



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Council President Blaine A. Griffin
Chair, Finance Committee
Cleveland City Council
601 Lakeside Avenue Suite 220
Cleveland, OH 44114

Councilman Anthony T. Hairston
Chair, DP&S Committee
Cleveland City Council
601 Lakeside Avenue Suite 220
Cleveland, OH 44114

May 17, 2024

Council President Griffin, Chairman Hairston and distinguished Council Members:

On behalf of the Department of City Planning, we are pleased to share with you the strong support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024) from the following organizations:

- AARP Ohio
- AIA Cleveland
- American Planning Association Ohio
- Cleveland Neighborhood Progress
- Cuyahoga County Planning Commission
- Fairfax Renaissance Development Corporation
- Famicos Foundation
- Greater Cleveland Partnership
- Habitat for Humanity
- MidTown Cleveland, Inc.
- Northwest Neighborhoods Community Development Corporation
- Urban Land Institute Cleveland

Zoning reform has also been identified as a policy priority for national organizations such as AARP, the American Planning Association, Enterprise Community Partners, Habitat for Humanity, Lincoln Institute of Land Policy, the National League of Cities, the Urban Land Institute, and many others.

Like President Biden said at the most recent National League of Cities conference: “The bottom line is we have to build, build, build. That’s how we bring housing costs down for good.” This form-based code pilot will do just that: producing more housing and a more diverse supply, such as missing middle housing, while





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aarp.org/oh | ohaarp@aarp.org | twitter: @AARPOhio
facebook.com/ AARPOH

Anthony T. Hairston, Cleveland City Council
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

April 23, 2024

Chair Hairston,

On behalf of AARP Ohio, I am writing to express support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024) which will be presented to Cleveland City Council on April 23, 2024.

AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering people 50 and older to choose how they live as they age. According to AARP's 2021 Home and Community Preferences survey¹, more than three-quarters of adults ages 50 and older want to stay in their homes (77%) and communities (79%) as they age, and one-third (33%) also report their houses would need modifications to be able to do so safely and independently. These needs are consistent for adults overall (ages 18+) who wish to stay in their current homes (63%) and communities (67%).

Zoning reforms such as the Form-Based Code (Ord. 347-2024) enable the development of a wider range of housing options that can meet the diverse set of needs for individuals who wish to age in place or in community. The Form-Based Code will accommodate various housing types including residential buildings on the continuum. By permitting the missing "middle housing" options, such as single-family homes, duplexes, triplexes, and fourplexes, the proposed ordinance has the potential to create a wider range of housing options for Cleveland residents of all ages – including older adults.

I again offer my support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024) on behalf of AARP Ohio. We thank you for your consideration of efforts to promote walkable communities, create a wider range of housing options for Cleveland residents and create more inclusionary zoning policies.

Please contact Zach McCune (zmccune@aarp.org) or Robyn Kaltenbach (rkaltenbach@aarp.org) with any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Zach McCune".

Zach McCune
Manager, Outreach and Advocacy
AARP Ohio

A handwritten signature in black ink that reads "Robyn Kaltenbach".

Robyn Kaltenbach
Associate State Director, Outreach and Advocacy
AARP Ohio



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aarp.org/oh | ohaarp@aarp.org | twitter: @AARPOhio
facebook.com/ AARPOH

Blaine Griffin, Cleveland City Council
Council President; Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

April 23, 2024

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Sincerely,

A handwritten signature in black ink, appearing to read "Zach McCune".

Zach McCune
Manager, Outreach and Advocacy
AARP Ohio

A handwritten signature in black ink, appearing to read "Robyn Kaltenbach".

Robyn Kaltenbach
Associate State Director, Outreach and Advocacy
AARP Ohio



Council President Blaine A. Griffin, Ward 6
Chair, Finance Committee
601 Lakeside Avenue, Ste. #220
Cleveland, OH 44114

Councilman Anthony T. Hairston, Ward 10
Chair, Development, Planning & Sustainability
601 Lakeside Avenue, Ste. #220
Cleveland, OH 44114

April 10, 2024

Council President Griffin and Chair Hairston:

Please accept this letter as a sign of support from Cleveland Neighborhood Progress for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), which you and your colleagues will be reviewing this month.

Almost three years ago, CNP published the 2021 Neighborhood Platform, a set of 50 recommendations that was developed in partnership with Cleveland's network of community development corporations (CDCs) for our City's next Mayor and City Council. City Council and Mayor Bibb's Administration have completed many and are still advancing other recommendations, and implementing form-based zoning is one of those recommendations that we are happy to see move forward.

