



Cleveland City Planning Commission

Friday, July 16, 2021

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

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

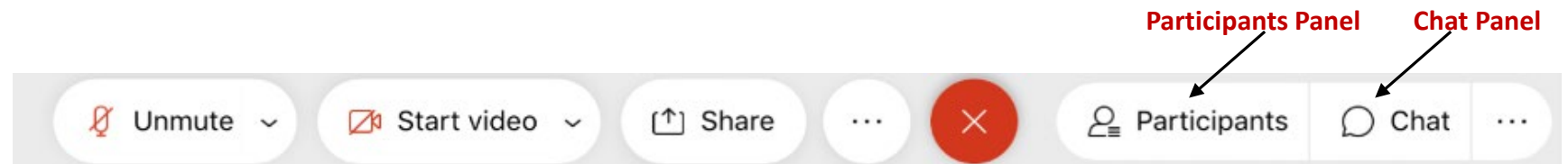
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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 HAVE 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



July 16, 2021

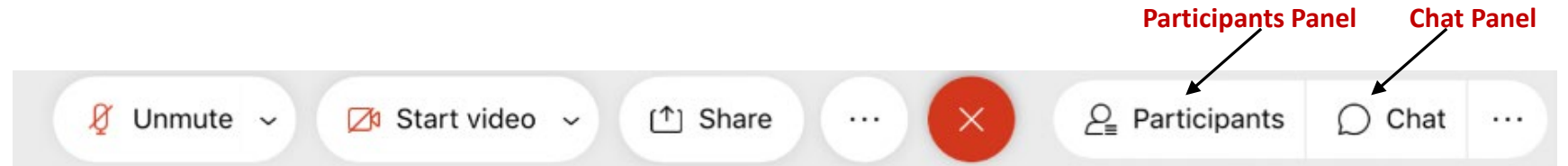
Cleveland City Planning Commission

Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

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



July 16, 2021

Cleveland City Planning Commission

Call to Order and Roll Call



July 16, 2021

Cleveland City Planning Commission

Special Presentations



July 16, 2021



July 16, 2021

Vision for the Valley

Presenters: Arthur Schmidt, OHM Advisors

Matt Hils, OHM Advisors



**ONE VISION.
ONE RIVER.
ONE CLEVELAND.**

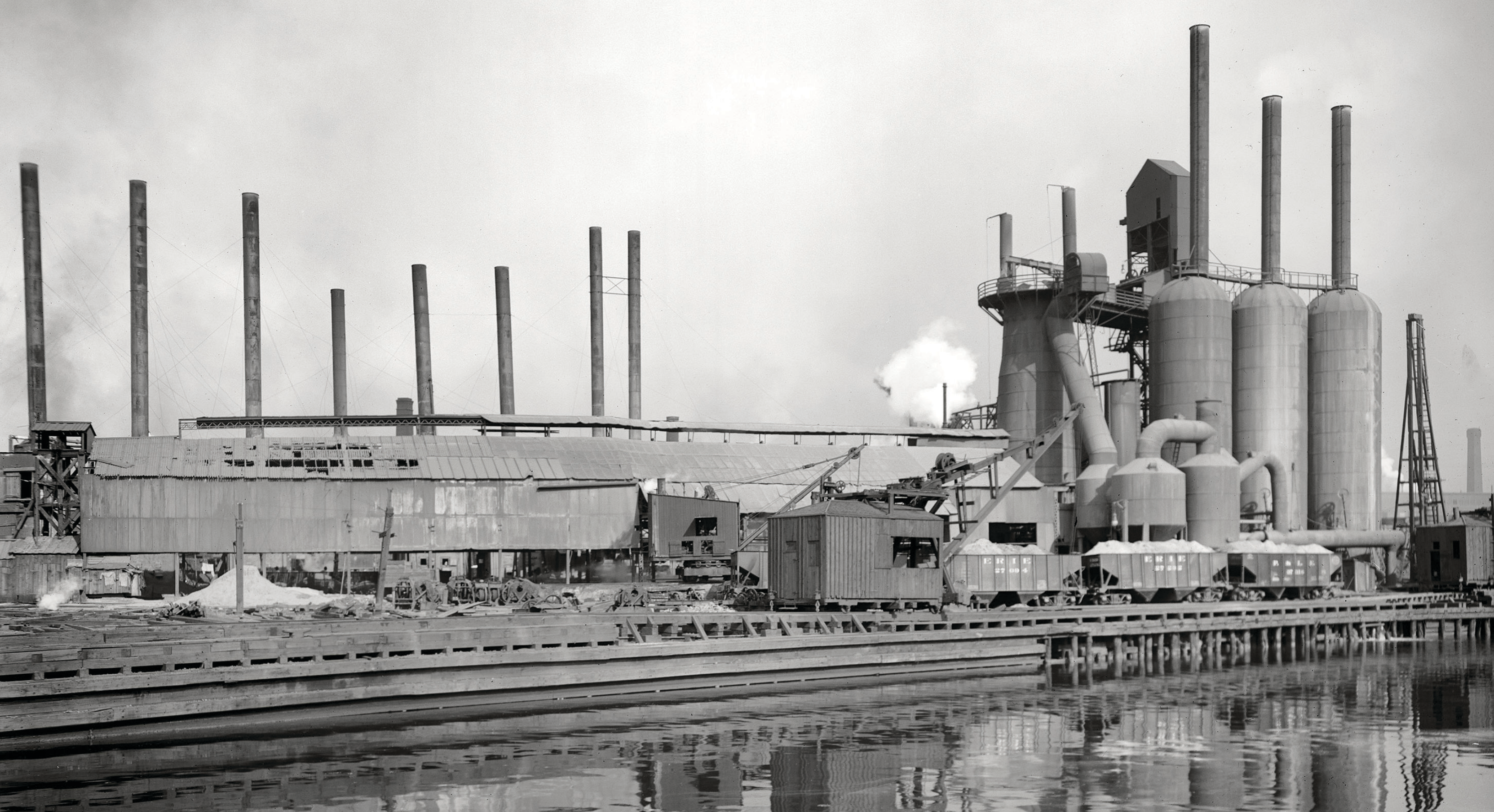
VISION FOR THE VALLEY



The Cuyahoga River Valley: “Cleveland’s Other Waterfront”



The river has served as the geographic center...



...and the catalyst for economic growth for the city and region.



The river continues to be an engine for economic activity...



...the maritime industry's economic impact for the region is roughly \$3.5 billion



The River Valley has experienced significant investment over the past 15 years. Including Flats East Bank...



...The Towpath Trail along Scranton Peninsula...



...and Cleveland Metroparks' Merwin's Wharf.



There has also been an increase in recreational activities on the river...



...all the while, commercial vessels maintain their usage of the river...



...creating potential safety issues between the users.



The future of the river valley is already in motion with projects such as Canal Basin Park...



...Irishtown Bend...





...and the proposed Thunderbird mixed-use neighborhood.



Case studies for how the Cuyahoga Riverfront could look in the future include...



...The Chicago Riverwalk...



...The Detroit Riverfront...



...and The Scioto Mile in Columbus.

Downtown Cleveland



Lake Erie to Harvard Avenue; 8 mile stretch



Rapid Lines
Passing Zones

Trails

Connectivity to the Riverfront



Neighborhood Connections to the Riverfront

Detroit Shoreway

Ohio City

Tremont

Downtown Cleveland

Campus District

Central

Asia Town

Hough

Fairfax

Clark Fulton

Steelyard Commons

Brooklyn Centre

South Broadway

WHAT IS VFTV?

Vision for the Valley

Main Avenue Viaduct and Flats East Bank Boardwalk



Towpath Trail at Scranton

PLACES FOR NATURE

Ohio and Erie Canal Reservation



Cuyahoga River Fish Habitat Improvement Project

PLACES TO CONNECT

WHAT IS VFTV?

Vision for the Valley



Rivergate Park

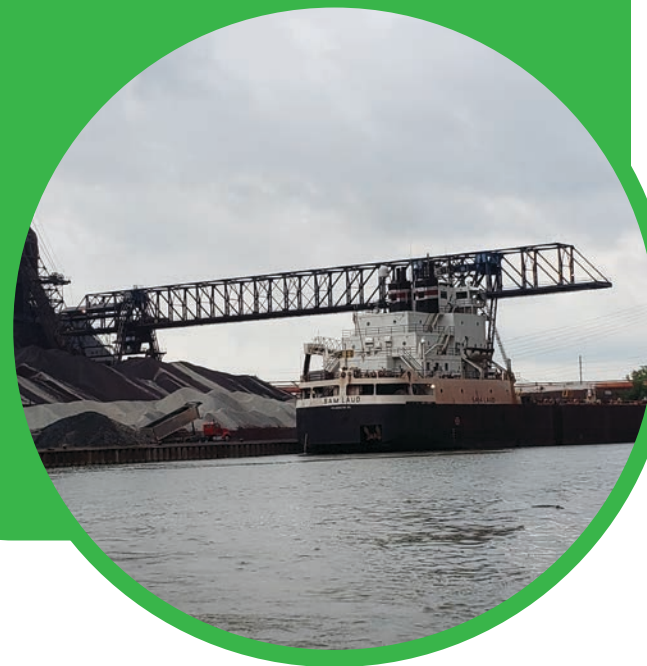


The Mississagi
Lake Freighter



Market Square Park

ArcelorMittal Steel Mill



PLACES FOR
INDUSTRY



Irishtown Bend

Flats East
Bank

PLACES FOR GROWTH

Today's challenge is to craft ONE RIVER for all, create ONE VISION, and through support and cooperation build ONE CLEVELAND, with a healthier, more equitable, and more sustainable plan for the Valley in the future.

