

Cleveland Heights Planning Commission June 11, 2025

And Karen, just to remind us if you would, what action items or non-action items are we taking on this? So this does not require any action. You just have to review it. However, should you want to say you endorse it or encourage City Council to do something that's in your purview, but there's no requirement other than just to review it.

Okay. Okay, thank you. So, Matt, whenever you're ready.

Oh, sorry. Did you, do we need to swear him in for you just to... Yeah, well, is this, if we're not voting, the same question as last time. We're not voting, but if everybody feels more comfortable, it's up to you.

I think we're okay. I think we're okay. All right.

Okay, we're ready when you are. Great. Good evening, everyone.

Can you hear me okay? Yes. Very good. I promise to speak the truth regardless of whether or not I'm sworn in, but thank you so much for the time this evening.

Again, my name is Matt Lang, and I'm a landscape architect with Stimson, which is a landscape architecture firm in the Boston area. And we're working with a great team of consultants, mostly based in Cleveland on this great project at Don Brooke near Horseshoe Park. I have a presentation here that will take about 20 to 25 minutes to go through.

And then, of course, we're happy to entertain any questions or comments at the end of the presentation. So with that, I can just get right into it. And if you can just advance to the next slide, please.

I'll give you a sense of where we are in the process. And the summary really is that we're at the very end of the design phase of the project. We're looking now to transition from our detailed design into the permitting and design approval process, which is why we're here in front of you tonight, which will allow us to then, in the first quarter of 2026, move into construction.

Next slide, please. As part of the project, we'll just zoom out here for a second and give everyone a little bit of context. We're working near where Horseshoe Lake used to be, which is at the intersection of two sections of the Don Brooke watershed.

And in the 1850s, I think it was 1852, the Shakers built a dam across where the north branch and middle branch of Don Brooke came together at a confluence point. There was a dam constructed there which created Horseshoe Lake for the purposes of powering a woolen mill, which was built just downstream near the intersection of South Park Boulevard and Lee Road. And you can see where we are in the context of the entire watershed, where the water continues to pass down through the dam, through Lower Lake, down the escarpment into University Circle, and then ultimately all the way out to Lake Erie and beyond.

Next slide, please. What we encountered when we began this project was a lake that was somewhere between 11 and 14 acres at any given time, which you can see here highlighted in the blue in the center of the diagram. And then upstream and downstream of that, there was fairly intact wetlands and floodplains.

And we wanted to be very careful to even though our charge was to remove the dam, drain the lake and restore the stream corridor through the impoundment area. We wanted to make sure at the same time we're protecting those sensitive wetlands and forested floodplains in the upstream and downstream areas of the park. I'll also, I should have mentioned this at the jump here, but just to orient everyone, this is a 60-acre parcel of public land.

And it's oriented true north, so north is up on all the diagrams you'll see. On the left-hand side of the diagram will always be Lee Road. The right-hand side of the diagram is Park Drive.

The top will be North Park Boulevard and the bottom will be South Park Boulevard, for reference. So if we can go to the next slide, we'll explain a little bit more of what we encountered when the lake was drained in 2018-2019. That exposed a lot of the sediment that's been building up behind the dam over the last 170 years.

And when that sediment was exposed to the sun and to the sky and to the elements, a lot of invasive plant material moved in pretty immediately. And re-vegetated the impoundment area. And the result of that was these pretty intact invasive plant communities throughout the old impoundment area.

And then in the areas of the stream, both upstream and downstream of the old lake as well. All the usual suspects are here, and we wanted to develop a plan that not only did the stream restoration and removed the dam and created a much larger and more exciting park experience than can be experienced today in the Park Peninsula. We also wanted to make sure that we're taking advantage of removing the invasive plant communities along the way.

Next slide, please. So when we were hired to begin study of this project, we were hired for four primary reasons. The first was to remove the dam, which is the hazard to the communities.

The second was to manage all the sediment that's built up and built up behind the dam over the last 170 years. And our best estimate is that there's about 180,000 cubic yards of sediment that's been built up behind the dam. We have to move a lot of that sediment out of the way to make room for us to restore the two stream corridors, the north branch and the middle branch of Don Brook, through that old lake bed.

And we wanted to do all those three things in the context of a much broader comprehensive landscape plan where we saw the six acre Park Peninsula that we all know as Horseshoe Lake Park today. We wanted to expand that and think of it as a 60 acre park space that goes to the boulevards and all the way west down to Lee Road as a new, much larger public park space for everyone to enjoy in the future condition. Next slide, please.

So we began our study by first understanding the history of the site. We did a lot of work with local historians and partners to understand as much as we could about the history of the development of this part of Cleveland Heights and Shaker Heights. And we also wanted to shed some light on the notion that not all the development that happened here was great.

In fact, a lot of the history of this site, especially in the 1800s, was exploiting the natural resources that were here, which caused quite a bit of environmental damage. And part of our effort here is to restore some of the function and ecology of the landscape while we're also improving the hydrology pretty drastically throughout this park space. Next slide, please.

Once we got into understanding the site, we started to develop a series of alternatives for how the two streams, the north branch and the middle branch, can be realigned through that old lake bed and through the entire site. And we developed three options. We called them the lower confluence, the middle confluence, and the upper confluence.

And essentially, all that means is where the two streams come together. One was lower in the site, one was right in the middle, and one was towards the upper end of the site. Ultimately, we chose the upper confluence scheme for a couple of reasons.

And I think on the next slide here, you'll see some of those reasons in a little bit more detail. So the upper confluence scheme puts the two streams together roughly in the center of where the old lake used to be, upstream of the dam, which you could very faintly see in there right below where it says North Park Boulevard. And you can see where those two streams come together in that light chartreuse green color.

What we liked about this scheme was first and foremost, the hydrology studies that we did, confirmed that the function of these stream corridors in this alignment performed better than the other two options. We also liked how it brought the stream into the center of the park and gave us a lot of space along North Park Boulevard and South Park Boulevard to expand park and recreation opportunities. And it also helped us to preserve some of those intact wetlands and forested floodplains in the darker green, both in the downstream and upstream end of the project.

I should also mention here, just for reference, the water is always flowing from right to left on the diagrams. So the water is flowing towards our left under Lee Road and then downstream to Lower Lake. Next slide, please.

Once we kind of locked in the alignment of the stream, we started to look at the impacts of reconstructing those streams on the existing plant community, including the mature trees that exist throughout the site. We did a very thorough tree inventory where we inventoried about 3,500 trees. And then we started to look at where those trees, the good trees were and where the invasive trees were.

And we started to target the invasive areas as opportunities to renovate or I guess regrade the

site to accommodate the stream restoration. And so on the bottom right-hand side of this image, you can see that dark red area. That's the footprint of regrading that has to be done to accommodate the stream restorations.

And what we want to do is we want to take all the sediment that's been building up in that red area and scoop it out and move it to the orange areas that you can see on the bottom left-hand image to create new landforms that will help us negotiate grade from the surrounding boulevard down into the floodplain. And you'll see how that manifests itself in a minute here when we start to talk about park circulation. Next slide, please.

I'll also note we want to go back, but we are proposing to remove about 1,000 trees. Most of those trees or roughly half of those trees based on my best estimate are invasive trees. And then there's a good amount of trees that are simply in the way of the stream restoration project.

