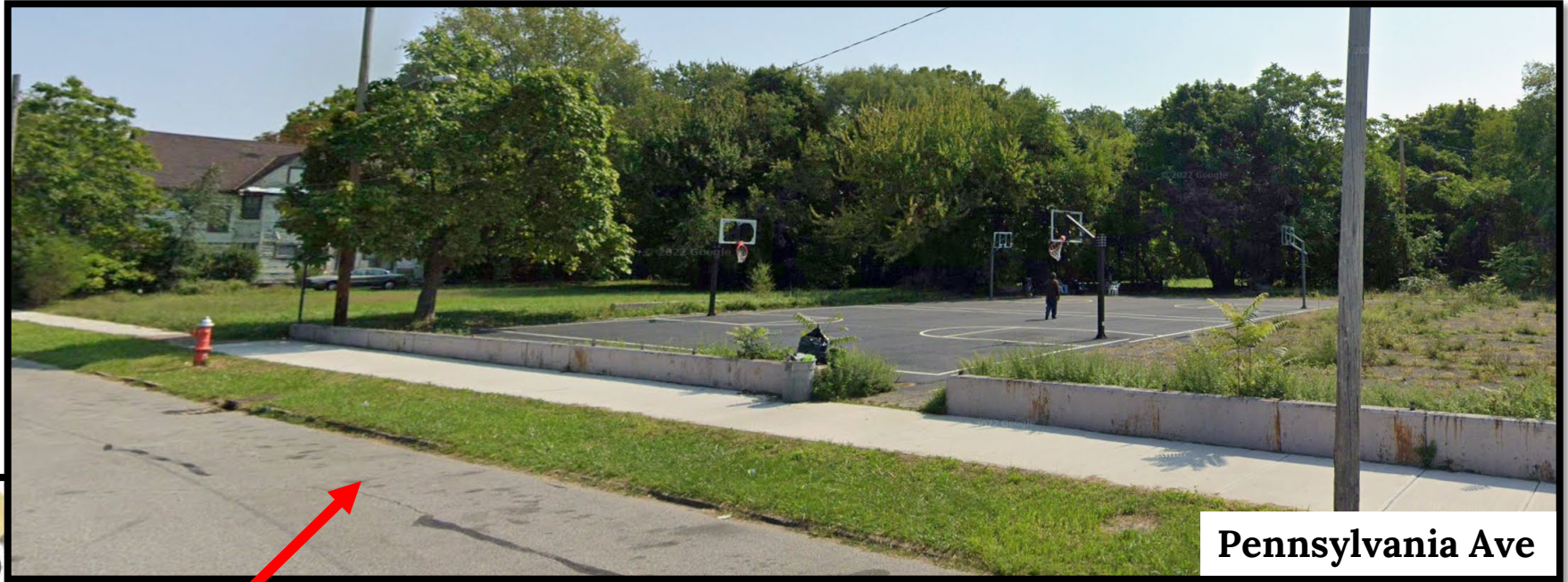
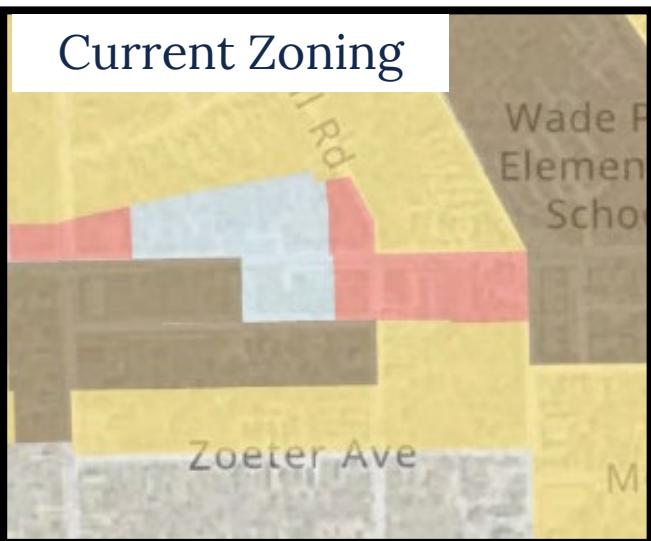


<b>1. Building</b>	2.2.11
<b>A</b> Height (max)	32'
Width (max)	n/a
Active depth (min)	n/a
<b>2. Story Height</b>	2.2.12
Ground story height (min)	n/a
Ground floor elevation (min/max)	n/a

	Primary St.	Side St.
<b>3. Windows</b>	2.2.13	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
<b>4. Doors</b>	2.2.14	
Street-facing entry spacing (max)	n/a	n/a



Current Zoning



Pennsylvania Ave

**NX3**

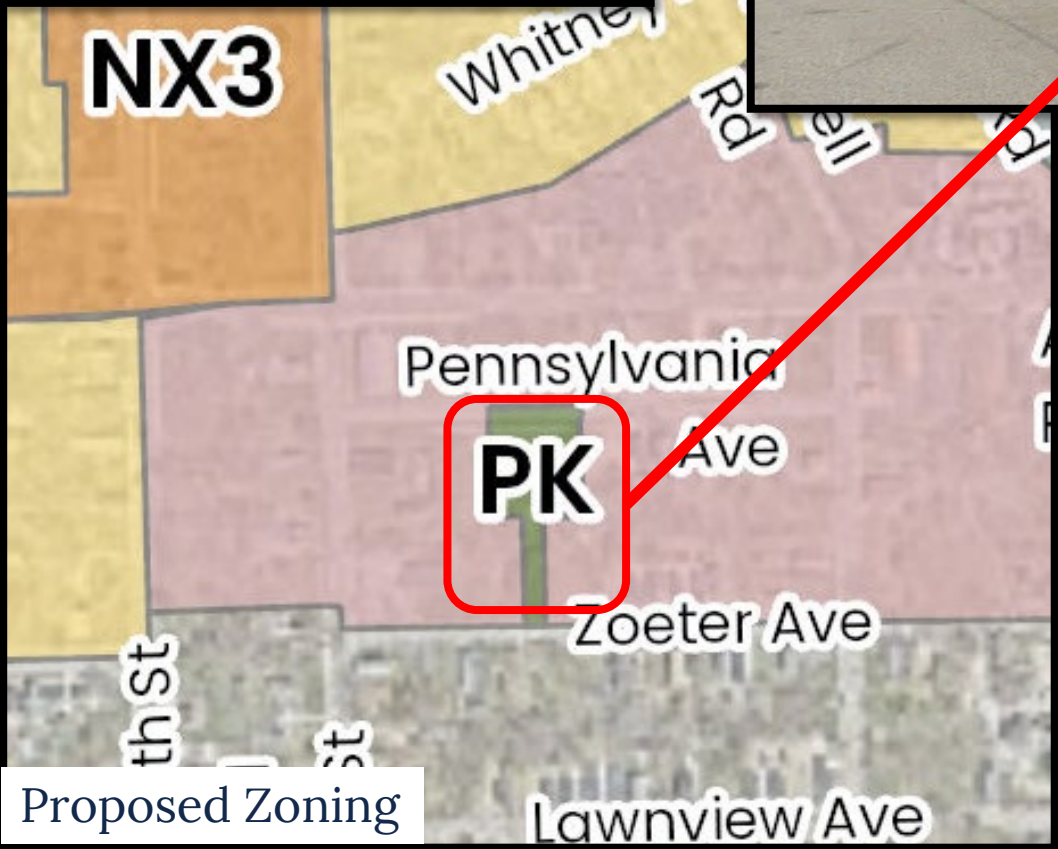
Whitney Rd  
Ile Rd

Pennsylvania Ave

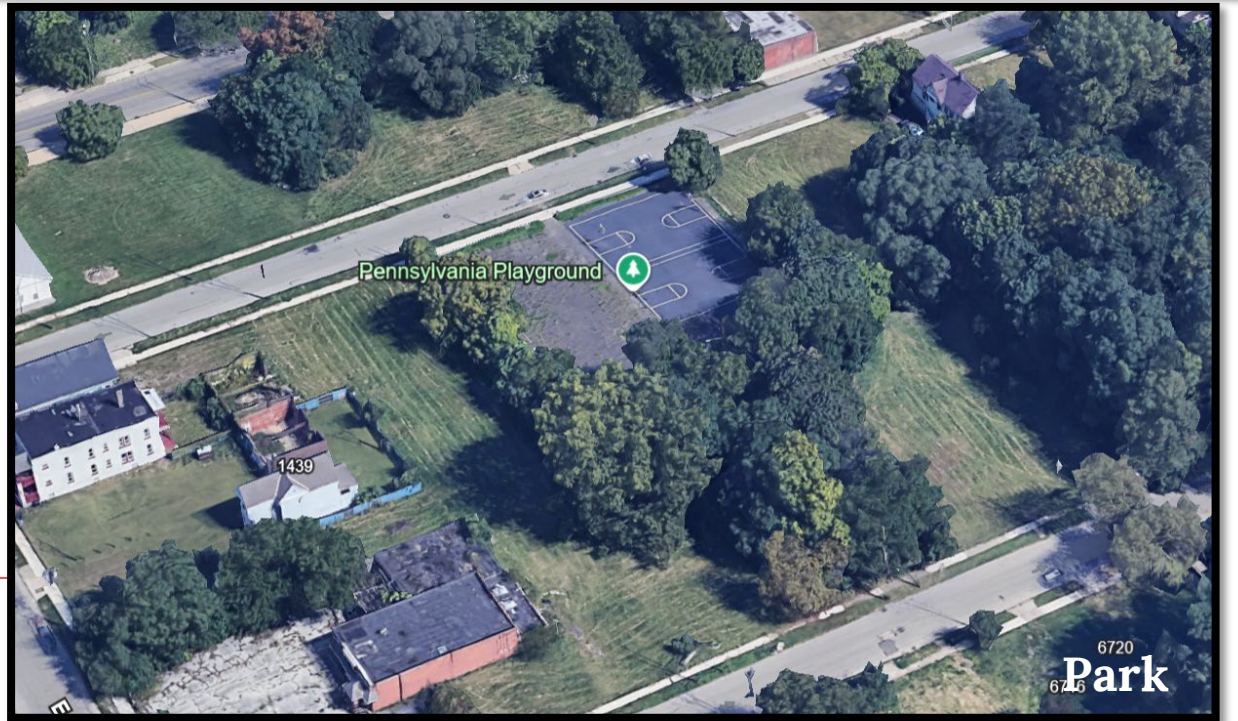
**PK**

Zoeter Ave

Proposed Zoning



Lawnview Ave

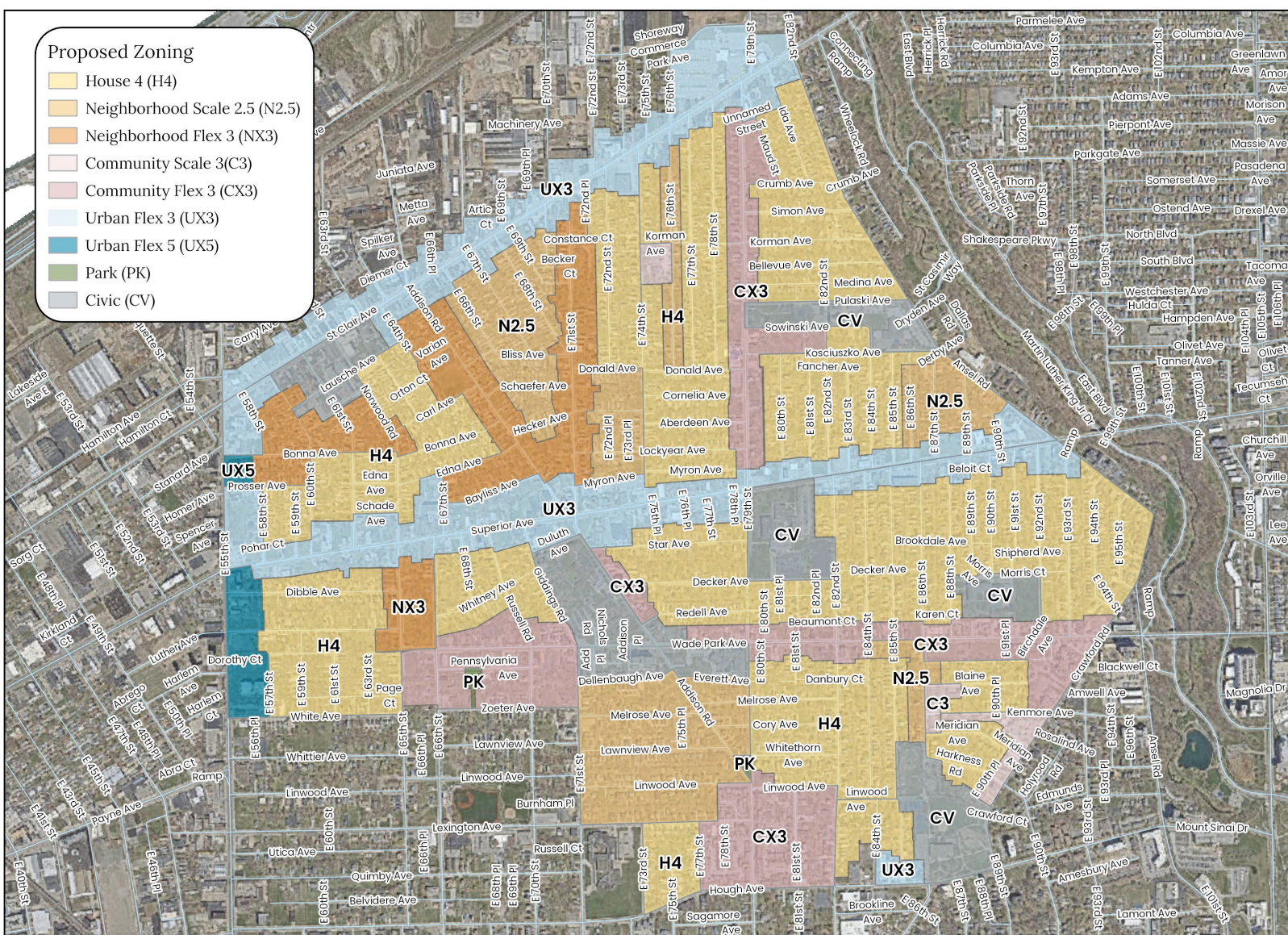


Pennsylvania Playground

6720  
6725  
**Park**

**Proposed Zoning**

- House 4 (H4)
- Neighborhood Scale 2.5 (N2.5)
- Neighborhood Flex 3 (NX3)
- Community Scale 3(C3)
- Community Flex 3 (CX3)
- Urban Flex 3 (UX3)
- Urban Flex 5 (UX5)
- Park (PK)
- Civic (CV)



**Map Change 2700**

Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map. (Map Change 2700)



**Ord. No. XXX-2026** (to be introduced) Authorizing the Director of Development to establish a Tax Increment Financing (TIF) District on the East Side to create, capture, and leverage growth in Cleveland's near east side neighborhoods and create a program to reinvest in those neighborhoods and spur neighborhood revitalization to benefit all Clevelanders; and to establish a fund to collect and repurpose TIF proceeds.

May 1, 2026

Presenters: Adam Davenport, Neighborhood Planning Manager &

Tom McNair, Chief of Integrated Development



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# East Side TIF District

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*May 1, 2026*





Shore-to-Core-to-Shore  
Vision

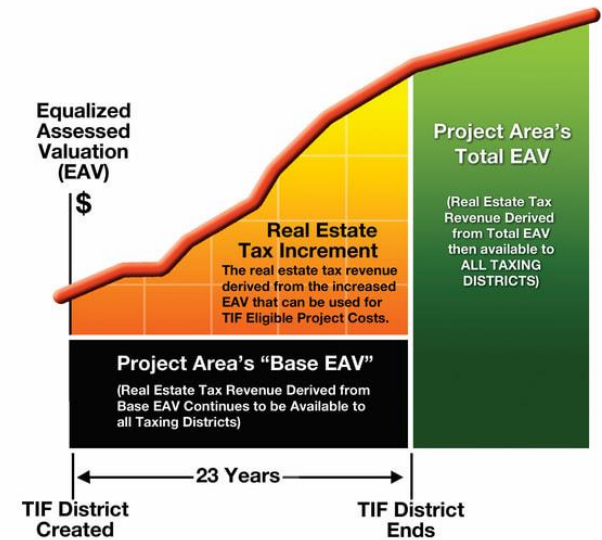


## How the TIF works

- 1 The City puts the TIF in place.
- 2 Over time, property values within the TIF rise. I continue to pay property taxes, but a portion that increased property value are contributed fund.
- 3 Those funds can be used by the city for authentic investments in our community, such as roads often issued to generate more money up front

## How Does Tax Increment Financing (TIF) Work?

- Real Estate Tax Increment (RETI) results from an increase in Equalized Assessed Value (EAV) above the Base EAV that occurs during the life of the TIF District.
- Annual increases in EAV are then multiplied by the total real estate tax rate.
- The County sends RETI to Municipality for deposit to a Special Tax Allocation Fund.



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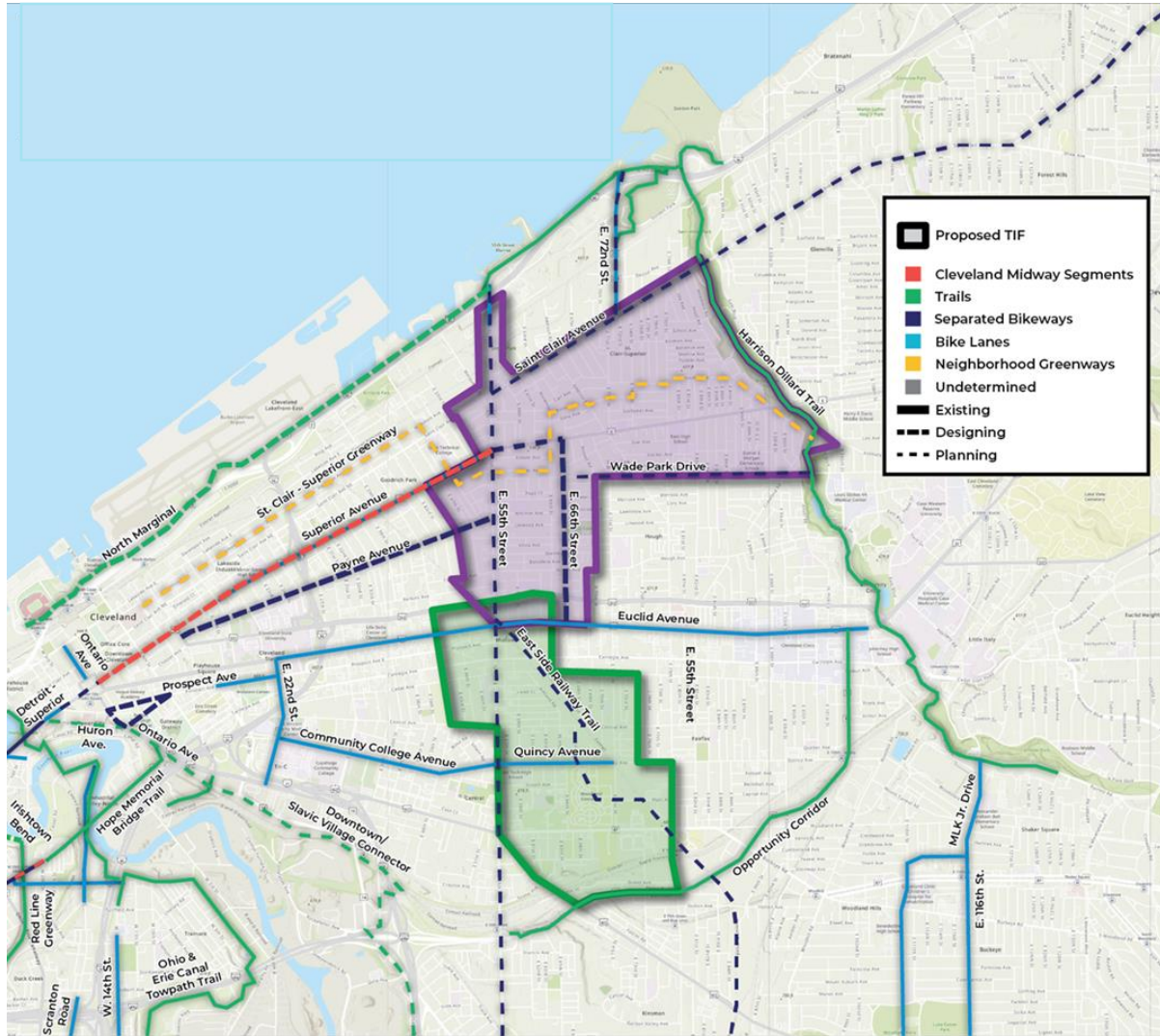
## Targeted investment through a TIF district

A tax increment financing (TIF) district allows the City to reinvest new growth back into the neighborhood.

**Proceeds from the Housing Innovation District TIF will be used only for public infrastructure improvements, such as:**

- Roads and streetscapes
- Public parks
- Water and sewer lines
- Environmental remediation
- Land acquisition and site prep
- Demolition





## Hough and St. Clair Superior

- 1,372 acres
- \$492.7M of real estate value; \$209M or 42%, is currently tax exempt / abated
- 2,106 City land bank parcels
- Projected to generate between \$41.9m and \$118.7m over 30 years

## Central

- 612 acres
- \$257M of current real estate value, of which \$162M (63%) is tax exempt
- 764 City land bank parcels (91.5 acres)
- Projected to generate between \$22.4m and \$63.5m over 30 years



# Why Here? Why Now?

---

East Side TIF District



# The momentum is already happening.



**CHEERS**



**CLEVELAND MIDWAY**



**GORDON PARK**



**MIDTOWN COLLAB**



**E.66TH ST**



**SAILING CENTER**



# With a historic business park in the works.



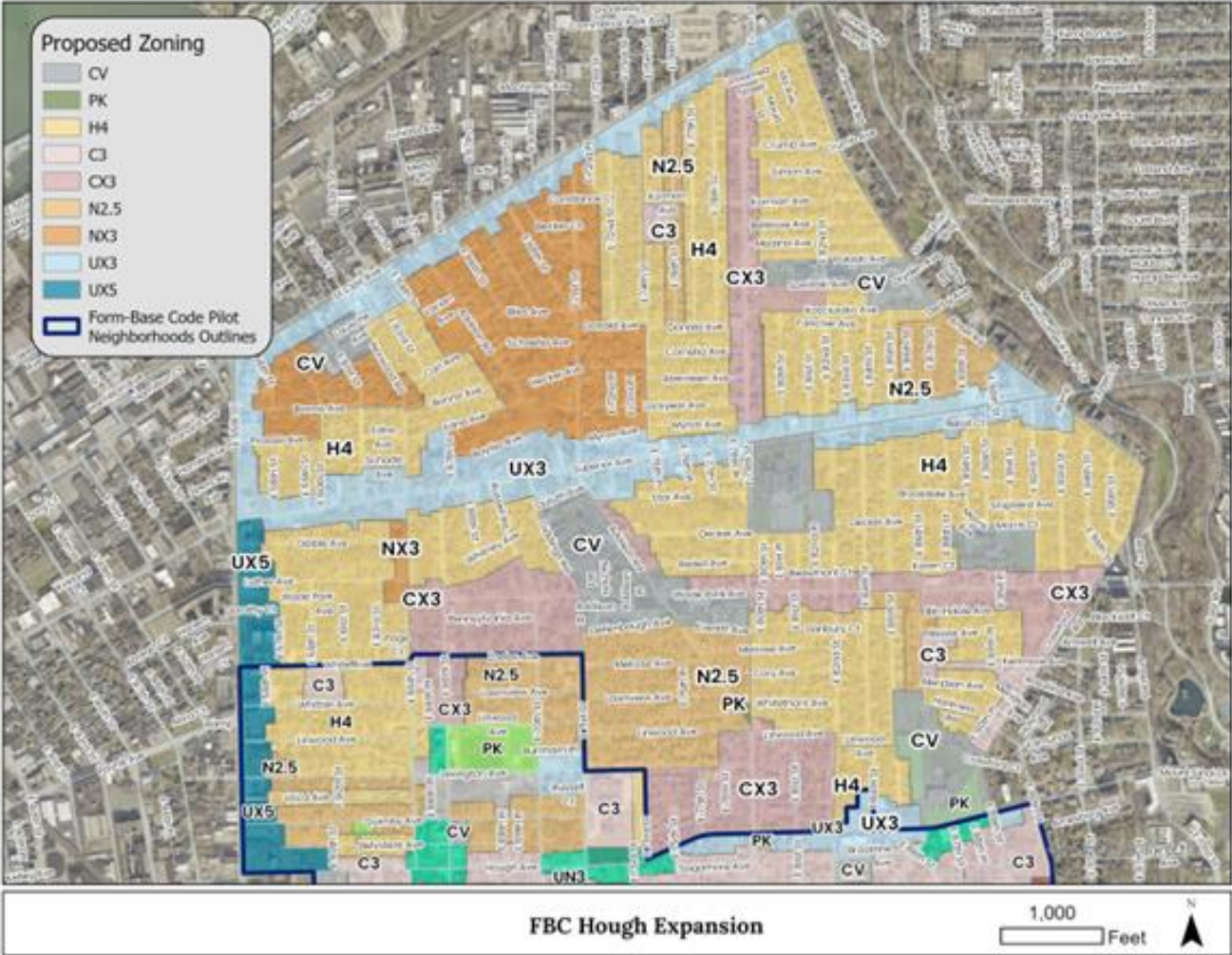
## Modern Zoning Through **Form-Based Code**

Form-based code makes it easier for residents to invest in their homes, attracts new housing and local businesses, and removes barriers so good projects can move forward faster.

