

Map Change 2697

Development, Planning & Sustainability

March 24, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

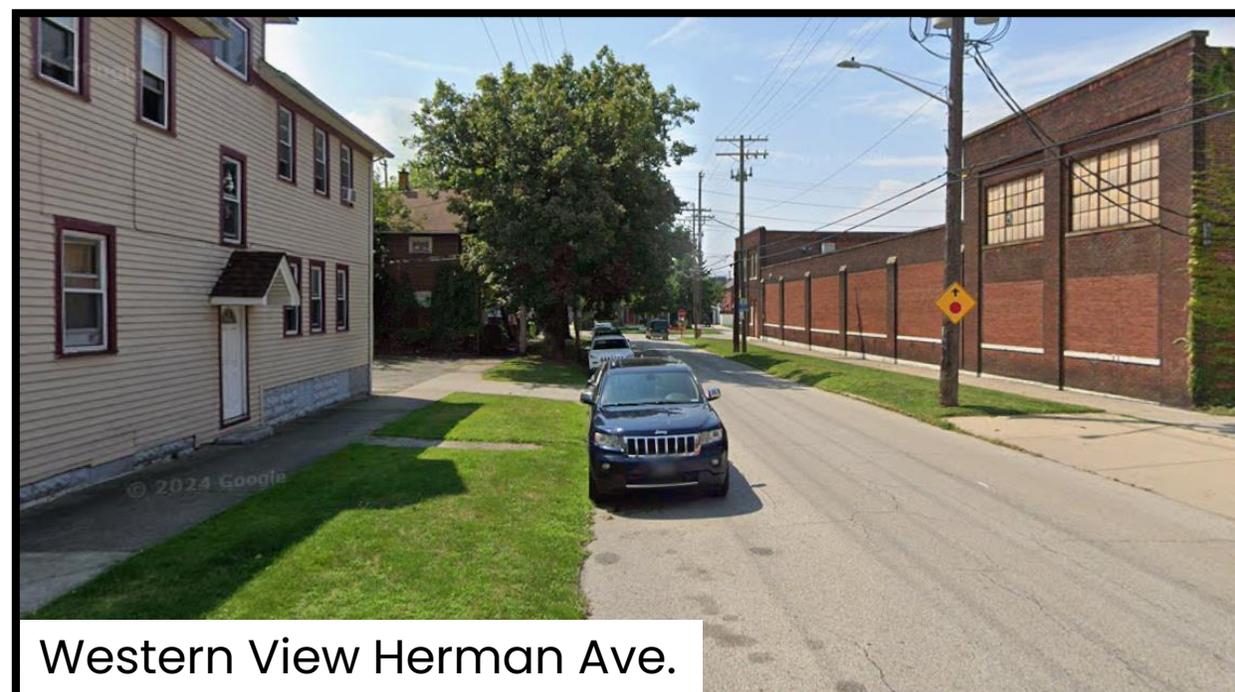
Changing the Use, Height and Area Districts of parcels of land north of Herman Avenue between West 65th Street and West 58th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

