



City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

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216/664-3281

www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE:

PROJECT NAME:

PROJECT ADDRESS:

PROJECT LOCATION (if no address):

CONTACT PERSON (for design review):

COMPANY:

PHONE:

EMAIL:

OWNER:

ARCHITECT/ CONTRACTOR:

PROJECT TYPE: New Building Rehabilitation Addition Sign Fence Parking

USE TYPE: Residential Commercial Industrial Institutional Mixed-Use

Review Level: Storefront Conceptual Schematic Design Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

Signature and date

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:

P R O J E C T S U M M A R Y

Cuyahoga Riverfront Masterplan: Seeking Conceptual Approval for Parcels 17, 18 + 19. Update on Parcel 20, acquired since May 19, 2023 framework approval. Conceptual proposal for the Cleveland Clinic Global Peak Performance Center

Location: Cuyahoga Riverfront in downtown Cleveland – W. 3rd and Eagle Avenue/Stones Levee

Partners: Cleveland Cavaliers, Cleveland Clinic, Bedrock

Development: Proposed first-of-its-kind sports performance and training facility.

Scale: Parcels 17, 18, 19, 20 as a portion of the Bedrock Cuyahoga Riverfront Master Plan (Framework Conceptual Approval 5/19/23)

Key Features: Interdisciplinary training center with medical specialists, open to public, personalized programs for training, treatment, nutrition, and recovery

Purpose + Benefits: Anchor downtown revitalization, boost Cleveland as global medical destination, impact health and wellbeing of region.

This transformative sports medicine and athlete training facility aligns with downtown revitalization efforts. Conceptual proposal demonstrates substantial investment in elevating Cleveland's amenities and regional assets.

The Cleveland Cavaliers and Bedrock, in partnership with the Cleveland Clinic, have embarked on the design and construction of a one-of-a-kind sports performance center to be located along the Cuyahoga River in Cleveland, Ohio. The main purpose of Global Peak Performance Center is to serve as the new home for the Cleveland Cavaliers training programs and the Cleveland Clinic's use as a state-of-the-art medical facility. The significance of the building siting relates to its location along the riverfront, and as an iconic anchor that will seamlessly tie into the Cuyahoga Riverfront Master Plan and Vision for the Valley.

The Cuyahoga Riverfront Master Plan identifies the riverfront land as an asset that can connect communities, create vibrant public spaces, and overall, improve the environment. The Cleveland Clinic Global Peak Performance Center will embrace these principles and serve as a catalyst to foster connectivity and growth.



BEDROCK

CUYAHOGA RIVERFRONT MASTER PLAN DEVELOPMENT

**DESIGN REVIEW + CITY PLANNING COMMISSION
REQUEST FOR CONCEPTUAL APPROVAL**

OCTOBER 2023

WHY ARE WE HERE TODAY?

UPDATE ON THE CUYAHOGA RIVERFRONT MASTER PLAN

- PLAN FRAMEWORK REVIEW (MAY 2023) AND CURRENT EVENTS
- PROGRESS TO DATE ON INFRASTRUCTURE (SEQUENCE 1A)

REQUEST CONCEPTUAL APPROVAL FOR DESIGN

PARCELS 17, 18 + 19 - indicated throughout

PARCEL 20, B+O, Breen and Landmark Office Tower - acquired after framework approval

RIVERFRONT DEVELOPMENT GOALS



Develop Cleveland riverfront into a 15-minute, 18-hour neighborhood comprised of diverse uses and leverage distinct City assets and provide critical shore to core connections.



Prioritize post-pandemic investment in sustainable infrastructure and public spaces that serve as drivers for commerce, housing, entertainment and recreation opportunities



Deliver the new multi-purpose urban neighborhood, to attract and develop workforce talent, accelerate business growth, and deliver equitable opportunities