PROJECT TEAM

Vision for the Valley



Agency
Landscape + Planning



Cleveland
Metroparks



CITY OF CLEVELAND
Mayor Frank G. Jackson



THE CONSULTANT TEAM

THE CLIENT TEAM





ONE TEAM



Agency
Landscape + Planning



Guide



CITY OF CLEVELAND
Mayor Frank G. Jackson



PLANNING PROCESS

Vision for the Valley



PROJECT OUTREACH

Vision for the Valley



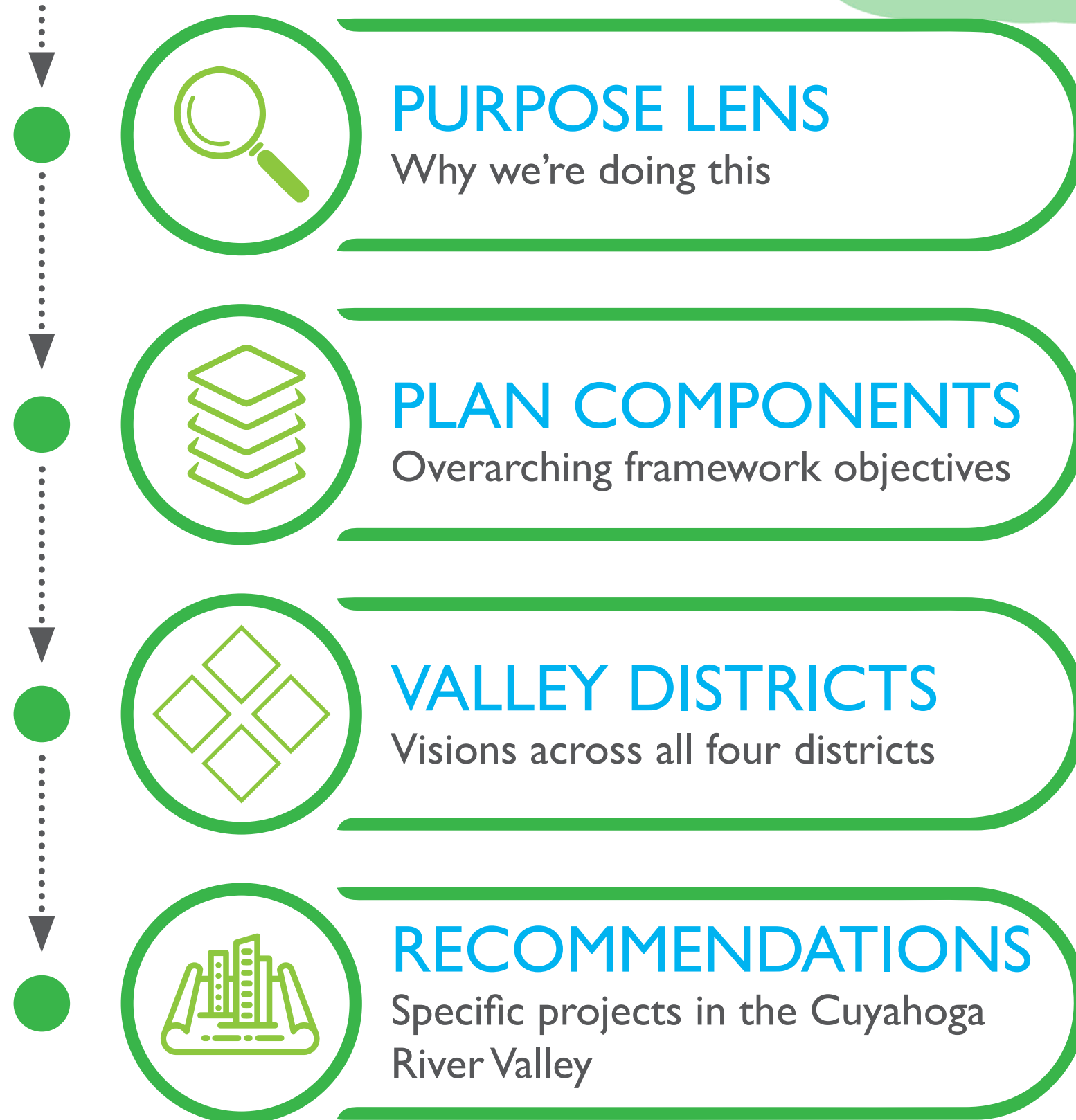
PROJECT OUTREACH

Vision for the Valley



VISION FRAMEWORK

Vision for the Valley



PURPOSE LENS

Vision for the Valley



A Purpose Drive Plan - Built on the Foundation of Equity and Inclusion

The Purpose of this Cuyahoga River Valley plan is **to support and protect our river and lake so these natural resources can continue to positively shape our community and position Cleveland as an innovative and unified waterfront city.** In this plan, we have outlined key principles, initiatives, and strategies that describe how we will achieve this purpose to achieve our overall vision.



