



*Request for Qualifications*

---

Redevelopment Opportunity for

# 2026 CMSD School Sites

---



**RFQ Released:**  
May 26, 2026

**LOIs Due:**  
June 5, 2026

**Site Visits:**  
June 10-19, 2026

**FAQ Released:**  
June 12, 2026

**RFQ Responses Due:**  
June 30, 2026

**Final Selection:**  
August 7, 2026

## CONTACT

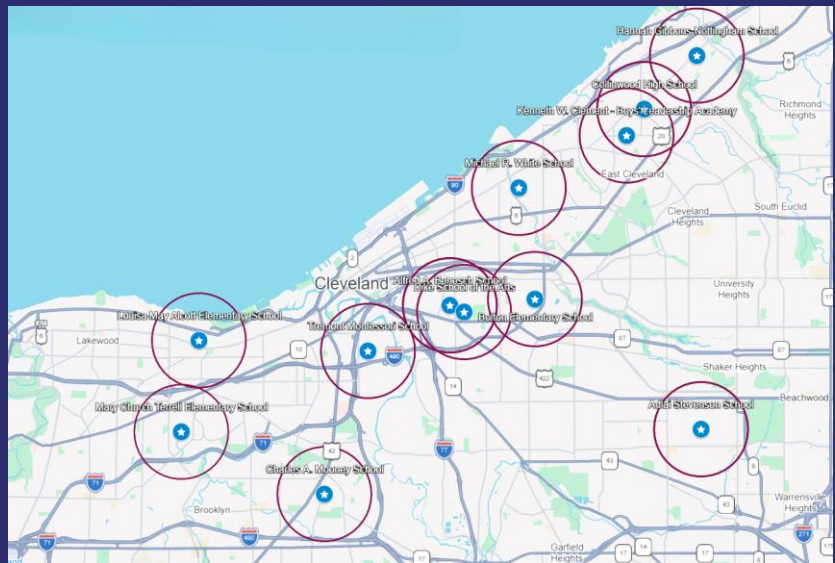
AssetRedevelopment  
@clevelandohio.gov  
City of Cleveland, Dept.  
of Development  
601 Lakeside Ave., Rm.  
227 Cleveland, OH 44114

# REQUEST FOR QUALIFICATIONS

## 2026 CMSD School Site Opportunities

- I. Adlai Stevenson School – Ward 1 (3.4 acres)
- II. Benesch School – Ward 5 (3.4 Acres)
- III. Bolton Elementary School – Ward 6 (2.3 acres)
- IV. Collinwood High School – Ward 10 (5.4 acres)
- V. Dike School of the Arts – Ward 5 (1.9 Acres)
- VI. Hannah Gibbons School – Ward 10 (3.2 acres)
- VII. Kenneth Clement Boys' Leadership Academy – Ward 9 (3.4 acres)
- VIII. Louisa May Alcott Elementary School – Ward 12 (1.9 acres)
- IX. Mary Church Terrell Elementary School – Ward 12 (3 acres)
- X. Michael R. White School – Ward 9 (6.6 acres)
- XI. Charles A. Mooney Intermediate School – Ward 4 (4.6 acres)
- XII. Tremont Montessori School – Ward 7 (2.8 acres)

*Project Teams must submit separate responses for each site of interest.*



**FOR RELEASE MAY 26, 2026**



## Table of Contents

Mission and Vision Statements .....	4
Letter from Mayor Bibb .....	5
Letter from Chief Pomerantz.....	6
Letter from Director Bourdeau Small.....	7
<b>Part I: Context .....</b>	<b>8</b>
Introduction .....	8
Background.....	8
Sites Information .....	8
Information Session .....	9
Site Visits.....	9
Inclusion on Qualified List.....	9
<b>Part II: RFQ Scope .....</b>	<b>10</b>
Development Requirements.....	10
Development Preferences .....	11
Rights and Responsibilities .....	12
Community Engagement Reports.....	13
Submission Requirements and Scoring Criteria.....	14
Incentive Toolkit .....	18
Community Benefits Agreement.....	19
Submission Process .....	20
Evaluation Process .....	20
RFQ Schedule.....	21
<b>Contact Information .....</b>	<b>21</b>
<b>Disclaimers .....</b>	<b>21</b>
<b>Appendix.....</b>	<b>23</b>



## **Mission and Vision Statements**

### ***City of Cleveland Mission Statement***

We are committed to improving the quality of life in the City of Cleveland by strengthening our neighborhoods, delivering superior services, embracing the diversity of our citizens, and making Cleveland a desirable, safe city in which to live, work, raise a family, shop, study, play and grow old.

### ***Asset Redevelopment Office Mission Statement***

The Asset Redevelopment Office is dedicated to fostering community-centered neighborhood investment through proactive, equitable, and place-based development strategies. We aim to preserve and enhance all Cleveland neighborhoods by increasing access to development opportunities through collaborative partnerships with residents and stakeholders.

### ***CMSD Building Brighter Futures (BBF) Plan***

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.





**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

## Letter from Mayor Justin Bibb

Dear Project Teams,

This request for qualifications represents an unprecedented opportunity to invest in Cleveland's neighborhoods. The Cleveland Era, building a stronger, more inclusive economy, requires strong neighborhoods where residents' daily needs are met, and the sites presented here offer unique and valuable attributes for doing so.



What sets this request apart from previous opportunities is the diverse selection of buildings and sites, many of which are ready for new use as housing, community-oriented services, and neighborhood amenities. In preparation for this opportunity, the city has engaged the community to understand their desires as well as their concerns, and that feedback is shared here for your benefit.

The city and school district are poised to partner with respondents to bring these desires and your ideas for how to implement them to fruition. My administration will work diligently with selected Project Teams to fully develop proposed reuse ideas in partnership with the communities in which these sites are located.

This request builds on the experience the city has developed in soliciting qualifications and proposals to further position the city to more quickly and effectively repurpose assets to meet the needs and desires of our residents. That is the Cleveland Era in action—modern solutions that harness the unique power of city government to deliver results for Clevelanders now and in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin M. Bibb".

Justin M. Bibb  
Mayor, City of Cleveland





**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

## Letter from Chief Michele Pomerantz

Dear Project Teams,

Our city's legacy of neighborhood schools presents opportunities to meet residents' needs in unique and meaningful ways. The diverse sites contained in this request for qualifications are a part of our community's history, and we can honor that history by repurposing them into useful and innovative spaces for residents to live lives of meaning and purpose.



With this request for qualifications, the city is seeking teams qualified for this task at sites all over the city. The buildings and land they sit on are integrated into Cleveland's neighborhoods and are uniquely positioned to be resources for these neighborhoods now and into the future. Teams are encouraged to be innovative and creative in devising new ways to use these spaces, and the city is committed to assisting selected teams in realizing the community's goals and the team's vision for reuse.

In reviewing this request, please pay special attention to what the community has shared with us and the school district regarding their desires, concerns, challenges, and needs. The city is centering resident voices in the reuse process, and our goal is to facilitate the delivery of community-oriented spaces and uses in these former schools. As former community assets, it is essential for new uses to reflect this history and for Project Teams to do their best to include residents in the planning, development, and final uses of these sites. Thank you for your consideration and effort in responding to this opportunity.

Sincerely,

A handwritten signature in blue ink that reads "Michele Pomerantz".

Michele Pomerantz  
Chief of Education





**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

## Letter from Director Joevrose Bourdeau Small

Dear Project Teams,

On behalf of the City of Cleveland, the Department of Development is pleased to present this Request for Qualifications seeking professional Project Teams with real estate development experience to reinvest in twelve (12) scattered, surplus Cleveland Metropolitan School District sites across the City via adaptive reuse and/or redevelopment.



To ensure these sites continue to provide community benefit and support neighborhoods and families, we are excited to release this RFQ in partnership with CMSD. The meaningful community engagement that has anchored the creation of this redevelopment opportunity underlines the City's commitment to amplifying community voice and creating opportunities for neighborhood-based investment. In the past, partnerships with CMSD to redevelop former school sites have resulted in successful affordable and market-rate housing projects and supported youth and workforce development.

This RFQ aims to proactively position these school sites for redevelopment so that they can remain useful community assets and continue to contribute to the public good. We believe that through public, transparent, and community focused engagement and redevelopment these sites can continue to serve as pillars of their communities and provide increased opportunities for neighborhood growth and stability.

Thank you for your interest in the 2026 CMSD School Sites Request for Qualifications. We look forward to your partnership and to supporting your investment in Cleveland.

Sincerely,

Joevrose Bourdeau Small  
Director of Development, City of Cleveland



## 2026 CMSD School Site Reuse: Context

---

### Introduction

The City of Cleveland (“City”) is releasing a Request for Qualifications (“RFQ”) seeking professional project teams with real estate development experience (“Project Teams”) to reinvest in twelve (12) scattered, surplus Cleveland Metropolitan School District (“CMSD”) sites across the City via adaptive reuse and/or redevelopment. Project Teams are invited to submit their qualifications, experience, and project visions for consideration by an evaluation team comprised of representatives of the City and of the Cleveland Metropolitan School District. The City encourages new and emerging Project Teams to respond to this opportunity as well and to explore partnership opportunities with more experienced teams. Ahead of the response submission deadline, respondents, potential developers, and parties interested in occupying or programming the redeveloped sites are invited to submit a Letter of Interest. Upon selection, Project Teams will be invited to commence deadlined due diligence for their selected sites. The City of Cleveland will facilitate the RFQ and selection process. The City reserves the right to accept or reject any or all submissions, or to discontinue the RFQ process at any time.

### Background

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) plan on December 9, 2025. As part of this plan, the school sites included in this RFQ are slated to close and cease operations at the end of the 2025-2026 academic year. To ensure these sites continue to provide community benefit and support neighborhoods and families, CMSD has partnered with the City to release this RFQ for adaptive reuse and/or redevelopment of the school sites.