3.5 MILLION SF
DEVELOPMENT AREA

12 ACRES
PUBLIC OPEN SPACE

2,000 UNITS
RESIDENTIAL

1.4 MILLION SF
NON-RESIDENTIAL

OFFICE

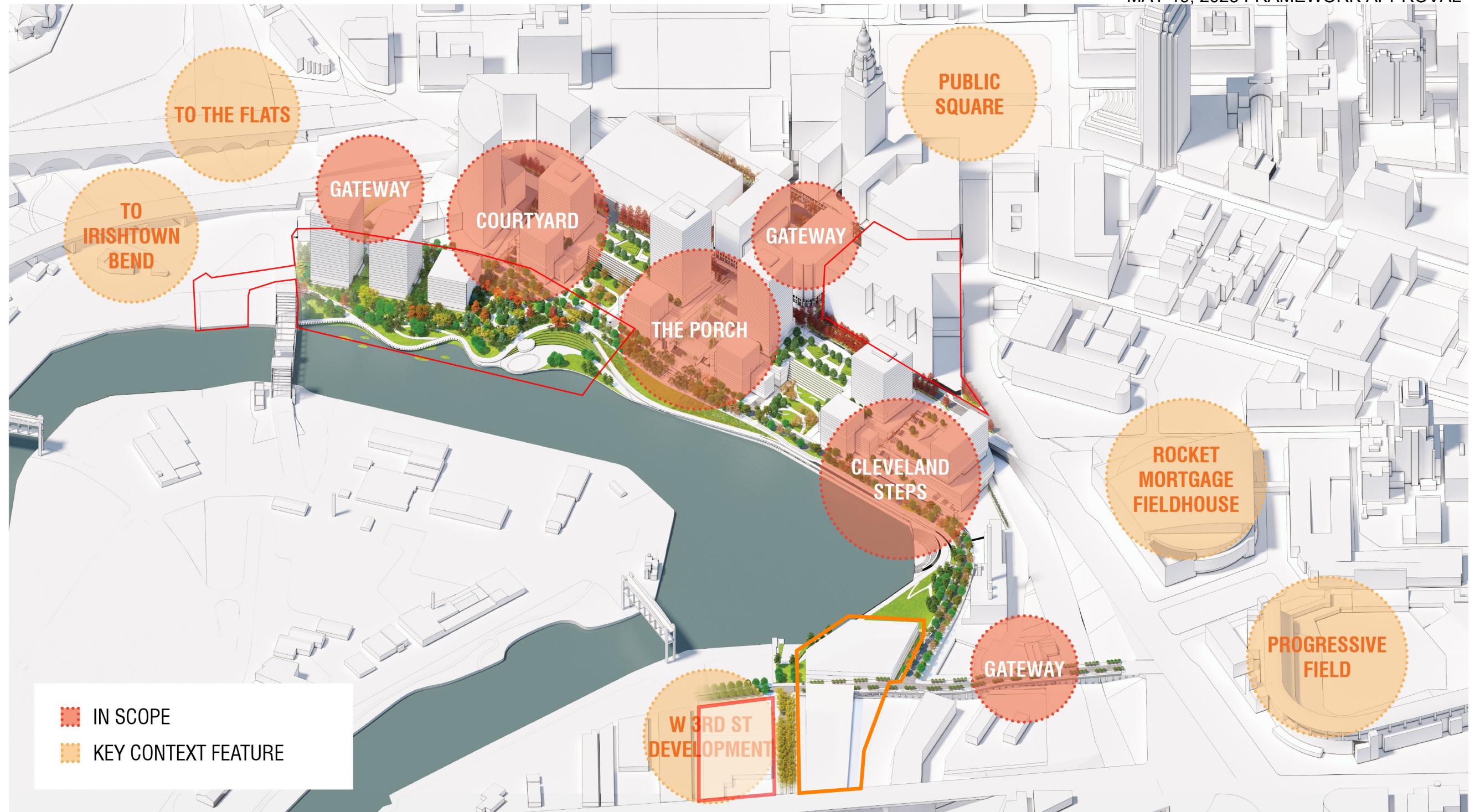
HOTEL



RETAIL

RESIDENTIAL

COMMUNITY

ENTERTAINMENT



 IN SCOPE
 KEY CONTEXT FEATURE

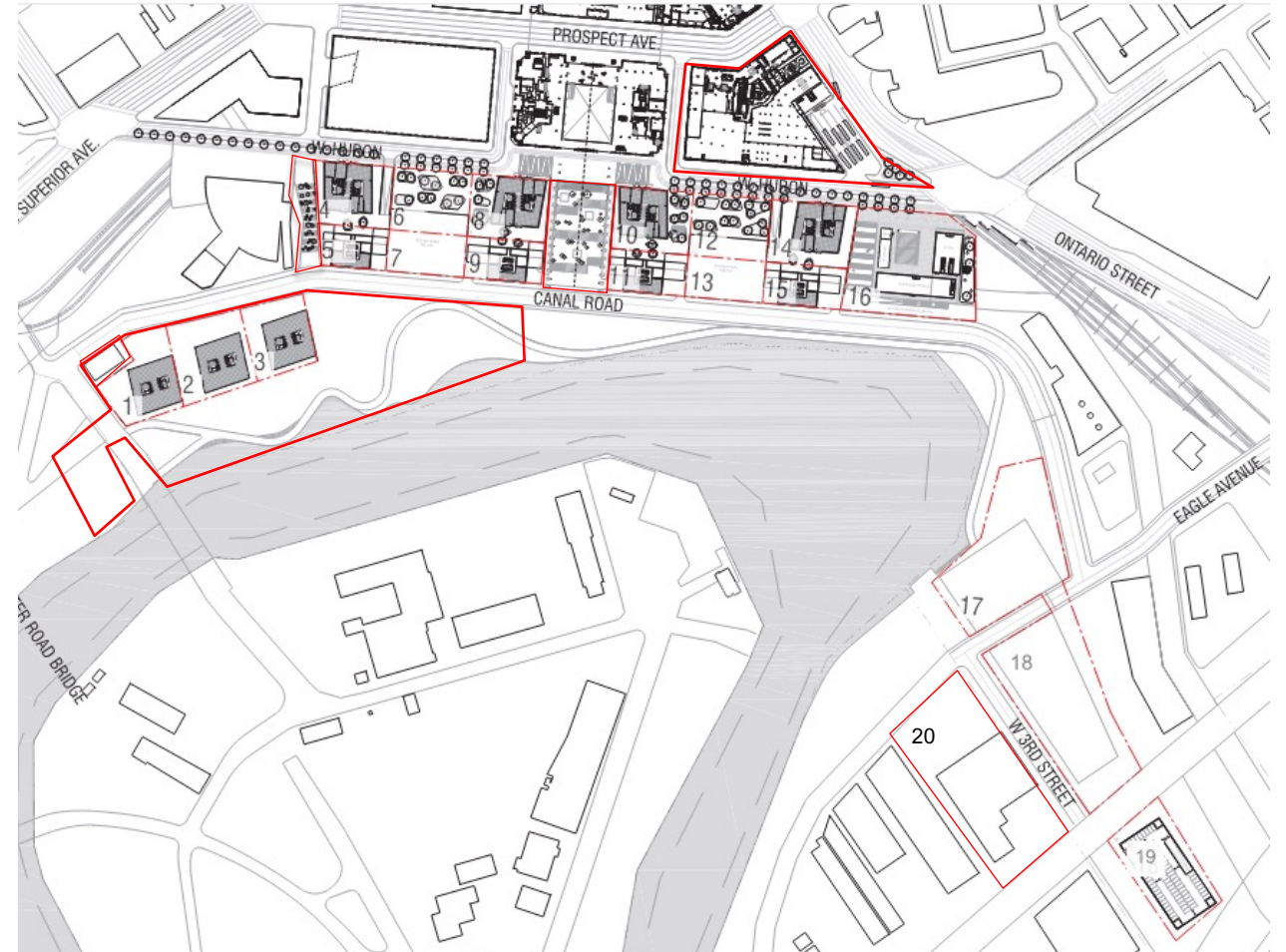




PROGRESS TO DATE
TRANSLATING/SEQUENCING
THE MASTERPLAN

TRANSLATING/SEQUENCING THE MASTER PLAN

Cuyahoga Riverfront Development



SEQUENCE 1A

Cuyahoga Riverfront Development

- Pad Prep
- Public Infrastructure
- Public Realm Areas
- Bulkhead

Anticipated Construction Packages:

1. Bulkhead
2. Site clearing, remediation, grading, and utilities for pads 17, 18, 19
3. Roadway Improvements
4. Eagle Avenue Ramp and Bridge Construction
5. Sanitary Sewer Pump Station Relocation
6. Public Realm Improvements
 - A. Riverwalk
 - B. Kayak Launch
 - C. Eagle Avenue Streetscape
 - D. W 3rd Street Streetscape

Outcome: Parcels 17, 18, 19 unlocked

WHY ARE WE HERE TODAY?