But we've worked very hard to be very surgical about how we have aligned the stream to minimize the removal of healthy, mature trees on the project site. Once we locked in... Matt, can I just interrupt you there for one second? Out of 1,000 that you estimate you'll be removing, how many of those do you estimate or know are invasive species versus in the way trees? My best guess is about half of them are... And I could give you those exact numbers if I look at some data. But I would say about half of them are invasive trees and half of them are otherwise healthy trees.

Okay. And I'll talk a little bit too in a few slides about what we're putting back in place of those tree removals. Okay, thank you.

Okay, so once we locked in the stream alignment and we understood the impacts of having to regrade a big chunk of the site, then we ran a series of studies with our engineering consultants to make sure we understood how water was going to pass through this site and how we could in fact use the park to slow down that water and reduce the velocity and sheer stresses of the water so that we can kind of slow that water down and detain it here within our park site for a few hours before it's then released through the Lee Road culvert downstream to Lower Lake and beyond. And so this is just a series of studies that we did on the top left. You can see a typical summer rain shower, and that would be anything less than an inch of rain in a 24-hour period.

You can see that the streams are generally full and there's a little bit of wiggles, blue wiggles on the outer edges, which we'll talk about here. Those are constructed wetlands. And then when you look at a one-year storm on the top right, you can see that it looks like it's a whole lot more water coming out of those stream banks and accessing the floodplains.

And this is intentional and certainly by design. And the whole point of that is for the water to come up over the stream banks, spread out into the floodplain, and slow down pretty substantially so that water gets contained here for a while before it's released downstream. A

one-year storm event is just about two inches in a 24-hour period, so that's a pretty typical rainstorm, a seasonal rainstorm.

And then on the bottom, you can see a 10-year storm event, which is about three and a half inches of rain in a 24-hour period, and then a 100-year storm event, which is over five inches of rain in a 24-hour period. And the 100-year storm event is the typical storm event that we use when we're modeling, you know, typically a worst-case scenario. And what we've done here is you can see that the footprint of the water grows in each of these, but anything from a one-year storm all the way up to a 100-year storm, you can see that that water is really spreading out and using a lot of the park, and this is by design.

And so if we go to the next slide, we'll start to talk about what this new 100-year floodplain means for park opportunities. So that new floodplain here highlighted in blue is where that water is going to spread out to during any given storm event, anywhere from a typical summer rain shower all the way through a 100-year storm event. We really needed to understand this pretty precisely so that we can start designing other park elements into the design.

So that footprint takes up over 18 acres of the 60-acre park. And then once we kind of fixed this, we started to think about what are the great park opportunities that we can now add to the edges of this, and how can we cross that floodplain in a way that's really dynamic and reconnects Cleveland Heights and Shaker Heights back together. Next slide, please.

So to create that floodplain and restore those streams within that floodplain, this is the area that's going to have to get regraded to accommodate that. It's pretty large. It's just about 26 acres.

And so this will be a very large earthwork project. We have to dismantle and move all that sediment around before we can start putting back the final product. And so we'll walk you through here a little bit of how we're going to do that in the next slides.

We're going to jump right ahead and show you that after we dismantle this site and start to regrade that over 25 acres of landscape area, this is the ultimate result is a completely revegetated floodplain. And in fact, it's more than the floodplain because there's a series of distinct areas that we're identifying here. If you go to the next slide, you'll see a couple of those zones popping up here in the same view.

And what's interesting about this is the upland areas along North Park Boulevard, which would be on your left of this image and South Park Boulevard, which would be on the right of this image. Those are your typical Parkland spaces kind of in the same character that exists today along the edges of those boulevards. But then they start to chip down in these yellow areas into these hillsides that will allow us to provide some vertical pedestrian circulations up and down using that sediment as our vehicle for sculpting these hillsides, which will give pedestrians and park users easy access down into the floodplain and wetlands in the low lying areas of the park.

And this will all be done without stairs, without railings. This will all be very gentle sloping walkways from each all corners of the park. Next slide, please.

And when you get down to, in this case, this is the north branch of Don Brook. This is the character of what you're going to see along the edges and meanders of the restored streams. This area here, you can see some boulder scrambles so that you can get down and engage directly with the stream.

You can see the quality of the floodplain being restored with vegetation, both herbaceous and shrubs and trees throughout the floodplain. On the next slide, you'll see a little bit more of this from a slightly different vantage point. I should also note on the top right, any time we're showing a perspective view, we're showing a little pink dot with some arrows where you would be in the park and generally which direction you would be looking just for reference.

So here's another view. This is further downstream. And here you can see this is after the two streams have come together.

They pass underneath a large pedestrian bridge that you can see there in the background. That pedestrian bridge is about 225 feet long, and it's the old alignment of the dam. And so that long, broad, sweeping walkway that I know everybody loves to walk on or loves to walk on when it was still there in its entirety between Cleveland Heights and Shaker Heights.

This will replace that in that same exact alignment with that broad, sweeping arc connecting the two communities back together. In this case, though, it will become a pedestrian bridge to allow the two sections of Don Brook, the north and middle branch to come together right on the far side of that pedestrian bridge, pass under that bridge and continue on towards Lee Road. In the foreground, we also have a series of wetland boardwalks that are low line boardwalks, which would allow park users and pedestrians to walk across the brook in three other locations within the park.

This boardwalk in particular is part of a broad shared use path, which will connect diagonally through the park, connecting the intersection of Lee Road and North Park Boulevard through the intersection of South Park Boulevard and Park Drive diagonally through the park site. I'll point that out again here in just a second on the circulation plan. Next slide, please.

This is another view of that same pedestrian bridge I just mentioned. This is just a little closer view of it where you can see the two streams coming together there in the left hand side of the image just beyond the bridge. And you can see the low line floodplain kind of coming together and continuing on underneath the pedestrian bridge downstream towards Lee Road.

Next slide, please. Another important thing to note here, too, is that the floodplain isn't intended to be this broad grassland in perpetuity. In fact, we want it to restore itself to what a stream in Northeast Ohio really wants to be, which is a forested floodplain.

So here you can see roughly 10 or 20 years after the park is redesigned and constructed. A lot

of that woody plant material, pioneer trees, are starting to grow up. The shrubs are starting to reach their maximum height.

And then if you click again, you'll see 40 or 50 years down the road where those pioneer trees have given way to the longer-lived trees in the forest. And that pedestrian bridge over the course of the next 50 years will become a canopy walk that actually walks through the canopy of those Northeast Ohio trees where the connection between the communities will remain. But the dynamic character of the park will change after every visit.

And in the long run, the entire character of the park will change as nature restores itself to a forested floodplain. Next slide, please. And so certainly a lot of our focus has been making sure that the water coming down Don Brook can get through this parkland and continue on without creating more problems.

In fact, solving problems along the way. We also identified a whole series of urban runoff that is currently draining directly into Don Brook today. There's a handful on the Cleveland Heights side of the project.

There's a handful on the Shaker Heights side of the project. And what we decided to do as part of the project is calculate those drainage areas, identify where that water is coming out of stormwater infrastructure into the Brook. And then we've intercepted those drainage areas and put them into constructed wetlands here.