Proposal

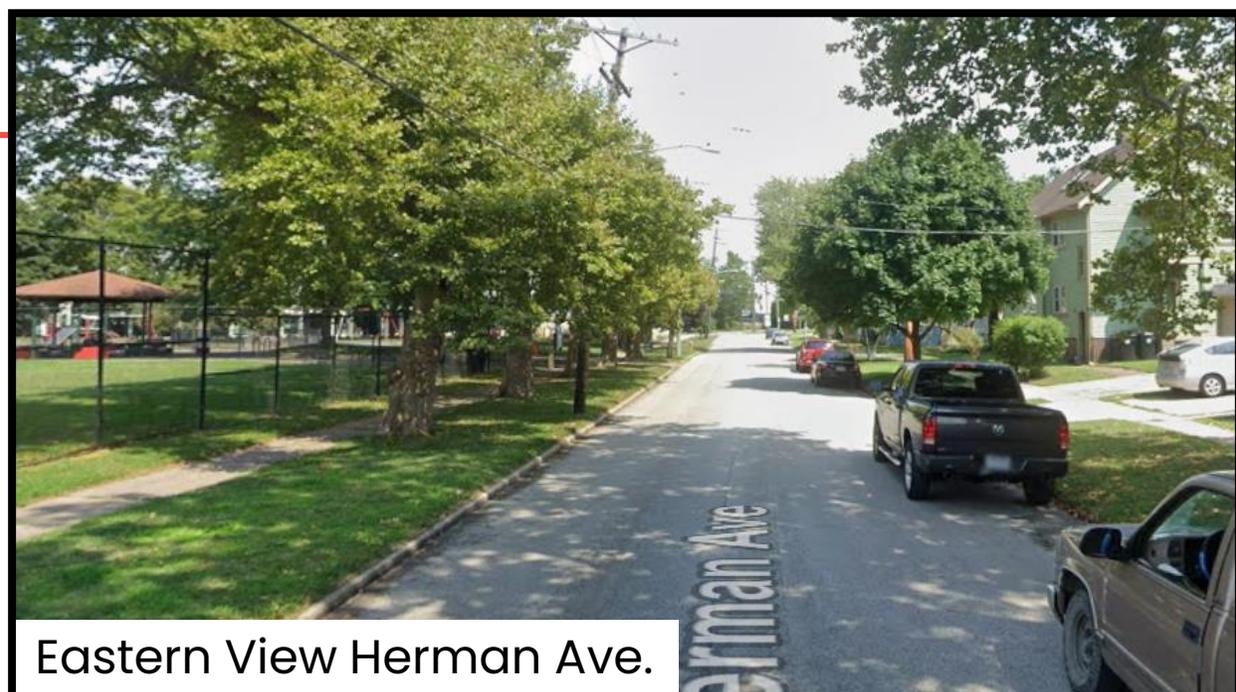
- **To allow the proposed development to move forward as planned.**
 - **To promote a diversity in housing typologies**
 - **To support transit and alternative mobility choices**
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Existing Conditions