REQUEST CONCEPTUAL APPROVAL FOR DESIGN

PARCELS 17, 18 + 19

PARCEL 20, B+O, Breen and Landmark Office Tower - acquired after framework approval



Cleveland Clinic Global Peak Performance Center

Concept Approval Package

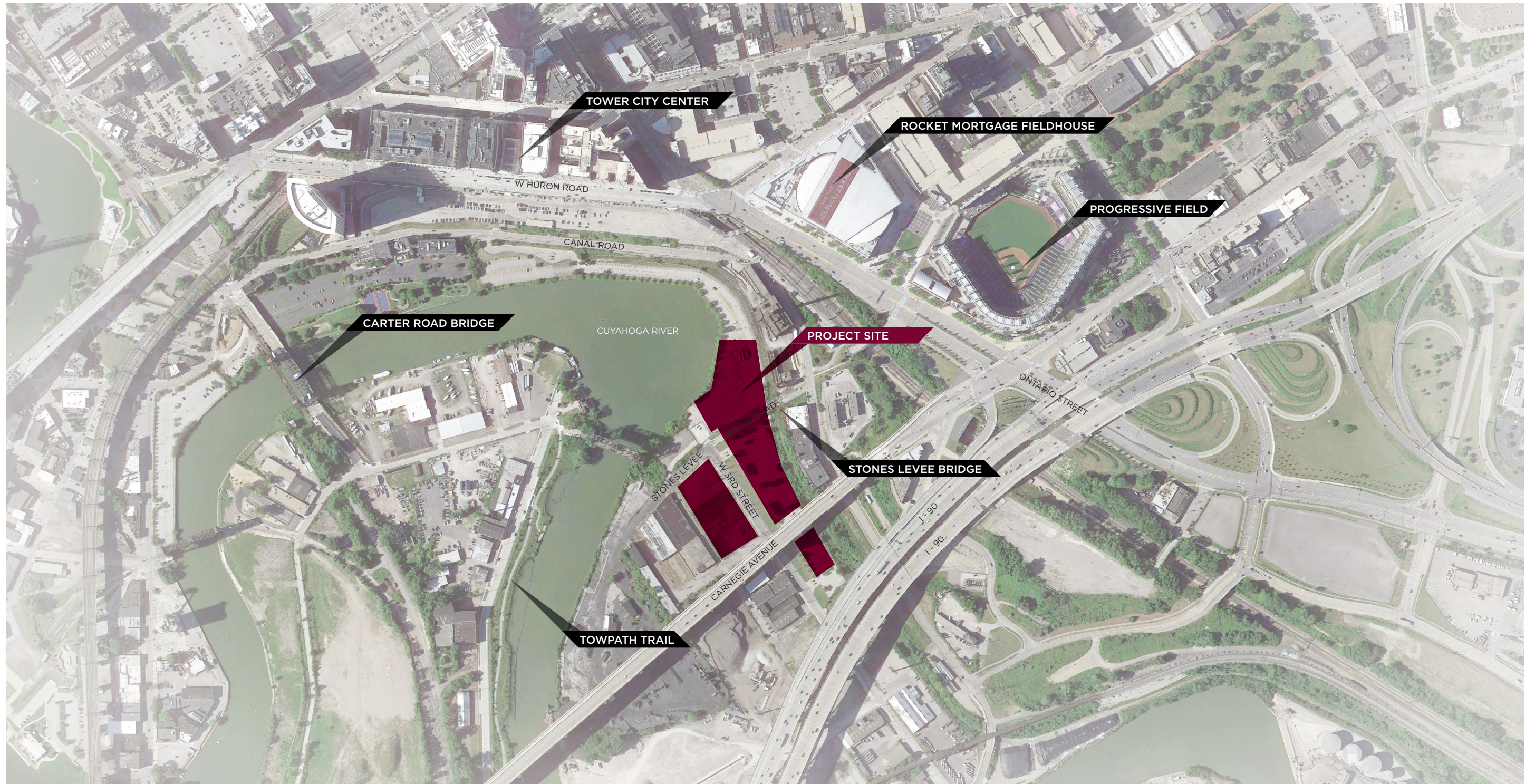
SITE Location Map



DOWNTOWN FLATS