### Sites Information

Site context, neighborhood information, planning/zoning and utilities information, recent investments, asset maps, and financial incentives information for each of the 12 sites are available in individual site “One-pagers” located in the Appendix section of this RFQ. To more clearly provide detailed site information, these documents are included separately. “One-pagers” for each of the following sites are listed below:

- Adlai Stevenson School – Ward 1 (3.4 acres)
- Benesch School – Ward 5 (3.4 Acres)

- Bolton Elementary School – Ward 6 (2.3 acres)
- Collinwood High School – Ward 10 (5.4 acres)
- Dike School of the Arts – Ward 5 (1.9 Acres)
- Hannah Gibbons School – Ward 10 (3.2 acres)
- Kenneth Clement Boys’ Leadership Academy – Ward 9 (3.4 acres)
- Louisa May Alcott Elementary School – Ward 12 (1.9 acres)
- Mary Church Terrell Elementary School – Ward 12 (3 acres)
- Michael R. White School – Ward 9 (6.6 acres)
- Charles A. Mooney Intermediate School – Ward 4 (4.6 acres)
- Tremont Montessori School – Ward 7 (2.8 acres)

## Webinar

Project Teams interested in responding to the RFQ are invited to participate in a virtual information session webinar. This webinar will be hosted via Microsoft Teams on June 17, 2026 at 9:30 AM. RSVP at [this link](#) to complete the RSVP Form. Please RSVP no later than Friday, June 12, 2026 to attend. If you are unable to access the link, please email [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov) for further instructions.

## Site Visits

Project Teams are invited to attend a series of site visits at the properties included in this RFQ. These site visits are scheduled to take place June 10 - June 19, 2026. To RSVP, respondents should include a section in their Letter of Interest (outlined below) clearly stating their interest in attending one or more site visits.

Respondents will be notified of the date and time of their respective site visit(s) and will receive an invitation to attend once the City reviews submitted LOIs.

## Inclusion on Qualified List

Responding Project Teams may be selected for a site or sites included in this RFQ and/or selected to be on the Qualified List as a Qualified Developer eligible to commence negotiations on other city-owned sites. Inclusion of a Qualified Developer on the Qualified List will mean only that the city may commence negotiations with that Qualified Developer regarding a site. The city will send a written notification to commence negotiations if a Qualified Developer is matched to a site.

Inclusion of Qualified Developers on the Qualified List does not guarantee that any Qualified Developer will be selected to develop a site or sites. Inclusion of Qualified Developers on the Qualified List will not create any rights on the Qualified Developer's part. The city will publish the Qualified List on its website.

All determinations in connection with this RFQ (including, but not limited to, any determinations regarding the experience, capability, capacity, financial resources of any Applicant or regarding the addition of Qualified Developers to the Qualified List or removal of Qualified Developers from the Qualified List) shall be at the sole discretion of the city.

## 2026 CMSD School Site Reuse: RFQ Scope

---

### Development Requirements

The selected Project Teams will be required to collaborate with City and community partners in the design, negotiation and execution of the following project components:

- **INTEGRATION OF COMMUNITY FEEDBACK:** Through up-front community engagement, the City has identified important community values and potential use cases for each site in this RFQ. Included in engagement reports below, this feedback reflects community desires to see these sites and their buildings continue to provide community benefit and public good. Responses should speak to the general feedback, desired uses, and concerns shared by residents in these reports but are not limited solely to the use cases identified therein. If respondents propose uses not directly identified as community priorities, they should clearly explain why they consider these uses more viable and how they still speak to other components of community input.
- **ENGAGEMENT:** Continued community engagement is a key priority for these projects. Project Teams will be responsible for expanding on the previously mentioned up-front engagement to develop and deliver community and stakeholder engagement activities that inform the final proposed projects. The City, CDCs, and other community stakeholders will support, monitor, assess and participate in the Project Team's engagement efforts.
- **SALE OR LEASE:** The Development Sites may be offered as a direct sale to a developer or as a long-term lease where a developer will construct, manage and own the developments. CMSD may also offer sites as a sale to the developer and lease back space to provide educational programming. Cleveland City Council may legislatively approve property sales and leases

from the city. Appraisals will be ordered following the selection of a Project Team, and the cost of land *may be* negotiated below fair market value with special consideration for affordable housing projects that are aligned with Cleveland's [2030 Housing Plan](#).

- **MBE/FBE/CSB PARTICIPATION/CLEVELAND RESIDENT HIRING:** The City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland-area Small Businesses (CSBs) by providing and enhancing economic opportunities in City contracts. The successful Project Teams for this RFQ will be expected to exhibit and later document their commitment to this goal in their contracting of firms for design, due diligence, and construction of the projects.
- **Other City Regulations Apply**

### Development Preferences

In addition to the Development Requirements stated above, the following themes and concepts are preferred to generate optimal outcomes for the neighborhoods surrounding these sites and for the City of Cleveland.

- **ADAPTIVE REUSE:** While the City remains open to responses involving demolition and redevelopment, it is particularly interested in responses involving the preservation and reduction of existing structures. In cases where adaptive reuse is proposed, structural additions to the sites or their buildings may also be considered.
- **INNOVATIVE APPROACHES TO SUSTAINABILITY:** Responses should embrace innovative approaches to sustainability by creating positive impacts on the human and natural systems that interact with them. Project Team(s) should consider partnering with organizations such as the Cleveland Tree Coalition to exceed the City's Tree Preservation requirements and enhance the tree canopy in the sites' neighborhoods. Projects should generate positive and equitable public health outcomes as a key component of the project investment.
- **SPACE FOR CHILDREN AND YOUTH:** Each site included in this RFQ has a legacy of supporting the growth and development of Cleveland's Children and Youth. Project Teams are encouraged to incorporate space and/or operational programming in their responses that honor and continue this legacy.
- **COMMUNITY OWNERSHIP:** Create opportunities at the sites for community ownership, neighborhood co-ops, real estate investment trusts, land trusts, and/or opportunities for direct and accessible resident investment in commercial real estate projects.
- **VIBRANT PEDESTRIAN EXPERIENCE:** All blocks and all building and property entrances should be served by safe, continuous walkways, connected in all

possible directions to the adjacent pedestrian network. The pedestrian realm should be active and vibrant.

- **PUBLIC AMENITY SPACE:** Developers will be responsible for designing, constructing and maintaining at each development site a public amenity space that provides opportunities for the public to gather as part of the project scope.

## Rights and Responsibilities

The selected Project Teams will be responsible for **all** aspects of project development. Acting as the developer, selected teams will be expected to provide the City with timely, comprehensive project updates throughout the due diligence, financing, and construction phases of the project. Within sixty (60) days of selection, Project Teams will be expected to enter into a Memorandum of Understanding (“MOU”) and Site Access Agreement (“SAA”) with the City and/or CMSD. This will begin a 12-month due-diligence period. At the end of or at any time during this period, the City and Project Team(s) will determine if the project is feasible and can proceed into additional predevelopment work or be terminated.

**Developer responsibilities to be outlined in this MOU include, but are not limited to:**

- Producing detailed schedules and materials for planning, design, financing, and construction activities (e.g. proformas, site plans, construction phasing plans, anticipated funding sources)
- Adhering to the development requirements outlined above
- Managing community engagement throughout the redevelopment process
- Ensuring completion of all site and/or building due diligence, entitlements, permitting, and any other activities necessary to secure regulatory approval for construction and occupancy
- Securing final design review and zoning approvals
- Securing required funding/financing for the redevelopment
- Overseeing and financing any environmental remediation/abatement efforts
- Managing tenant attraction and/or lease up activities
- Ensuring compliance with all City requirements for the use of financial assistance tools, if applicable

**In exchange, the City will offer during the 12-month due diligence period:**

- Exclusive right to purchase/lease the land for redevelopment/reuse
- Exclusive right to serve as developer for the site

**The City’s role in the development will include:**

- Assisting with necessary development review process and legislative approvals
- Providing supportive materials (e.g. letters of support, proof of site control) for funding applications
- Ensuring site transfer (sale or lease) to the developer and execution of a Development Agreement once 50% of total project funding is secured

The City reserves the right to negotiate changes to the above expectations at any time throughout the development process.

**Community Engagement Reports**

Prior to the release of this RFQ, the City conducted upfront engagement with residents to gather community sentiment and identify desired future uses for these school sites. Through an online survey, physical comment cards, and 8 in-person engagement sessions, approximately 250 residents shared their feedback regarding neighborhood context, building re-use, surrounding assets, and outstanding concerns. This feedback was then aggregated and used to create 7 engagement reports, located in the Appendix section of this RFQ. To accurately reflect the feedback received, each report contains feedback specific to the 1-4 schools<sup>1</sup> highlighted at that report’s corresponding engagement session(s). The following engagement reports are included below:

- Adlai Stevenson, Miles, & Charles Dickens Report
- Collinwood, Euclid Park, & Hannah Gibbons Report
- Dike & Benesch Report
- Louisa May Alcott, Mary Church Terrell, & New Tech West Report
- Mary B. Martin, Michael R. White, Bolton, & Kenneth Clement Report
- Charles A. Mooney & Valley View Report
- Tremont Report

---

<sup>1</sup> Some school sites included in engagement reports are not included in this RFQ



## Submission Requirements and Scoring Criteria

To be considered for the redevelopment/adaptive reuse of the 2026 CMSD School Reuse sites, respondents must submit a comprehensive response that demonstrates the technical capacity to execute redevelopment and/or historic rehabilitation, the financial stability and experience to navigate complex funding pathways, and the ability to sustain long-term projects. A response should clearly connect the Project Team's goals and alignment with community preferences specific to sites included in the Project Team's response. While responses including proposed end uses are welcome, Project Teams may also choose to focus instead on their qualifications to execute or implement a variety of uses, using past projects as examples. Incomplete applications or those failing to provide verified proof of financial capacity will be disqualified from the evaluation process.

Submissions will be ranked based on the quality and completeness of the [Submission Requirements](#) listed below. The **Points Value** for each [Submission Requirement](#) and its subsequent criteria is listed in brackets. Project Teams should refer to these specific criteria and **Points Values** as they structure submissions to this RFQ. If [Submission Requirements](#) marked "Credit/No Credit" are not included, that submission may not be scored.