There's a series of constructed wetlands. You can see there's four of them. And this is taking over 100 acres of urbanized area within the communities.

And it will be filtering that water and slowing that water down and storing it before it ultimately releases that filtered water into Don Brook in a very controlled way. So this is really exciting for us as well. And on the bottom, I know they're very small, but you can see that those constructed wetlands are also designed to fill up with water all the way up to 100-year storm event.

And then very slowly filter that water through the wetland and release it in a controlled way back into Don Brook as stormwater is passing through Don Brook as an independent system. So this is a really exciting thing that we've added to the project as well. Next slide, please.

Now I'm going to shift from the kind of engineering and function of the hydrology through the park to all the great ideas that the community brought to us to use as opportunities to consider in the kind of experiential qualities and park qualities that we've brought to the design as well. We're thrilled by the fact that we've been able to speak directly with over 2,300 community members as part of this process over the course of the last three years. And everything that you see in the plans that we'll see here in the next handful of slides has come directly from those engagements with the community.

Next slide, please. We engage with the community in a variety of ways. We held walking tours back in 2022.

We had a series of pop-up events where we asked people walking down Lee Road or at the movie theater to stop and draw what their ideal vision of the park might be. We had a handful of open houses, one of which was in the park itself where we asked kids and families to help us sculpt what we do with all the sediment in the pond. We did a really great survey which had fantastic responses that we quantified and used to help us with our design process.

And then we asked a whole series of questions to understand what the communities thought would be the most appropriate character for the park. And those were important pieces of information that we took with us as we started to design what the future park experience might look like. Next slide, please.

Oh, this was great. So one of our open houses, we had an activity where we asked community members, we gave them a budget, a hypothetical budget, and a series of puzzle pieces. And we said, you could only spend a certain amount of money in this park, pick your favorite park amenities, and help us site those on the project site.

And we ended up with just about 50 completed park designs which were done entirely by community members or groups of community members that sat down together and designed parks. And we used those roughly 50 park designs to create a prioritized list of what the community thought was most important to design into the park. And you can see that list of prioritized park amenities there on the top left of this image.

That's what we used to start to sift through the opportunities and design elements directly into the park. Next slide, please. And we're hopeful for anyone that participated in this process, they can see very clearly that that feedback was rolled directly into what we're calling our landscape integration plan, which is essentially a boiled down version of all the studies and exercises put on top of all that really great engineering that I've just walked you through.

And so we'll look at all of these park amenities here over the next couple of slides, but I wanted to make sure to draw your attention to some of the quotes that are in these bubbles along the edges of the park design as well because these are quotes coming directly from the community members during those engagements, which we really took to heart and used as inspiration for every design breaststroke that we made in the park. Now what I'm going to do is walk you through each of those park amenities and give you a sense of what the look and feel of those are the park amenities and the park circulation are two things that the communities are responsible for the city of Cleveland Heights and the city of Shaker Heights are financially participating in the construction of this project. And so the park circulation and park amenities are the primary things that the cities will be funding.

This diagram here just simply identifies the footprint of where those park amenities are going. They're mostly along the edges of the park and into the old park peninsula in the center of the park there from Park Drive. Next slide, please.

And from those edges, we've created a series of pathways and trails that connect the edges of

the park together down across the floodplain and back up the other side. And what's really exciting about this is these pathways here highlighted in yellow are the main arteries of the park. You can see the mid park crossing is where the big pedestrian bridges.

You can see the shared use trail, which is the zigzagging path that takes you diagonally through the park. And you can see the Attleboro Shellburn trail in the background there, which was our very unimaginative name for the trail that connects Attleboro and Shellburn together. And what's really exciting about these important spines of the park is that on the next slide, you'll see that not only are they intuitive and accessible during good weather, any time of the year, really, they're also open and accessible during 100-year storm events.

So they're all above the 100-year storm elevation where that water is passing underneath the boardwalks and pedestrian bridges. And so if you wanted to take a nice stroll during a downpour, you still have a really great network of circulation maintaining those connections between the communities. Next slide, please.

That paved its way really to a consistent network of park circulation through the park. We also use the park circulation as an opportunity to identify in a very subtle way a series of gateways into and out of the park, highlighted here, and these little magenta dots. These are places where the community told us they like to enter and exit the park.

And here we've provided very, very simple furnishings, subtle arrival piers, stone piers to identify that you're entering into the park. There will be some wayfinding signage at some, but not all of these gateways. There'll be benches, trash and recycling receptacles, bike racks, and in some cases, bicycle repair stations along the shared use path, highlighted here in the blue line through the park.

Next slide, please. I'll point out some of the character of those gateways. This is the Attleboro gateway.

So this is the intersection of South Park Boulevard and Attleboro. What we're really excited about here is that we will be adding a three-way stop sign at that intersection and providing new crosswalks and curb ramps from Attleboro Road across South Park Boulevard into this park gateway where you can see the lawns give way to meadows and floodplains down in the low-lying area beyond. What's exciting about this is this is a direct connection to the RTA station just down at the other end of Attleboro, giving this a more regional application where park users could come from much further afield using public transit and providing safe access directly into the park from this gateway.

Next slide, please. I'll also just give you a very quick look at the vehicle gateway. This is, if you use this park today, this will look somewhat familiar.

This is where you would park along Park Drive to enter the park peninsula today. What we're doing here is we're adding some curbing, realigning the roadway a little bit and consolidating

all of the parking into diagonal parking spaces on the left-hand side so you can get out of your car or get off your bike. And on the next slide, you'll have an opportunity to get out of the road bed, step onto the circulation network and walk or bike directly into the park peninsula in a much more clear and intuitive way.

Next slide, please. Matt, sorry to interrupt you, but is that the only vehicle parking on the park or this is just an example of one of them and there are others throughout? Good question. This is the only dedicated vehicle parking within the footprint of the park.

There's roughly 12 parking spaces here and then three more handicap parking spaces where they exist today in the cul-de-sac turnaround further into the park peninsula. That's roughly the same amount of parking that's in that same area today, but that parking is unsigned and most people are just pulling off the edge of the asphalt into the landscaped areas and parking. But I think an important thing to note here too is along South Park Boulevard and North Park Boulevard, there is parallel parking along the edges of those roadways.

And right now, if you were to park there, you're not always greeted with a paved pathway along the edges of the park, but in the future condition, you'll be no more than a couple steps from your car to the circulation system in the park. And if you were to add all that parking together on North Park and South Park, there's over 200 parking spaces. So there's plenty of parking here for day-to-day and for any sort of community events that might be happening in the park.

Okay. Well, you've answered my subsequent questions, so thank you. No problem.

Planting is a big shared responsibility as well. The Northeast Ohio Regional Sewer District will be responsible primarily for revegetating all the areas where that major earthwork is happening down into the floodplain highlighted here in the pink color. On the next couple slides, I won't spend much time on this, but you'll see the scope of planting that the sewer district is responsible for on the next slide, I believe.