Foundation: Equity and Inclusion



Protect the Health and Safety of Our Waterway



Modernize the River, Port and Land Infrastructure



Build Awareness of the River and River Valley

PURPOSE - WHY



**We believe that our
riverfront and lakefront
shape our city and our
community.**

PLAN COMPONENTS



Land Use



**Environment &
Nature**



**Mobility &
Connectivity**



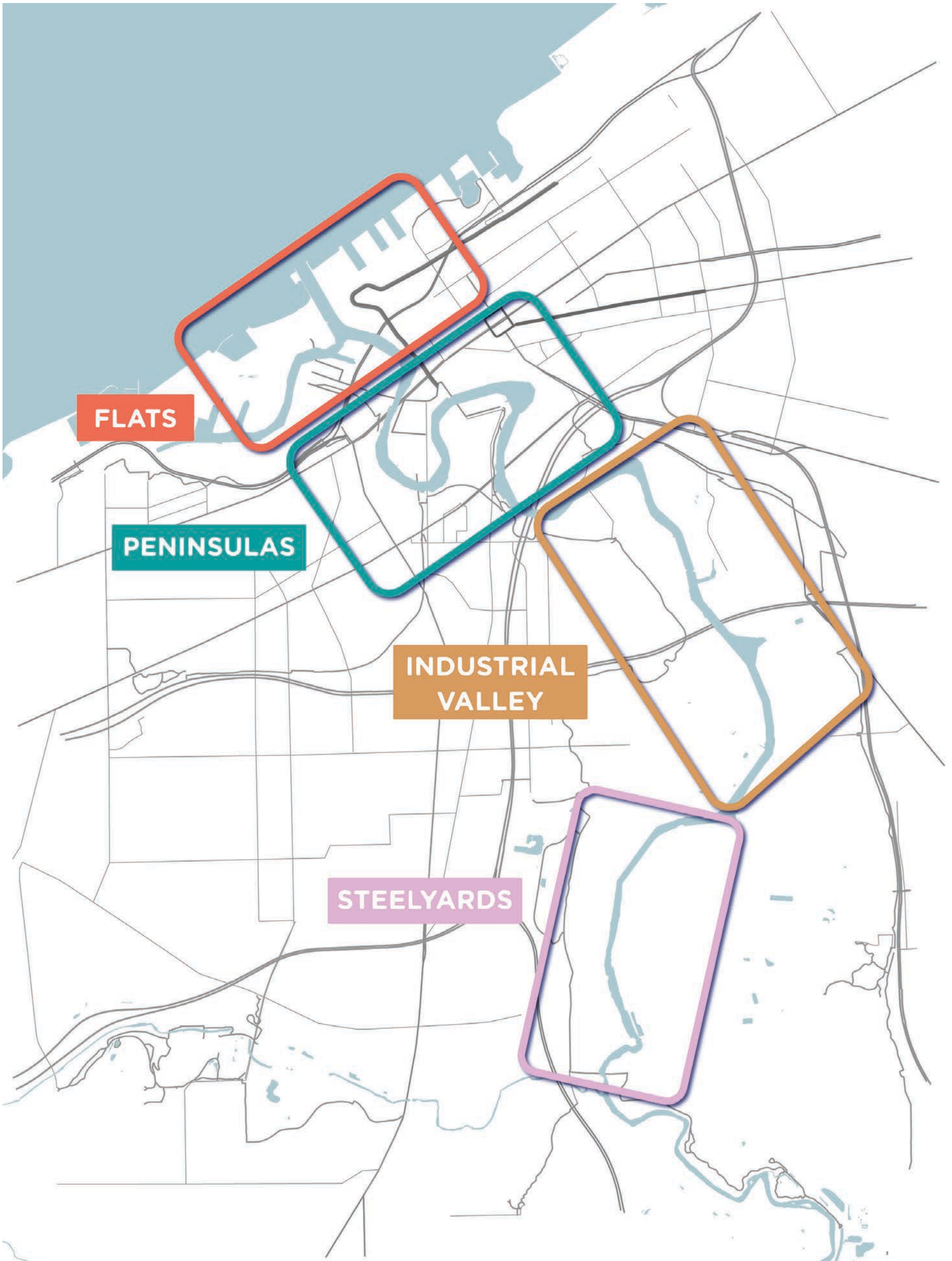
Public Space



Brand & Marketing

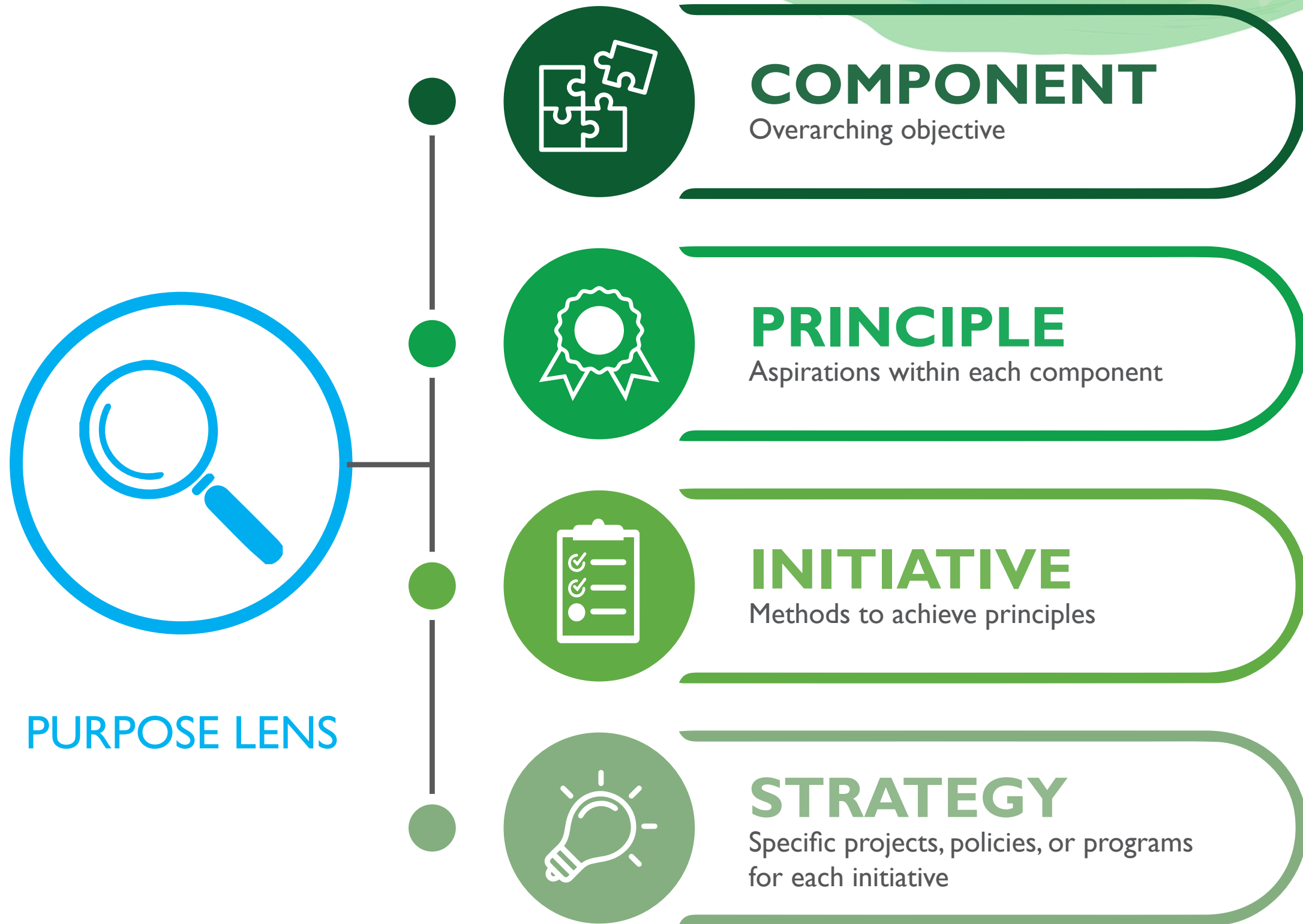
VALLEY DISTRICTS

Vision for the Valley



RECOMMENDATIONS

Vision for the Valley



RECOMMENDATIONS SUMMARY

Vision for the Valley



14

Principles

28

Initiatives

84

Strategies

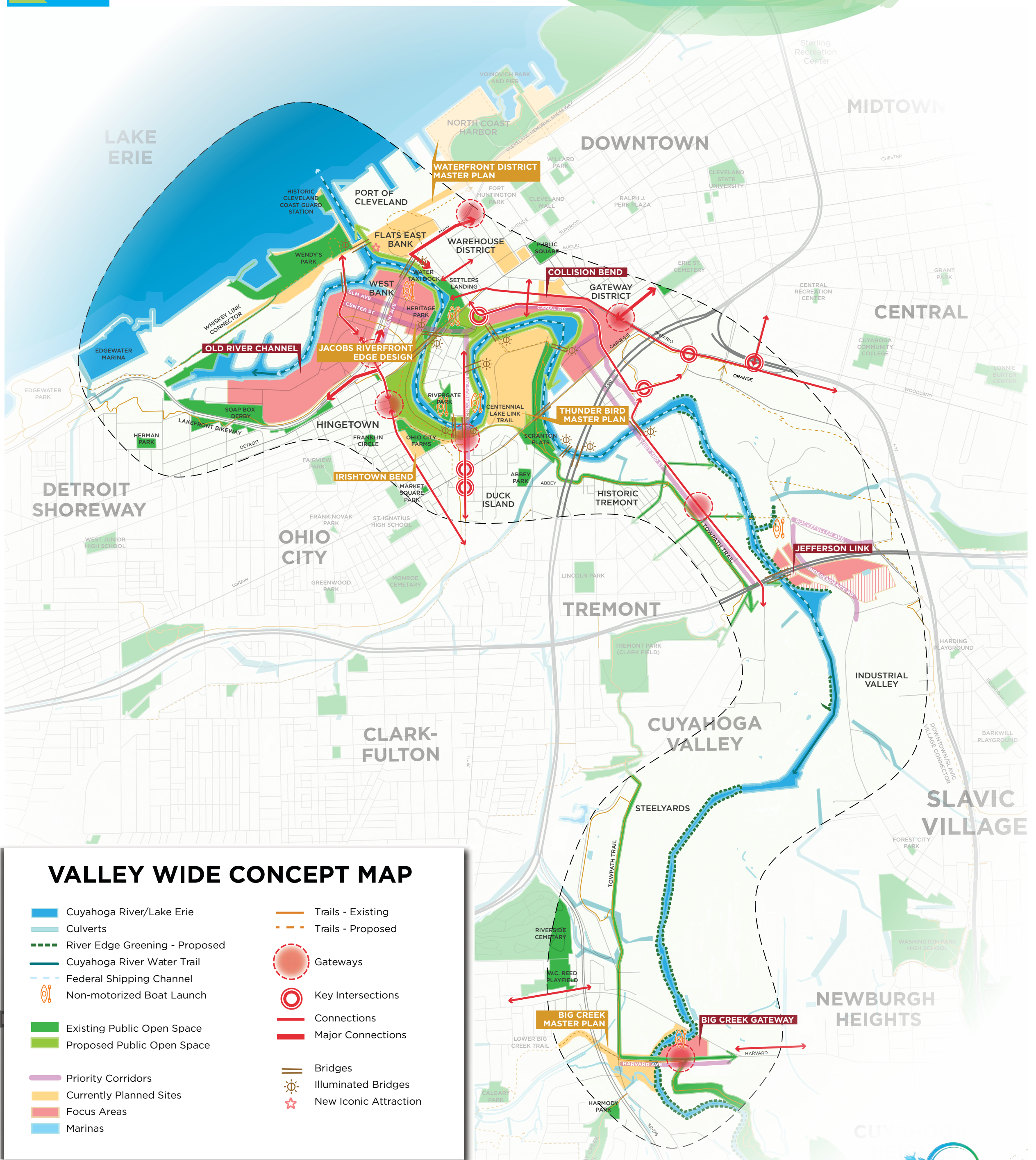
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High Priority Strategies



CONCEPT MAP

Valley Wide Recommendations

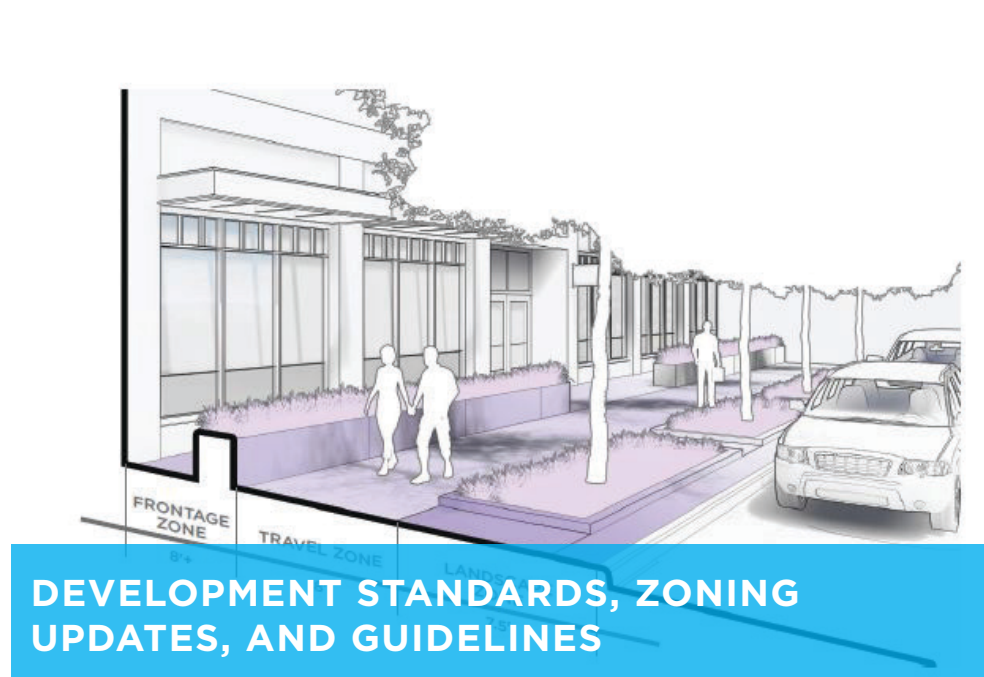


VALLEY WIDE CONCEPT MAP

- █ Cuyahoga River/Lake Erie
- █ Culverts
- █ River Edge Greening - Proposed
- █ Cuyahoga River Water Trail
- █ Federal Shipping Channel
- Non-motorized Boat Launch
- █ Existing Public Open Space
- █ Proposed Public Open Space
- █ Priority Corridors
- █ Currently Planned Sites
- █ Focus Areas
- █ Marinas
- █ Trails - Existing
- - - Trails - Proposed
- Gateways
- Key Intersections
- █ Connections
- █ Major Connections
- █ Bridges
- Illuminated Bridges
- New Iconic Attraction

