

CLEVELAND PUBLIC LIBRARY

Finance Committee

June 13, 2017

**RESOLUTION AUTHORIZING CLEVELAND PUBLIC LIBRARY TO EXPLORE
OPTION OF RELOCATING NEW MARTIN LUTHER KING, JR. BRANCH**

- WHEREAS, On August 29, 2016, this Board approved the terms of the Development and Sales Agreement (“Development Agreement”) with UC City Center LLC (“UC3”) for the construction of a new Martin Luther King, Jr. branch (“MLK”) and the sale of the existing MLK branch. The Executive Director and UC3 both executed the Development Agreement, and it became effective on August 31, 2016; and
- WHEREAS, The Development Agreement requires UC3 to construct a new MLK branch on land just east of the American Cancer Society at E. 105th and Euclid, on property situated on Euclid Avenue that currently houses an auto repair shop and parking lot; and
- WHEREAS, UC3 has approached the Library and asked that the Library consider relocating the new MLK branch to one of two alternate locations along Euclid Avenue east of the current site; and
- WHEREAS, The first alternate location involves relocating the new MLK branch further east to the space currently occupied by parking lots immediately to the west of the Fenway Manor. Under this option, an approximately fifty foot wide plaza would sit between the library and Fenway Manor, and an apartment building would be located immediately west of the library in the new library’s current site; and
- WHEREAS, The second alternate location involves relocating the new MLK branch so that twenty-five feet of the new MLK branch would be tucked under the apartment building to the west, thus allowing for an approximately eighty foot wide plaza between the library and Fenway Manor. Under this option the new MLK branch would not be a freestanding building; and
- WHEREAS, Under both alternatives, the parking garage would be constructed over the current MLK branch parking lot, and the construction of the parking garage could occur earlier so that it would be open when the new MLK branch opens. Both alternatives will require temporary relocation by UC3 of the current MLK branch parking lot; and

EXHIBIT 10

WHEREAS, The Library Administration is interested in further exploring whether the first alternative presented by UC3 is a viable option, for the reason that moving the Library to the east may result in accelerating the parking garage construction resulting in the garage being available at the time of the opening of the new MLK Jr branch, and for the reason that a plaza directly adjacent to the Library could open design and programing opportunities to the Library. The Library Administration believes that the second alternative does not warrant further consideration as it is inconsistent with the Library's vision and goals for the new MLK branch; and

WHEREAS, The Library requests authority to explore issues relating to the first alternative including, but not limited to, legal concerns, costs, parking, construction schedule, community impact, and impact to the design competition and the ultimate design; now therefore be it

RESOLVED, The Board of Trustees of the Cleveland Public Library hereby authorizes the Executive Director, CEO or his designee, and the Chief Legal Officer, to explore the issues related to relocating the new MLK branch to the first alternative location proposed by UC3.

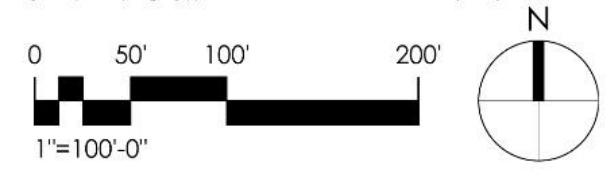
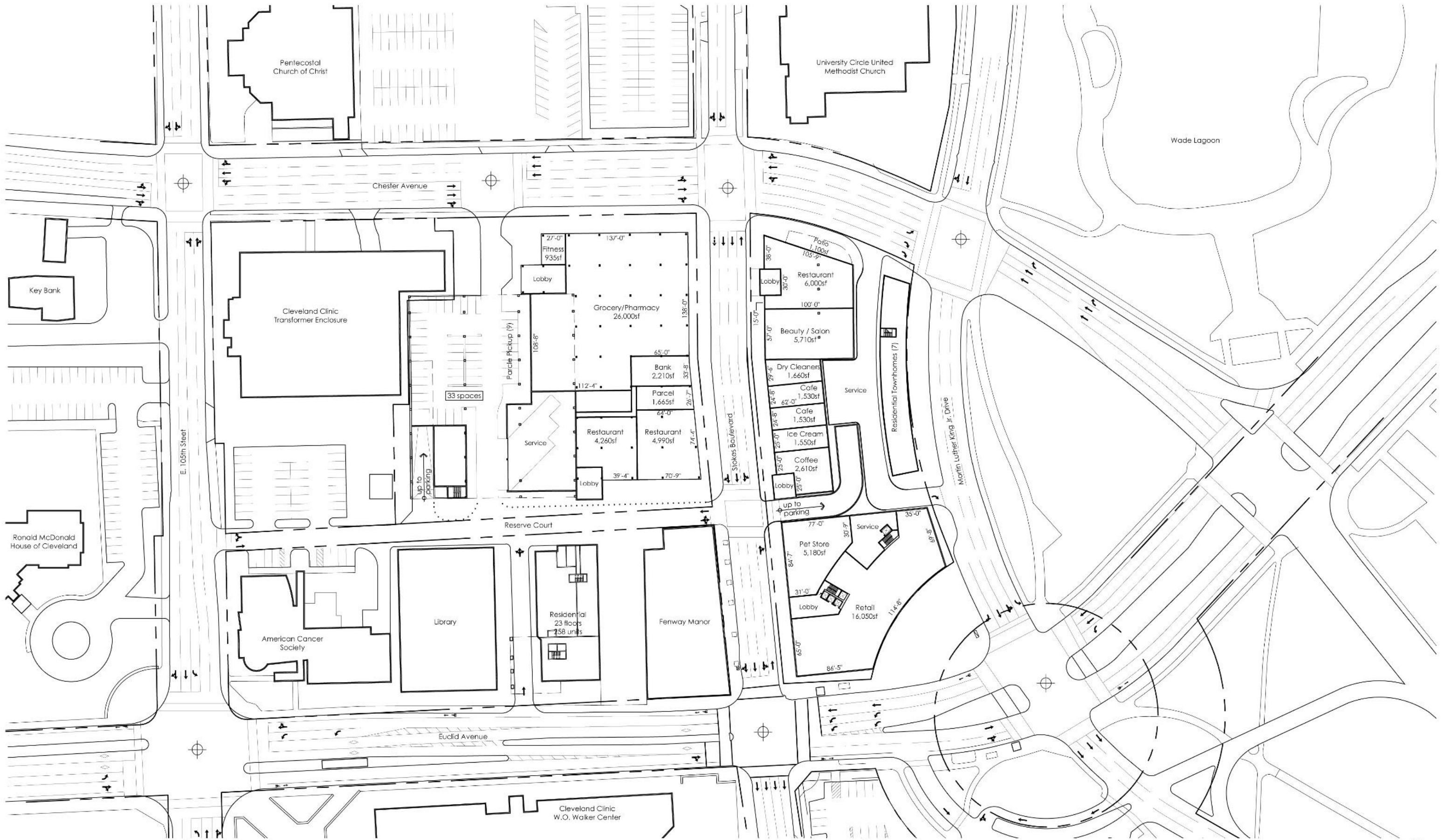


