



Cleveland City Planning Commission

Friday, January 20, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

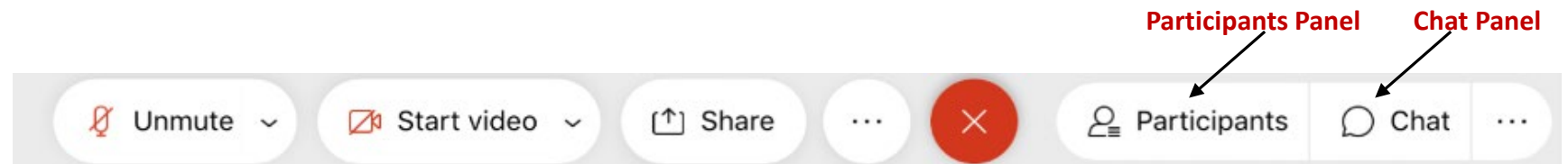
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS 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 YOU 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



January 20, 2023

Cleveland City Planning Commission

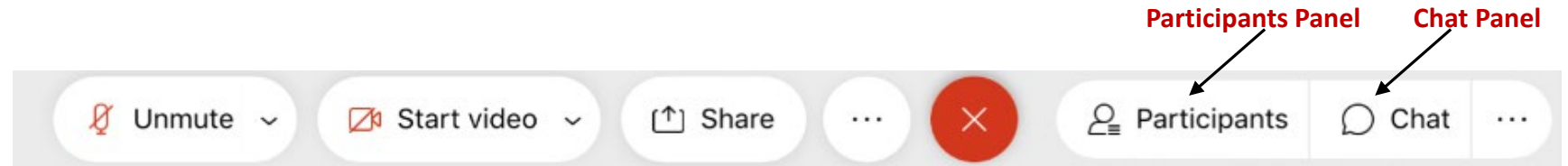
Preamble

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 VIA OUR WEBSITE AND EMAIL HAVE BEEN CONSIDERED.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



January 20, 2023

Cleveland City Planning Commission

Call to Order and Roll Call



January 20, 2023

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



January 20, 2023

Cleveland City Planning Commission

Zoning Map Amendments



January 20, 2023



Ordinance No. xxx-2023 (Ward 7/Councilmember Howse):

Changing the Use, Area & Height Districts of parcels of land along **East 66th Street between Linwood Avenue and Lawnview Avenue** (Map Change 2665).

Presenter: Xavier Bay, Staff Planner

Map Change 2665

January 20, 2023



Proposal

Changing the Use, Area & Height Districts of parcel of land along East 66th Street between Linwood Ave and Lawnview Ave (Map change 2665).

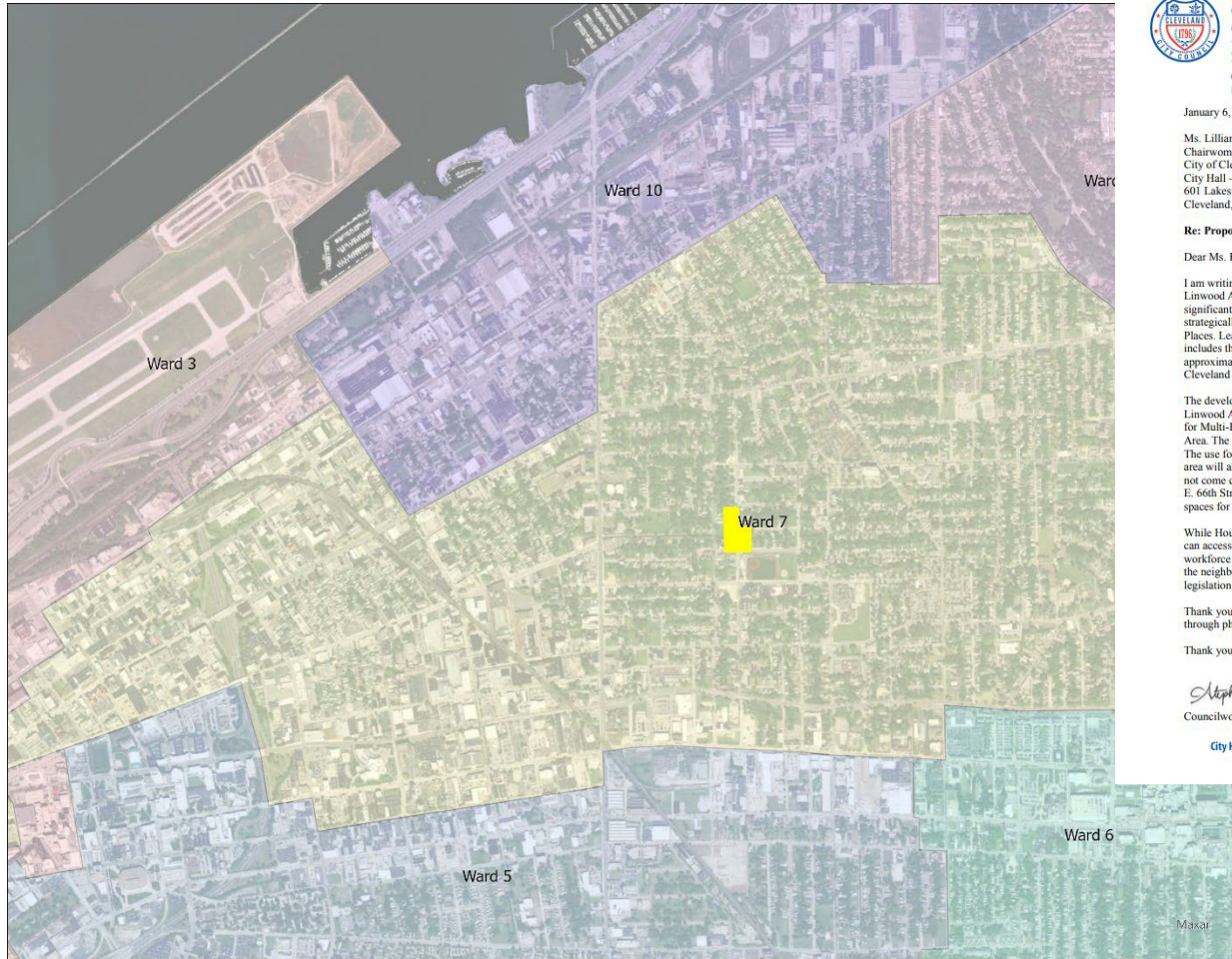
Purpose

- To allow the development of LIHTC Allen Estates project with University Hospital Partnership
 - To promote a variety of housing typologies.
 - In alignment with East 66th Neighborhood Plan
- Part of a larger rezoning to make East 66th Street the N/S Corridor in the Hough neighborhood.
- Rezoning will be in alignment with Form Based Code Regulations.



Cleveland Context

Map Change 2665



CITY OF CLEVELAND
Office of the Council

www.clevelandcitycouncil.org

Stephanie D. Howse COUNCIL MEMBER, WARD 7

COMMITTEES: Workforce, Education, Training & Youth Development - Vice Chair • Development, Planning & Sustainability
Health, Human Services & the Arts - Safety

January 6, 2023

Ms. Lillian Kuri
Chairwoman
City of Cleveland Planning Commission
City Hall - Room 501
601 Lakeside Avenue
Cleveland, OH 44114

Re: Proposed East 66th & Linwood Avenue Development Rezoning Support Letter

Dear Ms. Kuri,

I am writing to express my support for the rezoning of the multifamily project located at East 66th and Linwood Avenue in the Hough neighborhood of the City of Cleveland. The proposed development will significantly enhance the Hough neighborhood and the Ward 7 community. This development is strategically located across from League Park which is recognized on the National Register of Historic Places. League Park originally opened in 1891 and is a crucial part of the history of Cleveland. The site includes the Baseball Heritage Museum as well as the Fannie M. Lewis Community Park. This approximately 13-million-dollar investment will pay homage to a vital historical landmark in the City of Cleveland and act as a catalyst for further investment in the neighborhood.

The development consists of parcels 106-08-032 and 106-08-033 on the corner of East 66th Street and Linwood Avenue. Currently, these parcels are zoned MF-B1. This zoning classification currently allows for Multi-Family use, a maximum building height of 35 feet, and a maximum gross floor area of 1/2 x Lot Area. The development team is respectfully requesting the parcels be rezoned from MF-B1 to MF-E2. The use for the parcels will not change. The increase in the allowable max height and max gross floor area will allow the development to maximize density by allowing the building to go to 4-stories and will not come close to the 60 foot maximum height limit. Furthermore, the building will have 75% frontage on E. 66th Street, 45% frontage on Linwood Avenue, 10% of the site for outdoor space, and 35 total parking spaces for the 38 unit 4-story building.

While Hough is experiencing incredible growth, it is critical to ensure that both new and existing residents can access high-quality housing opportunities at a variety of price points. This project solves for workforce housing specific to this neighborhood while also maximizing the use of underutilized parcels in the neighborhood. Therefore, I am supportive of the rezoning for this development and will sponsor the legislation to bring further investment to Hough neighborhood and Ward 7.

Thank you for your careful consideration of this letter. If you have any questions please contact my office through phone (216) 664-2908 or email at showse@clevelandcitycouncil.org.

Thank you,

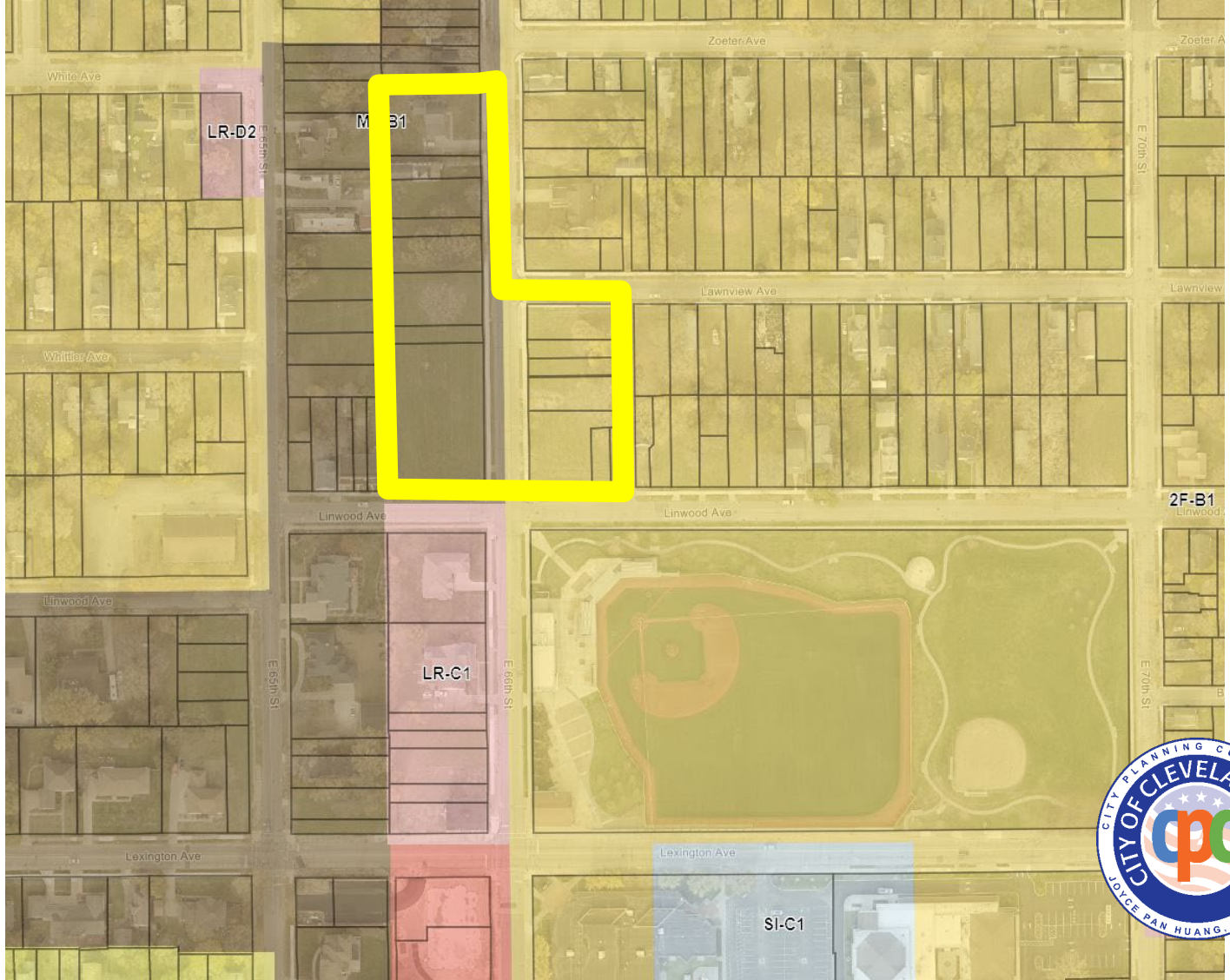
Councilwoman Stephanie D. Howse

City Hall 601 Lakeside Avenue N. E., Room 220, Cleveland, OH 44114 • Phone (216) 664-2908 • Fax (216) 664-3837
Email showse@clevelandcitycouncil.org



Existing Zoning

Multi-Family
Two-Family



Existing Context

Map Change 2665



HOUGH NEIGHBORHOOD INITIATIVES

CLEVELAND, OHIO

LOCATION MAP

BACKGROUND

HEALTHY HOUGH

- SAFETY**
- OPEN SPACE**
- TRANSPORTATION**
- HEALTHY LIVES**
- EMPLOYMENT**

EAST 66 RE-DEVELOPMENT & LEAGUE PARK

UPPER CHESTER RE-DEVELOPMENT

LINK 59 & UNIVERSITY HOSPITAL CAMPUS

SAFE ROUTES TO SCHOOL

EVERY MOVE YOU MAKE KEEP IT SAFE

INITIATIVE MAP

NW View
Linwood Ave & E 66th

Existing Context



NE View
Linwood Ave & E 66th

SE View
Linwood Ave & E 66th

Existing Context



SW View
Linwood Ave & E 66th



SE View

Lawnview Ave & E 66th

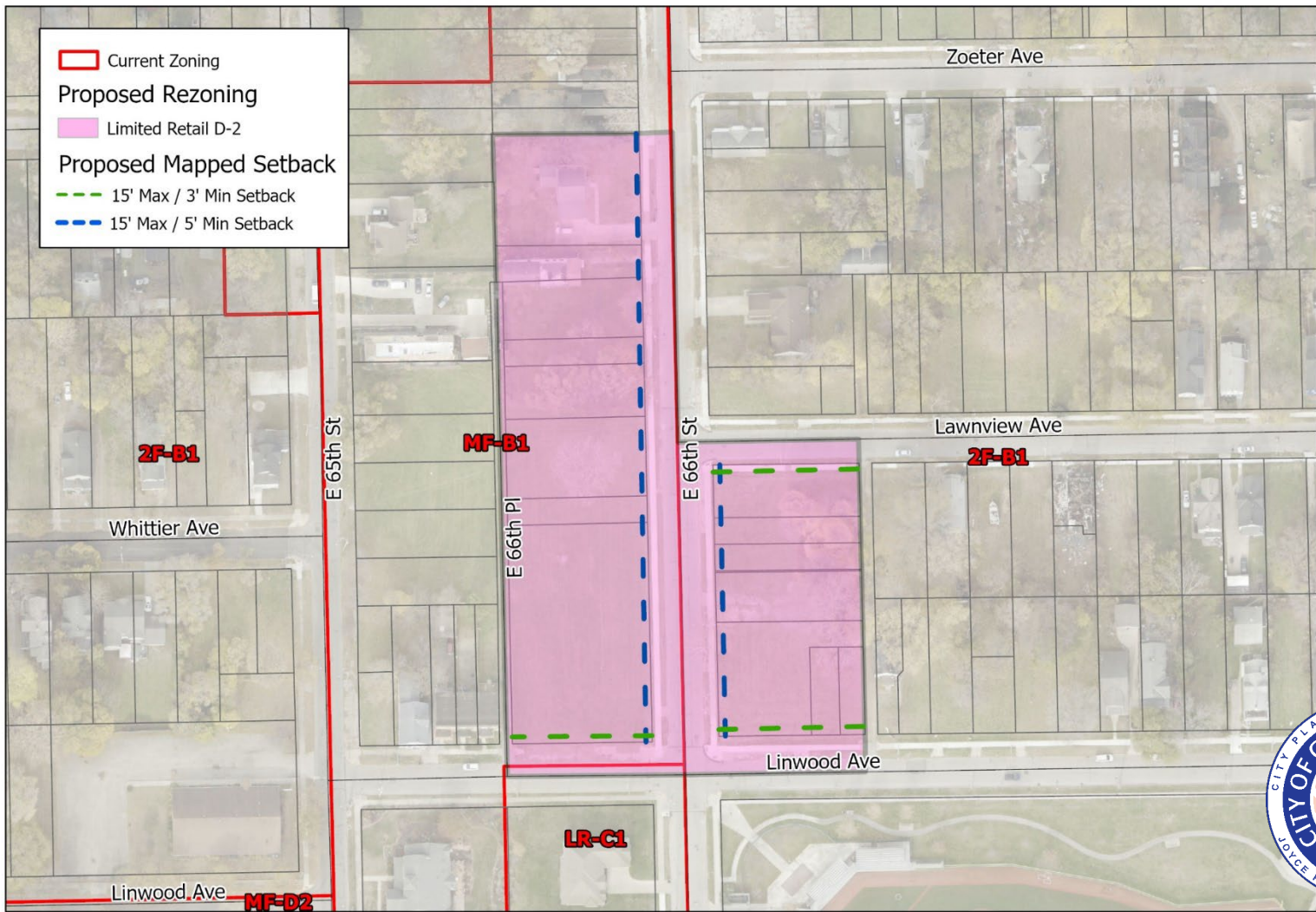
Existing Context



SW View
E 66th



Proposed Zoning



Map Change 2665
Changing the Use, Area & Height Districts of parcels of land
along East 66th Street between Linwood Avenue and Zoeter Avenue.