Yep, there you can see some canopy trees, understory trees, coniferous trees in the highlighted in yellow there in the constructed wetlands and then a series of drifts of shrubs throughout the floodplain as well. A lot of what the sewer district is planting is in the floodplain and then along that shared use trail, which the sewer district is also funding as part of their maintenance route through the park so that they can access that floodplain and make sure that the floodplain, the conveyance of the water is maintained and invasives are managed within the floodplain as well. On the next slide, you'll see the city's contribution to the planting, replanting and revegetation of the park.

A lot of this is in the upland areas where we're providing a series of different planting pipes at different areas of the park to create really great and diverse planting experiences too along the edges of the park as well. Next slide. And we'll walk you through a couple of those views here of what that planting is going to look like from the edges of the park this time.

This is a view on the walkway along South Park Boulevard looking down into the floodplain just to the right of this image is the Village Garden Club Grove of Flowering Trees, which will remain intact and open to the public during the construction of this project. The next slide I think will show the same thing from a slightly different vantage point. This will be looking kind of northwest.

The Village Garden Club Grove would be just off to the left of this image behind some of those trees in the foreground. And you can see this big swell of lawn that rises up to a high point. That's a lot of our sediment that we're using, you know, getting out of the way of the stream restoration that's creating this large landform here along South Park Boulevard.

And if you were to walk up that lawn on the next slide, you'll see a great view at the top of that high point of that slope, which will give you a really fantastic view of the constructed wetlands there in the middle of this image. And then the stream restoration zone in the background of this image. Next slide, please.

I'm also going to show you a handful of the Archimendides that are being designed into the park as well. I'll just point them out very quickly. In the top left is the outdoor classroom directly across the street, across North Park Boulevard from the Beaumont School.

There's a sensory garden and a wetland observation terrace right in the center of the park on the old dam. We'll look at that as well. There's a nature play zone, which will show you in a couple of photos as well.

And then the Donbrook Overlook on the top right of the park is the highest point in the park that will give you a really great view downstream. And we'll look at each of those right now in a handful of perspective images if we go to the next slide. Here you can see the outdoor classrooms.

Again, this is just a couple steps across the street from the Beaumont School. You can see a little council ring in the foreground and a broader, more informal amphitheater, which gives you great views of the restored stream corridor through the forested area of the park. Next slide.

This is the sensory garden. So this is down on the low side of the old dam. What you're looking at there, that big masonry structure, is the old stilling pool where the water used to come through the dam into the stream below to run downstream towards the old woolen mill site from the 1800s.

That doesn't exist anymore, of course, nor does the water coming through the stilling pool where we're using this large masonry structure as an important relic to help interpret the history of the site prior to this great park renovation here. You can see just beyond that stilling pool, too, a trellis or a pavilion structure on top. And I think that's what we're going to look at here in the next slide, which is what we're calling the wetland observation terrace.

You can see it there in the background at the top of the meadow. And if we go one more slide, I think we have a close-up view of that as well. So the stilling pool, that big masonry structure, would be just to your left here.

This is where the big terrace and pavilion, and this is going to give you great views of the stream restoration and those constructed wetlands if you were to look to your right as you're under this pavilion. And then straight ahead in this image would be the beginning of the pedestrian bridge that would take you over to Cleveland Heights from Shaker Heights. Next slide, please.

Here you can see a more aerial view of those two things together and how that pavilion is oriented toward the constructed wetlands to the far end of this image. Next slide. And then here we are at the intersection of Shelburne and North Park Boulevard at the Dome Brook Overlook.

Like I mentioned, this is the high point of the site giving you really great long views downstream. In the middle ground there, you can see that darker area. That is the Nature Play area, so we'll look at the Nature Play area last year in the next couple of slides.

The Nature Play is intended to be a continuation of the Park Peninsula experience where you have the existing restrooms and pavilions and other park amenities. This is a nature playground which will consist of a handful of swings. You can see on the left-hand side of the image, there's a couple of swings embedded in some planting there.

There's the old beach, which is with the old boat launch into the lake, has been repurposed as a seating area and a little sandbox for young kids. And it will be the entrance to the Nature Playground where we have some climbers and slides as well, and you'll see those in the next image. So there you can see the beach on the left-hand side, one of the largest climbing structures here in the center of this image and some stepping... Some steppers through here going up and down these vegetated slopes as opportunities to explore nature here within a very controlled environment.

And then in the far background here, you can see a couple of sliding boards, which will be better in the next image where we built these slides into the hillside. You can accessibly use the circulation within the Nature Play to get up and down between the top and bottom of these slides. And then right in the center of this little node of the Nature Play Zone is a large white oak tree that has actually fallen in the park, which we'd like to pick up and relocate into the Nature Play as a climbing structure as well.

So that's a great opportunity to repurpose a really majestic large tree that was lost in the last couple of years. Along North Park Boulevard, kind of in the forested area. Some of you may know it if you walk the dirt paths through there, but that tree is something that we're going to pick up and relocate over here to the Nature Play.

Next slide, please. And here, I think this might be our last view. This is the view standing at the old splash pad at the apex of the Park Peninsula.

Looking downstream, you could see a boardwalk in the foreground, a pedestrian bridge in the background, and then the wetland observation terrace up on the top of that old earthen embankment there that used to be the edge of the lake in the previous existence of this park space. Next slide, please. Lastly, I won't spend any time on this, but we have identified a whole series of site-burner things that we've identified throughout the park.

This is just a little key plan to show you where those are. Like I mentioned before, there will be ample park benches, trash and recycling receptacles, and places where we've already worked out with the communities will be easily accessible and maintainable. Some lounge swings at high points in the site to take on those great long views, plenty of bike racks, and a couple of bike repair stations along that shared use path that you can see here dashed through the site in that green dash.

Next slide, please. I think we're almost there. This is just a very quick summary.

This has been presented publicly multiple times before and to the city council, but this is a really rough breakdown of all the elements of the park design that the cities are responsible for. There's a series of park circulation, which has been broken down into different trail names, all those park gateways with those amenities along the edges of the park. And then the major park amenities of the classroom, the sensory garden, the wetland observation terrace, the overlook, and then the nature play area.

And then the other general landscape improvements is simply the planting improvements along the edges of the park. So that totals just over \$7.2 million, which is the ceiling that the cities have committed to. So as we submit our final documents here in the next couple weeks, we'll make sure that we're right on budget for the city's contribution to the project.

Next slide, please. Just to give you a sense of what's happening next for us, we are completing our final design next Friday. We are going to give those drawings to the cities and to the sewer district.

We are in the process, that should say third and fourth quarter of 25 with our city department design reviews, including what we're doing here tonight. Regulatory permitting will be ongoing through the end of this calendar year, and we're hopeful for the project to go out to bid in the first quarter of 26 and the construction to begin in the second quarter of 26. And so with that, I think on the next slide is just an overall site plan.

I'll end there, and happy to entertain questions or comments. Okay, thank you. I have a few questions, and I'll open it up to the commission.

Maybe you want to join at the podium just in case I'm not sure who swore, and it might be for staff too. But I guess I'll start with the funding. The funding is coming from the cities.

Is that what I heard, and is that from ARPA dollars? No, it's not from ARPA dollars, because that would have had to be spent before the construction of this started. Fortunately, ARPA did not fall into line with this project. So the cities are working collaboratively, so they've agreed to a 35%, 65% split because 35% of the park is technically in Cleveland Heights.