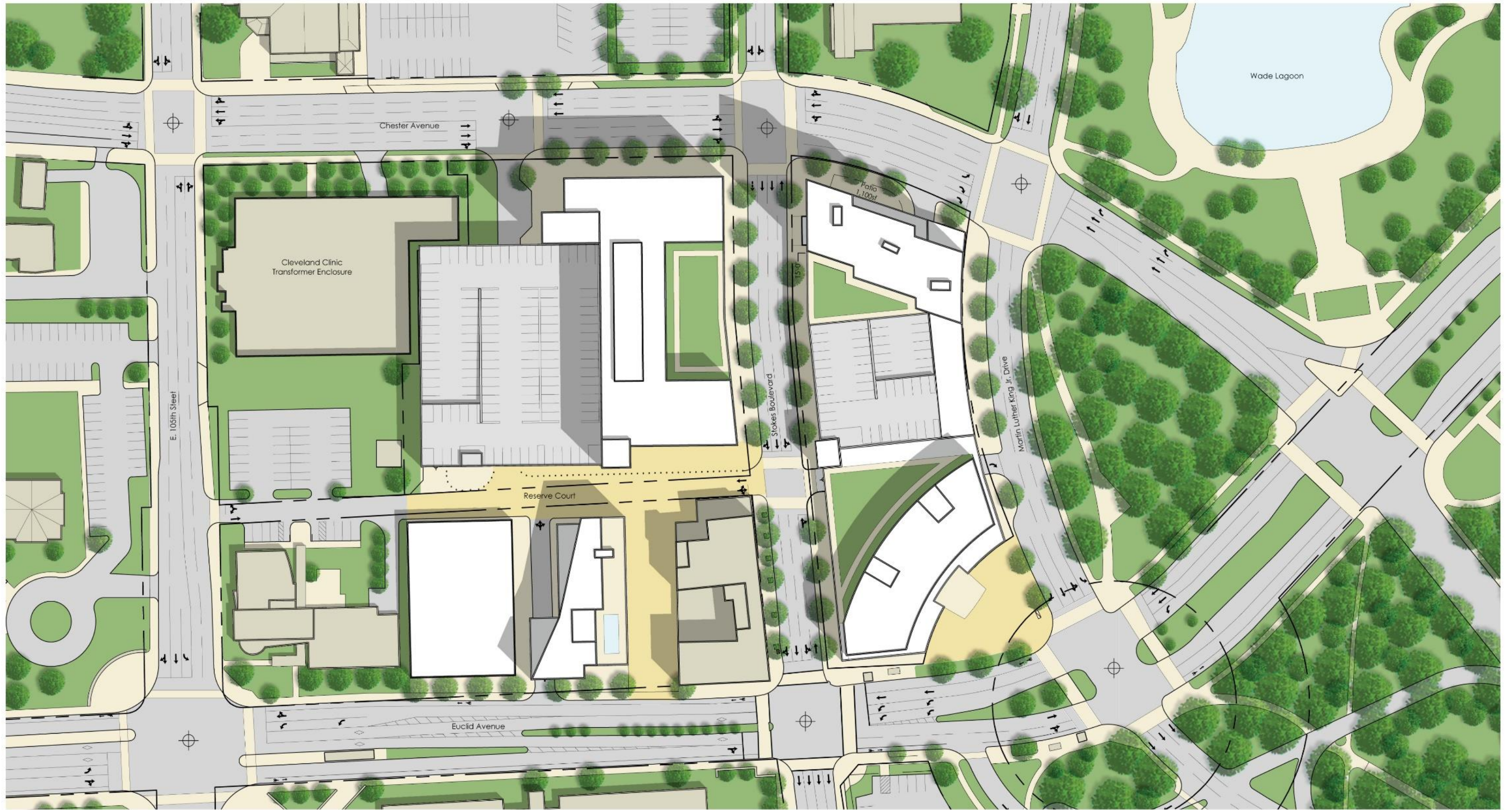
Image NOAA
Image © 2016 TerraMetrics

CIRCLE SQUARE

A new mixed-use neighborhood in the University Circle District of Cleveland—the city's center of arts, culture, health, education, and lifestyle.