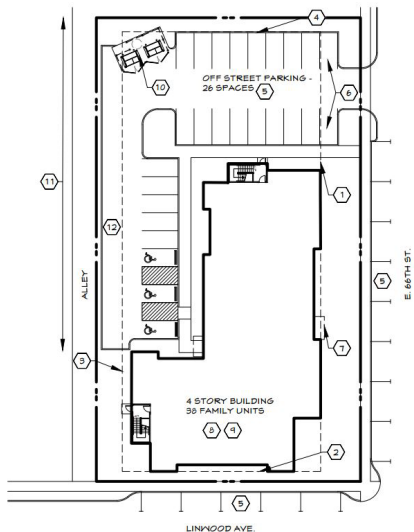




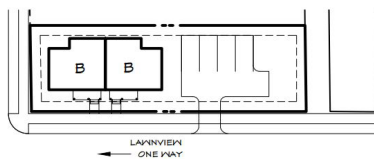
Hough Form-Based Code study area boundary.

Proposed Development

Map Change 2665



- GENERAL NOTES**
- FRONT SETBACK 20' : 15% LOT DEPTH (391.04)
 - CORNER SIDE SETBACK 9' (391.09)
 - REAR SETBACK 20' : 15% LOT DEPTH (391.08) INCLUDES 6' OF ALLEY AS PERMITTED
 - INTERIOR SIDE SETBACK T (391.04)
 - REQUIRED OFF-STREET PARKING 1 PER UNIT (344.01) WOULD REQUIRE 36 SPACES (WE SHOW 26 ON SITE AND 12 STREET PARKING (PRESUMED EXISTING STREET PARKING))
 - ALL PARKING BEHIND BUILDING SETBACK (344.05) WE HAVE TWO SPACES FORWARD OF THE FRONT SETBACK
 - FORGH ENCROACHMENTS UP TO 6' FORWARD OF SETBACK ALLOWED (391.18)
 - CURRENT ZONING IS MF-B1. REQUESTING MF-E2 WHICH ALLOWS BUILDING GROSS SF OF 1.5 X LOT SF. LOT IS 30,740 SF X 1.5 = 46,110 SF MAX. ALLOWED. PROPOSED BUILDING IS 40,391 SF
 - REQUEST FOR CHANGE FROM MF-B1 TO MF-E2 ALLOWS BUILDING HEIGHT TO BE 60' INSTEAD OF 39'. WE ARE PROPOSING APPROXIMATELY 45' HEIGHT
 - DUMPSTER LOCATION IS AN UNRESOLVED ISSUE
 - CAN THIS PORTION OF BACK ALLEY BE VAGATED AND ABSORBED BY OUR SITE?
 - DRIVEWAY IS OVER REAR SETBACK



LOT 2: 10608074 & 075 COMBINED 43' X 138' (5,934 SF) ZONED 2F-B1. PERMITTED USES INCLUDE TWO FAMILY HOUSING. TOWNHOUSES NOT A LISTED USE (337.03)

SITE PLAN
MULTI-FAMILY HOUSING

LOT 1: LOT 10608032 & 033 COMBINED
132.5' X 232' (30,740 SF) ZONED MF-B1.
REQUEST CHANGE TO MF-E2.

SITE PLAN
DUPLEX



PCI DESIGN GROUP, INC.
500 SOUTH FRONT STREET SUITE 375
COLUMBUS, OHIO 43260



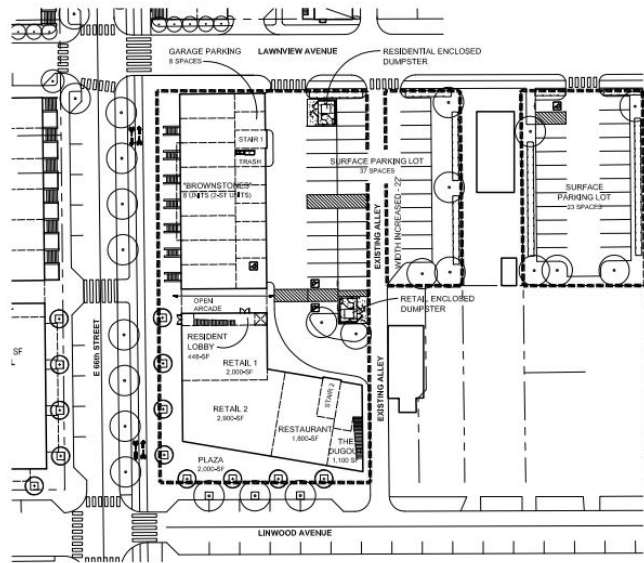
DESIGN GROUP
MULTI-FAMILY OCCUPANCY HOUSING

SITE PLAN



CLEVELAND LAND BANK
E. 66TH ST.
CLEVELAND, OHIO

12-7-2022



PARKING SUMMARY

USE	SPACE PER UNIT	SPACES
RESIDENTIAL	1 SPACE PER UNIT	64 SPACES
RETAIL 1	1 SPACE PER 500-SF	04 SPACES
RETAIL 2	1 SPACE PER 500-SF	06 SPACES
RESTAURANT	1 SPACE PER 100-SF OF PATRON USE + 1 PER EMPLOYEE	15 SPACES
THE DOGOUT	1 SPACE PER 500-SF	03 SPACES
TOTAL		98 SPACES
URBAN FORM OVERLAY REDUCTION	65%	65%
TOTAL PARKING REQUIRED		63 SPACES*
TOTAL PARKING PROVIDED		98 SPACES*

* DOES NOT INCLUDE ON-STREET PARKING

PROPOSED PARKING PLAN
PHASE I
SCALE: 1" = 40'-0"

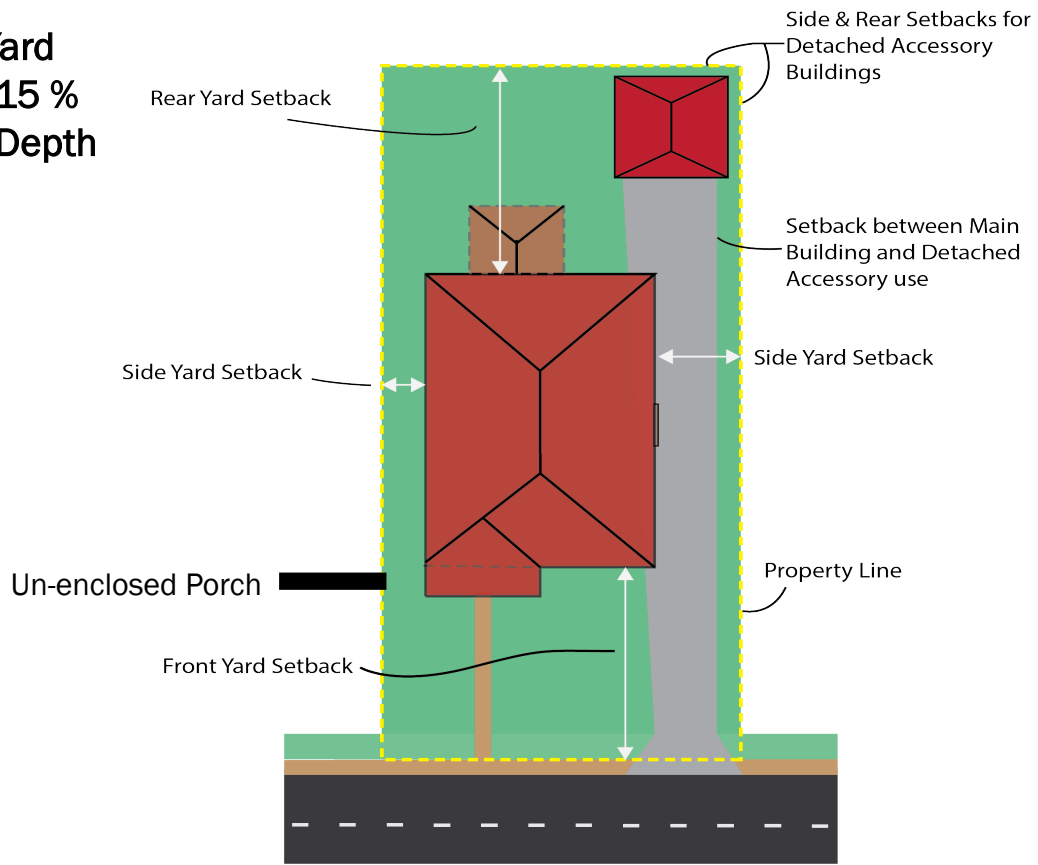
RDL ARCHITECTS
16102 Chagrin Blvd, Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

ALLEN ESTATES AT LEAGUE PARK - PHASE 1
HOUGH, CLEVELAND, OHIO



Residential Yard (Setback) Requirements

**Front Yard
Req = 15 %
of Avg Depth
of Lot**



**Front, Rear
& Side Yard
Setbacks
Required for
all Main
Buildings in
Residential
Districts**

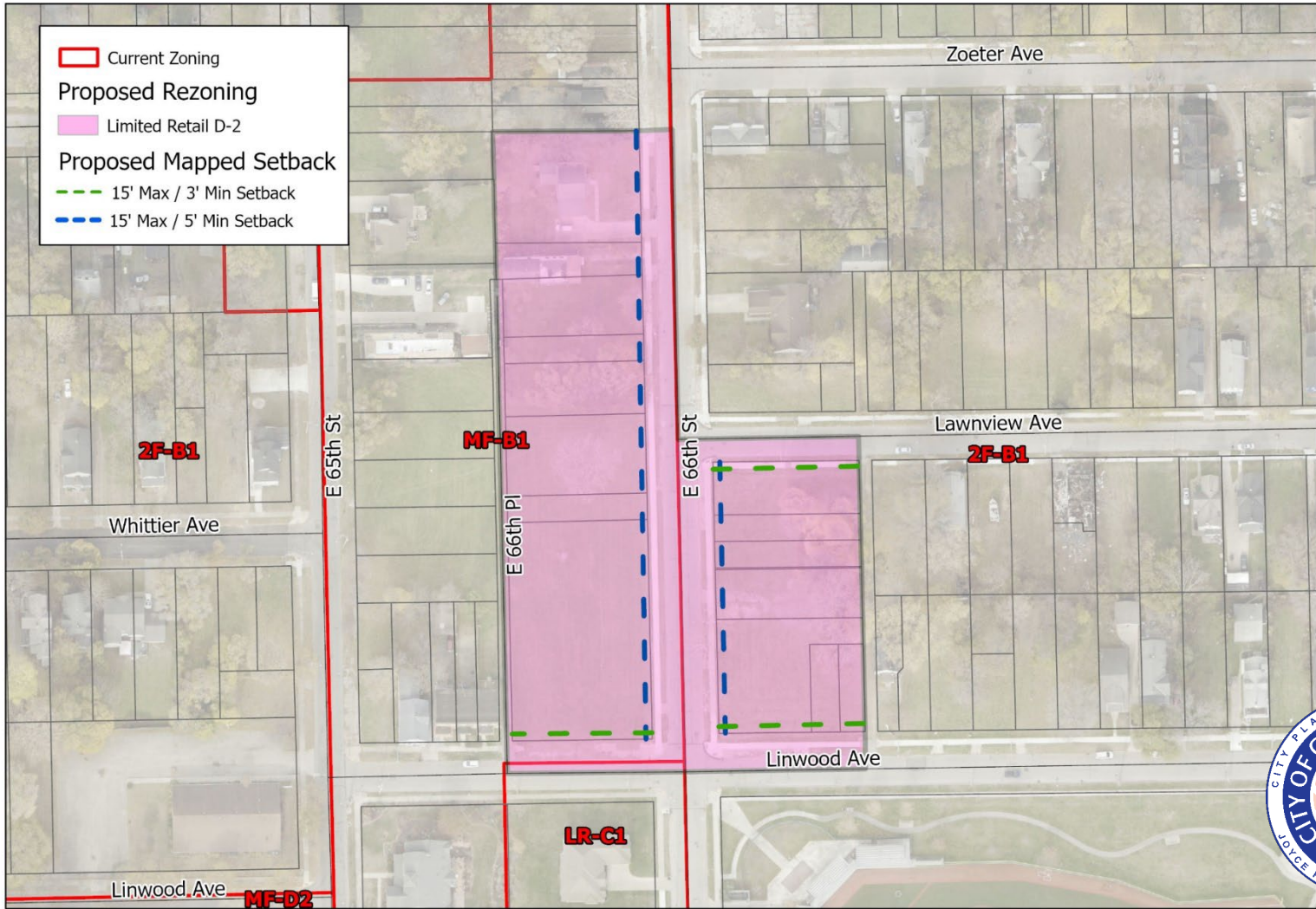


Specific Mapped Setbacks



Proposed Zoning

Map Change 2665



Map Change 2665

Changing the Use, Area & Height Districts of parcels of land along East 66th Street between Linwood Avenue and Zoeter Avenue.



Date: 01/10/2023





Stephanie D. Howse COUNCIL MEMBER, WARD 7

COMMITTEES: Workforce, Education, Training & Youth Development - *Vice Chair* • Development, Planning & Sustainability
Health, Human Services & the Arts • Safety

January 6, 2023

Ms. Lillian Kuri
Chairwoman
City of Cleveland Planning Commission
City Hall – Room 501
601 Lakeside Avenue
Cleveland, OH 44114

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Thank you,

Councilwoman Stephanie D. Howse



Ordinance No. xxx-2023 (Ward 3/Councilmember McCormack):
Changing the Use, Area & Height Districts of parcels of land north of **University Road between I-90 East and West 3rd Street** (Map Change 2666).
Presenter: Shannan Leonard, Staff Planner

Map Change 2666

City Planning Commission

January 20, 2023





Proposal

Changing the Use, Area & Height Districts of parcels of land north of University Road between I-90 East and West 3rd Street. (MC 2666)

Purpose

- To remove legacy industrial zoning.
- To correct a split-zoning occurrence.
- To promote a variety of uses – multi-family, townhomes, single family, makers spaces, and neighborhood retail.
- To align with the Vision for the Valley plan and Connecting Cleveland 2020.



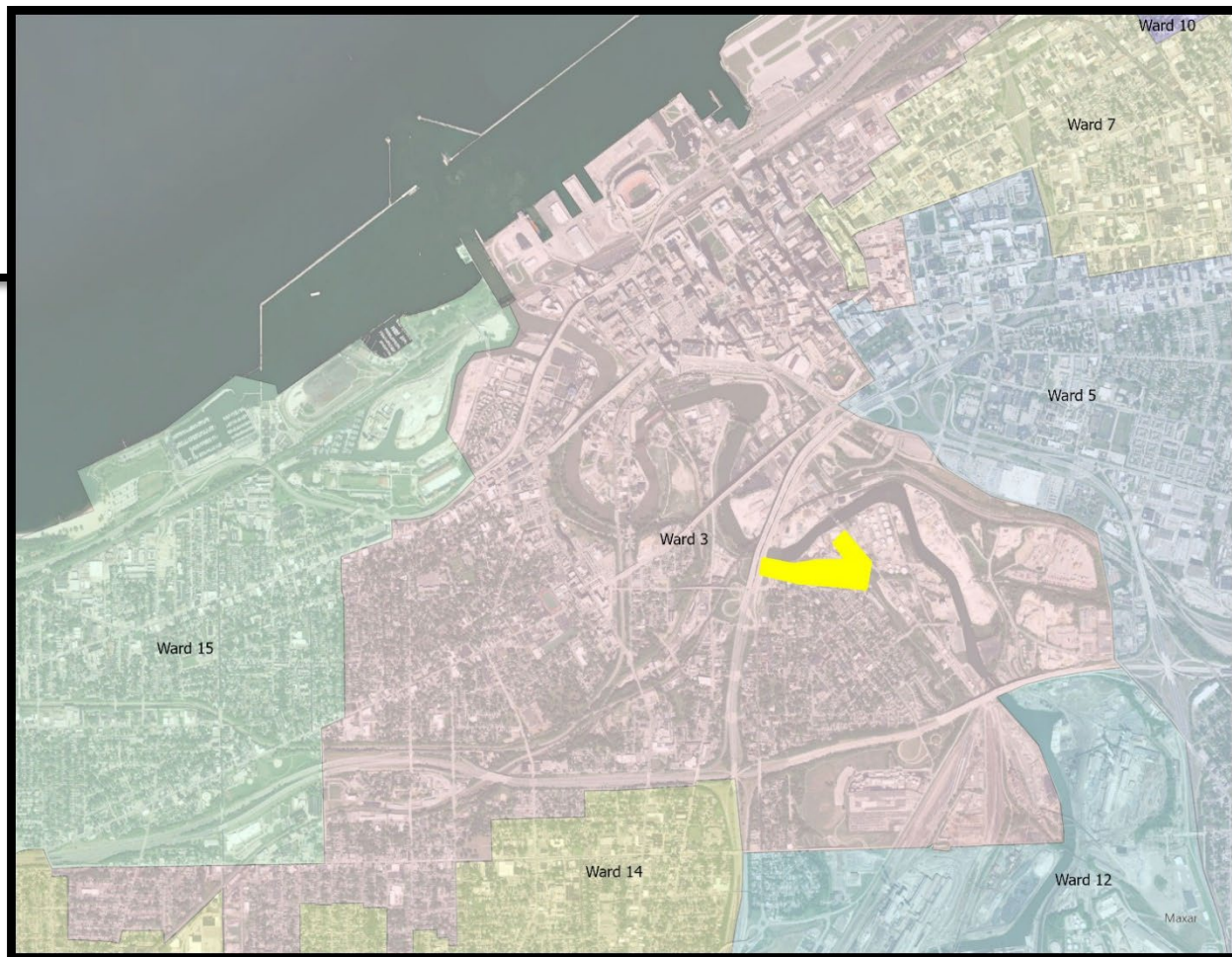
Cleveland Context + Council Support

Matt/Director Huang, please accept this email as my support for moving forward with his rezoning. Thank you for your effort and support here.

