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City Planning Commission

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Agency: [Cleveland City Planning Commission](#)

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Summary

- The commission approved the overall development plan for Bedrock's riverfront project.
- It also approved plans for senior and veteran housing in Glenville.

Notes

The meeting was called to order and the preamble was read. I was in attendance during this meeting. I am hoping that the [YouTube version](#) allows me to accurately hear the participants, as it was hard to hear people in person. Meeting rules were also read before the actual start of the event. Roll call showed a [quorum](#) of [members](#) was present.

First on the [agenda](#) was to approve minutes of a January meeting.

Next, the Planning Commission heard a zoning matter for a proposed daycare on Madison Avenue in Cudell. Xavier Bay, a zoning planner with the city, is the presenter of this item.

Lillian Kuri is the chairperson of this commission. She read the narrative of this project. This is a conditional use permit to help a former retail space become a daycare. Different criteria apply to this kind of usage. Various photos of the current condition of the site, including parking, were shown. The only entrance is on Madison. The applicants have proposed landscaping.

The architect, Gary Fischer, spoke about the project with attention to the greenspace. There is additional space for another type of business, he said. Discussion about the parking and greenspace was had.

Motion made with conditions to approve this usage.

Next for consideration, after a few postponements were announced, was the Cleveland Emerald Senior new apartment complex being built at East 111th Street and Superior Avenue. The presenter was Brian Grambort from the [architecture firm](#). Grambort presented designs for schematic approval.

This is a [residential supportive housing project](#). The main partners are CHN Housing Partners and EDEN. The site is currently undeveloped and vacant. Photos of businesses across the street were shown as well as the residential areas on the various streets. Trash removal and other maintenance issues were discussed. Due to the demographic of the building — seniors and senior veterans — there is a mobile clinic planned as well as other amenities for residents.

Privacy fencing will be used on this project. The first floor consists of common spaces, which include support services. Landscaping options were discussed. Upper floors are primarily residential. Brick is the primary material to blend in with existing structures. This building is planned to be four stories. Much of the HVAC will be on the top of the building. A lot of discussion happened about greenspace and trees as well as parking. Many pictures of renderings were [presented](#).

According to a planning staff member, the local design review committee, which reviews projects before the commission does, said this was well received with recommendations of issues to be corrected or revisited. One issue is the ground floor windows for the residents being too close to Superior Avenue. Frosting the windows is not desired.

Fencing around transformers and other areas are concerning. Walking areas and consideration of the neighbors already in the area during the construction period are mentioned. The project has received funding from the Ohio Financing Housing Agency (OHFA), Grambort said, adding that construction could begin in June or even in May.

Staff can include caseworkers for the residents. Commission Member Charles Slife, who serves on City Council, had questions about the safety of residents. RTA will be giving their suggestions as well at an [upcoming PetBOT meeting](#).

Commission members had questions about the ownership. Though the project was up for schematic approval, a motion was made for final approval and passed. *[Editor's note: Former City Planning Director Joyce Pan Huang explained conceptual, schematic and final approval in a [previous meeting](#)].*

Next is the Cuyahoga Riverfront Master Development Plan presented by a large group from Bedrock and various other entities. The Flats area as well Tower City is the focus for this project. Nora Romanoff from Bedrock is the lead presenter, but there were quite a few people at the table to discuss this project in line for final approval from this commission. They were sworn in together. The order of the discussion was decided as well.

This was sent in early for commission members to review, Kuri said. Interim City Planning Director Marka Fields was present for this meeting.

Romanoff said that the city has worked with them as a team. City staff members have provided more than 900 comments. Today's focus is on West 3rd Street and the Eagle Avenue area. Various people spoke to the primary focus:

- A 18-hour neighborhood
- B New housing and commerce
- C New neighborhood with equity

[Slides showing the projected shape of new buildings were used.](#) The idea is the connection of all areas east and west. Presenters said they began resident engagement for their input in 2023.

There was considerable discussion about access and other concerns. Zones of pedestrian and public transit were taken into consideration. [Section 3 of the presentation](#) covered these areas of design: materials, parking, lighting and signage. Streetscapes and public art were talked about. A slide show focused on the Cuyahoga River.

The City Planning [staff gave a report](#). In addition to general stakeholder outreach, 57 public comments were received. A staff member said more than 50% of the comments focused on the possibility of the Cuyahoga Valley Scenic Railroad extending to Cleveland. The feasibility is [still being assessed](#).

Kuri asked a few questions regarding how project representatives think of Tower City Center. Romanoff said the tower will remain as the center of the project. Even with retail spaces leaving the area, there is a desire to retrofit the space. It is a 24-hour space, she said.

The second question is what does this project connect to heading west. It appears to stop at Carter Road, Kuri said. The response is Canal Basin Park, an unidentified person

said. Discussion about this project continued. Mobility studies that show how people would get to the area have be done, Romanoff said.

Kuri posed a question about the Ontario Street to Eagle Avenue section. In her opinion, the plan for that area is really unfinished.

Linda Hendrickson (unsure of spelling), who was formerly employed by the city, spoke to the changes in the area. Site clearance is necessary, she said.

Kuri asked what does final approval mean; are you ever coming back? The answer is that they are coming back, Romanoff said. A feasibility study is going to be conducted with a focus on how the intersections work. Site development, including lighting, is going to be revisited. This is the overall development plan.

Motion for approval was made and passed.

