

## **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

Project Address: 18200 Lorain Avenue

Type: New construction

Project Representative: Richard Stuckey, Cannon Design

Approval: Schematic

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**Ward 17 – Councilmember Slife**

**SPA: Kamm's**

# CLEVELAND CLINIC FAIRVIEW HOSPITAL NORTH CAMPUS EXPANSION

CITY PLANNING COMMISSION  
SCHEMATIC DESIGN APPROVAL

MAY 2, 2025



# AGENDA

*REVIEW CPC CONCEPTUAL + SCHEMATIC SUBMISSION COMMENTS*  
*CAMPUS PLAN*  
*DEVELOPMENT PHASING*  
*PARKING, CIRCULATION AND FLOWS*  
*UNDERGROUND STUDY*  
*LANDSCAPE / SITE ENHANCEMENTS*  
*COMMUNITY ENGAGEMENT*  
*MATERIALITY*  
*BUILDING DESIGN*  
*CONCEPTUAL RENDERINGS*

# REQUIREMENT CHECKLIST

## Conceptual Approval - Received 12/20/24

*General Idea of uses, scale, relationship among uses, and context*

- *Site Location Map (District Level)*
- *Site Context Plan*
- *Existing Conditions Plan*
- *Site plan*
- *Section/ Elevation Drawings*
- *Floor Plans*
- *Tree Preservation Plan*

## Final Approval (schematic plus):

- *Signage Plan*
- *Lighting Plan*
- *Material, Color and Finish Samples and Lists*
- *Final Landscape and or Streetscape Plan (with plant list)*

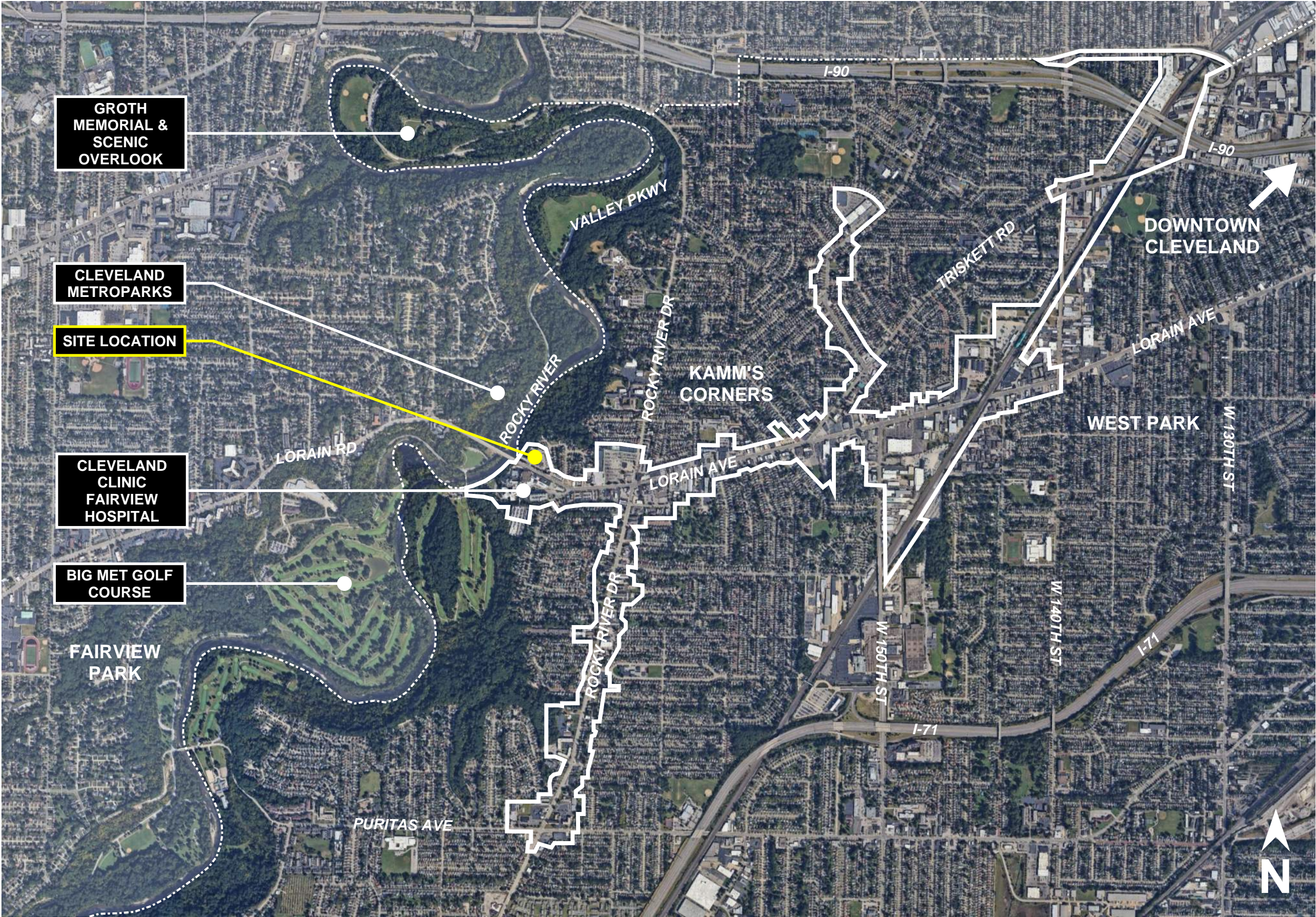
## Schematic Approval (conceptual plus):

*Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*

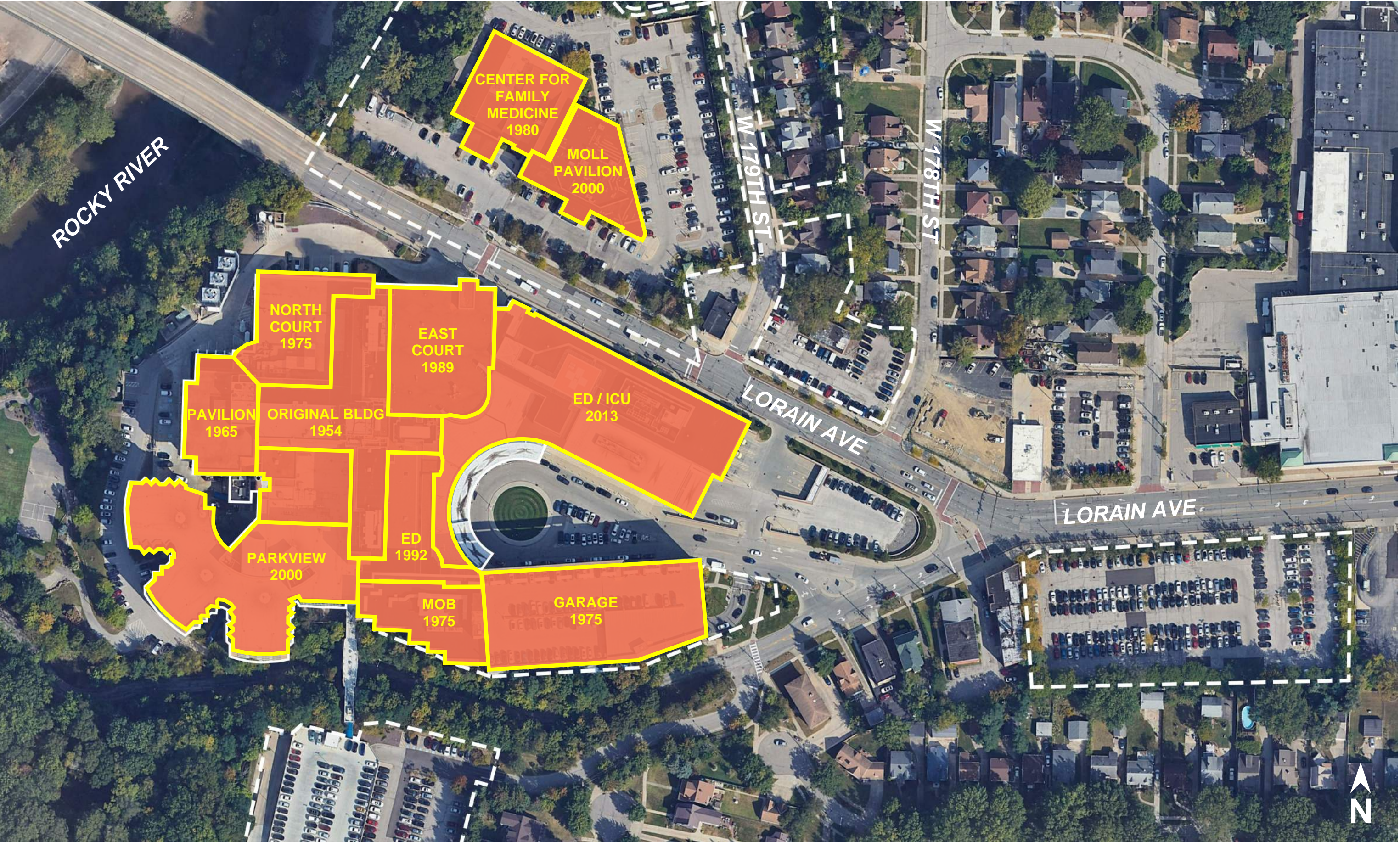
- *Illustrative Renderings*
- *Furnishings and Site Amenities*
- *Conceptual Landscape and/or Streetscape Plan*
- *Storm Water Management Plan*















**PLAN NOTES**

- NO CAPITAL CHANGES BEYOND THE CURRENT PROPOSAL ANTICIPATED IN THE NEXT 5 YEARS.
- ANY IMPROVEMENTS ON CAMPUS AFTER THAT IS LIKELY TO BE RECAPITALIZATION / RENOVATION ON EXISTING CAMPUS FOOTPRINT, NOT EXPANSION.
- KEEPING SERVICES CENTRALIZED IS PRIORITY.

**LOT D CONSTRAINTS**

- NOT SUITABLE FOR NEW BUILDING FOOTPRINT.
- ZONING DOES NOT ALLOW TALLER THAN 60' STRUCTURE AND ONLY HALF THE LOT AREA.
- IF BUILDING - PARKING CONCERNS
- LIMITS ACTIVATED LORAIN FRONTAGE POTENTIAL.
- INCREASED TRAFFIC CONGESTION ALONG LORAIN NEAR INTERSECTION.
- LONG WALK TO MAIN HOSPITAL. OVER 900' WALK TO CENTRALIZED SERVICES.
- SAFETY CONCERNS FOR PATIENTS CROSSING OLD LORAIN.

**LOT E CONSTRAINTS**

- MEMORANDUM OF UNDERSTANDING BETWEEN FAIRVIEW AND CITY THAT LIMITS FUTURE GROWTH POTENTIAL / HEIGHT RESTRICTIONS APPLY.









**PHASING KEY**

**EXISTING CONDITION:**

-EXISTING CURRENT STATE

**PHASE 1 DEMOLITION:**

- DEMO FAMILY MEDICINE AND ADJACENT PARKING.
- NEW CURB CUT ON 179TH
- PLANT INITIAL VEGETATION

**PHASE 1 CONSTRUCTION:**

- BUILD MOB/CC
- NEW ACCESS ROAD WITH CURB CUTS
- CONSTRUCT RETAINING WALL

**PHASE 2 DEMOLITION:**

-DEMO MOLL CENTER AND ADJACENT PARKING

**PHASE 2 CONSTRUCTION:**

- BUILD NEW PARKING STRUCTURE
- BUILD NEW MOB LOBBY EXTENTION
- BUILD CONNECTOR BRIDGE

**PHASE 2 COMPLETED:**

- PARKING GARAGE & BRIDGE COMPLETE
- DEMO LOT C SURFACE PARKING
- EXTEND BUFFER ZONE TO LORAIN

**PHASE 3 DEMOLITION:**

-DEMO OF EXISTING MOB AND GARAGE

**PHASE 3 COMPLETED:**

-NEW SURFACE LOT COMPLETE







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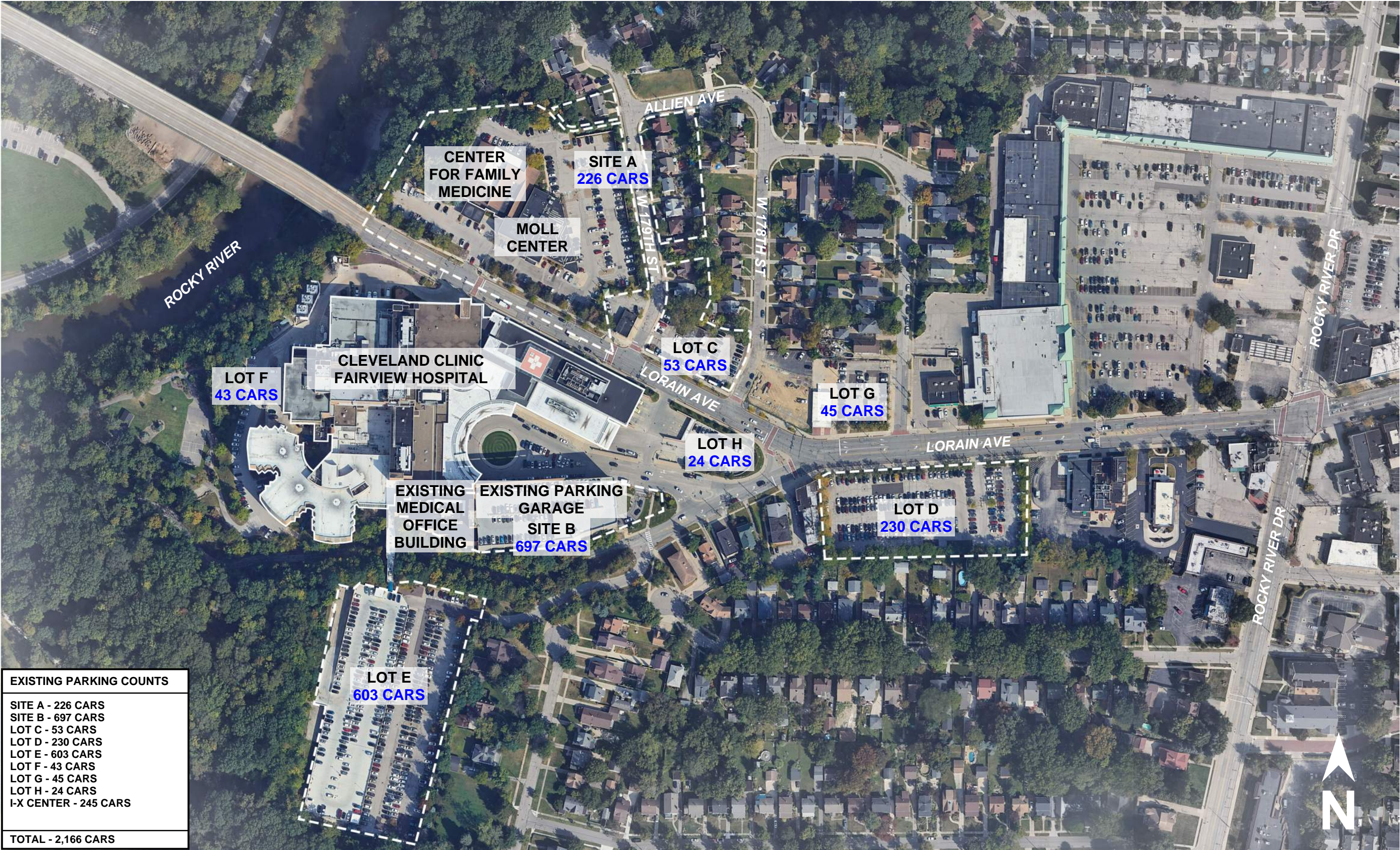
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**PHASE 3 COMPLETED:**