### **What This Means as Examples:**

- A vacant storefront can more easily become a café or small business
- A homeowner can add a unit for family or rental income
- New housing can be built that fits the scale of the block
- Mixed-use corridors can support shops, services, and jobs within walking distance





# Current Neighborhood Challenges & Form-Based Code Solutions

## Walkability & Safety

### Current Zoning

**Separates land uses**, which can lead to sprawl and make it harder to access everyday amenities and jobs without a car.

### Form-Based Code

**Encourages a mix of uses** along corridors, making it easier to walk to shops, services, and job opportunities.

## Affordability & Inclusivity

### Current Zoning

**Limits housing supply** and can fall out of step with demand due to complex, restrictive regulations.

### Form-Based Code

**Expands the range of housing options**, while ensuring new development fits the character of the neighborhood.

## Streamlined Admin Process

### Current Zoning

**Lacks a clear, consistent permit process**, making applications difficult for both staff and the public to navigate.

### Form-Based Code

**Establishes a clear, modern application and permitting process** that reflects how development works today.



# Cleveland City Planning Commission

## Zoning Text Amendments

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

**Text Amendment to Zoning Code** (as introduced under Ord. No. 561-2026) Amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 20216 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

May 1, 2026

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# Text Amendment to Zoning Code

Amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts"

## § 337.02 One-Family Districts



In a One-Family District, the following buildings and uses and their accessory buildings and uses are permitted:

- (a) Dwelling houses, each occupied by not more than one (1) family and not more than two (2) roomers or boarders;
- (b) Playgrounds, parks;
- (c) The extension of existing cemeteries;
- (d) Railroad rights-of-way, not including switching, storage or freight yards or industrial sidings;
- (e) Agricultural uses, subject to the regulations of Section [337.25](#) and Section [347.02](#);
- (f) The following buildings and uses, if located not less than fifteen (15) feet from any adjoining premises in a Residence District not used for a similar purpose:
  - (1) Churches and other places of worship, but not including funeral chapels or mortuary chapels;
  - (2) Telephone exchanges and static transformer stations, provided there is no public business office or any storage yard or storage building operated in connection therewith;
  - (3) Bus turn-around and layover areas operated by a public transit agency provided that no buildings other than a passenger shelter and restroom are located at each site, and provided, further, that any layover space accommodates no more than two (2) buses.
- (g) The following buildings and uses, if approved by the Board of Zoning Appeals after public notice and public hearing, and if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided, and if in the judgment of the Board such buildings and uses are appropriately located and designed and will meet a community need without adversely affecting the neighborhood:

(f) Short-term rentals, as defined in [Chapter 686B](#), subject to the density limitation set forth in that chapter.

[Chapter 686B](#): "Short-term rental" means the temporary rental for compensation of a dwelling unit by the owner, operator, or through a booking agent, for the accommodation of transient guests where such accommodation to any transient guest is for not more than thirty (30) consecutive days.



**Ord. No. 561-2026** (introduced by Council Members Davis, Santana, Polensek and Harsh) To supplement the Codified Ordinances of the City of Cleveland, 1976 by enacting new Sections 686B.01 through 686B.11, 686B.99 and 686B.991, related to Short-Term Rentals, and by amending Sections 193.01, 193.02, 193.03 and 193.021 as amended by various ordinances related to the Transient Occupancy Tax, and by amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

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May 1, 2026

# Cleveland City Planning Commission

## Conditional Uses

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

## **Townhomes in a 1F District** – WestCliff Townhomes

May 1, 2026

Project Address: 9908 Clifton Blvd

Presenter: Xavier Bay, City Planner

Project Representative: Ryan Arth

Approvals Needed Per Section Per §337.031(h)(5)

## WestCliff Townhome Development City Planning Commission Hearing May 01, 2026



CITY OF CLEVELAND  
Mayor Justin M. Bibb

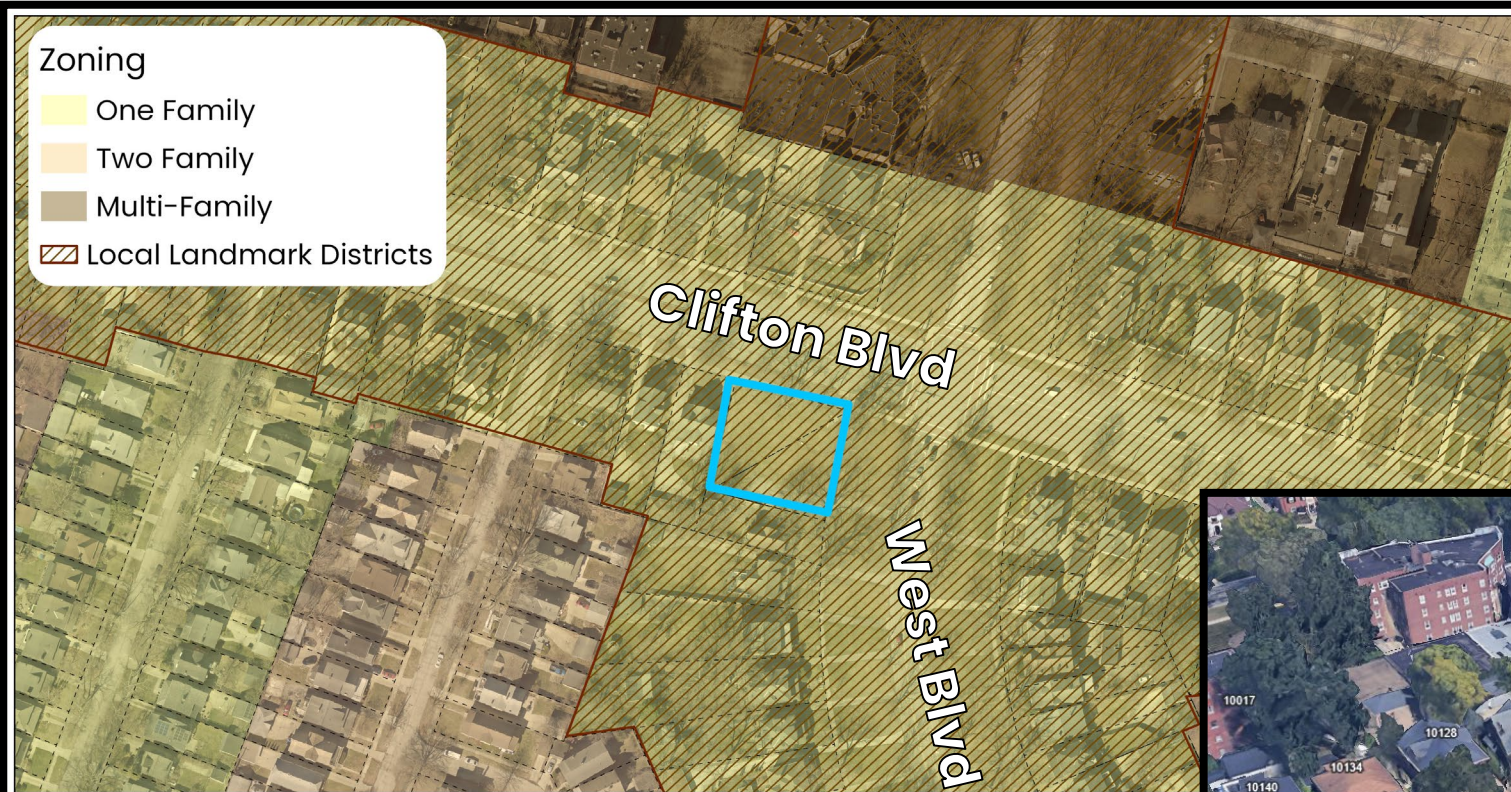
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CITY PLANNING COMMISSION

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# Conditional Use Townhouse in 1F

This project contains parcels located in a One-Family Residential District and within the Clifton Blvd. /West Blvd. Local Landmarks District.



Conditional Use  
Townhomes in One Family District

# Site Information

**Parcel size:**  
0.38 ac  
16,670 sq ft.

**TOD Zone:**  
#55 Clifton Blvd





West Blvd Southwest



West Blvd Northeast

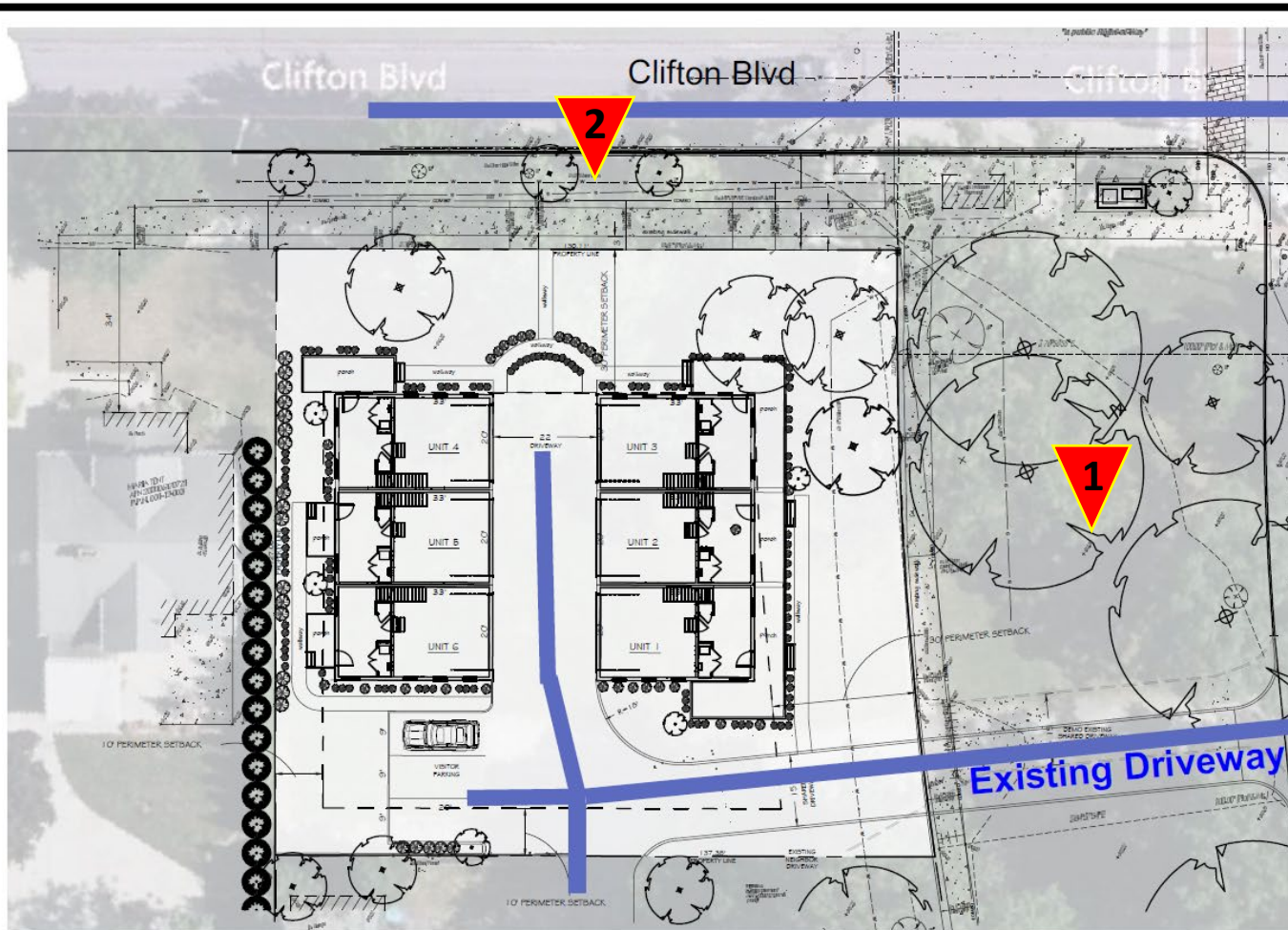
# South Western View



West Blvd Western View

# Conditional Use Townhouse in 1F

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.



# Conditional Use Townhouse in 1F

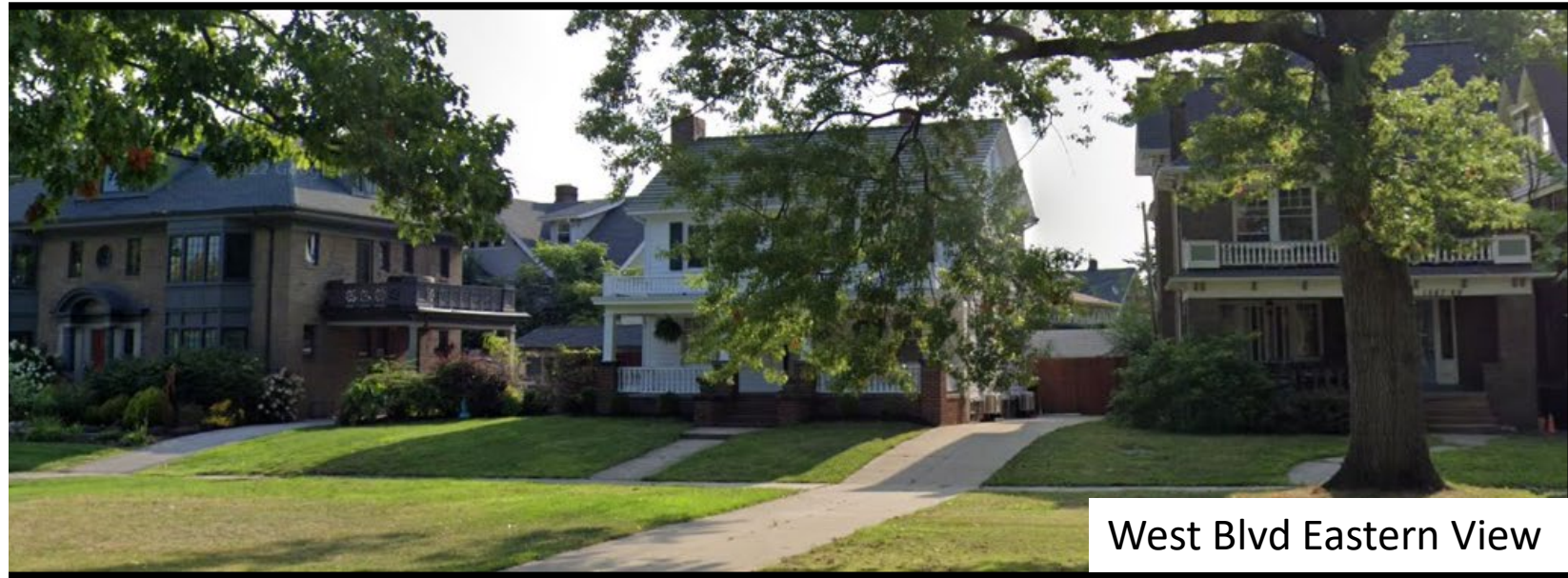
(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features?



A SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



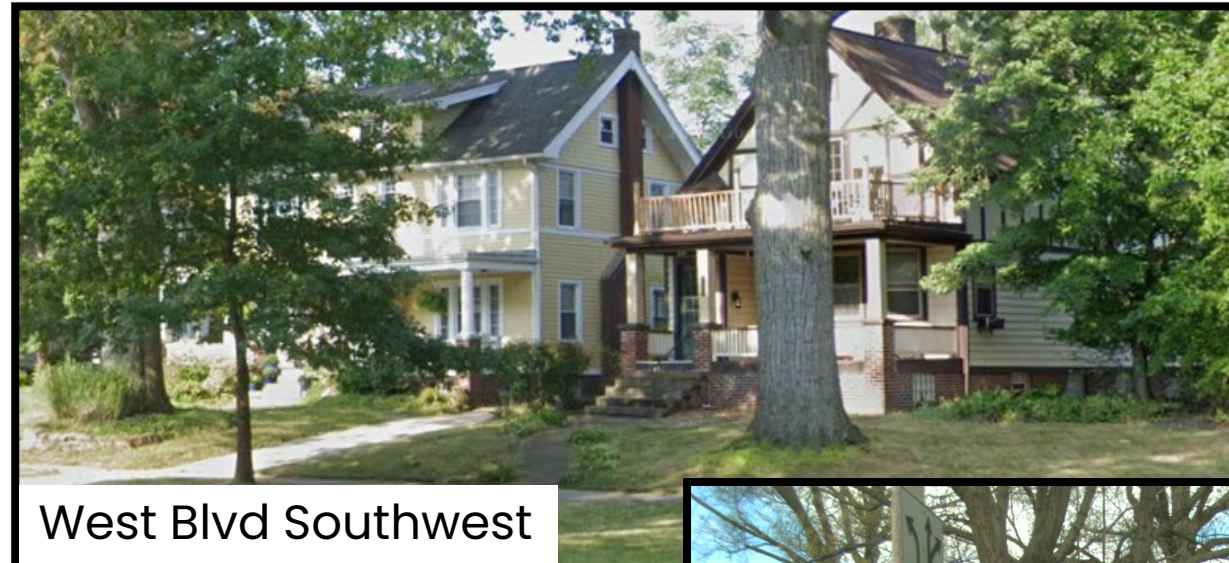
C FRONT ELEVATION



West Blvd Eastern View

# Conditional Use Townhouse in 1F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features?



VEHICLE ID: 045291SR  
APRIL 20, 2025 13:53:05 DTG  
41° 29' 5.20" N, 81° 46' 9.13" W  
1228 WEST BLVD, CLEVELAND, OH 44102-1663, 001-15-302





# Neighborhood Housing Typologies Map



**LEGEND**

- 1-FAMILY PLATTED LOT
- 2-FAMILY PLATTED LOT
- 3-FAMILY PLATTED LOT
- MULTI-FAMILY
- DEVELOPMENT SITE

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community



# Context Photos: Corner lots – Nearby housing typologies



9812 Clifton Blvd (2 Units)



9811 Clifton Blvd (2 units)



# Context Photos: Nearby housing typologies

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**West Blvd & Baltic Rd (2-3 units)**



**1210 West Blvd (20 units)**



# Context Photos: Nearby Townhouse Developments

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7 units under construction, Lake Avenue (0.2 miles)

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## Context Photos: Nearby Townhouse Developments

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**9505 Lake Avenue**  
**10 units, Lake Avenue (0.3 miles)**

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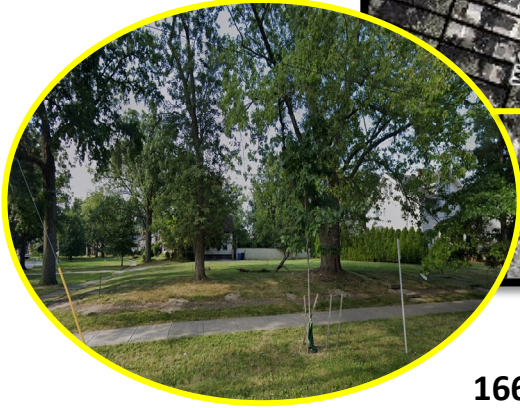
# Context Photos: Nearby Comparable Lot Sizes



**1210 West Blvd**  
16728 sq. ft  
0.38 ac  
20 units



**9505 Lake Ave**  
15608 sq. ft  
0.36 ac  
10 units



**SITE**  
16670 sq. ft  
0.38 ac



**9812 Clifton Blvd**  
17500 sq. ft  
0.4 ac  
2 units

# Landmarks Result

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Certificate of Appropriateness issued by  
Cleveland Landmarks Commission

## CLEVELAND LANDMARKS COMMISSION



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## CERTIFICATE OF APPROPRIATENESS

**No. 25-063**

Name: West Cliff New Construction

Project Address: 9903 Clifton Boulevard

Description:

Approval of Certificate of Appropriateness to construct 6 new housing units with the conditions that window muntins/grids be expressed/applied to the exterior of the glass surface and that the applicant study extending the one of both porches and masonry areas on the north elevation, incorporating railings at a lower and more appropriate height, and the appropriateness of the color composition of both buildings, with final approval being made by Landmarks staff with an encouragement and recommendation to utilize upgraded materials on the Clifton and West Boulevard facades.