Best,

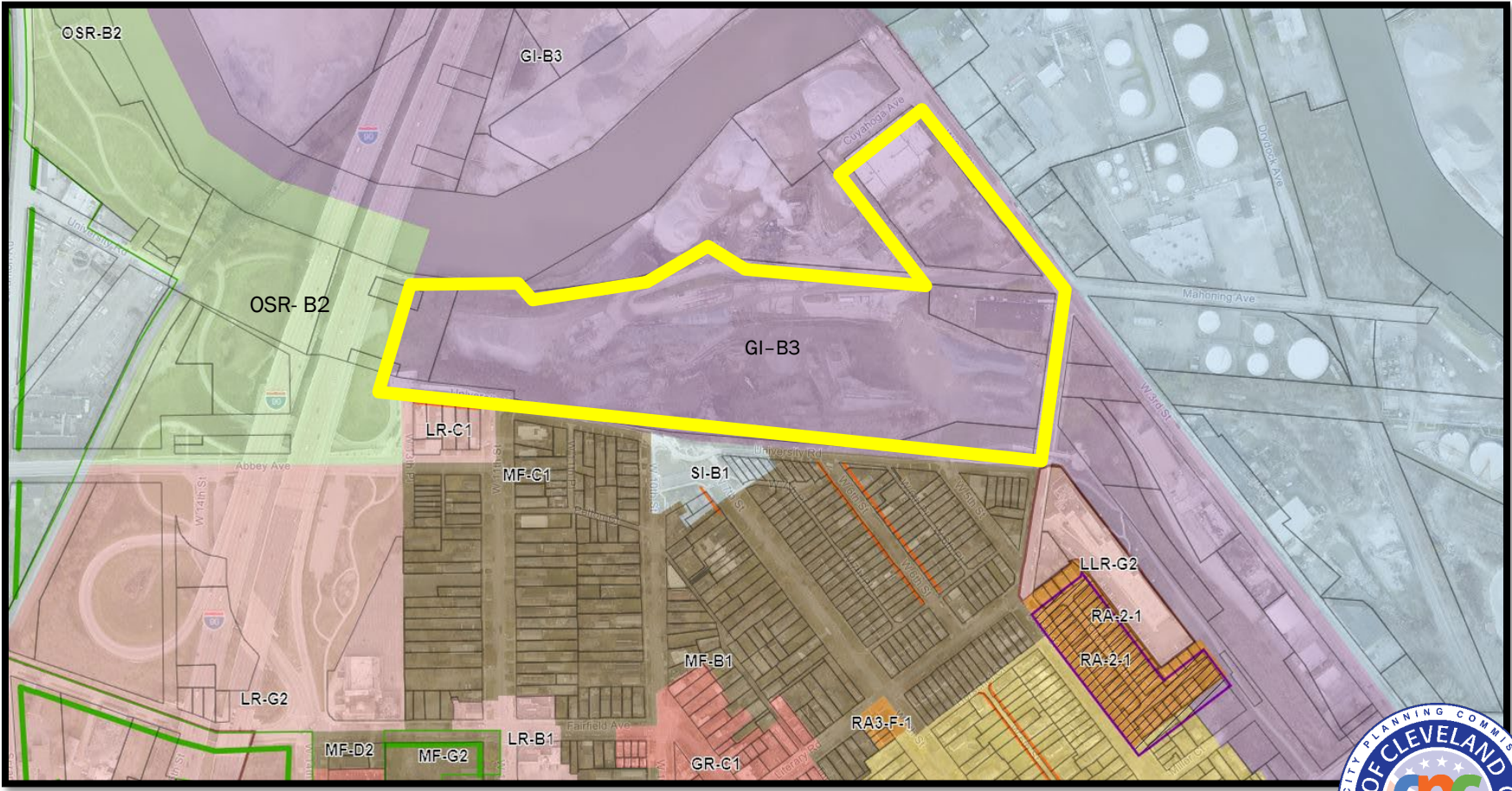
Kerry

Kerry McCormack
Council Member, Ward 3
Majority Leader
Cleveland City Council
(216) 664-2691