The broad contours of this policy was elevated by CDCs in the Neighborhood Platform, and the proposal that City Council will be reviewing brings detail and nuance to that recommendation. The Form-Based Code will promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. The Form-Based Code will create more flexibility to allow diverse housing and retail types that are currently hindered by our 92-year old Euclidean zoning code. It will also codify urban development patterns that fit the context of the neighborhood. Further, a benefit of the Form-Based Code is that it legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

Making progress matters. Simplifying our zoning will unlock the potential in our neighborhoods. Adopting this new zoning code will empower residents, businesses, CDCs, and other neighborhood-based organizations to invest in the neighborhoods they call home – and that investment will attract more opportunity for residents today and in the future.

Sincerely,



Tania Menesse

President and Chief Executive Officer



Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

April 17, 2024

Chair Hairston and Chair Griffin:

On behalf of the AIA Cleveland Chapter of the American Institute of Architects, I am writing to express our support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024) to be presented to various committees of City Council in April.

This pilot of Form-Based Code will promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. It will create more flexibility to allow diverse housing and retail types that are currently hindered by our 92-year-old Euclidean zoning code. It will also codify urban development patterns that fit the context of the neighborhood and allow a diverse range of uses and building types that can better reflect the unique character, identity, and needs of our neighborhoods. Further, a benefit of the Form-Based Code is that it legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

The American Institute of Architects seeks meaningful policies that commit to building an equitable future economy, developing climate action and zero carbon practices, and investing in healthy, sustainable communities at the federal, state, and local levels.

We appreciate the commitment of the Cleveland Planning Commission and City Council in exploring policies that endeavor to provide a more equitable and sustainable future for our city.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Christoff".

Michael Christoff, AIA, LEED AP, MBA
AIA Cleveland, Chair, Advocacy Committee



Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

April 10, 2024

Chair Hairston and Chair Griffin:

On behalf of the American Planning Association, Ohio Chapter (APA Ohio), I am writing to express my support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council in the month of April.

Form-Based Codes promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. Form-Based Codes create more flexibility to allow diverse housing and retail types that are currently hindered by traditional Euclidean zoning. They also codify urban development patterns that fit the context of the neighborhood and legalize existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

APA Ohio supports the use of planned unit developments, form-based codes, mixed use districts and other innovative tools that allow a community to develop in a manner consistent with its goals and objectives. Zoning is an essential tool for regulating land uses and carrying out the goals and objectives of a community's comprehensive and/or land use plan. APA Ohio strongly encourages communities without zoning to consider adopting such regulations in accordance with a comprehensive plan. Please visit the APA Ohio Policy Platform for more information at www.ohioplanning.org/policyplatform.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

Christine Dersi Davis, AICP Executive Director, APA Ohio



April 12, 2024

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

Re: City of Cleveland | Form-Based Code

Chair Hairston and Chair Griffin:

On behalf of the Cuyahoga County Planning Commission, I am writing to express my support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council in the month of April.

The Cuyahoga County Planning Commission's vision is to inspire all of our communities to thrive, and our mission is to advance Cuyahoga County's social, economic, and environmental health through equitable community planning. To that end, we support the communities of Cuyahoga County as they plan for their future and develop land use policies and zoning regulations.

Our recommendations are guided by insights from the American Planning Association, data collected and analyzed by our team of planners, and land use impacts that we see locally. Through our work, we have found that outdated or inflexible zoning regulations often hinder the types of development communities would like to see, and that updating zoning regulations is a critical step in facilitating a smooth development process.

The need for these types of zoning updates is clear.

- The County Data Book showed there were just 623 multi-family and 639 single-family building permits issued in Cuyahoga County in 2022. Our multi-family building permits accounted for just a tenth of the number permitted in Franklin County in the same time period.
- A Development Professionals Survey as part of the Single-Family Zoning Analysis found that city approval processes in Cuyahoga County communities were listed as the number one challenge of developing infill housing.
- The Transit-Oriented Development Zoning Study found that just 5% of land around frequent transit corridors was zoned in a manner that would allow walkable, mixed-use development.

These are just some of the findings that support the need for zoning reform. Removing strict use-based zoning regulations and focusing on form-based zoning supports walkability, provides flexibility, and attracts the type of development that complements our communities.



Building Homes. Restoring Hope.