That's our share, and then 65%. The intent is for this to be one park. So the cities are in the process of developing agreements on how to maintain and operate the park together as one park.

I'd say. And then just from, I guess, on that note, I noticed, and this may be for Matt, who's on the virtual call, but I noticed that the bike racks, trash cans, swings are all uniform. Was there any conversation at any point about branding those or using more like green or something for Cleveland Heights, different for Shaker Heights and having it be more kind of a city? The intent was for it to be viewed as one park.

So there was an intent not to be able to be in the middle of a park and say, now I'm crossing into Shaker Heights, or now I'm crossing into Cleveland Heights. Because the park amenities should be available for everybody, no matter which city you're coming from or joining. Sure, I was more referring to just a sense of placemaking, like green lounge.

I don't know what Shaker Heights would call their color, but green lounge swings on the north part, green bike racks with maybe a CH on the north park, but matching, let's say SH and whatever color Shaker Heights would choose on the south side. I'm just wondering, we see in Cleveland, I think, very dynamic placemaking in that type of sense, and it just seems like a missed opportunity if we're going to have a kind of a bland thing here. I mean, that's my personal opinion.

This is the first time any of us, I mean, I will say, honestly, I haven't engaged in the process. Any of the community meetings just wasn't on my radar. But that's, again, my opinion.

I don't know if anybody else has any opinions. And we may be way too far along for this type of input, and I acknowledge that also. But I'm curious as to how we got there, given the type of colorful, dynamic placemaking we've seen in other areas of the region.

It just seems like a lost opportunity. Questions or comments on that? And then I have more questions. Okay.

I'm just curious to what is the, is there any, who, like we own, we the city owns it or the sewer district owns it, who is? No, this is the land that is leased from the city of Cleveland to Shaker Heights and to Cleveland Heights. It's part of the Shaker Parklands. So this is leased land that each of us, each municipality has the responsibility.

The sewer district is involved because they're responsible for this stream. I don't know if you want to say more than that. Yeah, that was my question.

Like what exactly is the sewer district's role? And like after, after we kind of see what the role is now, but after this is all done, what is the sewer district responsible for? Sure. So it is city of Cleveland property. Shaker Heights, Cleveland Heights have lease agreements with the city of Cleveland to operate in the Parklands.

The sewer district's involvement here is to address the dam removal. ODNR, the Heart Department of Natural Resources Dam Safety Program had deemed the dam in noncompliance. It was failing.

It's in a state of failure. So the choices were to reconstruct or replace or remove. And so we're removing it.

The sewer district will be responsible for that 26 acres of restored corridor. So the riparian area, the floodplain, the streams themselves. We will be operating that land, if you will, in concert with the leases to manage invasive species control, any adjustments that the stream may need, all the vegetation, the native vegetation that we're planting.

So that is in perpetuity. So that's under the Regional Stormwater Management Program. Okay.

Is there any connection to or relationship to the sewer consent decree that the city is dealing with? Like, is this part of that at all? This is completely separate. Yes, totally separate from any combined sewer overflow consent decree by the city. Okay.

And then also from a parks perspective, you know, we saw the amazing work, I think, in my opinion, that Metro Parks did with the Acacia golf course in terms of restoring that. And I'm just curious if there was any conversations with Metro Parks. Or anything to kind of include this in the larger regional park effort.

So we did coordinate with the Cleveland Metro Parks and shared with them what was happening here. So they were aware. And then we've traded information on native plant species selection, stream restoration items and things of that nature.

So it will be a similar fashion to Acacia in terms of the stream restoration and all the native plantings that will come into that. I don't know if Matt, if you wanted to comment on the number of trees, shrubs, and livestockings that we'll be planting once we get done with all the earthwork. Very happy to do that.

I just got to find it here in my notebook. But we were also inspired by the Acacia reservation. We visited a series of Metro Parks reservations and other public spaces in Northeast Ohio and certainly Acacia.

Well, it's at the top of my list of inspirational landscapes that we used as we were designing this park. I think one of the differences between our project here and Acacia is that Acacia very clearly used to be a golf course and has a layout that I guess follows the kind of restoration of that or renovation of that golf course landscape into a much more naturalized area. What we're

trying to do here is make the park experience feel like you're walking into a very natural environment where we're bringing back some of that wildness into this park experience.

And then as you navigate the park from the higher up areas where it's a little bit more maintained and more park-like down into the much more wild areas of the wetlands and floodplains, we're trying to create a variety of experiences rather than a consistent experience across the 60-acre site. But we're really excited about how dynamic this is going to be. The water rising and lowering through the floodplain is going to give you a different experience every time you come to the park.

And of course, all that plant material, which I can quantify here for you in just a second, we're removing just over a thousand trees and we're replacing roughly the same amount of trees. We also have over almost 7,000 new shrubs that are being planted in the park, over 20,000 perennials, and as Matt noted, just over 7,000 live stakes. That's living plant material that gets staked into the stream banks to help stabilize the stream, but that will grow into large shrubs as well along the edges of the stream.

So lots and lots of new planting going on here, including over, I'd say, over 40 acres of reseeded lawns and meadows and wetland areas. I will also note, though, that the footprint of lawn is actually going to be less than the footprint of lawn that exists today. And that was a strategic choice that we made with the cities to reduce the maintenance inputs on the park and refocus some of those resources to maintaining the more naturalized areas of the meadows and low-lying areas.

In addition to understanding that there's going to be a lot more typical park and rec maintenance as well on the equipment and structures. There's a lot more trash and recycling cans in the park, and we want to make sure that the cities are prepared and have the resources available to maintain all of those things with the reduced lawn maintenance that will happen in the park in the future. I have two more questions, and I'll just open it up to the Commission.

One is, all the trees that are going to be taken out, for the ones that have reusable wood, I'm curious what is going to be done with that. I know we have even a company in Cleveland that does wood restoration. We have Cleveland Whiskey, I imagine, they get their barrels from somewhere.

Just thinking about, where is all that going once you take all these trees out? Yeah, it's a great comment. I can note a couple things. Some of the tree species are very good species to use actually in the stream restoration process where the edges of the stream will strategically place large logs to help with stabilizing those stream banks, so there's plenty of trees that will be used for that.

Some of the black locust that will be harvested on the site will be used as fence posts and wood stepping stones throughout the nature play area. If you can remember back to some of those images where you saw those steppers, that will all be site harvested black locust. There's a

couple other opportunities.

Of course, the big white oak that has fallen, we'd like to just pick up and relocate into the nature play area. But other interested parties in Northeast Ohio that might have a use for some of that material, that would be a really interesting thing to discuss with the sewer district and the cities about how they might be able to get involved and use repurpose some of that material offsite as well. Yeah, I guess I would, on that note, I would just encourage city staff and we can talk about it outside of this meeting, but I think that there could be opportunities to use that locally in interesting ways.

And then my last question is maybe more for staff, but we saw the pedestrian crossings, and I know we've talked about crossings a lot here for different projects, and I saw there's going to be stop signs. But is the city comfortable with the plans for all of the pedestrian crossings in terms of? So what you saw actually was a pedestrian crossing in Shaker Heights, and they've already done their traffic study to verify that that would be appropriate there. So obviously, we're looking at what's going on around the park in Cleveland Heights.

