

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

**Property Adoption Agreement for Portion of Ambler Park at the North
Park Place Development**

Ordinance No: 338-2021

Legislative Purpose: To authorize the Director of Public Works to enter into a property adoption agreement with North Park Place Partners, LLC, or its designee, to improve and maintain a portion of Ambler Park, a City-owned park adjacent to a new housing development located at the NW corner of Stokes Boulevard and Martin Luther King Jr. Drive.

Project Summary: The project is located at the site of the former Cleveland Clinic / Kaiser Permanente medical office building and multi-story parking structure at the NW corner of Stokes Boulevard and Martin Luther King Jr. Drive.

North Park Place Partners, LLC purchased the property and has razed the buildings.

Thirty three (33) townhomes are under construction overlooking Doan Brook and historic Ambler Park.

The developer has requested a Property Adoption Agreement for the use of a triangular portion of Ambler Park that is between the project site and Martin Luther King Jr. Drive.

The developer proposes to improve and maintain landscaping, a bike repair station, and a seating area to provide a respite for bikers and hikers traveling along the Lake to Lakes Trail. In addition, a portion of the City's property will be used for ingress and egress into the development where the original drive for the Cleveland Clinic was located.

The developer will be responsible for improvements and maintenance unless and until a condominium association has been formed and it agrees to take over maintenance.

Permanent Parcel Nos.: Portion of PPN 121-28-001

Term: Three (3) year initial term; renew automatically on a yearly basis thereafter unless terminated by either party.

Cost: No charge to City for improving or maintaining the park.

Ward: Ward 6 (Councilmember Blaine Griffin)