-NEW SURFACE LOT COMPLETE

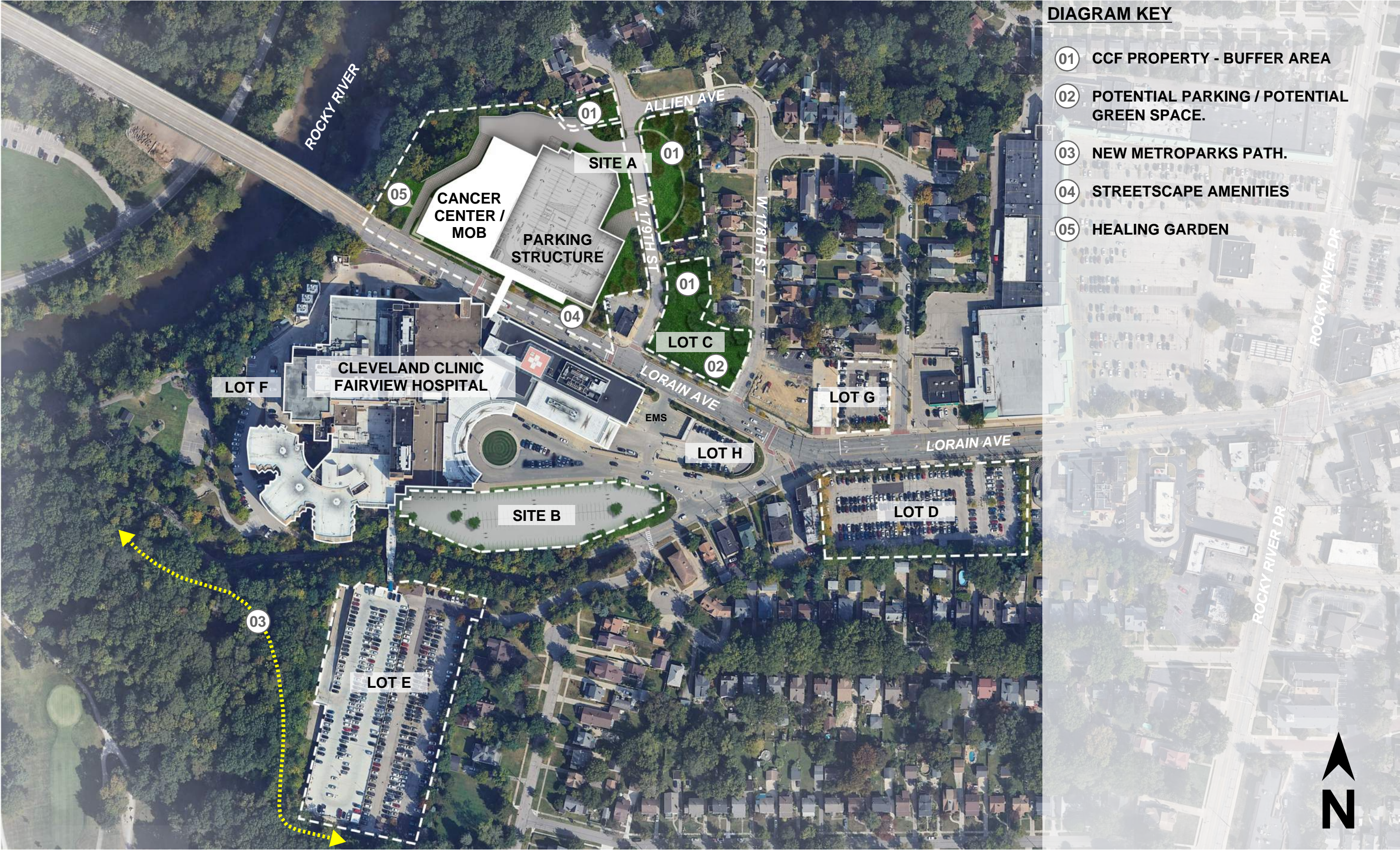








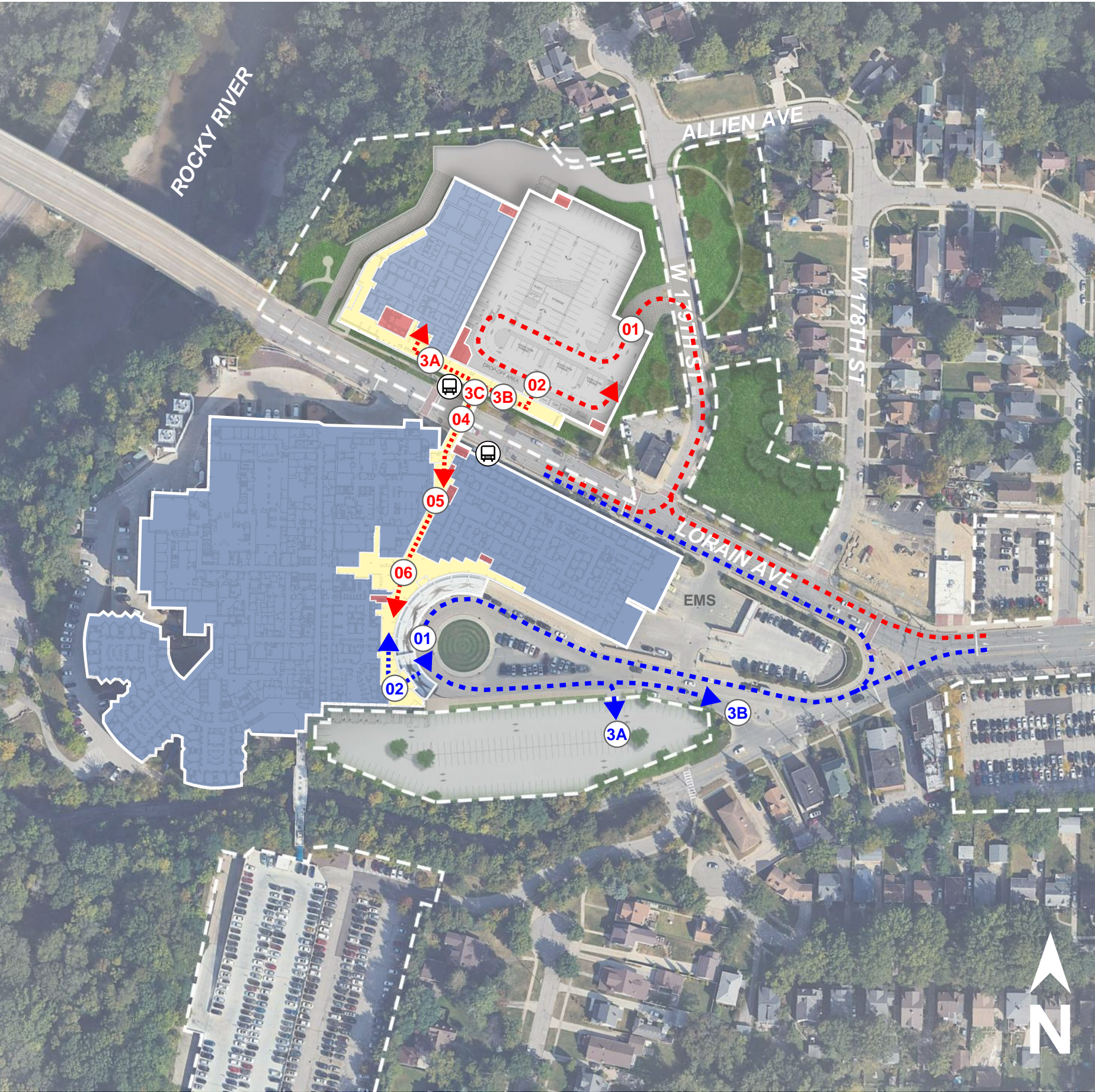




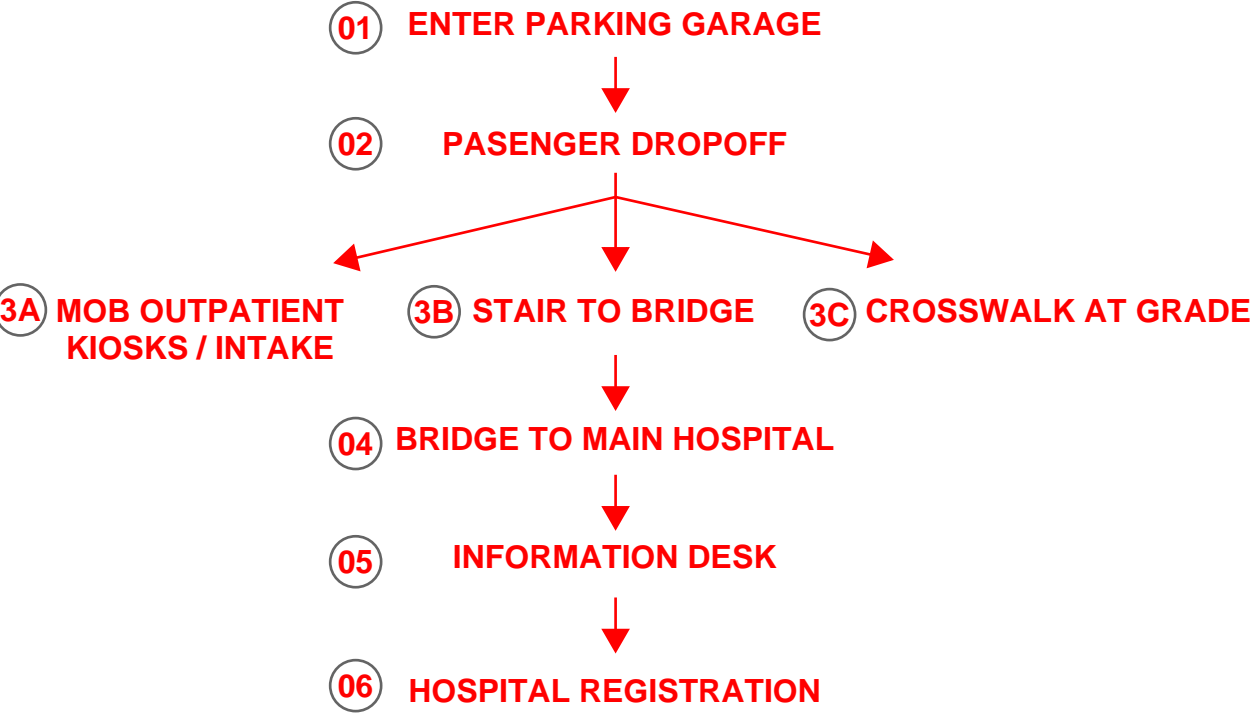




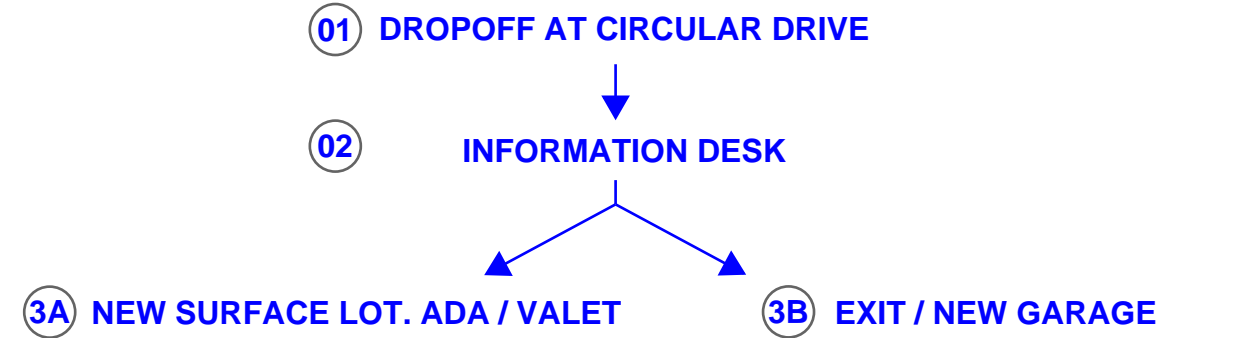




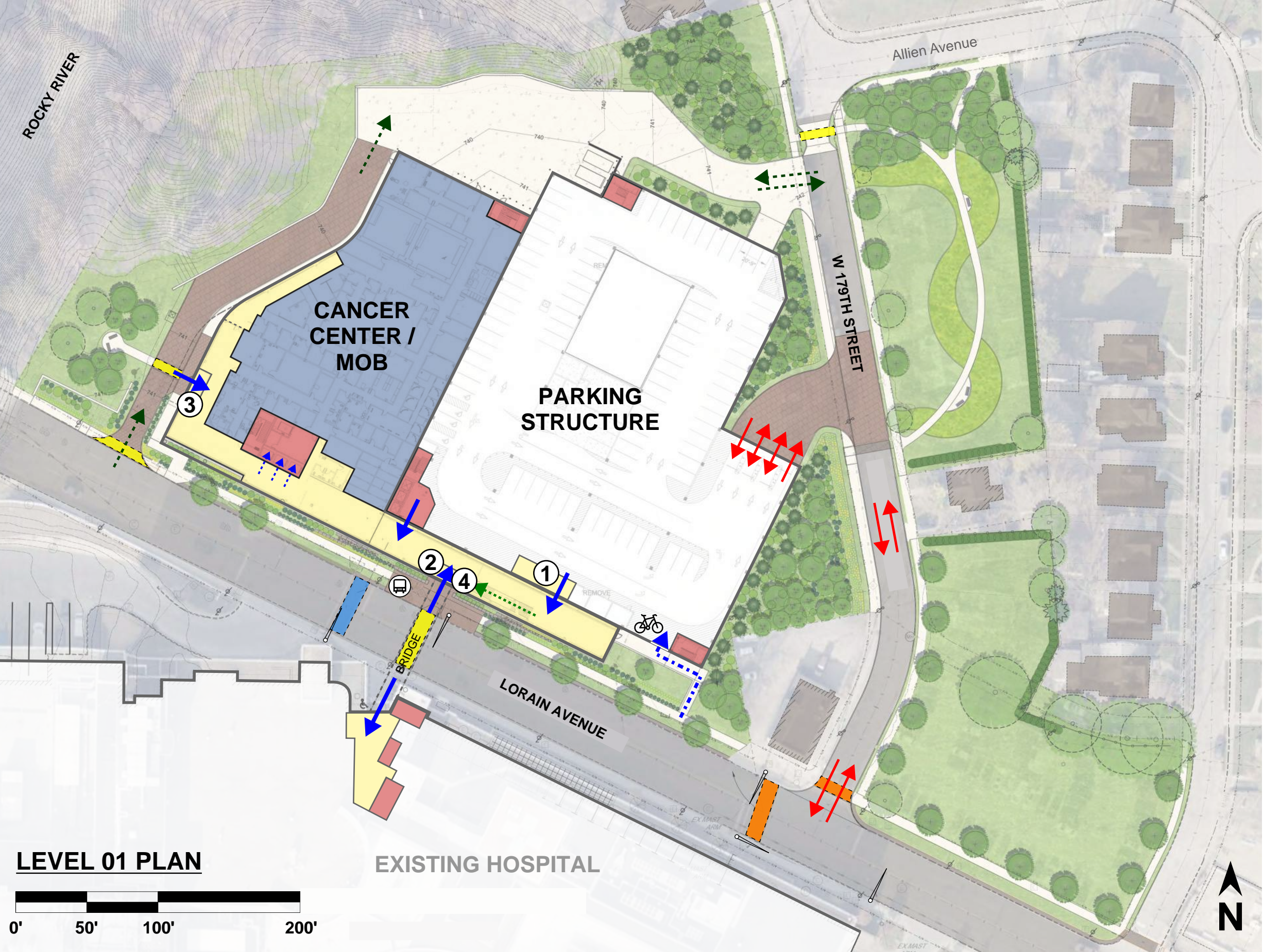
**DIAGRAM KEY** MOB / CC / PEDESTRIAN PARKING ..... GARAGE PATH



**DIAGRAM KEY** ..... MAIN HOSPITAL PATH







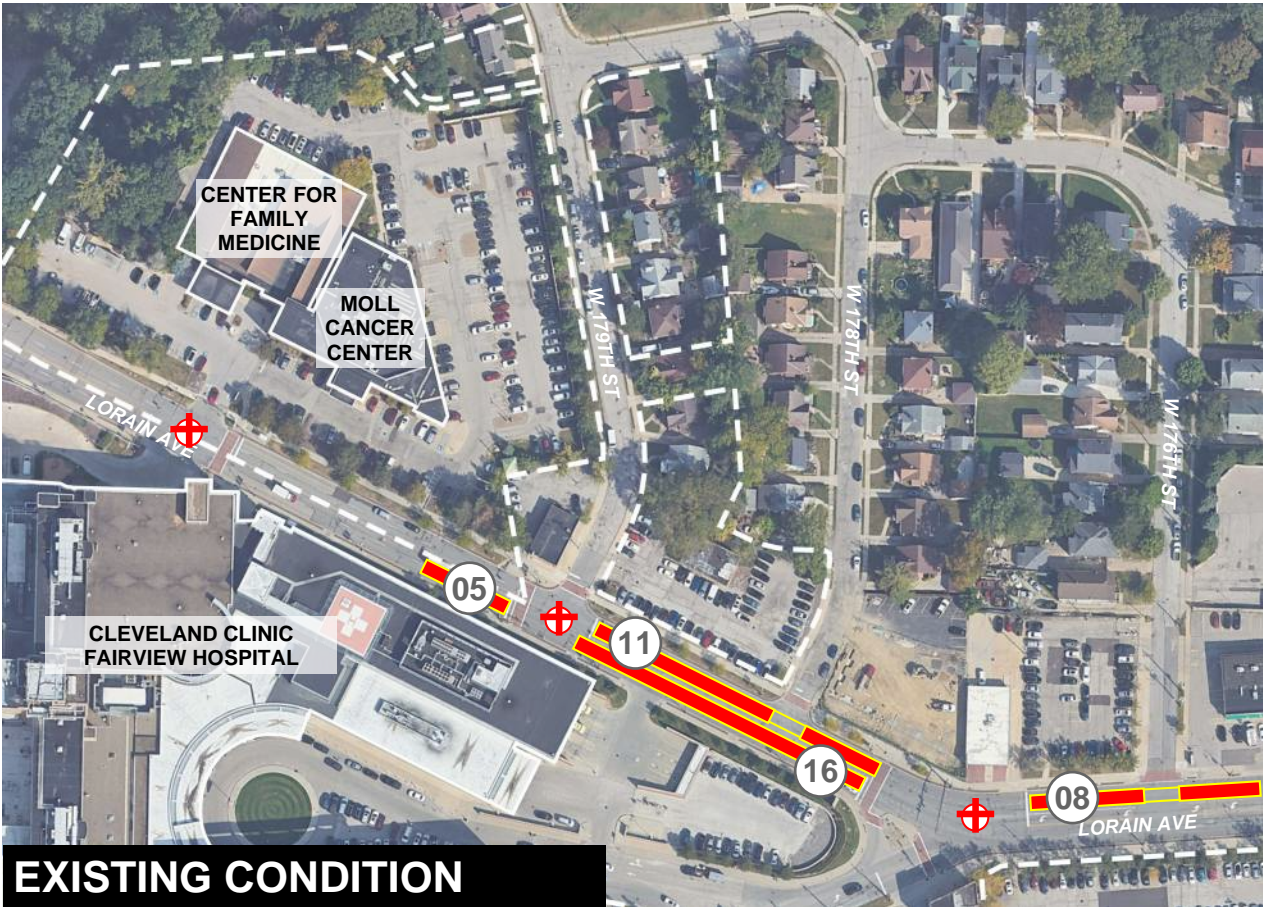