Approved by  
Commission:  
**September 25, 2025**

Approved  
Administratively:  
**February 9, 2026**



Daniel A. Musson  
Secretary

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

# Staff Recommendation

Approve the Conditional Use permit for (2) three-unit townhomes at West Blvd & Clifton Blvd due to its contextual compatibility with surrounding properties in terms of massing, layout, building features, and circulation/parking



WestCliff Townhomes  
Cleveland, OH

ELEVATIONS  
MARCH 5, 2026



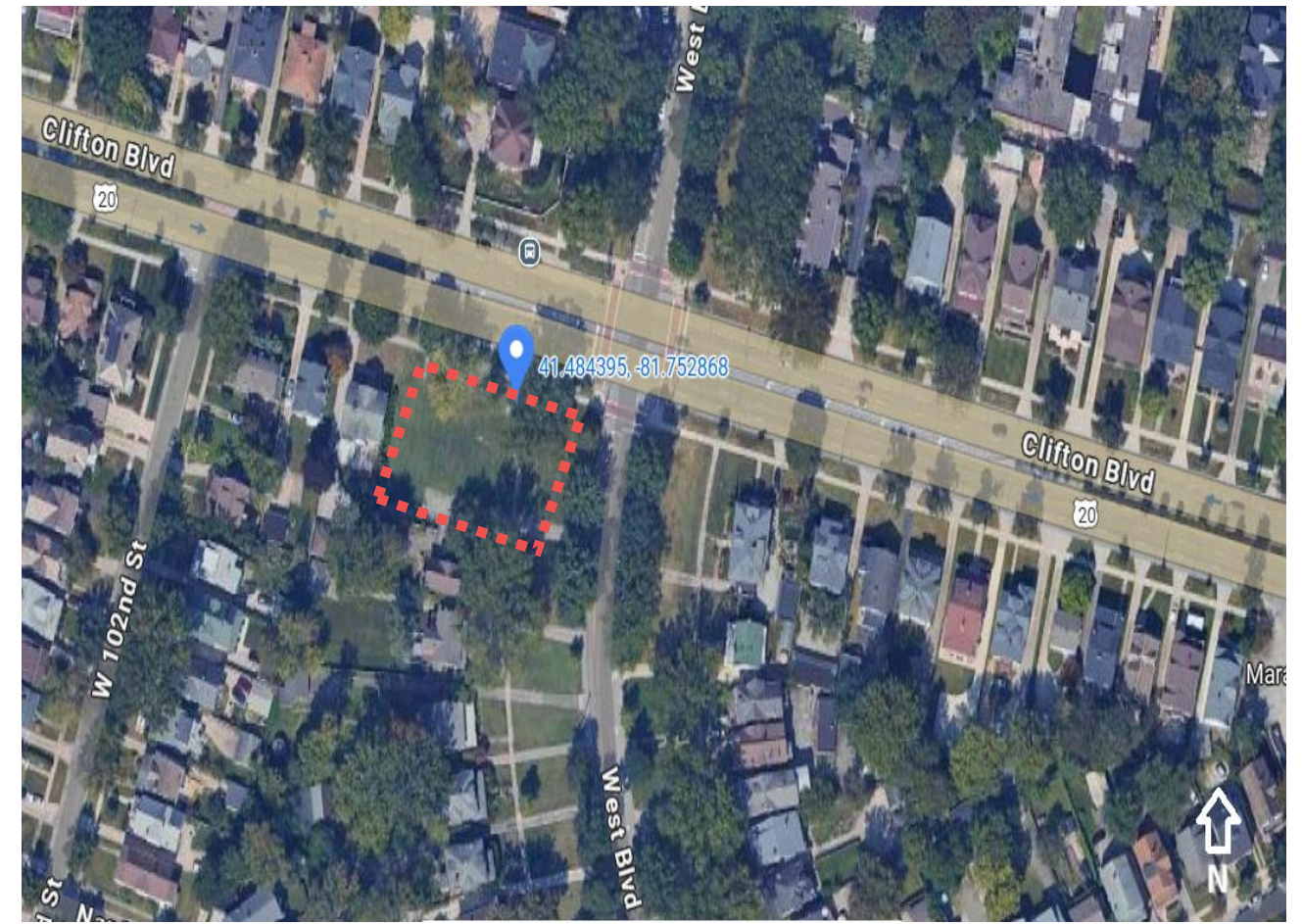
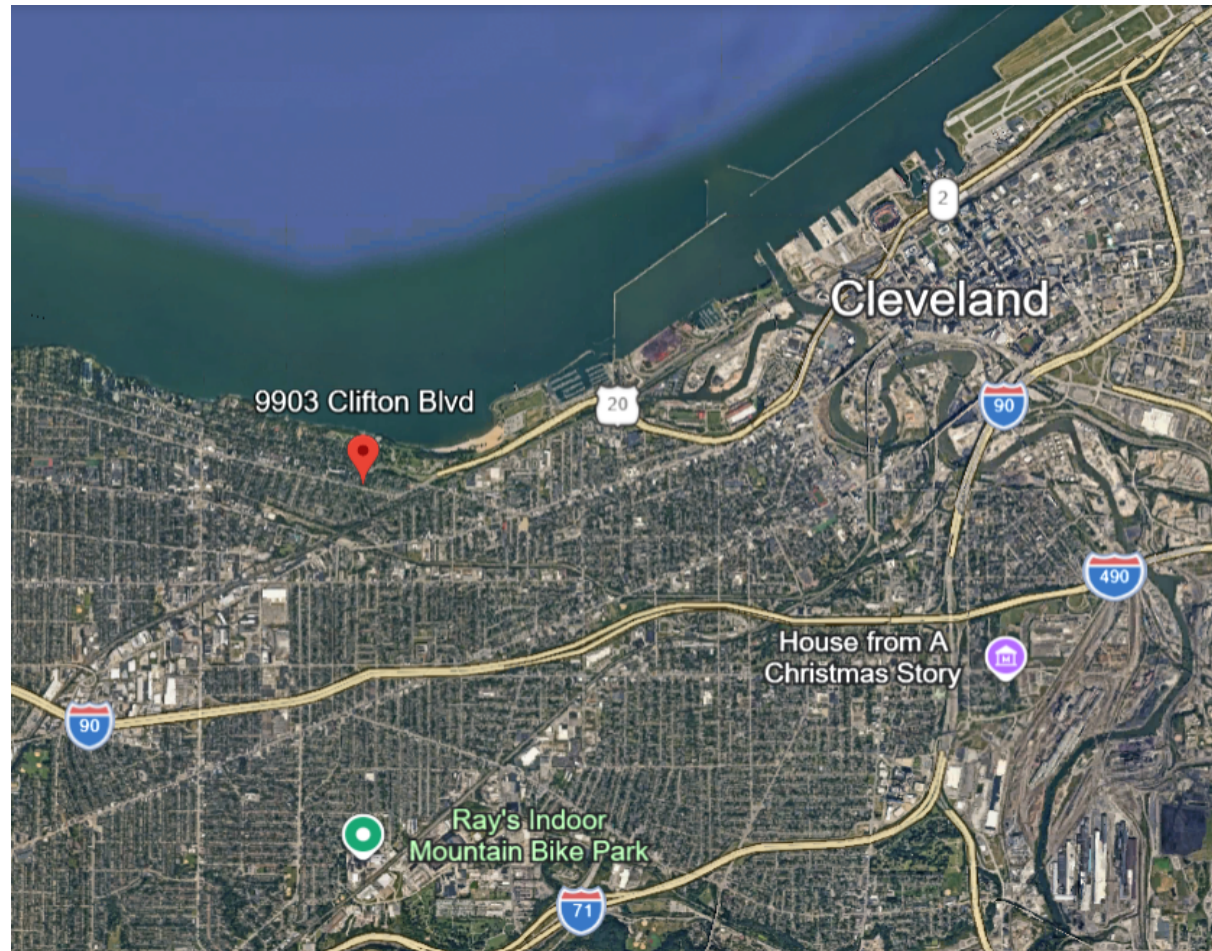


# WestCliff Townhomes

9903 Clifton Blvd.  
CPC Conditional Use Approval



# Location



# Current Site



# Vicinity



# Neighborhood Alignment

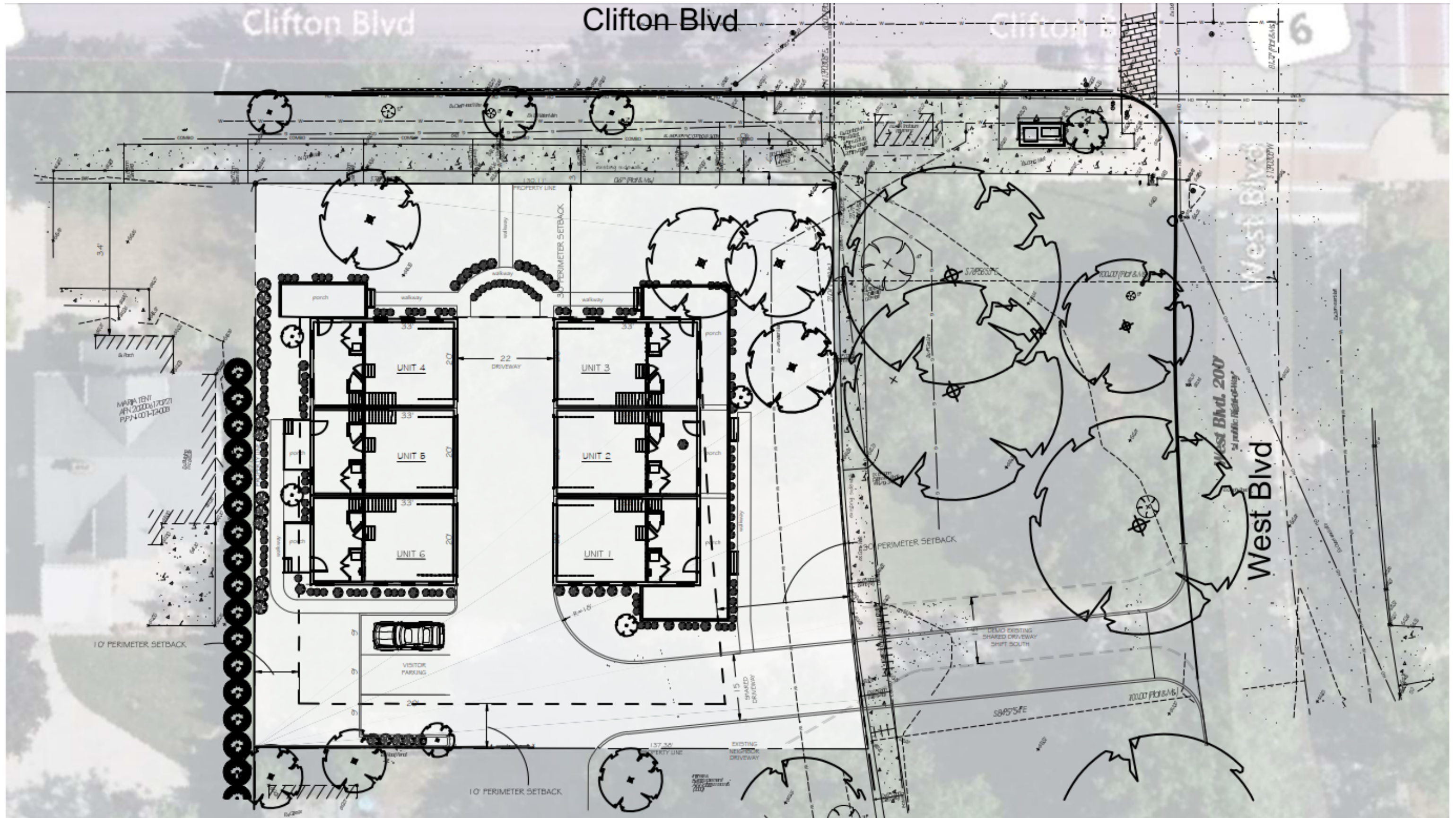
- Resembles existing historic housing on both street facing facades
- Gabled, shingle roofs
- Front porches with period appropriate railing height
- Colors selected with Landmarks staff guidance
- Setbacks to code
- Height 4-6' higher than neighborhood housing



- Clifton facade width within average of next two houses
- Utilizes existing curb cut
- No street tree disturbance
- Three on-site guest parking spaces
- One garage space per bedroom
- Fiber cement siding facing Boulevards



# Site Plan

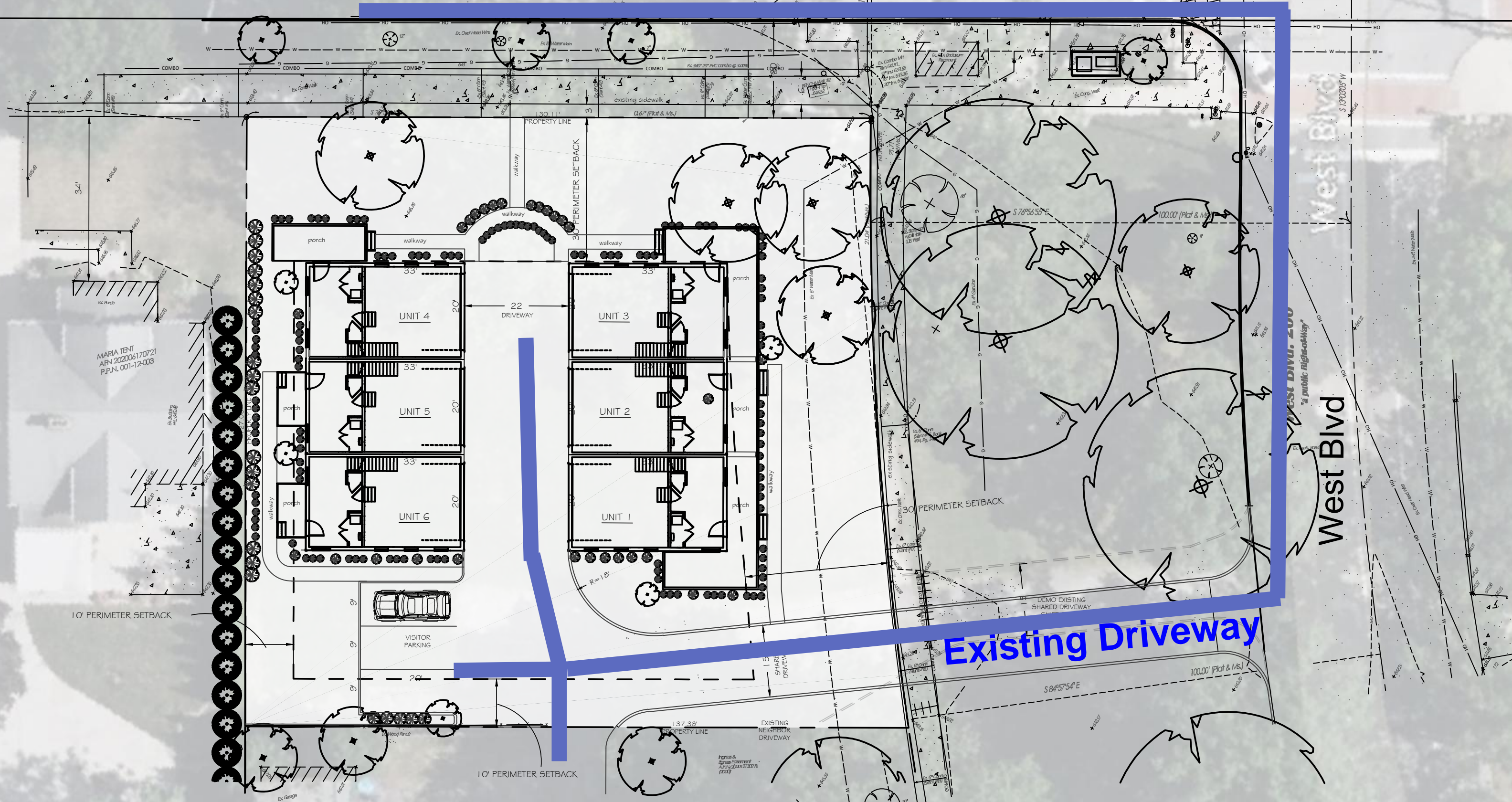


Clifton Blvd

Clifton Blvd

Clifton Blvd

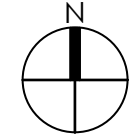
6



MARIA TENT  
AFN 202006170721  
P.P.N. 001-12-003

Existing Driveway

West Blvd

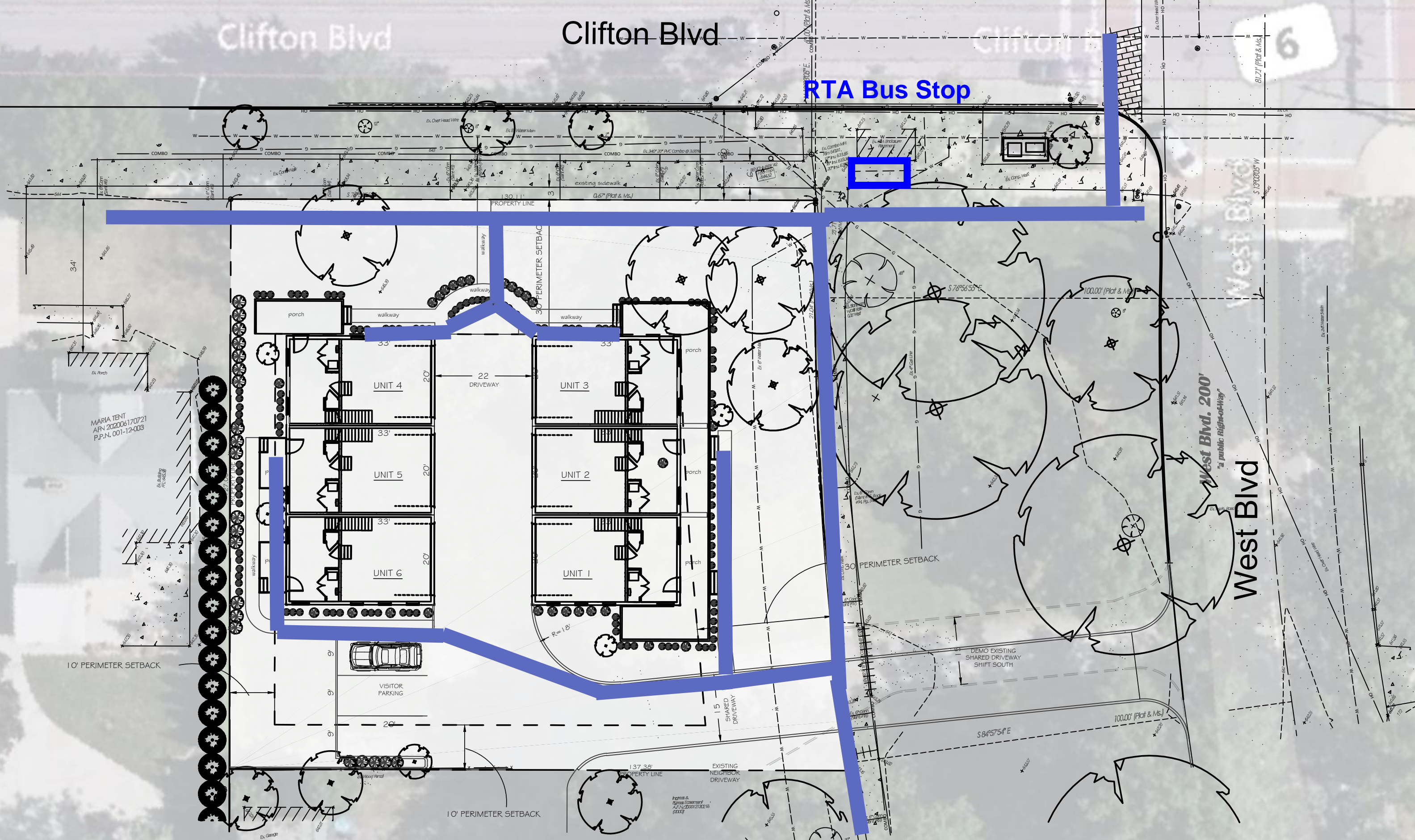


Clifton Blvd

Clifton Blvd

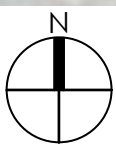
RTA Bus Stop

6



# Pedestrian Access

SP Conceptual Site Plan  
1" = 20'