**Letters of Interest are welcome but not required and will not be scored. A total of 100 points are available for Comprehensive Responses.**

### Letter of Interest – June 5, 2026

#### 1. Contact Information

- a. Name, Address, and Website of Company; Name and contact information for the response contact; reference number of the RFQ (ARO/[05]/2026)

#### 2. Statement of Intent

- a. Clear statement of intention to submit a response and a preliminary response description AND/OR clear statement of interest in occupying or programming within a building
  - i. Consent to have your interest shared with other respondents if desired
- b. Clear identification of which site or sites your response/interest relates to



- i. LOIs may also include questions related to the site, RFQ requirements and/or process
- ii. LOIs should be no more than 2 pages, 8.5 x 11 inches in size and emailed as a PDF attachment to [assetredevelopment@clevelandohio.gov](mailto:assetredevelopment@clevelandohio.gov)

### 3. RSVP for Site Visits

- a. Confirm your interest in attending one or more Site Visits being held June 8-19

### 4. Sign-off and signature

## Comprehensive Response **[100 pts]** – June 30, 2026

### 1. Cover Letter – 1 page **[Credit/No Credit]**

- a. Name, Address, and Website of Company
- b. Name, contact information, and specific proposed roles and responsibilities for all anticipated Project Team members (e.g., Lead Developer, Project Manager, Finance Manager)
  - i. Attach résumés with headshots separately
- c. List of all partner firms/subsidiaries and designees (e.g., architects, contractors, consultants, etc.) and their specific, proposed roles
- d. 3 reference with Contact Information attached separately (*references may not be from the City of Cleveland or the Cleveland Metropolitan School District*)

### 2. Executive Summary – 1 page **[5 pts]**

- a. Site Selection: Clearly identify which site(s) the response covers
- b. Project Vision and Mission Alignment **[5 pts]**: A narrative describing how the team's approach to redevelopment or any proposed reuse aligns with:
  - i. Provided community engagement feedback and stated Development Requirements and Preferences
  - ii. Diversity, Equity, Inclusion and Belonging Principles, the City's goal of neighborhood stabilization, and relevant City plans/initiatives (e.g., 2030 Housing Equity Plan, Cleveland Climate Action Plan, Health Equity, TOD/TDM, Vision Zero, and 15-Minute City)

### 3. Development Team Qualifications – 8 pages **[20 pts]**

- a. Completed Project of Similar Scope – 6 pages **[20 pts]**: Outline up to 3 completed projects of similar scope and complexity<sup>2</sup> (*if proposing*

---

<sup>2</sup> Projects deemed not of similar scope and complexity will be scored 0



*adaptive reuse, 1 completed project must include adaptive reuse or historic preservation<sup>3</sup>); include the following for each:*

- i. Project Team's role
- ii. Project summary + project status (if not fully complete)
- iii. Project Images
- iv. Innovative Practices
  1. Construction, sustainability, social impact, financing, public health, etc.
- v. Capital Stack and Proforma (include sources and uses with source names, award amounts, dates, and award letters)

4. **Project Narrative & Design Concept – 4 pages [20 pts]**

- a. **Development/Adaptive Reuse Strategy [5 pts]:** Describe the proposed approach to redeveloping the site (plans and justification for demolition, if applicable) and/or preserving the existing building while meeting the needs of a new use case
  - i. Outline which disposition types (direct sale, lease, sale-leaseback, etc.) the Project Team is open to pursuing for this project
- b. **Programmatic Use [5 pts]:** Detailed description of the intended use (e.g., mixed-income housing, commercial/retail hub, community space)
  - i. Clear explanation of how this use will align with received community input and existing neighborhood plans, characteristics, and amenities
- c. **Site Plan [5 pts]:** Conceptual site plan detailing the overall project scope, including any proposed demolition, new building footprints, and/or the preservation/adaptive reuse of existing structures
  - i. Floor plans depicting the layout of new builds or the interior reconfiguration of existing structures to suit new use
  - ii. Highlight sustainability, livability, walkability, and public amenity features
- d. **Implementation Schedule [5 pts]:** A detailed timeline from the anticipated date of Award through Project Closeout, including:
  - i. Due Diligence/Feasibility Period

---

<sup>3</sup> If no comparable reuse/preservation project is submitted, this section's score will be docked 10 points

- ii. Design and Permitting
- iii. Community Engagement
- iv. Financial Closing
  - 1. Including projected dates for gathering key sources
- v. Construction Phases
- vi. Lease-up or Occupancy

5. **Community Impact – 2 pages [20 pts]**

- a. Economic Inclusion **[5 pts]**: A plan for MBE/FBE/CSB Participation/Cleveland Resident Hiring goals for construction and professional services
- b. Community Benefit **[5 pts]**: Describe how the project serves the immediate neighborhood (e.g., affordable housing units, public meeting spaces, or local hiring commitments)
- c. Engagement Strategy **[10 pts]**: Provide an engagement strategy with a timeline including clear benchmarks and deliverables outlining meaningful, collaborative engagement that informs the design and details of the project

6. **Financial Plan & Capacity – 3 pages [35 pts]**

- a. Conceptual Development Proforma **[10 pts]**: A line-item budget detailing proposed sources and uses for the total anticipated development cost
  - i. **The City is unable to fund significant project gaps and should not be relied upon as a major project funder.**
- b. Conceptual Operating Pro Forma **[5 pts]**: A 5-year projection of income and expenses
  - i. Justification for anticipated cost per square foot and proposed revenue
- c. Experience with Funding Sources **[10 pts]**: Demonstrated ability to secure financing for projects of this scale and complexity, including use of Historic Preservation Tax Credits, Low Income Housing Tax Credits, New Market Tax Credits, or HOME funds along with other financing methods
  - i. Experience/relationships with local lenders and/or Cleveland Port Authority (if applicable)
- d. Proof of Funds **[10 pts]**: Confirmation of the company's financial capacity to deliver project

- i. Bank statements or letters of creditworthiness showing sufficient equity for site acquisition and pre-development costs
- ii. Letters of intent from lenders or equity partners
- e. Statement of Good Standing **[Credit/No Credit]**: Evidence that the developer is not in default on any prior projects and is current on all property taxes

### Evaluation of Sufficiency

The City will perform an initial sufficiency review upon receipt. A response will be deemed insufficient and may be rejected if it lacks:

1. Cover Letter
2. Complete Development Team Qualifications
3. Verified Proof of Financial Capacity

### Incentive Toolkit

The City may be able to provide subsidy resources to support a successful redevelopment project. Tools listed below can reduce cost and risk to a development team and improve the efficiency and quality of a project through the pre-development, construction, and closeout phases. Project Teams will be responsible for submitting applications for each incentive or entering into direct negotiations with the City as needed. The availability of any incentive is contingent upon application and approval by the applicable governing bodies and may or may not be available at the time of application.

**REDUCED LAND VALUE:** Through this competitive process and in compliance with the Ohio Revised Code, the value of land may be negotiated below fair market value. Special consideration will be given to affordable housing projects and projects that align with Cleveland's 2030 Housing Plan. Value is subject to approval by Cleveland City Council and the City's Board of Control.

**RESIDENTIAL TAX ABATEMENT:** The City of Cleveland offers tax abatement as an incentive to help encourage and spur investment across all of its neighborhoods. To learn more and view eligibility requirements visit [Residential Tax Abatement's webpage](#).



**HOUSING TRUST FUND COMPETITIVE FUNDING:**

Loans and grants are available to support affordable housing projects that serve low- and moderate-income households, including market-rate projects that contain affordable housing units. This program can provide support for projects in the form a low interest, soft loan for 20% of the total development costs of a given project (8% for LIHTC projects). To learn more, visit [Housing Development's webpage](#).

**CLEVELAND HOUSING INVESTMENT FUND**

**(CHIF):** This newly established housing fund will provide debt and equity-like funding to neighborhood-scale housing development with a focus on affordability, developers who have been historically excluded from capital markets, and neighborhood impact. [Click here](#) to learn more about the fund and access the Developer Inquiry Form.

**TAX INCREMENT FINANCING (TIF):** The City is willing to discuss the utilization of non-school tax increment financing following the expiration of residential tax abatement. [Click here](#) to learn more about the City of Cleveland's TIF Strategy.

**CONSTRUCTION GAP FINANCING:** This program may subsidize up to \$75,000 per unit of total development and construction costs. It is available to both new construction and rehabilitation projects and prioritizes projects that make a strong, positive visual impact in a neighborhood. To learn more, visit [Housing Development's webpage](#).

**PARTNER PROGRAMS/NON-CITY INCENTIVES:** Numerous lending partners and/or non-City funding sources may be approached to provide additional, creative financing solutions to help support projects in the Cleveland area. Project Teams will need to work directly with these agencies to apply for incentives. Project Teams are expected to pursue partnerships with additional funders beyond those listed below.

- [The Cleveland-Cuyahoga Port Authority Financing Options](#) include fixed-rate loans, sales tax exemptions, and infrastructure funding.
- [Local Initiatives Support Corporation \(LISC\)](#)
- [Cleveland Development Advisors \(CDA\)](#)
- Cleveland Neighborhood Progress's [Village Capital Corporation](#), [Enterprise Community Partners, Inc.](#),
- [Ohio Historic Preservation Tax Credits](#) and [Federal Historic Preservation Tax Credits](#) provide tax incentives to leverage the private redevelopment of historic buildings and may apply to the reuse of designated landmark buildings within this RFQ.

## Community Benefits Agreement

The City of Cleveland recognizes its unique role in ensuring that development projects directly benefit the communities in which they are built and that public dollars benefit the entire community, including historically underrepresented minorities, women, and small businesses. A strong Community Benefits Agreement (CBA) can build and help impact our City in a myriad of other ways. An investment



in time to discuss community benefits early in the project can create a more meaningful and impactful project. The City employs two types of CBAs with different criteria:

- Standard CBA
  - A Standard CBA is for all projects receiving \$250,000 or more in City assistance and under \$20 million in cost (including residential tax abatements for projects under \$75 million in total cost); the CBO outlines a set of mandatory community benefits.
- Expanded CBA
  - An Expanded CBA is for all projects receiving \$250,000 or more in City assistance with a project cost of over \$20 million (including residential tax abatement projects over \$75 million in total cost). An Expanded CBA consists of the mandatory community benefits listed in the Standard CBA; it must also be coupled with additional community benefits to be considered for legislative approval. The CBO provides a great deal of flexibility in determining the appropriate additional community benefits related to the project. The CBO offers categories, suggested considerations of additional community benefits, and associated requirements that must be met.

## Submission Process

Project Teams are invited to submit Qualifications for any of the 2026 CMSD School Sites RFQ sites and may include multiple sites in their response. Qualifications shall be sent electronically and formatted in a searchable .pdf format. Pages shall be 8.5 x 11 inches. Font shall be no smaller than 10 point. Submissions should not exceed 20 pages in length. Responses including more than one school site may add 2 additional pages (per additional site) to their response for each section 4 through 7: Project Narrative & Design Concept, Community Impact, Financial Plan & Capacity, and Implementation Schedule. Submissions must be emailed to [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov) no later than June 30, 2026 at 4 PM EST. Only emailed PDF submissions will be accepted. **Use “2026 CMSD School Site Reuse RFQ” followed by the Project Team Name in the subject line.**

## Evaluation Process

This RFQ requests responses describing in detail a potential Project Team’s technical, management, and financial qualifications to design, finance, permit, construct, and close out the future projects. Site-specific Project Narratives and Design Concepts are also requested. The City encourages experienced developers

as well as new and emerging Project Teams to respond to this opportunity and to explore partnership opportunities. An Evaluation Team comprised of leadership and staff from the City of Cleveland and the Cleveland Metropolitan School District will review all responses and rank them based on the Submission Requirements and Scoring Criteria described above.