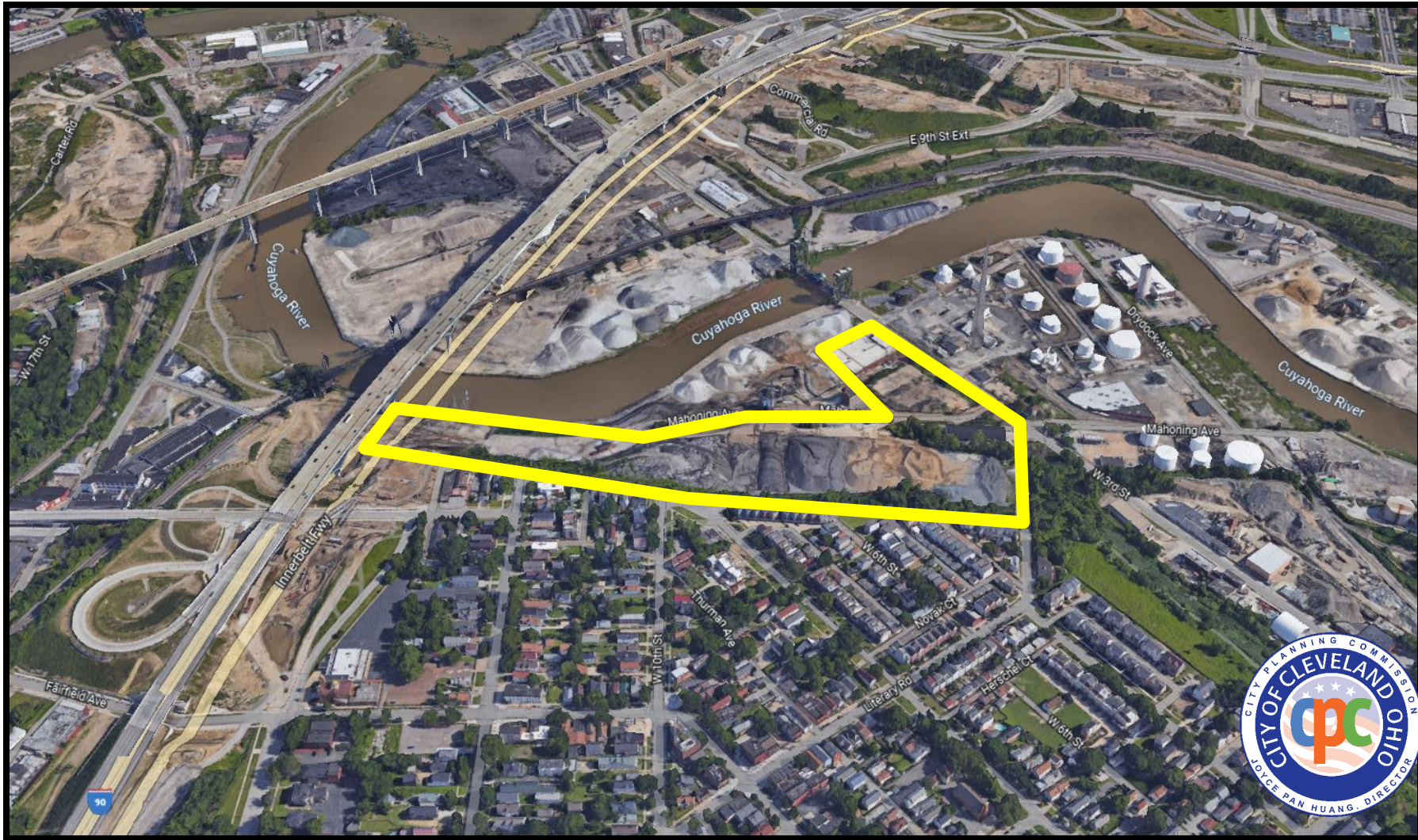
Current Zoning

Map Change 2666



Existing Context

Map Change 2666



SW View

Existing Context



SE View



Map Change 2666

SW View
Literary Rd

Context

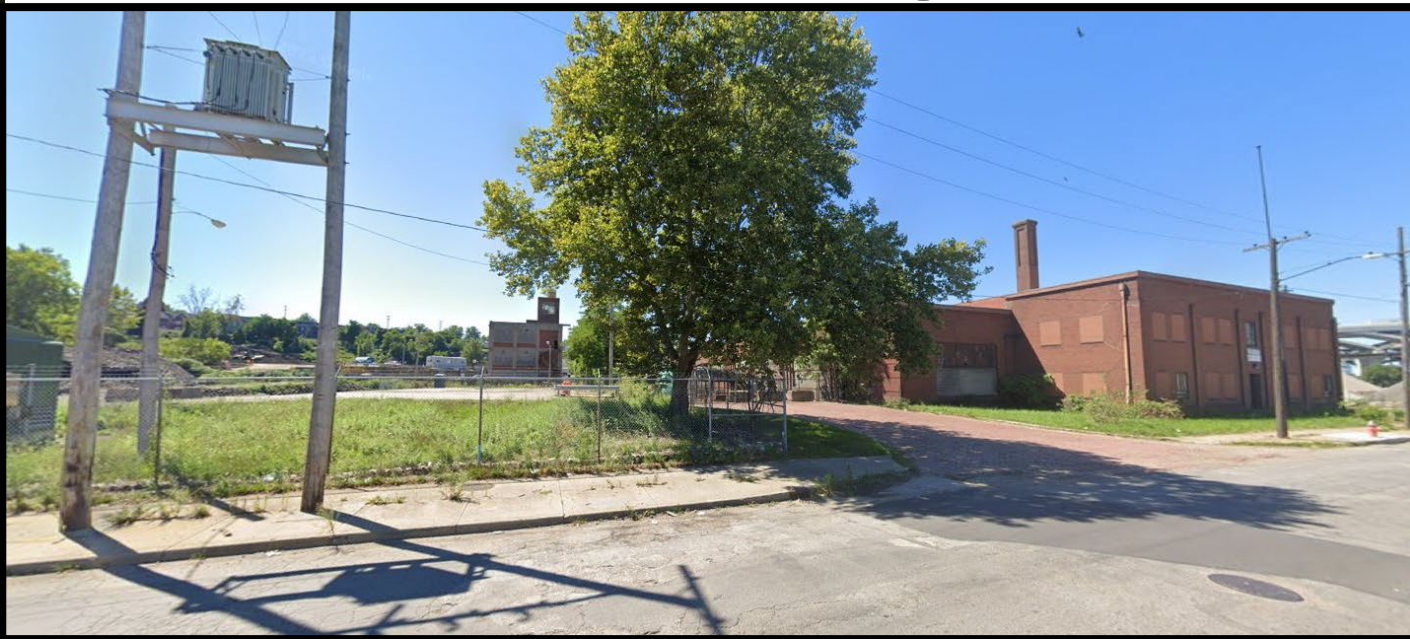


SW View
Literary Rd & W 3rd

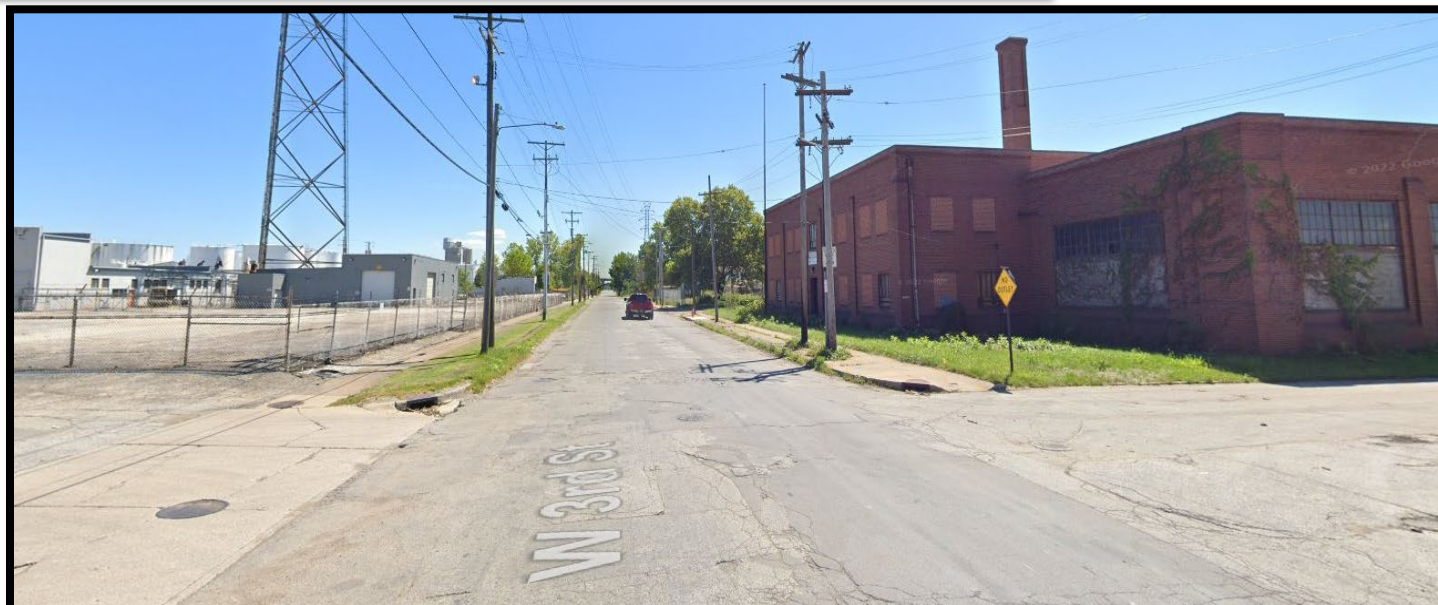


NW View
W 3rd

Existing Context

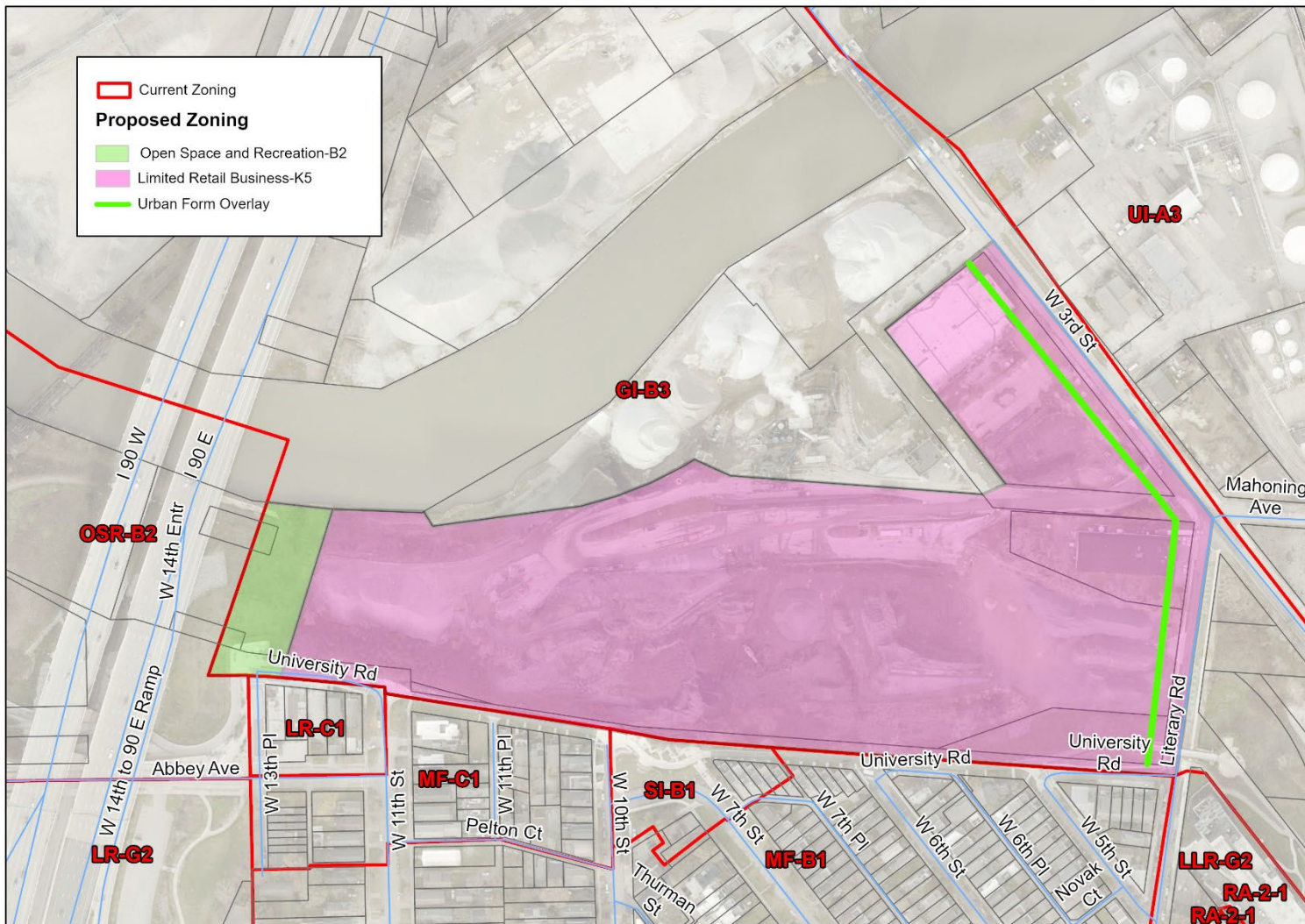


SE View
W 3rd





Proposed Original Zoning



Current Zoning

Proposed Zoning

- Open Space and Recreation-B2
- Limited Retail Business-K5
- Urban Form Overlay

Map Change 2666



Map Change 2666

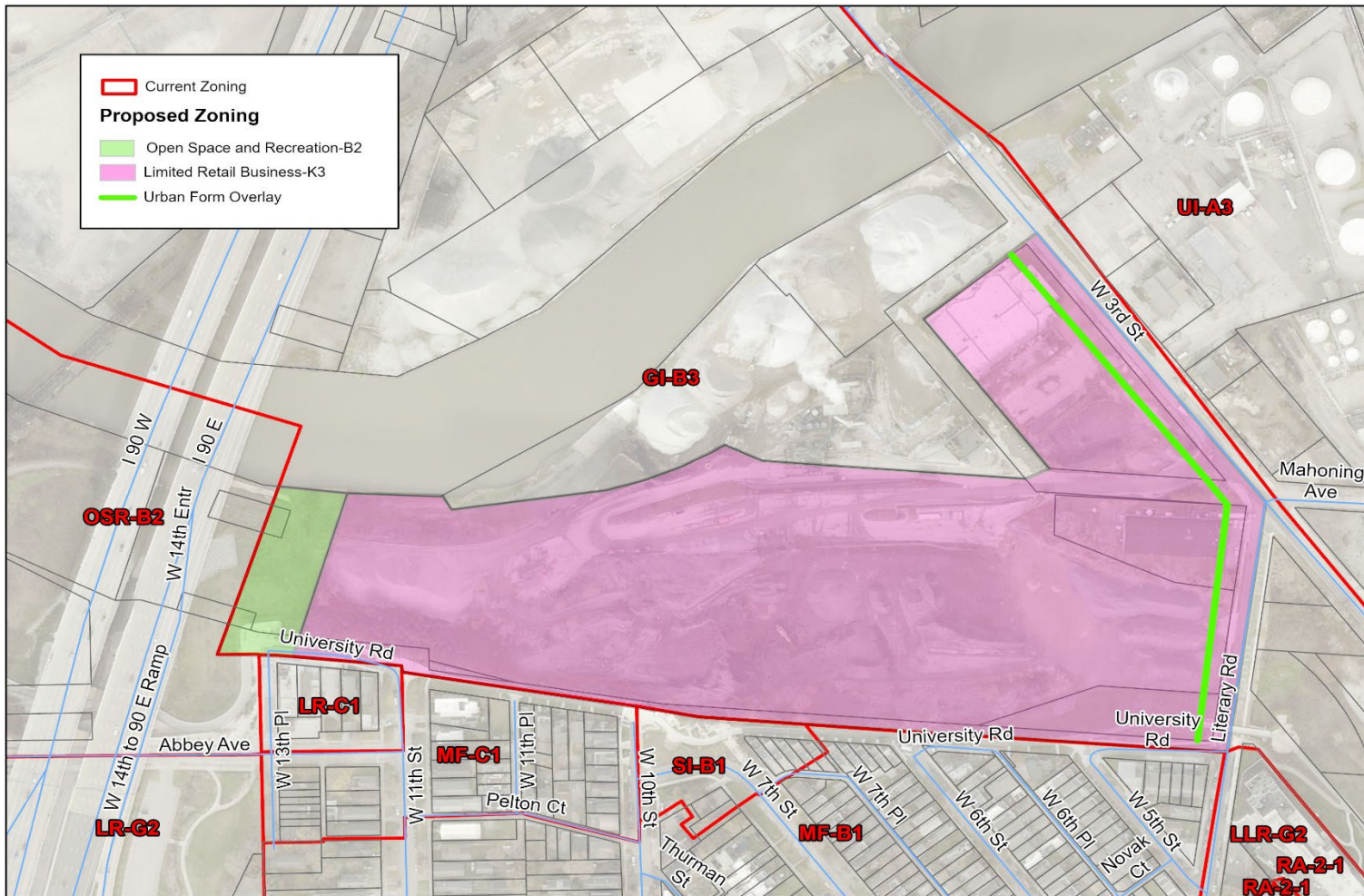
Changing the Use, Area & Height Districts of parcels of land north of University Road between I-90 East and West 3rd street.



Actual Proposed Zoning (K5 -> K3)

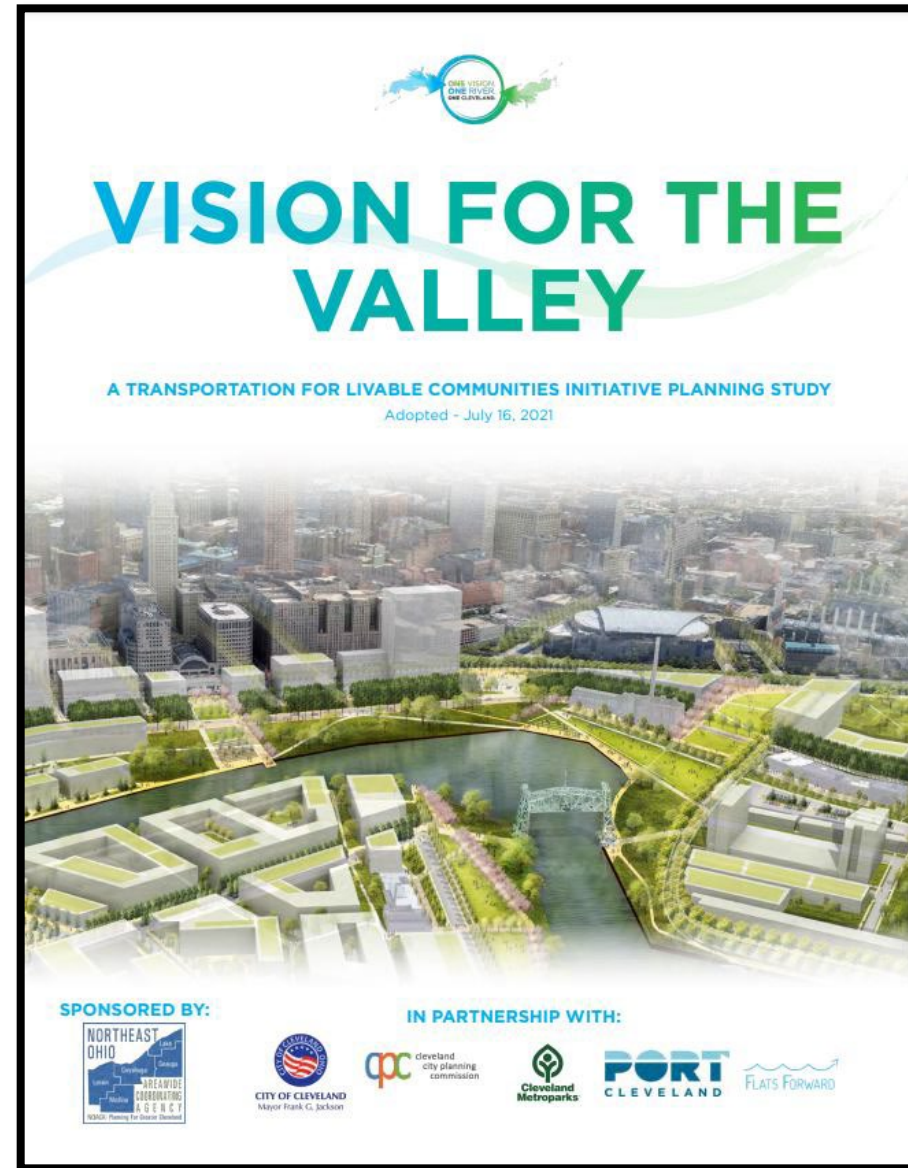
Currently B3; No change in Height

Map Change 2666





- Connecting the Tremont Neighborhood to the waterfront.
- Clean up legacy environmental issues within the river valley (this is an industrial site we can remediate as a part of the development process).
- Restore native riparian landscapes along the riverfront to manage stormwater runoff, improve water quality, and improve the aesthetic quality of the River Valley.



Proposed Zoning: Limited Retail Business- K5

Map Change 2666



Proposed Zoning: Open Space-Recreation - B2

Map Change 2666



Proposed Zoning

Urban Form Overlay:

To promote equity/safety by encouraging a vibrant pedestrian experience



SetBacks:

- A. Front yard depth; principal street frontage
Single-family, two-family, townhouse: 0 ft. min., 10 ft. max.
- All other building types: 0 ft. min., 8 ft. max.

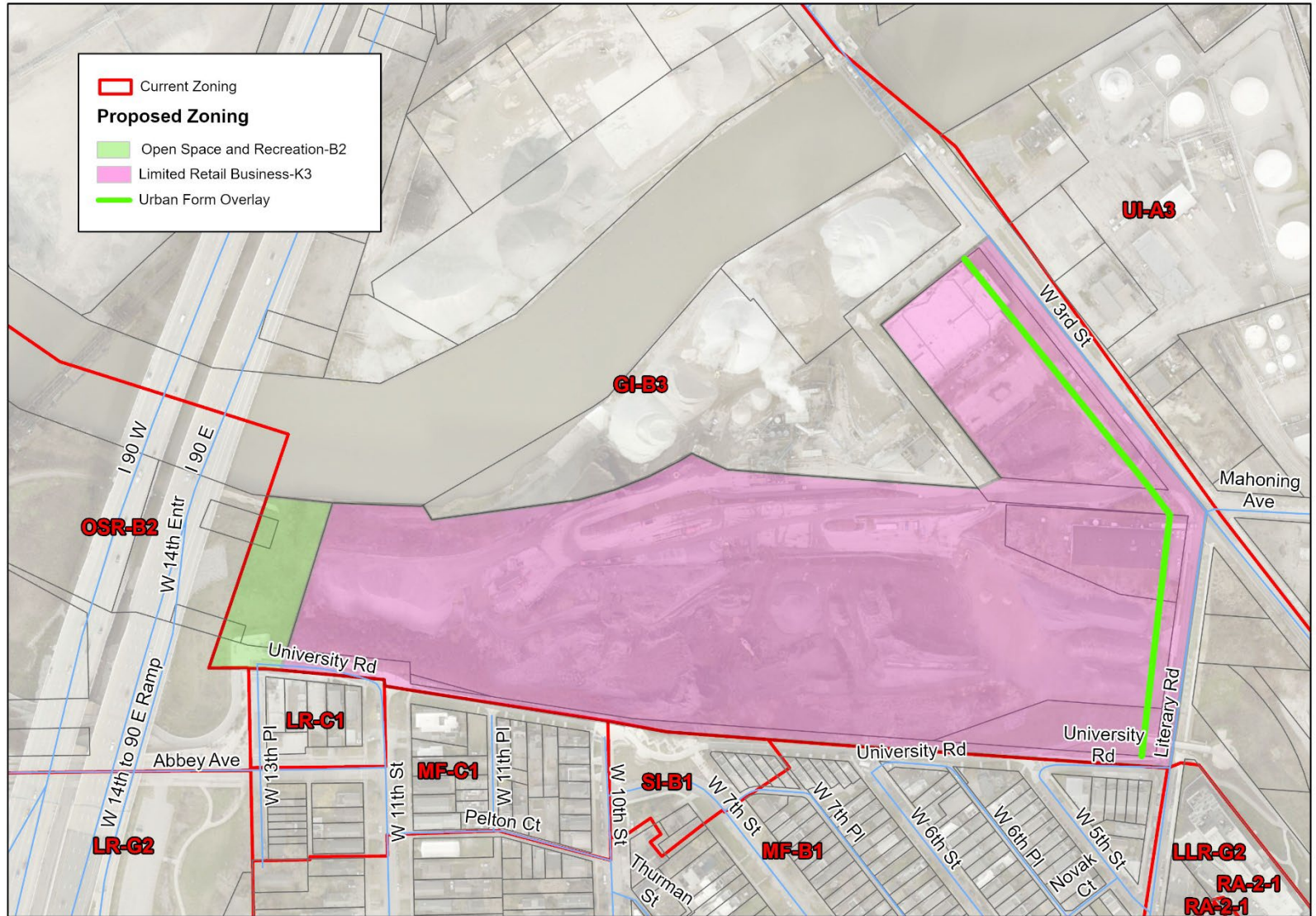
Purpose. The Urban Form Overlay (UF) District is established to foster a high level of walkability and design quality for Cleveland's urban streets. The UF will do this by requiring pedestrian-oriented building features, preserving and enhancing the architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians.





Proposed Zoning

Map Change 2666



Map Change 2666

Changing the Use, Area & Height Districts of parcels of land north of University Road between I-90 East and West 3rd street.



Cleveland City Planning Commission

Design Review Cases



January 20, 2023

Southeast Design Review Case

January 20, 2023



SE2023-001 – Proposed Demolition of a 3-Story Institutional Use Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 17100 Harvard Avenue

Project Representative: Jeff Henderson, tda

Committee Recommendation: Approved as presented

JFK HS & JFK Recreation Ctr. Demolition

Southeast Design Review District

01/11/2023



PROJECT NARRATIVE

17100 Harvard Avenue

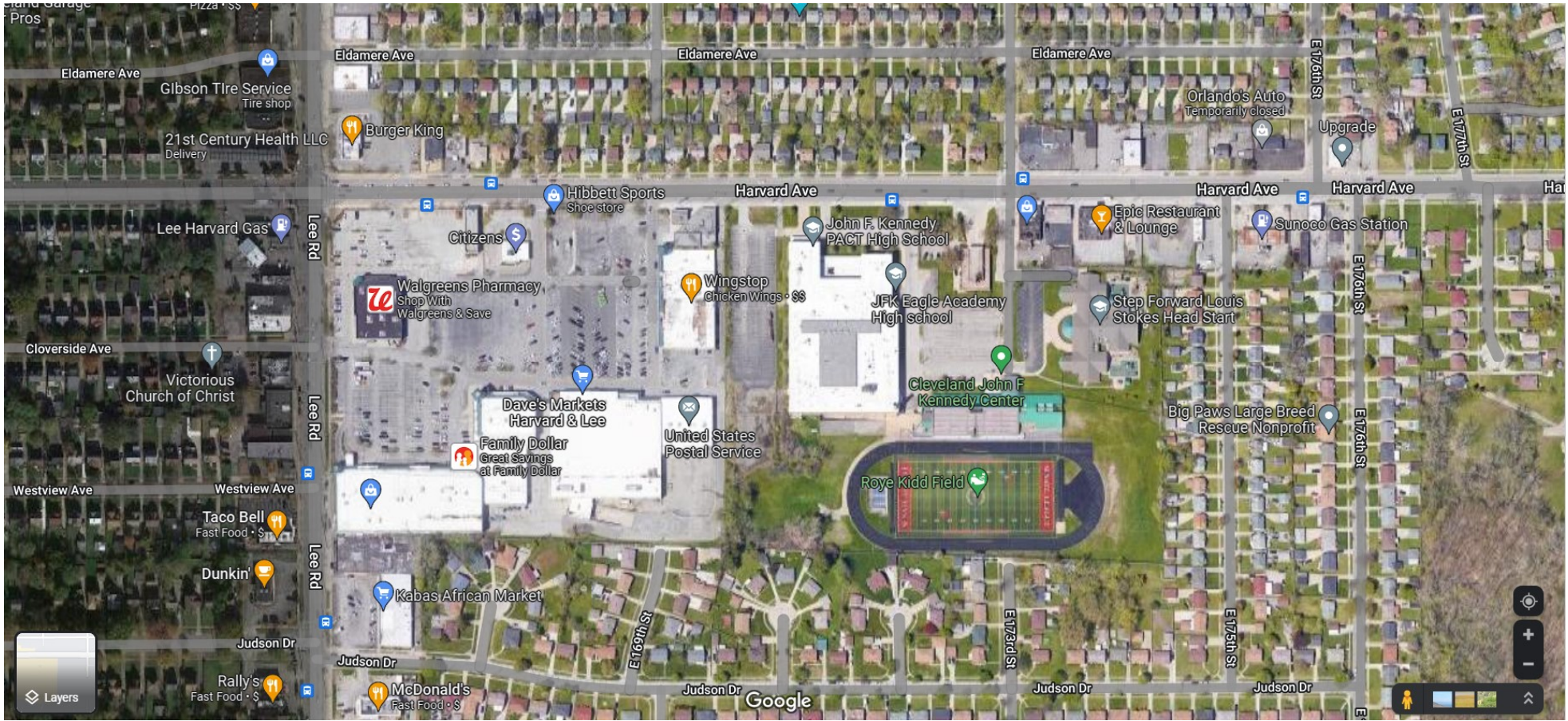
Demolition of the Existing JFK High School and JFK Recreation Center

JFK High School was constructed in 1964 and occupied as a High School until recently when the new JFK High School was constructed on Miles Avenue just to the SW of this site. Similarly, the JFK Recreation Center was constructed in 1971 and occupied until the construction of the new Recreation Center adjacent to the new High School on Miles.