LAND USE

Valley Recommendations



LAND MOBILITY

Valley Recommendations



WATER MOBILITY

Valley Recommendations

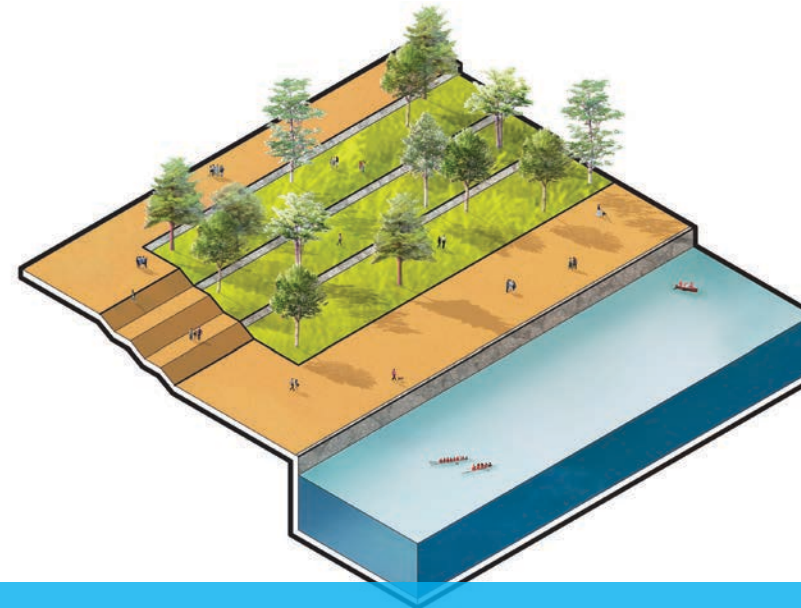


PUBLIC SPACE

Valley Recommendations



RIVERFRONT ACCESS



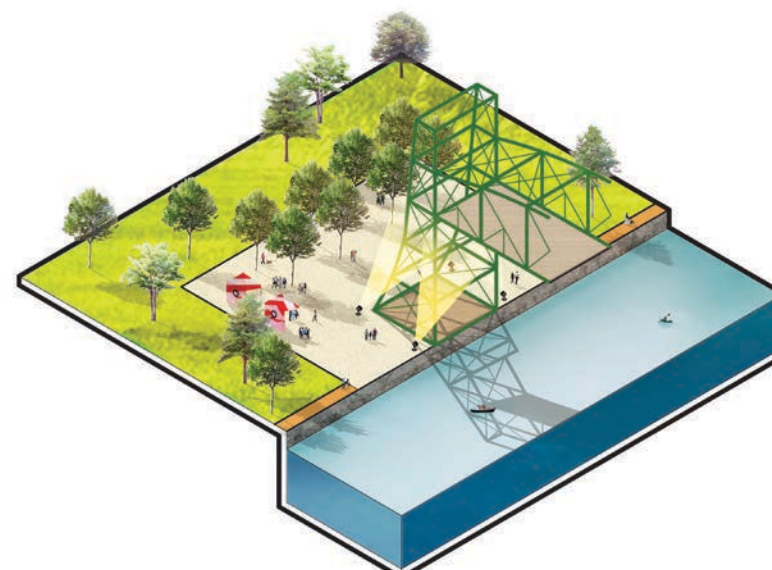
TERRACED SPACES



PUBLIC ART - INDUSTRIAL



NEW PUBLIC SPACES



ICONIC OPEN SPACES



ILLUMINATION OF BRIDGES

ENVIRONMENT & NATURE

Valley Recommendations



RIVER STEWARDSHIP



INNOVATIVE SHORELINES



NATIVE RIPARIAN LANDSCAPES



PHYTOREMEDIATION OF SITES