1325 Ansel Road
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t.216.791.6476
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famicos.org

April 4, 2024

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

And

Anthony T. Hairston, Chair
Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

Board of Directors
Laura Junglas
President

Peter Lee
Vice President

Chair Hairston and Council President Griffin

John J. Weiss
Secretary

RE: Form Based Code Final Map Approval & Final Text amendments,

Ryan Siebel
Treasurer

On behalf of the Famicos Foundation, I am writing to express my support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council in the month of April.

Carol Brandt, SND
Christian Carson
Charles Hall
Randa Jackson
Keshia L. Johnson
Geoffrey Ledwidge
Christian F. Moratschek
Akeem Perry
Theresa Sutton
Joseph H. Weiss Jr.

The Form-Based Code will promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. The Form-Based Code will create more flexibility to allow diverse housing and retail types currently hindered by our 92-year old Euclidean zoning code. It will also codify urban development patterns that fit the context of the neighborhood. Further, a benefit of the Form-Based Code is that it legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

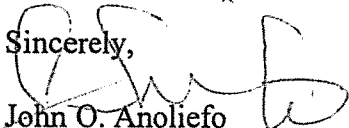
Emeritus Trustees Sr.
Joan Gallagher, CSA
Catherine Kasperski
Emily Peck

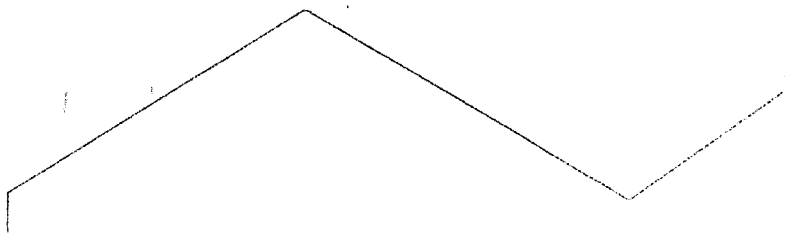
As the revitalization of Hough takes on its next phase, it will be easier for land bank lots be developed in a way that adds to the existing community context. We will be looking forward to discussing community benefits and excellence in design instead of particular uses and scale of buildings. Also, the code will enable commercial spaces that community desires along major corridors.

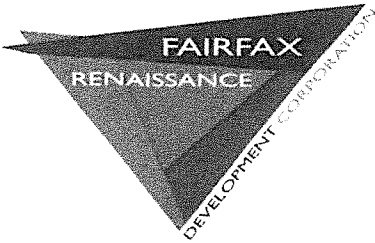
John O. Anoliefo
Executive Director

Please do not hesitate to contact me for any questions or concerns you may have regarding this letter.

Sincerely,


John O. Anoliefo
Famicos Foundation
1325 Ansel Road
johna@famicos.org





Denise VanLeer
Executive Director

8111 Quincy Avenue ♦ Suite 100 ♦ Cleveland, OH 44104

Phone: 216-361-8400 ♦ Fax: 216-361-8407

April 4, 2024

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue, #220
Cleveland, Ohio 44114
bgriffin@clevelandcitycouncil.org

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability Committee
601 Lakeside Avenue, Suite #220
Cleveland, Ohio 44114
ahairston@clevelandcitycouncil.org

Dear Council President Griffin and Council Member Hairston:

Fairfax Renaissance Development Corporation (FRDC) is pleased to support the Form-Based Code Final Map Approval and Final Text Amendments.

Form-Based Code will promote resident-focused neighborhoods that are accessible and encourage more small businesses to locate within our city. The Fairfax neighborhood is a historic neighborhood that once had thriving residential and retail sectors. That long sought development is once again beginning to occur. The current 92-year-old Euclidean zoning code will hinder this blossoming growth, not encourage it. Form-Based Code preserves neighborhood character as the community grows and legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

In developing the Form-Based Code, City staff engaged residents through a variety of creative methods including community meetings and charettes. Through this community-focused process, Fairfax residents shaped the future of the New Economy/Innovation Square District to align with the current neighborhood character. As Fairfax grows and evolves, more things will become more available to residents including transit-oriented developments and increased home-based businesses because of the flexibility of the Form-Based Code.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Denise VanLeer".

Denise VanLeer
Executive Director



Greater
Cleveland
Partnership

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

May 17, 2024

Council President Giffin and Chair Hairston:

On behalf of the Greater Cleveland Partnership (GCP), I am writing to express support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be considered by the City Council.

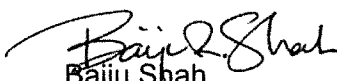
GCP works with public and private partners to advance our shared goal of being a Great Region on a Great Lake. Our All-In Plan looks to create an Appealing Community to retain talent and attract new residents and businesses to Greater Cleveland. We support economic development that ensures healthy, equitable and sustainable communities that support diverse retail, recreational, and housing opportunities.