35' BY RIGHT

CLIFTON BLVD

WESTCLIFF  
TOWNHOMES

01 SECTION A

35' BY RIGHT

WEST BLVD

WESTCLIFF  
TOWNHOMES

02 SECTION B

# RELATIVE HEIGHT

# MASSING



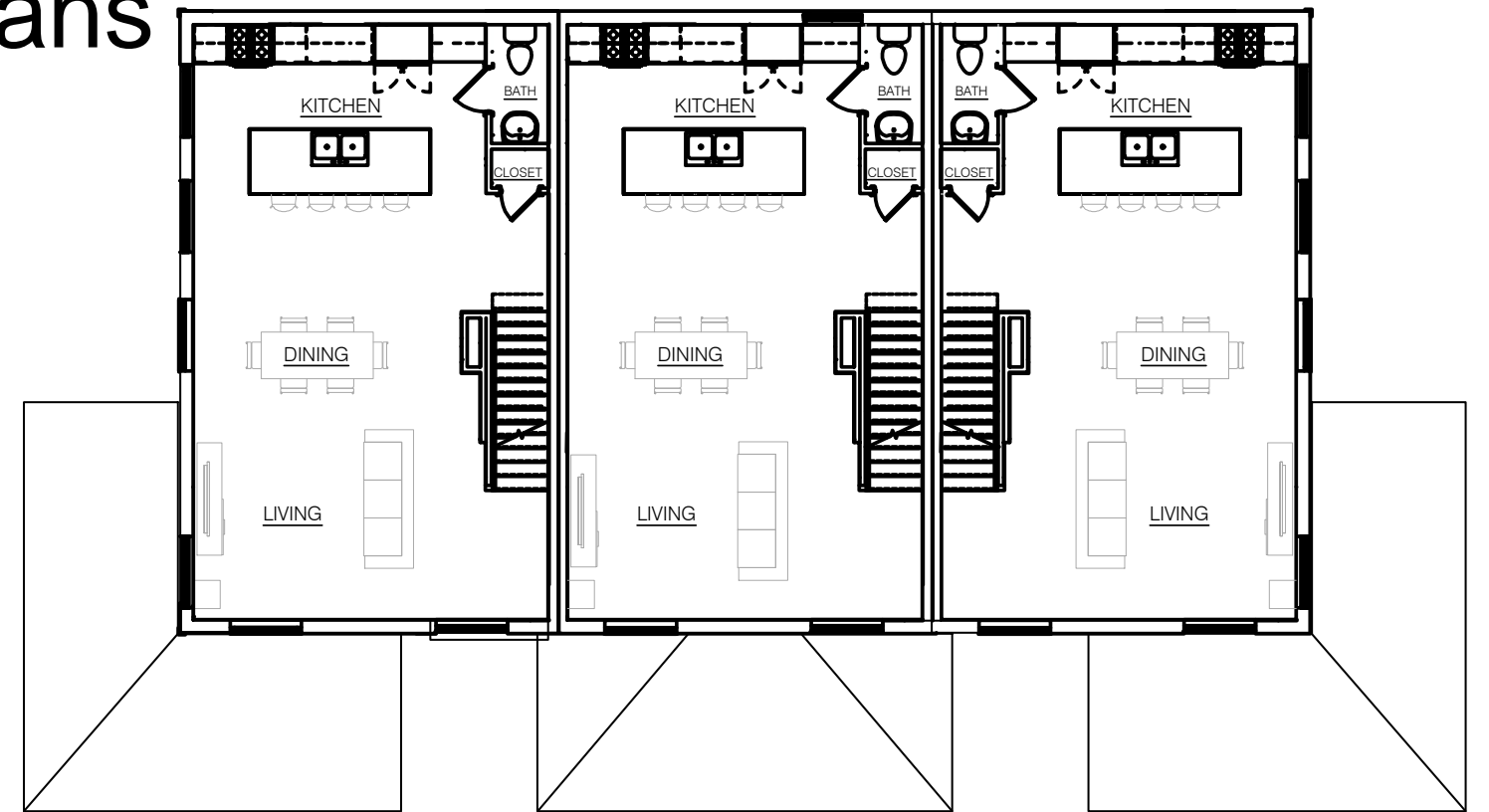
# Floor Plans

## UNIT AREAS

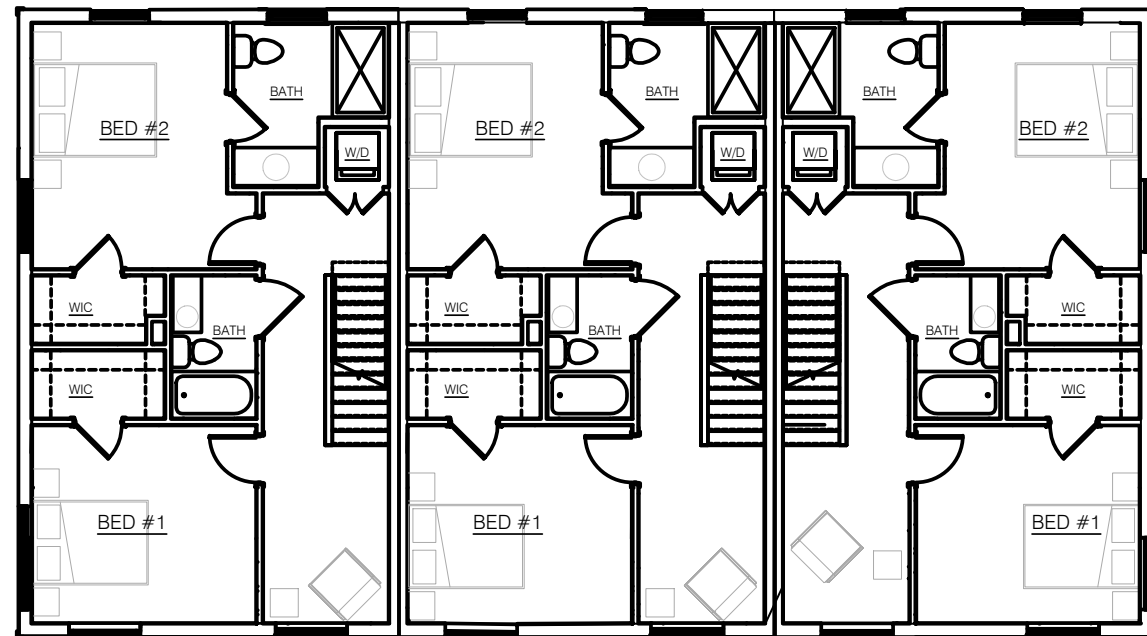
### UNITS 1-6

FIRST FLOOR	225 SF
SECOND FLOOR	600 SF
THIRD FLOOR	595 SF

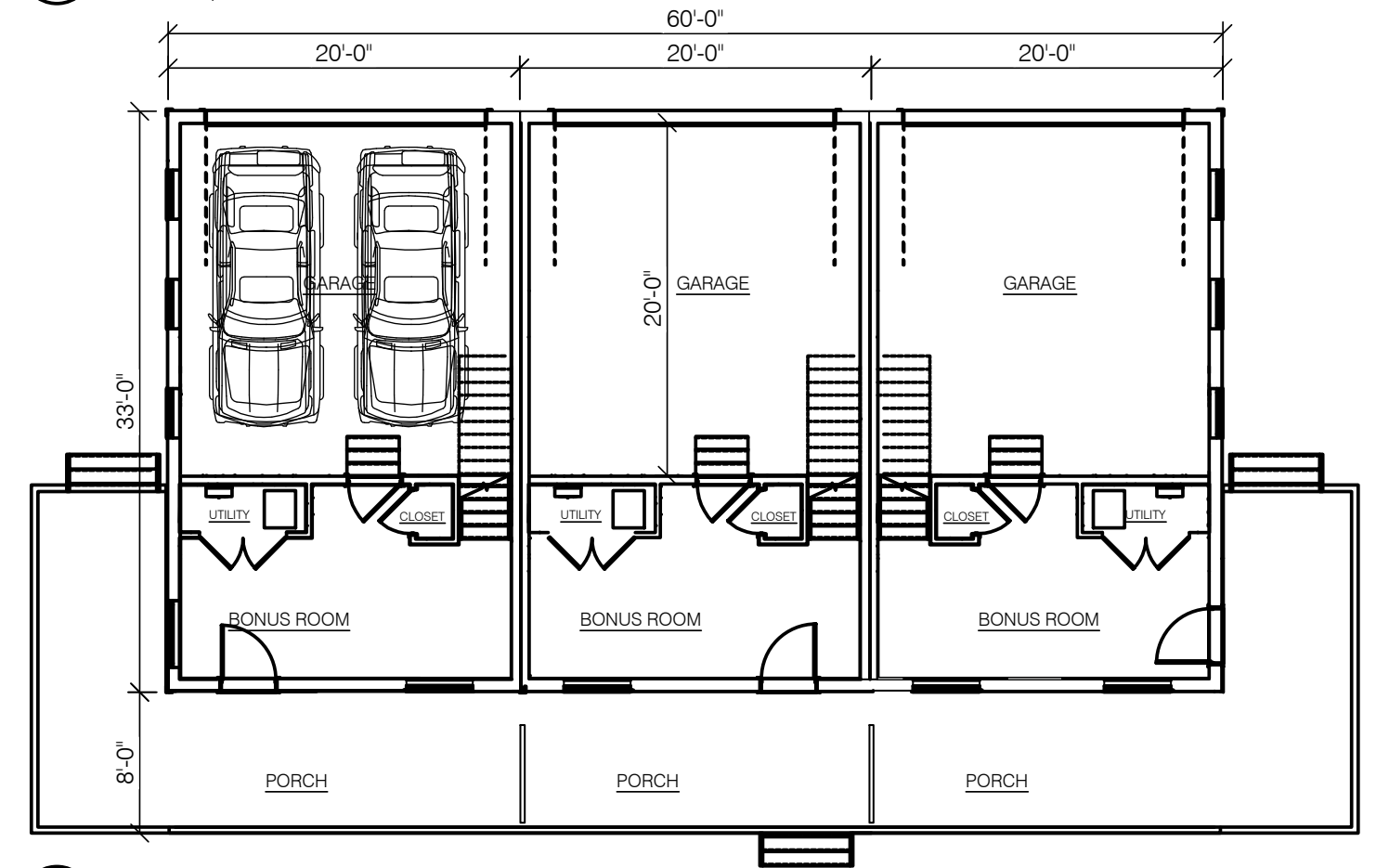
TOTAL FINISHED AREA: 1,420 SF  
GARAGE: 375 SF



2 SECOND FLOOR  
SCALE: 3/16" = 1'-0"



3 THIRD FLOOR  
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR  
SCALE: 3/16" = 1'-0"



# Conceptual Renderings



# Conceptual Renderings



## Townhomes in a 1F District – WestCliff Townhomes

May 1, 2026

---

### Zoning Code Section §337.031(h)(5):

In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission* shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.

---

### City Planning Staff Recommendations:

Designs approved by Landmarks Commission with conditions on 9/25/2025 (Case 25-063).

Planning staff recommends approval the Conditional Use permit for (2) three-unit townhomes at West Blvd & Clifton Blvd due to its contextual compatibility with surrounding properties in terms of massing, layout, building features, and circulation/parking.

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# Cleveland City Planning Commission

## Central East Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

**EC2026-009** – Olde Cedar Phase 1

May 1, 2026

Project Address: Quincy Ave & Scovill Ave

Type: New Construction

Project Representative: Christina Tayman

Approval: Schematic

# OLDE CEDAR PHASE 1 AT QUINCY

ADDRESS: QUINCY AVE AT E 46<sup>TH</sup> ST, CLEVELAND, OH

PROPOSED 62-UNIT TOWNHOUSES AND APARTMENT DEVELOPMENT

SCHEMATIC SUBMISSION

# CONCEPTUAL MOTION



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission

Calley Mersmann, Director

601 Lakeside Avenue, Room 501, Cleveland, OH, 44114  
T: (216) 664-2210 F: (216) 664-3281 | [planning.clevelandohio.gov](http://planning.clevelandohio.gov)

## Central East Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:30 AM

**Case Number:** CE2026-009      **Meeting Date:** 03.26.2026  
**Project Name:** Olde Cedar Phase 1      **Ward #:** 5  
**Project Address:** E 55th & Quincy Ave  
**Project Rep. :** Christina Tayman  
**Existing Use:** Vacant Greenspace      **Proposed Use:** Small Area Housing Deve  
**Project Scope:** Housing development project

**Design Review Level Applied For:** Conceptual

**Motion by Design Review Committee:**

Approve (as presented)     Approve (with stated conditions)     Disapprove     Postpone

Conditions:

1st Motion: Pace Conceptual Approval, windows, materiality, study the gables, trash enclosures, fencing, screen walls, condensing units potentially, attic space, landscaping schedule, consider ridge vent or side gable vents

2nd Motion: Rothenburg

**Committee Action:** (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

Augoustidis	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Rothenberg	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Brown	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Solon	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Calhoun (Alt.)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Strean	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Holland	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Trotta (C)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Herring	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Wagner	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Kahn	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Wilson	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Madison	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Pace	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.

**Applicant Signature & Date:** \_\_\_\_\_ **Virtual Meeting – No Signature Required**



## PROJECT SUMMARY

Olde Cedar Phase 1 at Quincy is a new construction, 62-unit project located in the Central Neighborhood of Cleveland.

Project Location: Quincy Ave at E 46<sup>th</sup> St, Cleveland, Ohio 44106

**Developer:** The Finch Group Housing Resources

**Owner:** Cleveland Metropolitan Housing Authority

**Architect:** RDL Architects, Inc.

### Site information:

**Residential Population:** All age groups

**Sustainability:** Per funding source requirements

**Zoning:**MF-C1, Multi-family

15' Specific Setback on Quincy Ave & E 55th St

**Acreage:**+/- 165,100-SF, 3.8-Acres

**Proposed Use:** Multi-family Housing

**Front Yard:**15' on Quincy & E 55<sup>th</sup> ,15' shown on Proposed Scovill (30' req)

**Rear Yard:**1/2 ht of the Main Building

**Side Yard:**7' per side, 14' aggregate

**Side Corner:**5'

**Encroachments:**Porches projecting no more than 8', steps

**Parking:**1 Space/du (+/- 1.5 spaces/du shown)

**Bicycle Parking:**1 Space/20 Automobiles

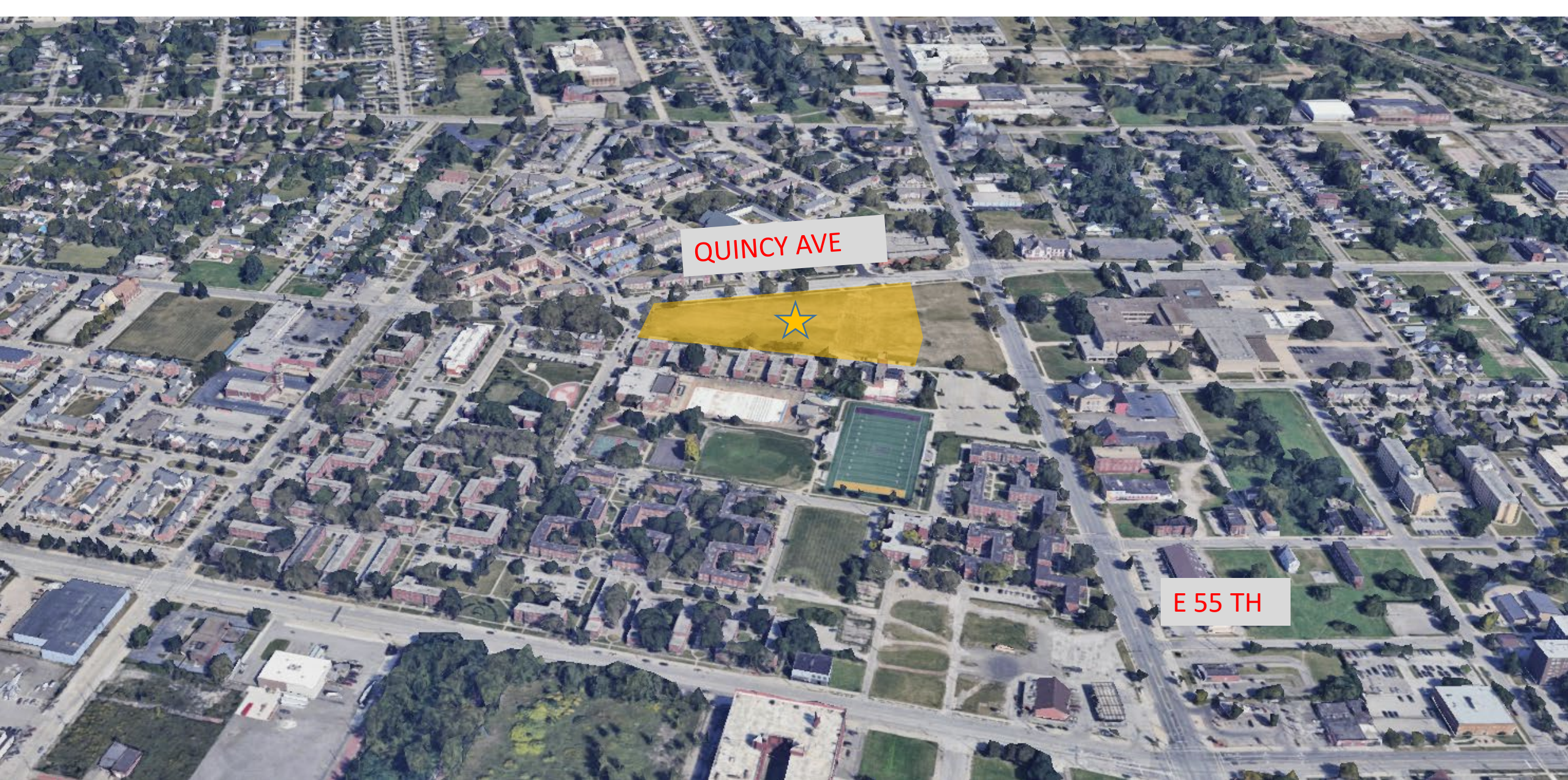
# PROJECT SUMMARY

## Building information:

**Total Units:** Sixty-two (62 units) - 40 two-bedroom units, 20 three-bedroom units, 2 four-bedroom units

Building	Type	2 bed TH	3 bed TH	2 bed flat	3 bed flat	4 bed flat	SQ FT
1	B	2	2				5,494
2	A	4	2				8,044
3	B	2	2				5,494
4	C	2		4			7,102
5	B	2	2				5,494
6	D	2			4		7,936
7	E			2		2	5,848
8	B	2	2				5,494
9	A	4	2				8,044
10	A	4	2				8,044
11	C	2		4			7,102
12	A	4	2				8,044
<b>Total</b>		<b>30</b>	<b>16</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>82,140</b>