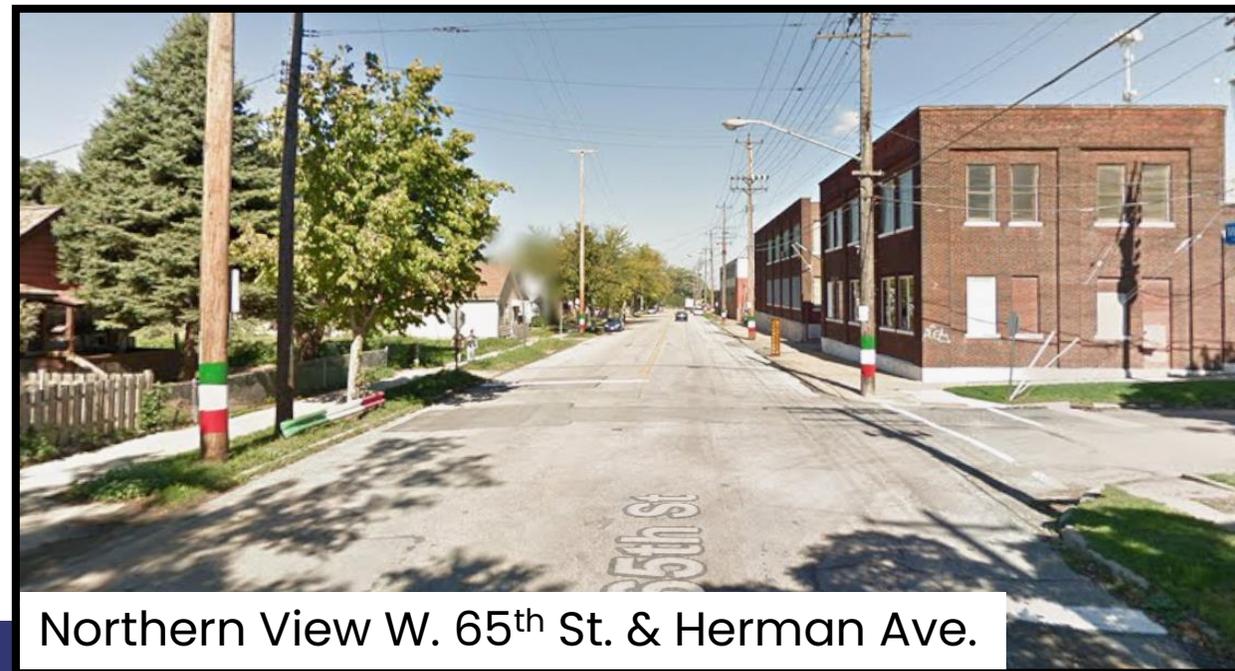




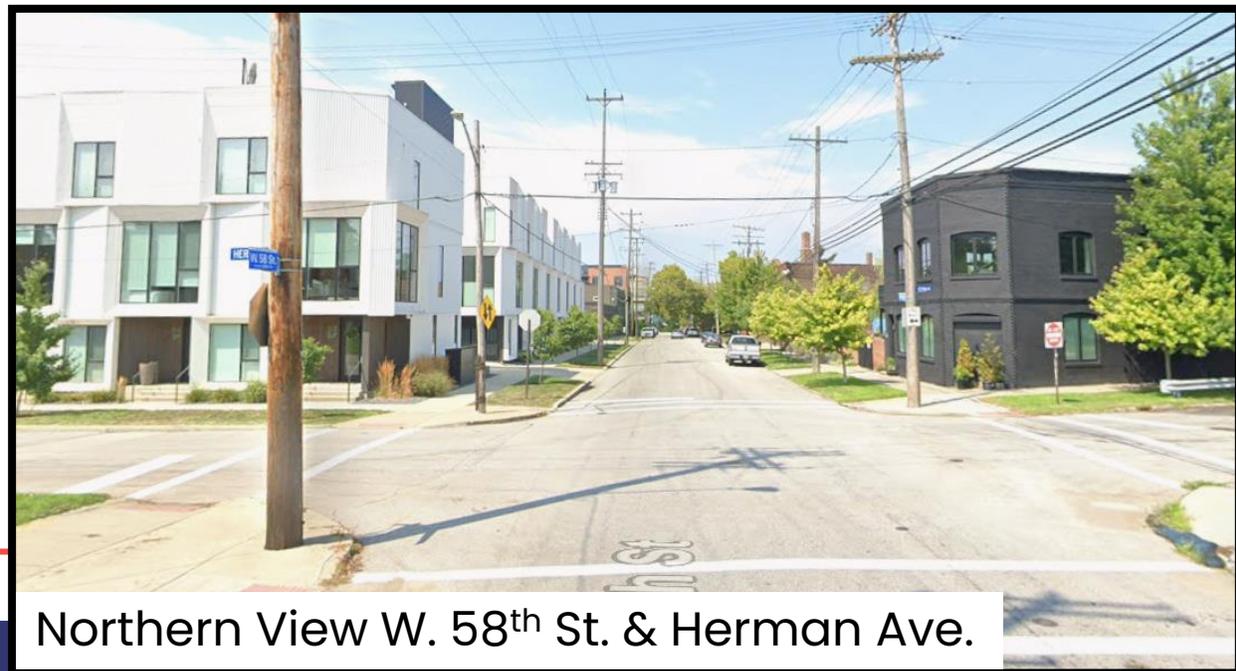
Western View Herman Ave.



Eastern View Herman Ave.



Northern View W. 65th St. & Herman Ave.



Northern View W. 58th St. & Herman Ave.

