

Map Change 2622

Development , Planning & Sustainability
March 8, 2022





Detroit Ave

W. 25th Street

Franklin Ave

Columbus Road

Carter Road

Carter Road

Scranton Ave

Proposal

Changing the Use, Area and Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Ave and W. 25th Street and adding the Urban Form Overlay. (Map Change 2622)

Purpose

- Facilitate the development of the new Irish Town Bend Park
 - Permit residential Uses by-right in the Flats
- Leverage public assets and investments to spur new private investment
- Ensure compatibility between new non-industrial and existing industrial uses
 - Ensure new developments are advancing the City's walkability goals

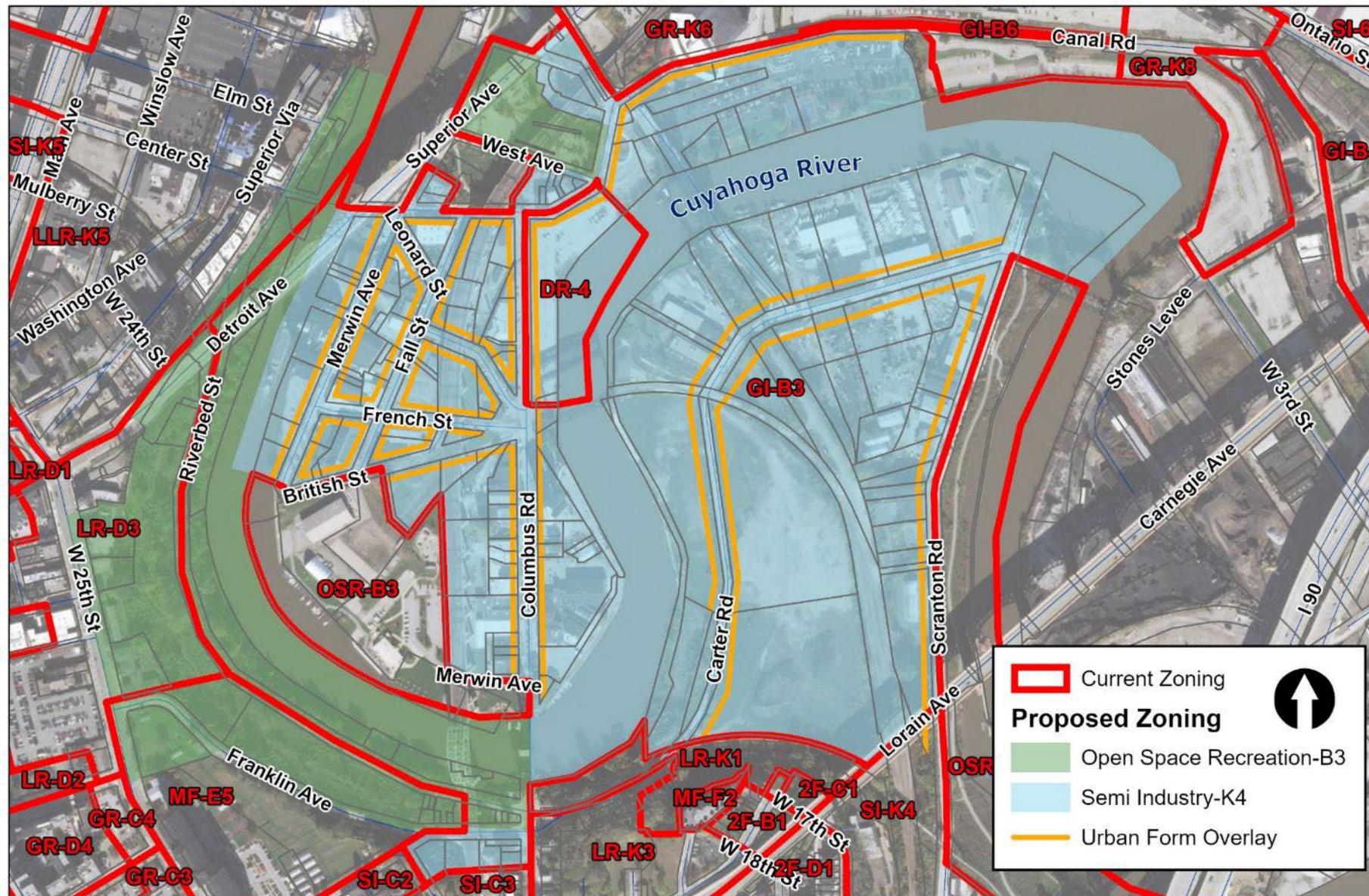


Proposed New Districts