**Management building:** 1,026 SQ FT.



QUINCY AVE



E 55 TH

NEIGHBORHOOD CONTEXT

OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH



Outdoor seating at Outhwaite Community Center

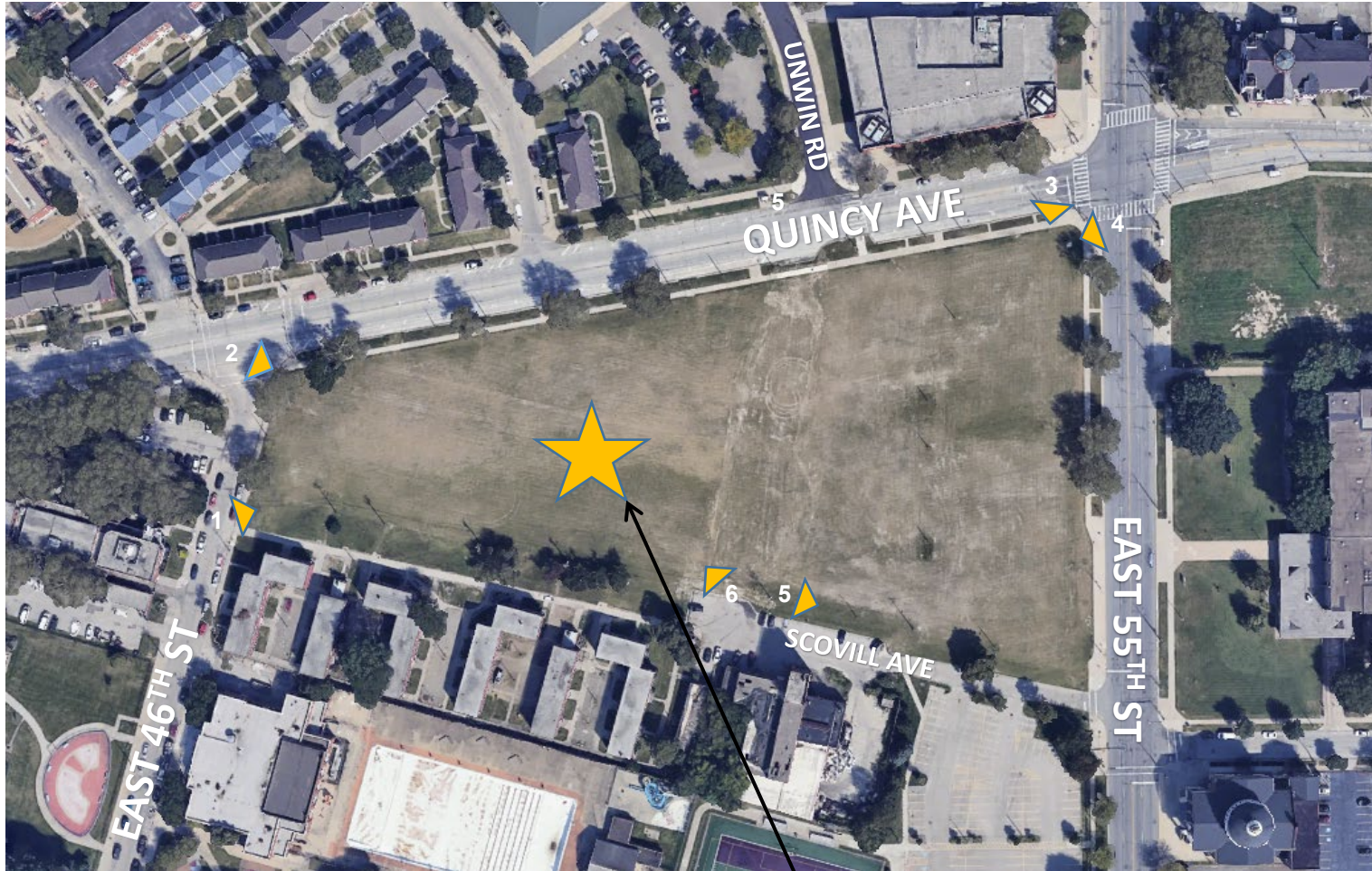


CMHA park with playground and splash pad



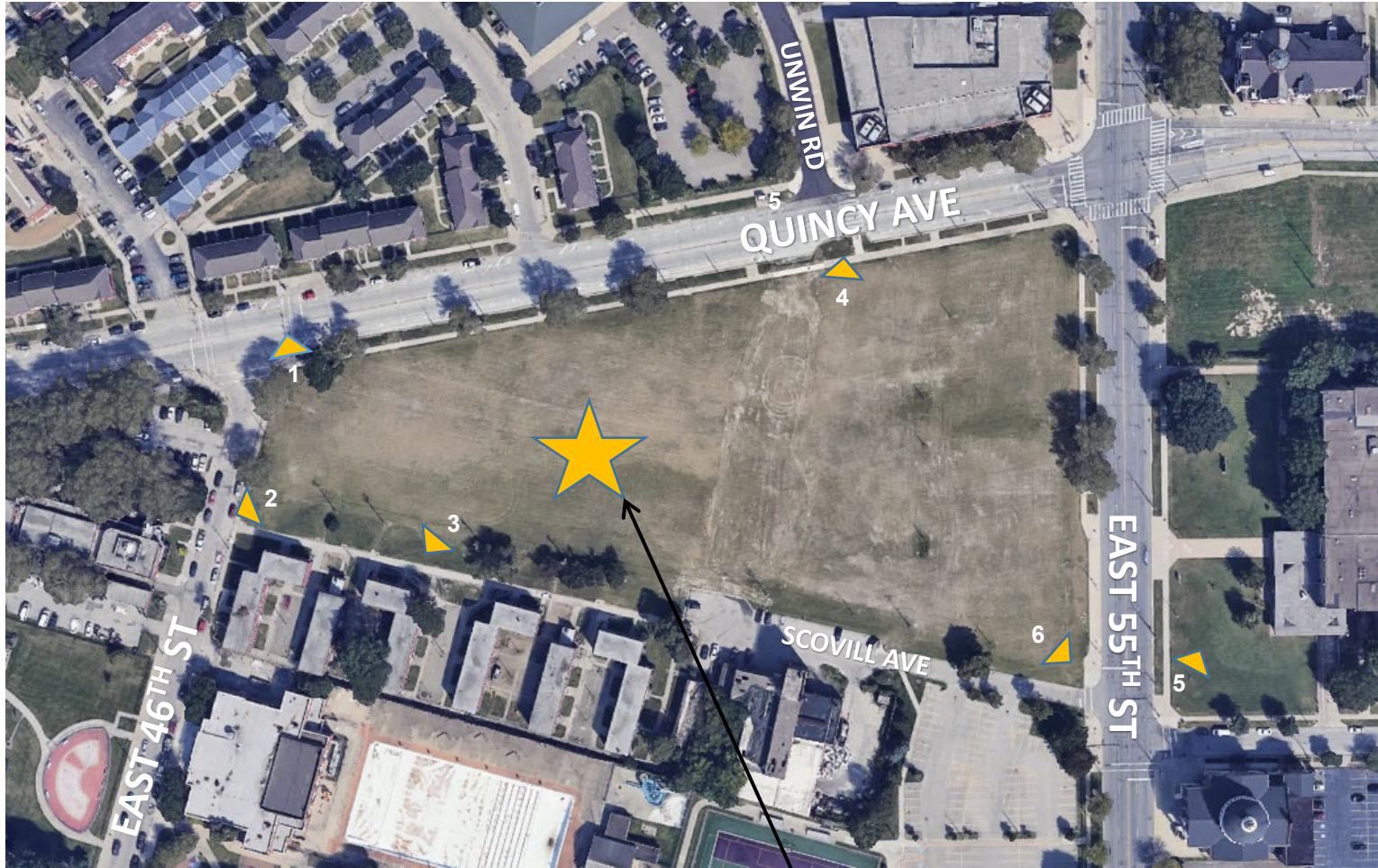
CMHA playground





— SITE LOCATION






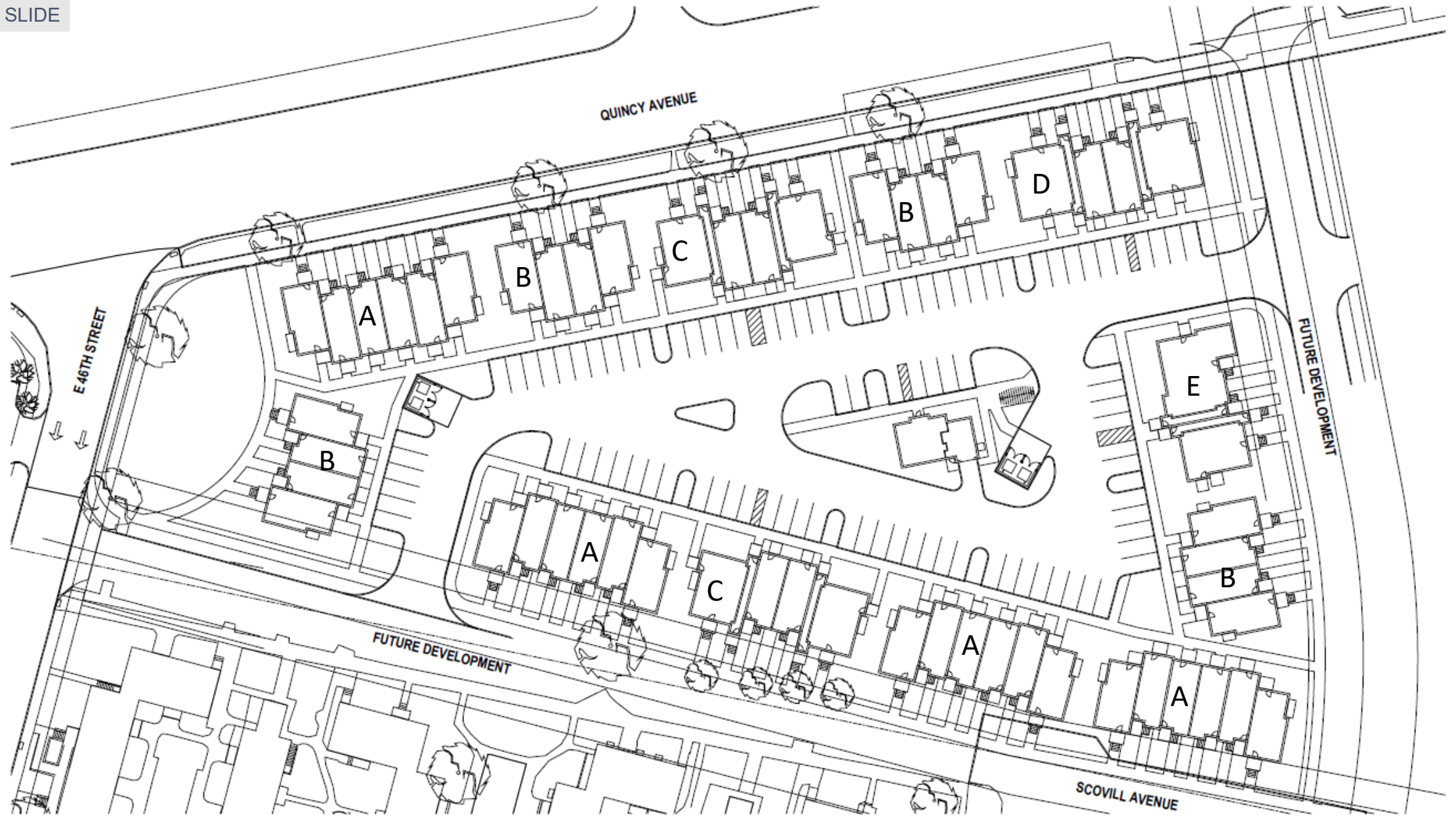
SITE LOCATION





**EXISTING SITE**   
 OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH









**PROPOSED SITE PLAN**   
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH

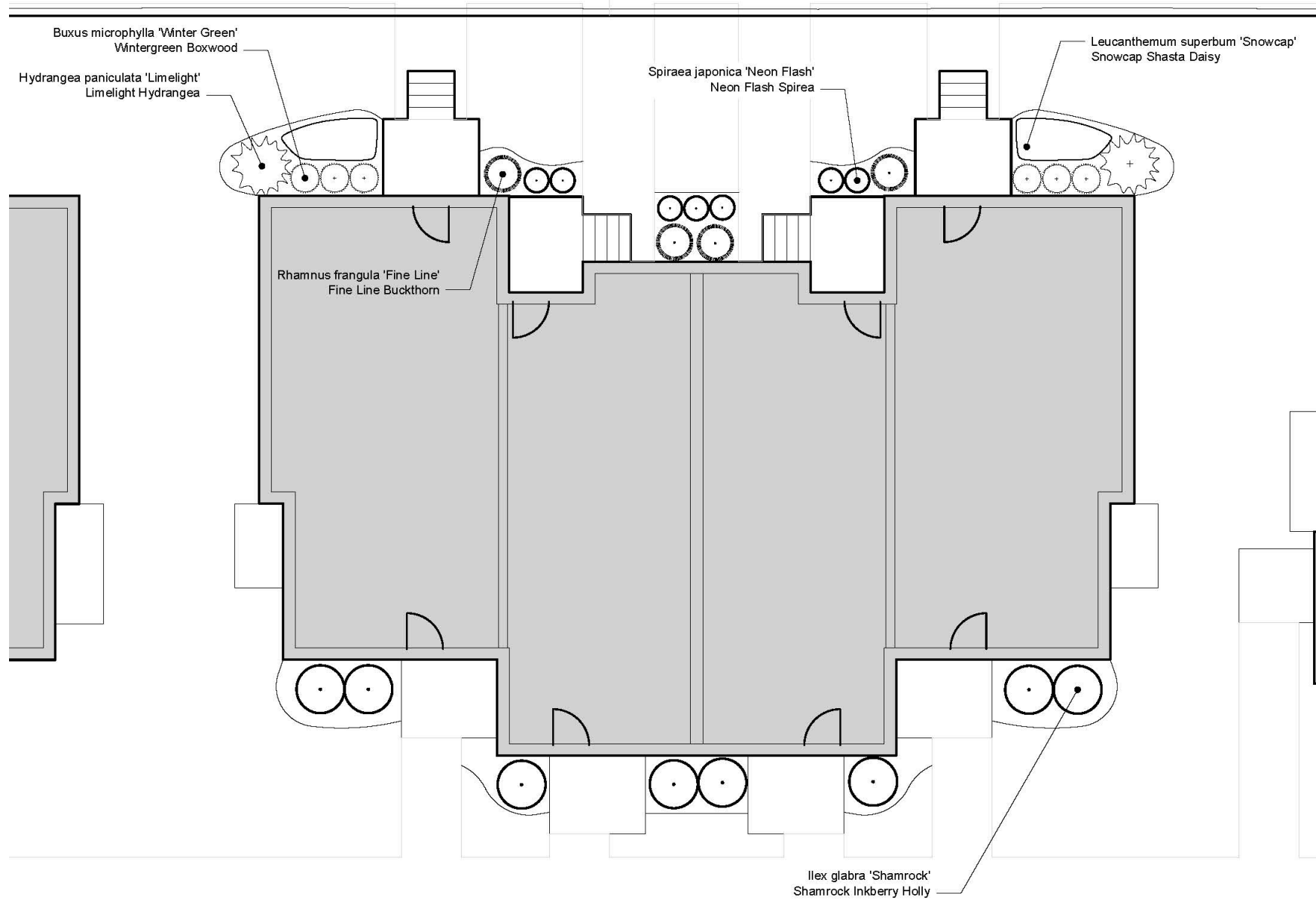




-  AMERICAN LINDEN
-  RED SUNSET MAPLE
-  PRINCETON SENTRY GINKGO
-  VALLEY FORGE ELM

**CONCEPTUAL LANDSCAPING PLAN**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH







Valley Forge Elm



American Linden



Red Sunset Maple



Neon Flash Spiraea



Princeton Sentry Ginkgo



Snowcap Shasta Daisy



Limelight Hydrangea



Fine Line Buckthorn



Shamrock Inkberry Holly



Wintergreen Boxwood



RDL  
ARCHITECTS

**ILLUSTRATIVE RENDERING**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





**ILLUSTRATIVE RENDERING**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH

RDL  
ARCHITECTS



RDL  
ARCHITECTS



**ILLUSTRATIVE RENDERING**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH



SW 6223

Still Water

Cement board siding color

SW 9130

Evergreen Fog

Cement board siding color

SW 7069

Iron Ore

Cement board siding and trim color

SW 6378

Crisp Linen

Steel entry door color



Echelon Masonry Aria Slim 3"x36"  
Color: Cheswick Smooth  
Location: unit entry walls



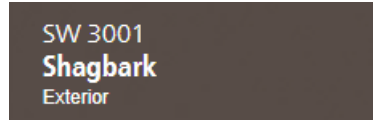
Echelon Masonry Mondrian 12"x24"  
Color: Almond Chiseled  
Location: water table



White vinyl windows



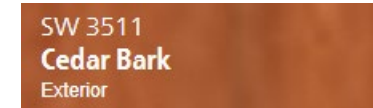
Black roof shingles



Solid exterior stain for  
dumpster enclosures



Dark grey metal roofing



Semi-transparent exterior  
stain for HVAC enclosures



Entry light



High contrast  
entry number



FRONT ELEVATION (FACING QUINCY/SCOVILL)



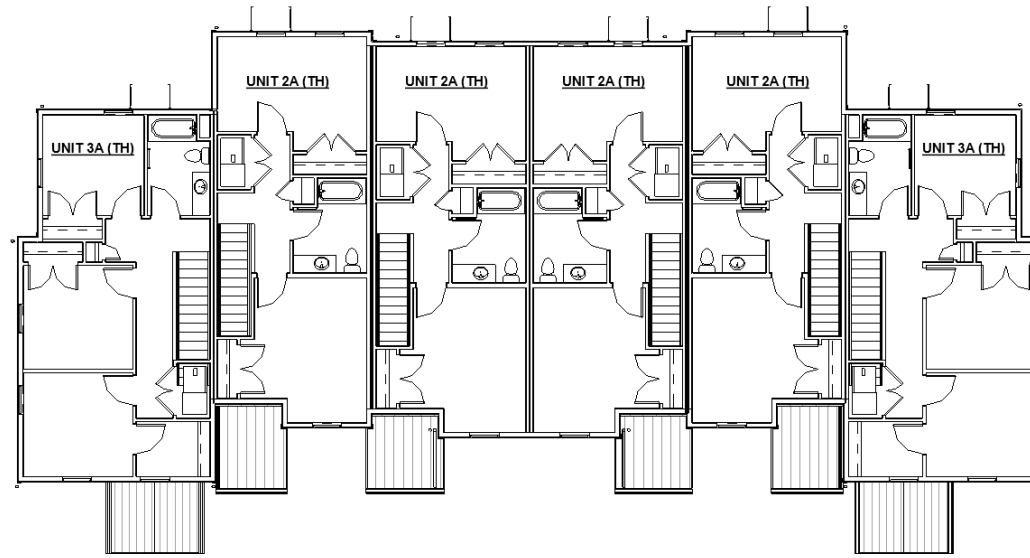
LEFT ELEVATION



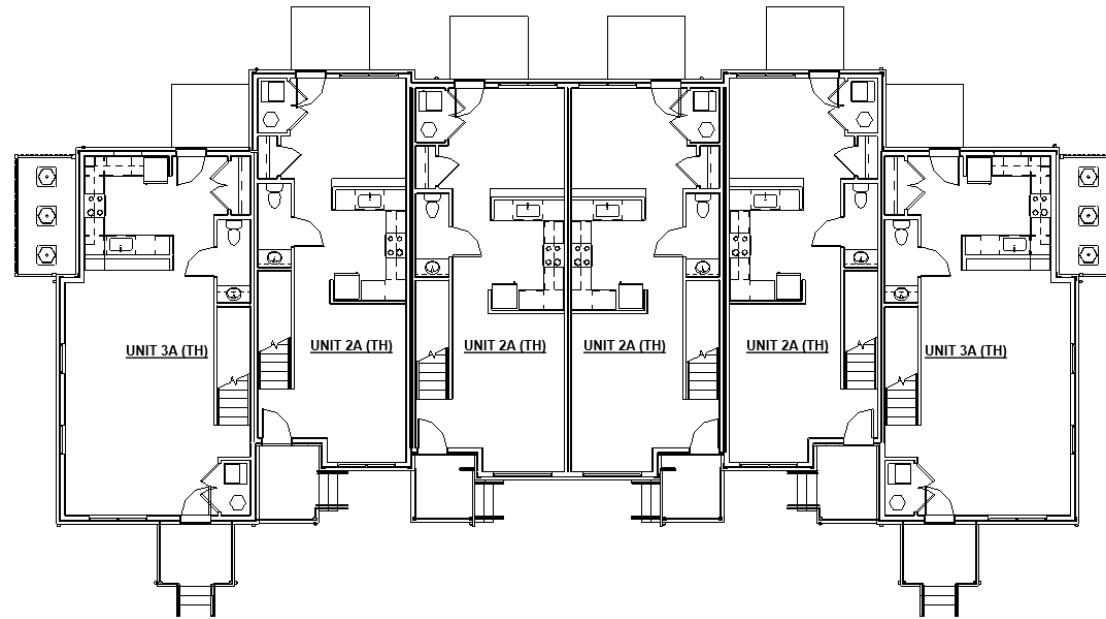
RIGHT ELEVATION



REAR ELEVATION (FACING PARKING LOT)



QUINCY AVE (FRONT OF THE BUILDING)



FIRST FLOOR PLAN

**FLOOR PLANS – BUILDING A**

OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





1 BUILDING A FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING A RIGHT ELEVATION  
1/8" = 1'-0"



3 BUILDING A REAR ELEVATION  
1/8" = 1'-0"



4 BUILDING A LEFT ELEVATION  
1/8" = 1'-0"

**COLORED ELEVATIONS – BUILDING A**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





FRONT ELEVATION (FACING QUINCY/SCOVILL)



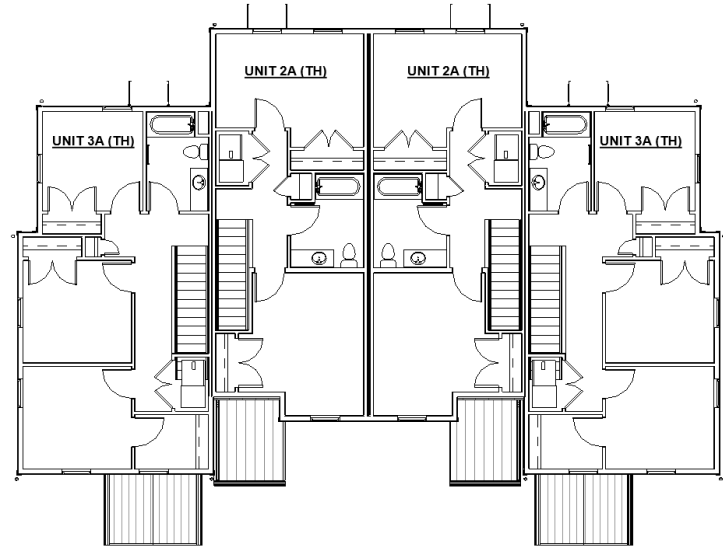
LEFT ELEVATION



RIGHT ELEVATION

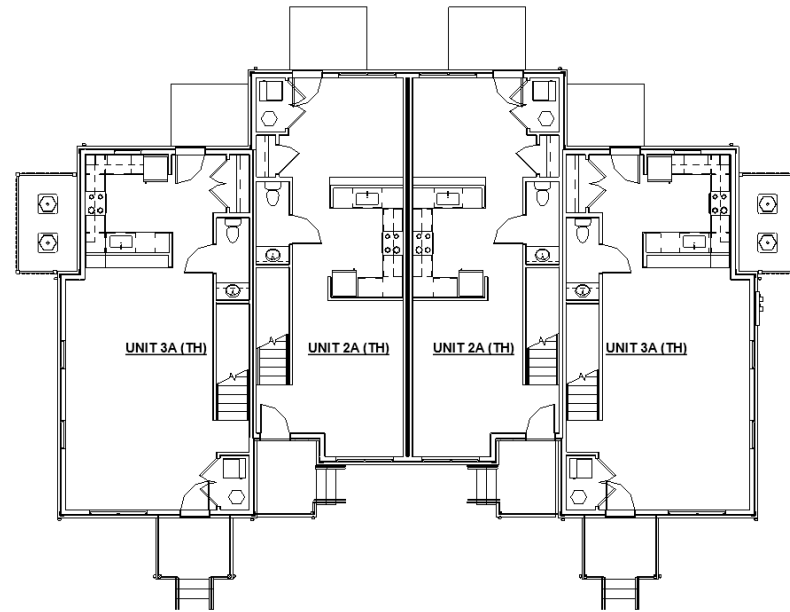


REAR ELEVATION (FACING PARKING LOT)



SECOND FLOOR PLAN

QUINCY AVE (FRONT OF THE BUILDING)



FIRST FLOOR PLAN

**FLOOR PLANS – BUILDING B**

OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





1 BUILDING B FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING B RIGHT ELEVATION  
1/8" = 1'-0"



3 BUILDING B REAR ELEVATION  
1/8" = 1'-0"



4 BUILDING B LEFT ELEVATION  
1/8" = 1'-0"

**COLORED ELEVATIONS – BUILDING B**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





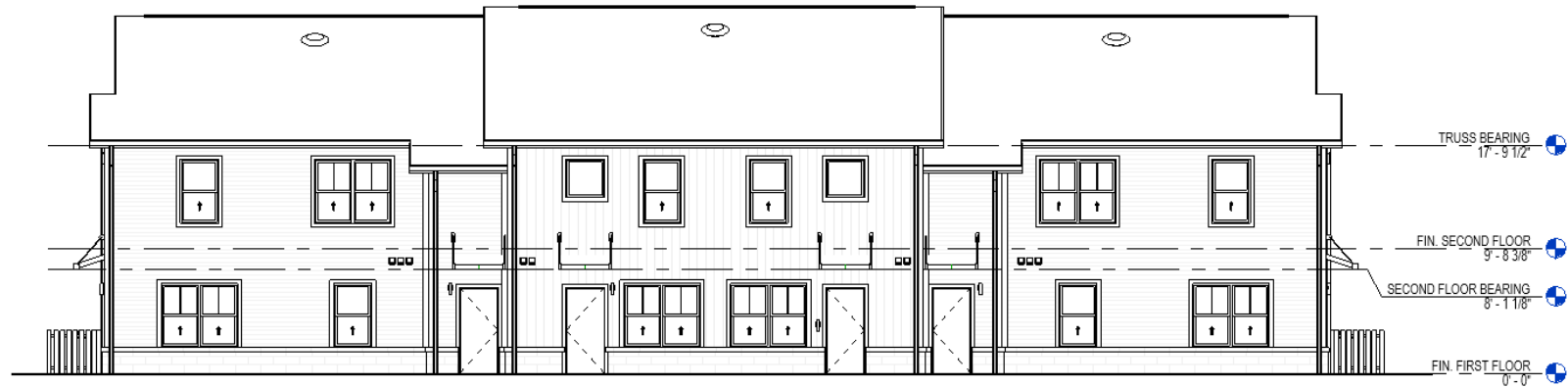
FRONT ELEVATION (FACING QUINCY/SCOVILL)



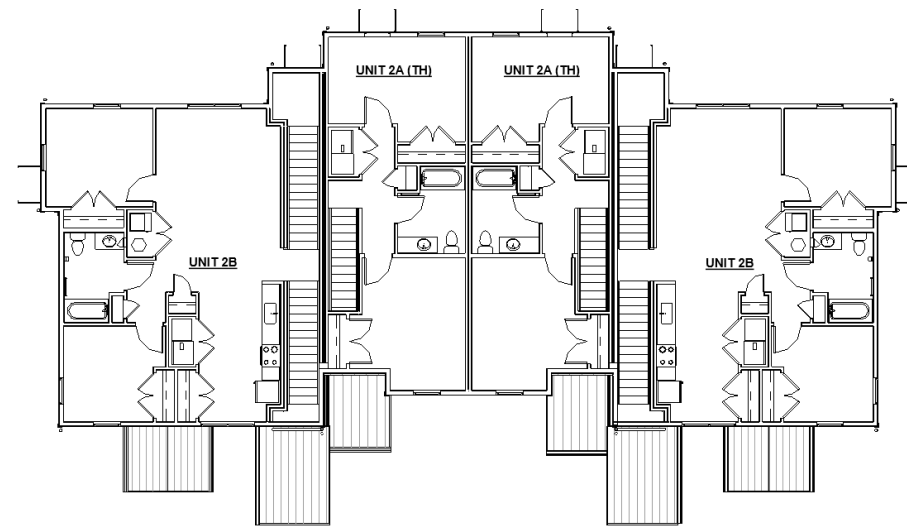
LEFT ELEVATION



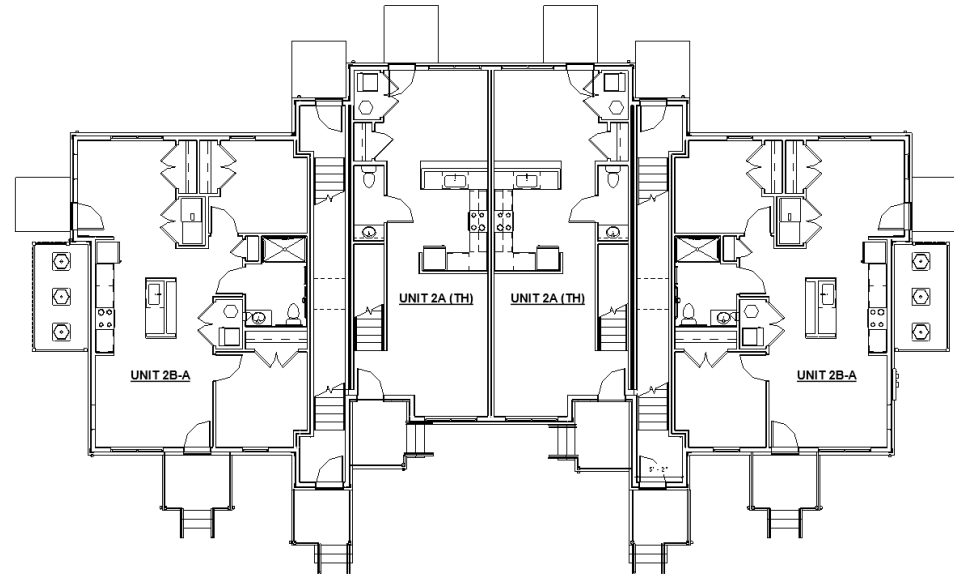
RIGHT ELEVATION



REAR ELEVATION (FACING PARKING LOT)



SECOND FLOOR PLAN  
QUINCY AVE (FRONT OF THE BUILDING)



FIRST FLOOR PLAN



1 BUILDING C FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING C RIGHT ELEVATION  
1/8" = 1'-0"



3 BUILDING C REAR ELEVATION  
1/8" = 1'-0"



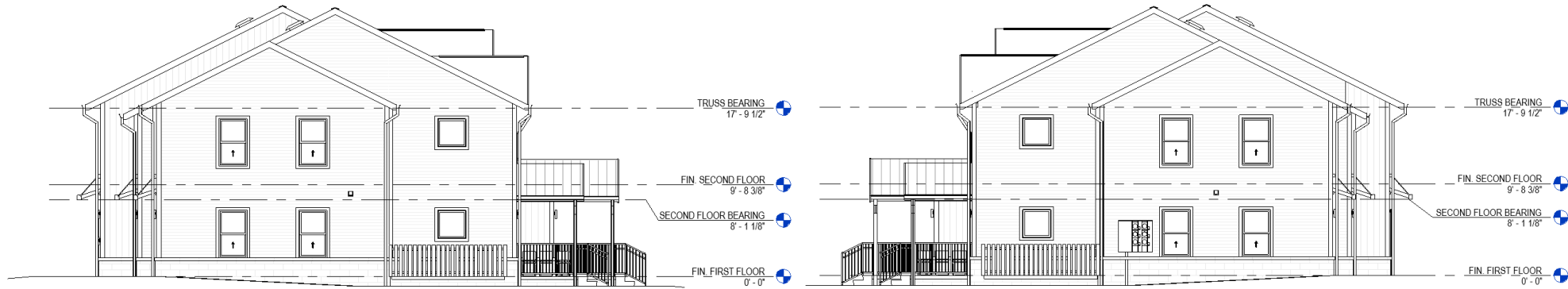
4 BUILDING C LEFT ELEVATION  
1/8" = 1'-0"

**COLORED ELEVATIONS – BUILDING C**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH



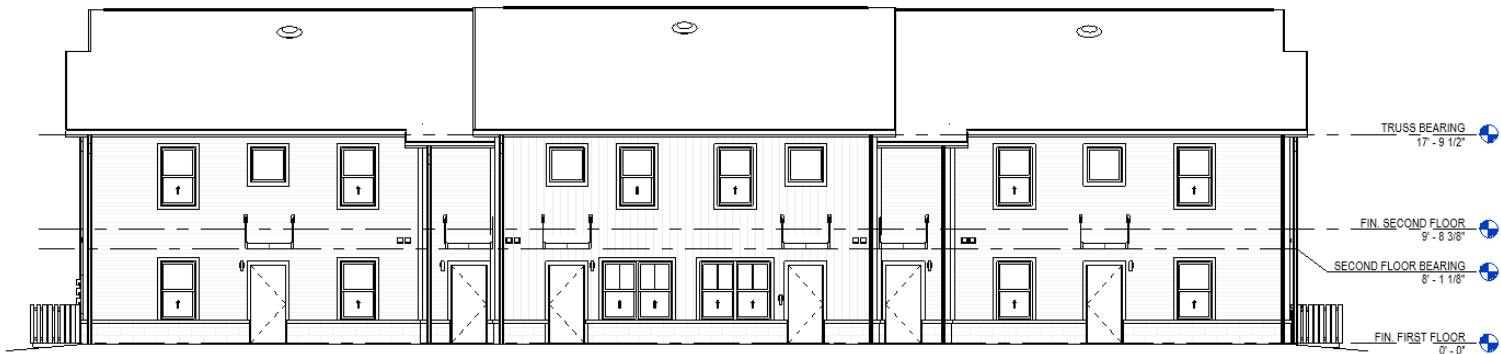


FRONT ELEVATION (FACING QUINCY/SCOVILL)