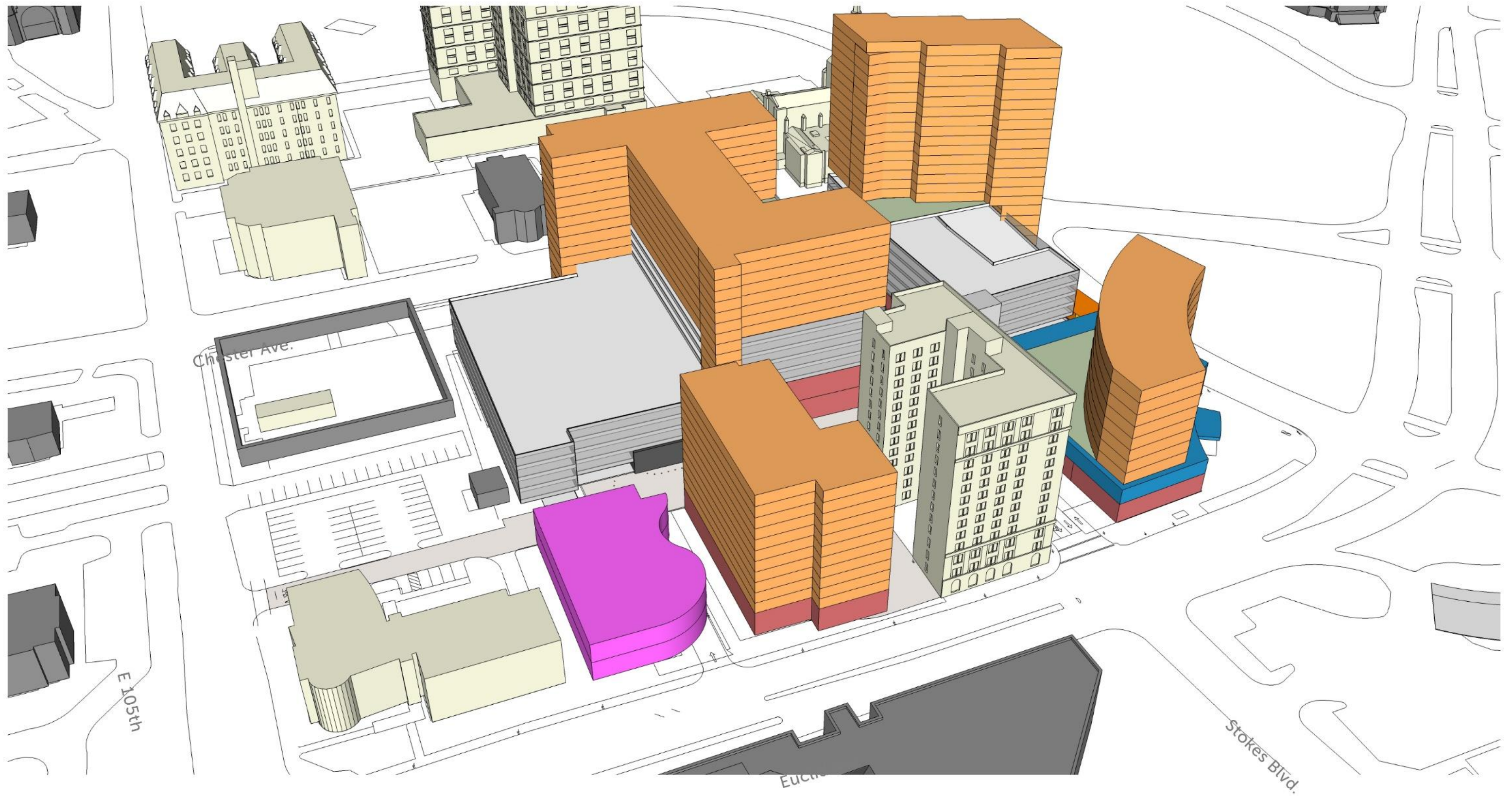
MDP **MIDWEST**
DEVELOPMENT
PARTNERS





Site Development Plan





View Looking Northeast

■ Retail

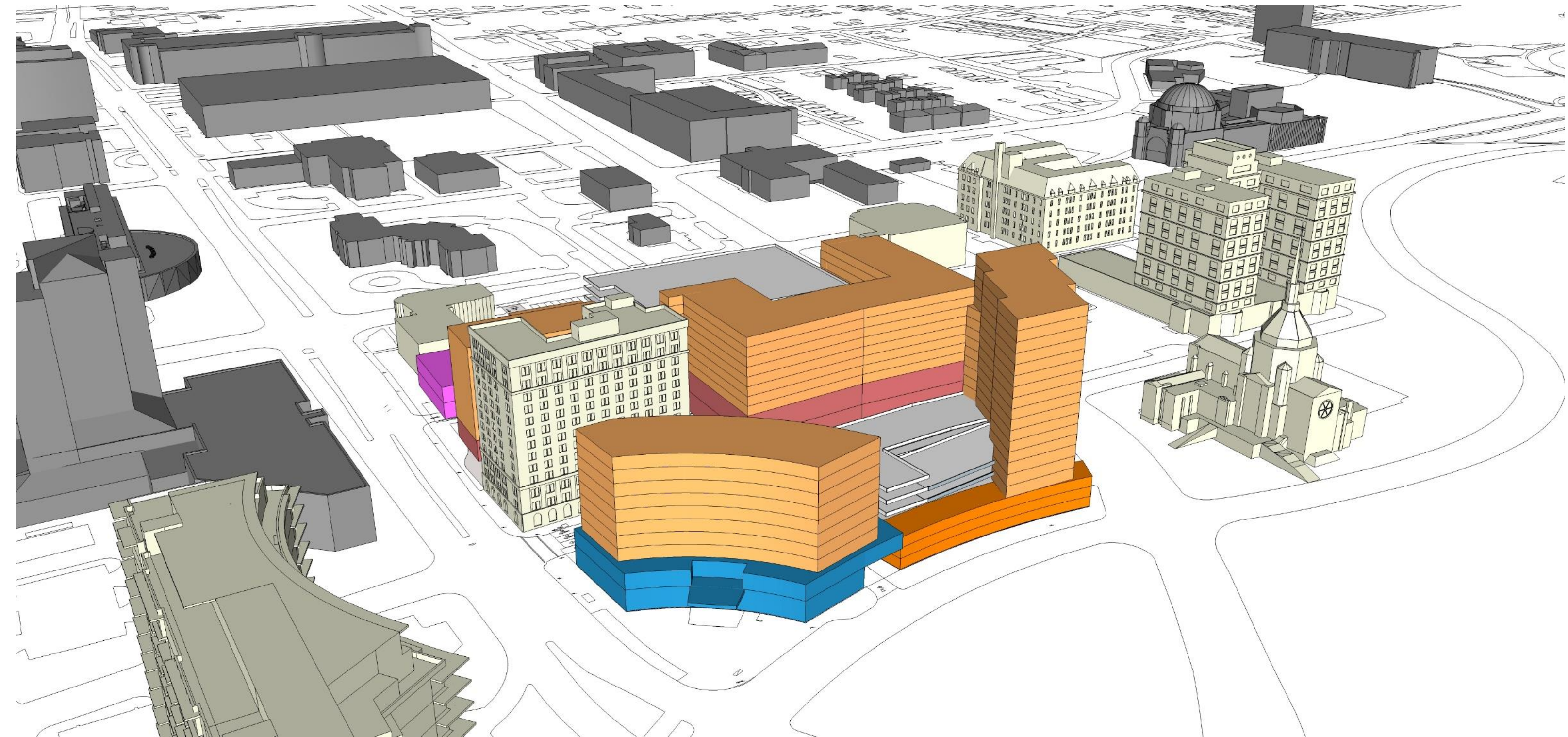
■ Residential

■ Parking