Semi-Industry – K4
Open Space Recreation – B3

Proposed New Overlays

Urban Form Overlay



Cleveland City Planning Commission

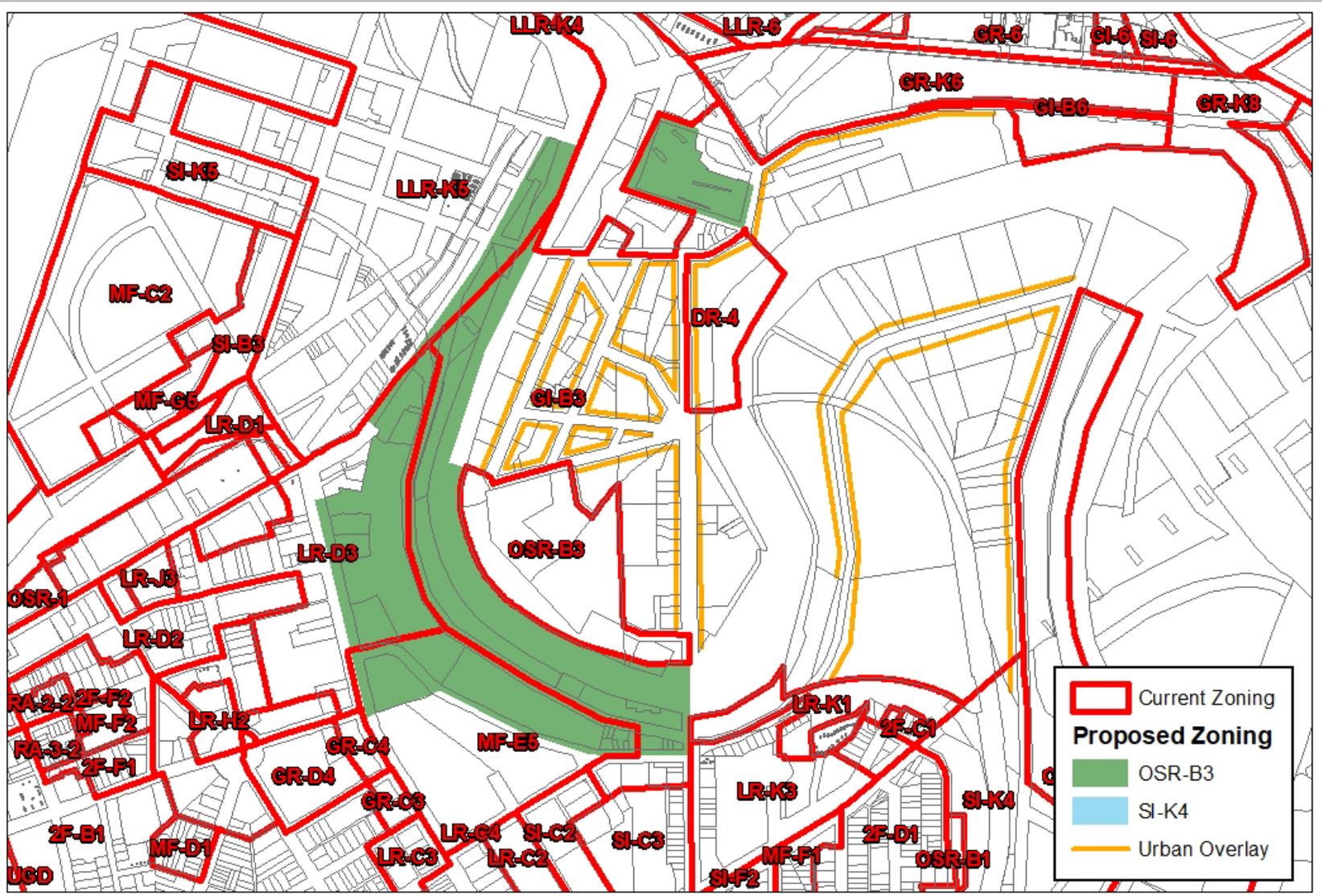
601 Lakeside Ave. Cleveland, OH 44114

Date: 11.18.2021

Map Change 2622

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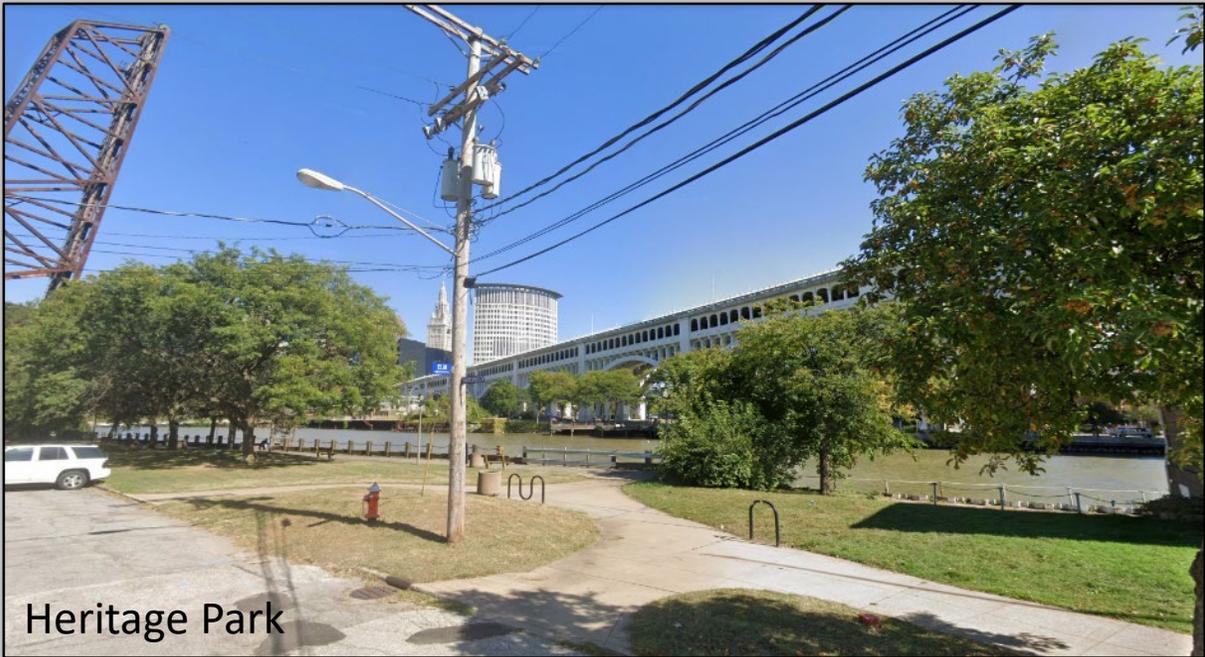
Changing to OSR- B3