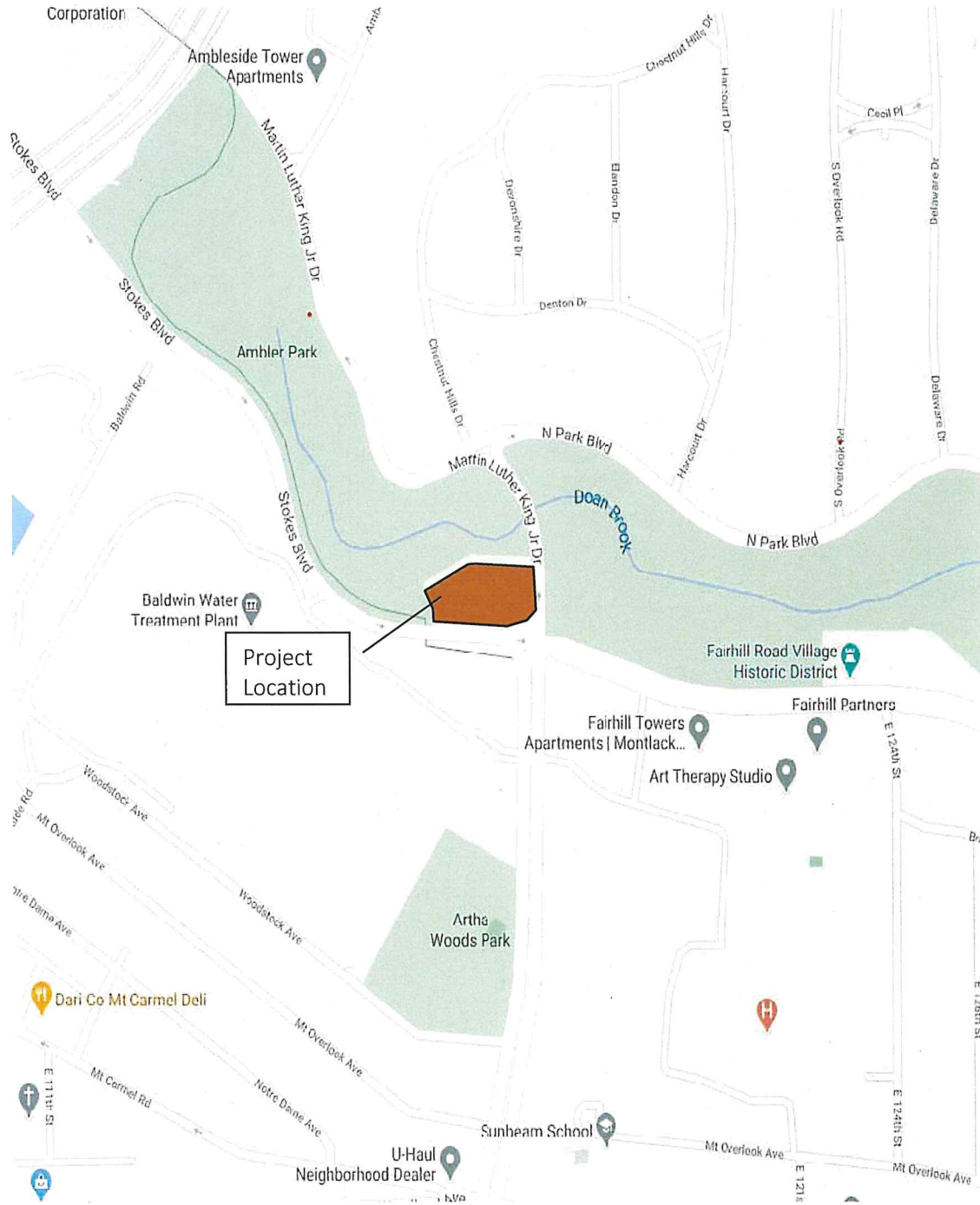
Attachments: Location Map, Site Plan



CITY OF CLEVELAND
Mayor Frank G. Jackson

Location Map

The Townhomes at North Park Place



**LEGAL DESCRIPTION OF A 0.0701 ACRE
ADOPTION AREA
THROUGH PPN 121 28 001
CITY OF CLEVELAND**

OK
EBW
12/21/20

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and known as being part of Original 100 Acre Lot No. 412, and within part of the land conveyed to the City of Cleveland by deed recorded in Volume 599, Page 457 of Cuyahoga County deed records and further bounded and described as follows:

Beginning at a 5/8" iron pin found (ID: Garrett) marking the northerly end of a curved turnout between the westerly line of Martin Luther King Junior Drive (formerly East Boulevard) and the northerly line of Stokes Boulevard S.E., 60 feet in width (formerly Fairmount Road S.E, and also known as Fairhill Road S.E.) as shown by the Alteration Plat of Fairmount Road S.E. recorded in Volume Q of Maps, Page 295 of Cuyahoga County Survey Records;

Thence N 00° 49' 46" W, along said westerly line of Martin Luther King Junior Drive, (which is also along Course No. 11 in said deed conveying land to the City of Cleveland and an easterly line of land conveyed to North Park Place Partners, LLC by deed recorded in AFN 201908200466 of Cuyahoga County Deed Records (PPN 129 01 001), a distance of 65.02 feet to a 5/8" iron pin found (ID: Garrett) and the principal point of beginning of the easement herein intended to be described;

Course No. 1 – Thence N 25° 51' 35" W, along Course No. 12 in said deed conveying land to the City of Cleveland and an easterly line of land conveyed to said North Park Place Partners, LLC, a distance of 126.25 feet to a northeasterly corner thereof, referenced by a 5/8" iron pin found;

Course No. 2 – Thence N 89° 10' 14" E, a distance of 53.42 feet to a point;