Existing Zoning

- Semi Industry-G2
- Transit Oriented Development (TOD) Zone



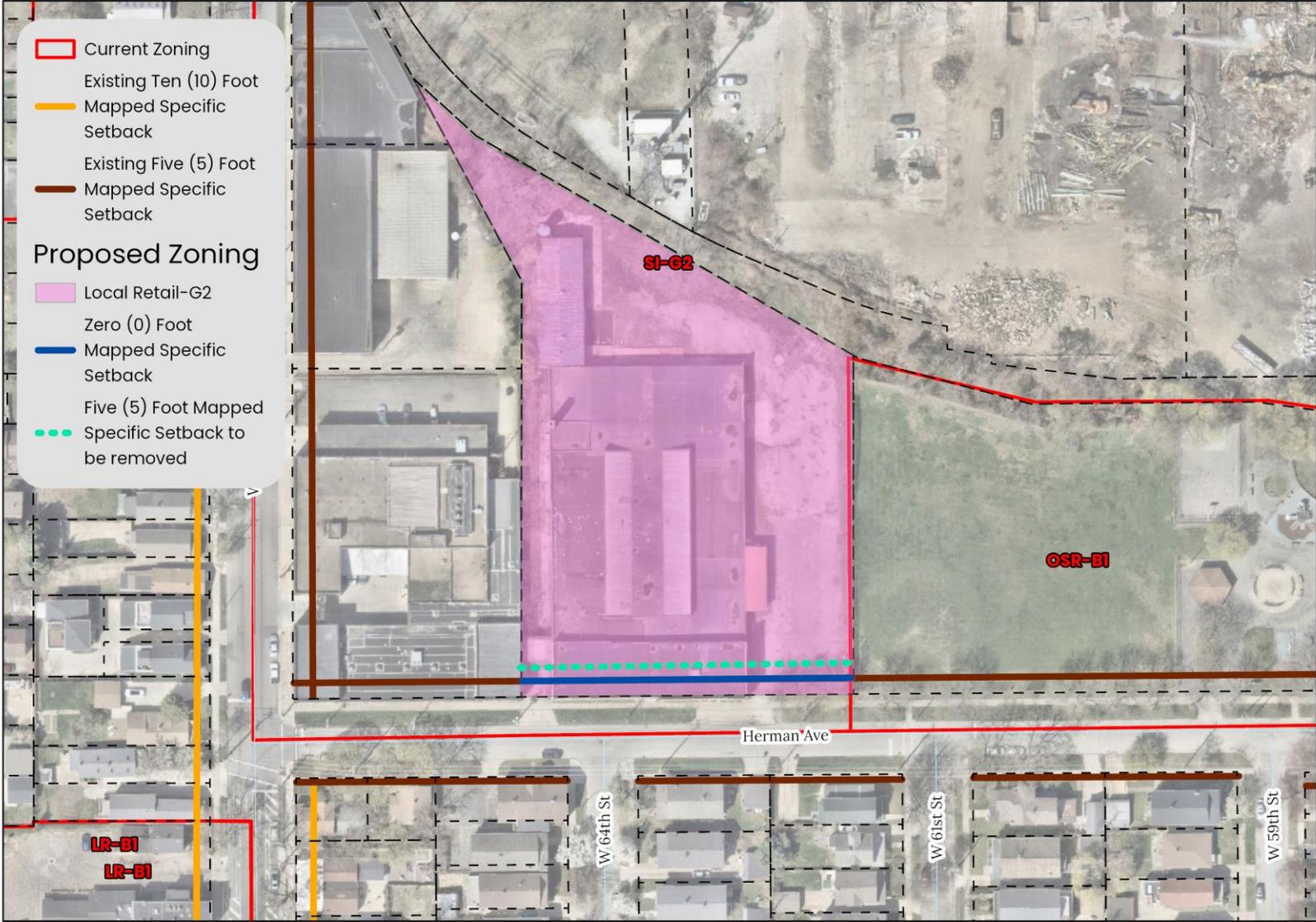
Zoning

- Open Space Recreation
- Two Family
- Multi-Family
- Townhouse
- Local Retail Business
- Semi-Industry