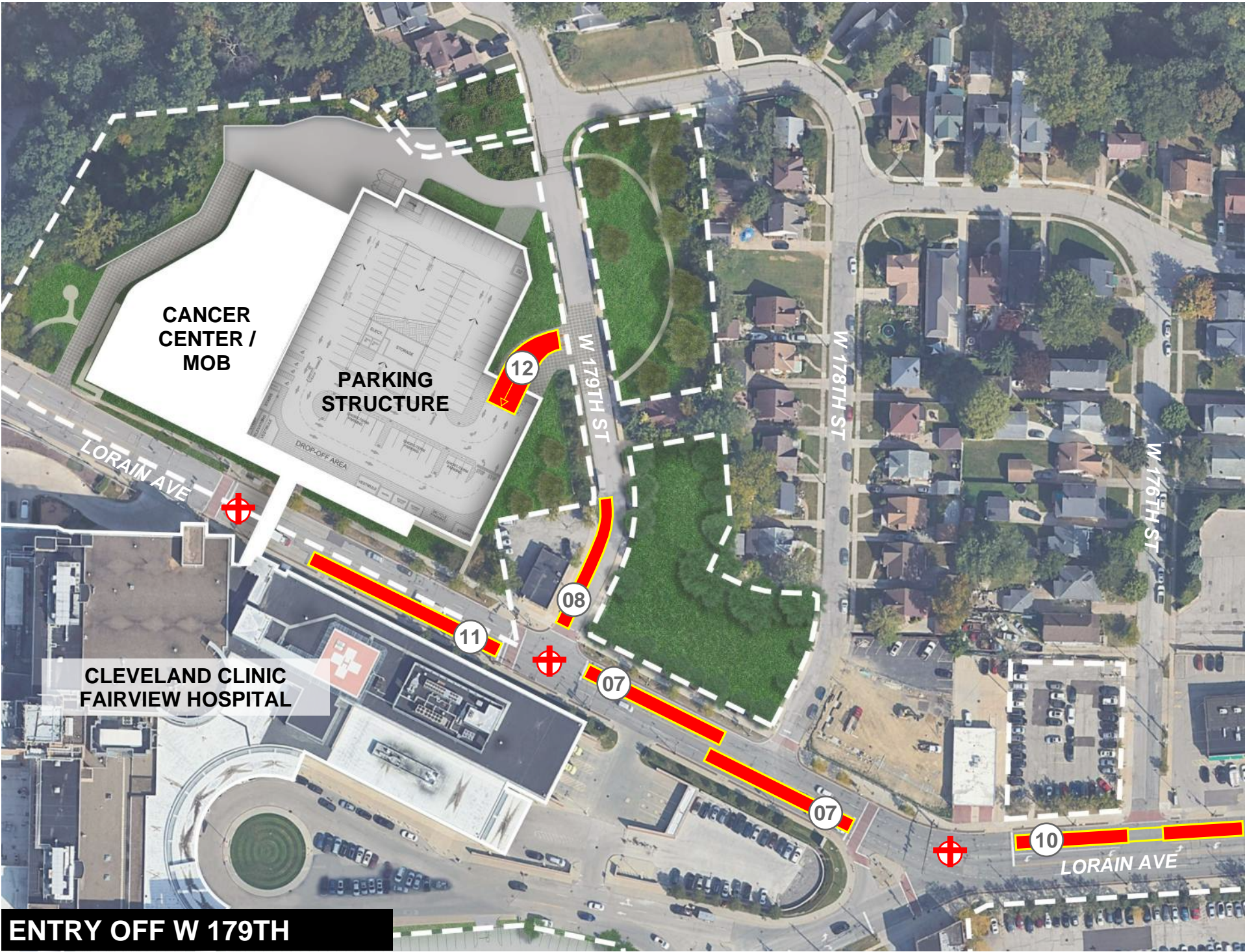
**DIAGRAM KEY**

- MAJOR VEHICULAR TRAFFIC
- SERVICE VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- ENTRY FROM LOBBY
- LOBBY STAIRCASE
- WEST-BOUND BUS STOP
- BIKE PARKING / PATH
- MAIN ENTRY FROM GARAGE
- PEDESTRIAN ENTRY OFF LORAIN
- AMBULETTE ENTRY
- ENTRY FROM BRIDGE
- PROPOSED CROSSWALKS
- EXISTING CROSSWALK TO RELOCATE
- EXISTING CROSSWALKS