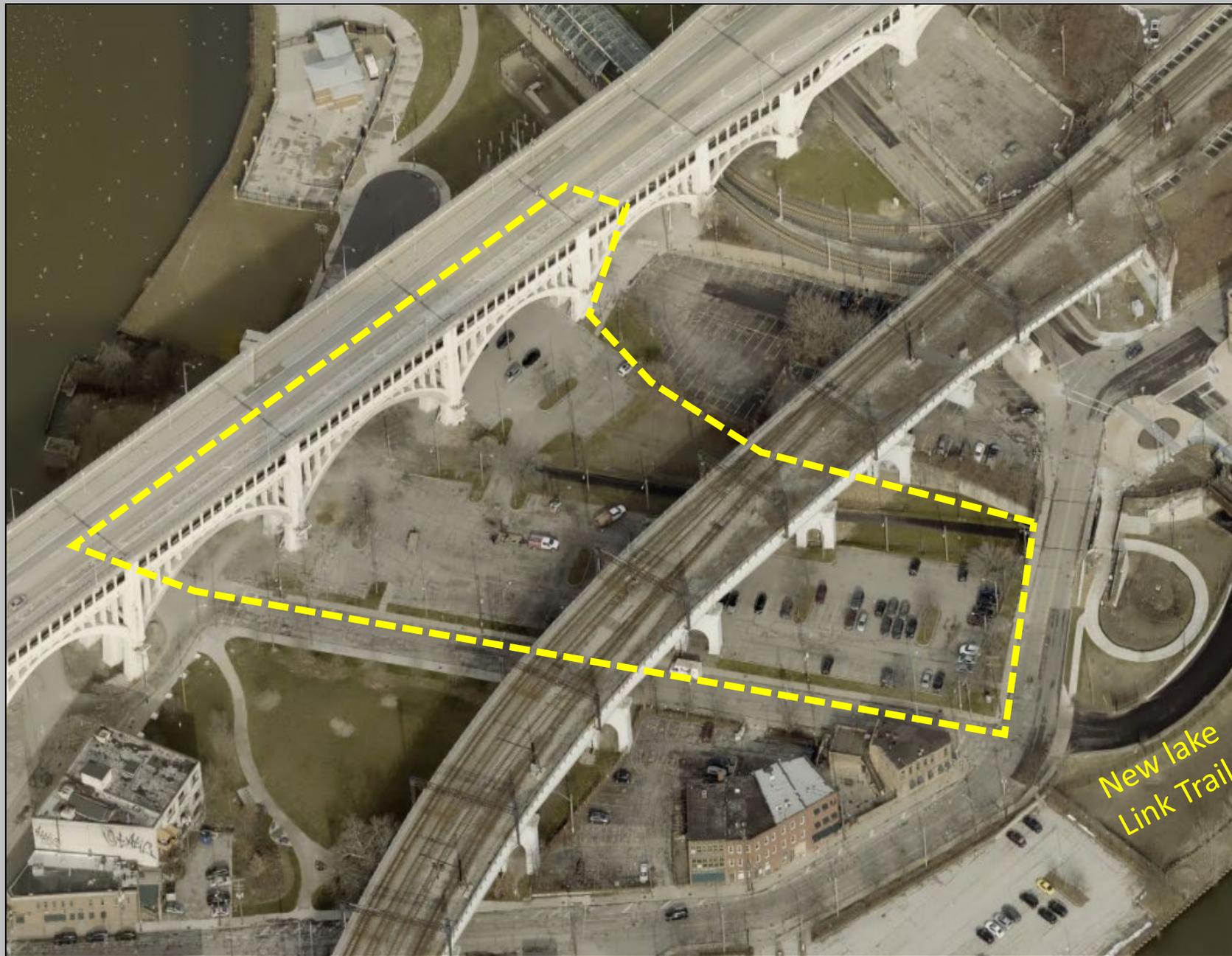
- General Industry – B3
- Limited Local Retail -K5
- Local Retail – D3
- Multi- Family – E5

ANNOTATED VISION PLAN

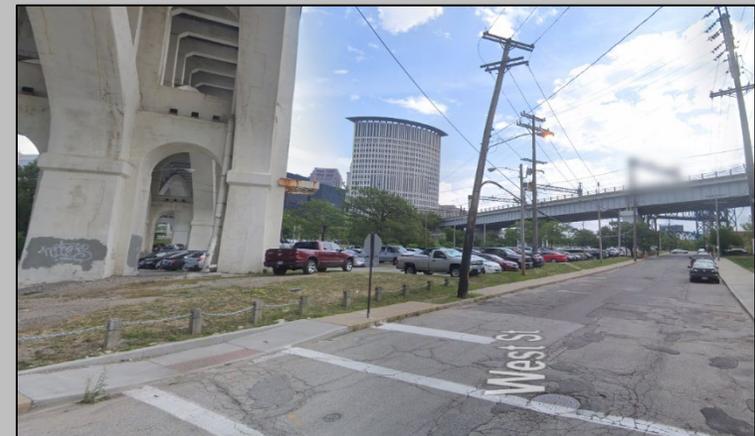
- ① West 25th Street
- ② Franklin Gateway
 - Farmstand
 - Community Center
- ③ Ohio City Farm
- ④ Playground
- ⑤ Welcome + Cultural Center
 - Bourke-White Overlook
- ⑥ Sledding Meadow
- ⑦ Canopy Walk/Bridge Connection
- ⑧ Active Recreation Gateway
- ⑨ Riparian Gardens
- ⑩ Archaeological Site
- ⑪ Social Gateway
- ⑫ Red Line Greenway Connection
- ⑬ Bridge Street Stair
- ⑬ Maritime Theater
 - Lederer Pavilion
 - Industrial Artifacts/Art
 - Sloped Lawn With Views