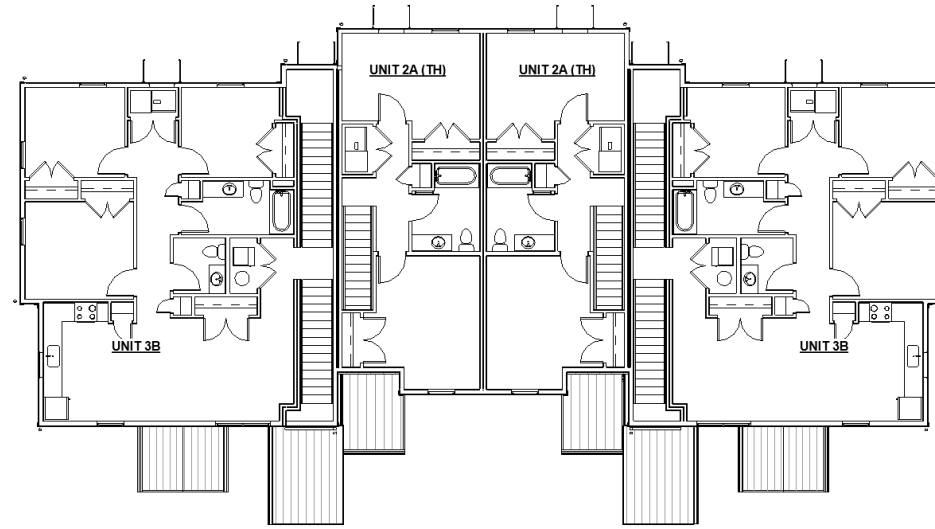


LEFT ELEVATION

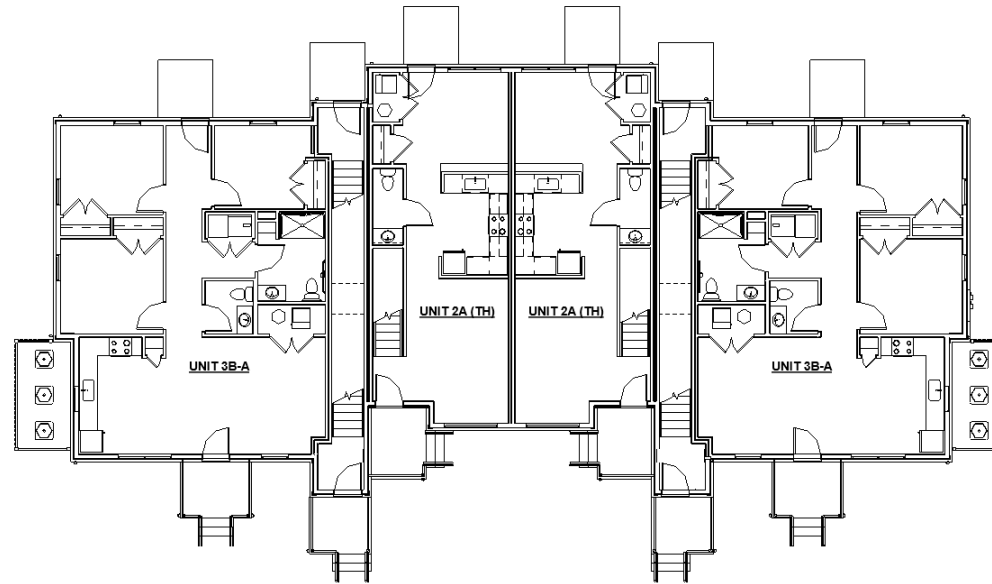
RIGHT ELEVATION



REAR ELEVATION (FACING PARKING LOT)



SECOND FLOOR PLAN  
QUINCY AVE (FRONT OF THE BUILDING)



FIRST FLOOR PLAN



2 BUILDING D FRONT ELEVATION  
1/8" = 1'-0"



3 BUILDING D RIGHT ELEVATION  
1/8" = 1'-0"



1 BUILDING D REAR ELEVATION  
1/8" = 1'-0"



4 BUILDING D LEFT ELEVATION  
1/8" = 1'-0"

**COLORED ELEVATIONS – BUILDING D**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





FRONT ELEVATION (FACING QUINCY/SCOVILL)



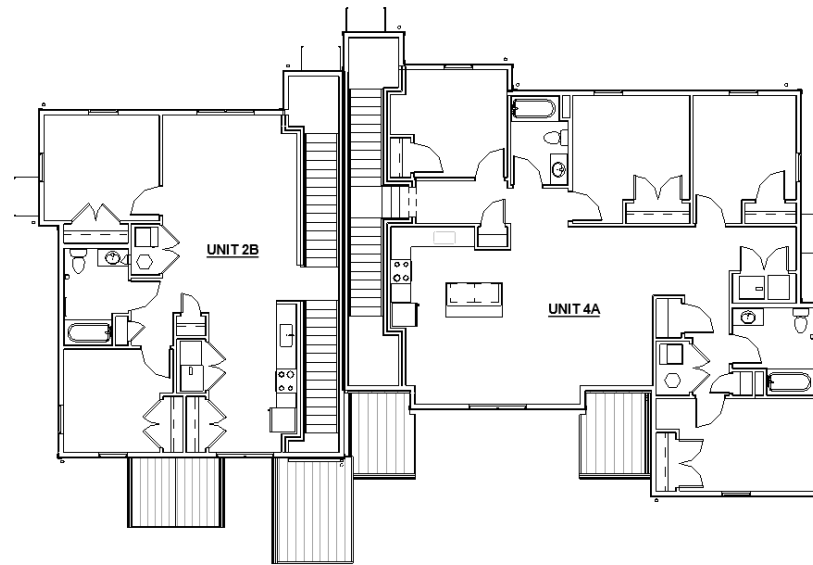
LEFT ELEVATION



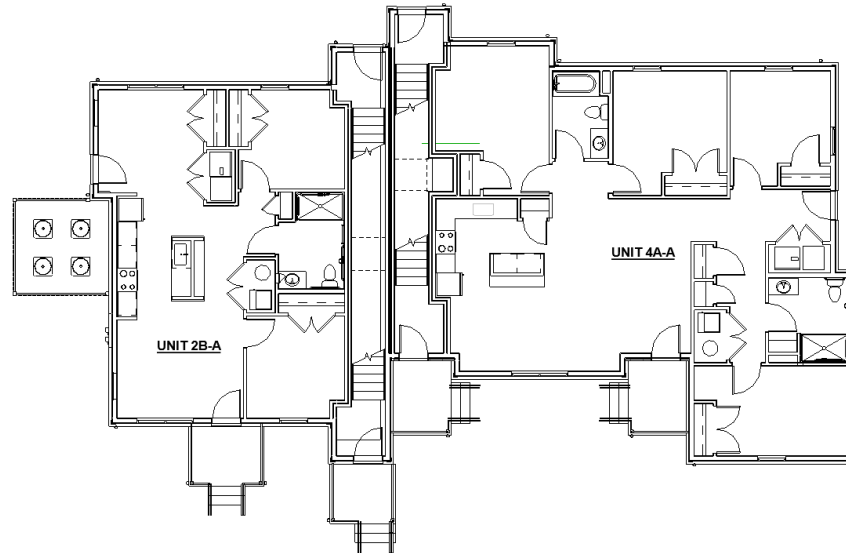
RIGHT ELEVATION



REAR ELEVATION (FACING PARKING LOT)



SECOND FLOOR PLAN  
QUINCY AVE (FRONT OF THE BUILDING)



FIRST FLOOR PLAN



1 BUILDING E FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING E RIGHT ELEVATION  
1/8" = 1'-0"



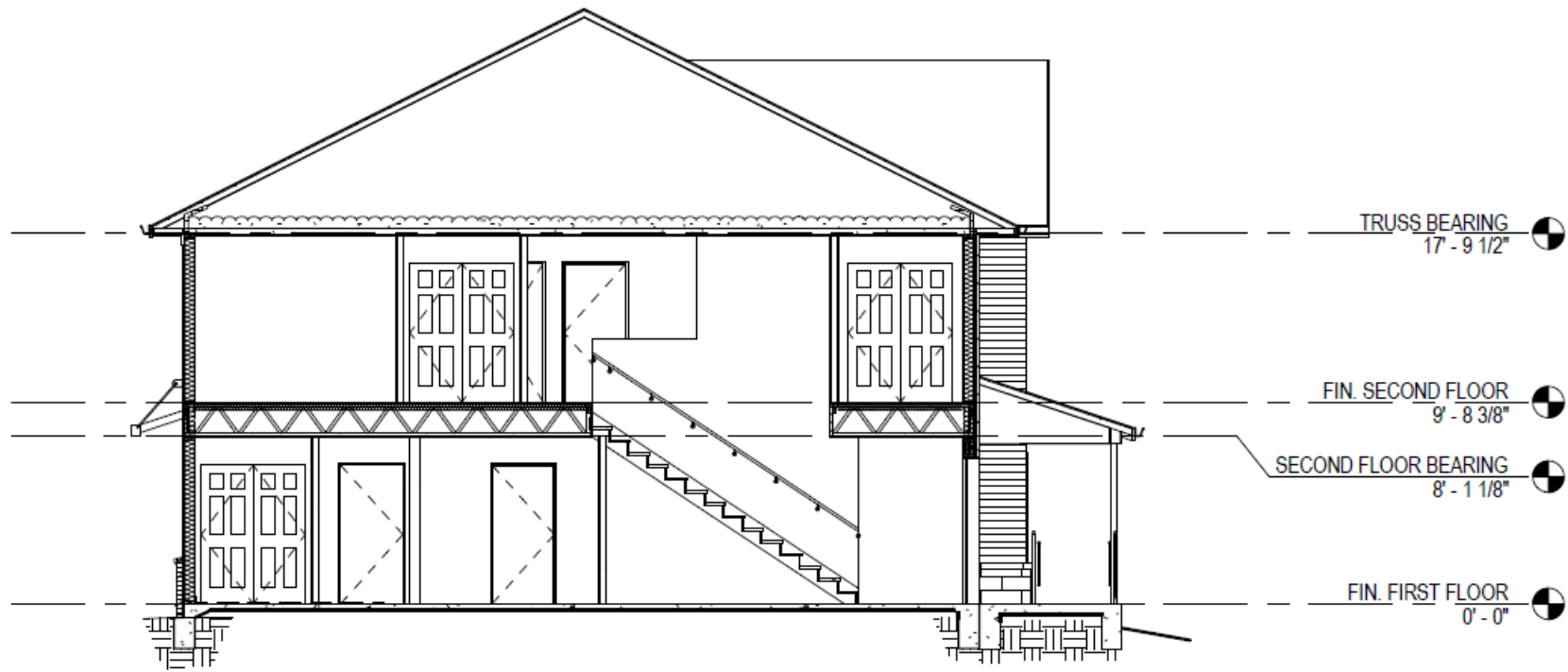
3 BUILDING E REAR ELEVATION  
1/8" = 1'-0"



4 BUILDING E LEFT ELEVATION  
1/8" = 1'-0"

**COLORED ELEVATIONS – BUILDING E**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH





**TOWNHOUSE SECTION**

OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH

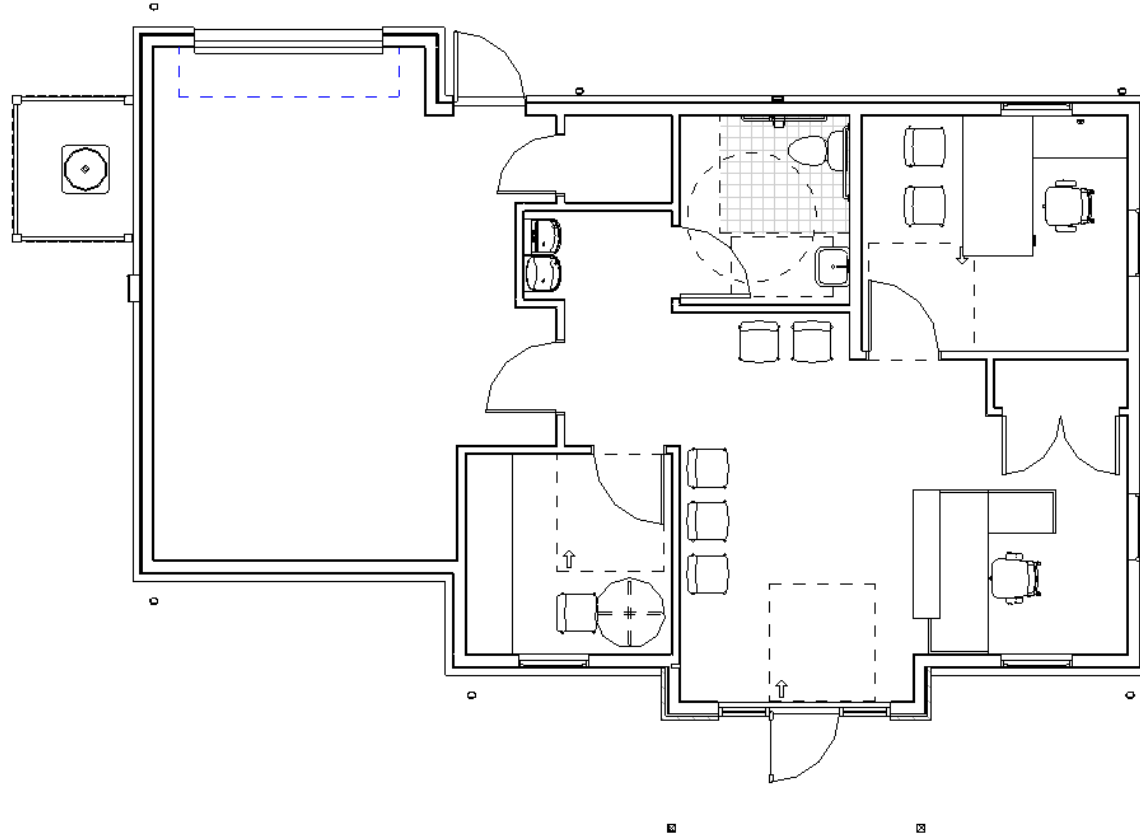




**STACKED FLATS SECTION**

OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH

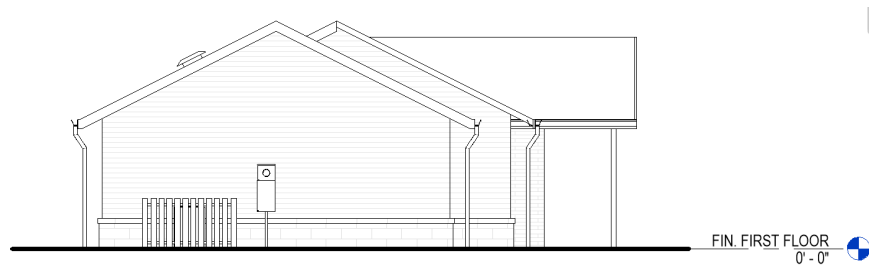




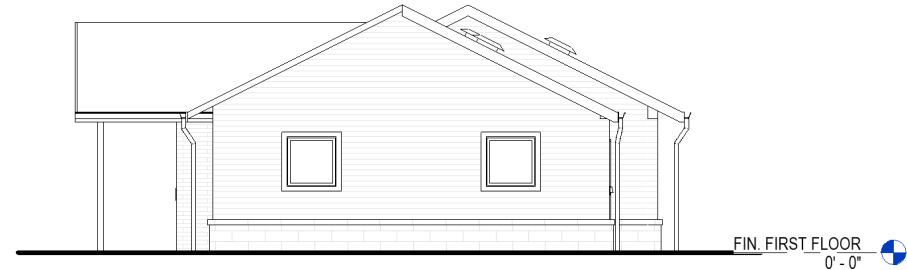
QUINCY AVE (FRONT OF THE BUILDING)  
FIRST FLOOR PLAN



FRONT ELEVATION (FACING QUINCY/SCOVILL)



LEFT ELEVATION



RIGHT ELEVATION



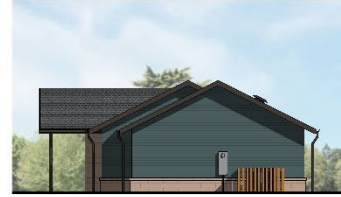
REAR ELEVATION (FACING PARKING LOT)



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



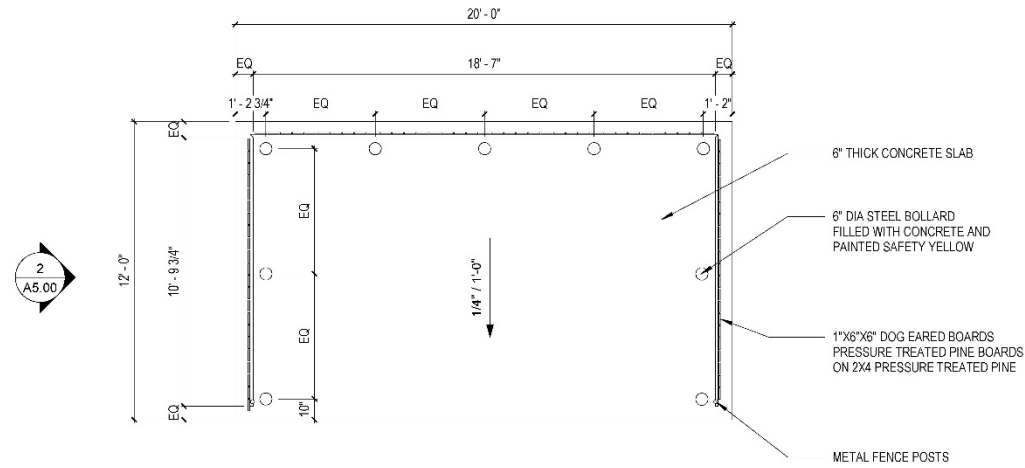
1 REAR ELEVATION  
1/8" = 1'-0"



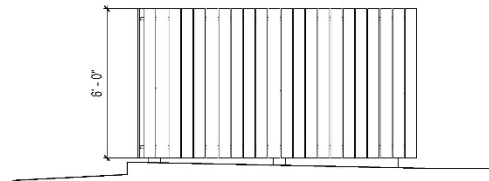
5 RIGHT ELEVATION  
1/8" = 1'-0"



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



1 DUMPSTER ENCLOSURE PLAN  
1/4" = 1'-0"



2 DUMPSTER ELEVATION  
1/4" = 1'-0"



RDL  
ARCHITECTS

**ILLUSTRATIVE RENDERING**  
OLDE CEDAR PHASE 1 AT QUINCY | CLEVELAND, OH



## **EC2026-009** – Olde Cedar Phase 1

May 1, 2026

### CEDRAC Recommendations:

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CEDRAC recommended schematic approval on 4/23/26 with the conditions to look for an alternative masonry base color and consider adjustments to the landscaping plan.

### City Planning Staff Recommendations:

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Planning staff is in general support of the project; recommending a study to reduce parking as a whole (with an emphasis on the safety of the corner spaces), and to consider reconfiguring the middle island to optimize it's use.

## **PRJ26-014079** – CCF Building B Demolition

May 1, 2026

Project Address: 10681 Carnegie Ave

Type: Demolition

Project Representative: Tom Ownings

Approval: Final

# Cleveland Clinic Main Campus Building B Demolition

Euclid Corridor Design Review

Final Review

04/23/2026



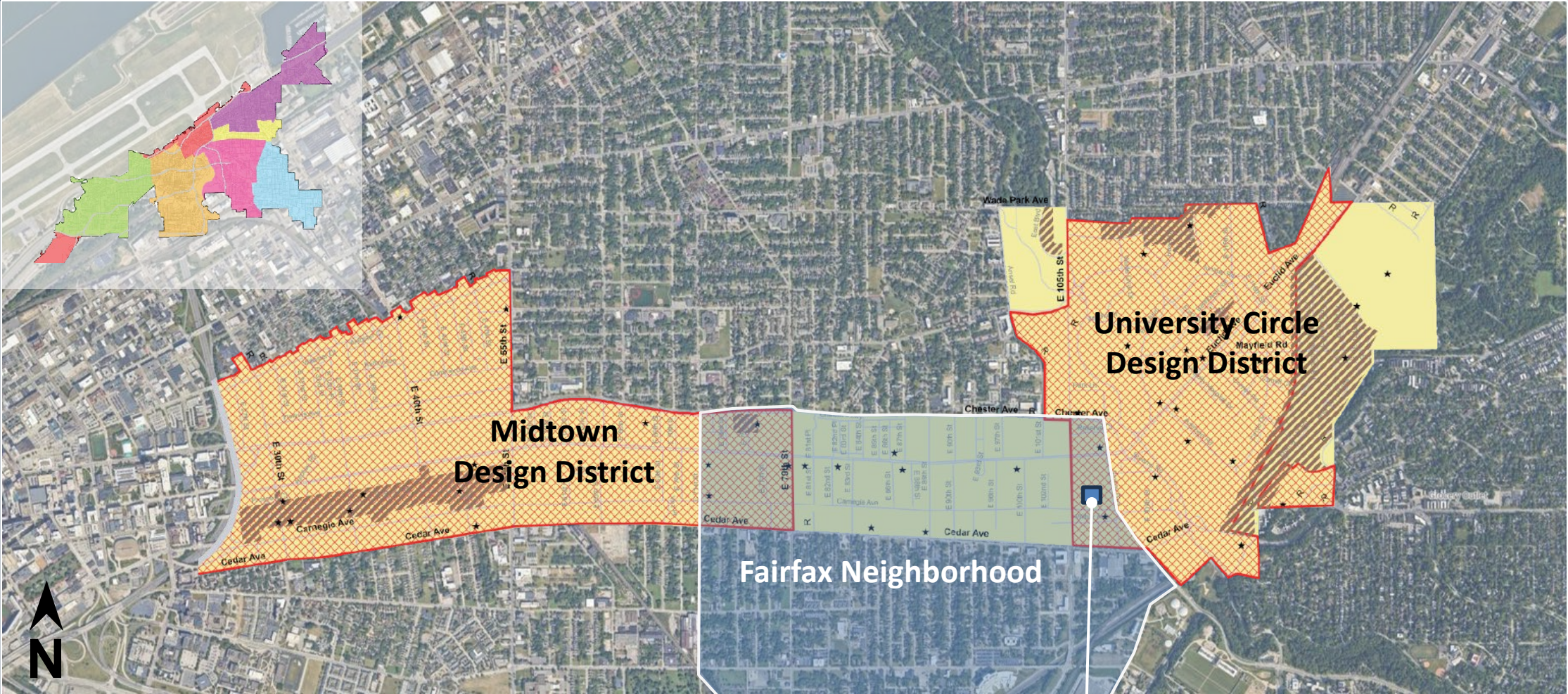
# Agenda

- **Project Overview**
- **Site Review**
- **Existing conditions**

# Project Summary

- Location: 10605 Carnegie Avenue, Cleveland, Ohio 44106
- Building B was originally constructed in 1958
  - One story, 4,242sf structure
  - Type 2C Construction,
  - B (Business) Use Group
- Renovated in 1999 for Ohio College of Podiatric Medicine
- Renovated in 2003 for Cleveland Clinic Imaging Center
- Renovated in 2011 for Cleveland Clinic Police Department
- Building is currently vacant
  
- Demolition of existing structure is requested to accommodate a new parking structure needed to provide relief to the existing patient parking arrangements on Cleveland Clinic campus