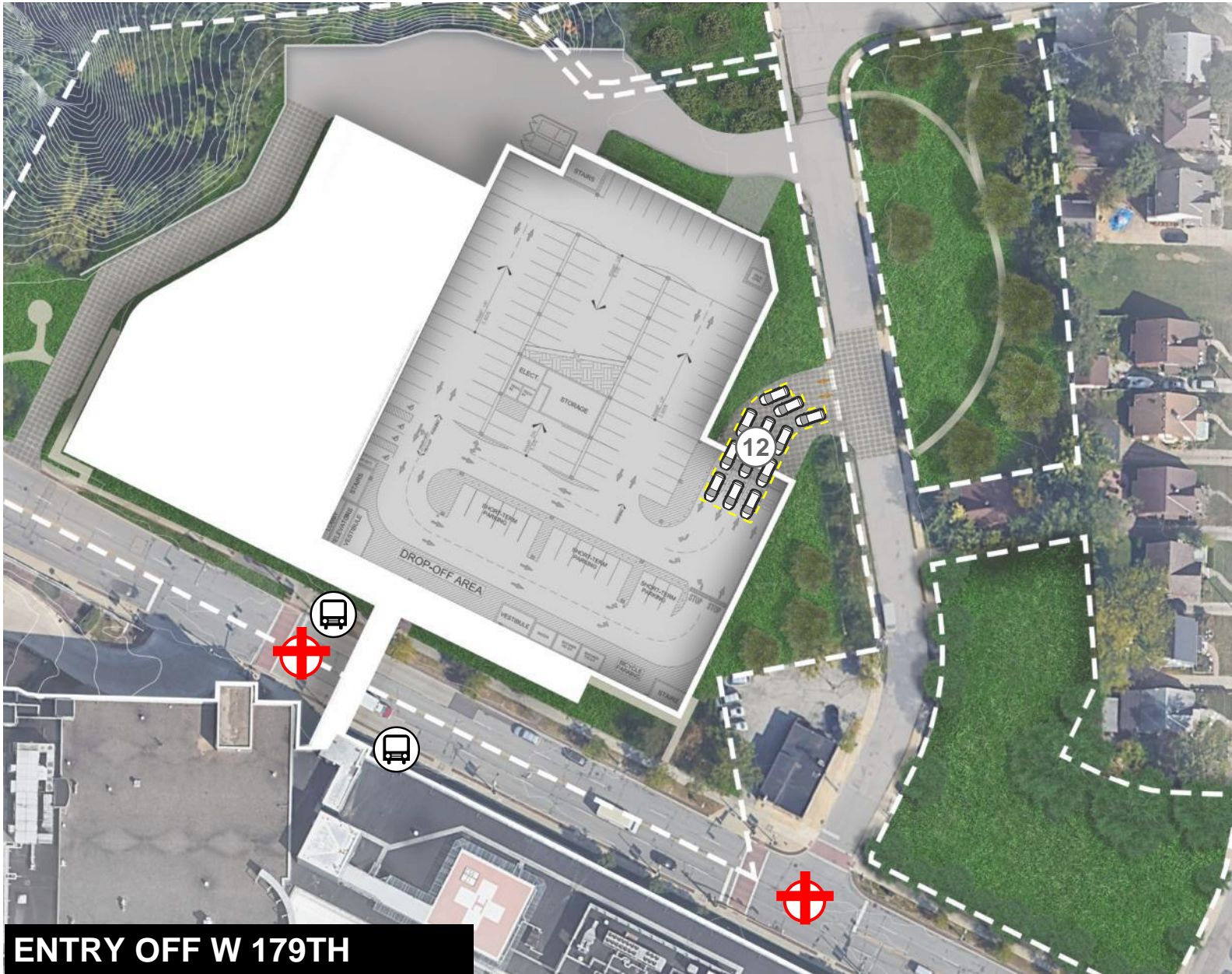
**PROGRAM KEY**

- FRONTAGE CIRCULATION
- CLINICAL / ADMIN / SUPPORT
- VERTICAL CORE CIRCULATION



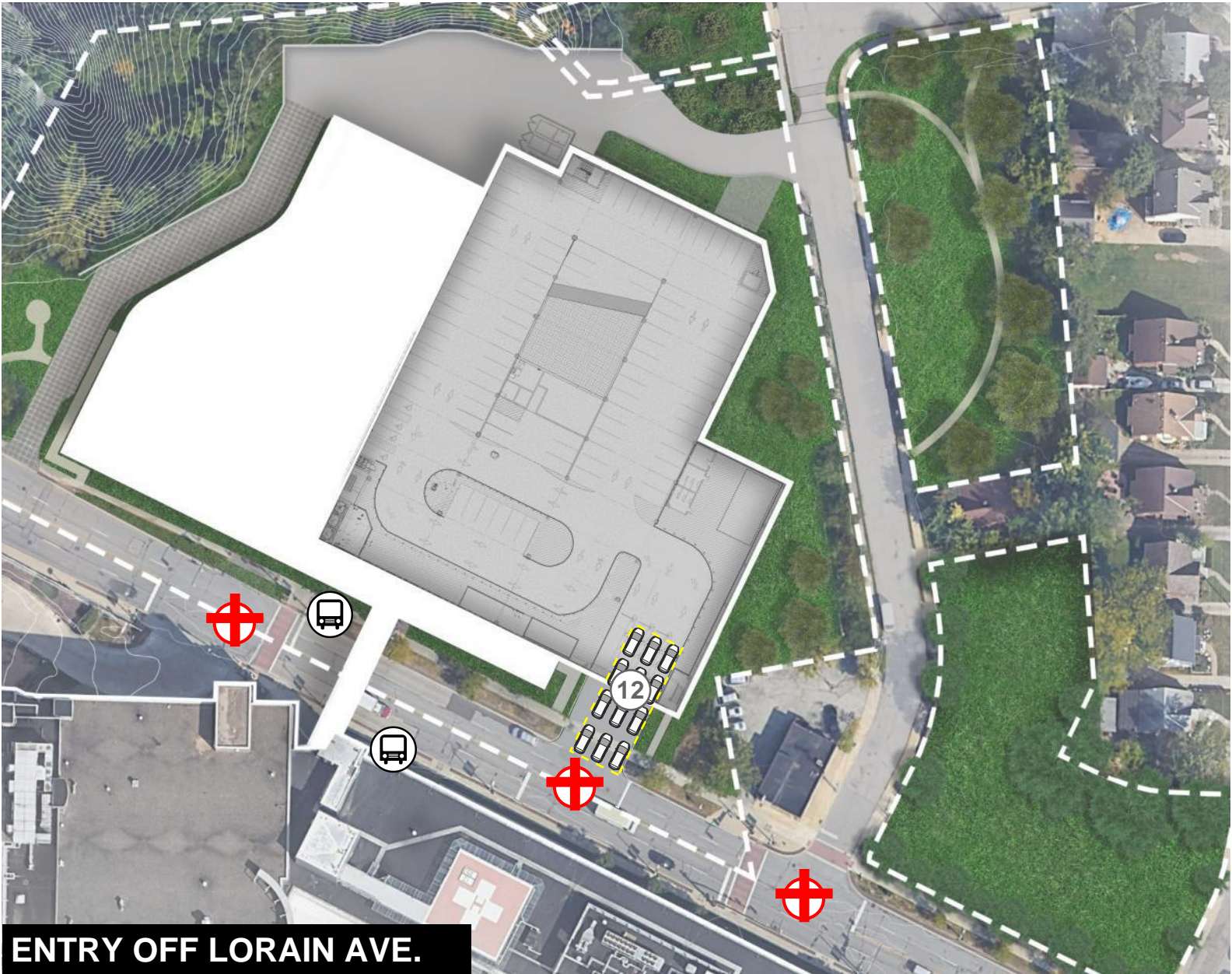






ENTRY OFF W 179TH

- PROS**
- CAR STACK TO ENTER GARAGE DOES NOT OVERLAP HIGHLY TRAFFICKED SIDEWALK.
  - GOOD DISPERSION OF TRAFFIC SIGNALS ALONG LORAIN
  - SAFER FOR PEDESTRIAN CROSSING / CIRCULATION ALONG LORAIN
  - MINIMAL QUEUING ON 179TH
  - GREATER POTENTIAL FOR ACTIVE LORAIN FRONTAGE

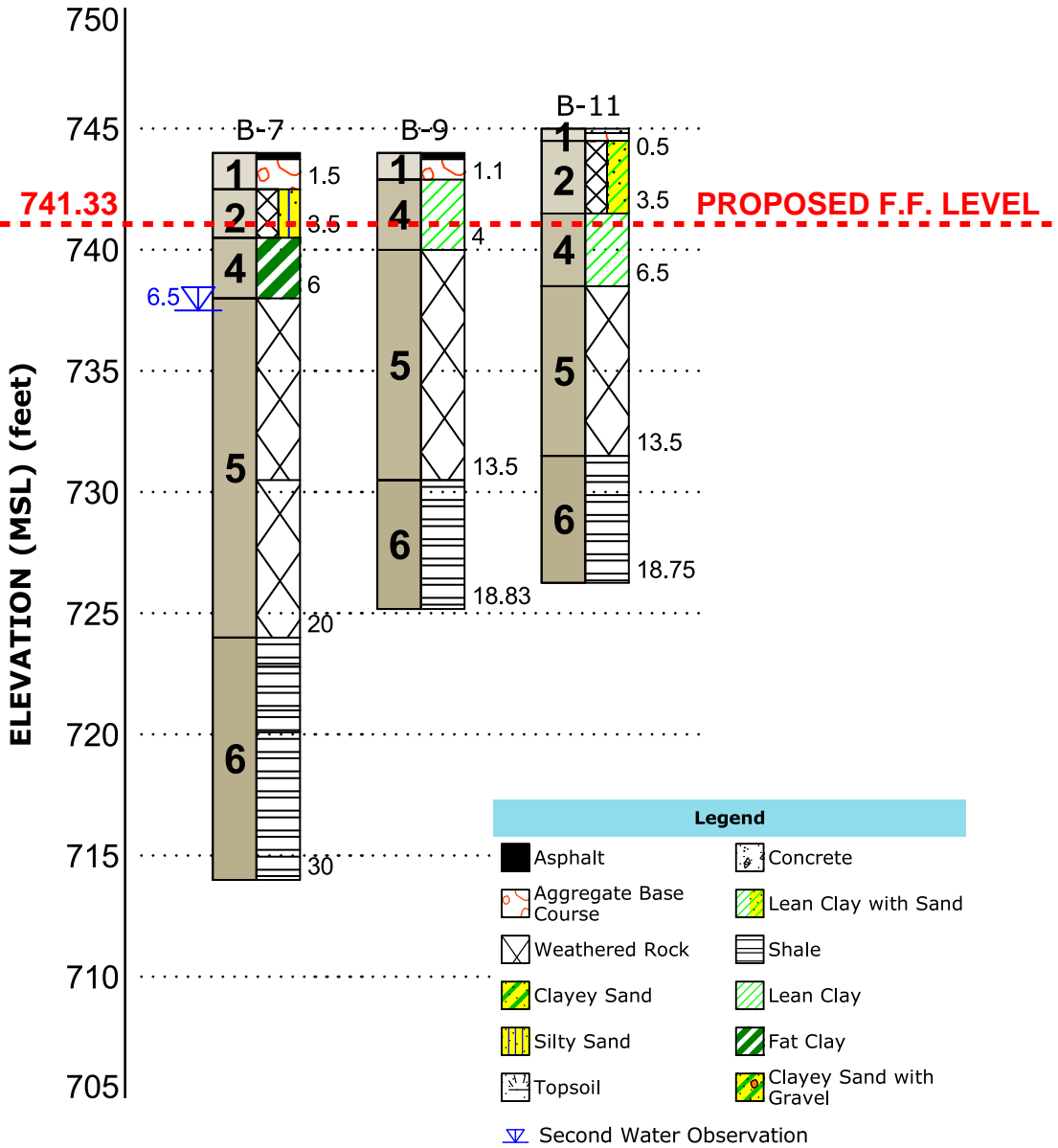


ENTRY OFF LORAIN AVE.

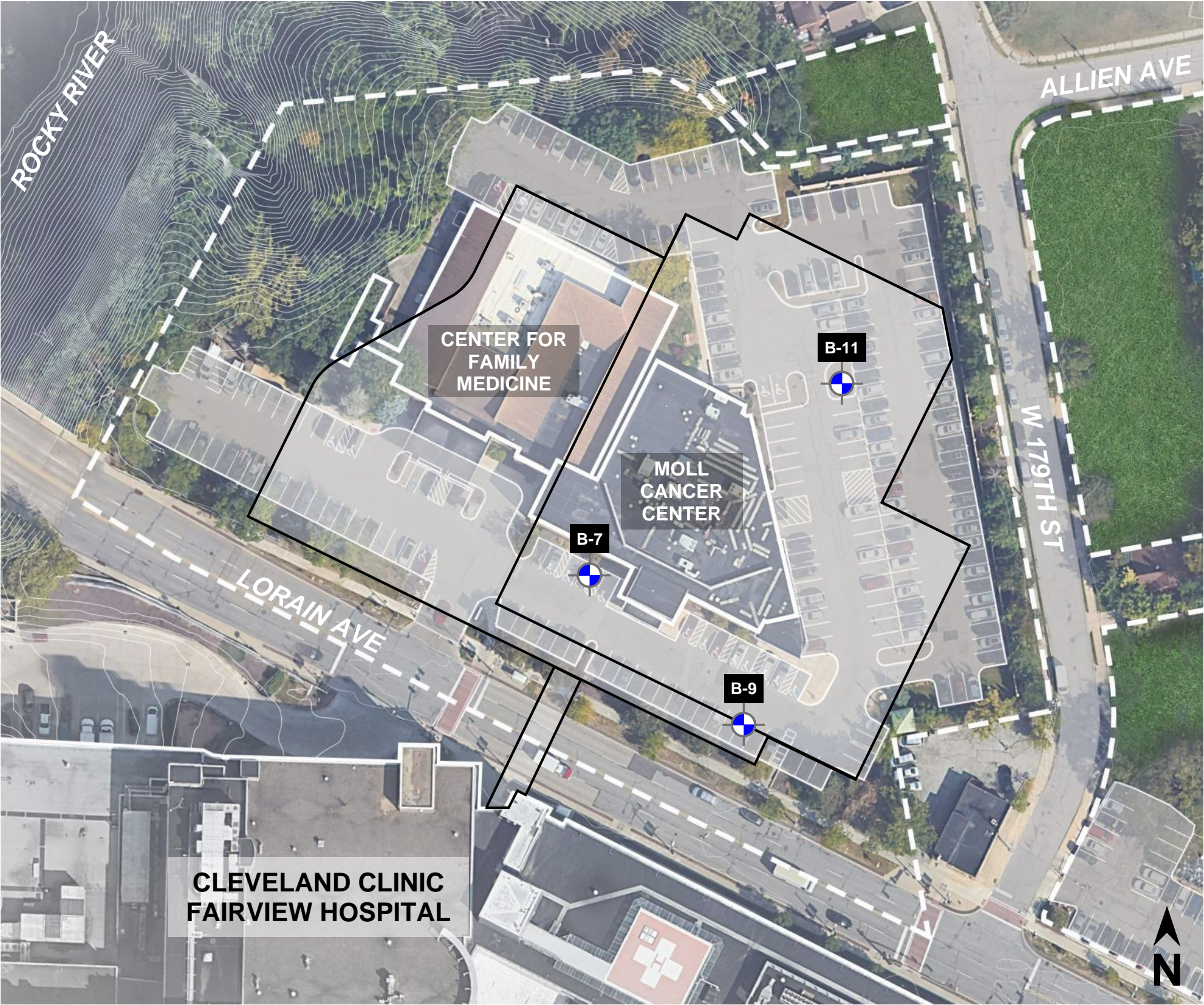
- CONS**
- SAFETY CONCERN: CONGESTION
  - SAFETY CONCERN: CAR STACK OVERLAPS POTENTIALLY HIGHLY TRAFFICKED SIDEWALK.
  - SAFETY CONCERN: PEDESTRIANS WALKING ALONG FRONTAGE.
  - SAFETY CONCERN: PROXIMITY TO RTA BUS STOP / MID BLOCK CROSSING
  - SAFETY CONCERN: PEDESTRIAN CROSSING 4 LANES OF TRAFFIC
  - TRAFFIC CONGESTION: MULTIPLE TRAFFIC LIGHTS IN CLOSE PROXIMITY
  - TRAFFIC CONGESTION: INCREASED VEHICULAR CONGESTION ALONG LORAIN
  - REDUCED LOBBY / ACTIVE FRONTAGE ALONG LORAIN