And as you know, we're in the process of a large transportation study about pedestrian and bicycling. So all of that's being looked at at the same time, so we'll be hearing more about that. There will be study input into the decisions around the crossing.

All right, Judy. So I have two questions, two areas of questions. One is about animal life control and management of what will happen as this matures and what, you know, how has that been accounted for in your plans? I'm thinking coyote, deer, geese.

And how will that change the experience or require something as well as domestic animals, like people walking their dogs? Are there any amenities to support dog walkers? Well, let's start with the wildlife first, and then we'll start with deer. So deer are going to be there. We're going to be very cognizant of their presence in terms of the vegetation restoration.

So we'll work very hard. We've developed some pretty good techniques to help us foster our vegetation beyond initial planting into establishment. So we'll take a great effort, but I think we'll get there.

In terms of other wildlife, like coyotes, they'll be there. You know, this is going to be a natural environment downstream of Lee. You know, you go more into the gorge, more of a wild area, if you will.

So I suspect that over time, you're going to see an evolution of change. So the site is going to be basically earth worked. So there'll be lots of vegetation removed.

It's going to be bare earth worked soil. And then you're going to have an initial planting. It's going to look very sparse for a couple of years.

And then those shrubs and perennials are going to get established. The trees that are put in as

one inch calipers are going to start to start to take some size. But it'll take 10 years or so before this is really actually noticeable in terms of what you think you would see in terms of the current vegetation.

So I think you're going to see a transition as the forest grows and closes its canopy. You know, different wildlife are going to use it. I guess we as a sewer district will work with the cities in terms of understanding the changes to the use by wildlife.

I know if I could just follow up that in Acacia, I might be mispronouncing it. Acacia. Acacia would have signs up that would say Coyote Den or Fox Den, you know, you're approaching or something like that.

I didn't know if that was I know you're with the sewer district, but I didn't know if that was part of the greater plan. So I'm going to answer for staff. That would be part of the park management.

So that would be that is what that would be. And so most likely probably more of a city responsibility than a sewer district. And this is right, right in the greater plan had been addressed.

Thank you. Because I'll just add to that if over time we needed to adjust some vegetation, that would be helpful to the city's efforts. We would be willing to entertain that.

So to support the overall use of the park. Did we get the PowerPoint presentation? Sure. That would be great.

It was hard to. I mean, it's big, but it could have been bigger. That's a lot of detail.

Bob, do you have your question? Actually, just some quick comments that may elicit comment from them is not so much a question. You know, often I see changes to a natural area like this, resulting in the loss of the original landscape and waterway features. This is just the opposite.

From my perspective, what's amazing about this is that it restores what was lost through manmade changes that altered the natural environment here. I mean, I'm particularly pleased that the plan includes the pathways for walking and bicycle ways on either side of the stream and will allow the residents actually more fully experience this area and appreciate it than they ever were. I think that's a real improvement.

And I also like the fact that there are some play structures, including the natural type play structures incorporated in this, which is something that will make the area really come alive with children. And that's a wonderful thing. And the final thing I'd say is that bringing in the pedestrian and the bicycle access will actually allow people to more fully experience this area than they ever have been able to for decades.

I mean, probably for 100 years or more. That's all good. Any comment is fine.

But obviously, that wasn't a question. Just one comment that I'll touch on in terms of bringing back the natural ecology. So where the north branch and the middle branch converge right now, they're in a new stream alignment.

So what we're doing is once we remove the dam and move the confluence upstream, we're going to be able to place Dome Brook back into its historic channel. So that's a much more stable channel for velocity and sheer stress, but it also moves us back to where the Brook used to be and should be. Thank you.

Just a couple of comments. I won't repeat what Bob said, but I'm very supportive of his position in this. I've been a fan of well, I'm a big fan of it now.

I've watched with interest going back to when Horseshoe Lake was identified as such a problem and what needed to be done about it. And I think what's been done led by the sewer district and the collaboration between the two communities has resulted in a really incredible plan. Like Bob said, that is going to open up the land and that lake to the public from all these communities and so forth.

And I'll differ with the chair a little bit on one point. I'm a big fan of the fact that when you're in the park, you're not really thinking about am I in Cleveland Heights or Shaker Heights. I like the fact that you're just going to lose the distinction between the two communities and there you're walking philosophically, you're walking into communal property.

I think it's a great concept. I was happy when it came about and so forth because I think sometimes the all of our independent municipalities just hold us back being independent municipalities. And this is a great example of regional collaboration on a small scale that's producing, I think, a tremendous impact that's solving a major problem that is good for the residents of both cities and good for our greater community all along.

And not to forget the water. It's really good for the environment for Lake Erie. So I commend the work that's been done so far.

Thank you. Thank you. Jessica.

So, I really appreciate that through the coordination with the state historic preservation office and local communities that you've retained elements of the dam. I'm really great just really happy to see that. And that I know that has been a long going process so I wanted to commend you for working through that.

I'm excited to see where we're at. I've attended a few of the public meetings over the years. And I see a lot more, I think we heard the word dynamic use of this and we definitely through the hard work and effort put forth through the sewer district were able to see this come to life.

I do have a question though, however, regarding the impacts of hundred year storms which we see more frequently as we're creating a hundred year floodplain. How does the, I heard there

are some ideas around if there needs to be updates to the stream and things like that that the district would manage that, but there's any anticipation of that being maintenance concern for the communities with the walkways being so close to the floodplain. It's possible.

We're here to monitor so we're committed to it. So we'll have a permanent easement storm water, permanent easement over that area, roughly 26 acres or so. And so we'll be maintaining that.

So as that occurs, the district will work with the cities, but it'll be the district that would make any adjustments and we will bear that cost. So that's like all the landform reinforcement and slope changes and things like that, not being heard by the cities. And then just one question for staff.

Am I understanding correctly there's not currently a nonprofit operating between the two cities to manage the maintenance of this long term? No, that could be a possibility. That's a policy decision. It's not a staff decision, but there is an agreement just on how the management of the park should be co-shared by the two cities.

Just even in terms of if you think about policies and procedures and who's going to call if you want to rent out the pavilion or you want to use the outdoor classroom. So we want to make sure that there's one system that works for everybody and that it's uniform. So that agreement has already been drafted and is being worked on with the two cities.

And then there could be other management techniques that may occur. Yeah. Any other questions or comments? Well, I just want to say thank you both to Matt virtually.

Matthew here. Right. So thank you both and the sewer district.

I definitely agree with my the fellow commissioners that this is going to be a transformative project for our region and it's not every day you get to do this right in a region. So this is really exciting. And I think the plan is exceptional.

So thank you very much. We appreciate it. Thank you so much.

Thank you. Just for staff. One thing I guess in addition to the like thinking creatively about partnerships for reuse of the wood.

I just think in general with with our oversight of the parks, it would be helpful to have earlier insight into what is happening. I mean, I doubt we'll have a project of this size, but I'm thinking about the library park where we did have some important input. This park update where I told you where we were with this and encouraged all to look at because I think it's been posted online.