## RFQ Schedule

The City anticipates it will, but neither promises nor is obligated to, process submissions received according to the following schedule:

City Releases RFQ	May 26, 2026
Letters of Interest + Site Visit RSVPs Due Submit via email to <a href="mailto:AssetRedevelopment@clevelandohio.gov">AssetRedevelopment@clevelandohio.gov</a>	June 5, 2026
Site Visits	June 10-19, 2026
FAQ Released	June 12, 2026
Webinar	June 17, 2026
<b>Responses Due</b> Submit via email to <a href="mailto:AssetRedevelopment@clevelandohio.gov">AssetRedevelopment@clevelandohio.gov</a> See "Submission Process" for more information	<b>June 30, 2026</b>
Evaluation Period	July 1 – August 7, 2026
Short List Notifications (if necessary)	July 17, 2026
Finalist Presentations (if necessary)	July 22 – 31, 2026
Selection	August 7, 2026

## Contact Information

The 2026 CMSD School Site Reuse RFQ is being facilitated by the City of Cleveland's Department of Development, with leadership from the Mayor's Office of Capital Projects and neighborhood partners. Other Departments are also engaged in the process. Questions related to the RFQ should be directed to [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov). Media Inquiries should be directed to [mzickefoose@clevelandohio.gov](mailto:mzickefoose@clevelandohio.gov).

## Disclaimers

**Communications** – Project Teams considering responding to this RFQ are required to conduct preparation of their submissions with professional integrity and are prohibited from communicating with any member of City staff, the Evaluation Team, or other project representatives outside of the formal process outlined in this RFQ.

**Expenses** – The City accepts no liability for the costs and expenses incurred by firms or Project Teams responding to this RFQ.

**City Rights** - The City reserves the right to cancel the RFQ process at any time and reject any and all submissions. The City shall have no liability to any firm arising out of such cancellation or rejection. The City reserves the right to waive minor variations in the selection process. The City reserves the right to contact references who are not listed in the firm's submission and investigate the qualifications of the firms or individuals identified in the submission.

**Public Disclosure** - All documentation and submittals provided to the City may be considered public documents under applicable laws and may be subject to disclosure. Firms recognize and agree that the City will not be responsible or liable in any way for any loss firms may suffer from the lawful disclosure of information or materials to third parties.

**Qualified List** - The City reserves the right to discontinue the Qualified List at any time. The City's inclusion of a Qualified Developer on the Qualified List does not necessarily relieve such Qualified Developer from any City required reviews if such Qualified Developer is ultimately selected to receive a site or sites. Each Applicant has a continuing obligation, prior to and after placement on the Qualified List, to update the city regarding any material changes to information that such Applicant has provided to the City within 30 days of any such material changes, including, but not limited to material changes to information regarding investigations, subpoenas, and changes of Principal(s). Failure of any Applicant to update the City on such material changes may result in the Applicant's disqualification from consideration for inclusion on the Qualified List or, if the Applicant is already on the Qualified List, the removal of the Applicant from the Qualified List. The City reserves the right to utilize the Qualified List for other City purposes as the City deems fit.



## **Appendix**

- I. Site-Specific One-pagers
- II. Engagement Reports








# Adlai Stevenson School Site Redevelopment

## SITE CONTEXT

The site is a rectangle with cutouts in shape with frontage of 418 ft. along Woda Ave. It formerly housed the **Adlai Stevenson School** building, which still stands. Cuyahoga County’s property valuation is \$9,677,100.


 18299 Woda Dr  
PPN 140-22-089

 Ward 1  
Councilperson Joe Jones

 Built: 2009  
Owner: Cleveland Metro. School District

 Site: 3.56 acres  
Building: 62,948 square feet

 21,796 AADT on Warrensville Center Rd  
20,135 AADT on Lee Rd

 8,608 jobs within 1 mile  
62.1% Management of Companies and Enterprises

## DESIGN REVIEW

The site is located in the **Southeast-Central Design Review Region**. Learn more about the design review process and requirements [here](#).

## ZONING

The parcel is zoned 1F-A1, in a **Single Family Use District**. Cleveland’s Zoning Code can be found [here](#).

## UTILITIES

No primary power distribution onsite. Approx. **1,450 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## LEE-HARVARD NEIGHBORHOOD INFO



**Greater than 95%** of Lee-Harvard residents identify as **Black**. 5.1% are under 5 years of age, 16.8% are age 5-17, **56.0% are age 18-64**, and 22.1% are age 65 and older.



About **7 in 10 (72.8%)** working age residents (16-64) in Lee-Harvard have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **7 in 10** houses in Lee-Harvard are **owned**, and **3 in 10** houses are **rented**. About 77.7% of homeowners live in housing that is affordable to them compared to 62.8% of renters.



**18.9%** of residents in Lee-Harvard have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- \$4.5 million investment into Buckeye Road Refresh
  - Includes repaving, revamped streetscapes, mixed income housing, and an arts, culture, and technology focus
- \$1.2 million for Burten, Bell, Carr Development Inc. to invest in commercial corridor between the E. 116<sup>th</sup> St and E. 130<sup>th</sup> St
- Redevelopment of the Buckeye Woodhill Choice Neighborhood Transformation
  - \$114.4 million investment into Phase 1, Phase 2 and Phase 3
- \$1.3 million investment into Zelma George Recreation Center
- \$5 million Shaker Square investment precedes Vision Plan for infrastructure and retail improvements

## INCENTIVE TOOLKIT

The City's Department of Development may be able to provide subsidy resources to support successful redevelopment projects via soft loans, forgivable loans, tax abatement, grants, and tax incentives. Please direct inquiries to: [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov)

## ASSET MAP


For more information about the assets near the Adlai Stevenson School, please visit: [Adlai Stevenson School Site Asset Map](#)



# Alfred A. Benesch School Site Redevelopment

## SITE CONTEXT

The site is a trapezoid in shape with frontage of 142 ft. along E. 55<sup>th</sup> St. and 270 ft. along Quincy Ave. It formerly housed the **Alfred A. Benesch School** building, which still stands. Cuyahoga County's property valuation is \$3,761,100.


 5393 Quincy Ave  
PPN 103-34-001

 Ward 5  
Councilperson Richard Starr

 Built: 1977  
Owner: Cleveland Metro. School District

 Site: 0.98 acres  
Building: 74,747 square feet

 4,790 AADT on Central Ave  
12,574 AADT on E 40<sup>th</sup> St

 9,258 jobs within 1 mile  
20.2% Administration & Support, Waste Management and Remediation

## DESIGN REVIEW

The site is located in the **Southeast-Central Design Review Region**. Learn more about the design review process and requirements [here](#).

## ZONING

The parcel is zoned MF-C1, in a **Multifamily Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**13.8 kV overhead** and **11.5 kV underground** lines exist to service the property. Approx. **555 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## CENTRAL NEIGHBORHOOD INFO



**83.0%** of Central residents identify as **Black**. 13.5% are under 5 years of age, 24.7% are age 5-17, **54.9% are age 18-64**, and 6.9% are age 65 and older.



About **5 in 10 (50.4%)** working age residents (16-64) in Central have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **1 in 10** houses in Central are **owned**, and **9 in 10** houses are **rented**. About 66.8% of homeowners live in housing that is affordable to them compared to 59.8% of renters.



**8.8%** of residents in Central have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

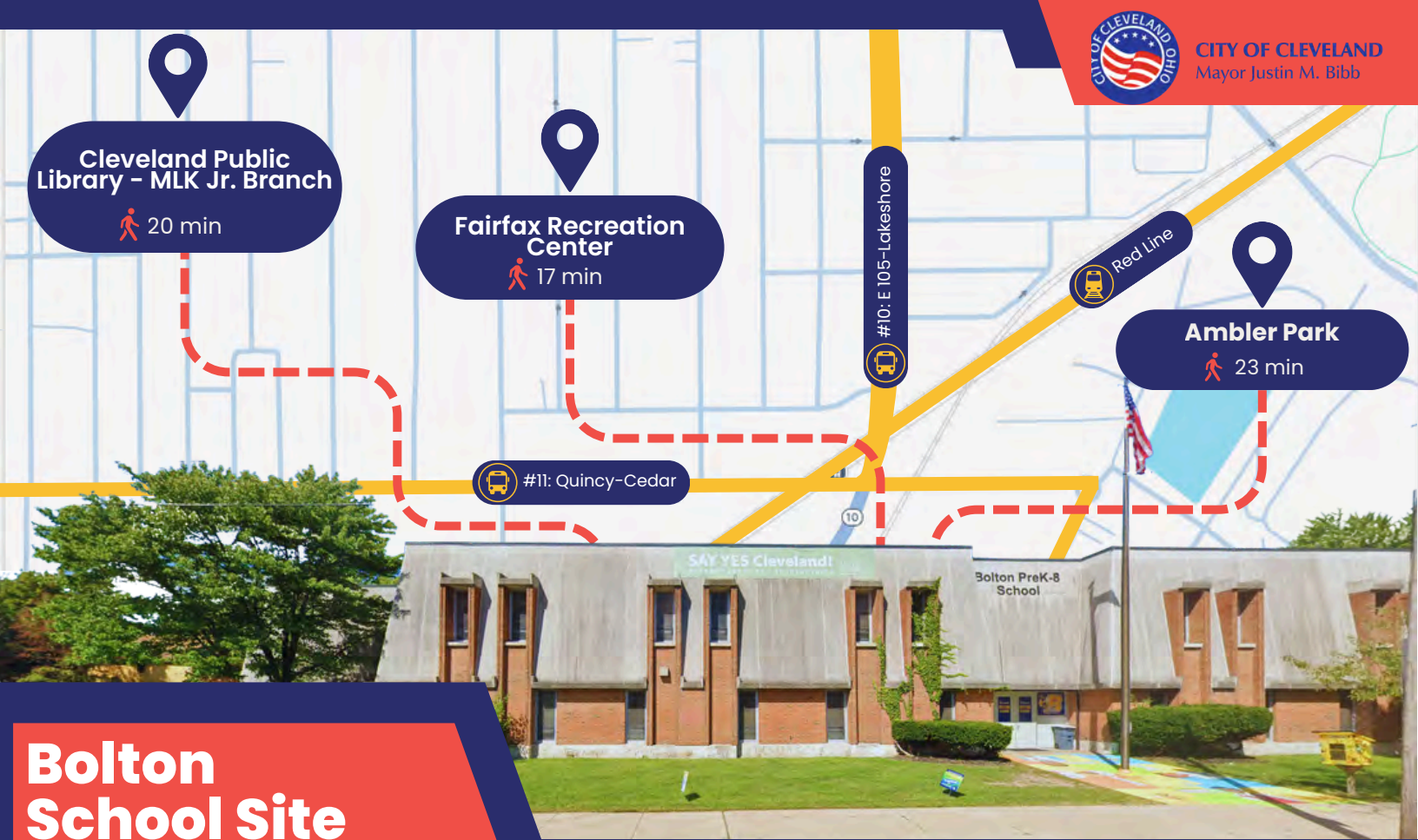
- 7000 Central Site Readiness for Good Jobs Fund Site brownfield cleanup
  - 183,000-square-foot structure and its surrounding 10-acre site
- \$8 million Birthing Beautiful Communities Birthing Center in the Hough neighborhood
  - Designed to improve birth outcomes for Black women and other people of color
- \$64 million redevelopment of the old Warner and Swasey Building in MidTown
- Completion of Sankofa Village IV which was the final phase of the over \$115 million Cedar Extension Transformation Plan
  - Sankofa Village IV added an additional 50 affordable rental homes to the 186-unit community.