Existing Zoning



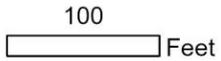
Proposed Zoning



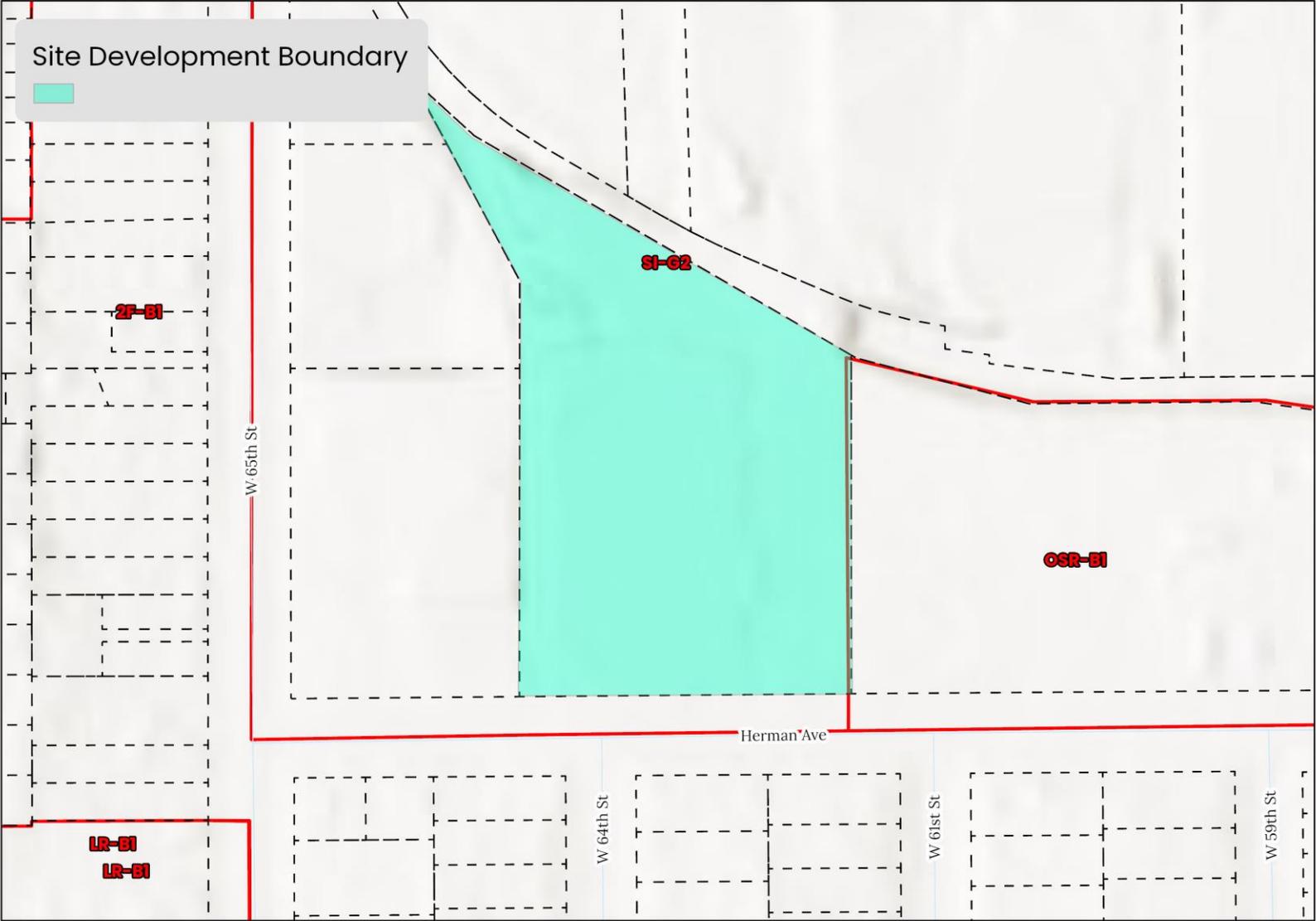
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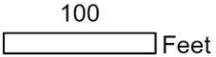
Site Development Boundary