PROJECT SITE

SITE Context Map



SITE Context Map





MASSING Concept | Context Map

SITE 01 CAVALIERS TRAINING FACILITY

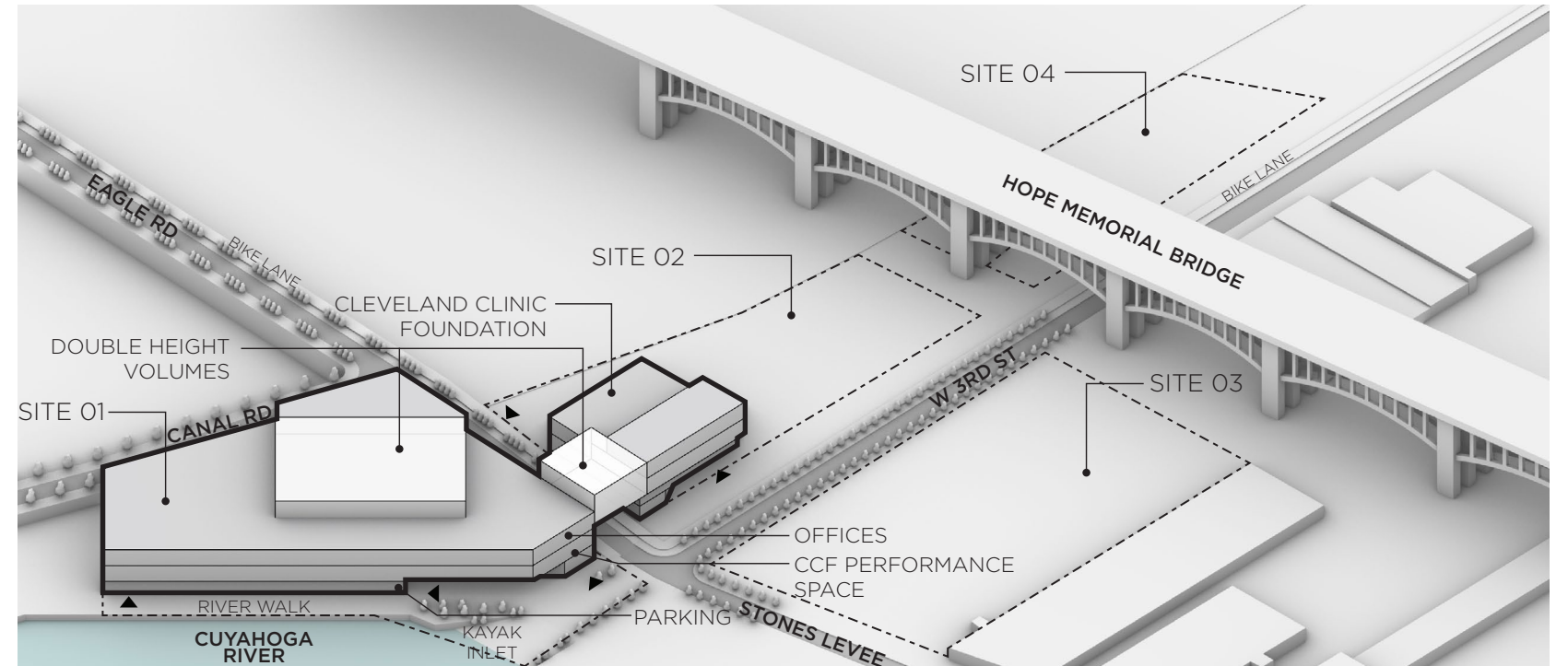
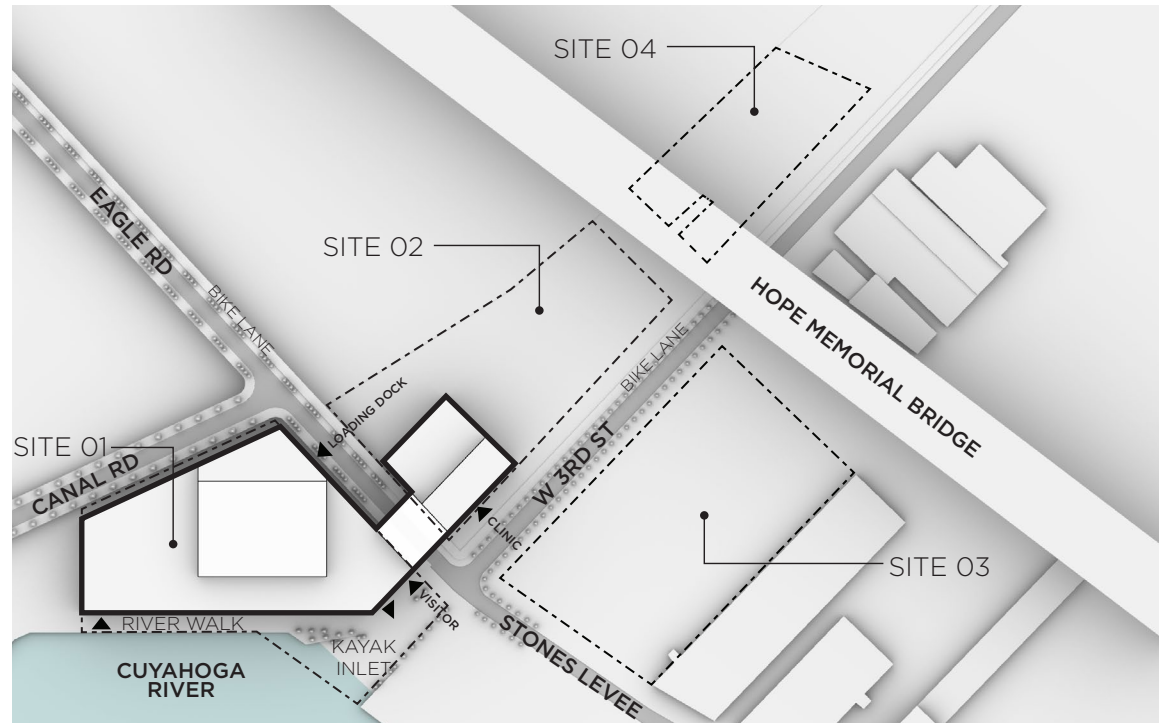
LEVEL 01	approx. 66,000 SF
LEVEL 02	approx. 72,000 SF
LEVEL 03	approx. 40,000 SF
LEVEL 04	approx. 8,000 SF