RIVER CLEAN UP



ENVIRONMENTAL OVERLAY

BRAND & MARKETING

Valley Recommendations



PAST STIGMAS



UNIQUE EXPERIENCES



RIVER EDUCATION



ENVIRONMENTAL STEWARDSHIP



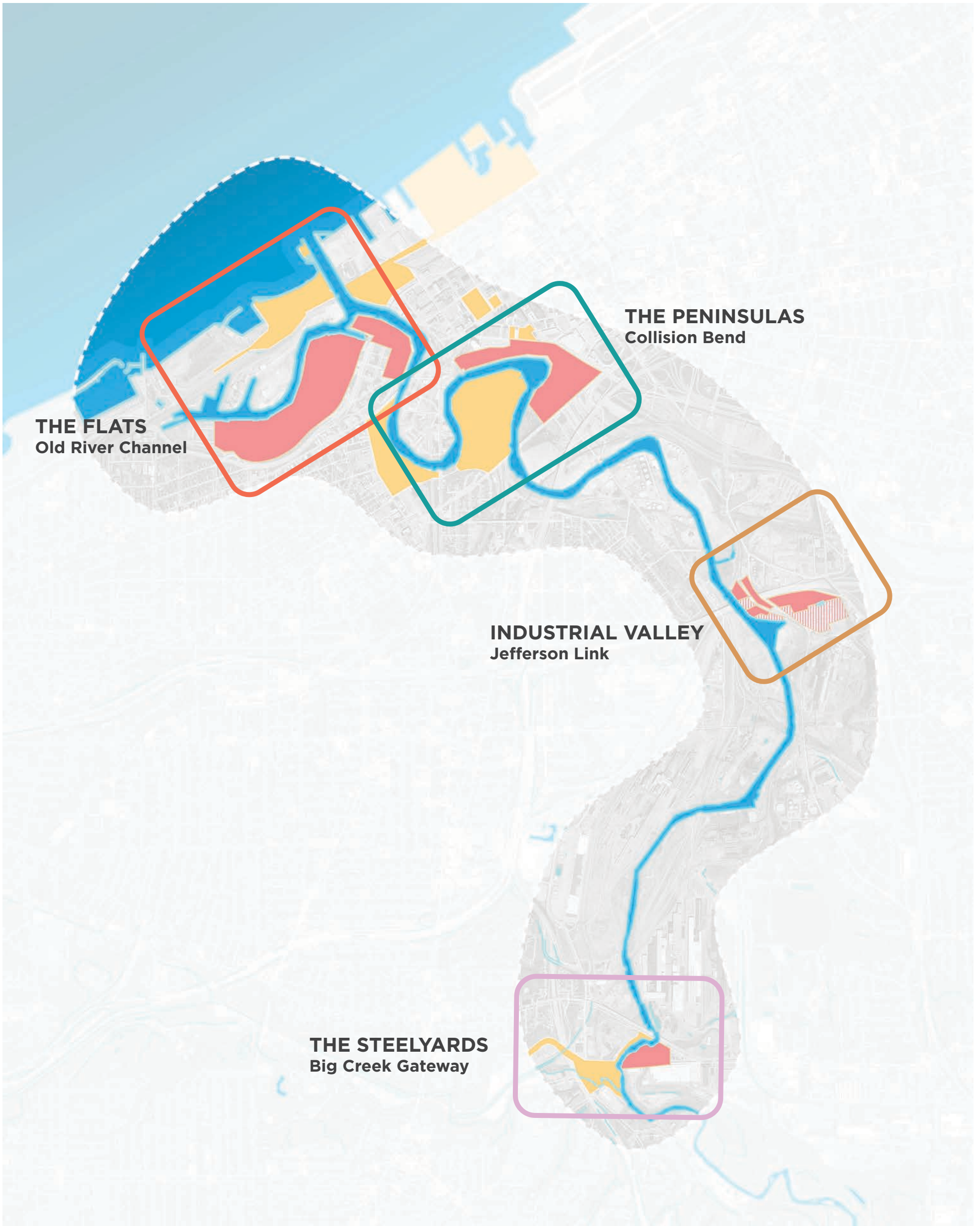
RECREATIONAL



A WORKING RIVER

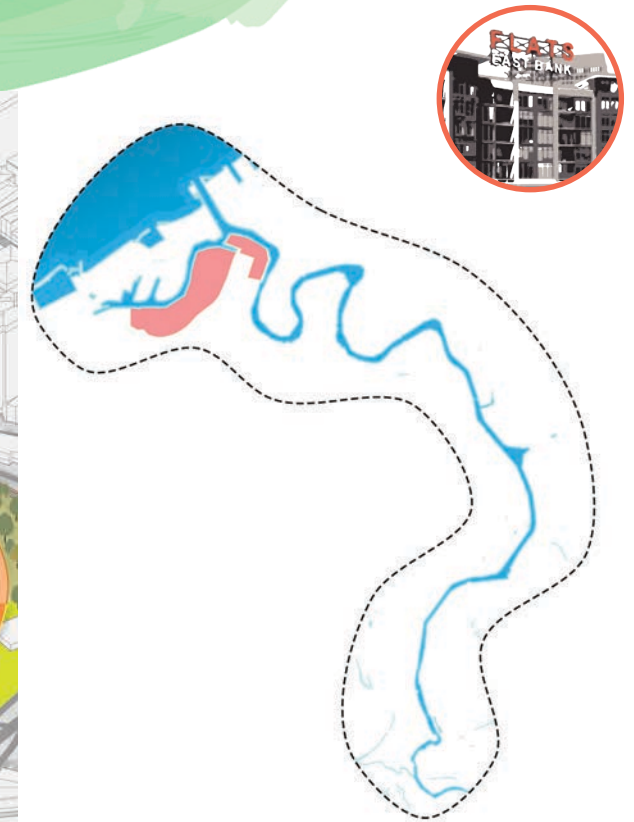
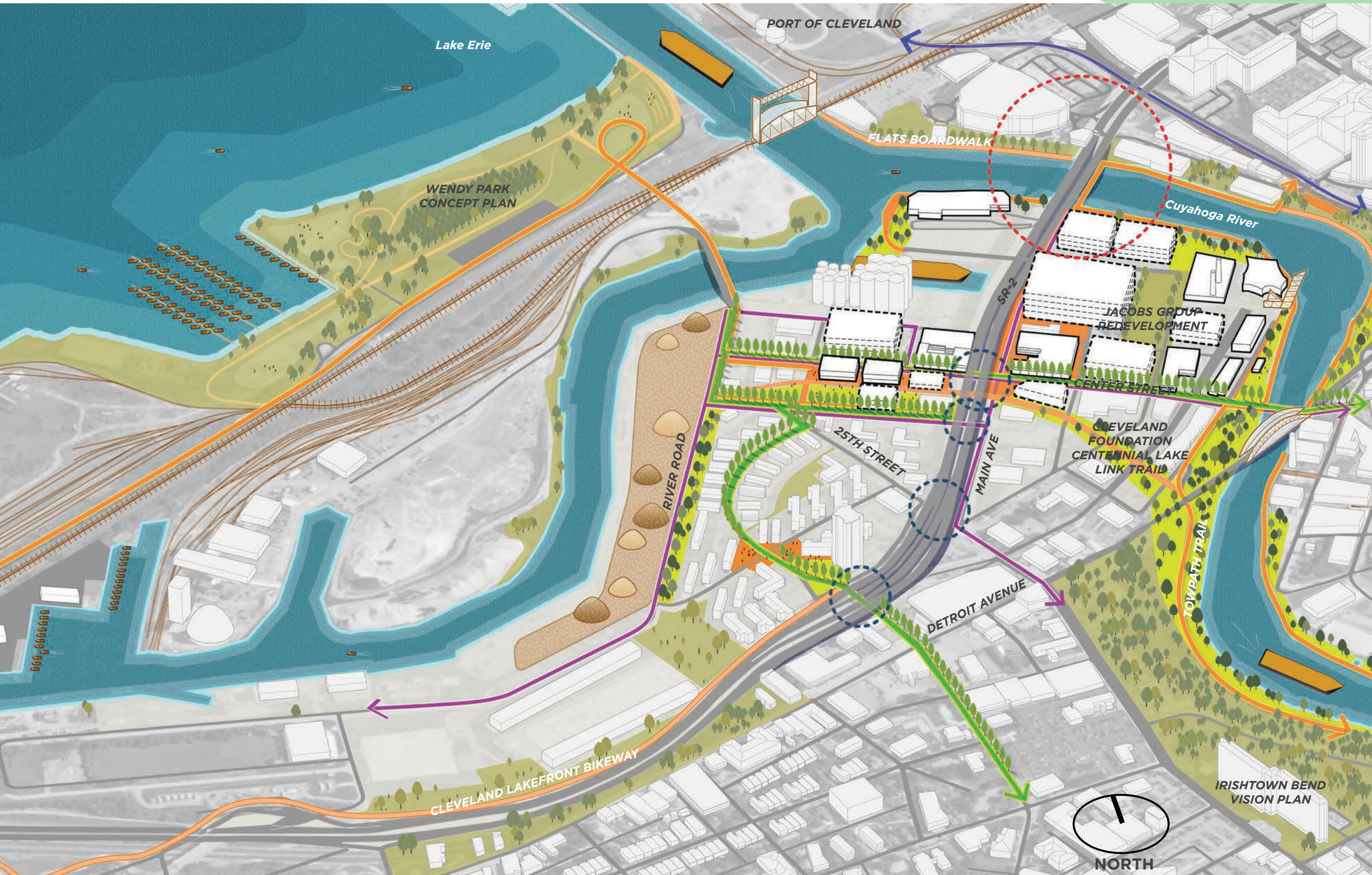
FOCUS AREAS MAP

Vision for the Valley
















OLD RIVER CHANNEL

Vision for the Valley



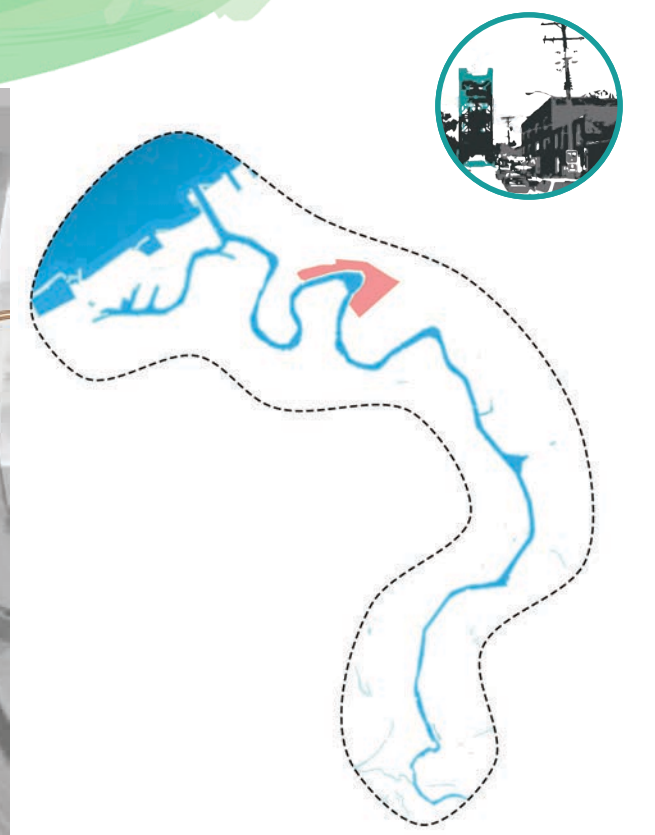
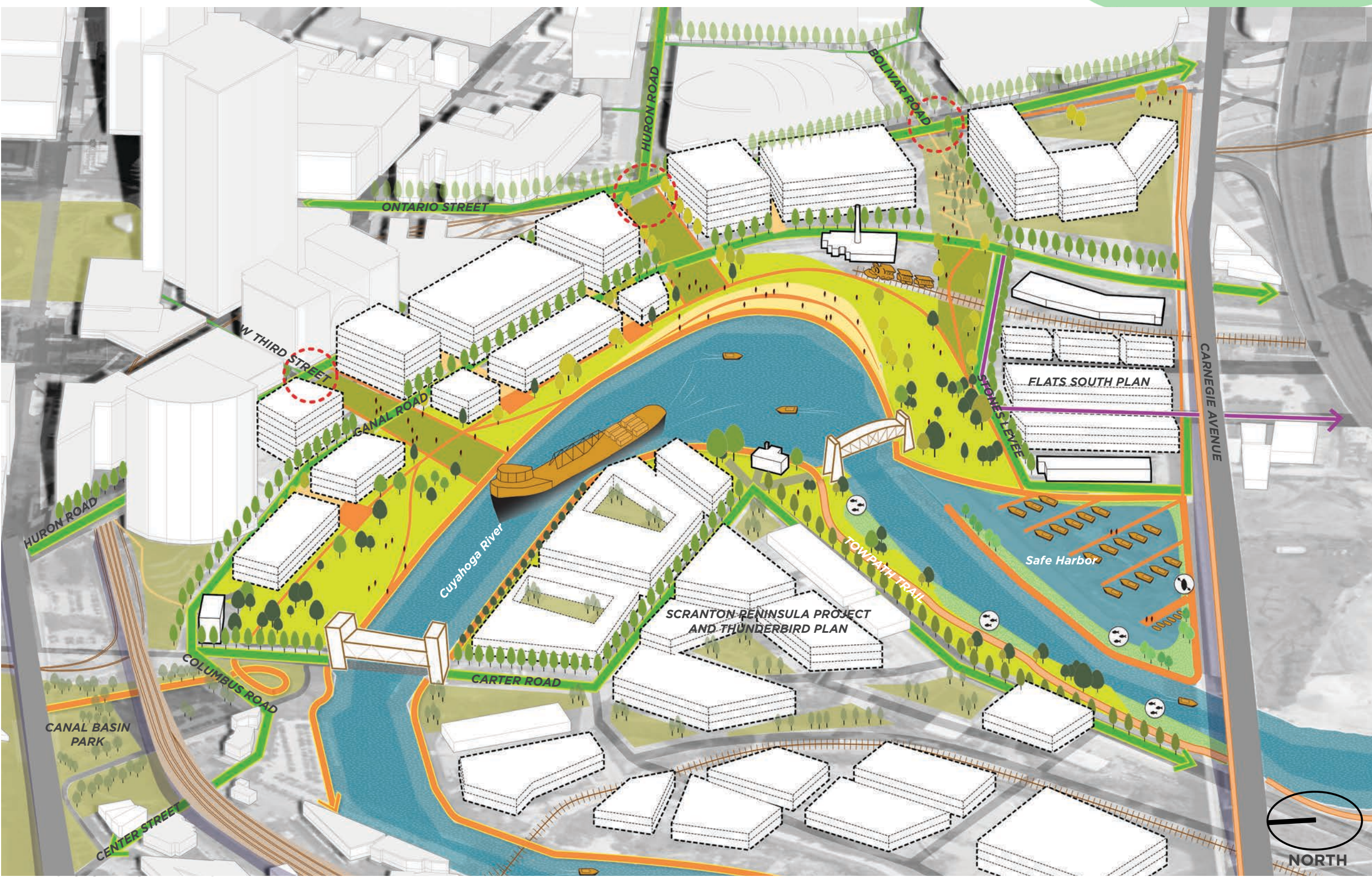
LEGEND