# District Map



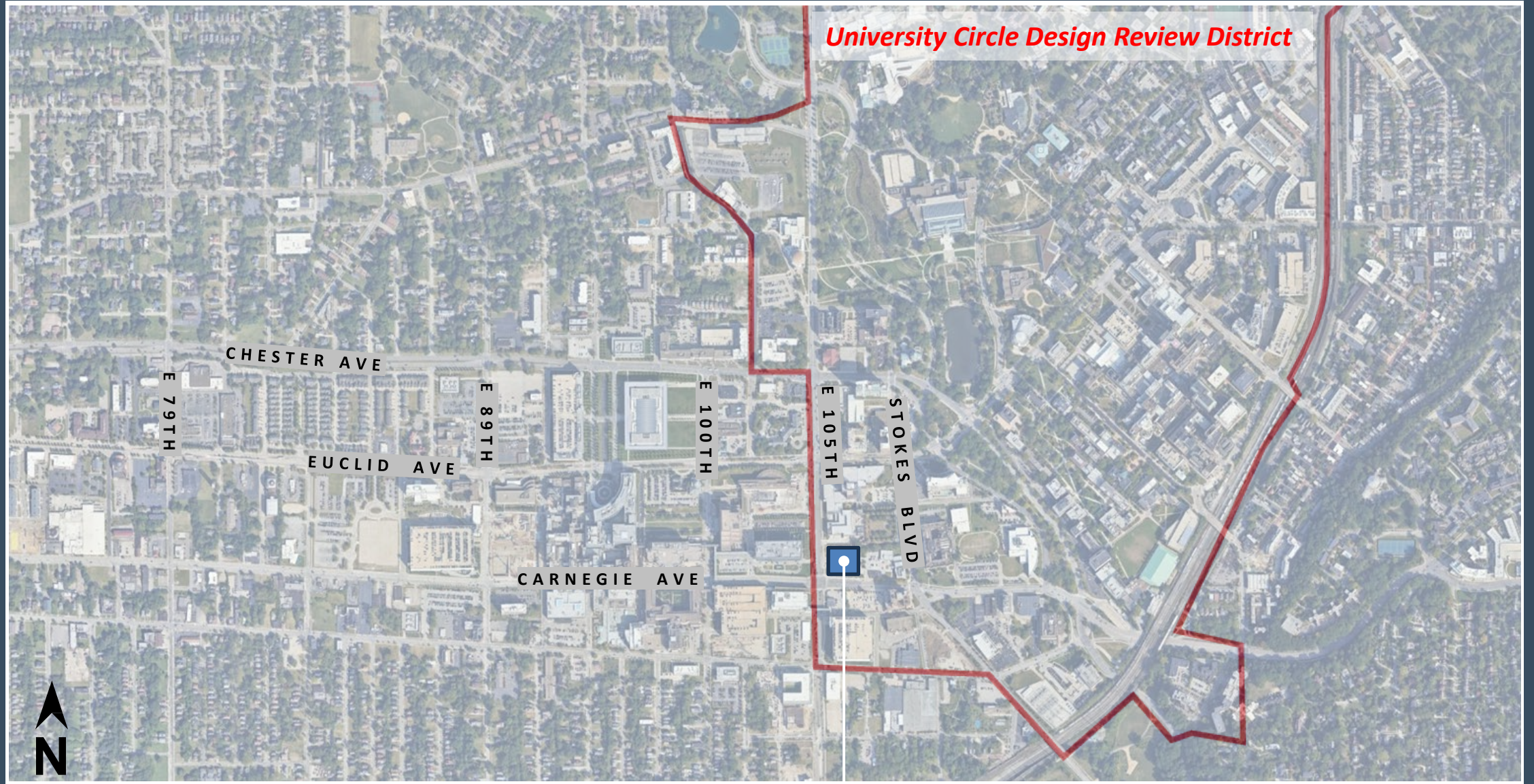
**Midtown  
Design District**

**University Circle  
Design District**

**Fairfax Neighborhood**

**Building B  
location**

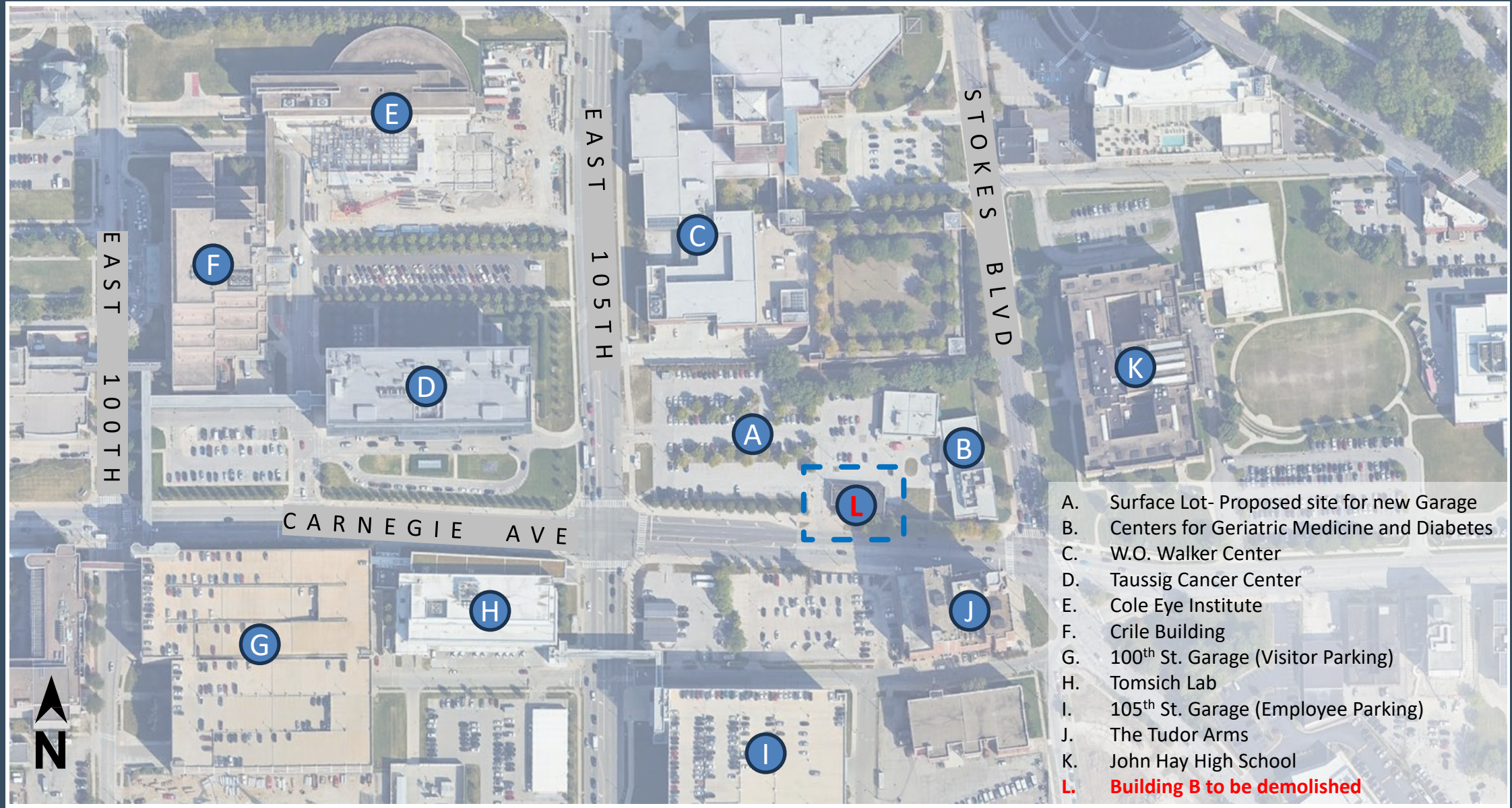
# University Circle Design Review District Map



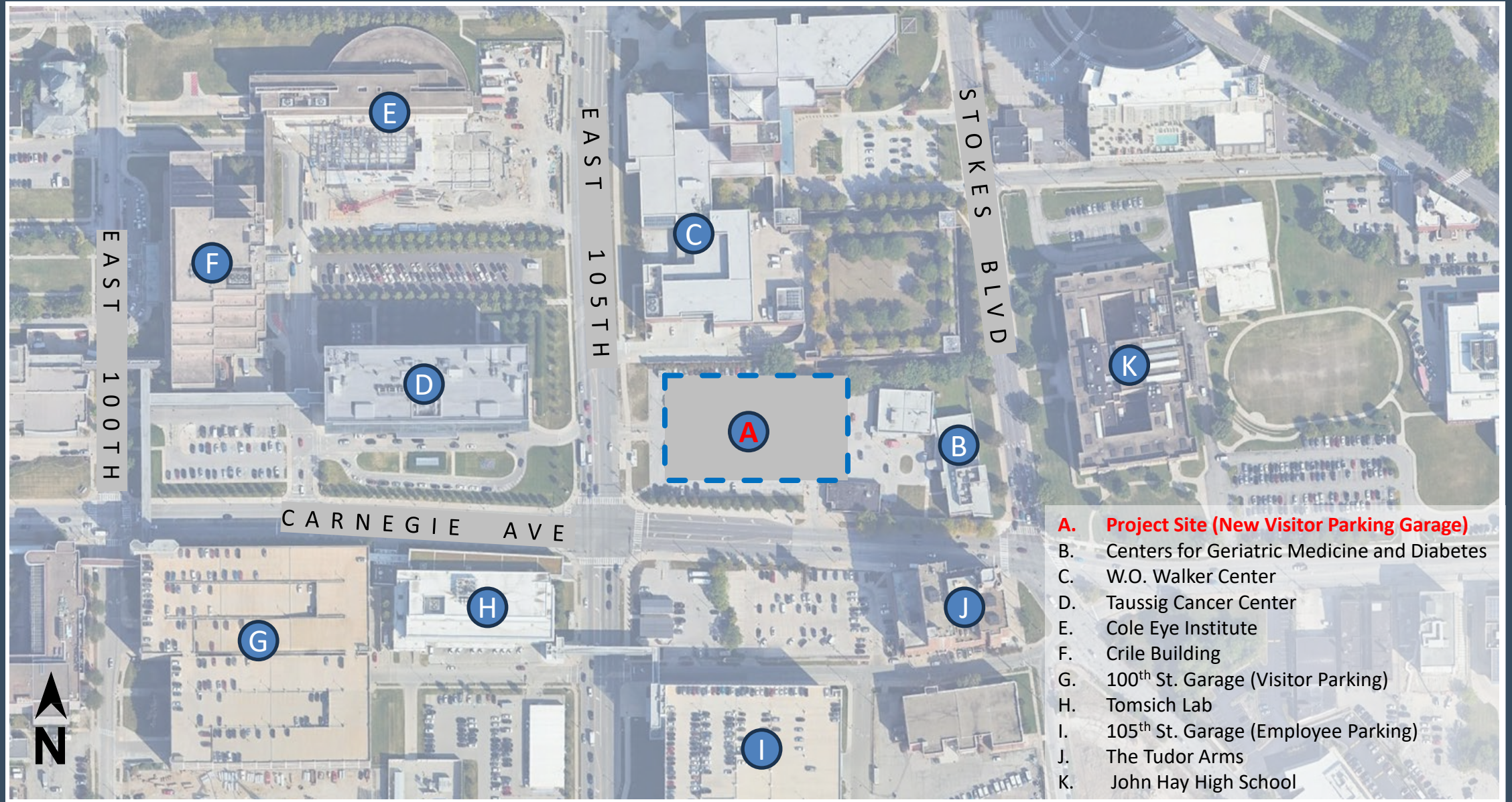
*University Circle Design Review District*

Building B Location

# Existing Site Map



# Proposed Site Map (after Building B Demolition)



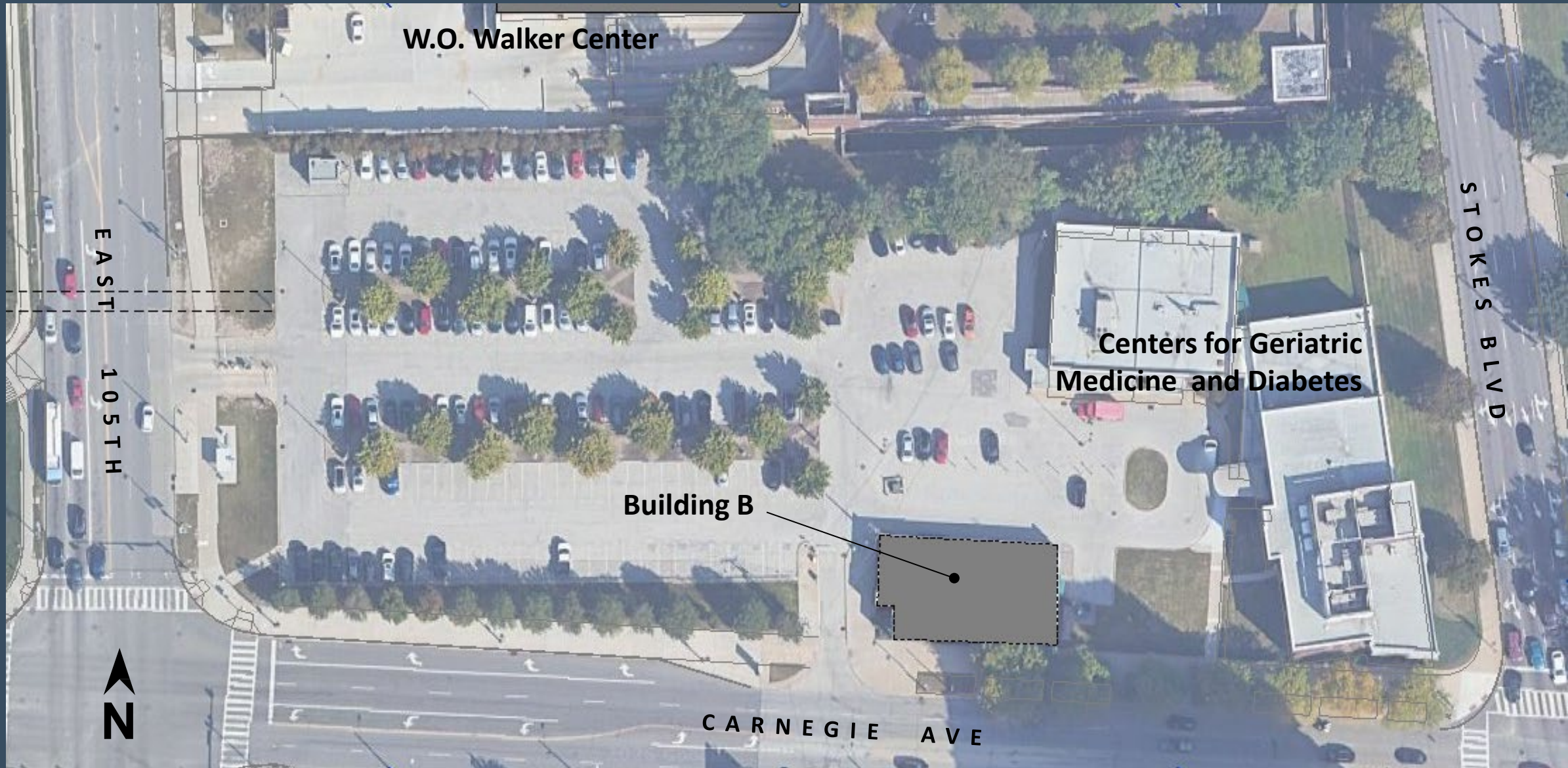
- A. Project Site (New Visitor Parking Garage)**
- B. Centers for Geriatric Medicine and Diabetes
- C. W.O. Walker Center
- D. Taussig Cancer Center
- E. Cole Eye Institute
- F. Crile Building
- G. 100<sup>th</sup> St. Garage (Visitor Parking)
- H. Tomsich Lab
- I. 105<sup>th</sup> St. Garage (Employee Parking)
- J. The Tudor Arms
- K. John Hay High School

# Existing Site- Overhead



- A. Surface Lot- Proposed site for new Garage
- B. Centers for Geriatric Medicine and Diabetes
- C. W.O. Walker Center
- D. Taussig Cancer Center
- E. Cole Eye Institute
- F. Tomsich Lab
- G. 105<sup>th</sup> St. Garage (Employee Parking)
- H. The Tudor Arms
- I. John Hay High School
- J. **Building B to be demolished**

# Existing Site Plan



W.O. Walker Center

Centers for Geriatric  
Medicine and Diabetes

Building B

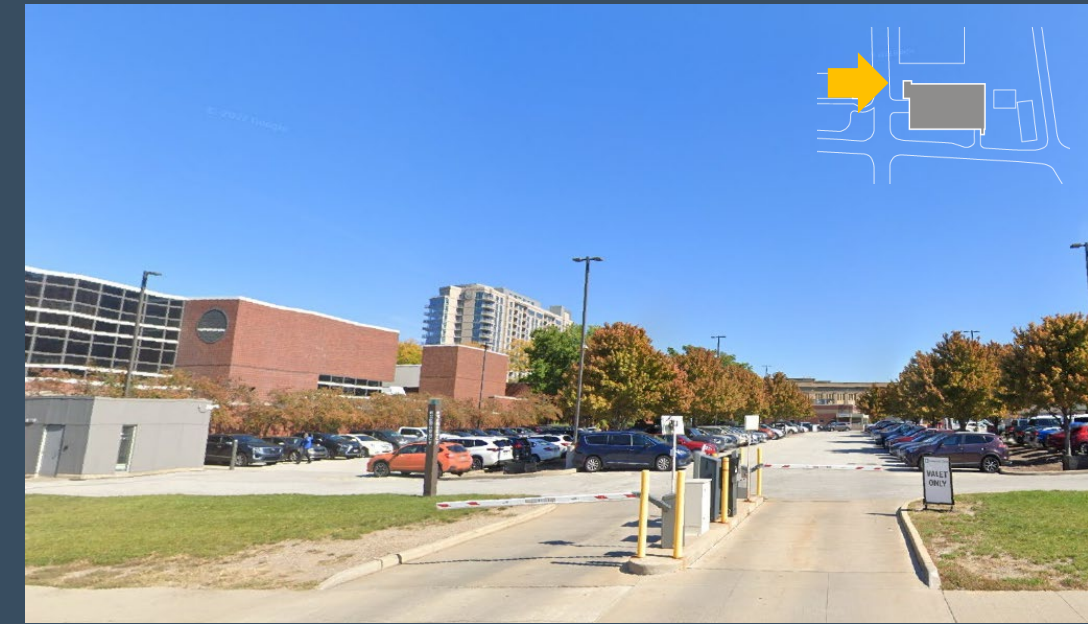
EAST  
105TH

STOKES BLVD

CARNEGIE AVE



# Existing Site



Looking East From E105th



Looking Northeast from Corner of E105th and Carnegie Ave



Looking North From Carnegie Ave



Looking West Along Carnegie Ave

# Building B Exterior



Southwest Corner



Southeast Corner



South Elevation



West Elevation

# Building B Interior



Typical Work Area

Breakroom

# Adjacent Buildings



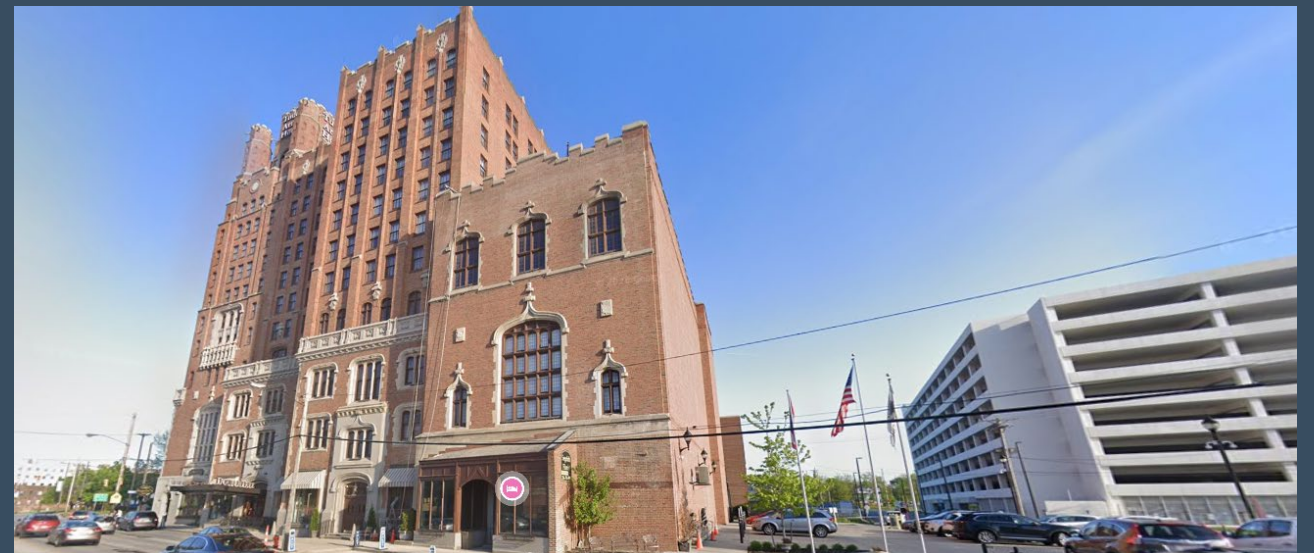
W.O. Walker Center



Centers for Geriatric Medicine and Diabetes



Taussig Cancer Center



Tudor Arms and E105 Garage



**Every life deserves world class care.**

## **PRJ26-014079** – CCF Building B Demolition

May 1, 2026

### CEDRAC Recommendations:

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CEDRAC recommended final approval as presented on 4/23/26.

### City Planning Staff Recommendations:

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Planning staff is in support of the demolition to make space for the incoming garage on E. 105 & Carnegie Ave.

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# Cleveland City Planning Commission

## Mandatory Legislative Referrals – Presentations

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

**Ord. No. 523-2026** (introduced by Council Members Starr, Santana, and Griffin - by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 1900 The Loft LLC, and/or its designee, located at 1900 Euclid Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the 1900 Euclid Project.

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May 1, 2026



*City of*  
**CLEVELAND**  
ECONOMIC DEVELOPMENT

1900 The Loft LLC TIF: Enter Into Chain of Title  
April 17, 2026

# DEVELOPER BACKGROUND

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- 1900 Euclid Avenue will be a mixed-use redevelopment led by 1900 The Loft LLC Eric Korchia, who is a well established developer based in Fort Lauderdale, Florida that has completed a number of other multifamily and adaptive reuse developments around the country.

# PROJECT SUMMARY

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- The Property requires significant renovations to the interior and exterior. The Project scope entails replacing the windows, upgrading the existing elevator, renovating the parking garage. Additionally, the developer intends to restore the façade, replace the HVAC system and water heaters in each residential unit and upgrading the interior finishing and appliances.
- The existing structure total 139,614 square feet of redevelopment commercial and residential uses:
  - 4,987 square feet of ground floor commercial retail space.
  - 65 apartment units comprised of 8 studio's (600sf) 30 one bedrooms (656 sf) and 27 two bedrooms (1,118 sf) on the upper levels.
  - 15-unit townhome's comprised of 13 one bedrooms (910sf) and 2 two bedrooms (1,149 sf) building to the back of the parcel and 82 parking spaces.



# COMMUNITY BENEFITS

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Project is subject to an standard Community Benefits Agreement:

- Developer will participate in the OEO Mentor/Protégé program.
- Developer will utilize certified MBEs/FBEs and CSBs on the project.

# 1900 The Loft LLC / 1900 EUCLID TIF

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- Provides 100% non-school TIF over a 30-year period.
  - Median annual TIF value to Developer in years 16-30: \$127,129.
  - Estimated total value of 30-year TIF at \$2,372,855.
  - CMSD to benefit from \$6,101,737 in total new income over the course of the TIF.
  - Creation of 14 FTE jobs providing approximately \$11,501 in new annual income tax.

**ESTIMATED NET INCREASE OF ~~OF~~ **+\$6,446,767** IN INCOME TAX REVENUE AND PAYMENTS IN LIEU OF TAXES TO CMSD OVER 30 YEARS.**

**Ord. No. 556-2026** (introduced by Council Members Slife, Kazy, Santana, and Griffin) Declaring a moratorium on the review and issuance of 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 of Cleveland.

May 1, 2026

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**Ord. No. 557-2026** (introduced by Mayor Bibb) Creating a designated outdoor refreshment area and establishing requirements to ensure public health and safety within such area; and declaring the same to be an emergency.