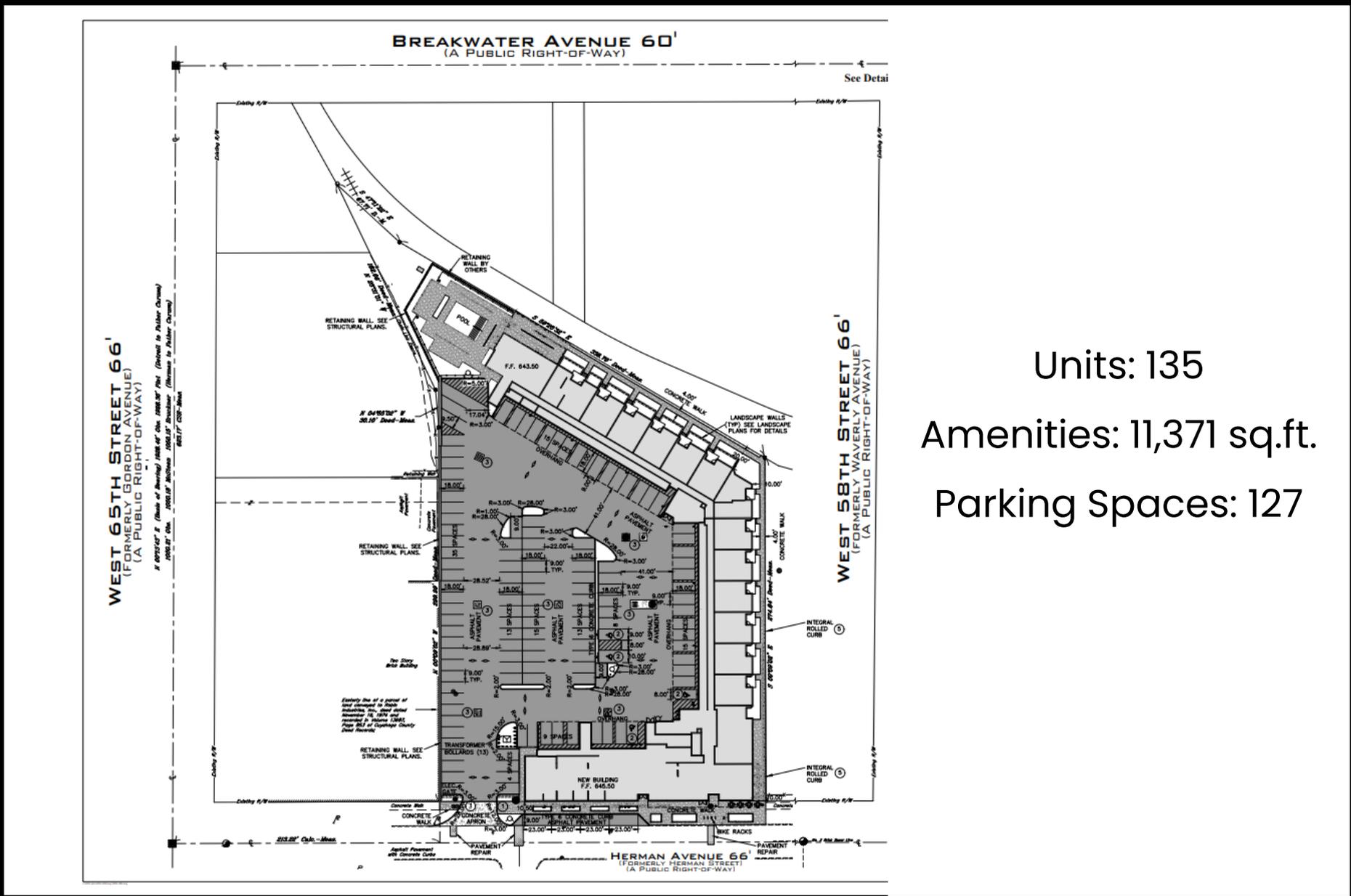


Date: 12/01/2025

Site Development Boundary

Site Development Boundary for Canopy at Herman Park Plan Specific Rezoning





Elevations

42'-2" Height



SOUTH ELEVATION



EAST ELEVATION

Herman Ave - Soap Site
Cleveland, OH

EXTERIOR ELEVATIONS

DIMITARCHITECTS
architecture • interiors • urban design



Elevations

42'-2" Height



NORTHWEST ELEVATION



NORTHEAST ELEVATION

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EXTERIOR ELEVATIONS

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Elevations

42'-2" Height



NORTH ELEVATION

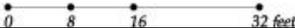


SOUTHWEST ELEVATION

Herman Ave - Soap Site
Cleveland, OH

EXTERIOR ELEVATIONS

DIMIT ARCHITECTS
architecture + interiors + urban design



Elevations



Elevations



Elevations



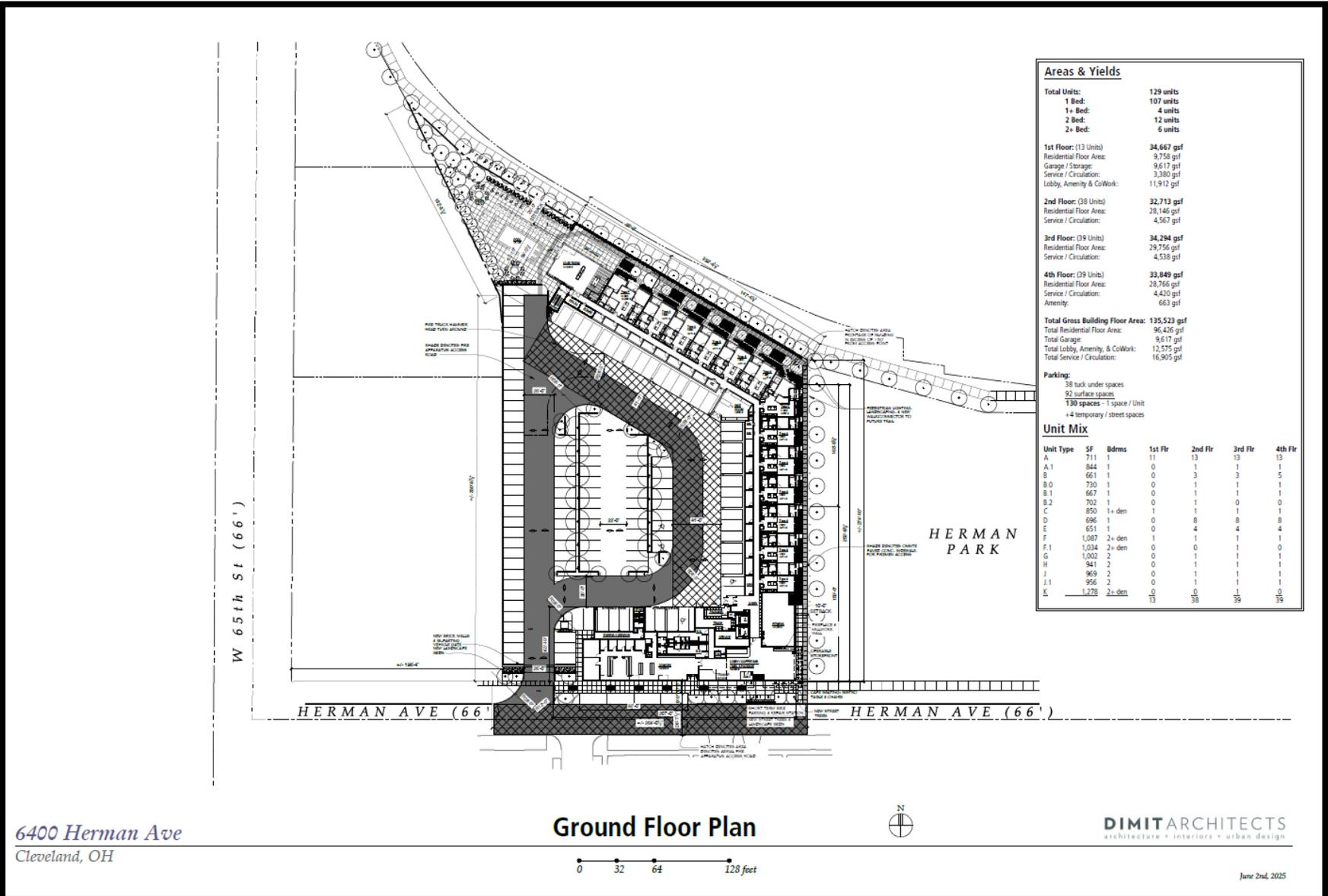
Transit Demand Management



- Set of strategies aimed at maximizing traveler choices.
 - Focuses on understanding how people make transportation decisions and helping people use infrastructure that is in place for transit, ridesharing, walking, biking and other modes of active transportation
 - Provided a list of choices that have been identified as highest priorities that offer the greatest amount of opportunity and benefit to residents and visitors alike
 - Current Site Plan Specific Legislation requires development to adopt and maintain prescriptive TDM Strategies
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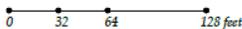
Required TDM Strategies

Units: 135
Amenities: 11,371 sq.ft.
Parking Spaces: 127



6400 Herman Ave
Cleveland, OH

Ground Floor Plan



DIMITARCHITECTS
architecture + interiors + urban design

Will be exempt from requirements of §349.04 – as it relates to automobile parking, so long as property owner continuously adopts and maintains the TDM Strategies as adopted by CPC, and attached hereto.

Transit Options

- Will provide kiosk or tv monitor displaying transit information in the lobby.

Car & Parking Options

- Residents experience cost savings if opt not to rent a parking space(s)
- 4 short term parking spaces along Herman Ave. to facilitate shared transportation pickups, deliveries, and patronage of the commercial businesses.