approx. up to **186,000 SF**

SITE 02 CLEVELAND CLINIC

LEVEL 01	approx. 13,000 SF
LEVEL 02	approx. 15,500 SF
LEVEL 03	approx. 22,000 SF
LEVEL 04	approx. 6,500 SF

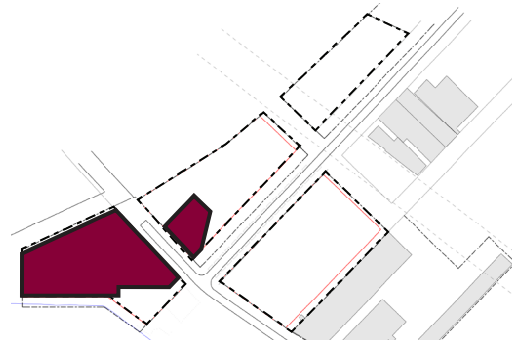
approx. up to **61,500 SF**



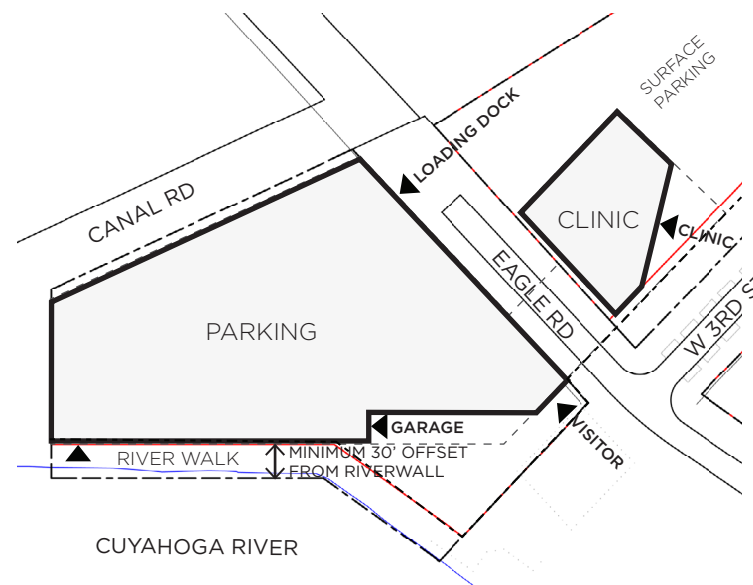
◀ BUILDING ENTRANCES/ACCESS

MASSING Concept | Plans

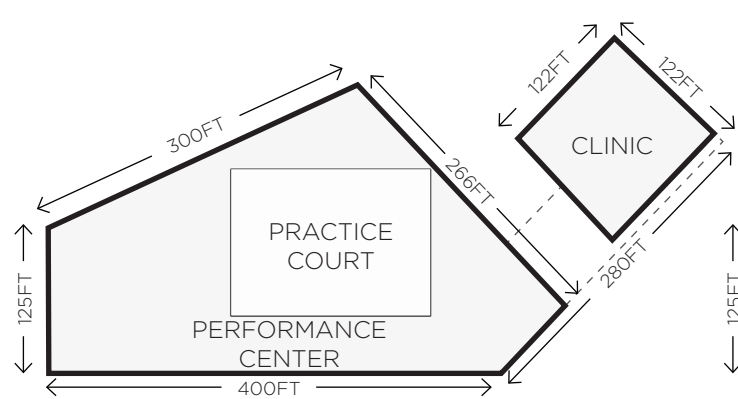
