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

Lease of City-owned Property to Playhouse Square Foundation

Ordinance No: 707-2023

Legislative Purpose: To authorize the Director of Mayor's Office of Capital Projects to lease City-owned property at 1302 Euclid Avenue in Playhouse Square to Playhouse Square Foundation ("PHSF") for the operation of a restaurant in the concession stand for a term of five years with one five-year option to renew.

Project Summary: The City wishes to lease an approximately 659 square foot concession stand located at 1302 Euclid Avenue on US Bank Plaza (a portion of 101-37-041) in Playhouse Square to PHSF. PHSF has been working to attract a restaurant tenant to the concession stand to help activate the public space at US Bank Plaza in the heart of Playhouse Square.

In 1996, PHSF constructed the concession stand pursuant to an encroachment permit on former Huron Road right-of-way. PHSF briefly operated a theater ticket booth in the concession stand, however the building has largely remained vacant other than its recent use as a seasonal hamburger restaurant operated by the owner of the adjacent Cowell and Hubbard Restaurant from approximately 2013 through 2019. Since the closing of the hamburger restaurant in late 2019, PHSF has been working to attract a replacement tenant, to which PHSF would sublease the concession stand and are currently interested in leasing to a restaurant operator seeking to operate a year-round, fresh foods concept concession.

The hours of operation would be Monday through Friday 9:00 AM to 11:00 PM and Saturday and Sunday 10:30AM until 11:00 PM. The restaurant concept is "fresh" foods. They will serve crepes, salads, wraps, juice smoothies and other healthy food options. In

	addition, PHSF is planning to coordinate events and programs at US Bank Plaza.
Lease Rate:	$1.00 per year in exchange for Playhouse Square programming events and maintaining the U.S. Bank Plaza.
Lease Term:	Five-year term with one five-year option to renew
PPN:	a portion of 101-37-041
Ward:	Ward 3 (Councilperson McCormack)
Attachments:	Location Map

CITY OF CLEVELAND
Mayor Justin M. Bibb

Location Map of 1302 Euclid Avenue
(PPN 101-37-041)

City of Cleveland Memorandum
Justin M. Bibb, Mayor

Date: May 22, 2023

To: Mark D. Griffin, Director
Department of Law

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

Subject: Legislation to Authorize Lease of City-Owned Property to Playhouse Square Foundation

Please prepare legislation authorizing the Director of Mayor's Office of Capital Projects to lease City-owned property at 1302 Euclid Avenue in Playhouse Square to Playhouse Square Foundation ("PHSF") for the operation of a restaurant in the concession stand space for a term of five years with one five-year option to renew.

Thank you.

SD/vt

Encl.

cc: Bradford J. Davy, Chief of Staff
Ryan Puente, Deputy Chief of Staff & Chief Government Affairs Officer
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James D. DeRosa, Director, MOCAP
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