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP


For more information about the assets near the Alfred A. Benesch School, please visit: [Alfred A. Benesch School Site Asset Map](#)



# Bolton School Site Redevelopment


## SITE CONTEXT

The site is L-shaped with frontage of 291 ft. along Quebec Ave. It formerly housed the **Bolton Elementary School** building, which still stands. Cuyahoga County appraised value is \$3,275,700.


 9803 Quebec Avenue  
PPN 121-17-122

 Ward 6  
Councilperson Blaine Griffin

 Built: 1971  
Owner: Cleveland Metro. School District

 Site: 2.3 ac  
Building: 53,700 Sq. Ft.

 35,303 AADT on E 105th St  
9,248 AADT on Cedar Ave

 49,728 jobs within 1 mile  
83.4% Health Case and Social Assistance

## DESIGN REVIEW

The site is located in the **Euclid Corridor/Buckeye Design Review Region**. Learn more about the design review process and requirements [here](#).

## ZONING

These parcels are part of the **New Economy & Innovation Square** form-based code area. The parcels are zoned Community 4 (C4). Cleveland's Form-Based Code can be found [here](#).

## UTILITIES

**2.4 kV** overhead lines exist adjacent to the property. Approx. **291 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.







# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## FAIRFAX NEIGHBORHOOD INFO

-  **92%** of Fairfax residents identify as **Black or African American**. 5.2% are under 5 years of age, 20.2% are age 5-17, **56.9% are age 18-64**, and 17.7% are age 65 and older.
-  About **6 in 10 (58.1%)** working age residents (16-64) in Fairfax have **worked at all in the last 12 months** compared to 70.1% in Cleveland.
-  About **3 in 10** houses in Fairfax are **owned**, and **7 in 10** houses are **rented**. About 63.8% of homeowners live in housing that is affordable to them compared to 51.2% of renters.
-  **8.5%** of residents in Fairfax have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- \$331M investment into Opportunity Corridor
- Redevelopment of Cleveland Public Library MLK Jr. Branch to include Library Lofts
  - \$62.2M investment in combined development project
- \$26M investment in Aura at Innovation Square
  - 82 total units, with 30% affordable at 70-95% AMI
  - Planned Phase 2: 67-units, all AMI affordable
- \$52.8M Mixed-Use Development
  - Meijer Fairfax Market and the 196-unit Medley apartments
  - \$10.7M in City assistance provided

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP

For more information about the assets near the Bolton School, please visit: [Bolton School Site Asset Map](#)



# Collinwood School Site Redevelopment

## SITE CONTEXT

The site is rectangular in shape with frontage of 470 ft. along St. Clair Avenue. It formerly housed the **Collinwood High School** building, which still stands and holds landmark status. Cuyahoga County appraised value is \$12,515,900.

- 15210 Saint Clair Ave  
PPN 115-30-013
- Ward 10  
Councilperson Michael Polensek
- Built: 1972 | Renovated: 2004  
Owner: Cleveland Metro. School District
- Site: 5.4 ac  
Building: 345,203 Sq. Ft.
- 10,010 AADT at St. Clair Ave  
12,638 AADT at E 152<sup>nd</sup> St
- 1,898 jobs within 1 mile  
30.9% in Manufacturing

## LANDMARKS DESIGN REVIEW

This building is a **designated Cleveland Landmark** located within the **Greater Northeast Historic Design Review Region**. Learn more about the design review process and Landmarks Commission [here](#).

## ZONING

The parcel is zoned **2F-B1**, in a **Two Family Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**2.5Kv** overhead lines exist to service the property. Approx. **5,746 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## COLLINWOOD-NOTTINGHAM NEIGHBORHOOD INFO



**89.2%** of Collinwood-Nottingham residents identify as **Black or African American**. 7.4% are under 5 years of age, 20.2% are age 5-17, **58.9% are age 18-64**, and 13.5% are age 65 and older.



About **7 in 10 (68.8%)** working age residents (16-64) in Collinwood-Nottingham have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **4 in 10** houses in Collinwood-Nottingham are **owned**, and **6 in 10** houses are **rented**. About 64.9% of homeowners live in housing that is affordable to them compared to 35.1% of renters.



**9.8%** of residents in Collinwood-Nottingham have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

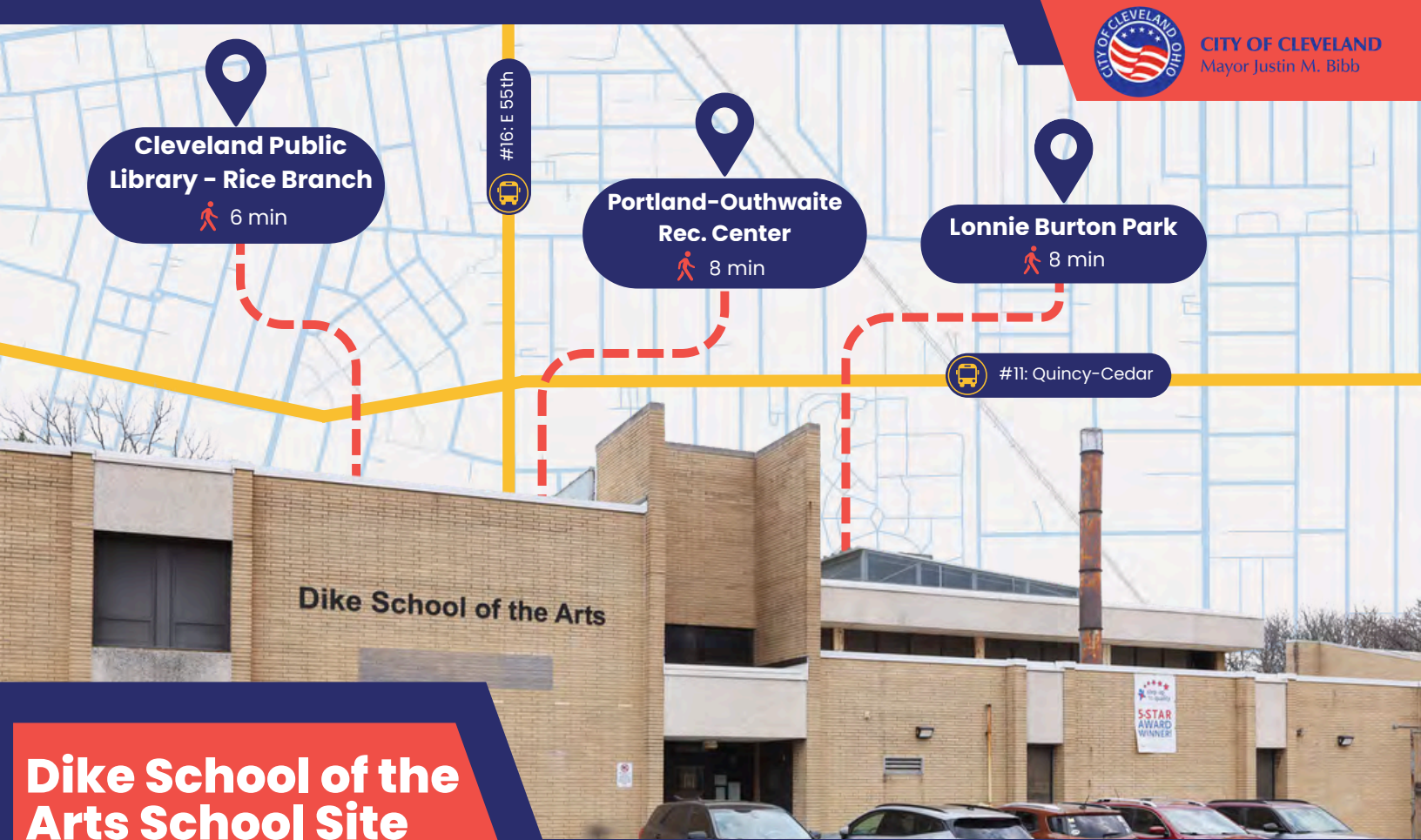
- 2 Site Readiness for Good Jobs projects started since 2020
  - \$50M in City assistance provided to start Site Readiness for Good Jobs Fund
  - One of these sites will be used for a Modular Production Facility
- \$10M investment into Great Cleveland Food Bank Distribution Hub at Coit Rd
  - Renovation of current Greate Cleveland Food Bank Resource Center into a Health-Choice Food Pantry and Community Resource Center

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP


For more information about the assets near the Collinwood High School, please visit: [Collinwood High School Site Asset Map](#)



# Dike School of the Arts School Site Redevelopment

## SITE CONTEXT

The site is a square with cutouts in shape with frontage of 237 ft. along E. 61<sup>st</sup> St. It formerly housed the **Dike School of the Arts** building, which still stands. Cuyahoga County's property valuation is \$3,211,200.


 2501 E. 61<sup>st</sup> St  
PPN 124-04-089

 Ward 5  
Councilperson Richard Starr

 Built: 1970  
Owner: Cleveland Metro. School District

 Site: 1.89 acres  
Building: 75,368 square feet

 12,545 AADT on Woodland Ave  
20,529 AADT on Woodland Ave

 6,458 jobs within 1 mile  
20.5% Manufacturing

## DESIGN REVIEW

The site is located in the **Southeast-Central design review region**. Learn more about the design review process and requirements [here](#).