PROPERTY LINE BUILDING FOOTPRINT
 SETBACK



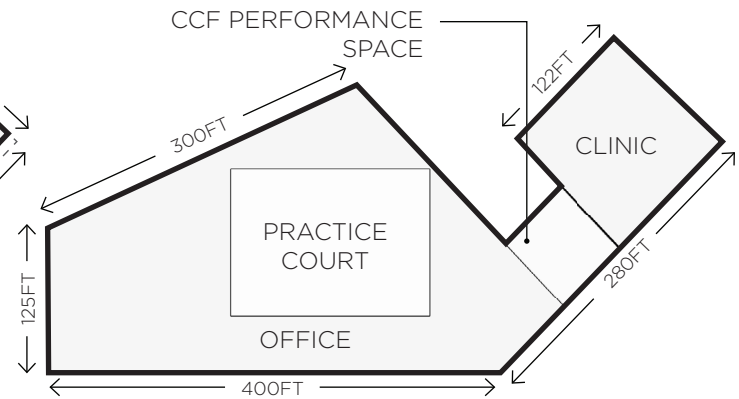
SITE KEY



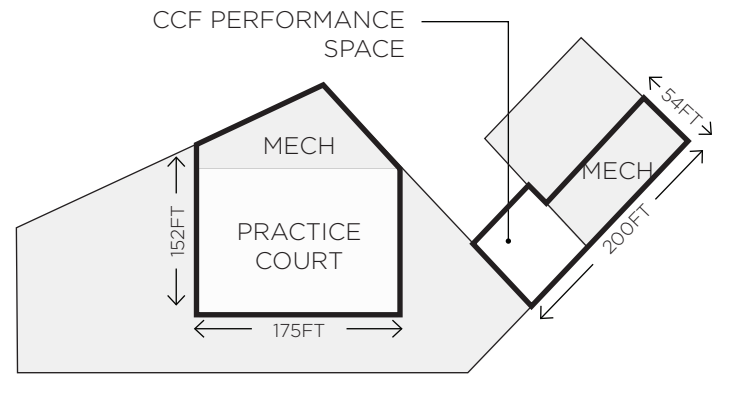
LEVEL 01



LEVEL 02



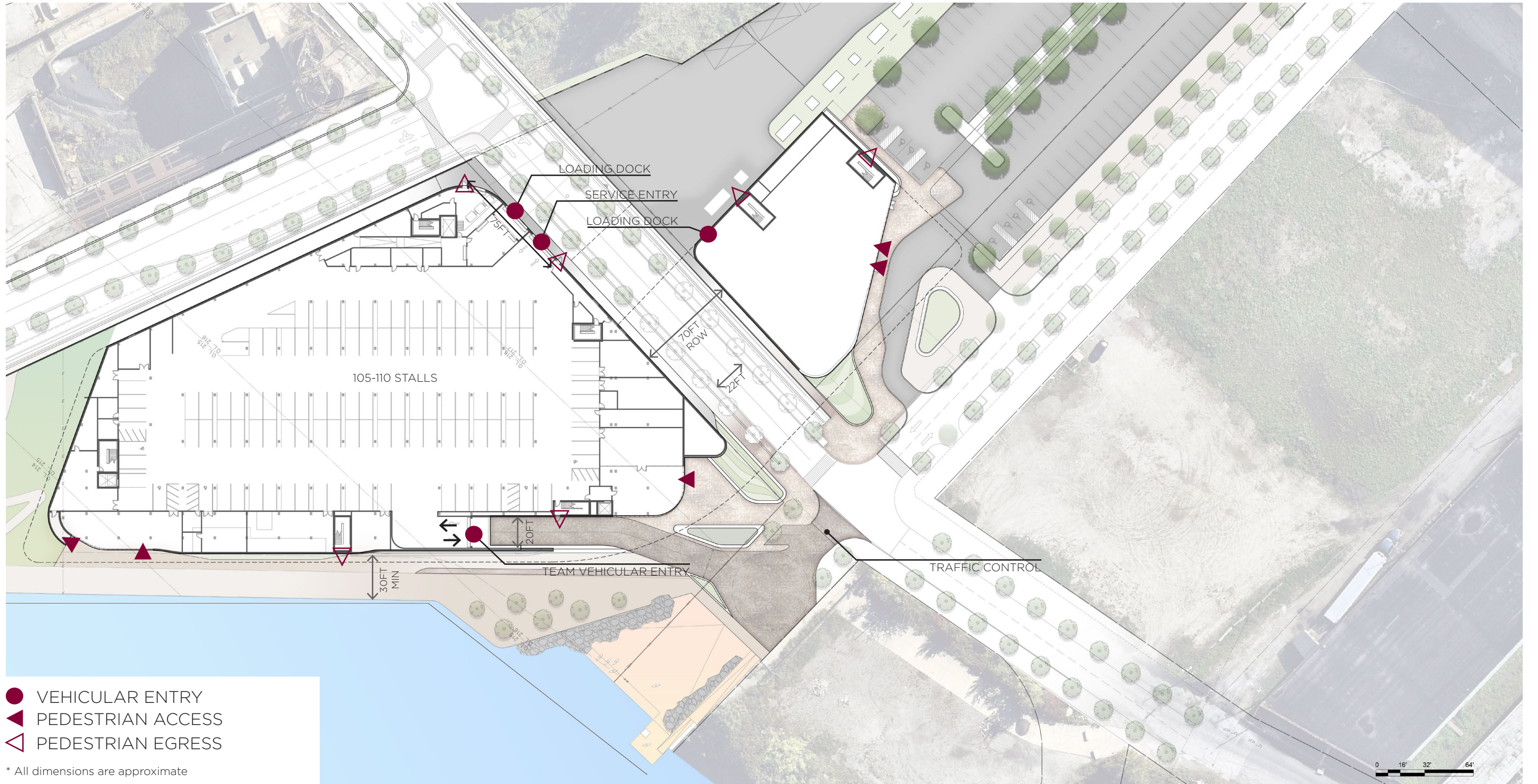
LEVEL 03

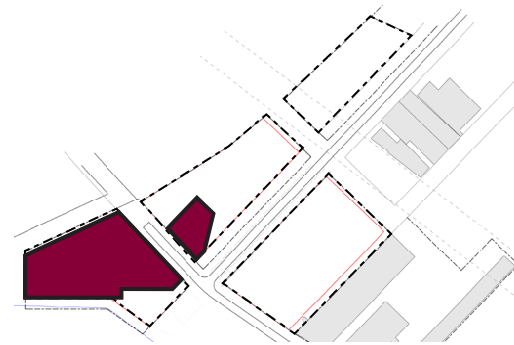


LEVEL 04

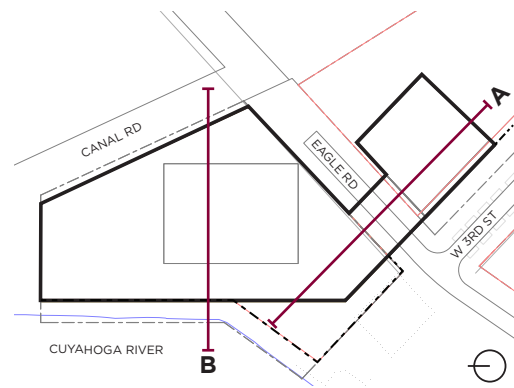


* All dimensions are approximate

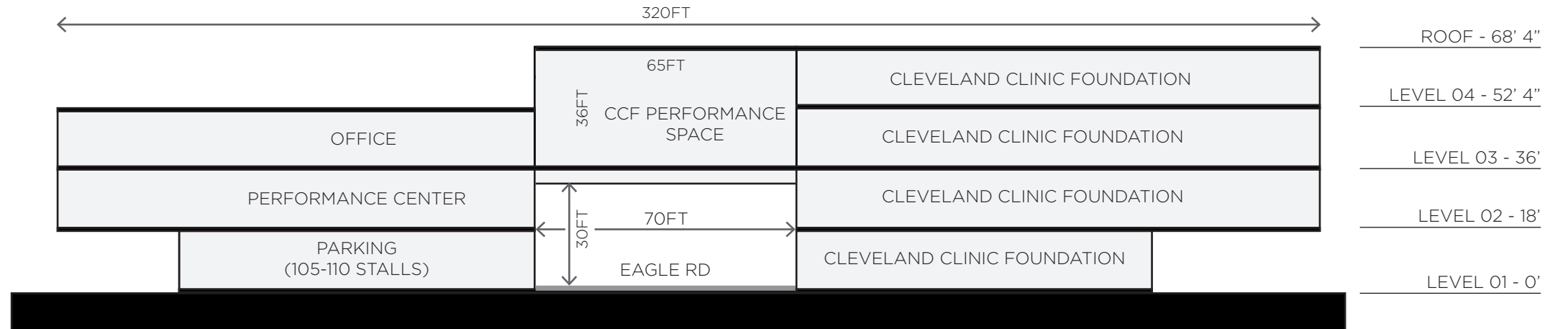