-  Gateway
-  Underpass Activation
-  Complete Streets Improvements
-  Existing Pedestrian & Bike Trails
-  Pedestrian & Bike Improvements
-  Existing Trucking Routes
-  Light Rail Line
-  New/Enhanced Green Space
-  Existing Green Space, or Previously Planned
-  Activated Plaza
-  Potential Redevelopment
-  Anchor Building/Adaptive Reuse
-  Existing Buildings



COLLISION BEND

Vision for the Valley



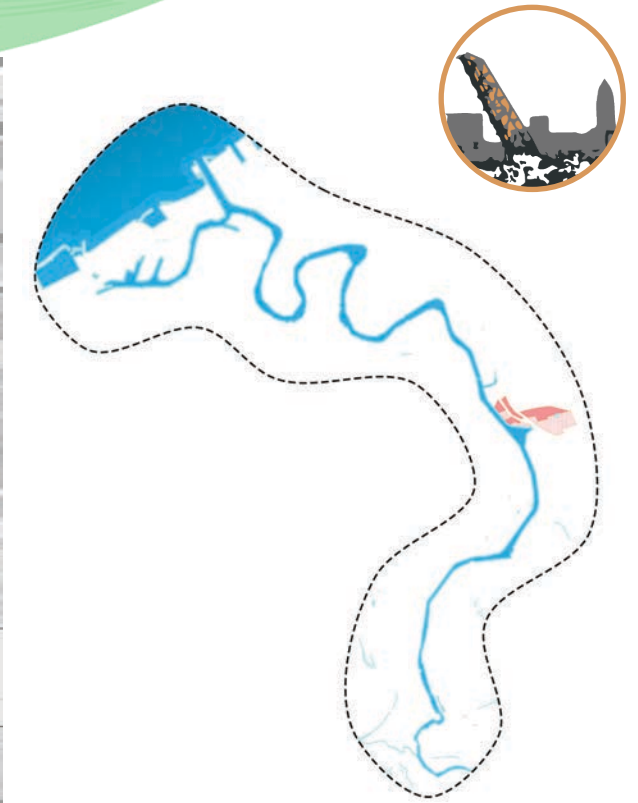
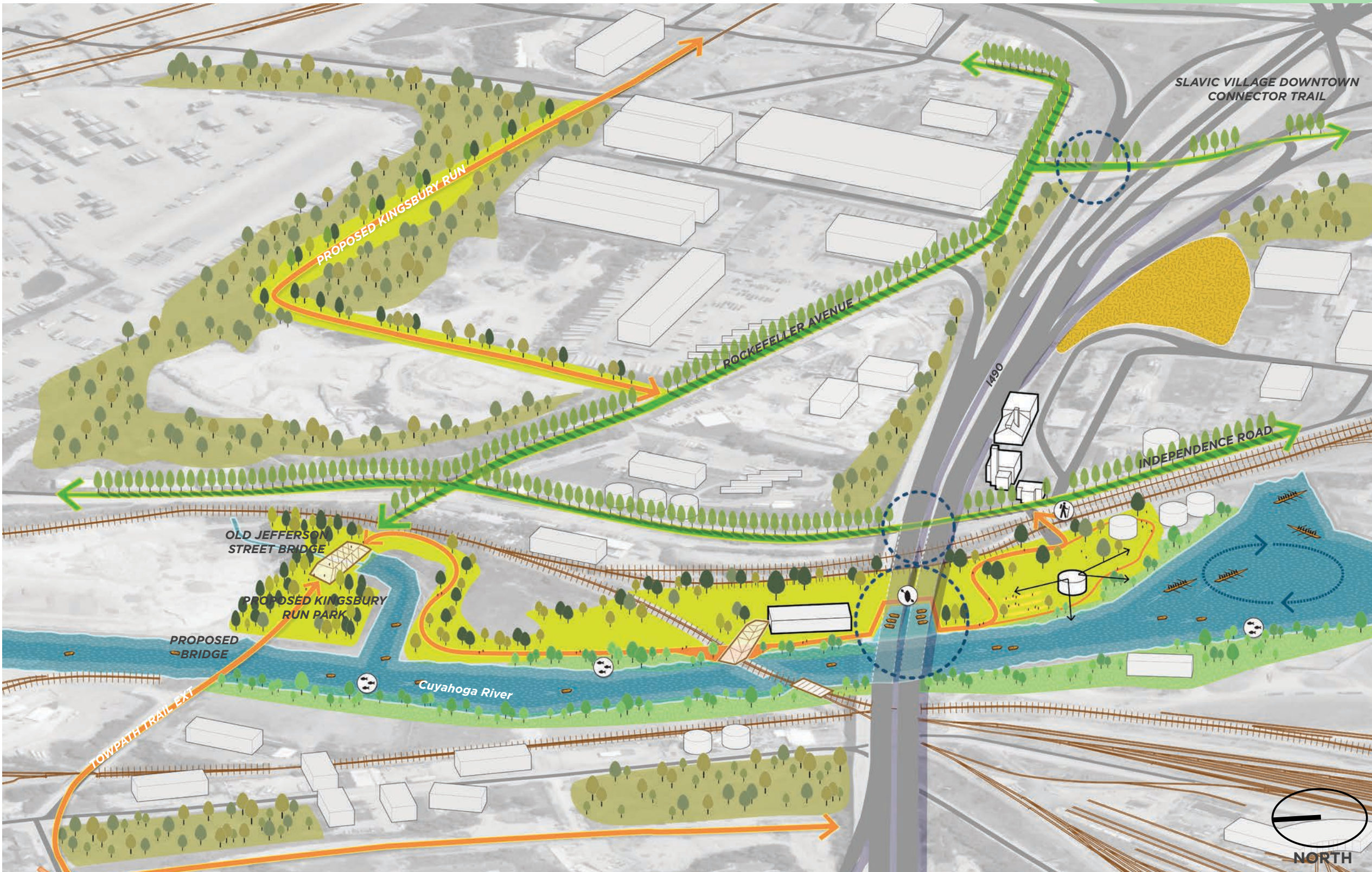
- LEGEND**
- Gateway
 - Complete Streets
 - Existing Pedestrian & Bike Trails
 - Pedestrian & Bike Improvements
 - Trucking routes
 - New/Enhanced Green Space
 - Existing Green Space, or Previously Planned
 - Activated Plaza
 - Potential Redevelopment
 - Anchor Building/Adaptive Reuse
 - Existing Buildings
 - Paddling Put-In
 - Fish Habitat
 - Enhanced Ecological Zone





JEFFERSON LINK

Vision for the Valley

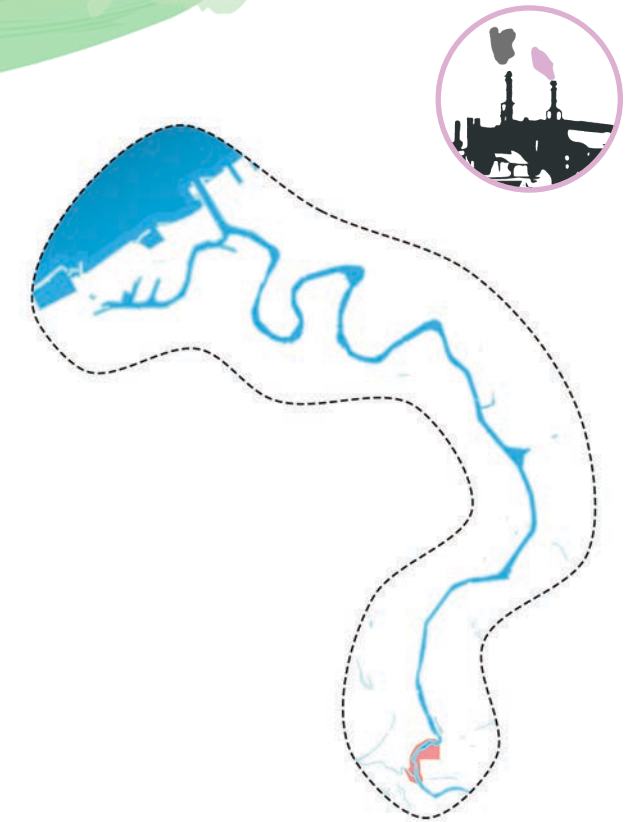


- LEGEND**
- Underpass Activation
 - Complete Streets
 - Existing Pedestrian & Bike Trails
 - Pedestrian & Bike Improvements
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 - Activated Plaza
 - Anchor Building/Adaptive Reuse
 - Existing Buildings
 - Paddling Put-In
 - Fish Habitat
 - Bio-remediation
 - Enhanced Ecological Zone



