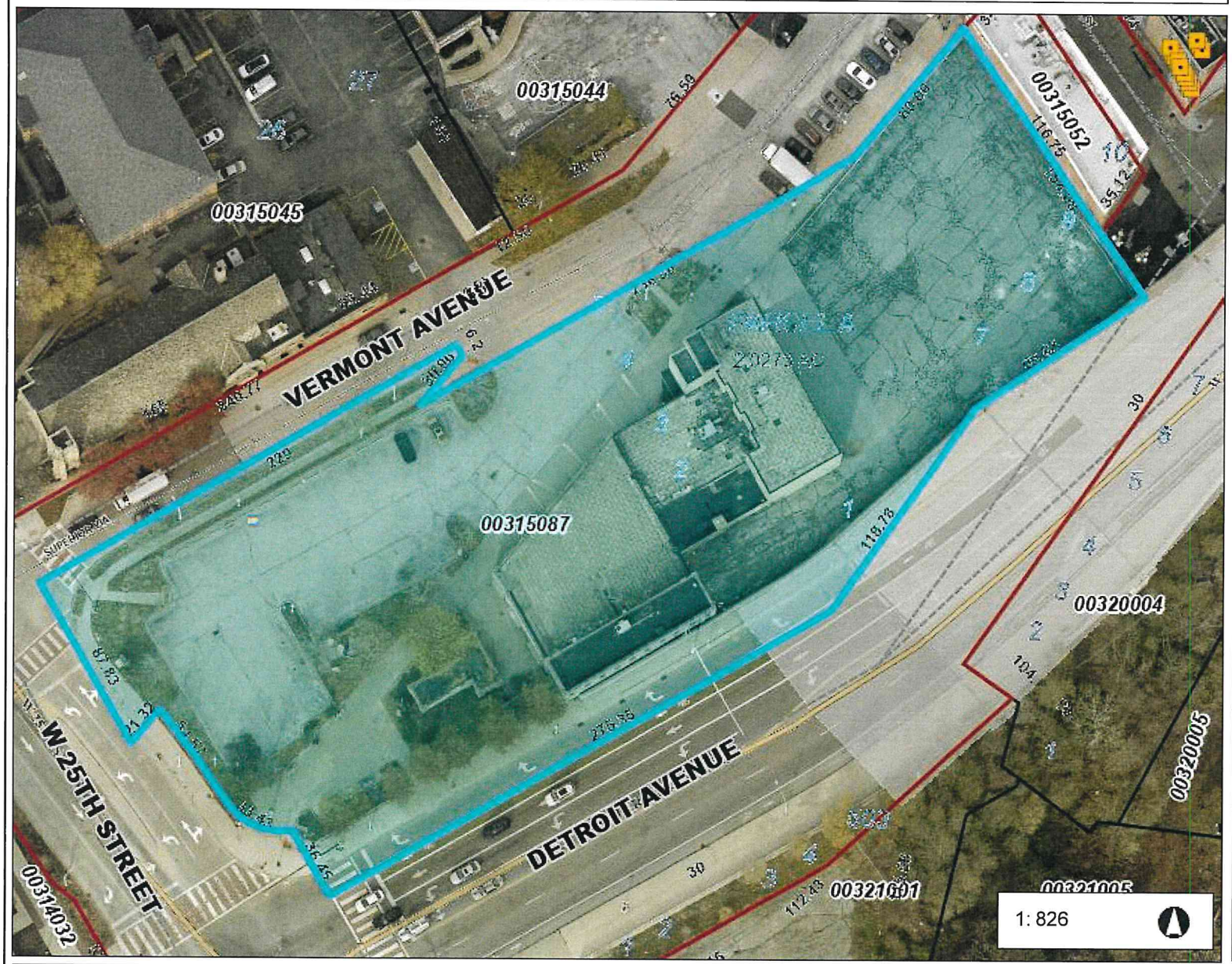
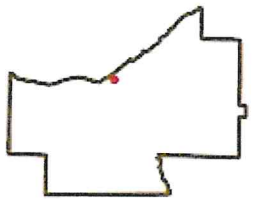
LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Engineering and Construction

Declaring the intent to vacate a portion of the Detroit-Superior Viaduct.