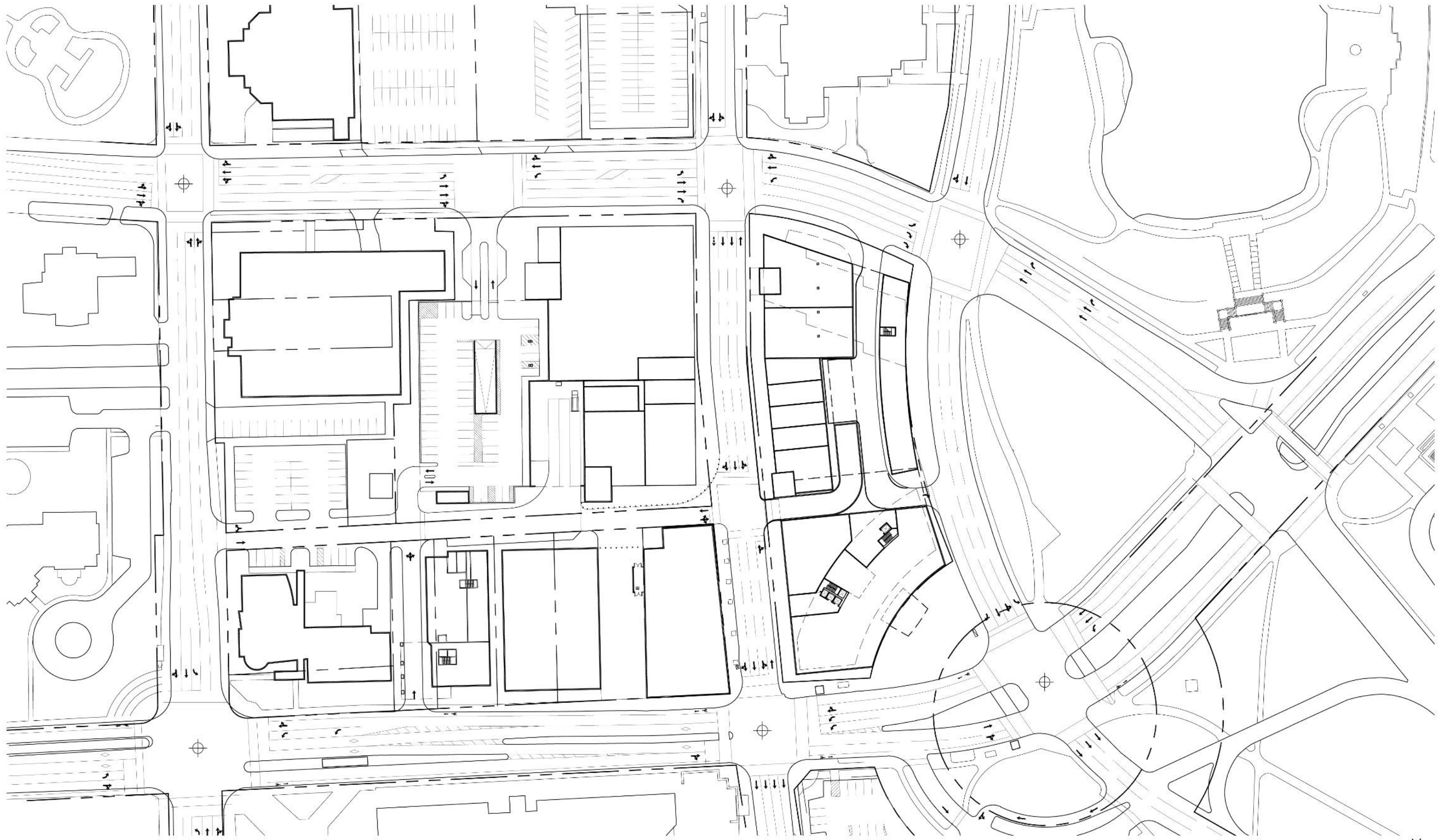
■ Library

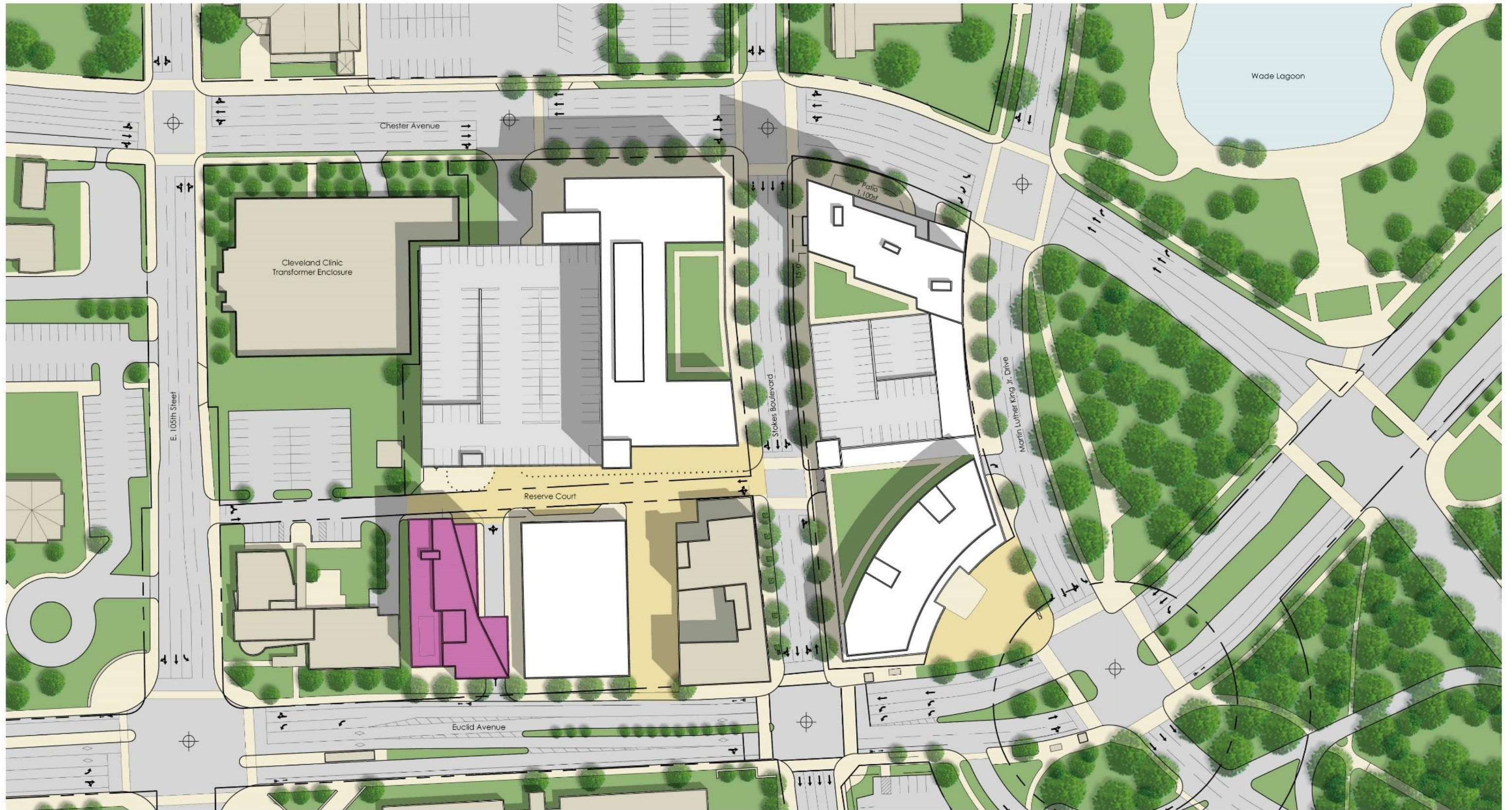
■ Office





Circle Square – Program Option A



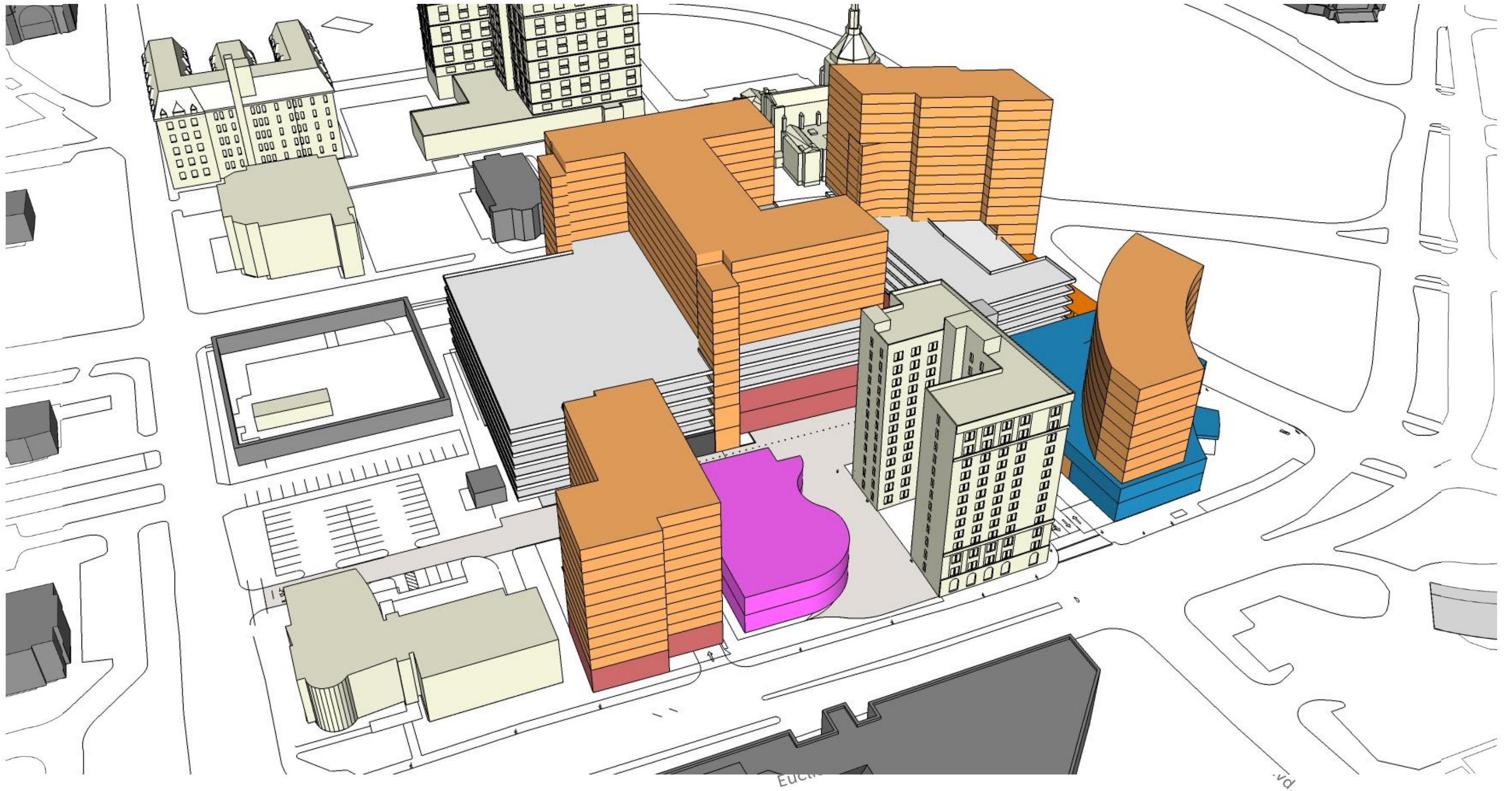


Site Development Plan

■ White Oak

■ Parking Garages