So but we can we can make sure that we get more updates as things move. Yeah. I think it's a little different in terms of getting an update versus actually having representatives come and

share that.

Sure. And I think that that might be the differentiation for me is just being able to because we want to be able to involve ourselves as a commission potentially. And I do think that's some of the input we gave for the well, in my house, we call it the bird park.

But what are we calling the Coventry Park these days? The Coventry Park. Yes. OK.

Now it's the bird park. It used to be the tire park. Now my kids are calling it the bird park.

But but I do think we had some really good input there in terms of lighting and things like that. And obviously, that's hyper local. This is a much bigger project.

So there are some distinctions. But I think overall the the idea that we would have earlier input or insight into a project would be helpful. So but thank you.

And thank you. We're going to have some old business, new business. So you don't feel like you have to stay.

But thank you very much for tonight. Appreciate it. OK.

Now let me turn over my agenda. OK. Old business.

No. Any old business. No.

OK. New business or. Yeah.

So new business. Where do you want to sit? Where do you want to sit here? Here. Here.

I'm going to let Xavier use my space and Xavier. How about if you introduce yourself to the planning commission? Because he is one of our planners and he's also our zoning inspector. And so he's been doing some, I think, really good work that he's wishing.

Karen, Karen, you could sit up there. It's OK. Yeah.

Get promoted. Yes. All right.

So disregard the name tag. As Karen mentioned, I'm Xavier. So one of the planners here, I mainly work with B.Z.A. But I'm also the zoning inspector.

So I'm going to give you an update on the work that we're doing around auto uses that zoning enforcement. And this is important for you because we're thinking about bringing some of them back for potential revocation of their conditional use permit in the fall. So I'm going to get this brief.

I have about eight slides I'll go over. So our goal for this project, what we want to achieve, the ideal vision is that all auto uses are in full compliance with the zoning code. The reason for that

is we know these uses have a disproportionate impact on the neighborhood in terms of the environmental impact, the aesthetic impact as well.

The other reason is that we feel that if the businesses are in full compliance with the zoning code, they'll be thriving businesses and we want thriving businesses. And our strategy is to we see right now is through zoning code enforcement, then business support. So also interrupt me with questions at any point.

So the first thing that I did was an initial inspection of all those auto repair shops and auto body shops. After that, we went around and introduced ourselves to all of those businesses. Most recently, yesterday, we had a roundtable discussion that was attended by seven of those businesses where we had a peer-to-peer conversation about best practices on managing abandoned vehicles and junk vehicles.

So far, the outreach has been friendly, understanding the issue and trying to assist in any way that we can. There's two success stories. So down the road on Mayfield Road is the Collision Center of Cleveland, which is affiliated with Toyota Cleveland Heights.

When I went by there last summer, they had all this temporary signage, which is out of compliance and reaching out with them. We found out in that conversation they wanted permanent signage, but they didn't know how much they were allowed. So I was able to help them with that.

You know, a couple of months later, we now have a good looking sign. This bottom example is from Simon's Automotive, where they had an issue where they're parking cars on the public right away. I reached out to them after we had that first introduction.

And, you know, immediately they corrected the issue this photo on the right is from today. So I think that evidence of this approach of building trust and trying to be more friendly and personable can be more sustainable on the compliance side. From my perspective, our perspective, the shops fall into three groups.

We have a group that are doing fine, that are overall mostly compliant. Next, we have a group that is really struggling with junk vehicles, abandoned vehicles. And then the third group is they might not have issues with junk vehicles, but they have other parking issues while they're parking on the public right away or parking in front of gas pumps.

I'm sure you're familiar what I'm talking about. Yes, yes, we know. These are those sites in those different groups.

So, you know, as you can see, we have 24 overall. Most of them are doing pretty fine. We have five in that bucket that's dealing with junk vehicles, and we have three in that bucket that's dealing with parking issues.

And then, you know, even Simon's, as we mentioned, is now moving from that parking issues

bucket. The thing I want to say, as we move into proactive enforcement, any of these sites could change these categories. You know, some of them are going through management changes.

So, we'll see how what that happens. This is just a snapshot in time. Here's our... Yeah, I'm surprised.

I thought it was going to be worse, so that's very positive. Okay, good. I hear what you're saying.

So, this is going to be our strategy for each of the sites, types of sites. I'm going to start in the middle in the junk vehicles. So, in the next couple months, we're going to do two rounds of inspections, looking at the vehicles that they have on site.

You know, in between these inspections, we'll give them a period to get rid of those vehicles. And that second inspection of any of them are still there. We'll send a violation notice.

There'll be another inspection. And then, after that, we'll refer them to the Planning Commission to consider revocation of their conditional use permit. So, at that point, they would have had three periods where they could have gotten rid of vehicles.

Now, for those sites that have a parking issue, there's no need to do a second inspection. So, I'll just go by once the first time, see if the site's in compliance. Send a violation.

If it's not, come back again. If it's not in compliance that time, then refer it to Planning Commission. In the last piece, those sites that are compliant, looking, you know, once we get through these sites with issues, you know, doing, like, an annual inspection sometime in the winter.

Well, Xavier, a question for you here, because Max, I think it's Max, right? We already brought them back for revocation. They cleaned it up for a short period of time, and now we're right back where we started, maybe minus a boat, but still with all the other issues. So, yes, that I drive by a million times a day.

So, on Taylor and Berkeley. And so, I guess my question is, have you thought about, and if not, we probably should, some sort of, like, repeat offender process, right? Because this works if we're going to get them to, you know, you're giving them an opportunity, they clean it up, but this is also presuming and assuming that they're going to continue that compliance down the road. And I know then, you know, you go back into the inspection, but I'm just wondering if we have less generosity for repeat offenders and what you've thought about that.

Yeah, I think that's a great thought. And, you know, I'm expecting him to come back in October for that hearing on a potential revocation. I think that should inform your discussion, given that he's come back.

I think I have a microphone. I think that that was part of the strategy of doing the roundtable. We thought if they could hear from other successful businesses that are very, you know, in the same business as they are, that perhaps that peer-to-peer learning would help them to change that management practice.

Because that's what we're thinking needs to take place, is there needs to be a change in how it's being managed. I think it's great. I'm just wondering, and we'll see how it plays out, you know, in practice, but, you know, you don't, maybe you don't get a violation notice.

Maybe you just get, we call you back, and that's the hammer to continue to be in compliance, is that we won't give you another violation notice if we inspect you and you're not in compliance. But I mean, I leave that up to staff to determine, but I think it's something to consider. One quick question.

Oh, you go first. Mine's quick. I've noticed not a lot of examples, Bob, but some examples of businesses putting temporary signs, wind signs, and things in the public right-of-way.

And it's staying there for many, many months, if not a year or more. And I wonder if you've seen that or looked at that. You know, it's not legal, and it happens, and I don't necessarily see, in a couple of cases, I've seen any enforcement.

Yeah. As you mentioned, temporary signage is not permitted by the zoning code. Those flag signs are definitely not permitted.

Especially in the right-of-way. Especially in the right-of-way, yeah. No temporary signage is permitted in the right-of-way.

More broadly, city-wise, when I get a complaint on those, I've been doing the enforcement. When I went by all of these auto uses at that time that I was there, and subsequent times I've been there, actually, they didn't have many of those flag signs. So, at least this group has been a little bit better on that specific issue.