## ZONING

The parcel is zoned MF-C1, in a **Multi-Family Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**13.8 kV** overhead lines exist to service the property. Approx. **555 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## CENTRAL NEIGHBORHOOD INFO

 **83.0%** of Central residents identify as **Black**. 13.5% are under 5 years of age, 24.7% are age 5-17, **54.9% are age 18-64**, and 6.9% are age 65 and older.

 About **5 in 10 (50.4%)** working age residents (16-64) in Central have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **1 in 10** houses in Central are **owned**, and **9 in 10** houses are **rented**. About 66.8% of homeowners live in housing that is affordable to them compared to 59.8% of renters.

 **8.8%** of residents in Central have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- 7000 Central Site Readiness for Good Jobs Fund Site brownfield cleanup
  - 183,000-square-foot structure and its surrounding 10-acre site
- \$8 million Birthing Beautiful Communities Birthing Center in the Hough neighborhood
  - Designed to improve birth outcomes for Black women and other people of color
- \$64 million redevelopment of the old Warner and Swasey Building in MidTown
- Completion of Sankofa Village IV which was the final phase of the over \$115 million Cedar Extension Transformation Plan
  - Sankofa Village IV added an additional 50 affordable rental homes to the 186-unit community.

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP

For more information about the assets near the Dike School of the Arts, please visit: [Dike School of the Arts Asset Map](#)



Euclid Creek Park

24 min

R.J. Taylor Park

11 min

#31: St. Clair-Bobbitt

# Hannah Gibbons School Site Redevelopment

## SITE CONTEXT

The site is irregular in shape with frontage of 279.5 ft on St. Clair Ave. It formerly housed the **Hannah Gibbons-Nottingham School** building, which still stands. Cuyahoga County's property valuation is \$7,975,900.



1401 Larchmont Rd  
PPN 116-29-004



Ward 10  
Councilperson Michael Polensek



Built: 2006  
Owner: Cleveland Metro. School District



Site: 3.162 acres  
Building: 39,360 square feet



25,817 AADT on Euclid Ave  
5,146 AADT on St Clair Ave



3,275 jobs within 1 mile  
41.3% Manufacturing

## DESIGN REVIEW

The site is located in the **East St. Clair Design Review District**. Learn more about the design review process and requirements [here](#).

## ZONING

The parcel is zoned LR-A1, in a **Local Retail Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**13.8 kV and 2.4 kV** overhead lines exist to service the property. Approx. **10,847 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property.** No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## COLLINWOOD–NOTTINGHAM NEIGHBORHOOD INFO



**89.2%** of Collinwood–Nottingham residents identify as **Black or African American**. 7.4% are under 5 years of age, 20.2% are age 5–17, **58.9% are age 18–64**, and 13.5% are age 65 and older.



About **7 in 10 (68.8%)** working age residents (16–64) in Collinwood–Nottingham have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **4 in 10** houses in Collinwood–Nottingham are **owned**, and **6 in 10** houses are **rented**. About 64.9% of homeowners live in housing that is affordable to them compared to 35.1% of renters.



**9.8%** of residents in Collinwood–Nottingham have a **bachelor’s degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- 2 Site Readiness for Good Jobs projects started since 2020
  - \$50M in City assistance provided to start Site Readiness for Good Jobs Fund
  - One of these sites will be used for a Modular Production Facility
- \$10M investment into Great Cleveland Food Bank Distribution Hub at Coit Rd
  - Renovation of current Greate Cleveland Food Bank Resource Center into a Health-Choice Food Pantry and Community Resource Center

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP

For more information about the assets near the Hannah Gibbons–Nottingham School, please visit: [Hannah Gibbons–Nottingham School Site Asset Map](#)



**MLK Jr. Civic Center**  
17 min

**Coit Park**  
8 min

#10: E 105-Lakeshore

#1: St. Clair

#37: Hayden-E 185

# Kenneth Clement School Site Redevelopment

## SITE CONTEXT

The site is rectangular in shape with frontage of 292 ft. along Woodward Rd. It formerly housed the **Kenneth Clement Boys' Leadership Academy** building, which still stands. Cuyahoga County's property valuation is \$1,700,000.


 14311 Woodward Ave  
PPN 111-28-092, 111-28-014, 111-28-015, 111-28-016,  
111-28-084, 111-28-085 & 111-28-086

 Ward 9  
Councilperson Kevin Conwell

 Built: 1975  
Owner: Cleveland Metro. School District

 Site: 3.36 acres  
Building: 36,752 square feet

 6,735 AADT on Woodward Ave  
9,212AADT on Noble Ave

 1,682 jobs within 1 mile  
40.9% Health Care and Social Assistance

## DESIGN REVIEW

The site is located in the **Northeast Design Review Region**. Learn more about the design review process and requirements [here](#).

## ZONING

The parcel is zoned 2F-D1, in a **Two Family Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**13.8 kV and 2.4 kV** overhead lines exist to service the property. Approx. **4,226 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property.** No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## COLLINWOOD-NOTTINGHAM NEIGHBORHOOD INFO



**89.2%** of Collinwood-Nottingham residents identify as **Black or African American**. 7.4% are under 5 years of age, 20.2% are age 5-17, **58.9% are age 18-64**, and 13.5% are age 65 and older.



About **7 in 10 (68.8%)** working age residents (16-64) in Collinwood-Nottingham have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **4 in 10** houses in Collinwood-Nottingham are **owned**, and **6 in 10** houses are **rented**. About 64.9% of homeowners live in housing that is affordable to them compared to 35.1% of renters.



**9.8%** of residents in Collinwood-Nottingham have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- 2 Site Readiness for Good Jobs projects started since 2020
  - \$50M in City assistance provided to start Site Readiness for Good Jobs Fund
  - One of these sites will be used for a Modular Production Facility
- \$10M investment into Great Cleveland Food Bank Distribution Hub at Coit Rd
  - Renovation of current Greate Cleveland Food Bank Resource Center into a Health-Choice Food Pantry and Community Resource Center

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP

For more information about the assets near the Kenneth W. Clement Boys' Leadership Academy, please visit: [Kenneth W. Clement Boys' Leadership Academy Asset Map](#)



**Cudell Recreation Center**  
19 min

**Edgewater Beach**  
20 min

#55-55B-55C: CSU Line




#26-26A: Detroit



# Louisa May Alcott School Site Redevelopment

## SITE CONTEXT

The site is square in shape with frontage of 270 ft. along Baltic Ave. It formerly housed the **Louisa May Alcott Elementary** school building, which still stands. Cuyahoga County appraised value is \$1,710,100.

-  10308 Baltic Rd  
PPN 001-14-018
-  Ward 12  
Councilperson Tanmay Shah
-  Built: 1971 | Renovated: 2013  
Owner: Cleveland Metro. School District
-  Site: 1.86 ac  
Building: 28,664 Sq. Ft.
-  5,387 AADT at Detroit Ave  
27,832 AADT at Clifton Blvd
-  302 jobs within 1 mile  
60.6% in Other Services

### DESIGN REVIEW

The site is located in the **Far West Design Review Region**. Learn more about the design review process and requirements [here](#).

### ZONING

The parcel is zoned **2F-B1**, in a **Two-Family Use District**. Cleveland's Zoning Code can be found [here](#).

### UTILITIES

No CPP Primary power distribution on site. Approx. **881 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.




# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## EDGEWATER NEIGHBORHOOD INFO

 **69.9%** of Edgewater residents identify as **White**. 5.5% are under 5 years of age, 5.9% are age 5-17, **75.1% are age 18-64**, and 13.5% are age 65 and older.

 About **7 in 10 (68.8%)** working age residents (16-64) in Edgewater have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **4 in 10** houses in Edgewater are **owned**, and **6 in 10** houses are **rented**. About 64.9% of homeowners live in housing that is affordable to them compared to 35.1% of renters.

 **9.8%** of residents in Edgewater have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

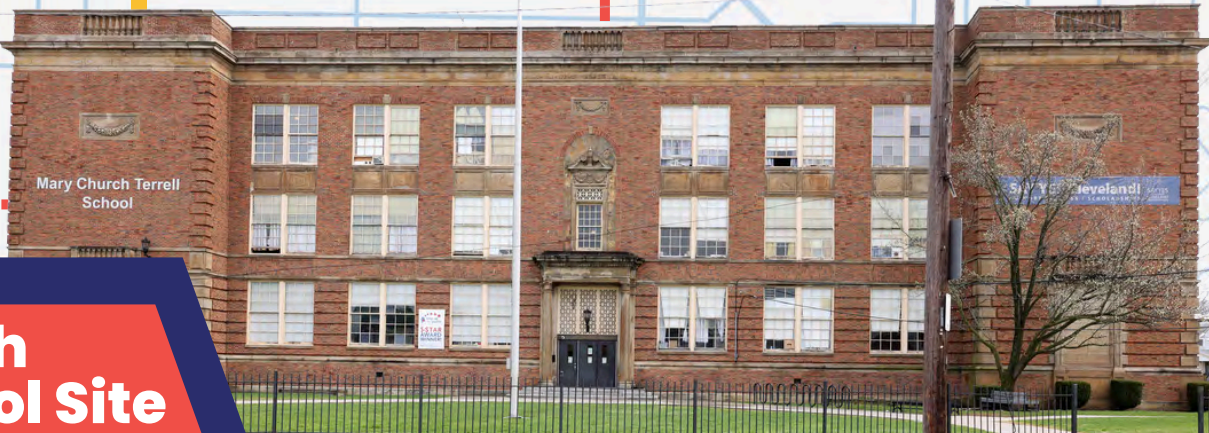
- 13-story, 110-unit Shoreway Tower opening February 2027
- Redevelopment of Cleveland Public Library's Walz Branch
  - \$34M project to combine Walz Library Branch with 51- units of affordable apartments as the Karam Senior Living Apartments
- Greater Cleveland Food Bank's West Side Community Resource Center
  - Will begin operating by the end of 2026

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP

For more information about the assets near the Louisa May Alcott School, please visit: [Louisa May Alcott Asset Map](#)



# Mary Church Terrell School Site Redevelopment

## SITE CONTEXT

The site is rectangular in shape with frontage of 240 ft. along Bosworth Rd. It formerly housed the **Mary Church Terrell School** building, which still stands and holds landmark status. Cuyahoga County appraised value is \$1,494,900.