Public art is next to be considered. An art project is planned at East 185th Street and La Salle Avenue. Plans for the “United and Rising” sculpture were presented in person by Cleveland Public Art Coordinator Tarra Petras and project lead Robert Gatewood via WebEx. [Master Collective](#) designed this for the area. The Public Art Committee approved this in January, Petras said.

Petras gave the narrative and introduced Gatewood, who lives in Collinwood. Gatewood spoke about the seven to eight people working on this project. They are residents of Cleveland as well. Michael Polensek, council member of the ward where this project is, has been supportive, Gatewood said.

The project started with a single artist and then morphed into the group. Jerry Schmidt already finished the primary sculpture of the project. The [slides](#) depict the finished project yet to be completed. The materials will be aluminum-based.

This is expected to be 6 feet tall with additional art as well. Weather conditions were taken into consideration. They have collaborated with the new owner of the La Salle Theatre. They plan a grand opening ribbon cutting. Four colors are going to be used, and the artists are using vinyl that is weather resistant. Benjamin Moore paints are going to be used on this project.

The city would be expected to do the upkeep on this, Petras said. Motion for approval made and passed.

Next on the agenda was a review of a pending City Council measure that would authorize the expansion of Lucky Park in Tremont. Julian Wilson, a project manager in the Mayor's Office of Capital Projects, presented.

This would authorize the director of Parks and Recreation to obtain parcels to make Lucky Park in Tremont bigger. The park is located at Starkweather and Professor Avenues. [Slides](#) were shown to illustrate the desired outcome. Tremont West Development Corp. has agreed to maintain the area, Wilson said. Residents also have done so in the past. No questions from the commission. Motion for approval was made and passed.

The last item was an information-only [presentation](#) on "Economic Infill Housing." It was presented by Trudy Andrzejewski, city bureau chief with Neighborhood Revitalization and a host of other people. This has been going on for eight months, she said. This endeavor from the Department of Community Development is designed to fill in vacant lots. Three architecture firms have been engaged to submit their designs for housing that would fit on the lots (J. Kurtz Architects, Byron D. Myers Architect LLC, West of West Architecture). The firms are exploring designs of homes that range from tiny homes costing \$25,000 to two-story three-bedroom homes costing \$250,000. The current [inventory of parcels in the Cleveland Land Bank](#) exceeds 18,000.

At this point, even on the [YouTube version the audio is lacking](#). The conversation and presentation spanned the price points and features of each type of home. Kuri asked about next steps. Andrzejewski said no one has stepped up to develop or finance anything, but those conversations are being held.

City Planning Commissioner August Fluker interjected that the only way the tiny homes would work would be a concentration of them because of the cost of supplying utilities, sewer and water lines.

Jonathan Kurtz spoke about his expertise as an architect and the renderings therein. Others introduced themselves, but their backs were to the audience. The 10-year housing plan of the city is the backbone of this movement, an attendee said. This will help to address the serious needs of suitable housing in the city.

Kurtz had a slideshow that listed priorities. He spoke at length about possibilities. Slides show costs for proposed designs. There are three possible price points (excluding tiny homes) with various sizes and features. The common feature in the homes Kurtz presented is a center skylight. Different suggestions of usage and price points are shown

in the presentation. Materials were discussed and models were shown to give a sense of the appearance along with existing housing. There are many options for the design of the interior. Some are ranch-style and others have multiple levels. Basements are available in some homes.

Byron Myers gave his renderings on the various home concepts he designed [starting with the \\$100,000 version](#). Shotgun in design, there would be a front porch with community interaction in mind. Laundry area would be in the basement. Optional features like a chicken coop and composting bins are possible. In total, the home covers 1,272 square feet.

Next was his \$175,000 version. He spoke to the areas of Slavic Village and Harvard between East 93rd and East 116th Street. This design features three bedrooms, a full bath and a half bath. It's a larger version of his \$100,000 design, spanning 1,931 square feet. Materials would be metal panel or wood panel siding.

Next was the \$250,000 version. It's a colonial style with three bedrooms, full bath and half bath, with front porch on the first and second levels. Open floor plans as per slides. Next was his \$25,000 tiny homes, with the idea of at least two units for each parcel.

West of West was next to give their designs with [slides](#). After much discussion, they spoke of common design factors. Six versions from tiny to \$207,000 homes were shown with different roof plans. These homes include vestibules and open concepts. Tiny homes cost \$63,000 and are studio homes. His focus is on the small and medium homes, costing between \$111,000 and \$163,000. They contain basements and laundry off of the kitchen. Americans with Disabilities Act (ADA) accommodations are taken into consideration for some models. Some have rear porches as well. One and two stories are available.

Fluker commended the work done and gave his opinions of the possible scenarios. Designs like these came up in the Lee-Harvard master plan last year, Andrzejewski said. The demographic of the homeowners is getting older there.

Kuri said open sourcing should be considered to make it affordable to acquire land and run with these plans. Affordability and ease should be considered, Kuri said. Fluker spoke to the barriers and discrimination he has experienced in his life. Commission Member Erika Anthony asked who we are talking about to get these homes: Existing residents or new people? Anthony also said wraparound support for wealth creation in this city should also exist.

One of the presenters said Cleveland has an uncompetitive housing stock. They said the average age of property is 100 years old. There was more pontification of the barrier of costs and other challenges many people face.

The meeting was adjourned.

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