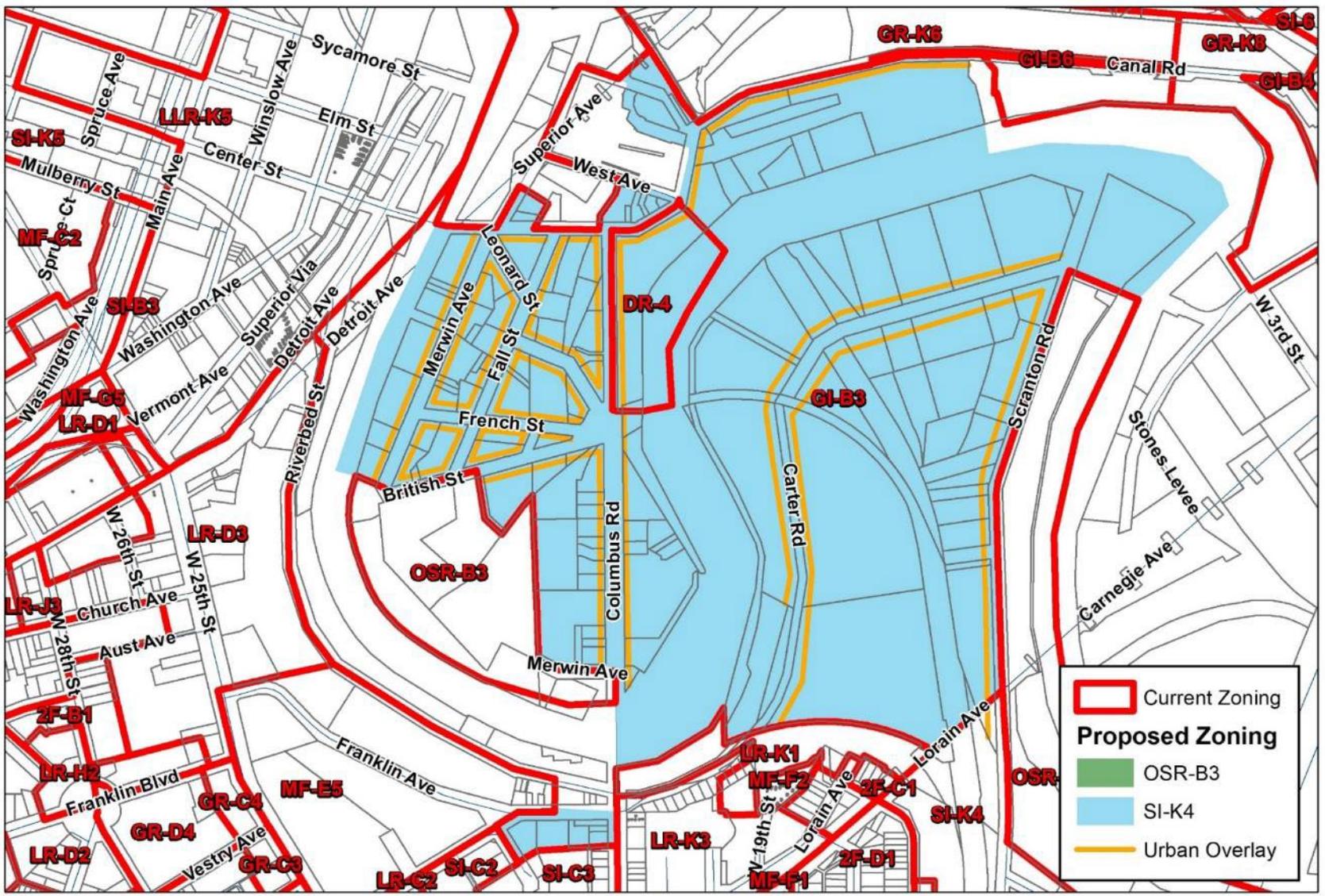






City owned parcel
Future phase of Canal Basin Park





Changing to SI-K4

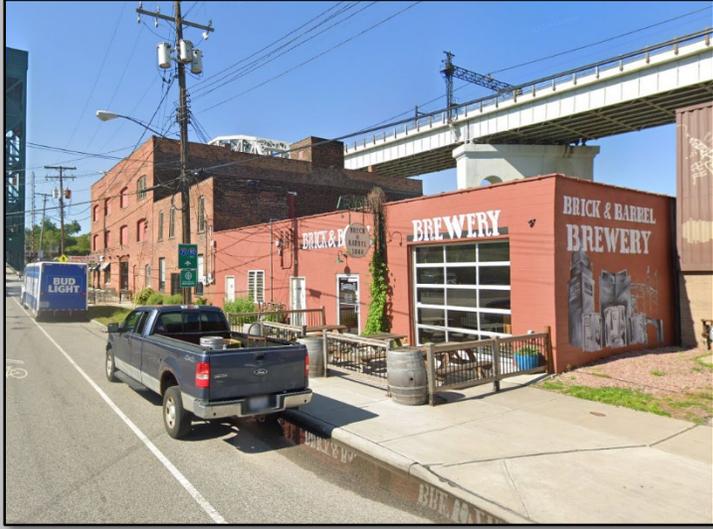
General Industry – B3
Downtown Residential - 4