Yeah, I've seen it for one or more of the new vape shops, which seem to be everywhere now. And there's another shop I won't mention specifically, because I like them. But there's been a wind sign there in the right-of-way for a year now, in front of their business.

Oh, okay. I won't mention it. Well, you can mention it after the meeting.

Yes. And let me know, and it's something I can discuss with them, for sure. One big question, comment, whatever, is about the parking issue.

And I'm guessing that there are several places that just don't have enough parking, you know, for the business they're doing, you know. And so, they're sort of torn between, how do I actually make this work, which, I suppose the answers would be, move somewhere else, buy a house next to you and tear it down and put in parking. I'm not sure what realistic solutions are,

but are you running up against that, you know, the people who are just doing too much business for the space they've got? Yeah, from what we heard from the businesses in the big topic of discussion yesterday was that the process of getting titles for vehicles that are abandoned, the recent changes at the state level have made that much more onerous.

So, that's leading to this problem that we're having where junk vehicles are spreading on these different sites, and you can think every time you have a junk vehicle, that's a spot you can't use for your business. Why are they getting these junk vehicles? Somebody brings it in for service and then never comes back for it? Yeah, there could be a variety of instances that we've heard. We've heard, you know, you come in the morning and there's a car on your property.

We've heard people, you know, dropping off the car, saying they're going to pay and then not paying. A couple other scenarios like that, and definitely there is on one side of the business owner to manage it effectively. But I sort of, I personally feel that if they're able to work through that and, you know, for some of them that means being a little bit tougher with their customers.

I think they can all manage their sites better and more effectively. What legally do they have, not to get too deep into it, but legally, what are their limitations and responsibilities? In other words, somebody leaves the car there, they have to wait a certain amount of time before they can be declared as abandoned. And what do they have to do to not be held liable later? Because I guess I'm looking at it from the point of view of, gee, can't we just send all that stuff somewhere? Put it in a lot somewhere where somebody charges 25 bucks a day and if they ever want it back, they'll pay.

On that note, there is a sign somewhere like Noble on the way to Monticello where it says the city impound lot. Is that actually a city impound lot? The conversation that we've had with the chief about that, that's impound for when somebody leaves a car at a public park. That is our personal impounding lot.

Or if there's like a stolen car or something like that, it doesn't correct me if I'm wrong. Maybe if it's abandoned on a public street. Or on a public street is another great example.

I'm not suggesting this, but if they then took those cars and put them on the street in their parking lot... Then the city would have to... Well, I guess I'm just wondering if maybe we can even offer a lease arrangement. We have a lot that is meant for impounded cars. Why are we not considering offering some sort of lease arrangement? You can take these cars off your property.

You pay whatever the city decides is fair to host it on our impound lot. That keeps their places circulating and takes the junk cars away and it makes us a little bit of revenue on the flip side. In perpetuity, does it stay on our property? I think that's a legal question of what happens, how long, all these things.

It's going to be a project, but certainly I think that if we have an impound lot already that is not oversubscribed, this is a possible pathway. Just looking for something that will be a practical solution for the places that just don't have enough parking right now. If I can make two points, I think that idea has been brought up by the different businesses.

The person you have to convince is the chief of police. He's told me he doesn't want to be in the vehicle management business. But the second piece, there are companies that at the meeting yesterday, we shared a list of them who... You post their sign, if a car is dumped, they'll take it for you and deal with the whole title process and keep it off-site.

That was actually new information to a lot of these places. It was brought up at the discussion yesterday. One of them suggested that they collaborate and do some joint services, to your point.

It might mean for them, on the business side, they might have to take a loss on some of these vehicles that they put work into. That could be a pathway for them. Judy, did you? I was just along that line.

Some of those companies make their money because they ultimately wind up selling them at auction or scrap or whatever. I was just wondering if you have a sense of out of the junk vehicle. Maybe it's also the parking.

How many are good faith businesses, and then how many are maybe bad actors who are really flouting their conditional use permit? Versus the ones who are being taken advantage of by people who are parking and dumping. In my opinion, I think all of these ones that are in this junk vehicle group are flouting the conditional use permit. This image in the middle is from Washington and Lee, where they just have a series of junk cars.

I think this just reflects on us and the lack of a zoning inspector and not staying on top of it. I think they're decent people. It's just reminding them of the rules.

They do good work. They do good work, too. The parking issues, you think, are one of these places, right? Everybody's like, that's my car place.

My place is around. Masterworks is in the yard. Yeah, to the question about the parking issue, I'm not sure.

I don't have a sense. Okay, what else? We interrupted you and went down. No, that was great.

My last slide was a timeline. I think the most important piece for you is that those potential revocation hearings that they need to occur, or looking for the October Planning Commission meeting. Great, thank you.

One other question. Xavier, if a neighbor to one of these junk or parking issue establishments has concern, are they routed to you automatically just as a course of? Right, yeah. They would

submit a complaint through the Mayor's Action Center and it will come to you.

It will come to you. I think this is great. The more we can do proactively to address this, the better.

I think it's something that bothers me. I think it just makes the area look terrible. I think this could be a real improvement for those that are not applying.

We appreciate this approach because we're trying to build rapport with the community and these businesses. They're necessary businesses. We just don't like the management of them, right? Exactly.

We're hoping to establish that we're not just the bad guys coming in telling them what the rules are but that we've tried every way we can to help them find a co-compliant way to manage their company and their business. Ken, did you? We're talking about the junk cars in business, but I think we also see them at residents. Who enforces where there's junk cars and driveway forever? Who enforces that? You could also submit that through the Mayor's Action Center and then the Housing Department handles the junk cars and private property or private residential property.

Karen, you have two more of the ADUs. I do. You can stay there.

This is going to be quick. We just wanted to tell you that we're working on the accessory dwelling unit. We intend to start some conversations with the public around them, probably as early as maybe July, maybe June.

We're already in June, so probably July. We just wanted to make you aware of that. Perhaps we can come back.

We'll see how long our agenda is for the following month. If not, we can do a more formalized review of where we are and what work we've done around zoning on that. Last, we just wanted to let you know that we are in the process of setting up some type of short training around conflict of interest.

That just is a question that I think comes up with many of us. When do you recuse yourself? When do you not recuse yourself? What type of just procedural questions that we all should have a better understanding of so that none of us get ourselves into a double jeopardy situation. Two quick questions.

One is, do we have an agenda for July? Do we have cases already? I believe we will have cases in July. I don't have any yet, but I'm supposed to get an application this week. My second question is about the August meeting.

I know I'm going to be out of town. I'm just wondering also, I guess, about July. I just want to make sure we have quorums and if now is early enough to shift a meeting in case we need to

a different week with enough public notice.

I know that summer is just a tough time. Is there anyone that knows that they and I'm pulling up my calendar that they won't be at either the July or August meetings right now because of vacation plans? Not right now. OK, Mike, you're in charge in August and won't be here.

Hopefully it's a light agenda. I'm just kidding. OK, good.

That's all I wanted to. That's all I wanted to check for the summer. OK, we are adjourned.

Thank you very much. Really appreciate it.