GeoModel



Model Layer	Layer Name	General Description
1	Surface Cover	Asphalt, concrete, aggregate base, topsoil
2	Undocumented Fill	Lean clay, clayey sand, silty sand
3	Native Fine-Grained Soil 1	Soft lean clay
4	Native Fine-Grained Soil 2	Medium stiff to very stiff lean clay
5	Weathered Bedrock	Shale, highly weathered, very weak
6	Bedrock	Shale, highly to slightly weathered, very weak to medium strong



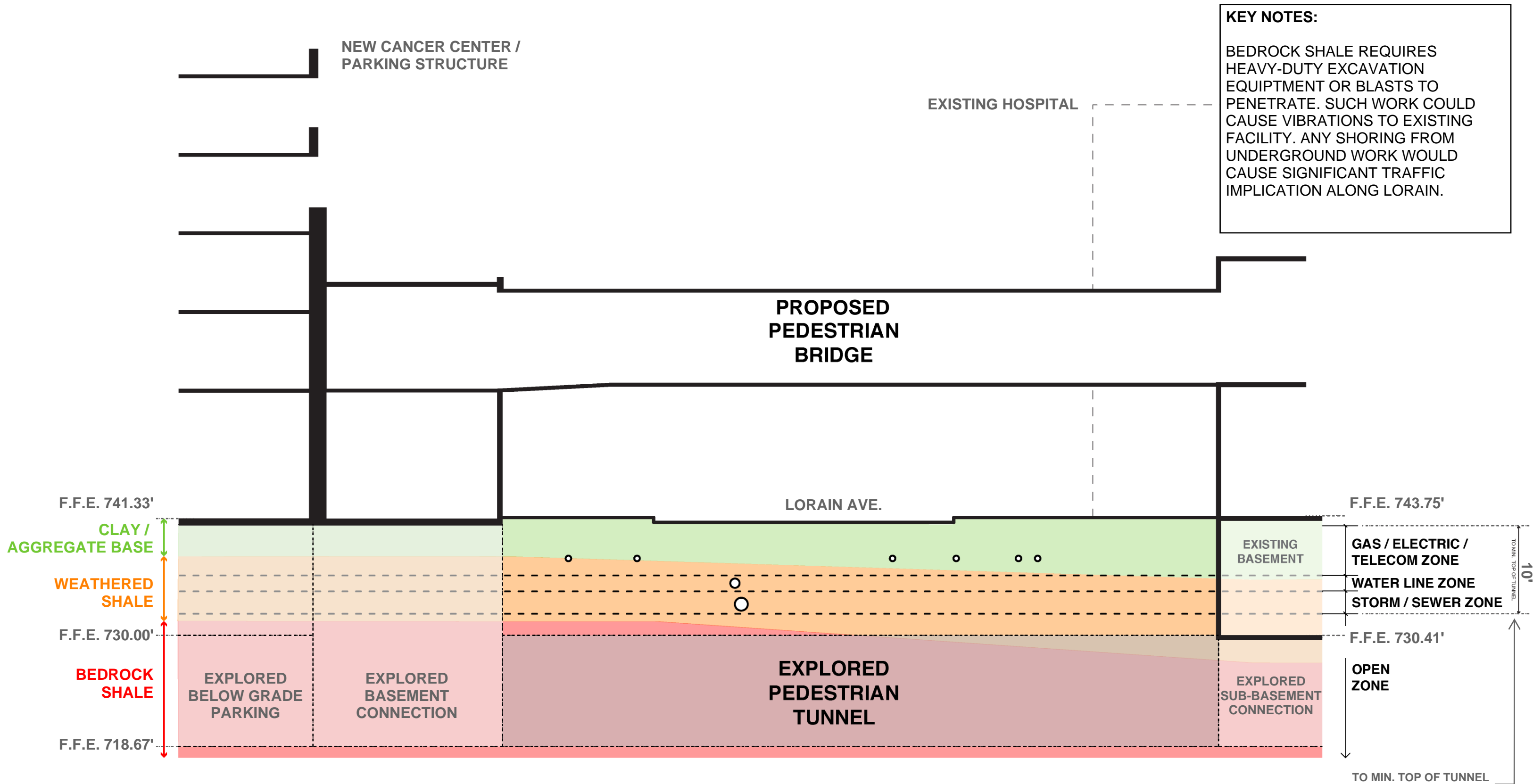




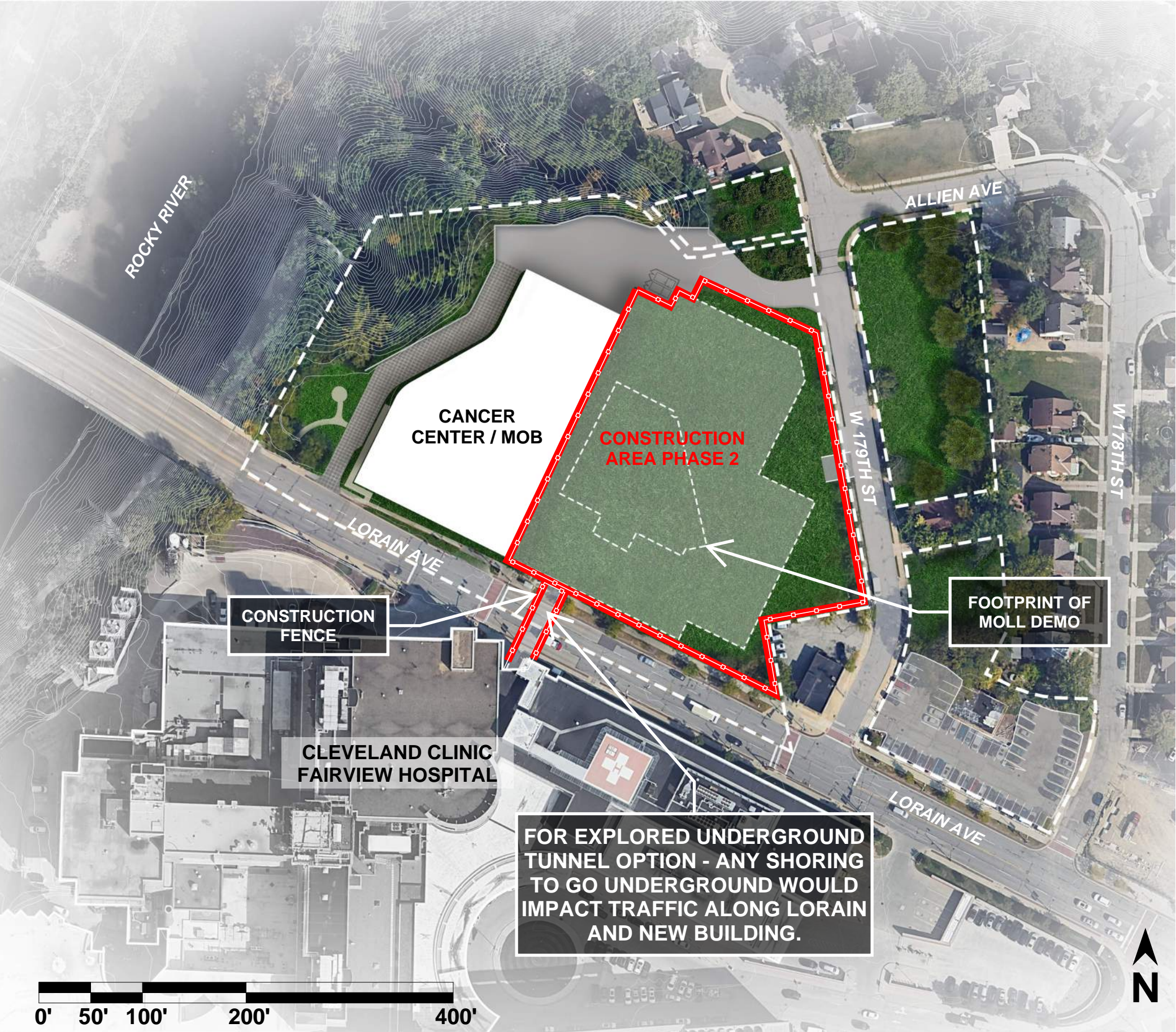
EXISTING BASEMENT FLOOR IMAGES OF THE PYRITIC SHALE PRIOR TO EXCAVATION



EXCAVATION REQUIRED TO MITIGATE THE CIRCUMSTANCES OF THE EXPANSIVE SHALE FROM EXISTING BASEMENT.







**CONSTRUCTION IMPACTS ON LORAIN**

**KEY NOTES:**

**A) TECHNICAL:**

- i. CONCERN WITH ACCELERATING THE WEATHERING OF UNDISTURBED SHALE
- ii. PROTECTING THE NATURAL SITUATION AS LONG AS FEASIBLY POSSIBLE

**B) OPERATIONAL:**

- i. EXISTING CANCER CENTER TO REMAIN OPERATIONAL DURING CONSTRUCTION - KEEPING PATIENT CARE LOCAL
- ii. CONCERNS ABOUT SENSITIVE EQUIPMENT (CT SIM, LINAC, MRI, ETC) THAT WOULD NEED TO BE RECALLIBRATED REGULARLY AS RESULT OF HEAVY EXCAVATION
- iii. COMMUNITY IMPACT - LORAIN AVE, NOISE, VIBRATION
- iv. WOULD REQUIRE BUILDING SUB-BASEMENT UNDER EXISITING HOSPITAL. COMPLICATED CONSTRUCTION AND HIGH RISK OF DISTURBANCE.

**C) FINANCIAL:**

- i. MOST TIME INTENSIVE AND COSTLY TO DO LARGE SCALE EXCAVATION OF SHALE AND BEDROCK



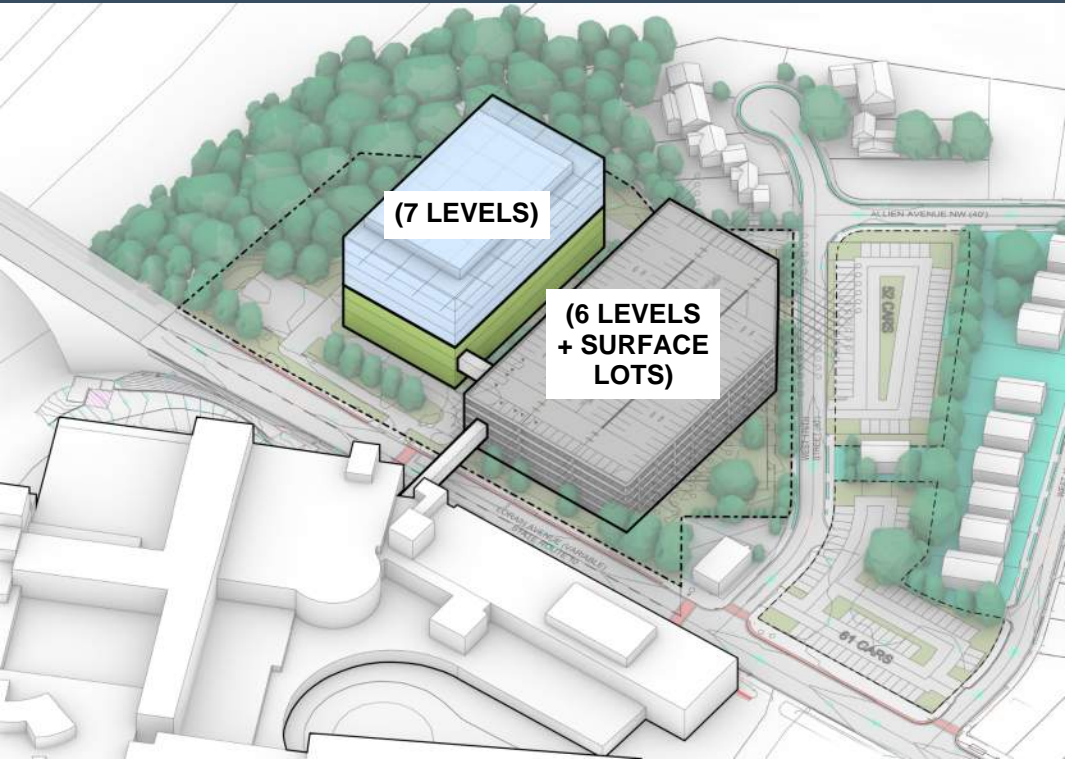
TIMELINE OF COMMUNITY AND CITY MEETINGS BY CCF:





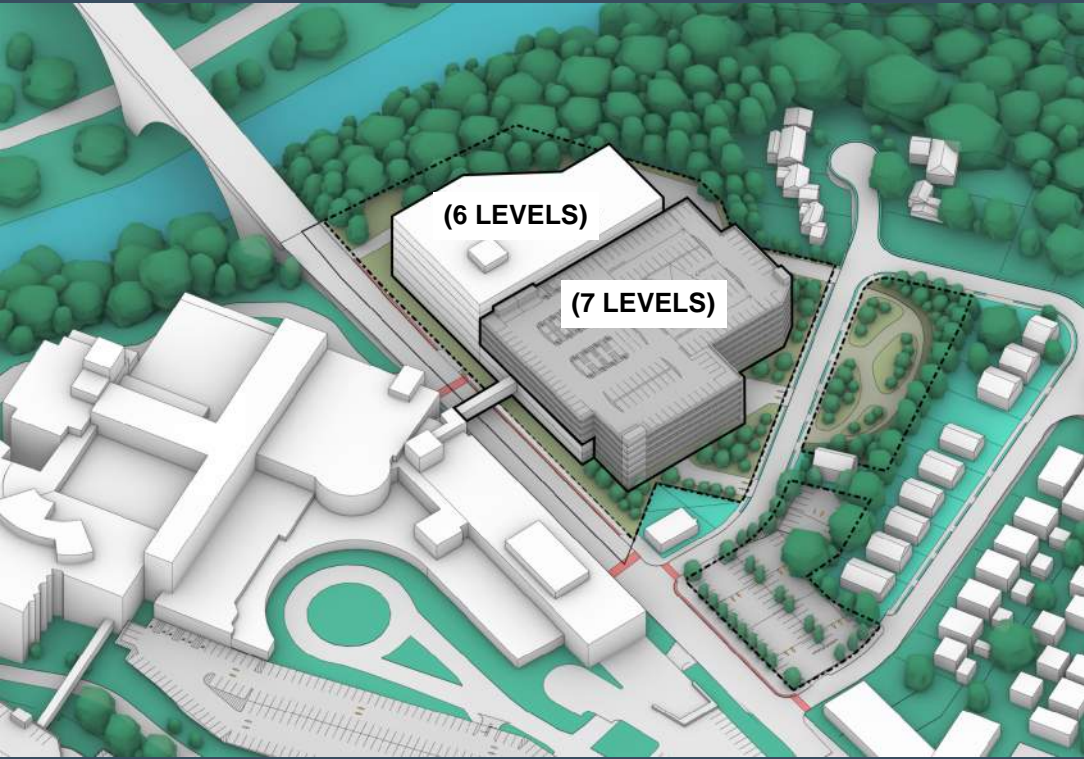
DESIGN PROGRESSION AS A RESULT OF COMMUNITY FEEDBACK:

- A) CLEVELAND CLINIC HAS HOSTED 5+ COMMUNITY MEETINGS
- B) ATTENDED COUNCILMAN + CDC LED MEETINGS AS AN OBSERVER TO HEAR FEEDBACK FIRST HAND
- C) RE-ALLOCATED PROGRAM TO A DIFFERENT LOCATION TO REMOVE 1 LEVEL OF BUILDING AND 1 LEVEL OF PARKING GARAGE



MAY 2023

- 7 LEVEL MOB / CC
- 6 LEVEL GARAGE + SURFACE LOTS COVERING BOTH NORTH-EAST AND SOUTH-EAST BUFFER ZONES



AUGUST 2024


- 6 LEVEL MOB / CC
- 7 LEVEL GARAGE + SURFACE LOT AT SOUTH-EAST CORNER ONLY




MARCH 2025

- 4 LEVEL MOB / CC + PH
- 5 LEVEL GARAGE + ROOF PARKING







01 BLUFF WITH EXISTING TREES




TALLER SCREENING TREES 02




03 POLLINATOR PATHWAY




PAVER IN WARM COLOR 04



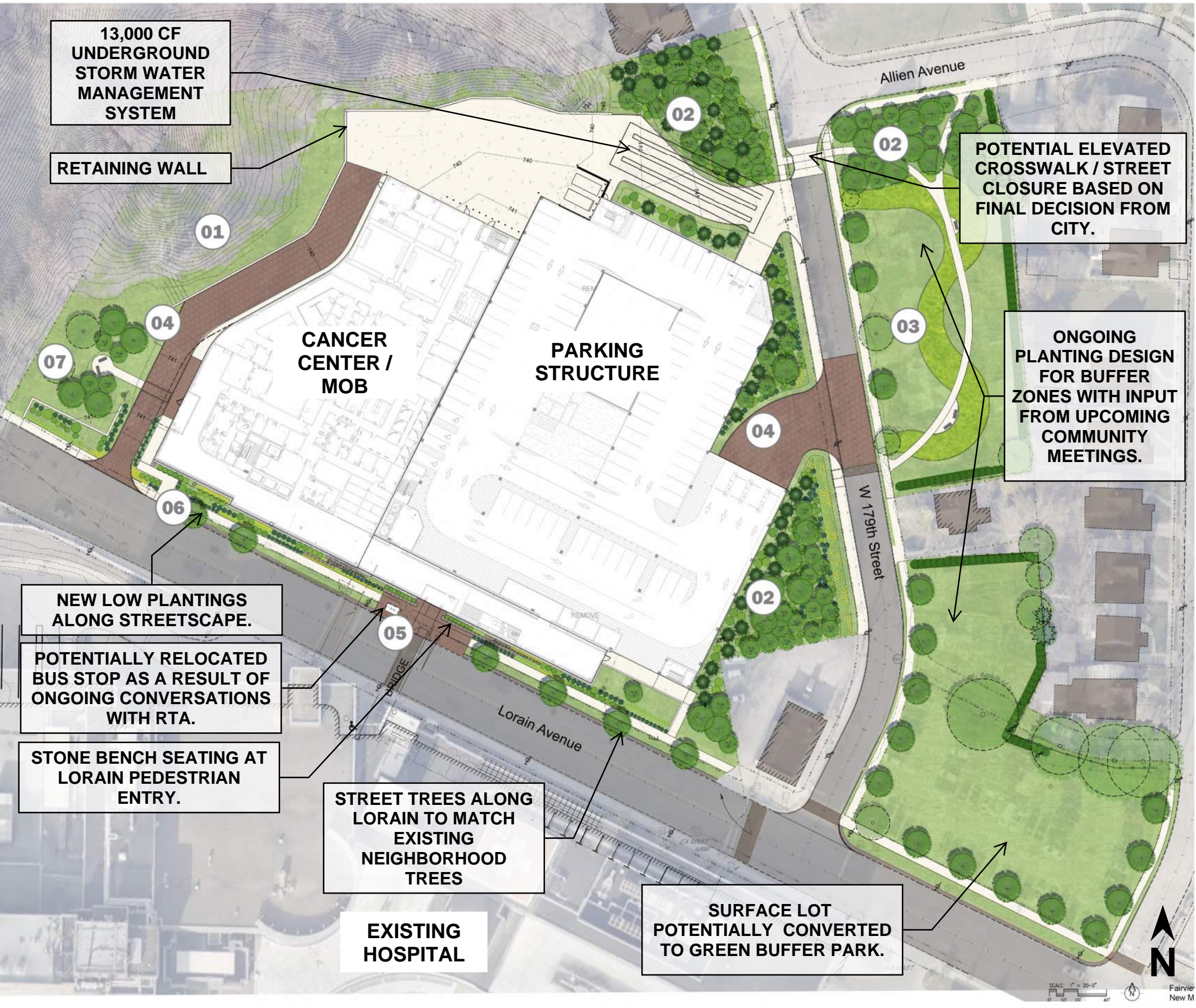
05 STONE SEAT WALLS



NATIVE PRAIRIE GRASS, WINTERBERRY HOLLY, & BEARBERRY GROUNDCOVER 06



07 HEALING GARDEN





FAST EVERGREEN SCREEN



GIANT ARBORVITAE - 10 FEET AT INSTALL  
15-20 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT

LARGE CANOPY TREES



SWAMP WHITE OAK AND SWEETGUM - 14 FEET AT INSTALL  
20-25 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT

LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL  
10-12 FEET IN FIVE YEARS  
15-20 FEET MAX HEIGHT



FAST GROWTH RATE    MEDIUM GROWTH RATE    SLOW GROWTH RATE



FAST EVERGREEN SCREEN



GIANT ARBORVITAE - 10 FEET AT INSTALL  
15-20 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT

LARGE CANOPY TREES



SHINGLE OAK AND TULIP POPLAR -  
14 FEET AT INSTALL / 14 FEET AT INSTALL  
20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
50-100 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL  
10-12 FEET IN FIVE YEARS  
15-20 FEET MAX HEIGHT





FAST SHRUB SCREEN



RED TWIG DOGWOOD -  
3 FEET AT INSTALL  
6-8 FEET IN FIVE YEARS  
10-15 FEET MAX HEIGHT

LARGE CANOPY TREES



BLACK GUM AND PIN OAK -  
14 FEET AT INSTALL / 14 FEET AT INSTALL  
20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
30-50 FEET MAX HEIGHT / 60-70 FEET MAX HEIGHT

LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL  
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FAST GROWTH RATE    MEDIUM GROWTH RATE    SLOW GROWTH RATE