- 3595 Bosworth Rd  
PPN 019-06-060
- Ward 12  
Councilperson Tanmay Shah
- Built: 1929  
Owner: Cleveland Metro. School District
- Site: 3.008 ac  
Building: 43,074 Sq. Ft.
- 29,675 AADT at W 117<sup>th</sup> St  
6,469 AADT at Jasper Ave
- 2,913 jobs within 1 mile  
25.6 % in Manufacturing

## LANDMARKS DESIGN REVIEW

This building is a **designated Cleveland Landmark** located within the **West Cleveland Design Review Region**. Learn more about the design review process and Landmarks Commission [here](#).

## ZONING

The parcel is zoned **2F-B1**, in a **Two-Family Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**2.4 kV** overhead lines exist adjacent to the property. Approx. **1,041 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## WEST BOULEVARD NEIGHBORHOOD INFO

 **64.5%** of West Boulevard residents identify as **Black or African American**. 8.6% are under 5 years of age, 19.3% are age 5-17, **62.7% are age 18-64**, and 9.3% are age 65 and older.

 About **7 in 10 (69.3%)** working age residents (16-64) in West Boulevard have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **4 in 10** houses in West Boulevard are **owned**, and **6 in 10** houses are **rented**. About 74.1% of homeowners live in housing that is affordable to them compared to 59.2% of renters.

 **12.3%** of residents in West Boulevard have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- \$10M in private investments along the Lorain Avenue Corridor from 2016-2021
  - Projects include assistance from the City for 4 Storefront Renovation Program Renovation
- \$14M Renovation of the Variety Theater
- Significant City and Private Investments at Halloran Park
  - \$3.53M renovation of the Halloran Park Skating Rink
  - \$500K investments into the Halloran Recreation Center play area, swings, safety surfaces, benches and game tables

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP


For more information about the assets near the Mary Church Terrell School, please visit: [Mary Church Terrell School Site Asset Map](#)



# Michael R. White School Site Redevelopment

## SITE CONTEXT

The site is rectangular in shape with frontage of 585 ft. along E. 92nd St and 284 ft. along Parkgate Ave. It formerly housed the **Michael R. White School** building, which still stands. Cuyahoga County's property valuation is \$2,863,800.


 1000 E. 92 St  
PPN 109-02-174 & 109-01-078

 Ward 9  
Councilperson Kevin Conwell

 Built: 1921  
Owner: Cleveland Metro. School District

 Site: 6.69 acres  
Building: 72,686 square feet

 29,233 AADT on MLK Jr. Dr  
23,080 AADT on MLK Jr. Dr

 1,421 jobs within 1 mile  
131.1% Health Care and Social Assistance

## LANDMARKS DESIGN REVIEW

This building is located in a **designated Cleveland Landmarks Historic District** within the **Greater Northeast Historic Design Review Region**. Learn more about the design review process and Landmarks Commission [here](#).

## ZONING

The parcel is zoned 2F-B1, in a **Two Family Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**13.8 kV** overhead lines exist to service the property. Approx. **1,741 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## GLENVILLE NEIGHBORHOOD INFO

 **94.9%** of Glenville residents identify as **Black**. 6.4% are under 5 years of age, 21.3% are age 5-17, **55.3% are age 18-64**, and 17.0% are age 65 and older.

 About **6 in 10 (64.5%)** working age residents (16-64) in Glenville have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **5 in 10** houses in Glenville are **owned**, and **5 in 10** houses are **rented**. About 68.3% of homeowners live in housing that is affordable to them compared to 42.6% of renters.

 **13.1%** of residents in Glenville have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- \$21.5M streetscape investment along East 105th Street, including new bike lanes and delivered through the Thrive 105-93 Initiative
- \$14.7M redevelopment of a former CMSD school site into The Davis
  - 52-unit affordable housing community that also includes a University Hospitals Wellness Center
- \$16M investment in Glenville CircleNorth
  - 63 units of mixed-income housing paired with new commercial space

## INCENTIVE TOOLKIT

The City's Department of Development may be able to provide subsidy resources to support successful redevelopment projects via soft loans, forgivable loans, tax abatement, grants, and tax incentives. Please direct inquiries to: [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov)

## ASSET MAP

For more information about the assets near the Michael R. White School, please visit: [Michael R. White School Site Asset Map](#)



# Mooney School Site Redevelopment

## SITE CONTEXT

The site is rectangle shaped with frontage of 858 ft. along Montclair Ave and Tate Ave. It formerly housed the **Charles A. Mooney Intermediate School** building, which still stands. Cuyahoga County appraised value is \$9,575,400.

- 3213 Montclair Ave  
PPN 011-03-136
- Ward 4  
Councilperson Kris Harsh
- Built: 1963  
Owner: Board of Education of Cleveland
- Site: 4.56 ac  
Building: 196,989 Sq. Ft.
- 7,511 AADT on State Rd  
8,786 AADT on Broadview Rd
- 1,738 jobs within 1 mile  
23.3% Health Care and Social Assistance

## DESIGN REVIEW

The site is located in the **Near West Design Review Region**. Learn more about the design review process and requirements [here](#).

## ZONING

The parcel is zoned **2F-B1**, in a **Two Family Use District**. Cleveland's Zoning Code can be found [here](#).

## UTILITIES

**2.4 kV** overhead lines exist adjacent to the property. Approx. **1,700 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## OLD BROOKLYN NEIGHBORHOOD INFO



**62.9%** of Old Brooklyn residents identify as **White**. 4.7% are under 5 years of age, 14.9% are age 5-17, **67.1% are age 18-64**, and 13.3% are age 65 and older.



About **7 in 10 (74.4%)** working age residents (16-64) in Old Brooklyn have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **6 in 10** houses in Old Brooklyn are **owned**, and **4 in 10** houses are **rented**. About 79.4% of homeowners live in housing that is affordable to them compared to 62.0% of renters.



**18.8%** of residents in Old Brooklyn have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- 3 Placemaking Projects planned by Old Brooklyn CDC
  - Projects include a mural and two pocket parks
- 3 Storefront Renovation Projects were completed in 2025, for \$275,000
  - Projects supported by funding from the City's Middle Neighborhood Initiative
- Redevelopment of St. Luke's Church at the corner of Memphis Ave. and Pearl Rd.
  - \$2.5M in City assistance
- \$5.5M Renovation and Conversion of Old Bank Buildings on Pearl Rd.

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP







For more information about the assets near the Charles A. Mooney School, please visit: [A Charles A. Mooney Site Asset Map](#)



# Tremont School Site Redevelopment

## SITE CONTEXT

The site is triangular in shape with frontage of 454 ft. along Jefferson Ave and 643 ft. along W 10<sup>th</sup> St. It formerly housed the **Tremont Montessori School** building, which still stands and holds landmark status. Cuyahoga County's property valuation is \$8,588,700.

-  2409 W 10<sup>th</sup> St  
PPN 004-14-001
-  Ward 7  
Councilperson Austin Davis
-  Built: 1910, 1917 | Renovated: 2001  
Owner: Cleveland Metro. School District
-  Site: 2.8 acres  
Building: 53,700 square feet
-  20,743 AADT on W 14<sup>th</sup> St  
1,994 AADT on W 3<sup>rd</sup> St
-  4,863 jobs within 1 mile  
18.1% Accommodation and Food Services

### LANDMARKS DESIGN REVIEW

This building is a **designated Cleveland Landmark** located within the **Greater Cuyahoga Valley Historic Design Review Region**. Learn more about the design review process and Landmarks Commission [here](#).

### ZONING

The parcel is zoned 2F-B1, in a **Two Family Use District**. Cleveland's Zoning Code can be found [here](#).

### UTILITIES

**2.4Kv** overhead lines exist to service the property. Approx. **819 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



# BUILDING BRIGHTER FUTURES

The Cleveland Board of Education adopted the Building Brighter Futures (BBF) recommendations on December 9, 2025.

Building Brighter Futures is a strategic and data-driven plan shaped by months of community engagement, information analysis, and thoughtful deliberation. The goal of this plan is to strengthen enrollment and ensure scholars attend a newer school building that offers more educational opportunities, including algebra in the eighth grade, more sports and extracurricular activities, and college credits and college and career pathways in high school. BBF is ensuring academic excellence so every CMSD scholar can thrive.

## TREMONT NEIGHBORHOOD INFO

 **65.1%** of Tremont residents identify as **White**. 5% are under 5 years of age, 8.9% are age 5-17, **53.7% are age 18-64**, and 14.6% are age 65 and older.

 About **8 in 10 (82.4%)** working age residents (16-64) in Tremont have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **4 in 10** houses in Tremont are **owned**, and **6 in 10** houses are **rented**. About 79.2% of homeowners live in housing that is affordable to them compared to 67.1% of renters.

 **50.1%** of residents in Tremont have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

## RECENT INVESTMENTS

- \$68M investment into multi-phase transformation of the West Side Market
  - KeyBank Produce Arcade renovation completed in January 2026
- \$3.5B Development Plan for Cleveland's Riverfront
  - Addition of the Cleveland Clinic Global Peak Performance Center
  - \$100M for Irishtown Bend Park and Hillside Stabilization
- \$14M investment into CentroVilla25, a Hispanic food hall, market and business incubator

## INCENTIVE TOOLKIT

Through the Department of Development, the City can provide subsidy resources to support a successful redevelopment project. These resources are available to all Cleveland neighborhoods and come in the form of soft loans, forgivable loans, tax abatement and grants.

## ASSET MAP

For more information about the assets near the Tremont Montessori School, please visit: [Tremont Montessori School Site Asset Map](#)

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Adlai Stevenson, Miles, Charles Dickens Schools

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 12, 2026, the following community feedback was gathered regarding the Adlai Stevenson, Miles, and Charles Dickens school sites.

### Community Feedback

#### Desired Uses

- Continued Education/Youth and Community Development
  - Trades training/arts education
  - Daycare/after-school programming
  - Rehabilitation/conflict resolution programming
  - Multipurpose community center
- Retail, Commercial, Nonprofit or Business Incubation
  - Affordable brick and mortar retail for local small business
  - Nonprofit office space
  - Full-service grocer
- Arts and Culture
  - Maker space/artist live-work space
  - Studio/gallery space
- Affordable/Supportive Housing
  - Affordable and workforce housing
  - Supportive housing with homeless services

#### General Comments

- Building uses should serve and benefit the community
- Actively engage residents and elevate community voice
- Keeping buildings maintained after closing is a priority
- The area needs more youth and arts programming
- Nearby community assets like Earl B. Turner NRRC need upgrades
- Surrounding infrastructure (roads, lighting, parks) needs investment

#### Concerns

- Oversaturation of senior housing
- Uses that are not community centered
- Lack of educational programming and business attraction
- Safety and maintenance issues due to extended building vacancy
- Accessibility of communication and outreach

#### Adlai Stevenson

3.6 ac • 18299 Woda Dr • Ward 1



#### Miles

3.5 ac • 11918 Miles Ave • Ward 2



#### Charles Dickens

3.15 ac • 13013 Corlett Ave • Ward 2



14

survey and comment card  
responses

15

estimated engagement  
session attendance

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Collinwood High, Hannah Gibbons, Euclid Park Schools

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and two in-person meetings held February 5, 2026 and February 28, 2026, the following community feedback was gathered regarding the Collinwood High, Euclid Park, and Hannah Gibbons school sites.