Map Change # 2622

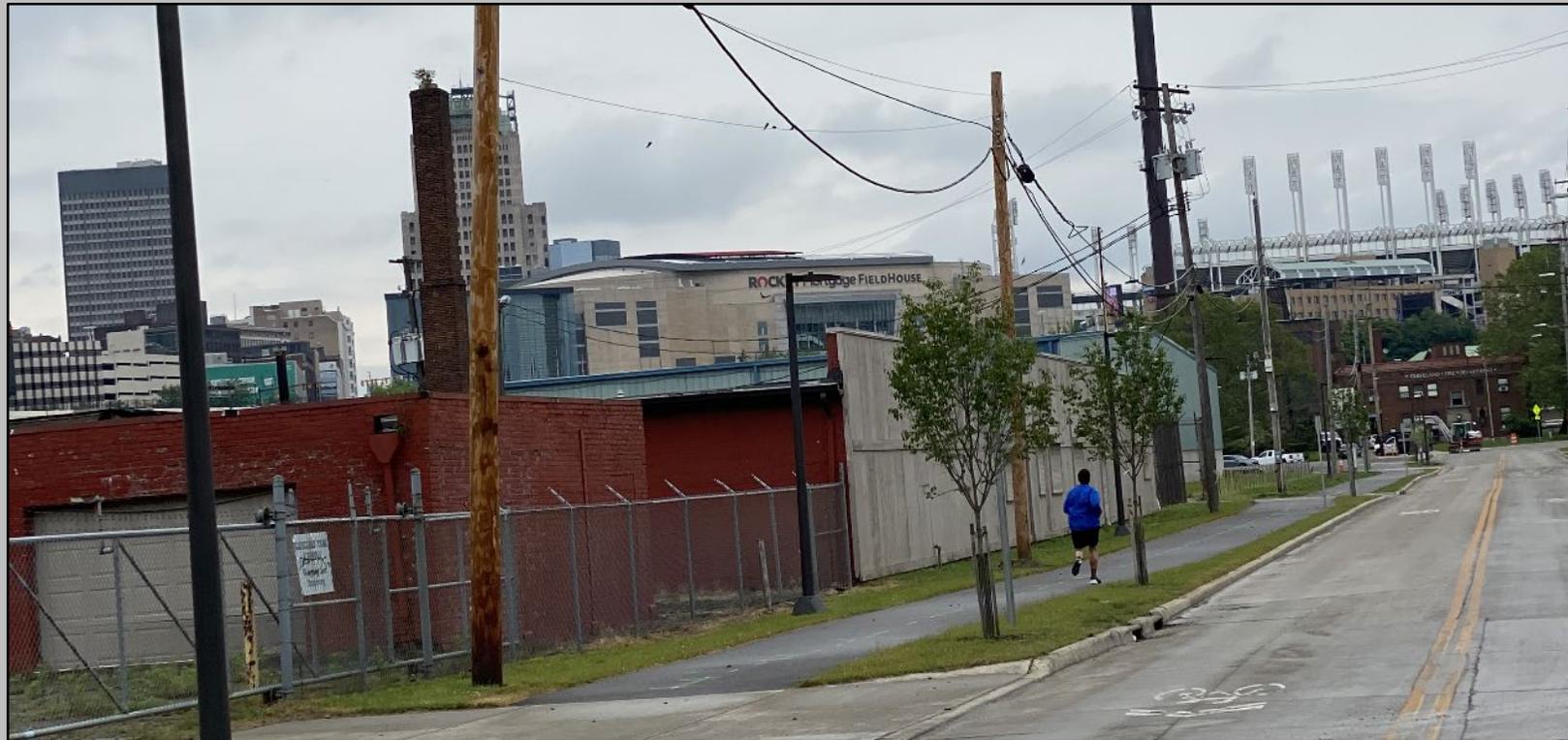


Date: 6.2.2021

Columbus Road Peninsula



Carter Road



THUNDERBIRD
A NEW MIXED-USE NEIGHBORHOOD IN CLEVELAND

DEVELOPMENT OPPORTUNITIES UP TO 12 ACRES
FOR SALE | FOR LEASE | BUILD-TO-SUIT

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MANAGED DEVELOPMENT IN PARTNERSHIP WITH
FELD ONE EAST WEST ALLIANCE J ROC DEVELOPMENT