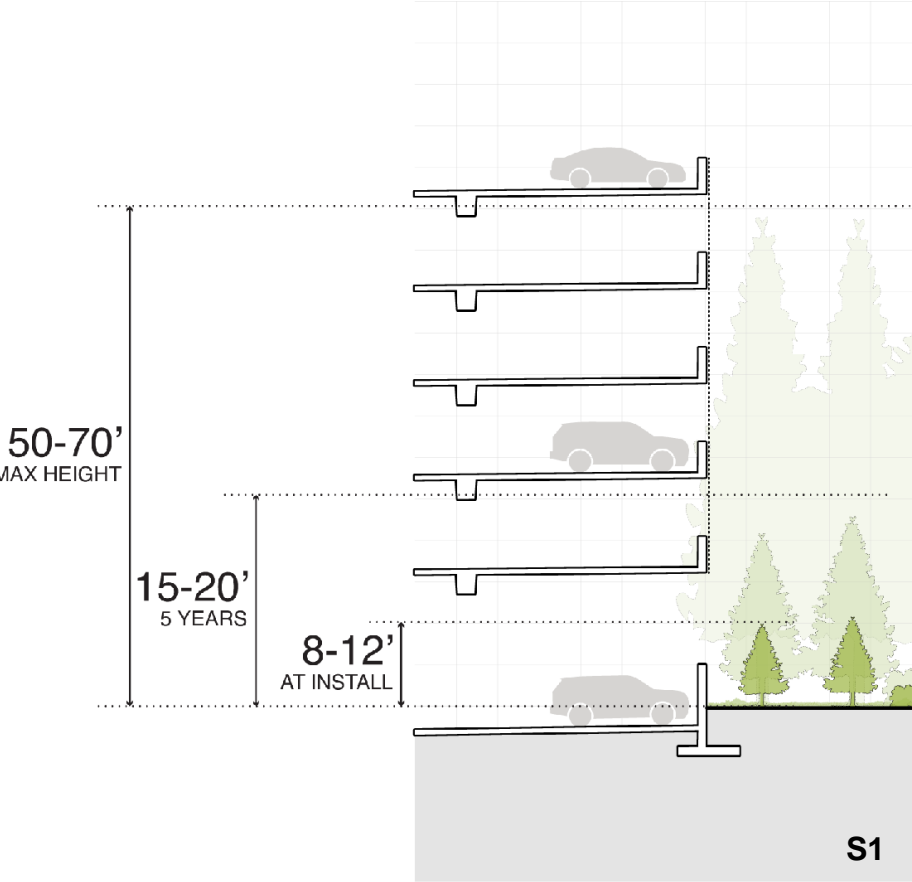
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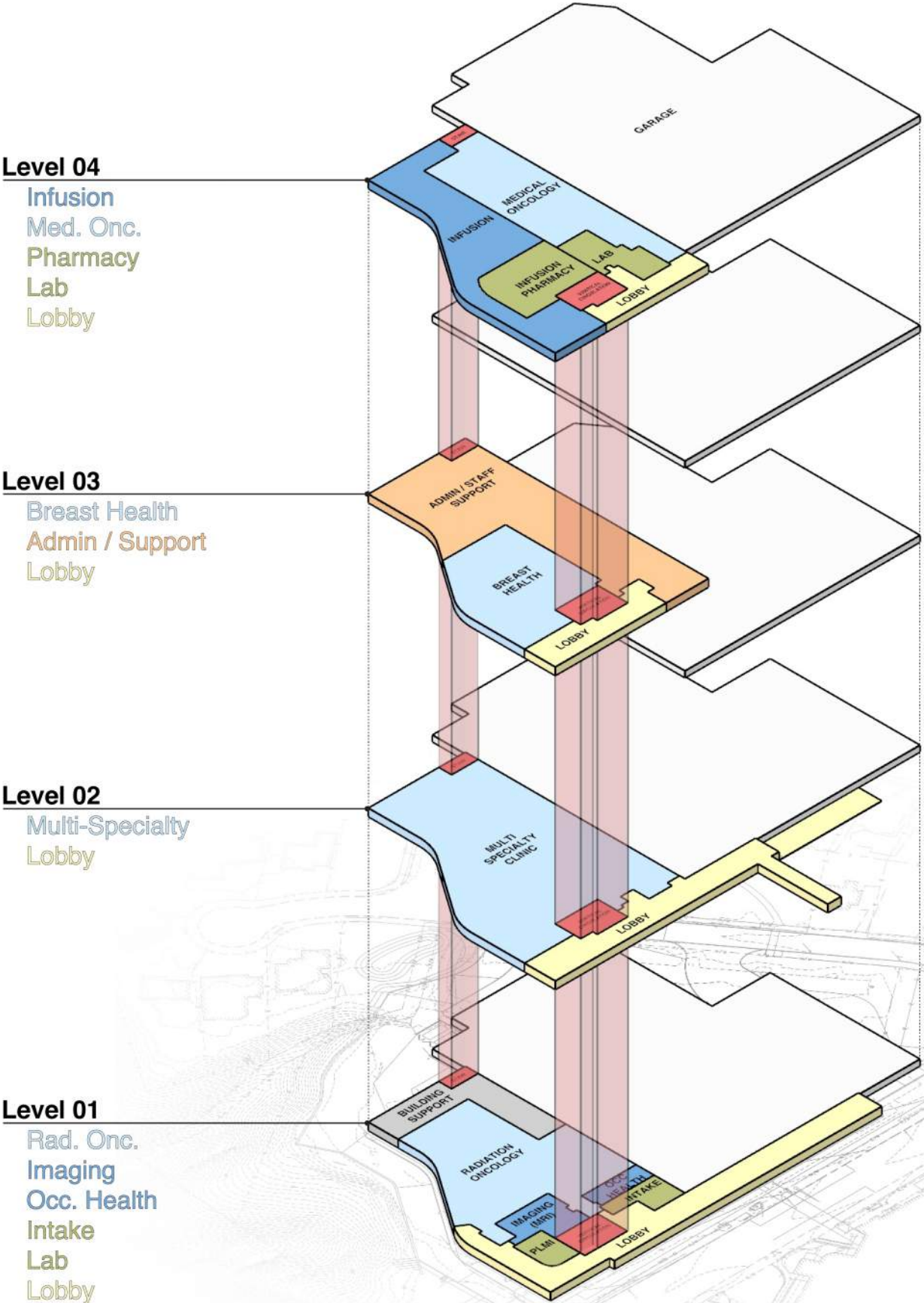
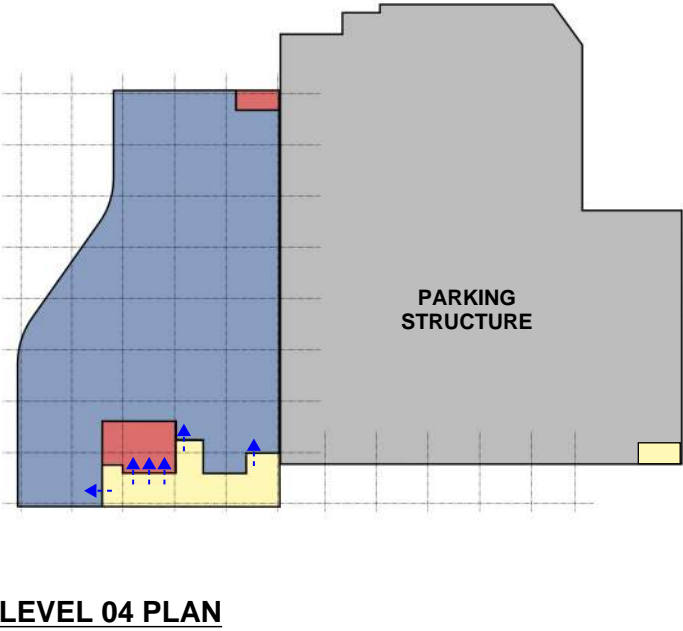
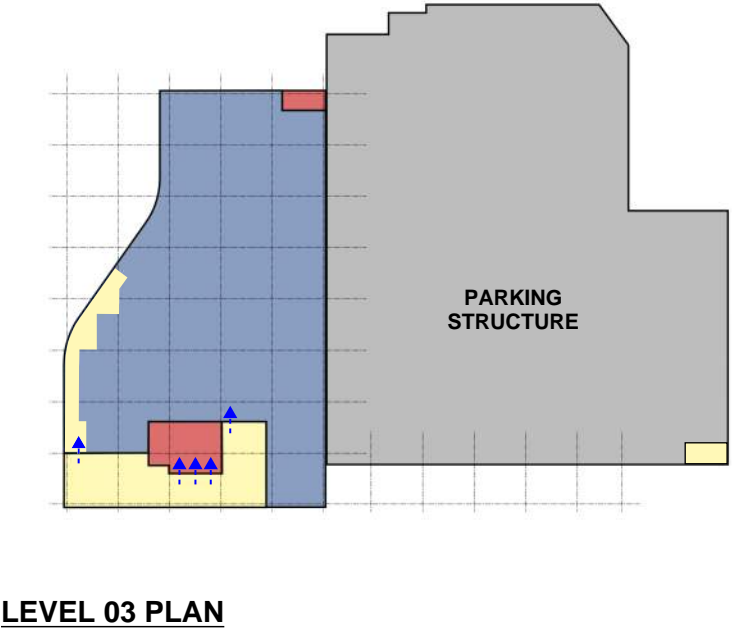
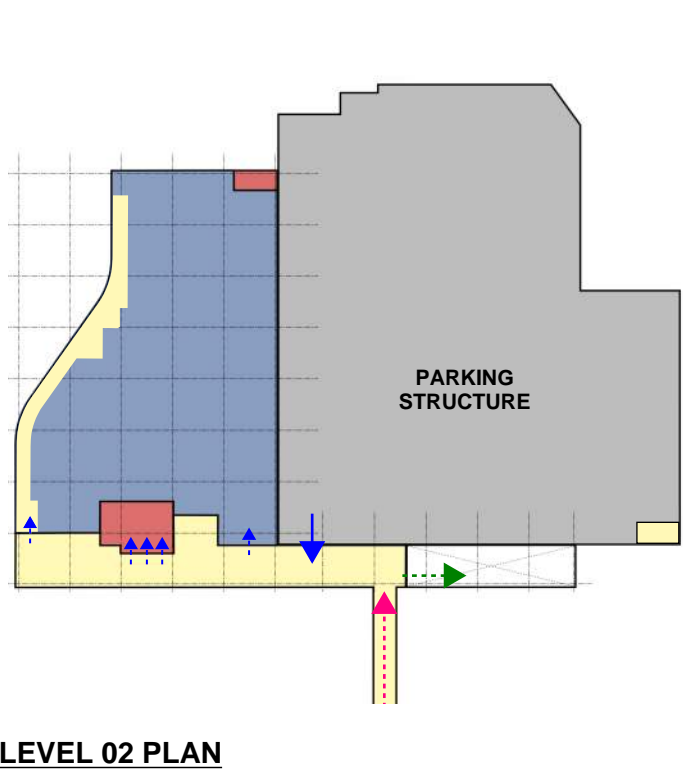
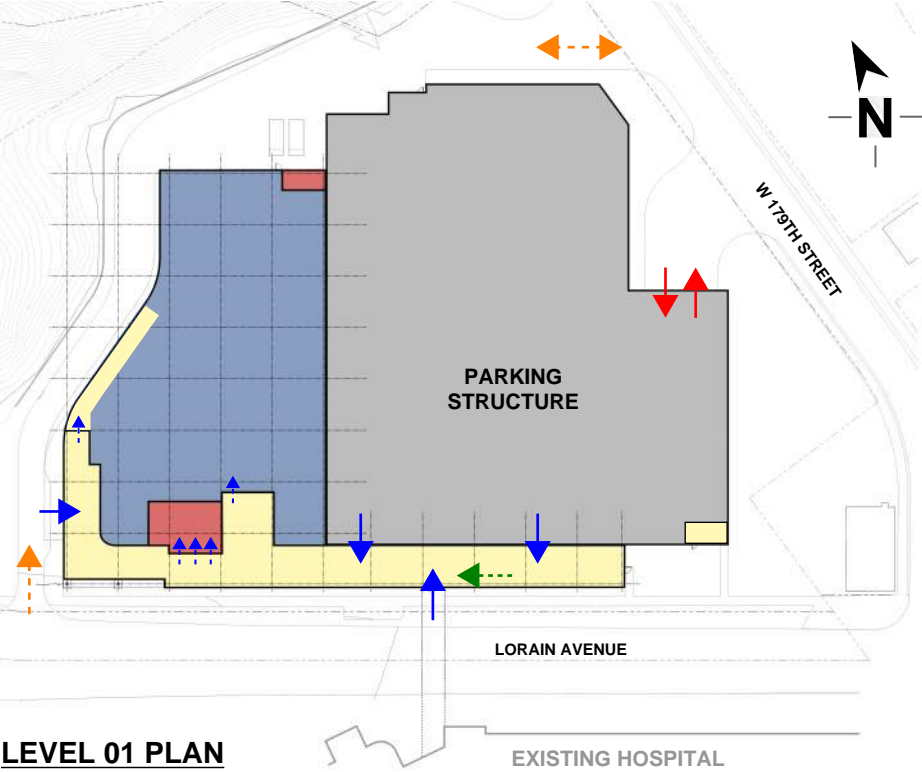


HYBRID ELM AND TULIP POPLAR -  
14 FEET AT INSTALL / 14 FEET AT INSTALL  
35-40 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

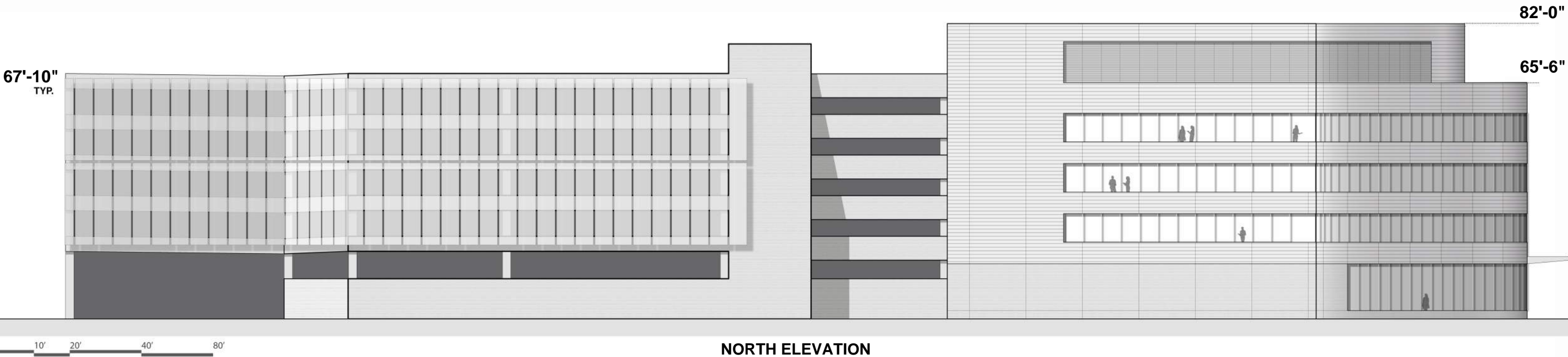
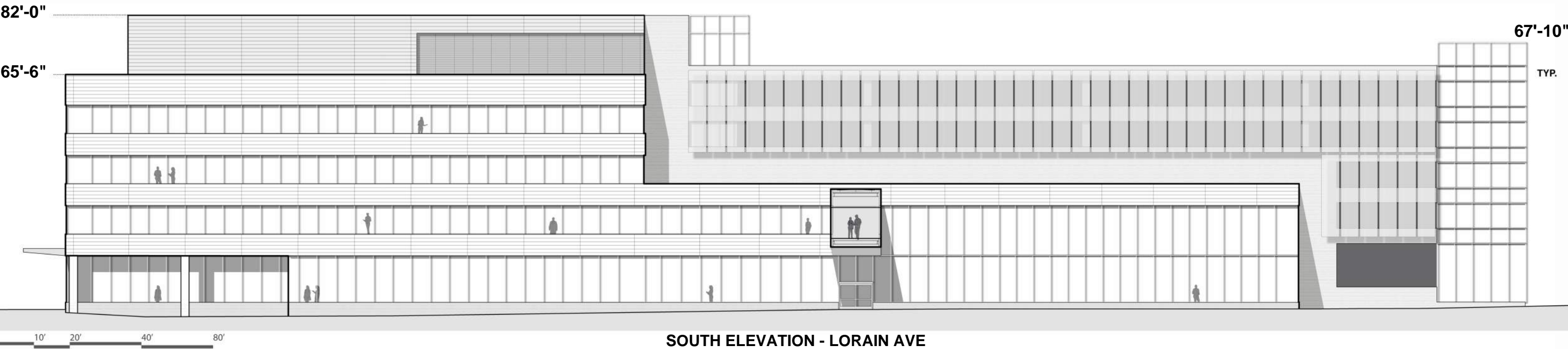