## Community Feedback

### Desired Uses

- Education and Workforce Development
  - Trades training/workforce development programming
  - Adult education and career pathway programming
  - Youth/after school programming
- Community Uses
  - Community center/social services hub
  - Arts/culture/recreation spaces
  - Intergenerational activities
- Housing
  - Intergenerational, senior, and/or affordable housing
  - Mixed-use housing with supportive services
- Economic Development
  - Small business/entrepreneurial incubation
  - Light industrial/City services (Fire, EMS, etc.)

### General Comments

- Sites should continue to serve as community anchors
- Residents desire building reuse
- Local public amenities and arts are important assets
- Sustainable development should be prioritized
- Planning/engagement should be collaborative and inclusive
- Targeted investment is needed in Collinwood

### Concerns

- Loss of neighborhood identity with closure of the schools
- Crime and safety issues with long-term building vacancy
- Displacement, inequitable investment, and privatizing public assets
- Long-term funding and redevelopment feasibility
- Reduced access to education
- Gaps in essential services

### Collinwood High

5.4 ac • 15210 Saint Clair Ave • Ward 10



### Hannah Gibbons

3.2 ac • 1401 Larchmont Rd • Ward 10



### Euclid Park

7.5 ac • 17914 Euclid Ave • Ward 10



24

survey and comment card responses

18

estimated engagement session 1 attendance

12

estimated engagement session 2 attendance

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Dike School of the Arts, Alfred A. Benesch School

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 24, 2026, the following community feedback was gathered regarding the Dike School of the Arts and Alfred A. Benesch school sites.

### Community Feedback

#### Desired Uses

- Arts and Culture/Creative Spaces
  - Arts and culture hub
  - Performing arts space, music venue, and local theater
- Community Resources/Social Services
  - Community hub for meetings, organizing, and events
  - Community resource center
  - Healthcare, housing, and community organization partnerships
- Retail and Food Access
  - Food co-op or independent grocery store
  - Community market with play areas and greenspace
  - Small-scale retail and shopping opportunities
- Youth Programming & Workforce Development
  - After-school and youth programming
  - Entrepreneurship and small business support
  - Workforce development and trades training
  - Partnerships with institutions like Cuyahoga Community College

#### General Comments

- Food access, walkability, and non-residential investment are key
- Need for financial institutions to serve the neighborhood
- Many residents face economic hardship and barriers to mobility
- Need for traffic calming and safety improvements near E 55<sup>th</sup>
- There is an abundance of low-income housing
- Outreach should target local churches, stores, and restaurants

#### Concerns

- Adding more housing or strictly commercial use without a community component
- Losing the tight-knit community built around the schools and the arts
- Engagement will lack true substance/development will ignore community needs
- Careful vetting of developers/users

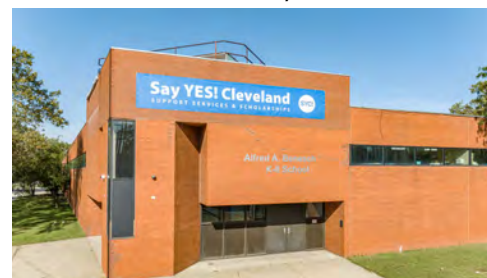
#### Dike School of the Arts

1.9 ac • 2501 E 61<sup>st</sup> St • Ward 5



#### Alfred A. Benesch

0.9 ac • 5393 Quincy Ave • Ward 5



5

survey and comment card  
responses

8

estimated engagement  
session attendance

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Louisa May Alcott, Mary Church Terrell, New Tech West Schools

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 10, 2026, the following community feedback was gathered regarding the Louisa May Alcott, Mary Church Terrell, and New Tech West school sites.

### Community Feedback

#### Desired Uses

- Community Use/Youth and Family Services
  - Daycare, preschool, after-school programming
  - Food access/community amenities (e.g., laundry)
  - Community center/community meeting hub
  - Farmers markets
  - Sports leagues/community recreation/playgrounds
- Commercial Use, Arts and Workforce Development
  - Entrepreneurial incubation/small business development
  - Commercial/performing arts/events space
- Educational and Institutional Use
  - Innovative educational nonprofits/programming
  - CMSD administrative use
- Housing
  - Starter rental housing for young adults or single-family housing

#### General Comments

- The sites should remain community resources
- There is a preference for multi-use community hubs
- There is interest in nonprofit/partnership-based ownership and use
- Maintain existing community uses (voting, parking, green space)
- Support for arts and culture
- Desire for improved transit access, walkability, and daily use of sites
- Engagement should be deeper throughout development

#### Concerns

- Luxury apartments, out-of-state developers, and charter schools
- Losing services the schools provided (ESL, career training, etc.)
- The need to maintain kid-friendly, safe environments
- Accessibility, parking, safe streets, and access to services
- Transparency in communication/reflection of community voice

#### Louisa May Alcott

1.8 ac • 10308 Baltic Rd • Ward 12



#### Mary Church Terrell

3.0 ac • 3595 Bosworth Rd • Ward 12



#### New Tech West

4.4 ac • 11801 Worthington Ave • Ward 12



26

survey and comment card  
responses

18

estimated engagement  
session attendance

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Mary B. Martin, Michael R. White, Bolton, Kenneth Clement Schools

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 19, 2026, the following community feedback was gathered regarding the Mary B. Martin, Michael R. White, Bolton, and Kenneth Clement school sites.

### Community Feedback

#### Desired Uses

- Shared Space/Community Hub
  - Multi-use community programming hub
  - Mini-City Hall extension as a centralized location for public services
  - Co-working space, meeting/event space, or nonprofit space
- Health and Food Access
  - Healthcare services partnership w/ local healthcare providers
  - Preventative health and wellness/ social services
  - Food co-op/depot or distribution hub
  - Urban farming/agricultural education
- Arts and Education
  - Arts/culture innovation center w/ performance space
  - Youth development/cradle-to-career programming
  - Intergenerational learning space
- Mixed-Use Housing/Open Recreation Space
  - Senior mixed-use housing
  - Expanded green space w/ outdoor programming (gardening, etc.)

#### General Comments

- Community-driven development and community ownership
- Support community gardening and urban agriculture
- Interest in intergenerational and cradle-to-career services
- Innovative uses and continuity between education, jobs, and housing
- Invite partnerships with local institutions/service providers

#### Concerns

- Long-term blight and neighborhood instability after closures
- Engagement isn't transparent and inclusive
- Residents don't directly benefit from development
- Environmental hazards and development feasibility
- Service/amenity gaps and the need to improve economic mobility

#### Mary B. Martin

1.7 ac • 8200 Brookline Ave • Ward 6



#### Michael R. White

6.6 ac • 1000 E 92<sup>nd</sup> St • Ward 9



#### Bolton

2.3 ac • 9803 Quebec Ave • Ward 6



#### Kenneth Clement

3.4 ac • 14311 Woodworth Rd • Ward 9



18

survey and comment card  
responses

21

estimated engagement  
session attendance

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Charles A. Mooney School, Valley View Boys' Leadership Academy

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 17, 2026, the following community feedback was gathered regarding the Charles A. Mooney and Valley View Boys' Leadership Academy school sites.

### Community Feedback

#### Desired Uses

- Housing
  - Subsidized senior/veteran housing
  - Market rate/workforce housing targeting young professionals
  - New Single-family rental and homeownership
- Green Space and Recreation
  - Community park w/ trees, gardens, walking paths
  - Community event/gathering space
  - Indoor/outdoor rec center w/ pool and community gardens
- Public and Social Services
  - Community Center
  - City services facility (senior services, financial classes, etc.)
  - Public safety facility (EMS, Fire, Police)
  - Youth Third Space Programming
- Retail
  - Entrepreneurial/ co-op business space
  - Mixed-use site w/ residential, office, services, and retail

#### General Comments

- School buildings are valuable assets that should remain in use
- Openly accessible community use
- Interest in multi-use development
- Surrounding neighborhoods are highly residential w/ long-standing residents
- Desire to maintain safety and walkability and to support neighborhood needs

#### Concerns

- Buildings sitting vacant without maintenance and security is a major concern
- Significant density, luxury housing, or low-income housing
- Development that doesn't respect the neighborhood character
- Timelines, transparency, and accountability for respecting community voice
- Avoid duplicating existing amenities

#### Charles A. Mooney

4.6 ac • 3213 Montclair Ave • Ward 4



#### Valley View

3.6 ac • 17200 Valley View Ave • Ward 15



31

survey and comment card  
responses

19

estimated engagement  
session attendance

# Engagement Report



CITY OF CLEVELAND  
Mayor Justin M. Bibb

## Tremont Montessori School

### Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 10, 2026, the following community feedback was gathered regarding the Tremont Montessori School site.

## Community Feedback

### Desired Uses

- Intergenerational Arts and Recreation
  - Arts/dance studio, classes, performance space
  - Gym/athletics and expanded green space
  - Community gathering space
- Housing and Mixed-Use
  - Mixed-income housing or affordable senior housing
  - Mixed-use, low-to-mid-rise, intergenerational development
- Grocery and Retail
  - Locally owned grocer, food co-op, or neighborhood market
  - One-stop shop retail (pharmacy, grocery, dining, etc.)
  - Prepared foods marketplace and boutique shopping
  - Local and small business incubation
- Education and Youth Programming
  - After school programming and educational partnerships
  - Daycare and family-oriented services

### General Comments

- Residents desire building reuse, walkability, and neighborhood-scale
- Provide market-rate, workforce, senior, and affordable housing
- Preserve the historic character of the building
- Density, connectivity, and diversity in retail options are important
- Sustainability and open green space should be prioritized
- Bring the arts back to Tremont

### Concerns

- High-rise, luxury development and rising unaffordability
- Lack of basic services accessible to a growing senior population
- Traffic and parking issues
- Risk of demolition
- Redevelopment might lack transparency/undermine neighborhood identity

### Tremont Montessori School

2.8 ac • 2409 W 10<sup>th</sup> St • Ward 7



27

survey and comment card  
responses

31

estimated engagement  
session attendance