□ Associated New Mixed Use Buildings



View Looking Northeast

■ Retail

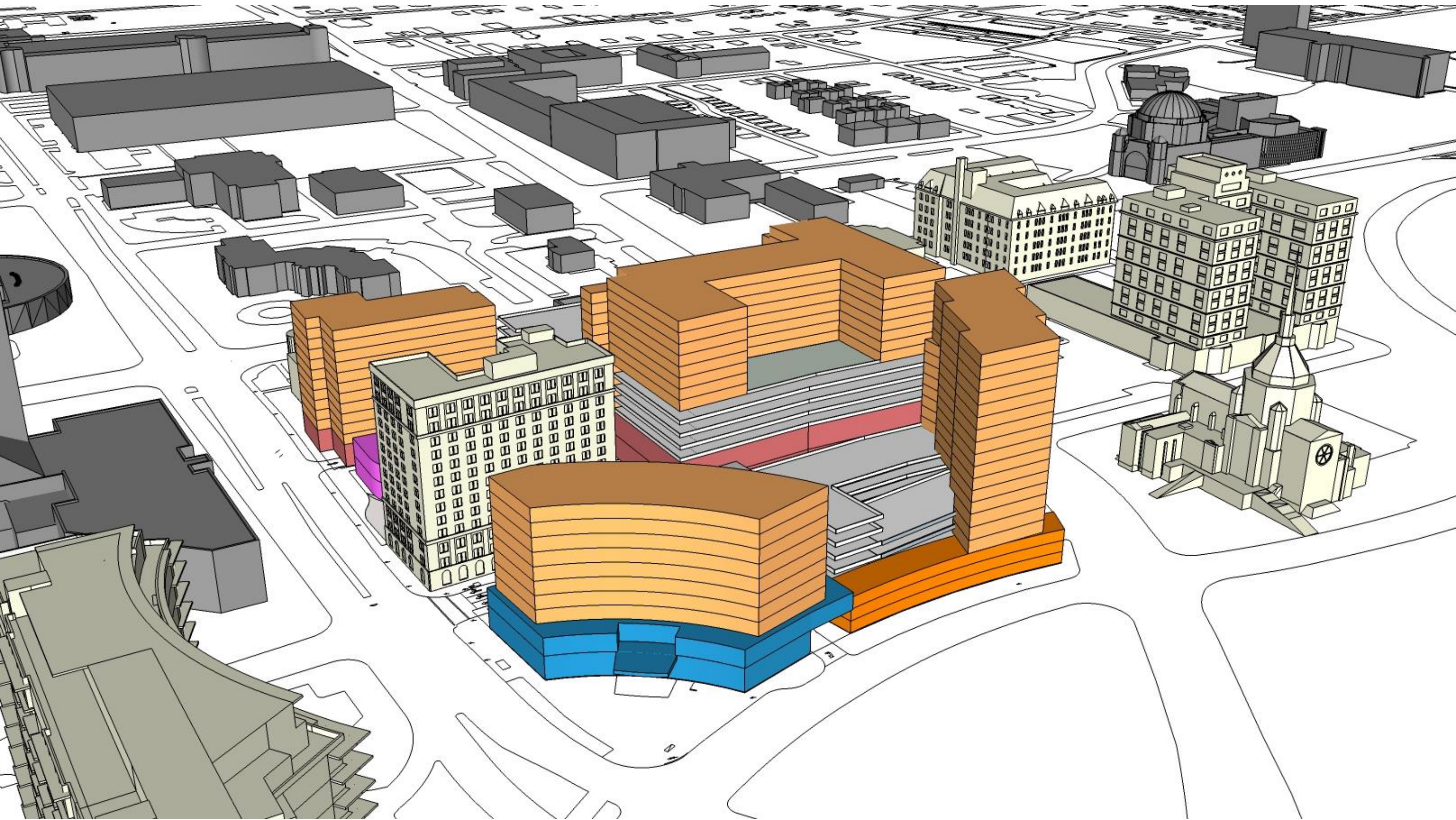
■ Residential

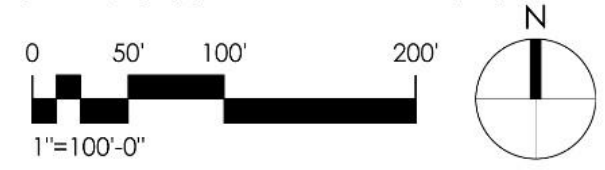
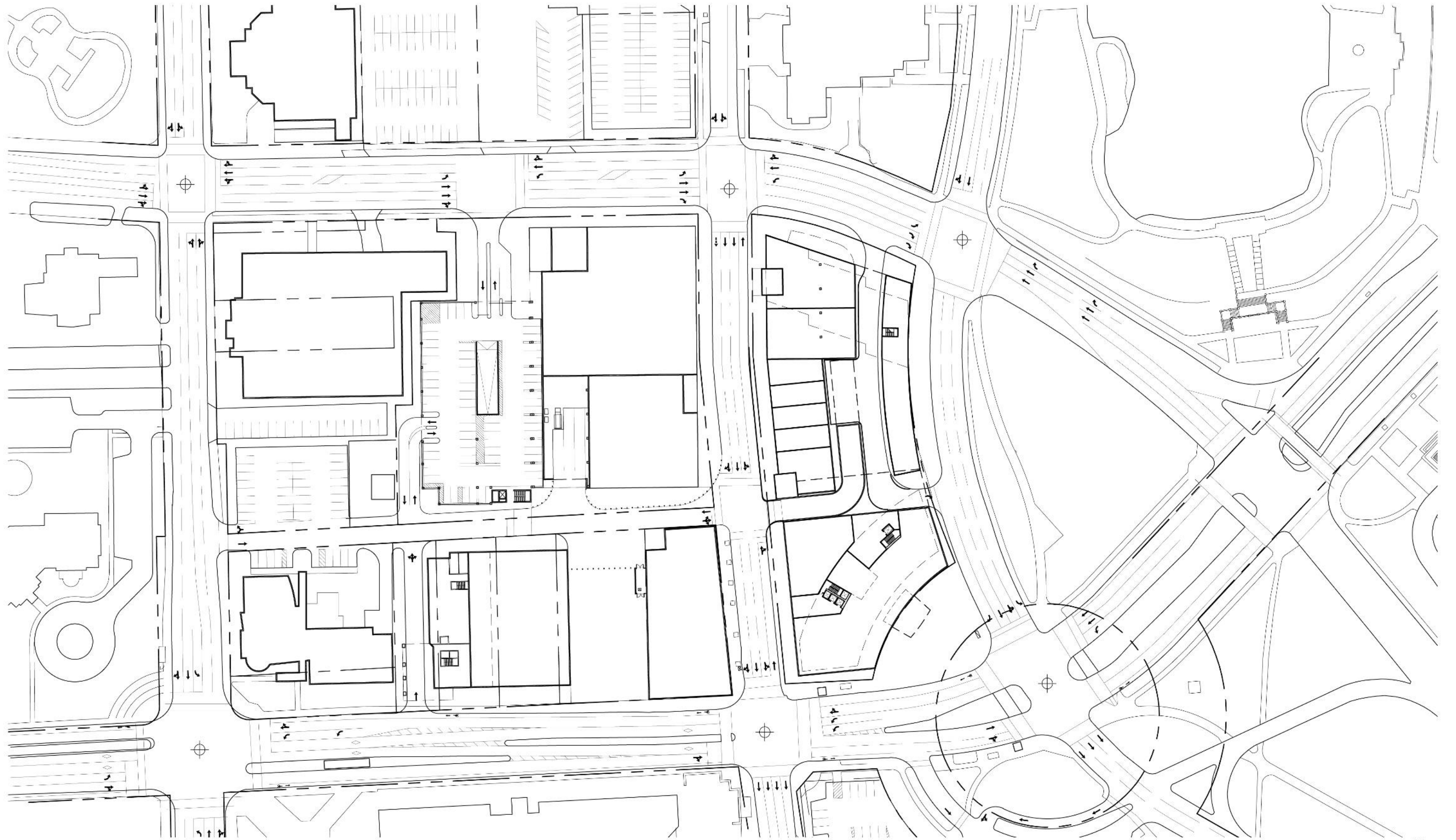
■ Parking