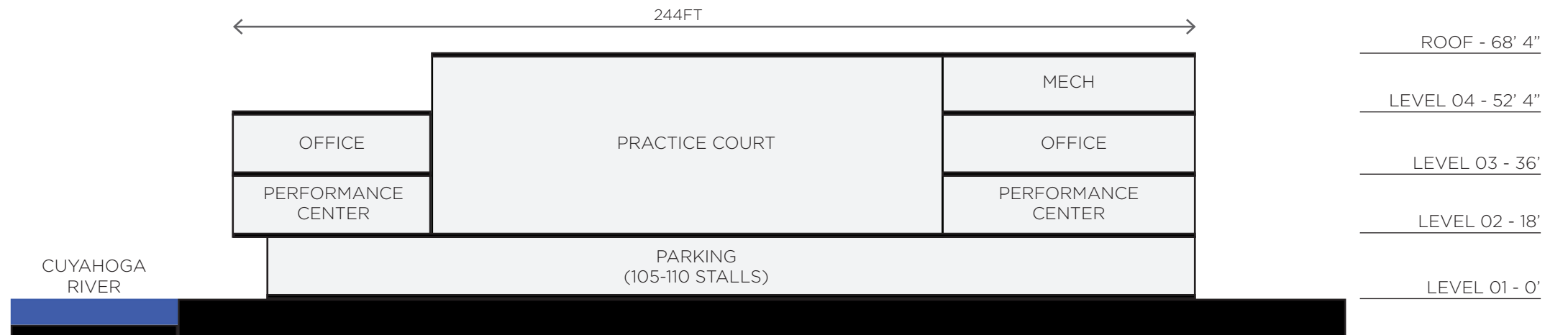
SITE KEY



PLAN KEY

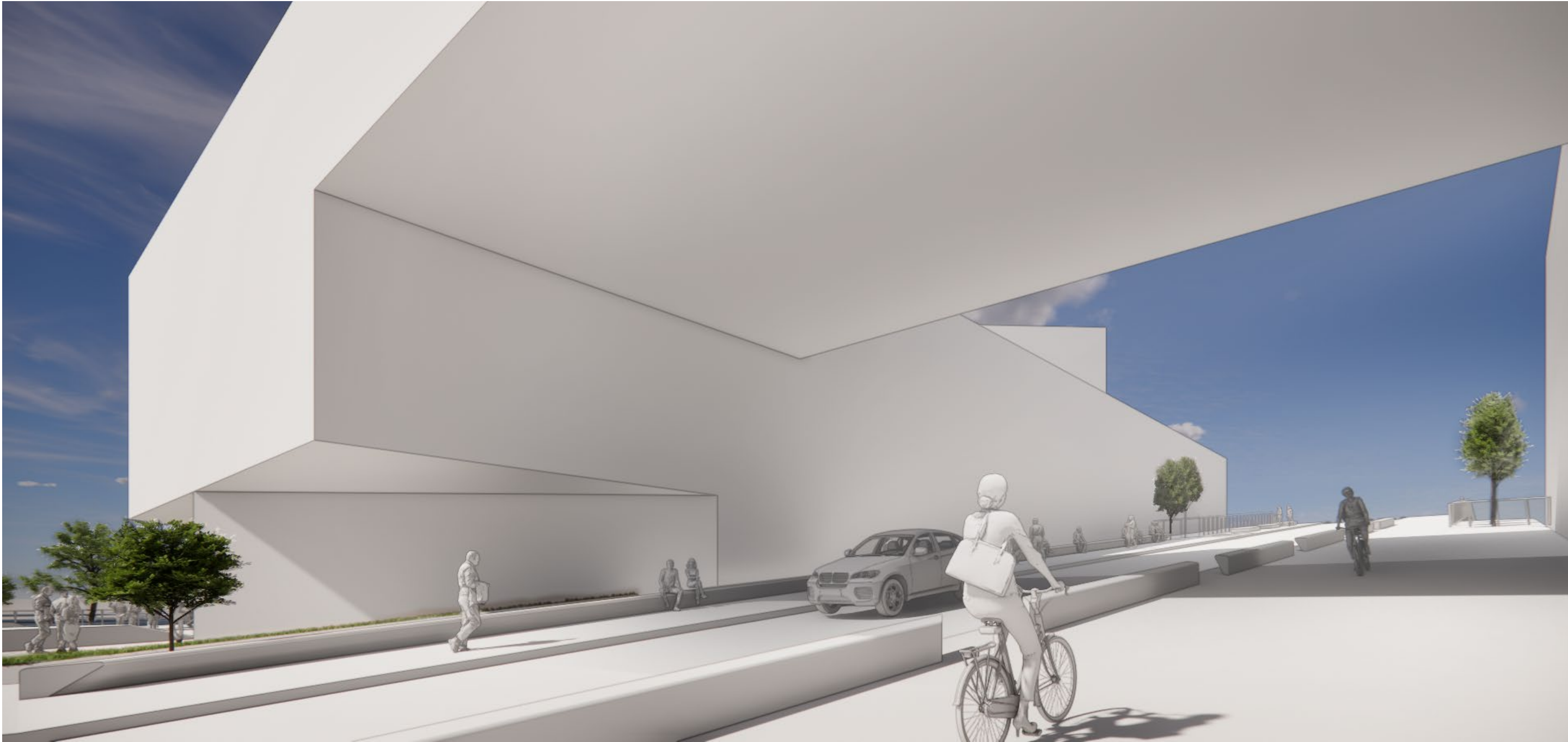


SECTION A

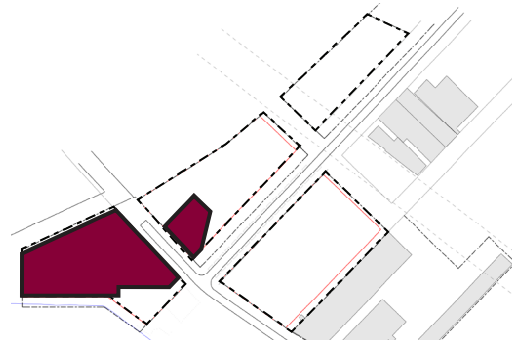


SECTION B

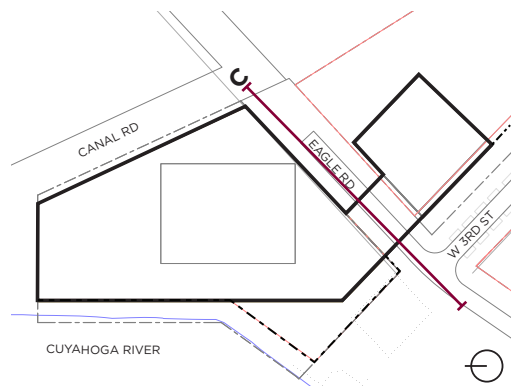
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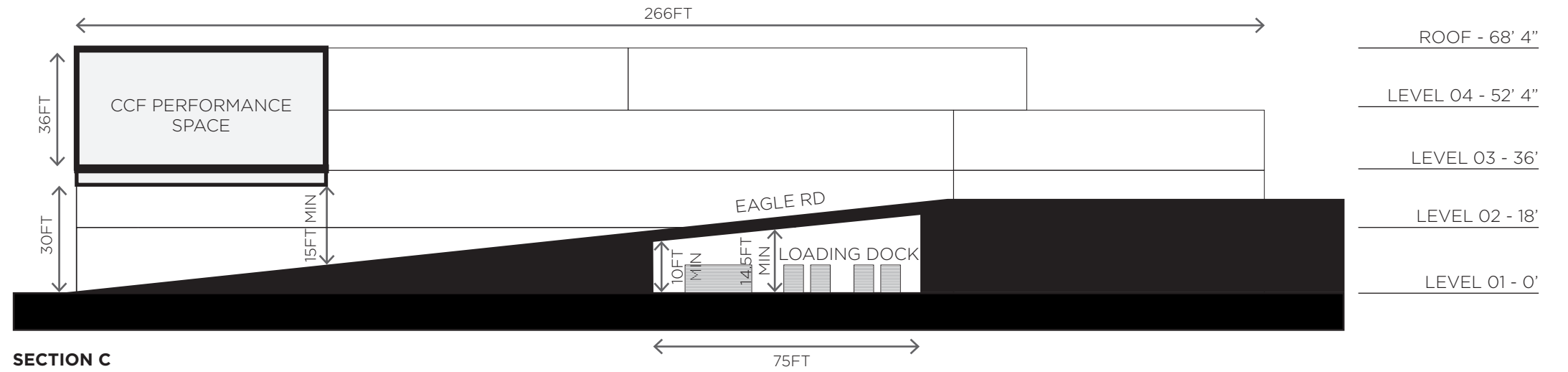
VIEW TOWARDS EAGLE ROAD LOOKING NORTH EAST