Resolution No:	1285-2022
Description:	Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and being a part of Original Brooklyn Township Lot No. 70; being a portion of the Detroit-Superior Viaduct, extending northwesterly, approximately 10 feet, therefrom and parallel to, the portion of the Detroit-Superior Viaduct vacated by Council of the City Cleveland by Ordinance Number 1367-2019, passed December 02, 2019.
Purpose:	Bridgeworks, LLC, the owner and developer of the property at 2429 W. Superior, requests the vacation for the development project of this site that includes housing, retail, office and garage improvements.
	A consent form acknowledging approval of this request has been signed from the Council Member.
Ward:	Ward 3, Council Member Kerry McCormack

Cuyahoga County GIS Viewer





Date Created: 11/18/2022

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

138 0 69 138 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

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1405 East Sixth Street
Cleveland, Ohio 44114-1607
216.622.8200 **Phone**

October 14, 2022

VIA E-MAIL (ewestfall@clevelandohio.gov)

Eric B. Westfall, P.S.
Survey Section Chief
Mayor's Office of Capital Projects
Division of Engineering and Construction
601 Lakeside Avenue, Room 518
City of Cleveland, Ohio 44114

Re: Street Vacation Request – Bridgeworks, LLC

Dear Chief Westfall:

Our firm represents Bridgeworks, LLC ("Bridgeworks"), the owner and developer of the property at 2429 W. Superior, on the Detroit-Superior Viaduct and the site of the Old Cuyahoga County Engineer's garage. Bridgeworks has planned a mixed-use development project for this site that includes housing, retail, office and garage improvements on a walkable, accessible site, connected to the adjacent neighborhoods and downtown Cleveland (the "Project Site"). The project includes a new, nationally branded hotel, affordable and market rate residential units, preserved features like the historic ticket booth and streetcar entrance to the trolley below the bridge, as well as restaurants, retail and parking.

Please allow this letter to serve as the formal request on behalf of Bridgeworks for approval of the vacation of a 0.0569 acre portion of the Vermont Avenue right of way, along the northern boundary of the Project Site, east of West 25th Street. A depiction of the Project Site is attached hereto as Exhibit A and the proposed portion of Vermont Avenue to be vacated is cross-hatched and labeled "Vacation Area."

As depicted on Exhibit A, the northern boundary of the Project Site zigzags along Vermont Avenue, which results in a building site that is irregular and inefficient. The addition of the Vacation Area to the Project Site would allow for a more consistent northern boundary, and a considerably more efficient and logical plan of access and flow of traffic, as well as provide an area for the development of a more practical garage structure. As depicted on the attached, the proposed garage structure is to be located along the eastern end of the Project Site and has a footprint that overlaps a portion of the Vacation Area.

The development plan also includes the proposed subdivision of the total Project Site into three parcels, the main development site, the garage parcel, and an air rights parcel above the proposed residential building, containing floors 11 – 15, being the hotel parcel. That plat is also attached at Exhibit B for your information and review, and also identifies the Vacation Area. Finally, attached is the legal description of the Vacation Area, which is submitted for review and approval.

The only abutting property owner along the Vacation Area is Bridgeworks, so the impact of the vacation on adjacent users is nominal to non-existent.

Our team is hopeful that the City is amenable to granting this request for vacation of the 0.0569 acre area, which is important to the efficient development of the Project Site.

Please do not hesitate to contact me with any questions.

We appreciate your consideration for this request for street vacation.