Both structures have been unoccupied since and have been subject to vandalism.

The intent is to abate and demolish both structures and related site items (parking lots, etc.). The existing football field and track will remain, but the bleachers which were designed and constructed integral to the Recreation Center will also be demolished.

The site will be split with the CMSD retaining the football field, track and site north of the Rec Center to Harvard. The remaining portion of the site to the west will be taken over by the City of Cleveland for future development.



Site Location map



Site Aerial View



Site Aerial View



Existing Exterior Views – JFK HS



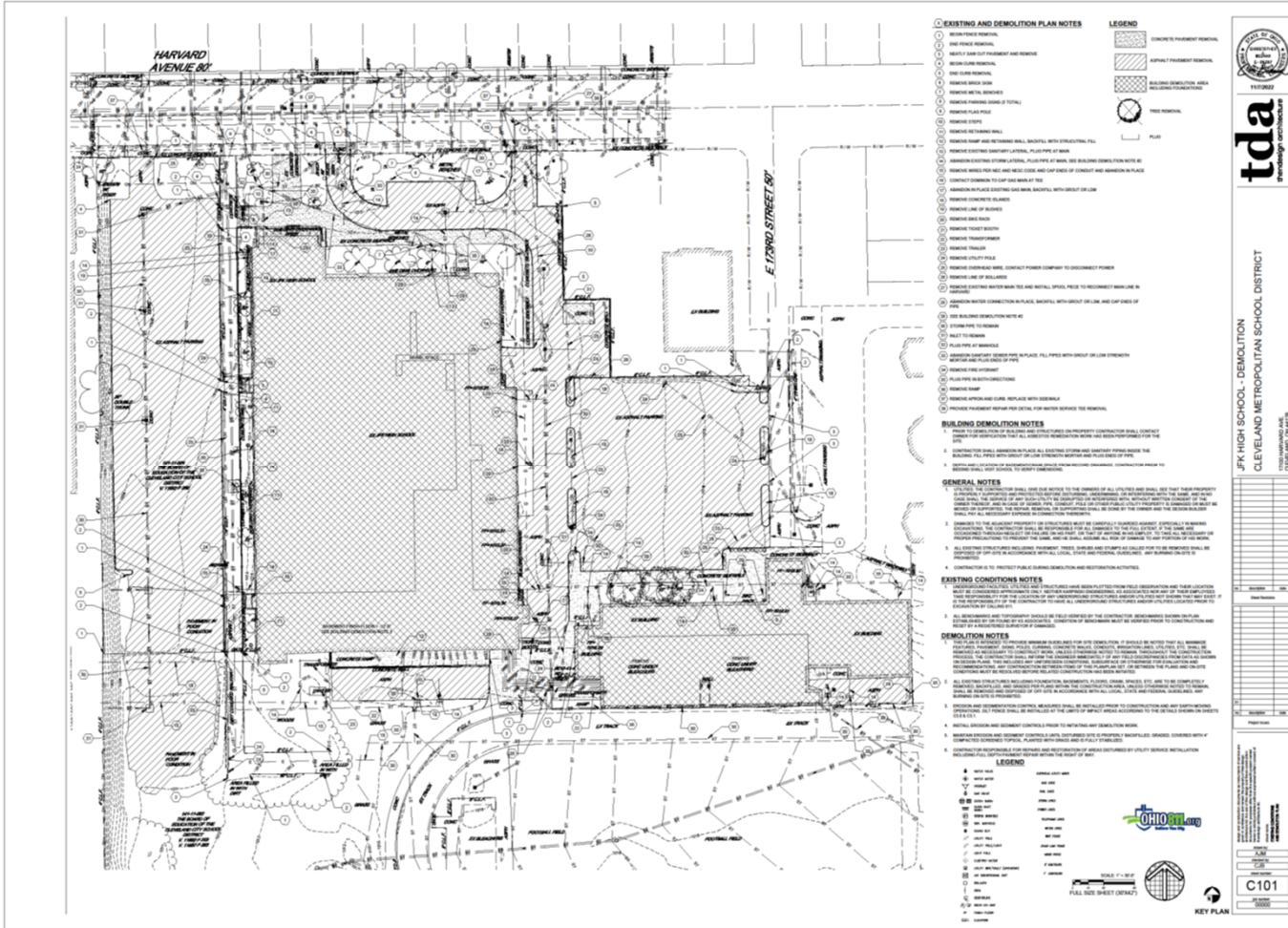
Existing Exterior Views JFK HS & REC



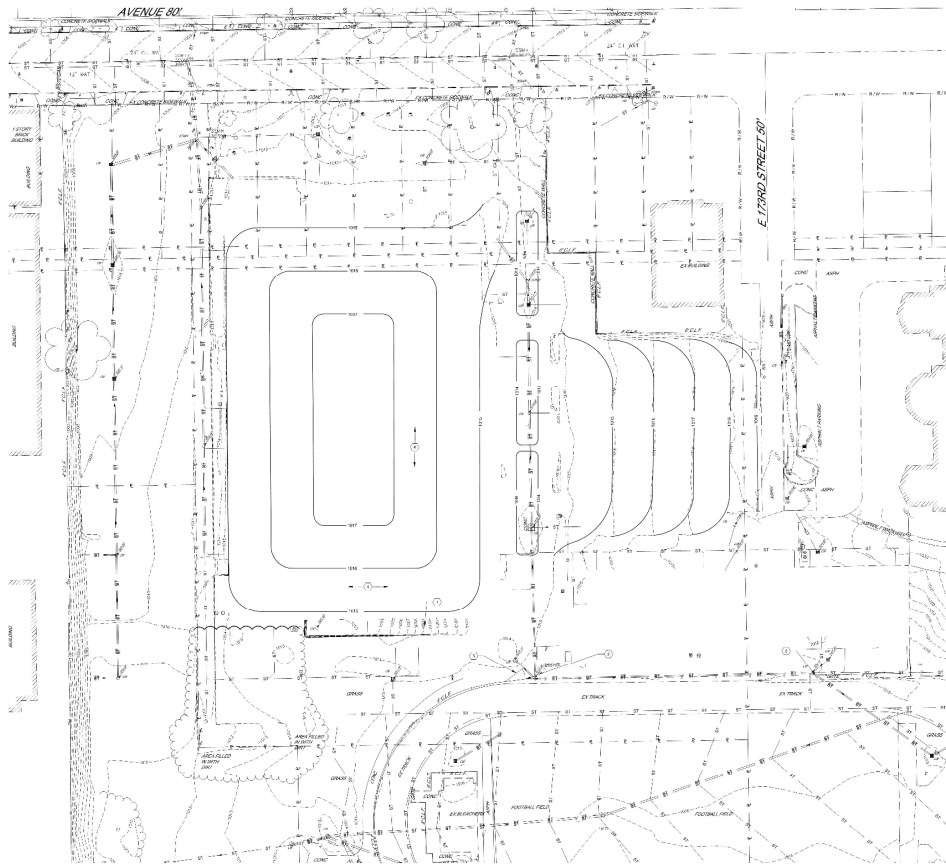
Existing Exterior Views



Existing Interior Views



Proposed Demolition Plan



- LEGEND**
- EXISTING
 - PROPOSED
 - DEMOLITION
 - CONC
 - ASPH
 - GRASS
 - SLOPE
 - ...
- GRADING AND DRAINAGE PLAN NOTES**
- 1. FILL TO OLD SWMP
 - 2. NEW SWAMP, INSURED, PAVED TO MATCH EXISTING PAVED WALK
 - 3. EXISTING PAVED WALK TO MATCH EXISTING PAVED WALK
 - 4. SEE PLAN FOR EXISTING UTILITIES

SITE RESTORATION NOTE

THE PROPOSED GRADING PLAN SHALL BE SUBJECT TO ALL REGULATIONS AND ORDINANCES OF THE CITY OF CLEVELAND AND THE CLEVELAND METROPOLITAN SCHOOL DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLEVELAND AND THE CLEVELAND METROPOLITAN SCHOOL DISTRICT BEFORE COMMENCING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLEVELAND AND THE CLEVELAND METROPOLITAN SCHOOL DISTRICT BEFORE COMMENCING CONSTRUCTION OF THE PROJECT.



tda
thendesign architecture

JFK HIGH SCHOOL - DEMOLITION
CLEVELAND METROPOLITAN SCHOOL DISTRICT
C1102
C1102

KEY PLAN



Proposed Grading Plan



Cleveland City Planning Commission

Special Presentations – Public Art



January 20, 2023



Little Puerto Rico Mural: Seeking Final Approval

Project Location: 6105 Memphis Avenue

Representatives: Harry Quiñones, 787 Market

Darlene Glass, Old Brooklyn CDC

787 Market LLC
6105 Memphis Avenue
Project Name: “Little Puerto Rico”
January 20, 2023

787 Market & Cafe Mural Design



Located on the corner of Memphis and West 61st Street, the “Little Puerto Rico” project will be visible to traffic heading eastbound On Memphis Avenue towards downtown Old Brooklyn. The mural will be directly applied to the facade on the property’s West end with exterior paint to then be covered by an anti graffiti coating for protection. The size of the project is 20 feet high by 50 feet in length. 787 Market LLC is the property owner and intends to collaborate with the Old Brooklyn CDC in order to proceed with this project and to be in compliance with the city of Cleveland. 787 Market LLC will be responsible for reviewing the project upon completion on a yearly basis and to conduct any maintenance or touch ups as needed in order to expand the murals lifespan for years to come. The total budget for this project is \$10,000. Project is shovel ready just waiting upon warm weather and city approval.

Property of 787 Market LLC

What are we trying to do?

We want to bring a street of Old San Juan, Puerto Rico to the city of Cleveland. The neighborhood of Old Brooklyn has one of the largest growing Puerto Rican populations in the city, and we want to embrace it.



Photo Courtesy of Puerto Rico Tourism Company

The project is intended to replicate a street of Old San Juan, Puerto Rico and to create a tourist attraction in the city of Cleveland. Once the project is complete 787 Market LLC will reach out to Destination Cleveland to be featured on their platforms.

The Design

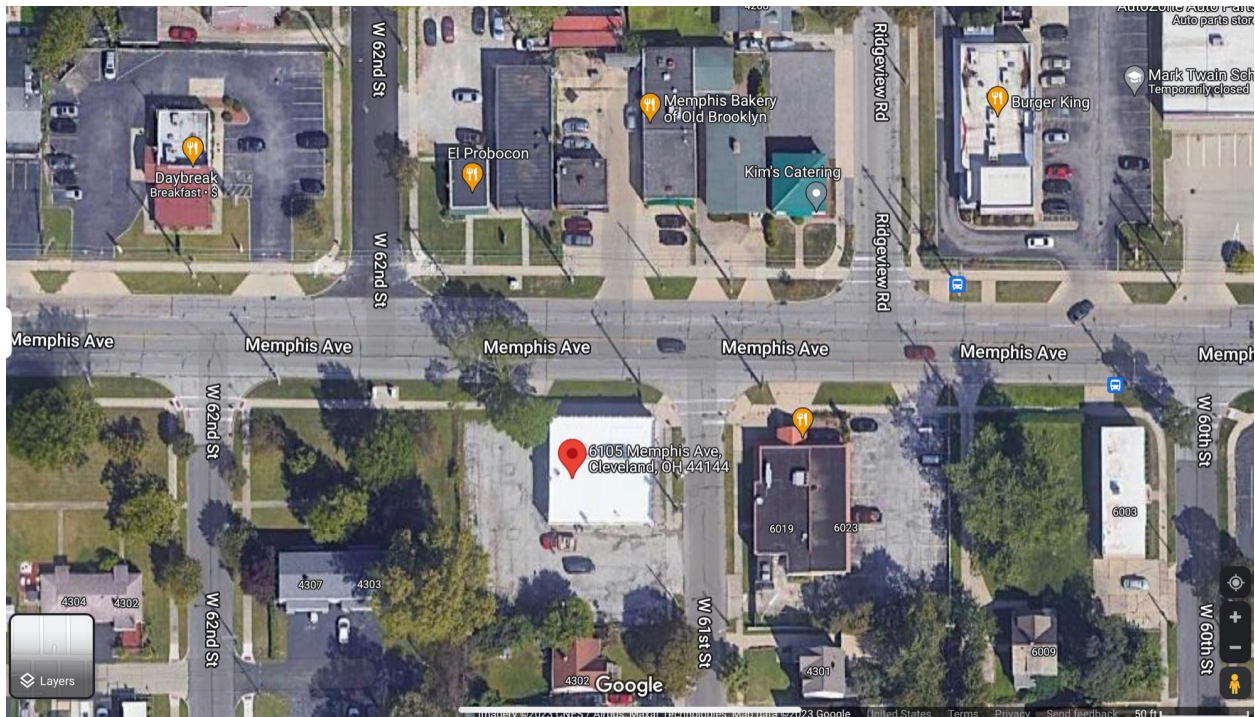


The design features architectural details commonly found on 14th century Spanish buildings in the Caribbean. The design also features a famous tourist attraction in Puerto Rico on the far right side. The artist is Aldonte Flonnoy <https://www.clevelandartistregistry.org/artists/aldonte-the-artist2>. The artist and 787 Market LLC have a maintenance agreement.



The photo on the left Shows the famous tourist Attraction in Old San Juan Puerto Rico, which is Incorporated in the Mural design.

Aerial View of Project Location



Current View of Project Location





Projected View of Mural





Property of 787 Market LLC

Cleveland City Planning Commission

Mandatory Referrals



January 20, 2023



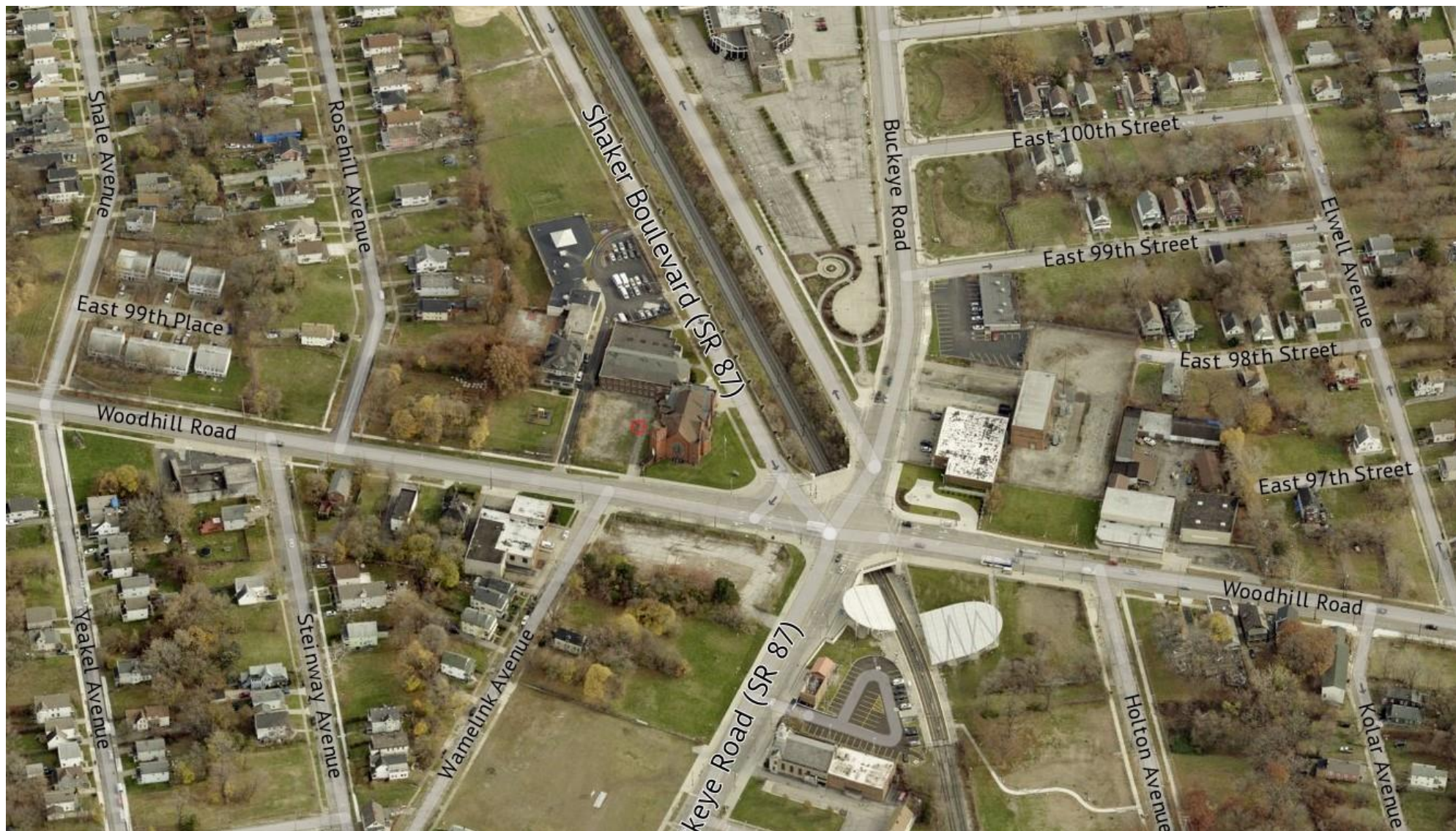
January 20, 2023

**Ordinance No. 1278-2022 (Ward 6/Councilmember Griffin):
Designating the Calvary Hill Temple Church of God in Christ as a Cleveland Landmark.**