CBRE

Scranton Road



Urban Form Overlay

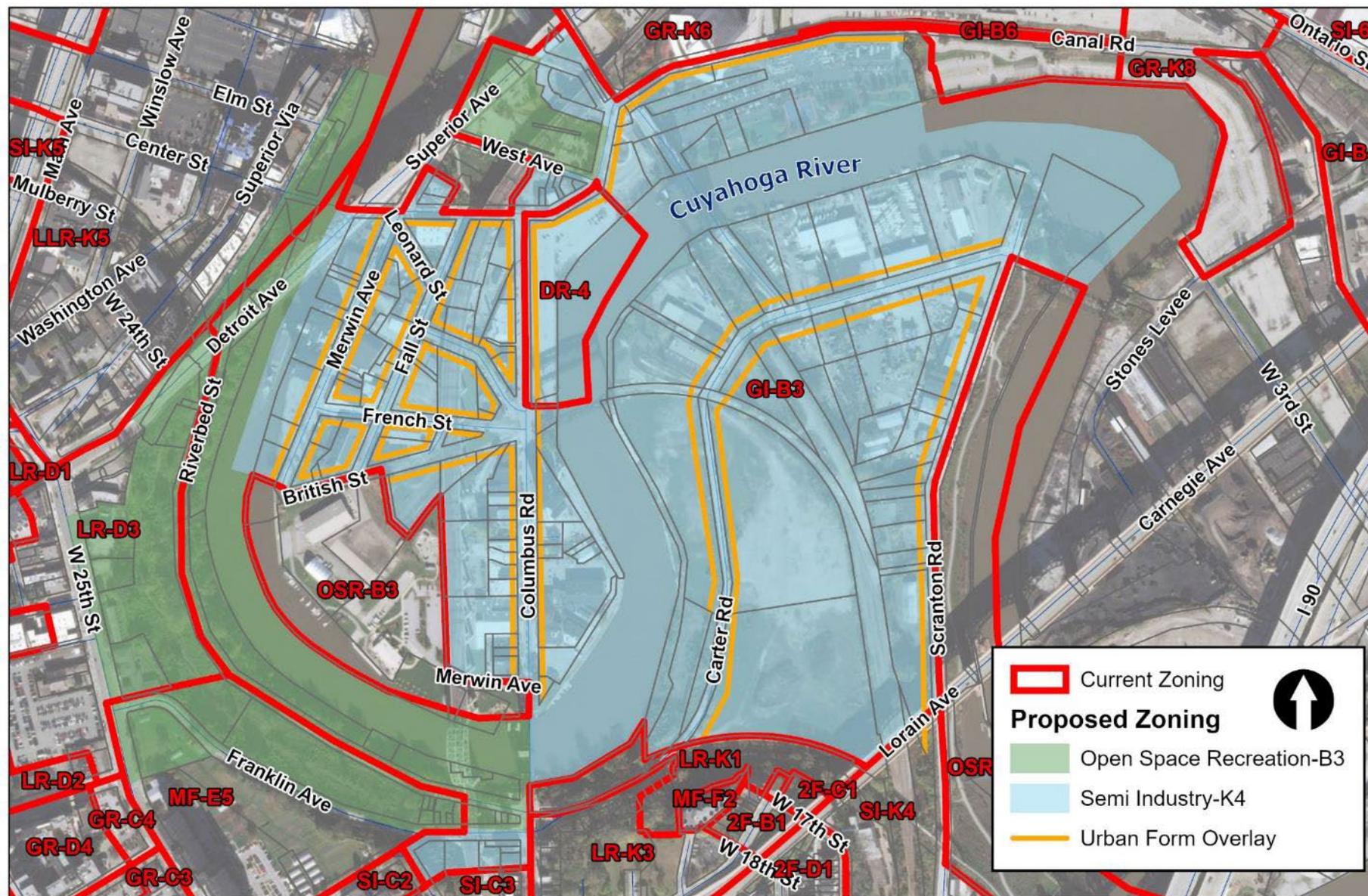
Goals

- Support walkable neighborhoods & mixed-use districts
- encourage alternative transit methods
- Establish strong urban form



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