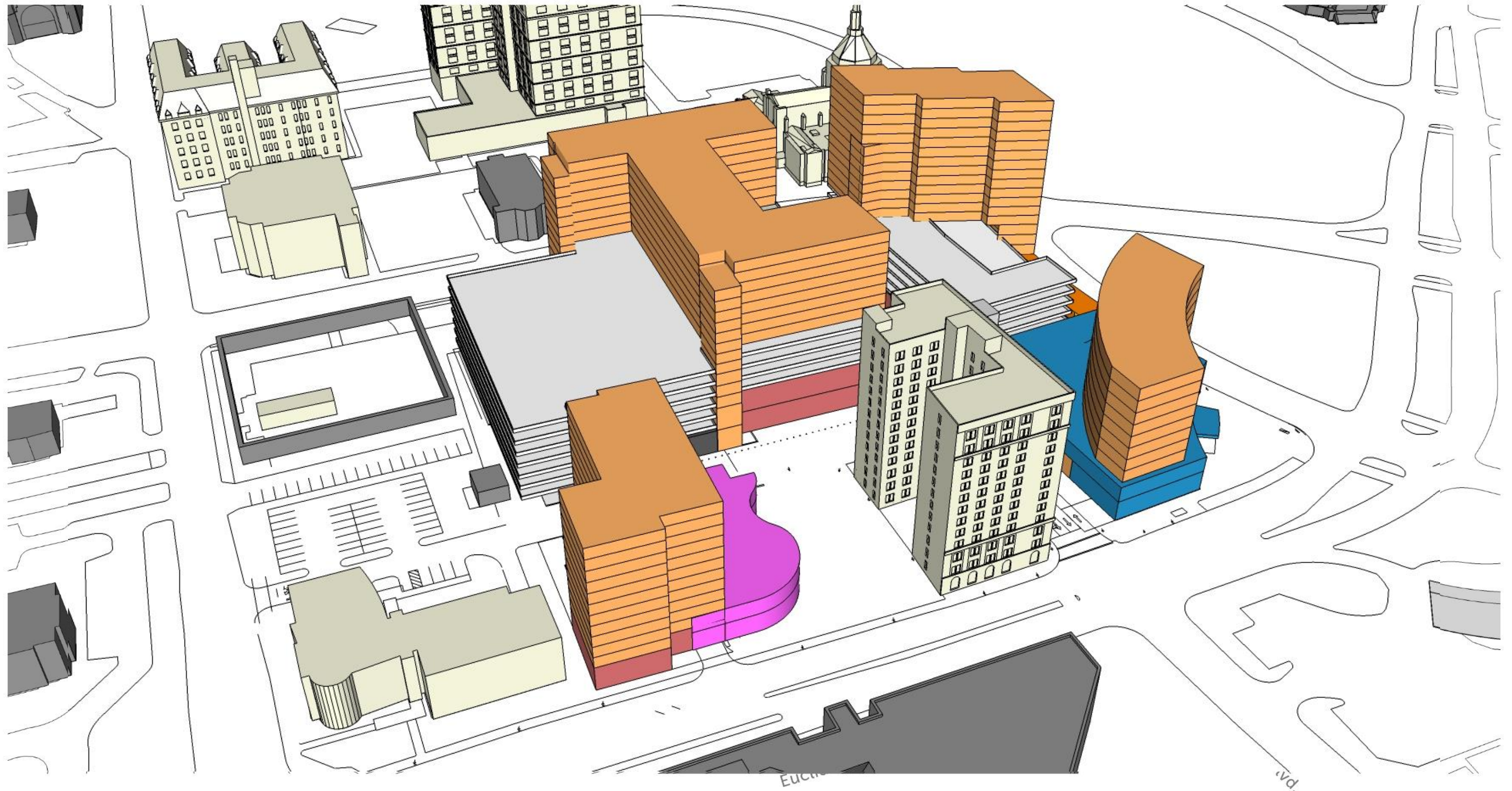
■ Library

■ Office









View Looking Northeast

■ Retail

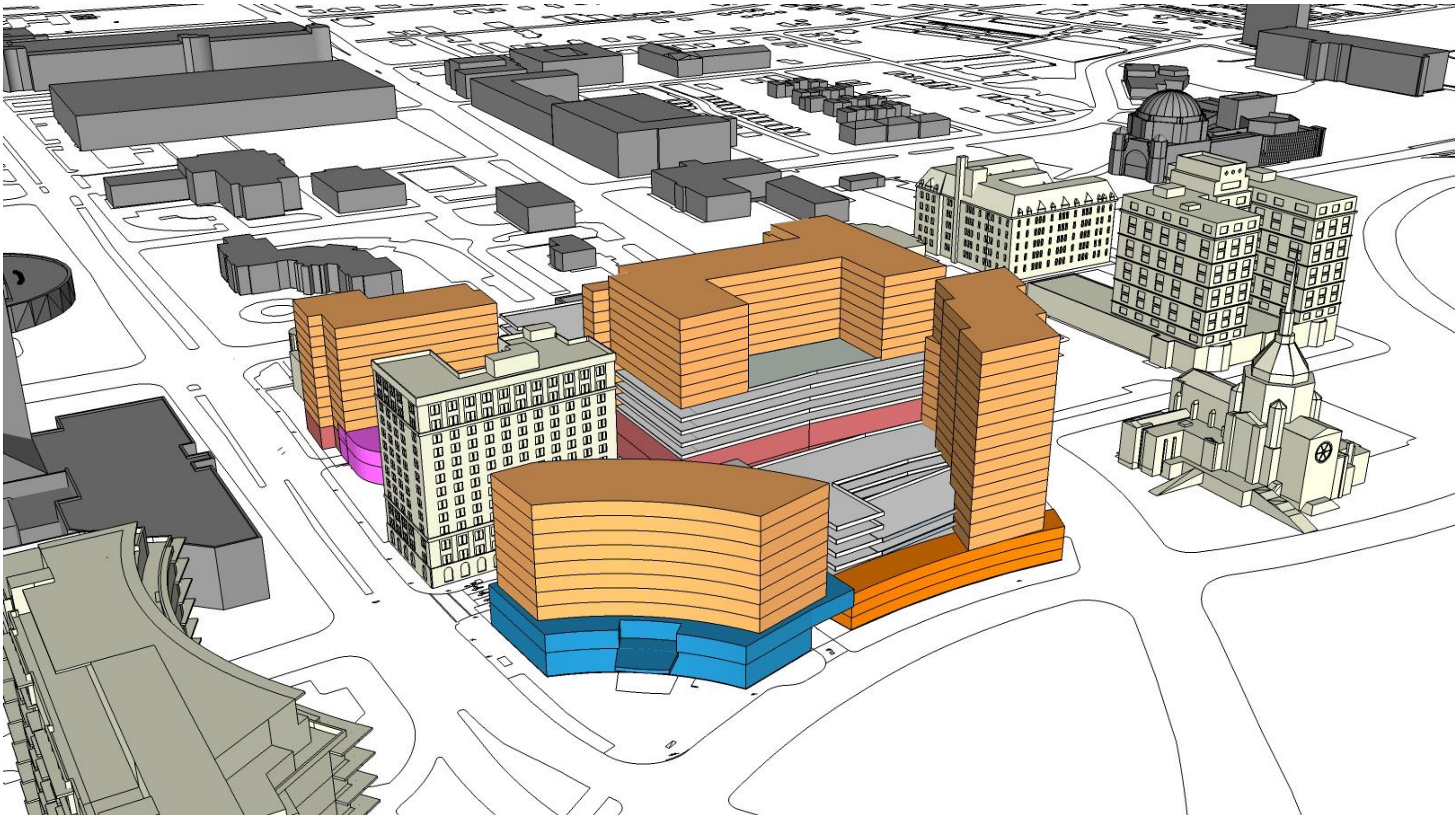
■ Residential

■ Parking

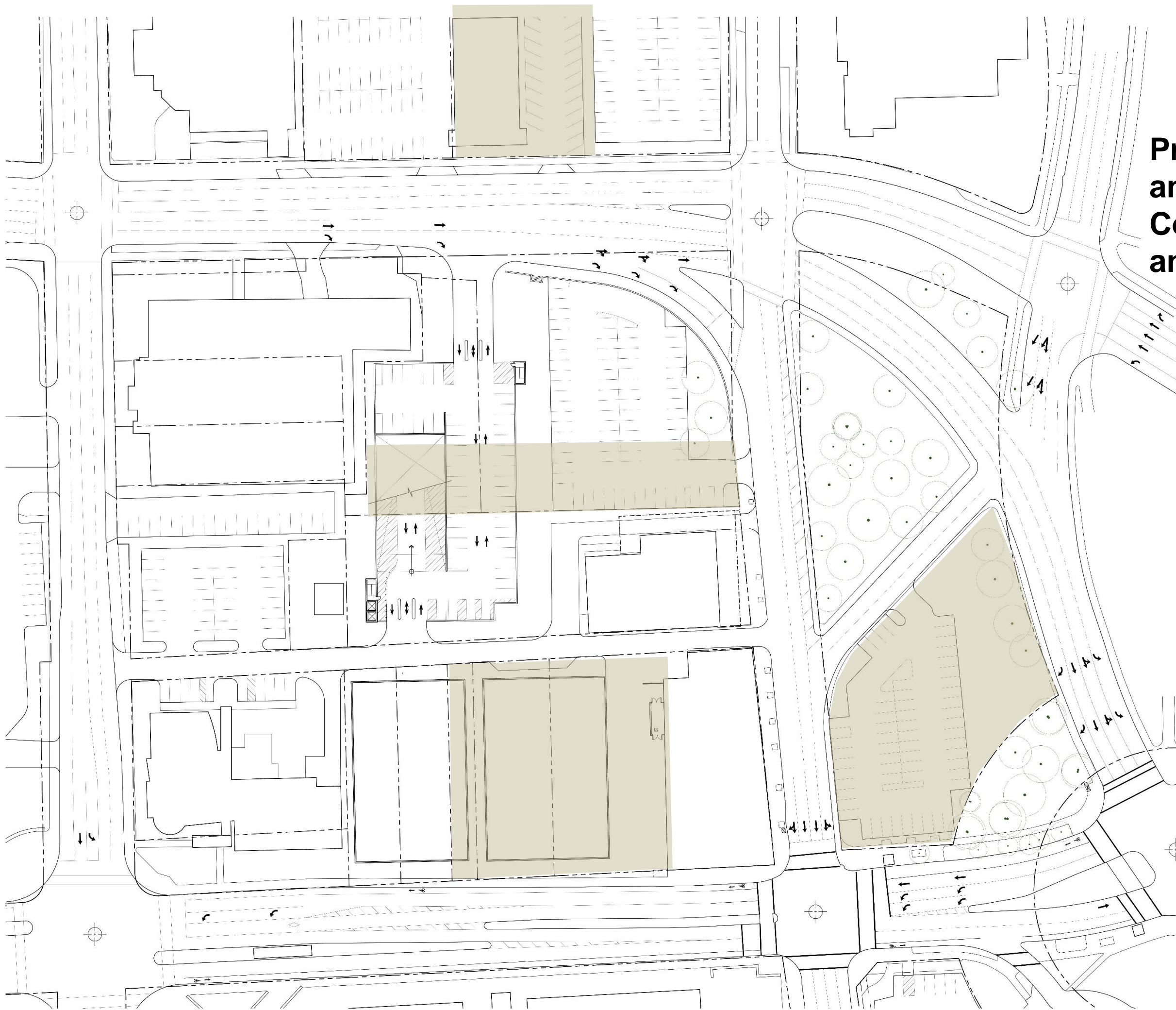
■ Library

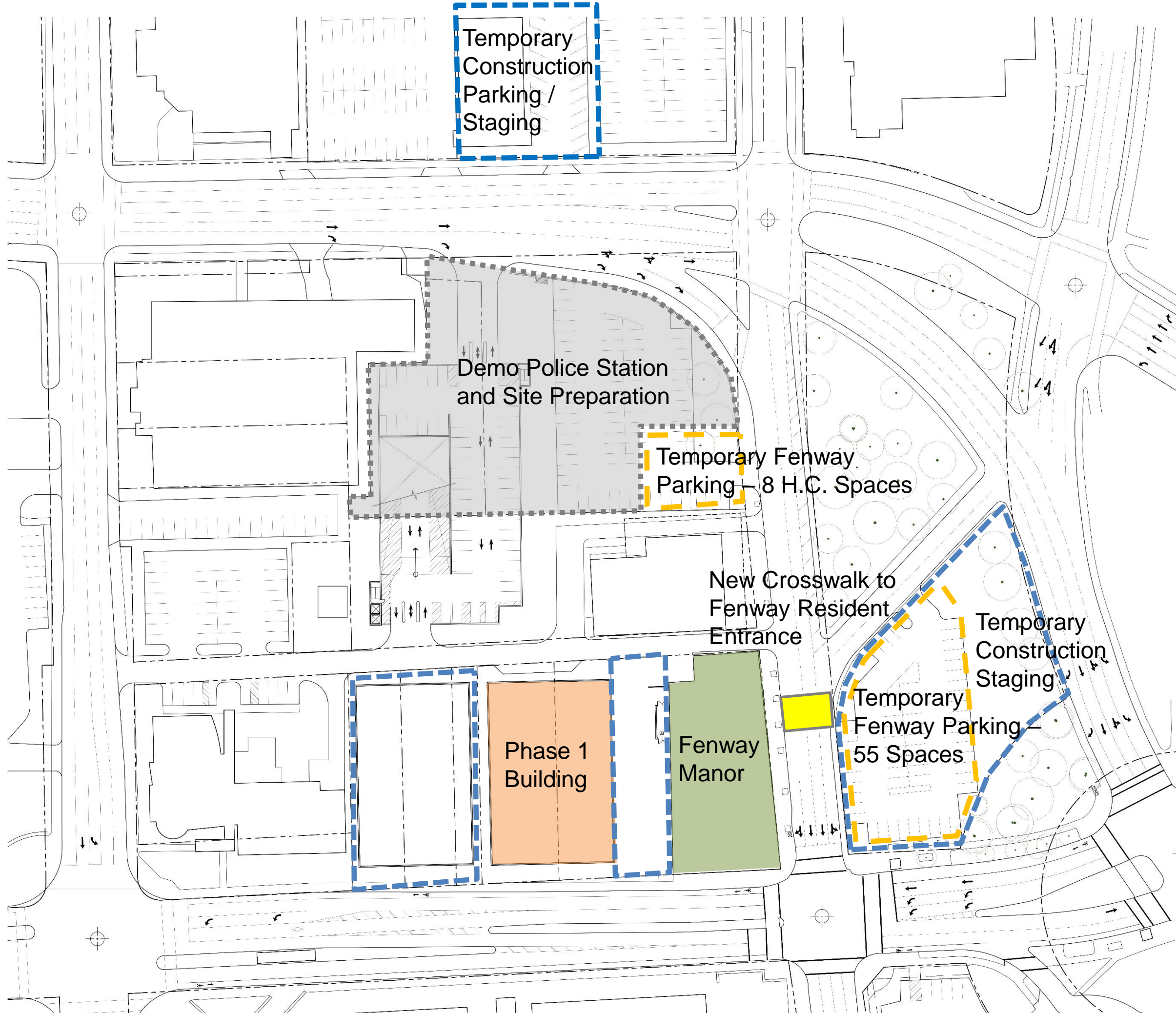
■ Office





**Properties Controlled
and Available for
Construction Staging
and Temporary Parking**





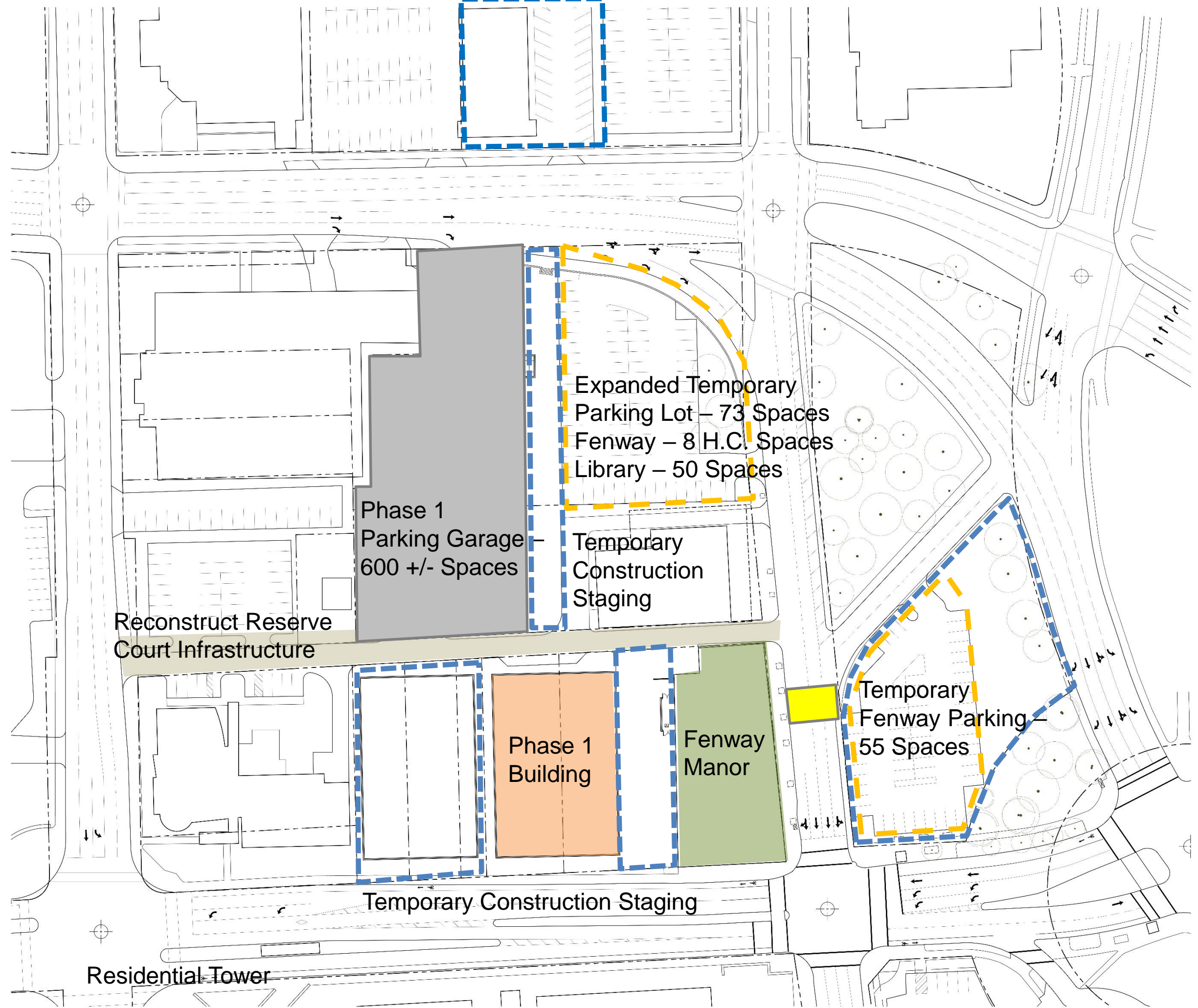
CONSTRUCTION STAGE 1

**Demolish Police Station,
Prepare Site Areas,
And Construct Fenway Manor
and Residential Tower**