Calvary Hill
Church of God in Christ
2765 Woodhill Road

Cleveland Landmark Nomination
September 8, 2022





History United Methodist Denomination

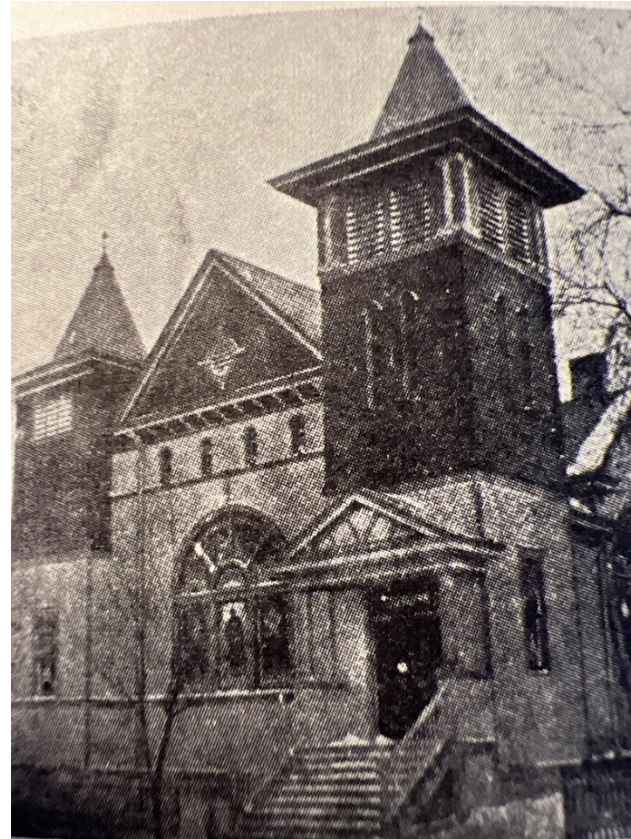
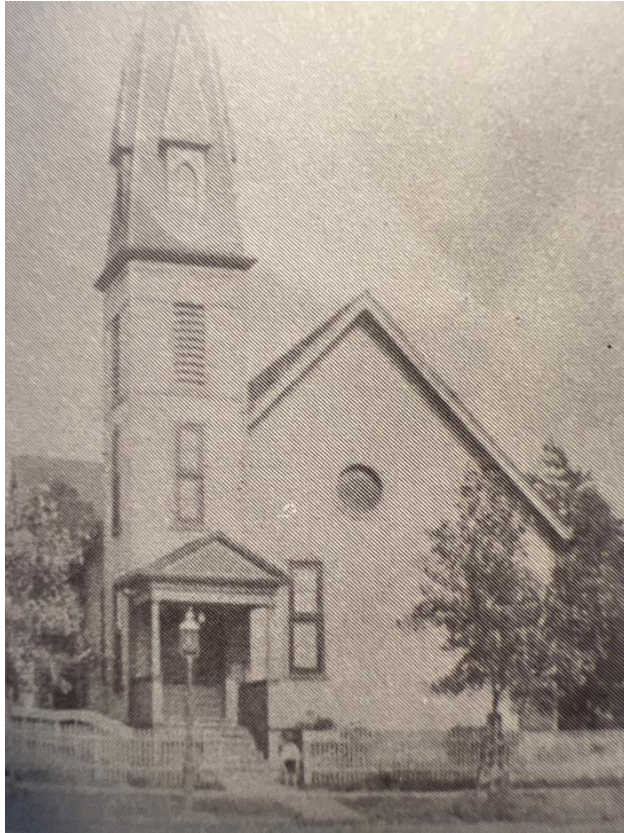
- 1767 – United Brethren founded by Marten Boehm, Mennonite preacher, and Wilhelm Otterbein, German Reformed pastor; active in Pennsylvania, Virginia, Maryland, Ohio.
- 1803 – Evangelical Denomination organized by Jacob Albright.
- 1946 – Evangelical Church and United Brethren Church merged to form Evangelical United Brethren (EUB) Church.
- 1968 – EUB Church and Methodist Church merged to become United Methodist Church.

History Calvary United Methodist

- 1841 – Evangelical work began in Cleveland; no English-speaking congregation in Cleveland
- 1862 – Pittsburgh Conference of Evangelical Association established English Mission at Woodland Ave and E. 19th St.
- June 8, 1862 – New English Mission, Cleveland and Independence official organized with 30 charter members; first public worship service in Mayflower Presbyterian Chapel on Orange Street.
- February 25, 1864 – congregation incorporated as Kinsman Street (later Woodland Ave.) Evangelical Church.
- April 1864 – Evangelical Church moved to its own small chapel at Kinsman and Perry Streets (now Woodland Ave. and E. 22nd St.); 1866, foundation laid; January 1870, auditorium dedicated.

History Calvary United Methodist

- 1865 – Church was transferred from Pittsburgh Conference to Ohio Conference.
- 1871 – Name changed to Calvary Church of the Evangelical Association.
- 1886 – Calvary erected a frame building on Oakdale Ave. (now E. 93rd St.) near Steinway Ave.



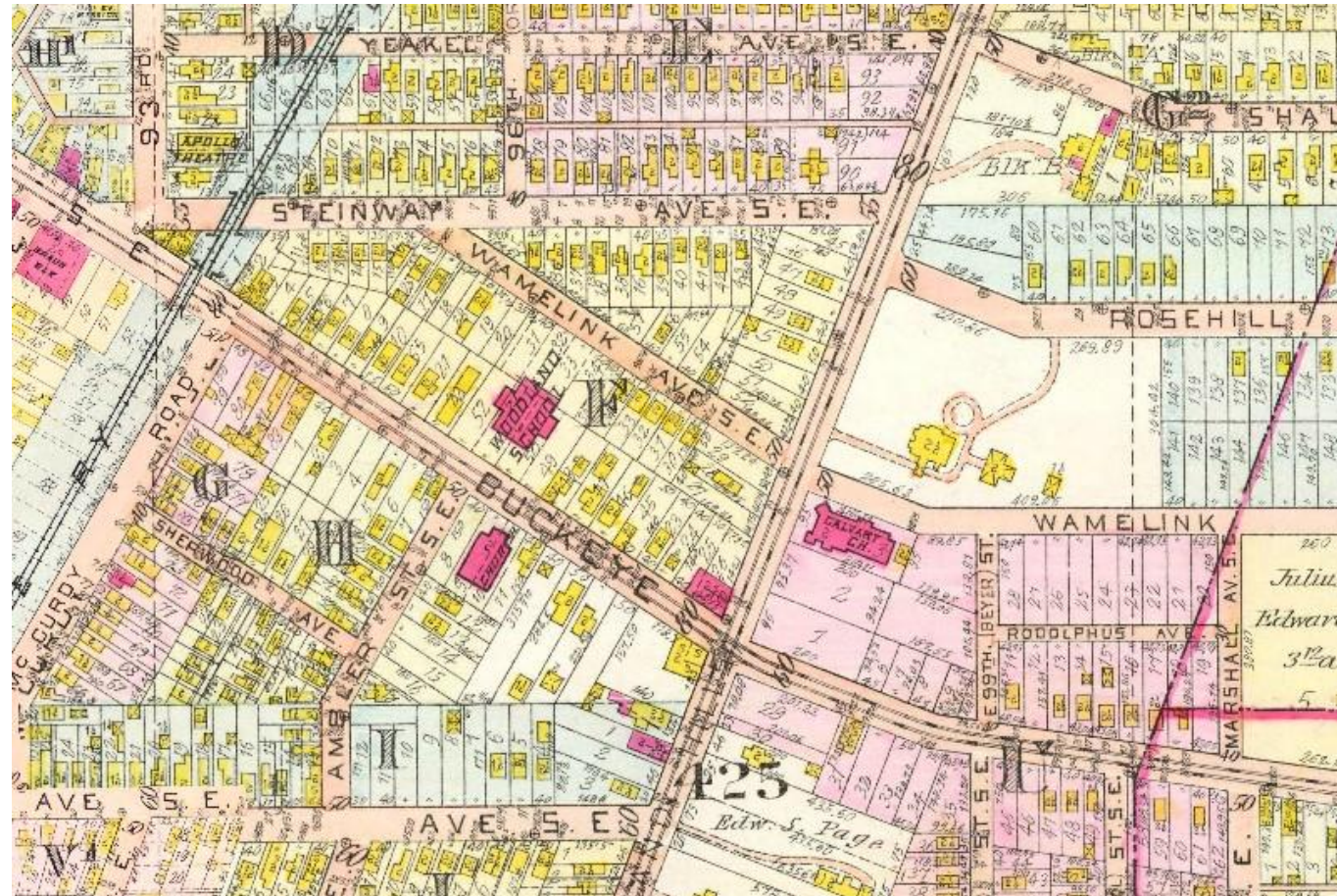
Enlarged Oakdale Building - 1902

History Calvary United Methodist

- 1892-1906 – Rapid growth: 1892, Sunday School added; 1901, Madison Ave. (Trinity) Church merger; 1902, building renovated and enlarged; 1906, Wesley Methodist (Ferncliff) merger.
- 1907 – Calvary EUB forced to make way for construction of the Belt Line Railroad. New and larger structure erected on crest of hill at Woodland Hills Ave. (now Woodhill Rd.) and Wamelink St. (now Shaker Blvd.); cornerstone laid December 1, 1907.

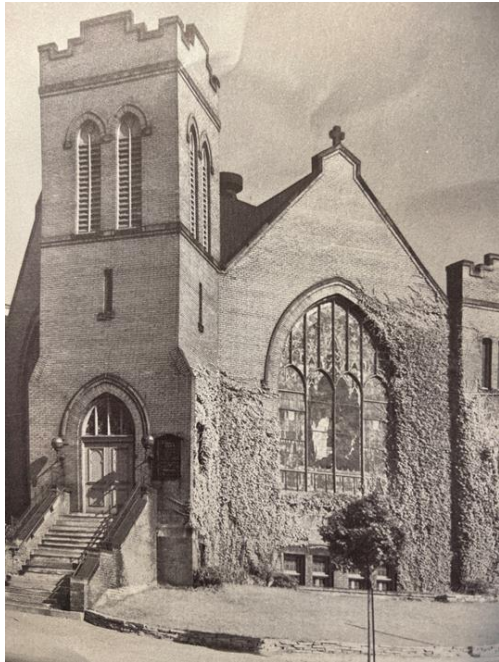


1912



History Calvary United Methodist

- September 20, 1908 – Calvary Church building dedicated.
- 1946 – Calvary EUB Church renamed Calvary United Methodist Church with merger of the Evangelical Church and the Church of the United Brethren in Christ.
- 1981 – Calvary United Methodist Church merged with Church of the Savior United Methodist Church, 2537 Lee Rd. in Cleveland Heights.



Calvary EUB Congregation 1962

History Calvary Hill COGIC

- 1979 – Building sold to Lee Road Church of God in Christ, Robert S. Fields, pastor and Bishop of Ohio North Jurisdiction Churches of God in Christ; name changed to Calvary Hill Church of God in Christ (COGIC)
- Building served both as home for Calvary Hill COGIC, and, from 1979-1988, as Headquarters Building for Ohio North Jurisdiction Churches of God in Christ.
- 1988 – Dr. Ernest L. Fields appointed pastor of Calvary Hill COGIC.



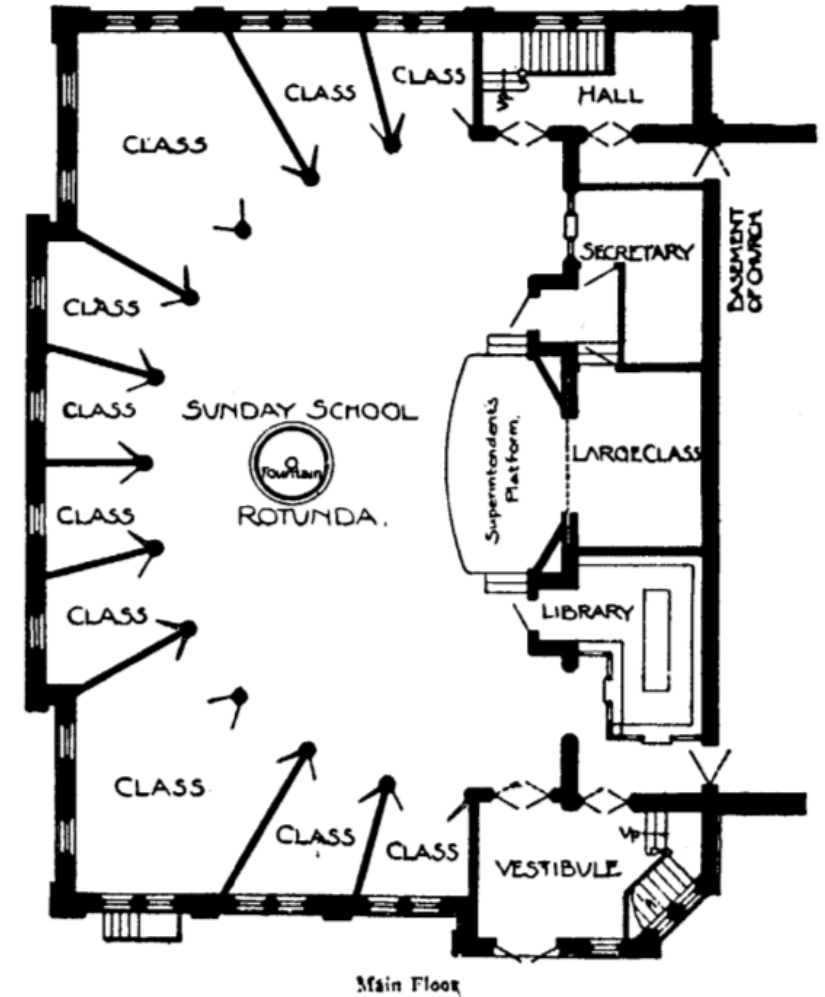


Architectural Significance

- Design incorporates the Akron Plan
- Akron Plan invented at First Methodist Episcopal Church in Akron, Ohio in 1860s-70s.
- Invented by nationally known Methodist Sunday School Superintendent, Lewis Miller, along with his minister, John Heyl Vincent.
- Akron Architectural firm of Harpster and Bliss, foremost in their field in early 20th Century, designed First Methodist Episcopal Church in early form of Akron Plan

Architectural Significance

- Plan features: Wedge shaped classrooms radiating from the central superintendent's platform; moveable doors or partitions closed to separate classes, opened to allow superintendent to address entire Sunday School body.
- Plan designed to accommodate change from single-room-for-all-ages format used until 1860 to separate classes for different ages.
- Akron Plan was adopted by thousands of churches, mostly Methodist, but also Baptist, Presbyterian, and Congregationalist churches.