BIG CREEK GATEWAY

Vision for the Valley



LEGEND

- Gateway
- Complete Streets
- Existing Pedestrian & Bike Trails
- Pedestrian & Bike Improvements
- New/Enhanced Green Space
- Existing Green Space, or Previously Planned
- Activated Plaza
- Existing Buildings
- Paddling Put-In
- Trailhead
- Fish Habitat
- Bio-remediation
- Enhanced Ecological Zone



PLANS/INITIATIVES MOVING FORWARD

- CMHA Lakeview Terrace Master Plan
- Bulkhead Improvements
- ULI Technical Assistance Panel
- Cleveland Metroparks Paddling Put-In Educational Signage
- Cleveland Flats Design Guidelines for Trails, Parks and Public Spaces
- Columbus Road Peninsula Vision Plan
- Vision for the Valley Coalition
- Superior Avenue Viaduct Study
- Cuyahoga River Boardwalk Trail
- Canal Basin Park
- Ontario Street Study
- Strategic Rezoning

www.visionforthevalleycycle.com

or

follow us on social media:

 */VisionfortheValley*

 *@VFTV_CLE*

July 16, 2021



Townhouse Code: Two Updates stated at last meeting

Presenter: Kyle Reisz

2021 Townhouse Code Update

Goals of the update

- Clarifying language and definitions based on user feedback
- New definitions and regulations for Auto Courts
- Add definition for Mews units
- Revise interior Frontage distance
- Refine 'Use in the Single and Two Family' provision

New Definition:

“Mews Unit” is any Townhouse Unit who’s Primary Pedestrian Entrance fronts an abutting Interior Side Yard and is located opposite of an Auto Court or where two Townhouse Units or Buildings share a Front Yard Line.



New Definition:

“Mews Unit” is any Townhouse Unit who’s Primary Pedestrian Entrance fronts an abutting Interior Side Yard and is located opposite of an Auto Court or where two Townhouse Units or Buildings share a Front Yard Line.



New requirements:

| | | | | |
|---|-----------|--|------------------------------------|------------------------------------|
| <p>A. Front Yard Depth¹</p> <p>See division (g)(2) below for Frontage Diagram.</p> | Principal | <p>Min: 20' or, if greater, the average setback of the buildings within 100' on both sides.</p> <p>Max: none</p> | <p>Min: 10'</p> <p>Max: 20'</p> | <p>Min: 0'</p> <p>Max: 12'</p> |
| | Secondary | <p>Min: 7'</p> | <p>Min: 5'</p> | <p>Min: none</p> |
| | Interior | <p>Min: 10' 3</p> | <p>Min: 8' 3</p> | <p>Min: 7' 3</p> |
| | Mews | <p>Min: 10</p> | <p>Min: 10</p> | <p>Min: 10</p> |

An Interior Frontage now only applies to Alleys or where the Primary Pedestrian Entrances is on an Auto Court

New Definition:

“Mews Unit” is any Townhouse Unit who’s Primary Pedestrian Entrance fronts an abutting Interior Side Yard and is located opposite of an Auto Court or where two Townhouse Units or Buildings share a Front Yard Line.

- No Townhouse can be located closer than 10’ to an interior property line if it has a pedestrian entrance fronting that P/L
- No Townhouse can be located closer than 7’ to an interior property line unless it is street facing
- Minimum distance between townhouses that share a Front Yard Line is 20’ (courtyard)



New Definition:

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Min. 7’ to property line
10’ between structures



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- No Townhouse can be located closer than 7’ to an interior property line unless it is street facing
- **Minimum distance between townhouses that share a Front Yard Line is 20’ (courtyard)**

Min. 20’ between structures



New requirements:

| | | |
|--------------|--|---|
| D. Entrances | Each unit with a Street Line shall provide a Principal Pedestrian Entrance directly to that Street Line or Interior Frontage. Corner lots are required only one (1) Principal Pedestrian Entrance. | |
| | Mews Units | Each Mews Unit in a Townhouse Building with more than three (3) shared walls shall provide two (2) ground floor pedestrian entrances. |

New Definition:

