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City Planning Commission

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Agency: [Cleveland City Planning Commission](#)

Date: April 19, 2024

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Summary

- The Global Peak Performance Center will bring a major infusion of money to the Cleveland economy.
- Cleveland is building income-based affordable housing for seniors on the West Side. This will help with the lack of affordable housing in the city.

Notes

The meeting began at 9 a.m. and ended at 12:09 p.m.

Commission members:

- Lillian Kuri, chair
- August Fluker, vice chair
- Charles Slife, Ward 17 Cleveland City Council member
- Denise McCray-Scott
- Andrew Sargeant
- Isabella McKnight
- Erika Anthony

SPECIAL PRESENTATIONS – Public Art

1. DF2024-016 – Siegel and Shuster Tribute Plaza (artwork only): Seeking final approval

Location: 300 Lakeside Avenue East

Representatives: Nick Slaughterbeck from Moody Nolan, Artist David Deming, Ellis Katz of Project Management Consultants and Gary Kaplan of the Siegel & Shuster Society

The Huntington Convention Center is the site for this artwork. Slaughterbeck received D.C. Comics' approval for the statue. There will be a statue of Superman made of steel. There will also be signage letting people know why Superman is important to Cleveland.

The display will also include a phone booth and three figures pointing towards Superman as he takes off.

Questions/comments from the commission:

Kuri: Coloration, statue seems washed out against the coloring of the building.

Superman is the least obvious figure. Your eyes are drawn to the pole, not Superman.

Suggested a darker blue.

McCray-Scott: Agreed, suggested a darker blue would allow the statue to stand out.

Motion to approve with conditions: consider photo ops, work with staff on the final finish of the statue, enhance and increase grass area, revise concrete around the area, provide back-to-back benches. Motion carried.

FAR WEST DESIGN REVIEW

1. FW2023-022 – Proposed demolition of a one-story commercial building: seeking final approval per §341.08 of the Cleveland Codified Ordinances

Project address: 14410 (aka 14436) Puritas Avenue

Project representative: Greg Baron, Volker Development

Part of the Puritas Senior Apartments project.

Motion to approve as presented carried.

2. FW2023-023 – Proposed demolition of a 1 ½-story residential structure: seeking final approval per §341.08 of the Cleveland Codified Ordinances.

Project address: 11410 Puritas Avenue (rear)

Project representative: Baron

This building is in the back of the property. They are working with the current resident for relocation.

Part of the Puritas Senior Apartments project.

Motion to approve carried.

3. FW2023-019 – Puritas Senior Apartments new construction: seeking final approval

Project address: 14410 Puritas Avenue

Project representative: Baron

These will be new income-based senior apartments in the Bellaire-Puritas neighborhood. There will be a 48-unit apartment building serving seniors 55 and older with supportive services. It will have a fitness room and a community room.

Commission questions/comments:

McCray-Scott: Are there provisions for emergency medical vehicles?

Response: There is turnaround space.

Motion to approve with the condition to incorporate bike storage into the building.

Motion carried.

NEAR WEST DESIGN REVIEW

1. NW2024-004 – Proposed demolition of a one-story commercial building: seeking final approval per §341.08 of the Cleveland Codified Ordinances

Project address: 3726 Clark Avenue

Project representative: Eric Perdomo, 123 Express Construction

Residents complained that as soon as the building is boarded up the boards are ripped off. They see drug users frequently on the property.

Motion to approve carried.

MANDATORY REFERRALS

1. Ordinance No. 407-2024 (Introduced by Council Members Michael Polensek, Kevin Bishop and Blaine Griffin by departmental request): Authorizing the mayor and the commissioner of Purchases and Supplies to sell certain city-owned property no longer needed for the city's public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

Plan to build 10 single-family homes.

Commission questions/comments:

Kuri: City of Cleveland has a policy of not selling open land. Will this set a precedent for others waiting to purchase parks and open spaces?

Motion to postpone and allow the City of Cleveland to provide an explanation as to why this land should be sold.

Motion carried.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 404-2024 (Introduced by Bishop and Griffin by departmental request): Authorizing the director of Public Works to enter into a license agreement with Destination Cleveland, or its designee, to install and maintain graphic art on city-owned property at 205 West St. Clair Avenue, for a period of five years, automatically renewing from year to year.

Motion to approve carried.

DOWNTOWN | FLATS DESIGN REVIEW

1. DF2024-017 – Cavs Banner – Hotel Indigo: seeking final approval
Project address: 651 Huron Road East
Project representative: Laura Woyma, Brilliant Electric Sign

Temporary special events banner on Hotel Indigo.

Motion to approve with condition that the applicant return to staff to consider how the wall might be used in the future.

Motion carried.

2. DF2023-058 – Cavs/Cleveland Clinic Global Peak Performance Center new construction: seeking schematic design approval
Project location: West 3rd Street and Eagle Avenue/Stones Levee Road
Project representative: Nora Romanoff, Bedrock

The center will serve as an elite performance training facility for the Cavaliers.

The center would invite elite and everyday athletes from all corners of the globe to downtown Cleveland and further solidify the city's position as a global sports science and wellness destination. The center plans to offer personalized expertise in training, treatment, nutrition and recovery from Cleveland Clinic specialists.

The slide presentation showed that this project will improve the riverfront, create a Cleveland icon and activate the public realm (through public space, it will introduce greenery and site lighting).

Commission comments/questions

Kuri: I commend you. I think this is an important project.

Anthony: Thinking about public art in that area. A way to welcome local artists.

Kuri: At the pedestrian level the concept is primarily concrete. That is worth addressing.

Presenter: Art package will be layered into the project.

Motion to approve with the following conditions: designer consider comments made with design review, walkway along concrete wall, speak to penetration on the buildings as you enter, integrate public art.

Motion carried.

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