Parking and Delivery

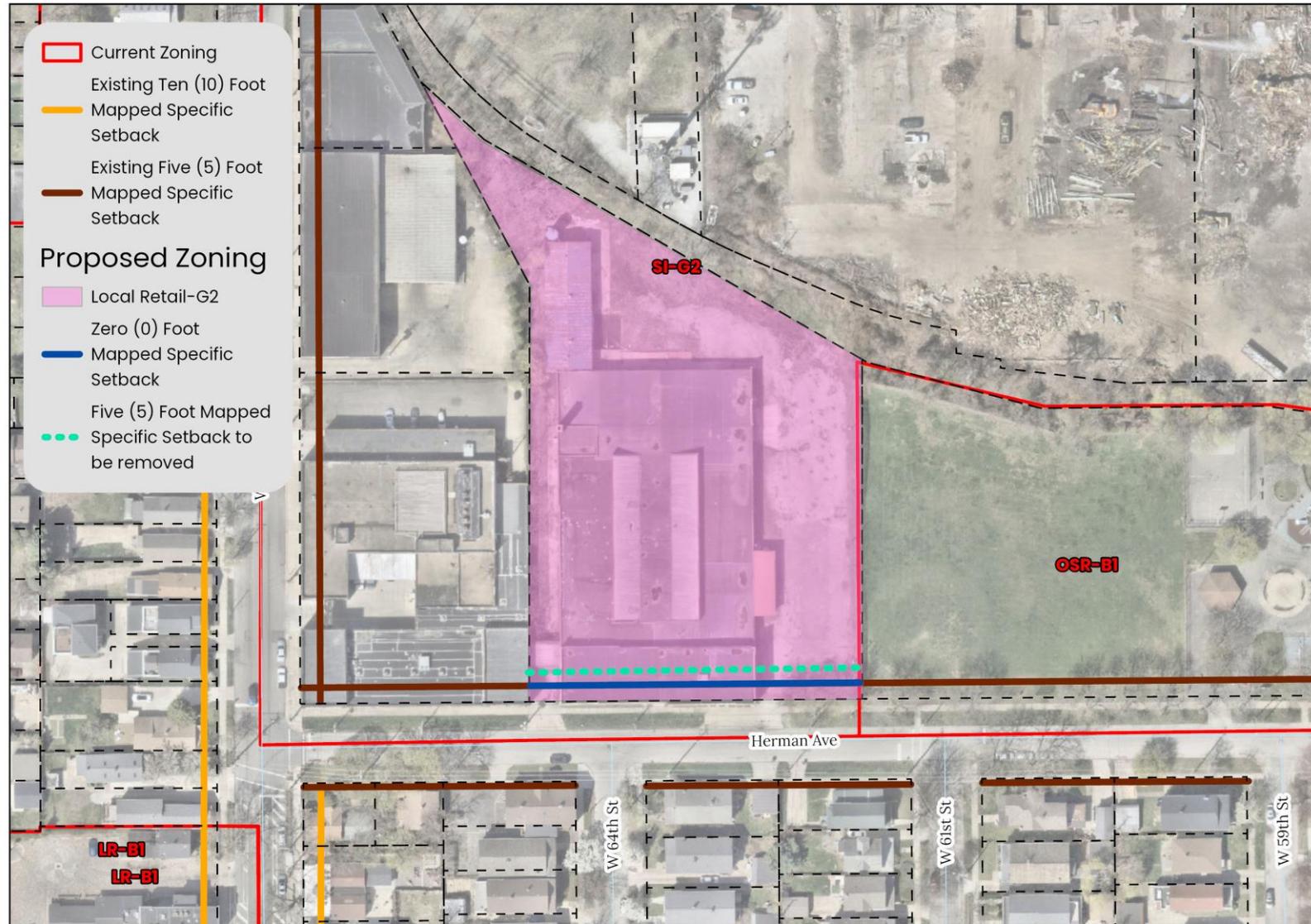
- Central parking location and multiple entrances for the public.
 - Designated delivery and package area including cold storage.
-

Active Transportation –

- Will work with City of Cleveland to improve the streetscape along Herman Ave. including refreshed and widened sidewalks, street landscaping and furnishing, and buried power lines that are currently overhead.
- 5 bicycle parking stalls as well as a public bicycle repair station to be installed along Herman Ave.
- 50 resident indoor bicycle storage/parking spaces and family repair station.

Family

- Family-focused amenities such as multi-bedroom designs, shared lounge area, shallow pool, on-site co-working solutions, health facilities, and immediate access to adjacent public parks.
-



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