May 1, 2026

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# Playhouse Square DORA

Nate Kelly  
Nic Dilillo



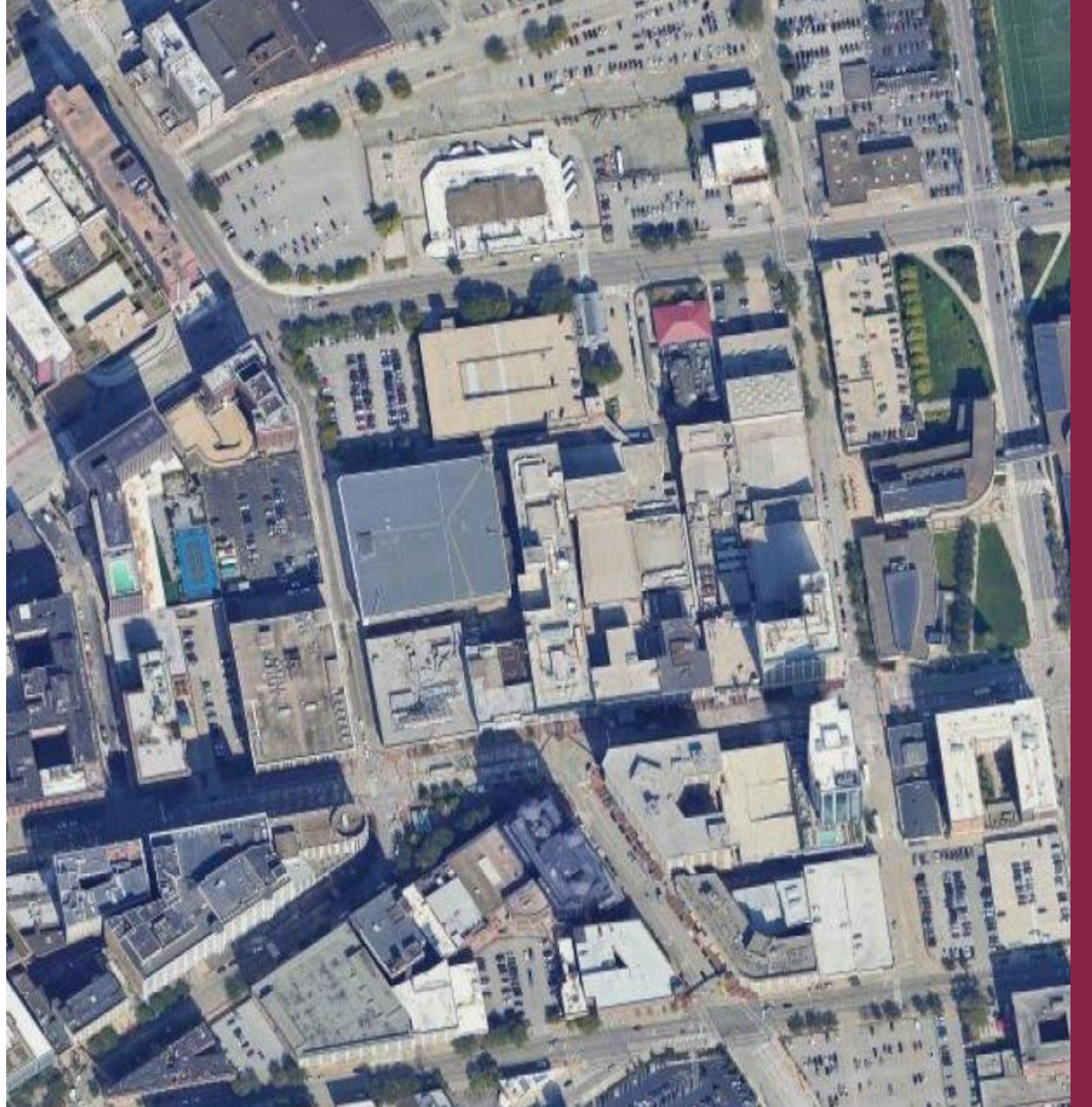
# Purpose and Use Case

- Events
- Support in place F&B
- Limited learning rollout



# Subject Area

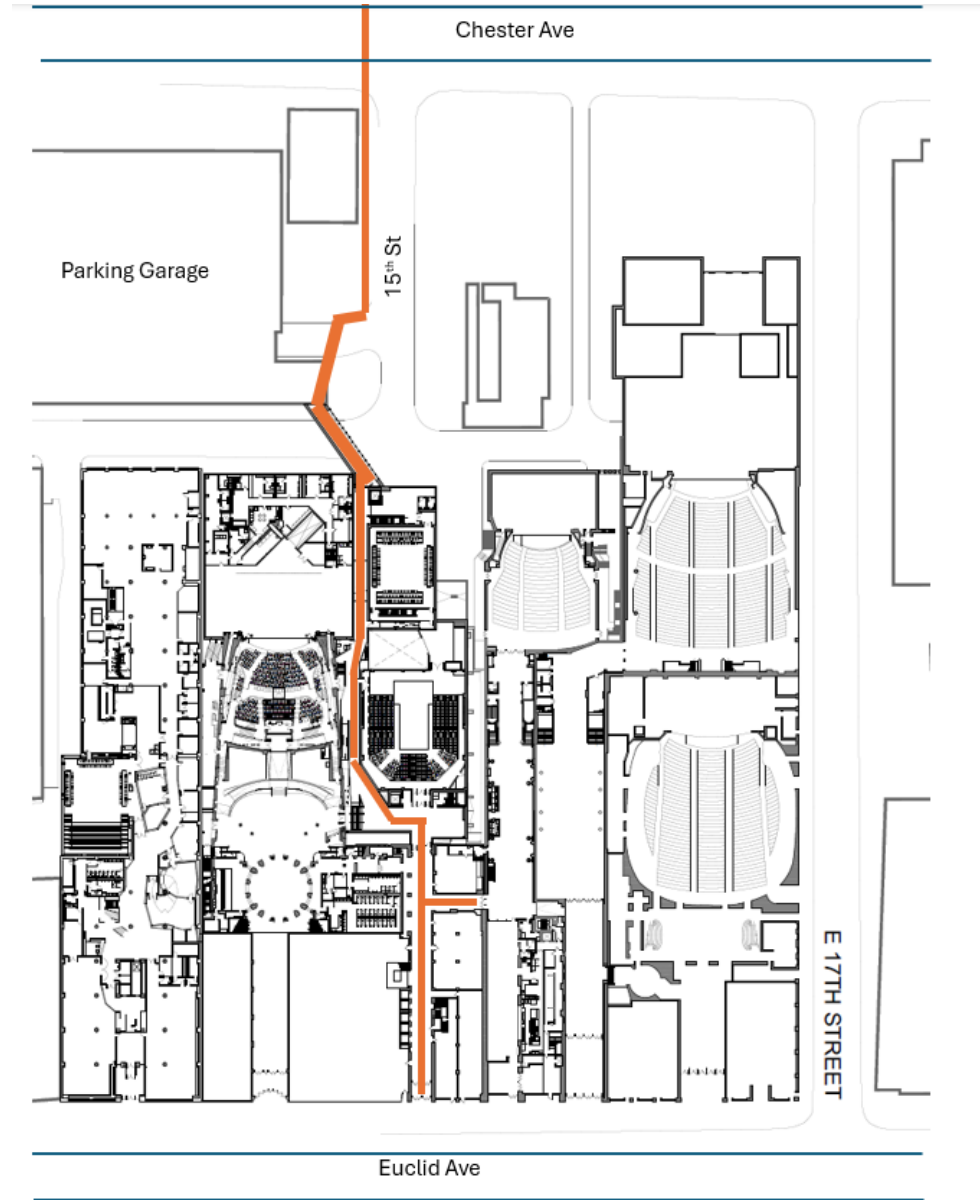
- Aerial





# Subject Area

- Base



# Operations, Signage, Cup Design

**NO ALCOHOL  
BEYOND THIS POINT**

PLEASE ENJOY YOUR BEVERAGE WITHIN THE

**DORA**

DESIGNATED OUTDOOR  
REFRESHMENT AREA

 Playhouse Square



# Questions



**Res. No. XXX-2026** (to be introduced) Declaring the intent to vacate a portion of Forestwood Avenue S.W., Midvale Avenue S.W., West 185th Street, West 188th Street and West 190th Street.

May 1, 2026

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CITY OF CLEVELAND  
Mayor Justin M. Bibb

# City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

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Friday, May 01, 2026



# **Declaring the intent to vacate a portion of Forestwood Avenue S.W., Midvale Avenue S.W., West 185<sup>th</sup> Street, West 188<sup>th</sup> Street and West 190<sup>th</sup> Street.**

The City of Cleveland owns approximately 30 acres of vacant land just north of Cleveland Hopkins airport, west of Rocky River Drive. The vacation of these roads is essential to the development of the Site that a local real estate developer has expressed an interest in acquiring for development.





# EXISTING CONDITIONS PLAN



# EXISTING CONDITIONS PLAN





# Questions & Feedback?



**Ord. No. XXX-2026** (to be introduced) Exercising the second option to renew CT PS 2024-0030 with Stantec Consulting Services, Inc. authorized by Ordinance 1200-2023, in which the first option to renew was authorized by Ordinance No 1167-2024, as amended by Ord 800-2025.

May 1, 2026

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# XXX-2026: Exercise 2nd option to renew on-call planning contract with Stantec Consulting Services, Inc. and add 2026 operating budget

- In 2024, City Planning selected Stantec Consulting Services, Inc. through a competitive RFP to provide on-call services in areas including transportation planning, preliminary engineering/design, small area plans, community-based public art practices, and other planning services.
- The contract includes three one-year options to renew, with additional legislative authority.
- City Planning's annual budget includes a \$200,000 allocation for these services.
- This legislation authorizes the second 1-year renewal option, adds \$200,000 from our 2026 departmental budget, and adjusts the approved hourly rates based on inflation.



# XXX-2026: Exercise 2nd option to renew on-call planning contract with Stantec Consulting Services, Inc. and add 2026 operating budget

- We have initiated the following task orders in 2024 and 2025 under this contract:
  - E. 55<sup>th</sup> Safety Study (stemming from Vision Zero Action Plan and leading to E. 55<sup>th</sup> capital project)
  - Payne Avenue parking protected bicycle lanes: feasibility assessment, preliminary design, and final stamped striping, sign, and signal plan (to be installed this year)
  - Huron-Prospect Streets for People roadway conversion (leading to \$100,000 Bloomberg Asphalt Art grant)
  - E. 22<sup>nd</sup> St Public Art Project
  - Columbus Peninsula Development Analysis
  - Fire protection engineer independent reviews
  - Lorain Safe Streets for All grant application
  - Transit-Oriented Development cost estimates



**Ord. No. XXX-2026** (to be introduced) Determining the method of making the public improvement of constructing solar power generation facilities; authorizing the Directors of Finance, Public Utilities and/or Port Control, as appropriate, to enter into one or more contracts for the making of the improvement; authorizing other contracts for the purchase of items or other services not covered under a public improvement; and to accept gifts, grants and other funding for the improvement.

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May 1, 2026



**CITY OF CLEVELAND**

Mayor Justin M. Bibb

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**MAYOR'S OFFICE OF  
SUSTAINABILITY**

2026 City of Cleveland

# Design-build solar arrays at two landfills in Cleveland



# Legislative Purpose

**Ordinance # TBD: Anticipate Introduction May 11: Design-build solar arrays at two landfills**

Determining the method of **making the public improvement of constructing solar power generation facilities**; authorizing the Directors of Finance, Public Utilities and/or Port Control, as appropriate, to enter into one or more contracts for the making of the improvement; authorizing other contracts for the purchase of items or other services not covered under a public improvement; and to accept gifts, grants and other funding for the improvement.



## 2 Project Sites at Landfills using US EPA Grant Subaward

\$14.882M in grant funding as well as federal credits for 30–50% of project costs

**Purpose:** design, construction, connection of 2 solar arrays + nature-based solutions: native plantings and W.11<sup>th</sup> parklet + personnel

**PROJECTS:** 18 months, design-build, with target in service of Dec 2027  
Native plantings for both sites

1. **Kolthoff Rd Landfill – Airport owns parcels**  
Solar to generate electricity for airport operations
2. **W. 11th / Spring Road Landfill – City commercial landbank parcel**  
Solar to generate electricity for CPP  
Small 1.5 acre parklet with educational kiosk (residential neighborhood)



# Solar on Landfills – from Brownfields to Brightfields

## PROJECT OVERVIEW




 This solar farm was built on top of a landfill located in Rehoboth, MA. The landfill had not been used for decades and will now provide solar energy to customers nearby.

Photo source: <https://www.energy.gov/eere/solar/large-scale-solar-siting-resources>



The old Brooklyn landfill is a new county solar farm [ Cuyahoga County Sustainability Office ]

Photo source: <https://www.ideastream.org/health-science/2018-09-11/cuyahoga-county-builds-solar-farm-at-brooklyn-landfill-buys-electric-cars>



# Kolthoff Rd. Landfill Solar Project

## PROJECT OVERVIEW

Parcel # PPN-029-47-004 (main parcel)

Acreage to be used for solar: ~24-30 acres

Zoned General Industry

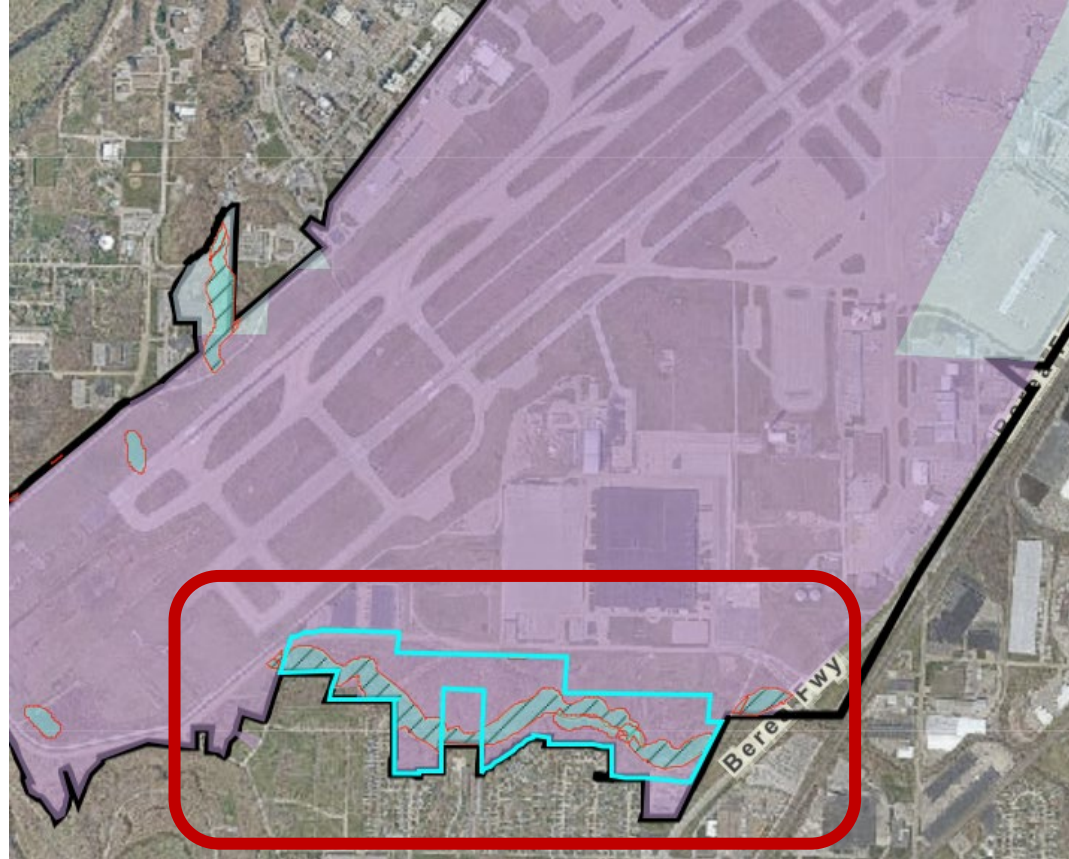
No zoning changes needed to have solar

No setbacks required



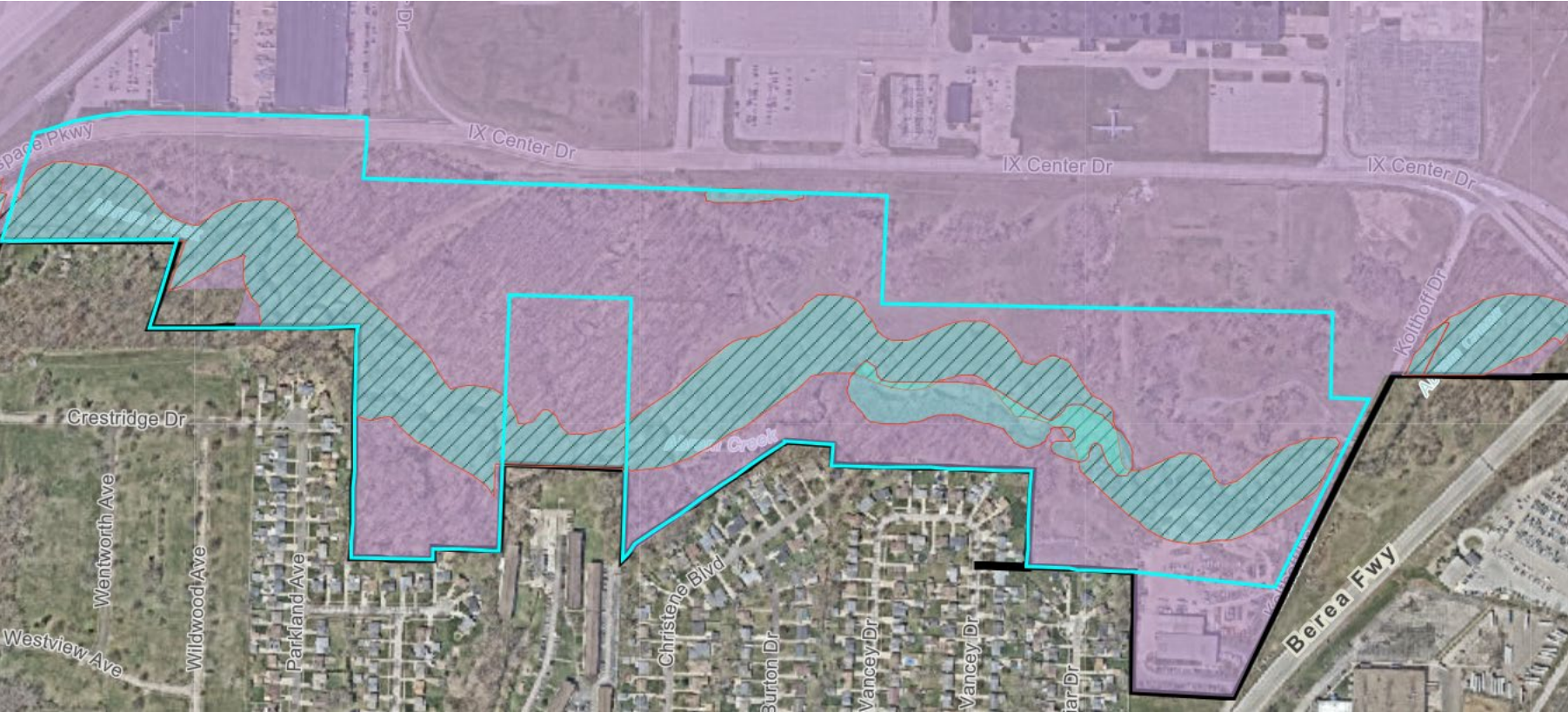
# Kolthoff Rd. Landfill Solar Project

City Planning Image – Cleveland Hopkins Airport



# Kolthoff Rd. Landfill Solar Project

City Planning Image – PPN-029-47-004 outlined



# Kolthoff Rd. Landfill Solar Project

US EPA Completed Cross Cutter Review



# Kolthoff Rd. Landfill Solar Project

Figure 8: Solar Facility Development in the SDA



# Kolthoff Rd. Landfill Solar Project

Figure 8: Solar Facility Development in the SDA



# W. 11th / Spring Rd Landfill Solar Project

## PROJECT OVERVIEW

Parcel # 009-29-001

Acreage to be used for solar: ~ 10.5

Acreage for parklet: ~1.5

Zoned Single Family

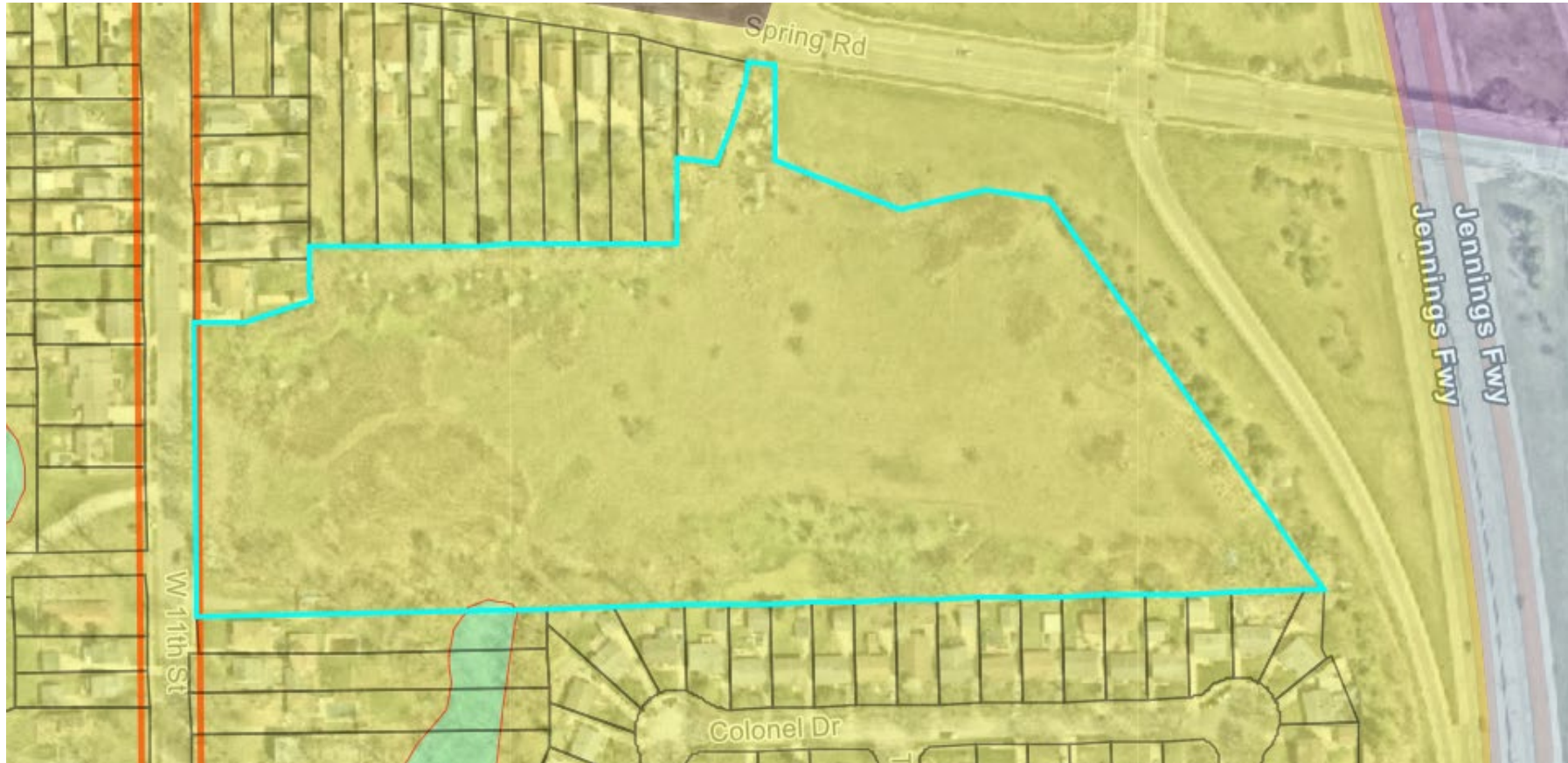
No changes needed to have solar

Setbacks required from homes and roadside



# W. 11th / Spring Rd Landfill Solar Project

City Planning Image - PPN# 009-29-001 outlined



# W. 11th / Spring Rd Landfill Solar Project

US EPA Completed Cross Cutter Review



# Summary

## KEY PROJECT DATES

**May 2026 – Council authority to move forward using grant dollars and tax credits for design-build of 2 solar projects with nature-based solutions**

**\$14.882M in grant funding; 30–50% of projects cost to be through federal credits**

**June 2026 – Hire solar development team, Start Project**

**Dec 2027 – Commercial Operation Date – Solar Facilities Placed In Service**

**Jan 2028 – Electricity flowing**



# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 1, 2026

## **Congratulations to Kim Scott!**

May 1, 2026

Kim is welcoming retirement next week after serving as a neighborhood planner with City Planning for 18.5 years, since October 2007.

Over the course of her tenure, she has represented every eastside neighborhood. Some of the career highlights she is most proud of include:

- Planning a 2008 forum on Cohousing for Cleveland, informed by a tour to Ann Arbor that Kim organized
- Hosting the American Community Gardening Association in Cleveland for their 37<sup>th</sup> annual conference in 2016



**Thank you and best wishes, Kim!**

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# Cleveland City Planning Commission

## Adjournment

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

Next Meeting: May 15, 2026