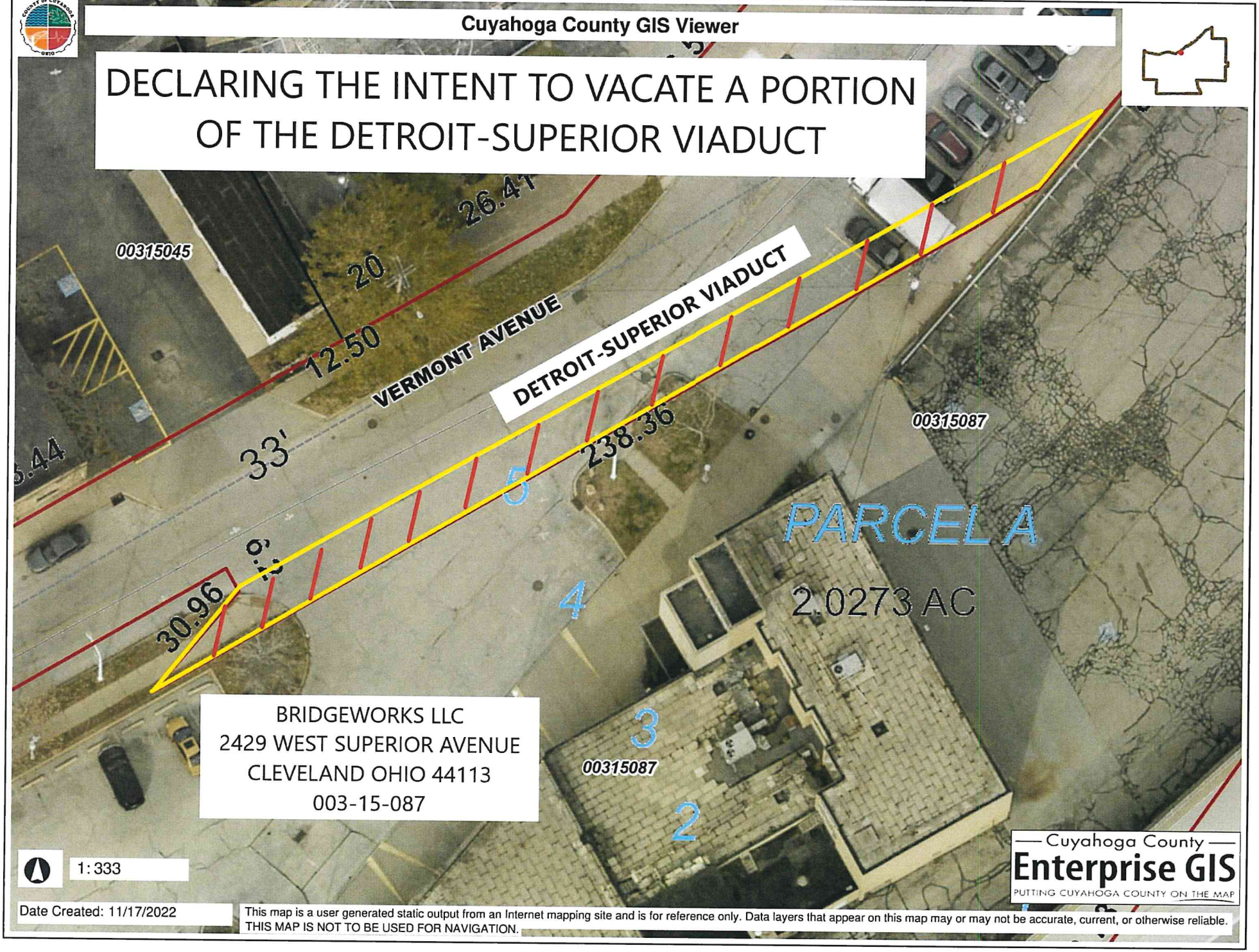
Very truly yours,

Mara E. Cushwa

Enc.
cc: Mr. Michael Panzica
Mr. Graham Veysey
Ms. Marika Shioiri-Clark
Mr. Tim Panzica
Mr. Ryan Snezek
Ms. Katy Lyndall

Cuyahoga County GIS Viewer

DECLARING THE INTENT TO VACATE A PORTION OF THE DETROIT-SUPERIOR VIADUCT



Date Created: 11/17/2022

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Westfall, Eric B.

From: Kerry McCormack <kmccormack@clevelandcitycouncil.org>
Sent: Wednesday, October 5, 2022 12:02 PM
To: Hough, Katie; Elizabeth Golish; Westfall, Eric B.
Subject: Re: Bridgeworks LLC
Attachments: 220901 - 21-271 - Bridgeworks - Lot Split Map.pdf

Mr. Westfall,

Can you please advise Ms. Golish on the street vacation process? I support this reques.t

Thanks,

Kerry

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

On Oct 5, 2022, at 9:27 AM, Katie Hough <khough@clevelandcitycouncil.org> wrote:

Where do I direct her?

From: Golish, Elizabeth <EGolish@Calfee.com>
Sent: Tuesday, October 4, 2022 2:00 PM
To: Katie Hough <khough@clevelandcitycouncil.org>
Subject: FW: Bridgeworks LLC

Hi Katie,

I hope you are well. Our firm is working with Bridgeworks LLC in connection with its development of the property located at 2429 W. Superior. Per my colleague Mara Cushwa's recent exchange with Councilman McCormack (below), our client will be seeking City/County approval for the vacation of a portion of Vermont Avenue, along the northern side of the project, as noted on the attached.

We are hoping to obtain a detailed understanding of the street vacation process, step-by-step. I have reached out to a few different City departments seeking assistance on this and was told to reach out to the councilperson. So – I am circling up with you! Are you able to assist me and/or direct me to the best way to ascertain the process involved in vacating this portion of the street?

City of Cleveland Memorandum
Justin M. Bibb, Mayor

Mayor's Office of Capital Projects

Date: November 17, 2022

To: Mark D. Griffin, Chief Legal Counsel
Department of Law

From: James D. DeRosa, Director
Mayor's Office of Capital Projects

Re: Request for Legislation

We are requesting Legislation be prepared for Introduction as described below.

Declaring the intent to vacate a portion of the Detroit-Superior Viaduct.

Bridgeworks, LLC, the owner and developer of the property at 2429 W. Superior, requests the vacation for the development project of this site that includes housing, retail, office and garage improvements.

An electronic draft copy will be emailed to your Department to facilitate the processing of this request, along with a copy of the Councilperson's consent slip.

If you have any questions please contact Eric B. Westfall, P.S., Survey Department 664-3780.

JD/ebw

Cc: Ryan Puente, Chief Government Affairs Officer
Elise Hara Auvil, Chief Administrative Officer
Bradford J. Davy, Chief Strategy Officer
Bonita G. Teeuwen, Chief Operating Officer
Richard Switalski, Administration Bureau Manager, Division of Engineering & Const.
Eric Westfall, Plats and Surveys Section
Meredith Carey, Legislative Liaison
Nancy Lanzola, Department of Law