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2021 Townhouse Code Update

Cleveland City Planning Commission

Director's Report



July 16, 2021

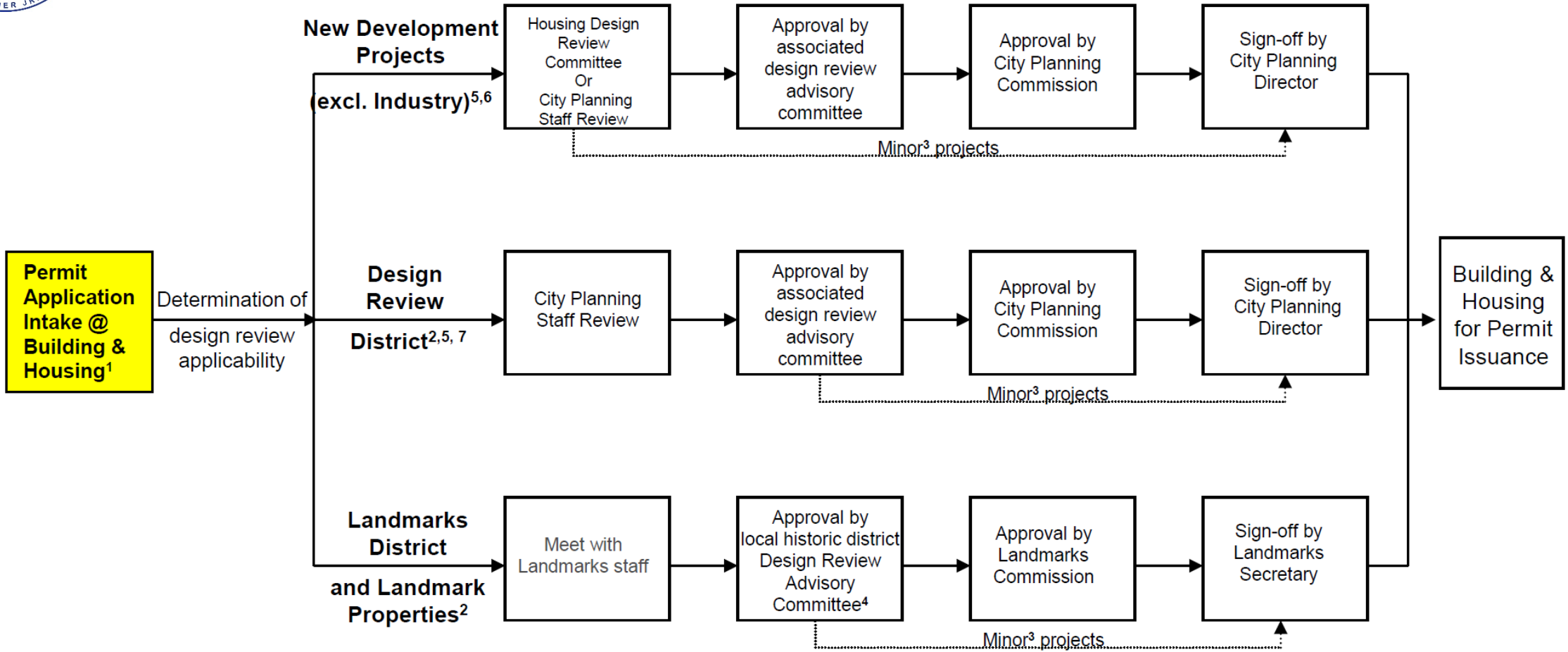
July 16, 2021



Review of Tree Preservation Process

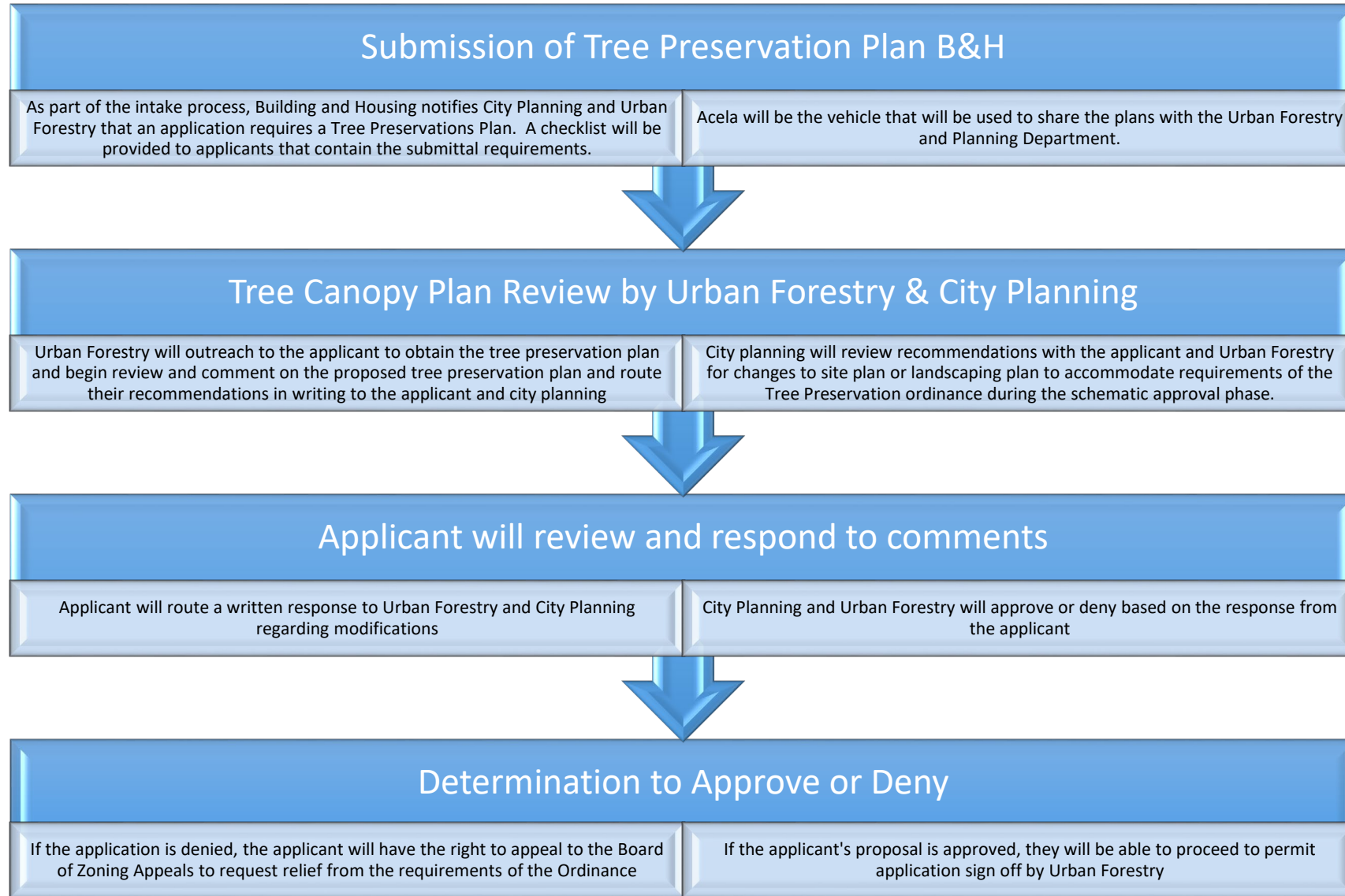


Permit Application Intake



Proposed process flow for Tree Preservation Plans (Checklist for applicants will be provided) November 1 initiation of the process

DRAFT





Design Review Submittals Checklist

Level of Review (in order of process):

- 1. Conceptual Approval (*general idea of uses, scale, relationship among uses, and context*)
 - 2. Schematic Design Approval (*placement and configurations of footprints, site layout, structure massing, general texture and design of facades*)
 - 3. Final Design Development Approval (*details of structures and site layout including placement, materials, colors, dimensions, etc.*)
-
- Request any above level of review as "Information Only" with no approval recommendation action taken.

Items Required:

Submissions are required in electronic form and hard copy if specified by City Planning staff. Email plans to the neighborhood planner or send files via an online file sharing service.

Conceptual Approval:

- Application Form
- Written Project Summary (*including location, scale, investment; number of units, square feet, residents, employees, parking spaces; potential code issues; and any other pertinent information including but not limited to sustainable features.*)
- Site Location Map (*district level*)
- Site Context Plan (*i.e., site plan showing adjoining properties, buildings and street names*)
- Existing Conditions Plan (*color photographs; site context, including nearby buildings*)
- Site Plan (*include: north arrow, scale, legend and key dimensions and notes*)
- Section / Elevation Drawings (*including color versions, if requested*)
- Floor Plans (*typical floors*)
- Stormwater Management Plan/Drawings (*if applicable – new construction, parking lots, etc.*)
- Tree Preservation Plan (*if applicable – if trees exist on site, identify size, species, how they are impacted by project.*)

Schematic Approval (all of the above, plus):

- Illustrative Renderings (*perspective or photo simulations to scale*)
- Furnishings and Site Amenities (*locations, details incl. cut sheets*)
- Conceptual Landscape and or Streetscape Plan (*with plant list*)

Final Approval (all of the above, plus):

- Signage Plan (*including wall signs, freestanding signs, illumination, method of attachment, colors, etc.*)
- Lighting Plan (*including locations, fixtures, heights, etc.*)
- Material, Color and Finish Samples and Lists
- Final Landscape and or Streetscape Plan (*with plant list*)

Due Dates:

Electronic submittals are required 7 days prior to the Design Review Advisory Committee meeting (*electronic: pdf or powerpoint*)

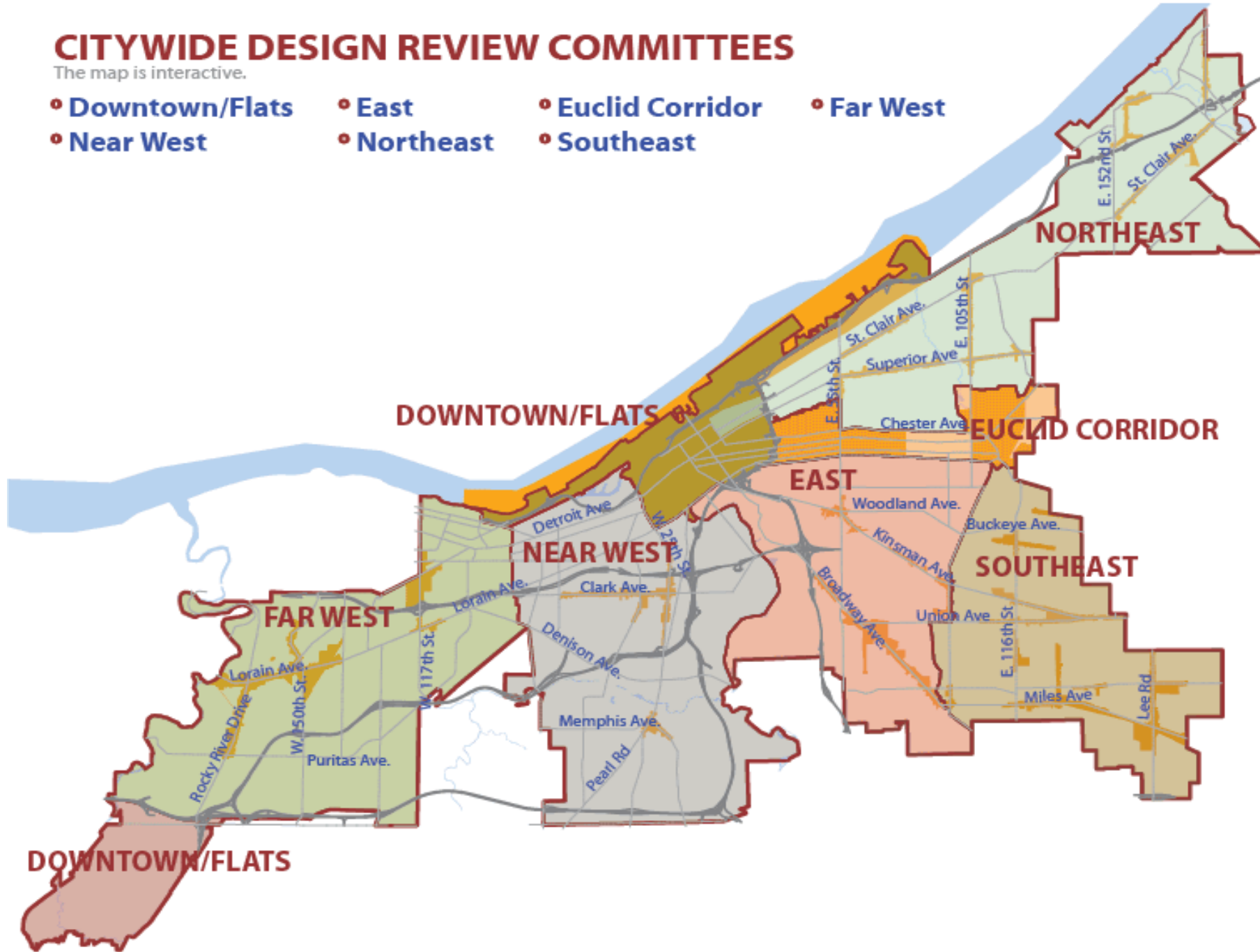
Note:

All drawings must be legible in both digital and hard copy format. Non-legible submissions are subject to rejection.

CITYWIDE DESIGN REVIEW COMMITTEES

The map is interactive.

- Downtown/Flats
- East
- Euclid Corridor
- Far West
- Near West
- Northeast
- Southeast



What is a Tree Preservation Plan?

A Tree Preservation Plan is a site plan that shows and labels:

1. Existing and proposed buildings, driveways and other paving, decks, utility services;
2. Material staging area(s): storage of construction related equipment and materials such as vehicles and stockpiles;
3. The existing trees on the site larger than five inches in diameter (including trees to be removed);
4. New trees that will be planted;
5. Existing and proposed grading must be indicated by two foot contours; and,
6. Proposed measures to protect existing trees near construction areas.

When Is a Tree Preservation Plan Required?

Per the City of Cleveland Codified Ordinances (COC) § 341.051, a Tree Preservation Plan is required:

1. For any development project that meets the criteria of COC Section 341.02 (Development Project) and is situated on one (1) or more acres of land; and,
2. For any apartment, townhome or condominium projects of four (4) or more units situated on any size parcel of land.

Note: The Tree Preservation Plan must be approved by the City of Cleveland Division of Park Maintenance and Properties Urban Forestry section before a Building Permit is issued.

Cleveland City Planning Commission

Adjournment



July 16, 2021