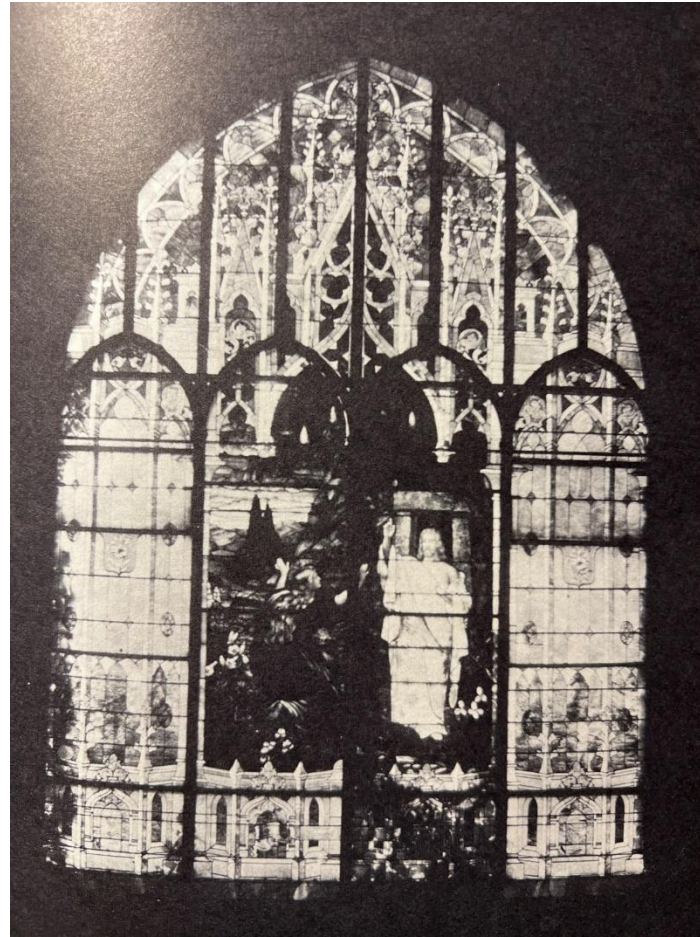
Architect

- Paul Matzinger - Documented 128 buildings in the Greater Cleveland area, among them, numerous churches, apartment buildings, terraces, and theaters.
- 1902 - Designed Calvary EUB Church's addition at 2709 Woodhill Rd.
- 1907 - Designed the new Calvary Church at 2765 Woodhill Rd.



Architectural Significance

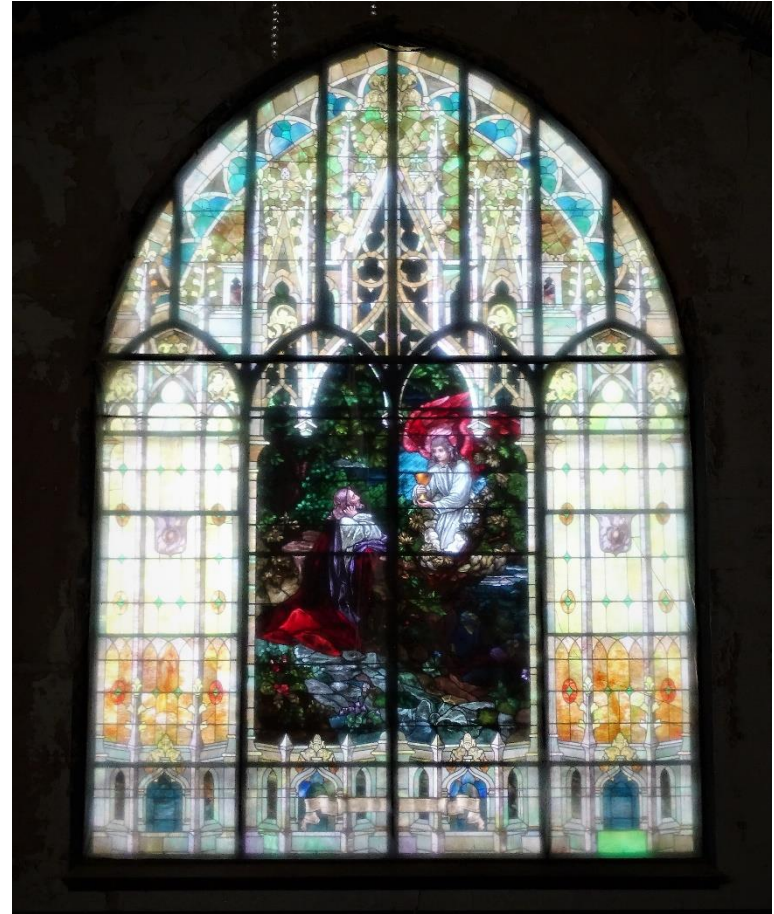
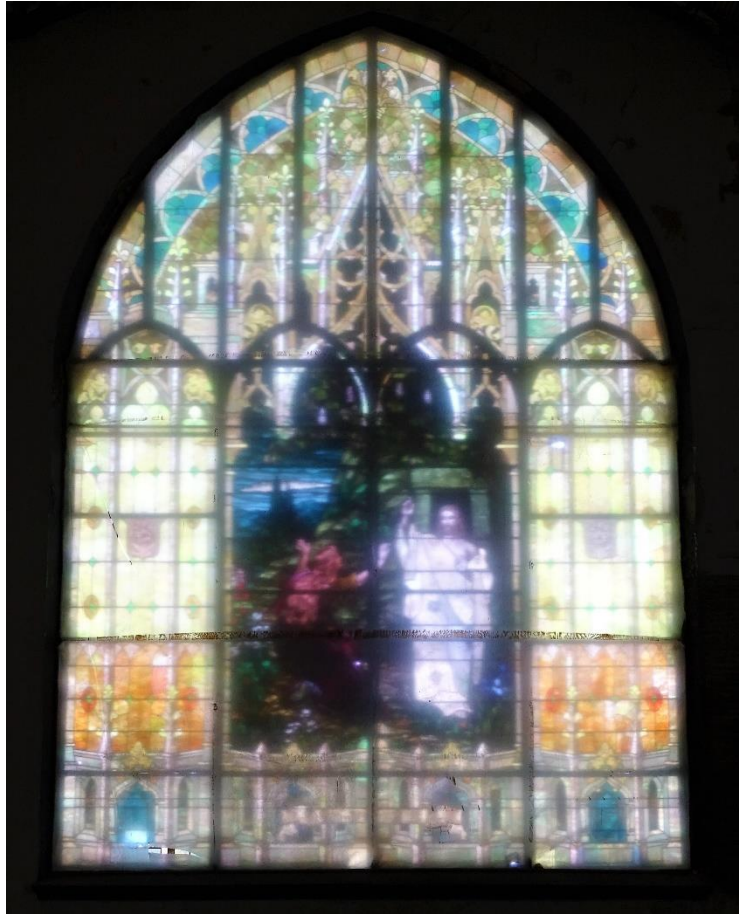
- Hammer and Yost Memorial Stained Glass Windows (William H. Hammer was Calvary's long-time Sunday School superintendent; William Yost was Calvary's Building Committee treasurer when the church was enlarged and beautified in 1902)



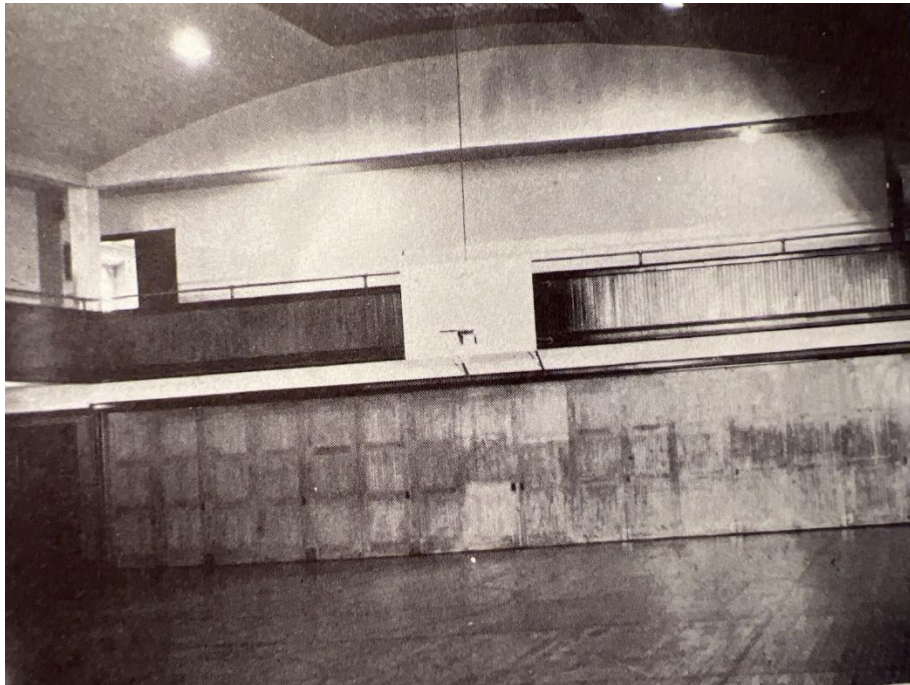
Hammer Memorial Window



Yost Memorial Window



- 1925 – Mr. and Mrs. J. S. Edwards, non-member residents of Buckeye Rd., contributed \$40,000 of \$125,000 to construct Edwards Memorial Annex, including regulation gym, 20 class and meeting rooms, and kitchen to serve the community.



Calvary EUB Gym

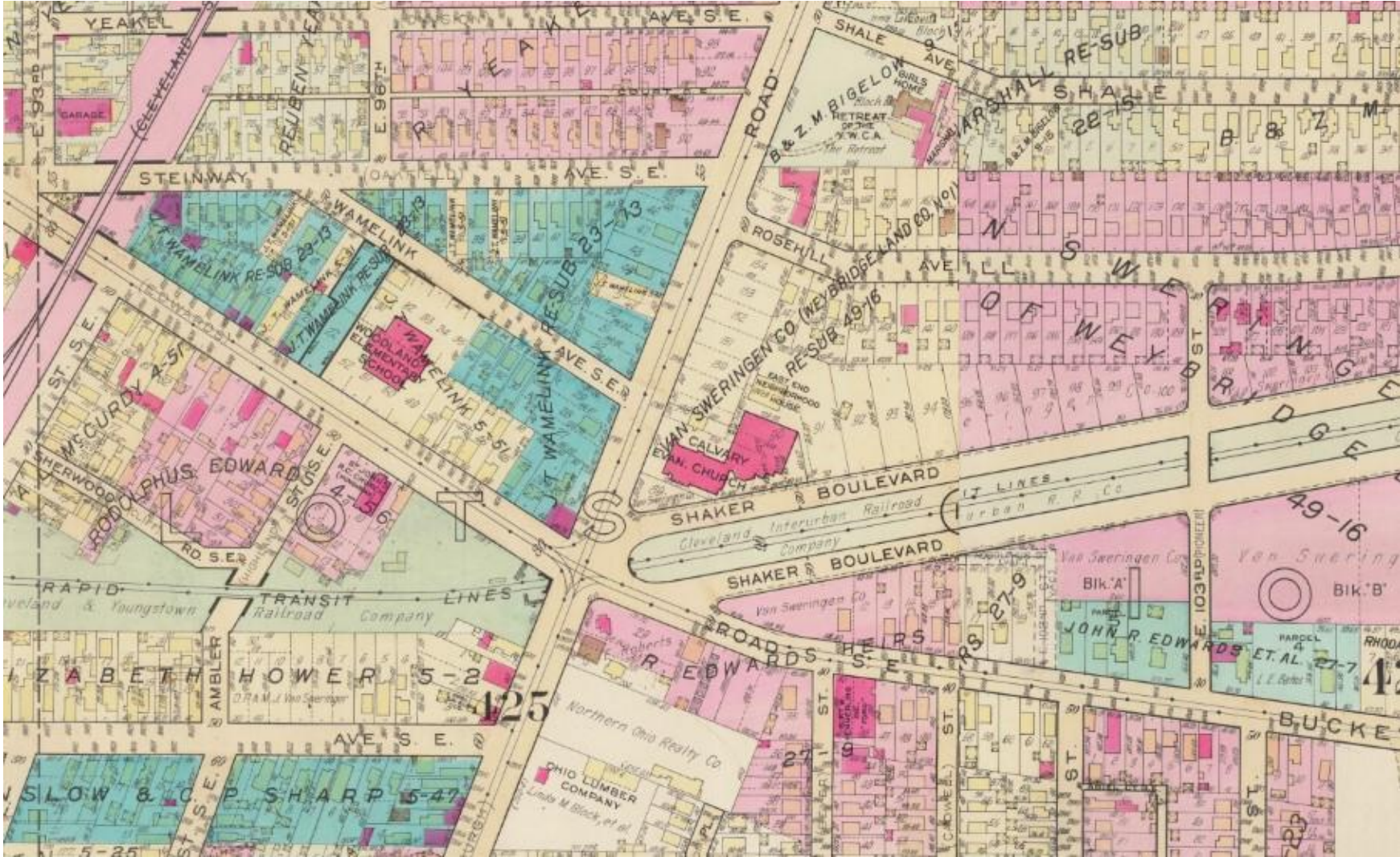


Calvary EUB Basketball Team



Edwards Wing

1937



- Cleveland Public Library branch at Calvary EUB, and “English for Foreigners” classes assisted assimilation to American culture.



Ohio North Jurisdictional Women's Convention

Significant Congregation Members

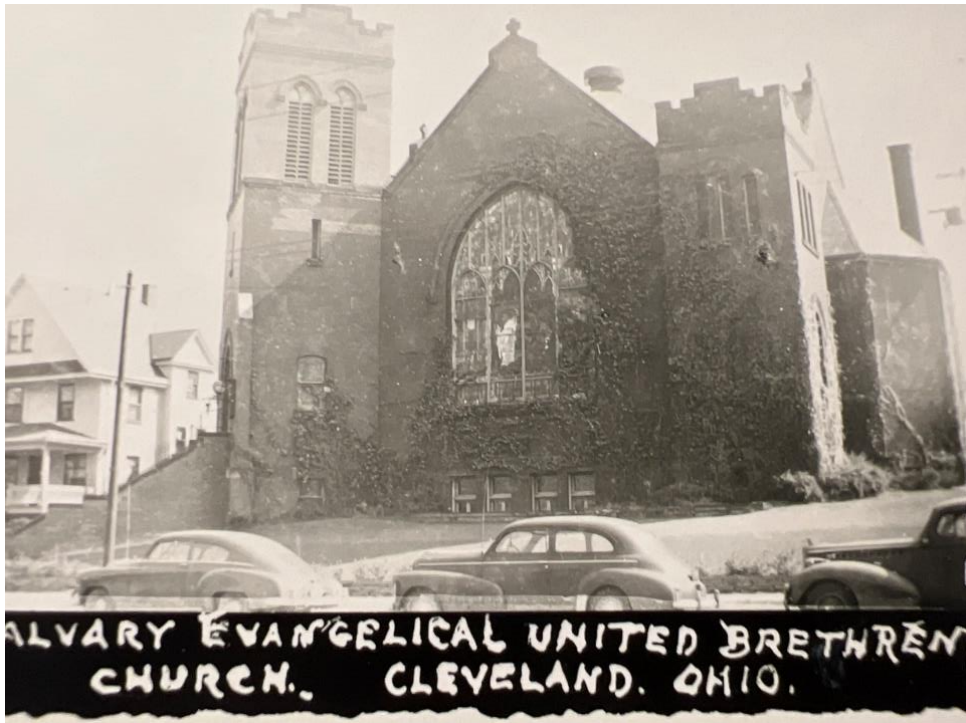
- Lawrence Seager, President, Northwestern College, Naperville, IL
- Harold Heining, President, Evangelical Theological Seminary, Naperville, IL
- Robert Fields, pastor 1979-1988, served as Bishop of Ohio North COGIC
 - Under Bishop Fields Calvary Hill COGIC was also Ohio North Jurisdictional Headquarters for Ohio COGIC churches; Jurisdiction grew to over 150 churches.

Building is a Significant and Familiar Community Feature



Building is a Significant and Familiar Community Feature

- Dubbed “the Lighthouse s on the Hill” in 1907



Calvary Hill COGIC 2022



January 20, 2023

Ordinance No. 54-2023 (Introduced by Council Members Howse, Bishop, Polensek, Hairston and Griffin – by departmental request):

Authorizing the Directors of Capital Projects, Public Safety, and/or Public Works to enter into a Development and/or Purchase Agreement with TurnDev, or its designee, for the development and sale of real property and buildings located at **2530-2570 Superior Avenue** as the new police headquarters; authorizing the Commissioner of Purchases and Supplies to acquire the property; authorizing other agreements to implement; authorizing the purchase of materials, equipment, services and supplies to equip the new facility and for moving services; authorizing consulting contracts; and authorizing the Directors to apply for and accept gifts or grants from various public or private entities to implement this ordinance.