SITE KEY



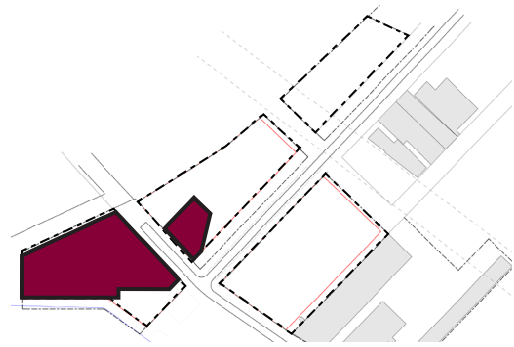
PLAN KEY



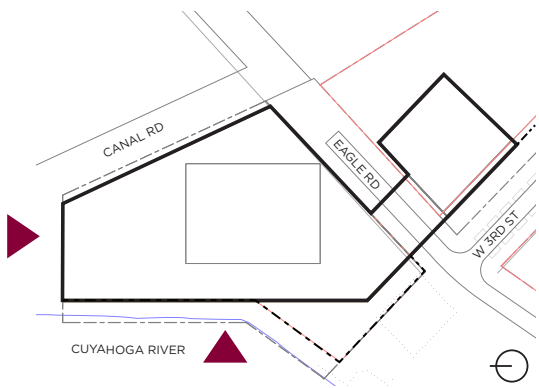
SECTION C



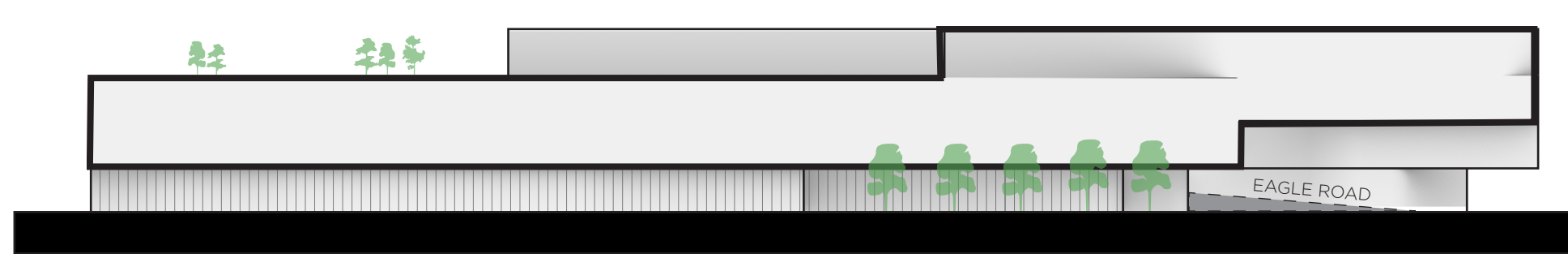
VIEW FROM RIVERWALK TOWARDS EAGLE ROAD LOOKING SOUTH



SITE KEY

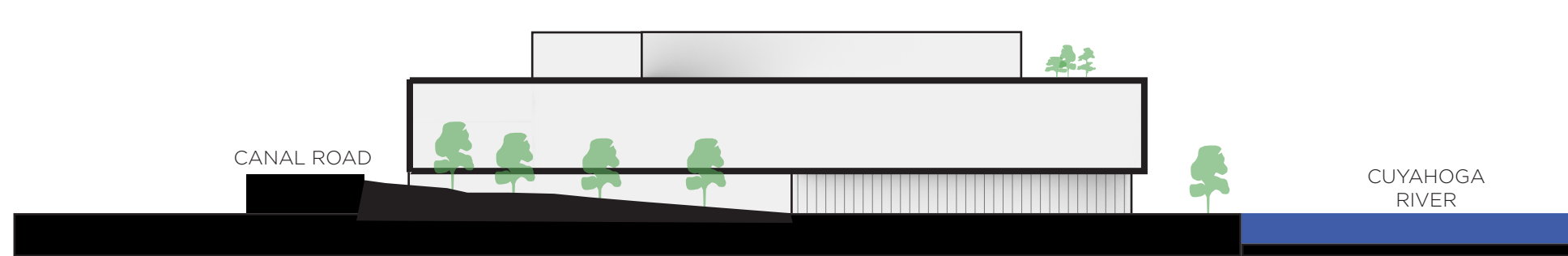


PLAN KEY



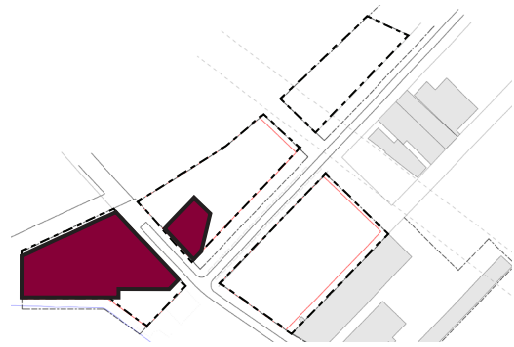
ELEVATION - WEST

- ROOF - 68' 4"
- LEVEL 04 - 52' 4"
- LEVEL 03 - 36'
- LEVEL 02 - 18'
- LEVEL 01 - 0'

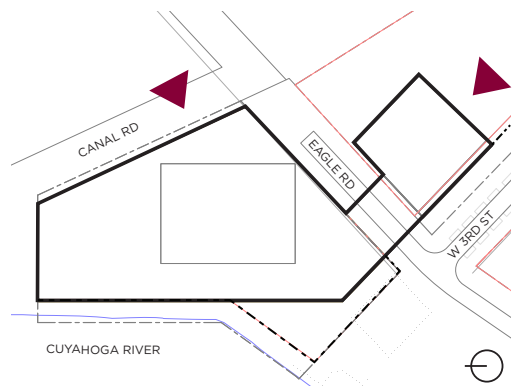


ELEVATION - NORTH

- ROOF - 68' 4"
- LEVEL 04 - 52' 4"
- LEVEL 03 - 36'
- LEVEL 02 - 18'
- LEVEL 01 - 0'



SITE KEY



PLAN KEY



ELEVATION - EAST



ELEVATION - SOUTH

QUESTIONS

APPENDIX

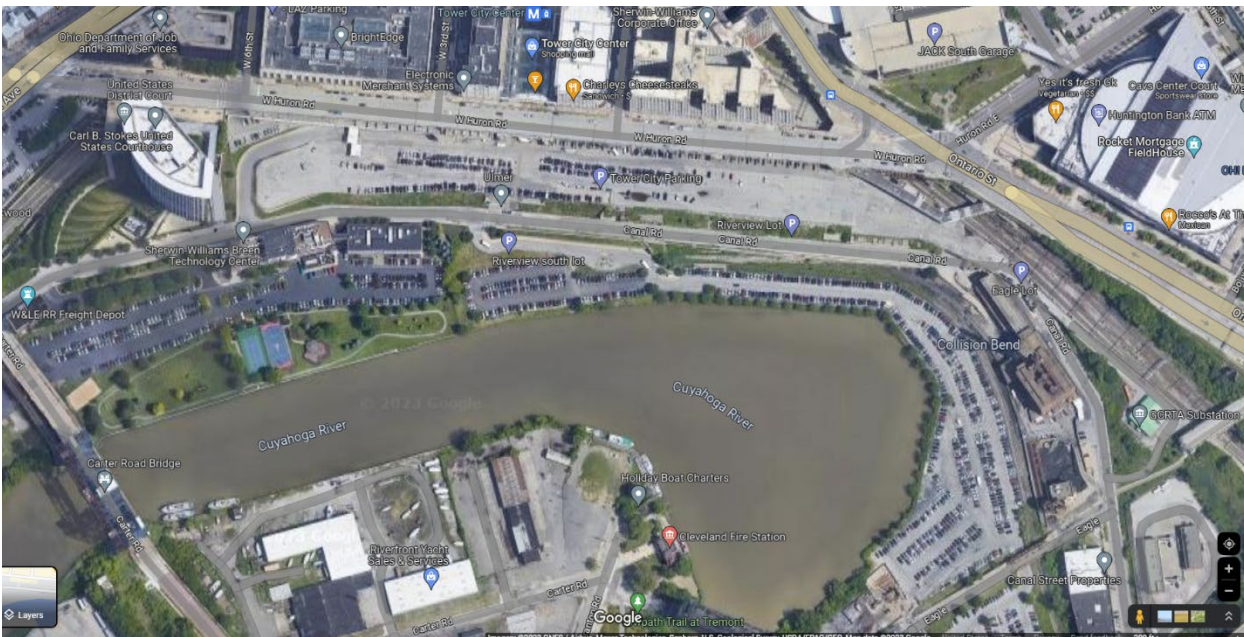
TREE PRESERVATION PLAN :

Meeting with Jennifer Kipp, Urban Forestry Manager, on February 15, 2023, ahead of Conceptual Submission of the Cuyahoga Riverfront Masterplan Framework.

The key take-aways from the Urban Forestry Manager (City of Cleveland):

- Interest in the use of a silva cell-type product for the urban condition plantings on the project
- Focus on developing a growing condition for trees that ensures realization of a mature tree canopy for this project.
- The City of Cleveland approved tree list was used to develop the Cuyahoga Riverfront Masterplan landscape palette.

Please note: the only existing trees of note within the Masterplan boundary are primarily along the Riverfront



STRATEGY & INVESTMENT IN REFORESTATION

NATURAL TO ORDERED LANDSCAPE



**ORDERED
LANDSCAPE**



**NATURAL
MIXED OAK FOREST**