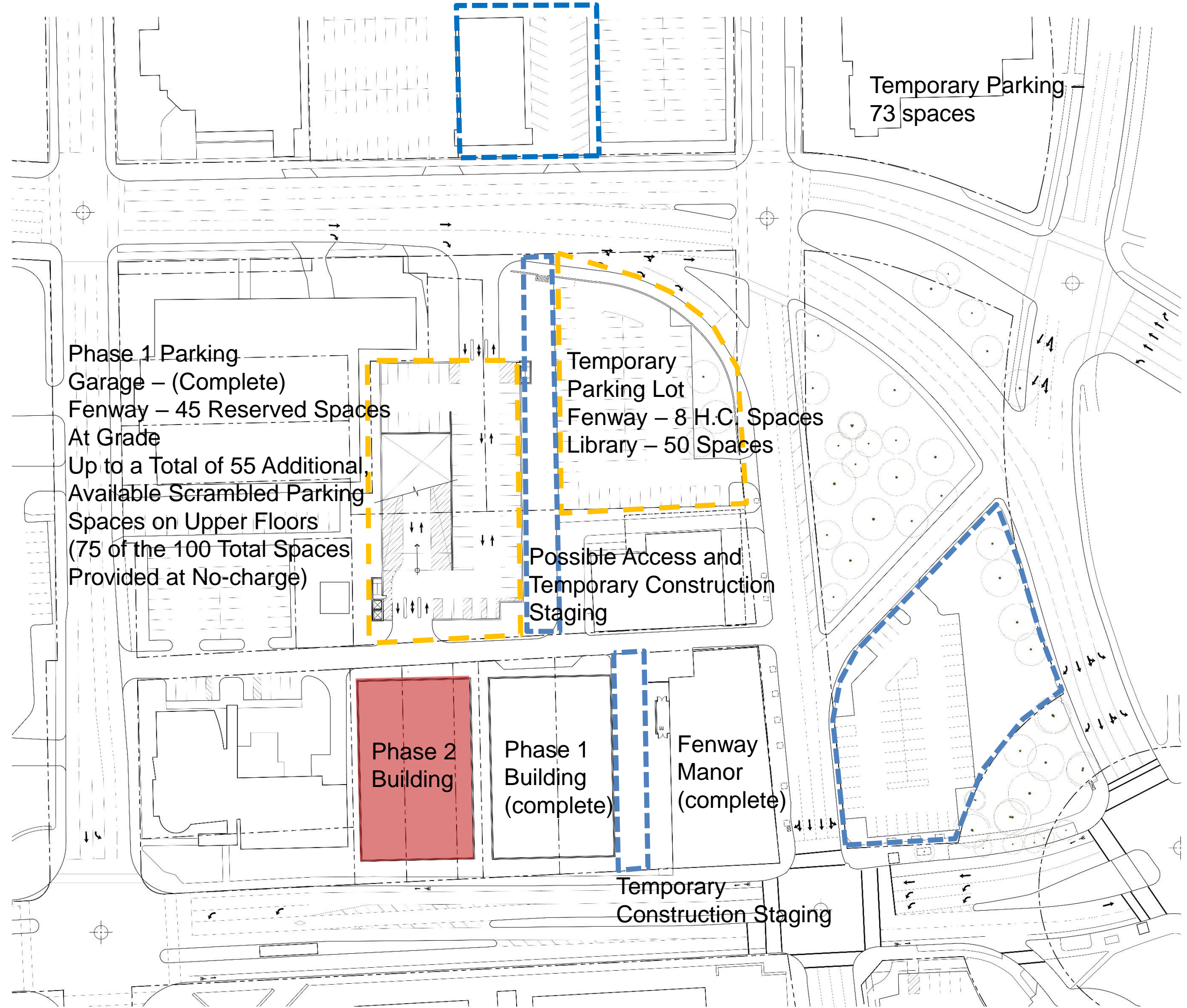
CONSTRUCTION STAGE 2

Expand Temporary Parking Lot, Construct Garage, and Reconstruct Reserve Court



CONSTRUCTION STAGE 3A

**Construct Phase 2
Building**

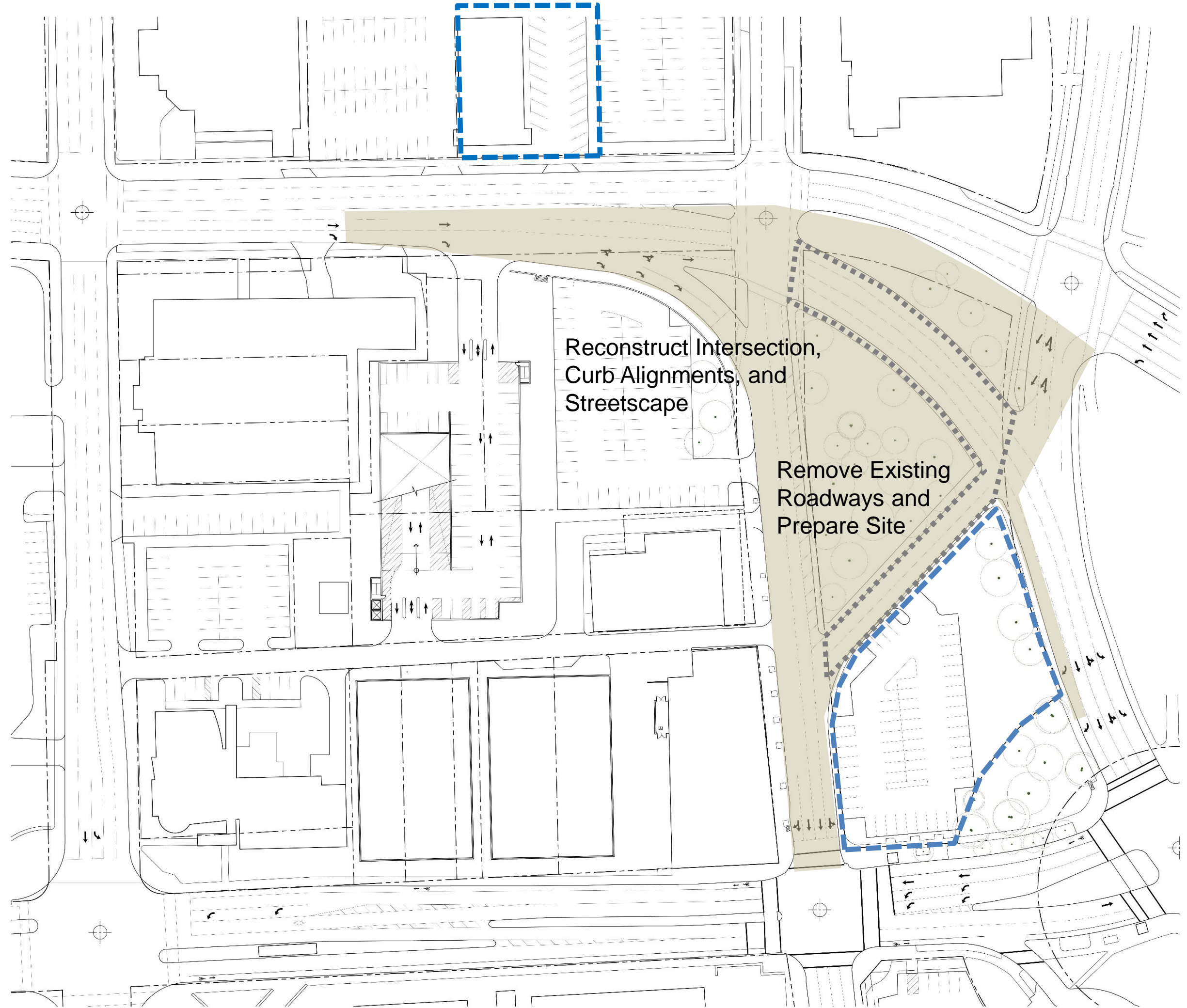


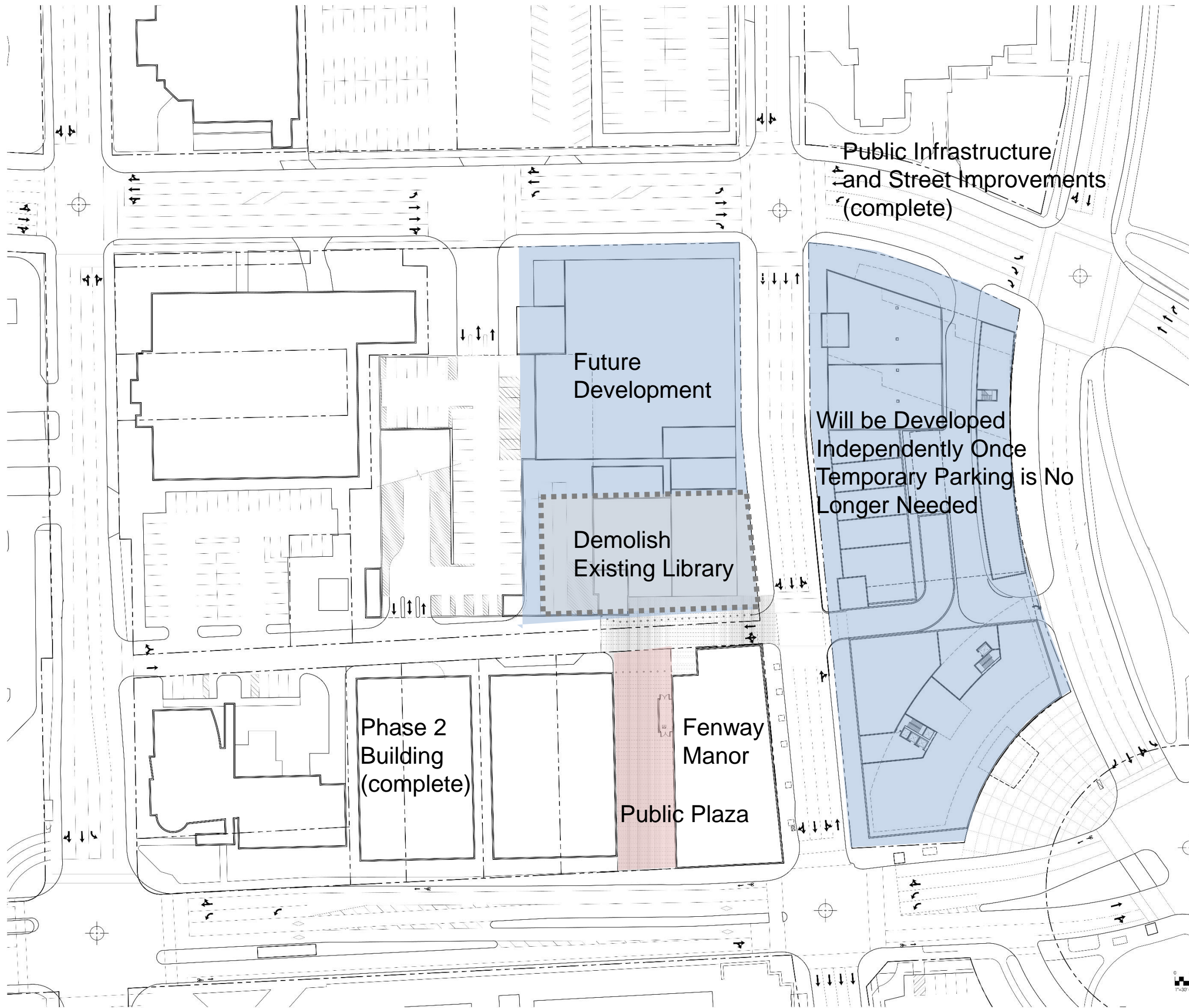
CONSTRUCTION STAGE 3B

**Public Infrastructure
and Streetscape**

Reconstruct Intersection,
Curb Alignments, and
Streetscape

Remove Existing
Roadways and
Prepare Site





CONSTRUCTION STAGE 4

**Complete Site Preparation
and Public Plaza**



CONSTRUCTION STAGE 5

Fenway Garage Parking Residents
Level 3 – 28 Spaces Reserved
(6) H.C. – (22) Standard
Level 4 – 27 Spaces Reserved
(6) H.C. – (21) Standard
Tenants and Others
20 Additional, Available Scrambled Parking Spaces on Upper Floors (Provided at No-charge)
25 Additional, Available Scrambled Parking Spaces on Upper Floors (Provided at a Charge)

Phase 2 Development With Expanded Parking Garage

Will be Developed Independently Once Temporary Parking is No Longer Needed

Garage Elevator and Stair Lobby, 135' to Fenway Entrance

Fenway Manor