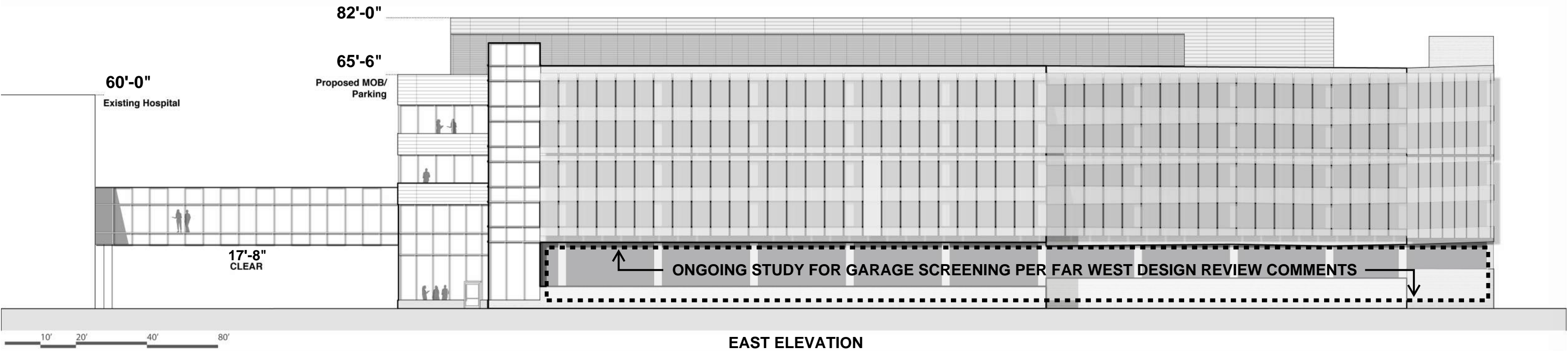
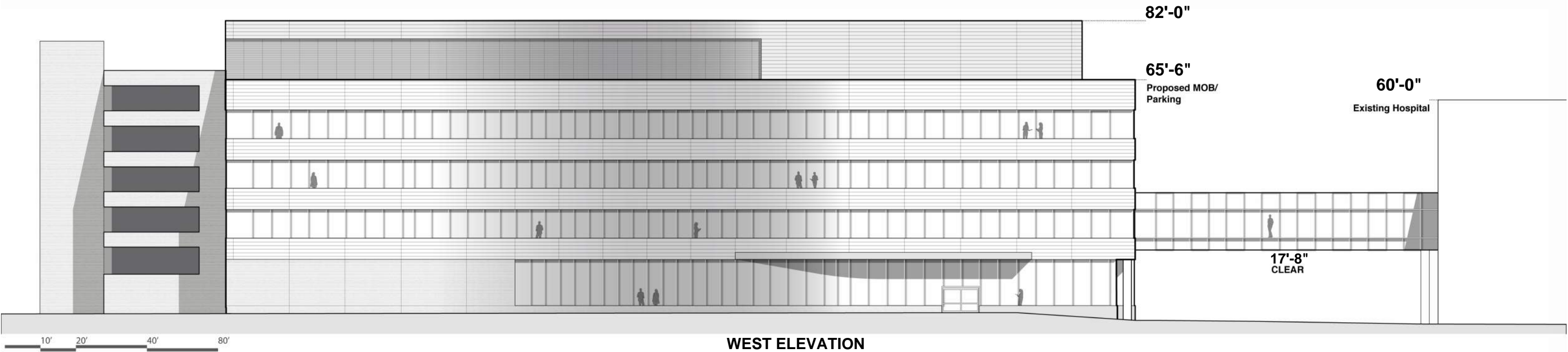
- PUBLIC CIRCULATION
- CLINICAL / ADMIN / SUPPORT
- VERTICAL CIRCULATION
- PEDESTRIAN TRAFFIC
- ENTRY FROM LOBBY
- SKYWALK BRIDGE
- SERVICE TRAFFIC
- LOBBY STAIR
- GARAGE ENTRY


















- 

**01** PREFINISHED METAL  
PANEL - METALIC FINISH
- 

**02** SSG INSULATED GLASS  
- W / FRIT
- 


**03** SSG INSULATED GLASS  
- NEUTRAL
- 


**04** PRECAST CONCRETE
- 


**05** PREFINISHED METAL  
- METALIC FINISH







- 

**01** PREFINISHED METAL  
PANEL - METALIC FINISH
- 

**02** SSG INSULATED GLASS  
- NEUTRAL W/ FRIT
- 


**03** PES / PTFE MESH  
SCREEN
- 


**04** PRECAST CONCRETE
- 


**05** CAST-IN-PLACE  
CONCRETE

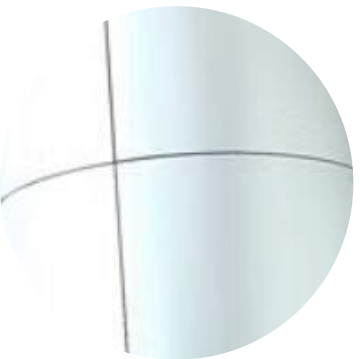





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**01** PREFINISHED METAL  
PANEL - METALIC FINISH
- 

**02** SSG INSULATED VISION  
GLASS - W/ FRIT
- 

**03** SSG INSULATED  
SPANDREL GLASS
- 

**04** PREFINISHED METAL  
-METALIC FINISH
- 

**05** PREFINISHED METAL  
LOUVER - METALIC FINISH





**CCF design guidelines define the use of bird-safe glass at Hospital, FHCs, MOBs, and other owned spaces:**

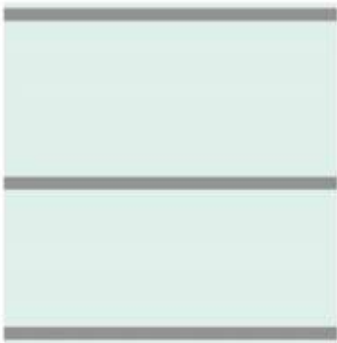
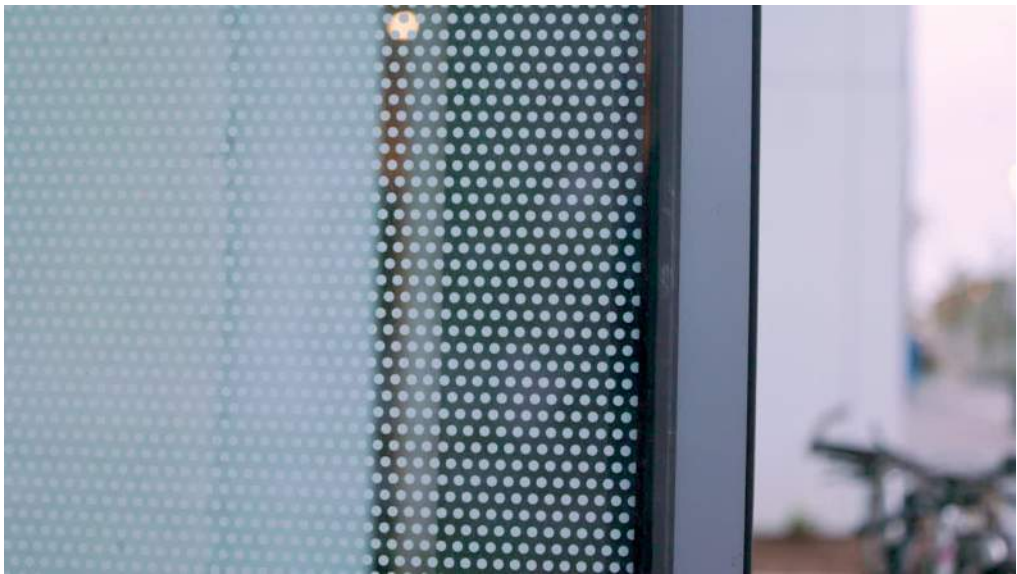
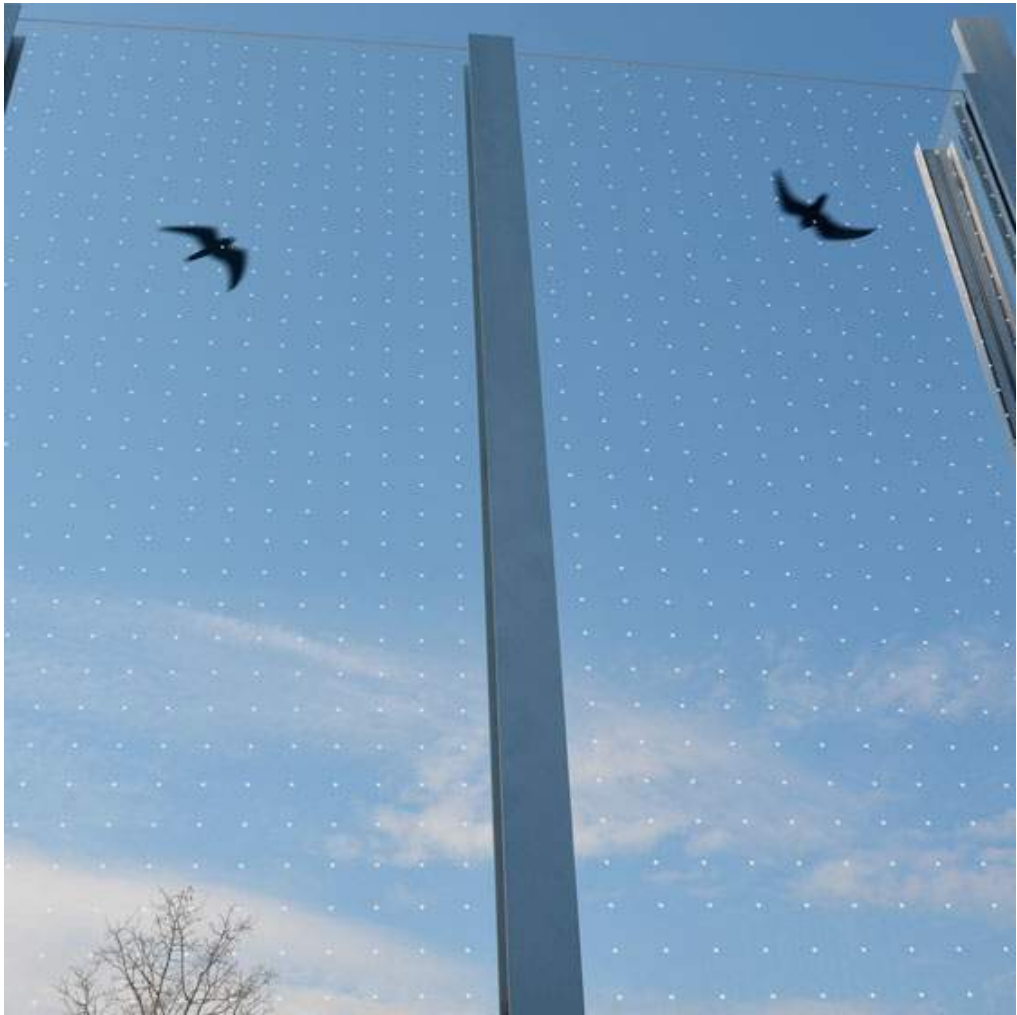
*“Birds impact humans and the environment by helping control insect populations and disperse seeds and bird window strikes are a major factor in the decline of bird populations globally. Bird-safe glass prevents these collisions by making glass visible to birds while transparent for people.”*

*(CCF Design Guidelines pg. 326)*

**Prescriptive 2x2 Pattern Rule: Threat Factor 20**

*The 2x2 Rule indicates developing patterns with lines or shapes spaced no more than 2 ” apart can deter collisions.*

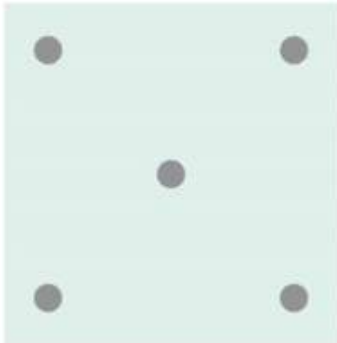
*(American Bird Conservancy Prescriptive Rating Guidelines for Bird-friendly Materials 2023)*



**2X2 Example 1**  
Pattern: 1/8" Lines, 2" On-Center  
Horizontal or Vertical  
(Print #2824), 6% Coverage



**2X2 Example 2**  
Pattern: 1/4" Dots, 2" Inline  
(Print #51777), 1% Coverage



**2X2 Example 3**  
Pattern: 1/4" Dots, 2x2 Staggered  
(Print #51767), 1% Coverage



**WHY PES MESH:**  
POLYVINYL COATED POLYESTER (PES) VENTILATED FABRIC MESH WITH PROTECTIVE COATING. EASY TO CLEAN.

THIS MATERIAL IS APPROPRIATE FOR THIS CLIMATE AND PROVIDES SCREENING / PRIVACY SUITABLE FOR THIS PROJECT APPLCIATION.

THIS MESH HAS BEEN USED IN AND AROUND CLEVELAND ON OTHER PROJECTS PREVIOUSLY APPROVED / BUILT / UNDER CONSTRUCTION.

**APPLICATIONS:**  
MOST COMMON AND ECONOMICAL SCREENING TYPE FOR VENTILATED FACADE SCREENS TO PROVIDE SHADING/SCREENING, LOWER HEAT GAIN, MAINTAIN VIEWS OUT, AND MAINTAIN OPEN AIRFLOW.

**LIFESPAN:**  
20+ YEAR LIFESPAN



Select FlexFacade Installations, Great Lakes Region



The Artisan,Cleveland OH, 2023



Studio Park Garage, Grand Rapids MI



Crocker Park, Westlake OH, 2015



John Glenn Int. Airport, Columbus OH















\*LANDSCAPE SHOWS 5 YEAR GROWTH.  
SEE LANDSCAPE PLAN.





\*LANDSCAPE SHOWS MATURE GROWTH.  
SEE LANDSCAPE PLAN.

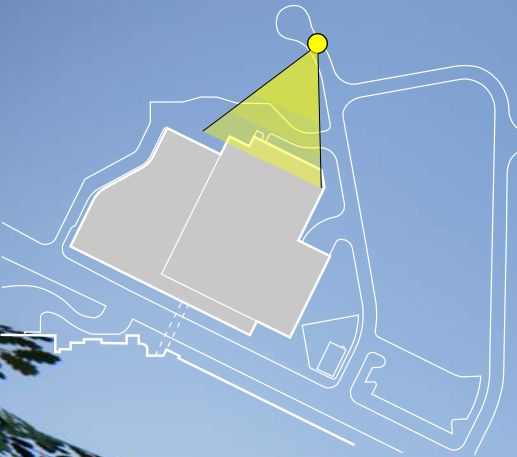




\*LANDSCAPE SHOWS 5 YEAR GROWTH.  
SEE LANDSCAPE PLAN.







\*LANDSCAPE SHOWS MATURE GROWTH.  
SEE LANDSCAPE PLAN.

















# REQUIREMENT CHECKLIST

## *Schematic Approval (conceptual plus):*

*Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*

- Illustrative Renderings*
- Furnishings and Site Amenities*
- Conceptual Landscape and/or Streetscape Plan*
- Storm Water Management Plan*

## *Final Approval (schematic plus):*

- Signage Plan*
- Lighting Plan*
- Material, Color and Finish Samples and Lists*
- Final Landscape and/or Streetscape Plan (with plant list)*

## *Items which will be fully addressed in Final Design Development Presentation*

- Detailed landscape plan including plant species, design, and detail as a result of community input*
- Final lighting plan with photometric study showing light levels at garage*
- Final material selections*
- Final parking garage screening design, color use, base materiality*
- Signage plan including potential artwork & gateway considerations*





**Every life deserves world class care.**