Cleveland Division of Police

New Headquarters
January 2023



CITY OF CLEVELAND
Mayor Justin M. Bibb

Agenda

- 01** Project History
- 02** RFP Summary
- 03** ArtCraft Proposal Overview
- 04** Project Comparison
- 05** Deal Structure

Project History

- **Opp. Corridor site announced in 2019**
 - “Groundbreaking” held 12/21; currently at schematic design
 - \$106m of bonds issued (~\$95.2m unspent)
- **Revisited initial site selection due to:**
 - Rising budget costs exceeding allocated bonds
 - Costs of program needs which didn’t fit on OC
 - Operational issues with splitting program
 - Extended timeline for OC project (2026 delivery)
 - Receipt of unsolicited proposals from other sides
- **Solicited RFP Oct. 2022 with three goals**
 1. Deliver a first-class facility that meets all of CDP's operational needs
 2. Reduce costs to within budget/use city funds responsibly
 3. Get CDP into permanent home ASAP



RFP Responses

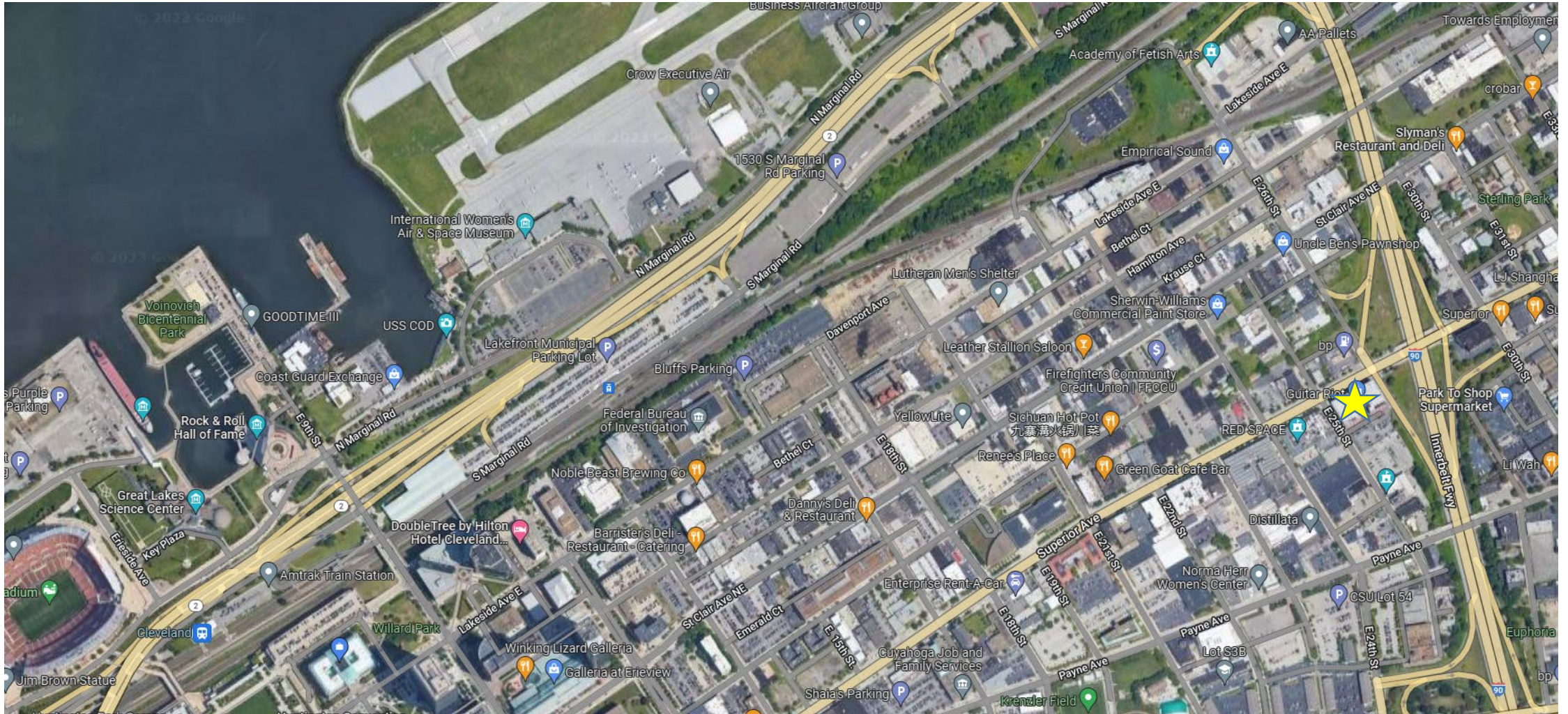
- Six responses to RFP
- These responses compared to two internal options: existing OC plan and plan to split between OC and Payne Ave

• ArtCraft / TurnDev	\$75.3MM*
• Brandywine / E55	(cost not submitted)
• Cresco / Tyler Village	\$83.0MM
• ICP / 1801 Superior	\$85.1MM
• InSite / 2001 Payne	\$127.9MM
• KRA / Bluffs	\$30.60/SF NNN rent
• Opportunity Corridor	\$161.6MM
• OC / 2001 Payne Split	\$143.5MM

***Includes incentives / tax credits**



Selected Site: ArtCraft Building / TurnDev Development



Selected Site: ArtCraft Building / TurnDev Development



Selected Site: ArtCraft Building / TurnDev Development



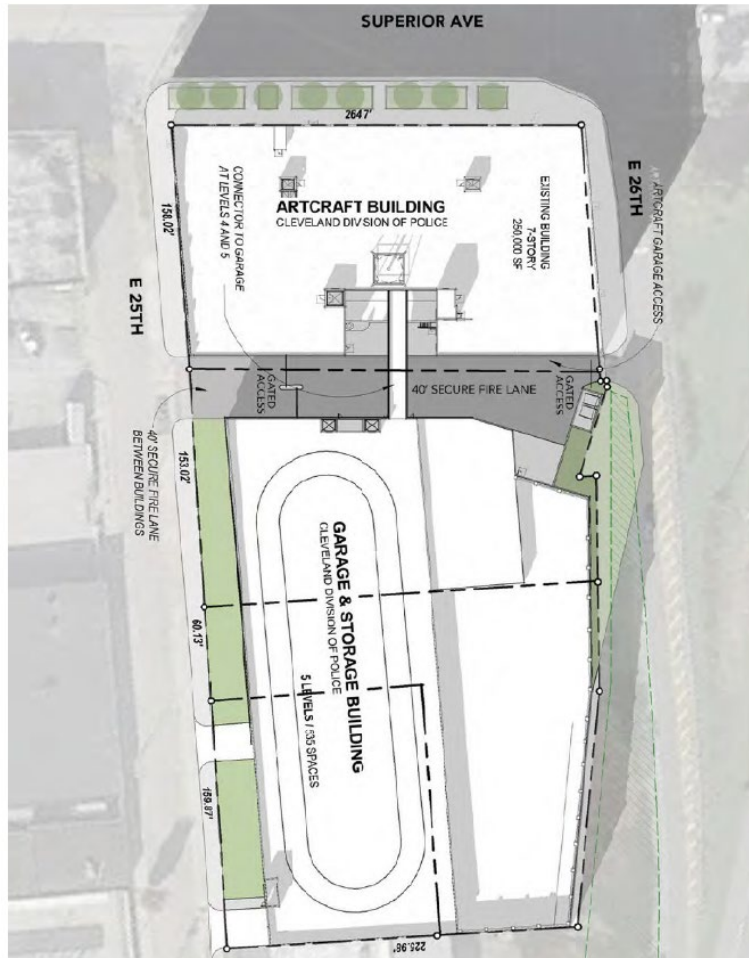
ArtCraft Building Preliminary Rendering



ArtCraft Building Preliminary Rendering



ArtCraft Building Preliminary Site Plan



- Gut-rehab of historic building – entirely new building systems including HVAC, roof, elevators
- New parking deck behind building
- Visibility from Superior and Innerbelt



SELECTION CONSIDERATIONS

- **Best combination of location, functionality, and cost**
- **Faster delivery time**
- **Minimize different sites for key CDP HQ functions**
- **Support from CDP and Public Safety leadership**
- **Public accessibility (near downtown + on 24-hour bus line)**
- **Strong development + design team with adaptive re-use track record on similar style buildings**



Project Comparison: Site + Logistics

Opportunity Corridor

- 180,000 SF at new OC new building
- 44,000 SF “Overflow Program” at location TBD – does not fit at OC
 - Traffic, Narcotics, Environmental Crime, Police Museum, Storage, some Evidence, Fusion Center, Various Equipment Parking
- OC completion 4Q 2026
- Overflow completion 2027+ TBD
- \$2.9M annual Justice Ctr lease cost

ArtCraft

- 250,000 SF at ArtCraft rehab – all overflow fits
- 2Q 2025 move-in
- Saves 1.5 yrs of lease cost



Project Comparison: Cost

Opportunity Corridor (estimated)

• OC Project Cost:	\$110MM
• “Overflow Program”:	\$20MM
• Soft Costs:	\$23MM
• <u>Interim Rent:</u>	<u>\$8MM</u>
• Total:	\$161MM

ArtCraft (proposed)

• Project Cost:	\$90MM
• Savings & Incentives:	(\$15MM)
• Soft Costs (est.):	\$10MM
• <u>City Contingency:</u>	<u>\$5MM</u>
• Total NTE:	\$90MM

- Incurred to-date on Opportunity Corridor site: ~\$9MM
- Some design work on OC helpful in layout for ArtCraft
- Savings + incentives including Port sales tax financing; reducing in financing costs due to deal structure; value engineering now underway
- Cost savings worth switching locations despite costs incurred



Deal Structure

- **Development + Sale Agreement with TurnDev**
 - TurnDev to serve as project manager for design and build of project to City specifications
 - Project team includes Turner, Ozanne, Vocon, Karpinski
- **Strong CBA and Project Labor Agreement in process**
- **Reduced financing costs – City pays construction draws directly secured by mortgage and completion guaranties**
- **Open book pricing formula NTE \$90M**
 - **City-approved GMP contracts**
 - **Building + land acquisition at developer cost basis**
 - **Fixed developer fee**
- **Closing 120 days from certificate of occupancy**



Questions?



CITY OF CLEVELAND

Mayor Justin M. Bibb

601 Lakeside Avenue • Cleveland, Ohio, 44114

216.664.2000 | mayor.clevelandohio.gov



CLEVELAND DEPARTMENT OF PUBLIC SAFETY

ArtCraft Estimate Summary

Based on Turner Construction's preliminary estimates with assumed escalation and before value engineering.

BUILDING COSTS

CPD HQ - Redevelopment Budget	Updated Development Budget	Cost/GSF	Notes
Demolition	\$1,000,000	\$4.02/SF	
Sitework & Perimeter Security	\$1,000,000	\$4.02/SF	Includes landscaping, security buffering, garage perimeter, and surface parking
Windows, Restoration, Roofing, Entrances, Window Shades and Water Tower	\$10,000,000	\$40.24/SF	Assumes new windows and roof and full exterior restoration
Infrastructure + Core/Shell Work:			
- Elevators and Shaft Work	\$2,500,000	\$10.06/SF	Includes new passenger and freight elevators for four (4) banks
- Mechanical, Plumbing & Fire Suppression Equipment	\$6,000,000	\$24.14/SF	Selected VRF HVAC System to achieve increased LEED points and cost effective design
- Electrical Equipment & Feeders	\$3,000,000	\$12.07/SF	
- Emergency Generator Requirements	\$850,000	\$3.42/SF	Includes two (2) 750 kw generators for full building backup
ArtCraft 1st Floor (Main Lobby, CPD Museum, and Interior Parking)	\$2,500,000	\$70.42/SF	Partition, door and finish parameters were taken from Opp Corridor project.
ArtCraft 2nd Floor	\$2,500,000	\$70.42/SF	Partition, door and finish parameters were taken from Opp Corridor project.
ArtCraft 3rd through 7th Floors	\$12,500,000	\$70.42/SF	Partition, door and finish parameters were taken from Opp Corridor project.
Network Cabling	\$1,500,000	\$8.45/SF	Includes 2 CAT6 data runs per user
Audio/Visual/Security	\$1,500,000	\$8.45/SF	Estimated allowance subject to vendor selection and bid
Signage (Exterior and Wayfinding)	\$350,000	\$1.97/SF	Estimated allowance subject to vendor selection and bid
Total	\$45,200,000	\$181.89/SF	



GARAGE BUILDING COSTS

CPD HQ - Redevelopment Budget	Updated Development Budget	Cost/GSF	Notes
Parking Garage	\$9,000,000	\$54.51/SF	Post tensioned concrete garage w/450+ spaces
Ground Floor Storage + Category IV	\$3,800,000	\$64.55/SF	Assumes 59k SF and construction is concrete and masonry
Garage Design Services	\$500,000	\$8.49/SF	Will explore design/build option with design services included
Total	\$13,300,000	\$59.38/SF	

SOFT COSTS

CPD HQ - Redevelopment Budget	Updated Development Budget	Cost/GSF	Notes
Other Soft Costs	\$1,000,000	\$4.02/SF	Includes legal, permitting, diligence etc. but assumes 100% RE tax abatement
Total	\$1,000,000	\$4.02/SF	

DEVELOPMENT SERVICES

CPD HQ - Redevelopment Budget	Updated Development Budget	Cost/GSF	Notes
Building & Land Acquisition	\$5,000,000	\$20.12/SF	Includes building and land for parking garage at developer's cost basis
Professional Design Services	\$2,500,000	\$10.06/SF	Includes engineering but remains subject to bid once a final program is determined
Construction Contingency	\$1,740,000	\$3.68/SF	3% of hard costs (built into GMP)
General Conditions, Overhead, and Supervision	\$2,486,250	\$5.26/SF	4.25% of hard costs for project supervision, office exp., and other overhead (built into GMP)
Project Insurance	\$1,591,200	\$3.37/SF	General Liability, Builder's Risk, Subcontractor Liability
Construction Management Fee (Profit)	\$1,740,000	\$3.68/SF	3% of hard costs (built into GMP as profit to the GC)
Financing/Carry Costs	\$4,000,000	\$8.47/SF	Carry costs during construction period (24 months)
Total	\$19,057,450	\$40.33/SF	
Total Redevelopment Costs Before Developer Fee:	\$78,557,450	166.26/SF	



TOTAL DEVELOPER FEES & CONTINGENCY

CPD HQ - Redevelopment Budget	Updated Development Budget	Cost/GSF	Notes
Developer Fee	\$7,855,745	\$16.63/SF	10% of redevelopment costs
Developer/Owner Contingency	\$3,927,873	\$8.31/SF	5% of redevelopment costs to account for design development and unforeseen conditions
Total Redevelopment Costs Before Potential Incentives and Savings	\$90,341,068	\$191.20/SF	Assumes full use of the 8% contingencies and no cost savings

ESTIMATED INCENTIVES AND SAVINGS

Assumes full use of the 8% contingencies

CPD HQ - Redevelopment Budget	Updated Development Budget	Cost/GSF	Notes
Estimated Net Incentives	\$10,000,000	\$21.16/SF	Total estimated incentives net of increased legal, accounting, and admin required
Estimated Sales Tax Exemption Savings	\$2,000,000	\$4.23/SF	Based on Port Authority lease financing structure
Estimated Potential Value Engineering	\$3,000,000	\$6.35/SF	Cost Estimates include escalation, before VE process
Total Net Development Costs	\$75,341,068	\$159.46/SF	

ALTERNATES

ALT #	Description	Cost
01	Deck to Building Skybridge	\$1,500,000
02	Add Rooftop Deck and Track on Parking Garage	\$1,800,000
03	Add Rooftop Community Room on ArtCraft	\$1,500,000
04	Add Garage Screening w/ Greenery	\$550,000
05	New Furniture Systems	\$2,000,000
	Total	\$7,350,000

ADDITIONAL NOTES

- This budget does not include an estimated 3-5% VE savings
- GMP costs savings to be split between the City and the development team (60% City / 40% development team)

Proposal Scores

RFP for: Police HQ

TEAM EVALUATION SCORING SHEET

EVALUATION/SELECTION MEMBER NAMES: Reviewer 1 Reviewer 2 Reviewer 3 Reviewer 4

DATE: 11/21/2022

SELECTION CRITERIA		ArtCraft / TurnDev	Brandywine / E55	Cresco / Tyler Village	ICP / 1801 Superior	InSite / 2001 Payne	KRA / Bluffs	Opportunity Corridor	OC / 2001 Payne split
A	Facility Criteria 30 points possible	28	5	12	20	16	5	17	15
B	Quality of Proposal and Team 20 points possible	18	10	10	15	10	10	18	18
C	Community Benefit 15 points possible	15	7	10	10	10	4	8	10
D	Location 15 points possible	15	8	7	10	12	5	8	9
E	Cost 20 points possible	20	0	18	17	12	10	5	7
F	Schedule 20 points possible	15	15	15	18	10	15	3	5
GRAND TOTAL		111	45	72	90	70	49	59	64

EXPLANATION OF SCORING SCALE



Cleveland City Planning Commission

Administrative Approvals



January 20, 2023



Ordinance No. 31-2023

(Citywide/Introduced by Council Members Hairston and Griffin – by departmental request):
Authorizing the Director of City Planning to apply for and accept a grant from The Cleveland Foundation for the Arts, Culture and Creative Economy Grant Program; and authorizing the Director to employ one or more professional consultants to implement the grant.

Cleveland City Planning Commission

Director's Report



January 20, 2023



Planning Commission Updates

- Thank you for two great “soft launches” of hybrid meetings! We will begin widely sharing and encouraging the hybrid meetings format beginning February 3.
- We will continue refining the format of the Planning Commission meetings. We will be training staff on how to do staff reporting during Commission meetings and begin integrating brief staff reports into future meetings beginning February 3.



Project and Policy Updates

- The proposed language for the Small Changes to the Zoning Code will remain available on our website until Tuesday, January 31, 2023 at 11:59PM for public comment and review. Public comments received after the deadline will not be posted for review.
- Public comment for the Townhouse Code officially closed on January 17th at 11:59PM. Comments are available for the Commission's review. Staff will review comments and finalize a draft for the Commission's review in February.



Shared mobility update

- Beginning next Friday, January 27, the City will be extending the current shared e-scooter curfew from the current cut-off of 9 p.m. to 11 p.m. After the change, shared e-scooters will be available for rides from 5 a.m. to 11 p.m. daily.
- Shared e-bikes will continue to be available 24 hours a day.

Cleveland City Planning Commission

Adjournment



January 20, 2023