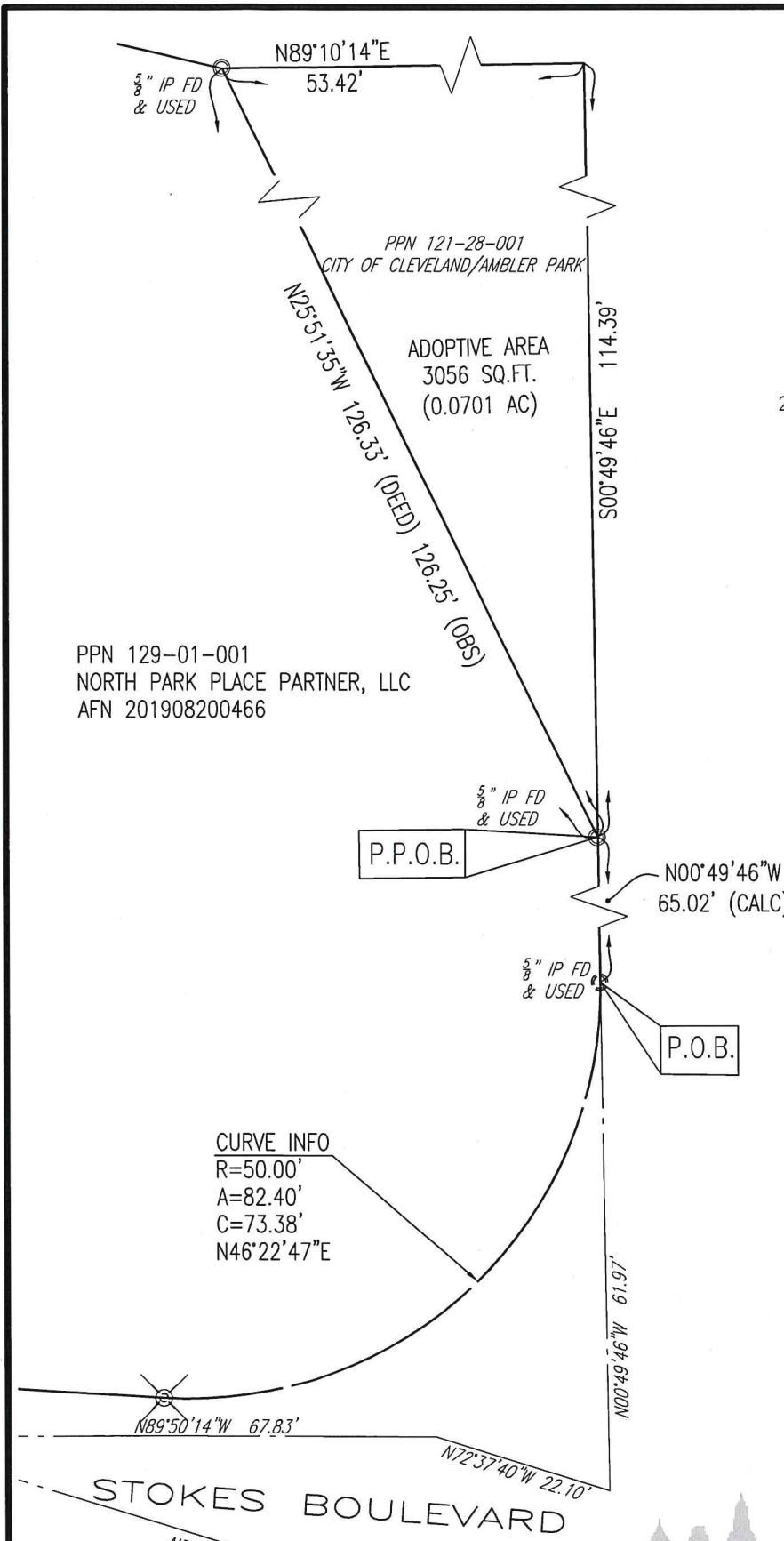
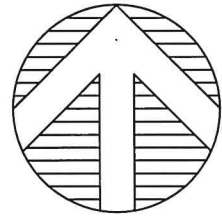
Course No. 3 – Thence S 00° 49' 46" E, a distance of 114.39 feet the principal point of beginning and containing 0.0701 acres (3056 sq. ft.) of land as calculated and described by John E. Jansky, Registered Surveyor No. 6440 of Garrett and Associates, Engineers and Surveyors in December 2020 be the same more or less and subject to all legal highways and easements of record.

SKETCH TO ACCOMPANY
DESCRIPTION OF
ADOPTION AREA
WITHIN P.P.No 121-28-001

PART OF ORIGINAL 100 ACRE LOT 412
CITY OF CLEVELAND
CUYAHOGA COUNTY
STATE OF OHIO



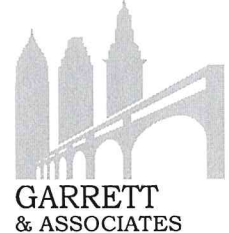
Scale: 1" = 20'



PPN 129-01-001
NORTH PARK PLACE PARTNER, LLC
AFN 201908200466

CURVE INFO
R=50.00'
A=82.40'
C=73.38'
N46°22'47"E

MARTIN LUTHER KING JR DRIVE



**GARRETT
& ASSOCIATES**

Land Surveyors & Civil Engineers
700 Beta Drive, Suite 200
Cleveland, Ohio 44143
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F: 440.449.0883
www.garrettsurveying.com

Job No. 2019-15

**LEGAL DESCRIPTION OF A 0.0701 ACRE
ADOPTION AREA
THROUGH PPN 121 28 001
CITY OF CLEVELAND**

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City of Cleveland Memorandum
Frank G. Jackson, Mayor

Date: April 27, 2021

To: Barbara Langhenry, Director
Department of Law

From: Michael E. Cox, Director *MEC*
Department of Public Works

Subject: Property Adoption Agreement for Portion of Ambler Park at North
Park Place Development

Please prepare legislation authorizing the Director of Public Works to enter into a property adoption agreement with North Park Place Partners, LLC, or its designee, to improve and maintain a portion of Ambler Park, a City-owned park adjacent to a new housing development located at the NW corner of Stokes Boulevard and Martin Luther King Jr. Drive.

A copy of the approved legal description is attached.

Thank you.

MEC/jdd

Encl.

Acknowledged by: *Matthew Spronz*
Matthew Spronz, Director of Capital Projects

CC: Valarie McCall, Chief of Government and International Affairs
Alexander Lackey, Government & International Affairs Associate
Leah Short, Executive Assistant, Mayor's Office
Beverly Gray, Legal Secretary, Department of Law
Nancy Lanzola, Legislative Liaison, Department of Law
Carmen Verhosek, Acting Legislative Liaison, Office of Capital Projects
James D. DeRosa, Commissioner of Real Estate, Office of Capital Projects