The Form-Based Code has been a years-long effort to modernize the 90+ year old Euclidean zoning code to promote more walkable, diverse neighborhoods with abundant opportunities for housing, small business and retail. The Form-Based Code also will update the code to better match the reality of decades of development, legalizing a variety of existing uses and removing barriers to home improvement, insurance, financing, and sale.

Form-Based Code encourages economic growth through business and community friendly development policy. At GCP, we believe the proposed Form-Based Code will accomplish the following: predictability for investors by streamlining the process; growth of sustainable neighborhoods that promote walkability, transit-oriented and mixed-use developments; equity and accessibility with new housing types and prices.

GCP looks forward to further partnership with the City of Cleveland as the Form-Based Code is implemented. Please do not hesitate to contact me if you have additional questions.

Sincerely,


Baiju Shah
President & CEO

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

April 11, 2024

Chair Hairston and Chair Griffin:

On behalf of Greater Cleveland Habitat for Humanity, I am writing to express my support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council in the month of April.

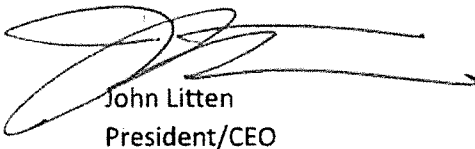
The Form-Based Code will promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. The Form-Based Code will create more flexibility to allow diverse housing and retail types that are currently hindered by our 92-year old Euclidean zoning code. It will also codify urban development patterns that fit the context of the neighborhood. Further, a benefit of the Form-Based Code is that it legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

Cleveland Habitat has worked in Northeast Ohio since 1987, providing affordable homeownership opportunities for over 300 families with over 1,000 children. As we embark on our 400-Home Initiative, which has been generously supported by both City Council and Mayor Bibb's administration, we appreciate that our partners in City Planning are making significant efforts to modernize city processes and create greater flexibility and diversity in housing options. We are interested to see the results of this pilot project in these 4 geographies and hope that it can help lead to successful development.

As always, we greatly appreciate the support of City Council and the administration in providing affordable homeownership opportunities, and we are grateful that this pilot is another forward-thinking effort to improve our city.

Please do not hesitate to contact me if you have additional questions.

Sincerely,



John Litten
President/CEO



Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

April 10, 2024

Chair Hairston and Chair Griffin:

It is my pleasure to write a letter in support of the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council in the month of April.

As the Vice President of Economic Development of Midtown, Inc., a community development corporation located in Cleveland, Ohio, we support the Form-Based Code and believe it will promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. The Form-Based Code will create more flexibility to allow diverse housing and retail types that are currently hindered by our 92-year old Euclidean zoning code. It will also codify urban development patterns that fit the context of the neighborhood. Further, a benefit of the Form-Based Code is that it legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

Moreover, the Form-Based Code ties directly to the long-term Neighborhood Vision Plan (NVP) that is a key metric for MidTown and is the result of intensive research, studies and polls with residents and stakeholders in our service area.

In conclusion, I fully support the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024).

Please do not hesitate to contact me if you have additional questions.

Sincerely,

Edward J. Peppers

Edward J. Peppers

Vice President of Economic Development, Midtown Cleveland, Inc.

5000 Euclid Avenue Suite 100 | Cleveland, Ohio 44103

216.391.5080 216.391.6285 midtowncleveland.org



Northwest Neighborhoods CDC
6516 Detroit Avenue, Suite 1
Cleveland, OH 44102-3057
216-961-4242

RE: Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024)
April 10, 2024

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

Chair Hairston and Chair Griffin:

On behalf of Northwest Neighborhoods CDC, I am writing to express my support for the Form-Based Code Final Map Approval and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council in the month of April.

The Form-Based Code will promote walkable communities, context-sensitive developments, and small business opportunities in our neighborhoods. The Form-Based Code will create more flexibility to allow diverse housing and retail types that are currently hindered by our 92-year old Euclidean zoning code. It will also codify urban development patterns that fit the context of the neighborhood. Further, a benefit of the Form-Based Code is that it legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

Form-Based Code emphasis on walkability and safety fosters job access and community cohesion. The allowance of a wider variety of housing types and streamlined processes ensure affordability and inclusivity, empowering small businesses and residents alike. Furthermore, the Form-Based Code pilot promotes the protection and enhancement of the city's tree canopy.

The core concepts of Form Based-Code align with Northwest Neighborhoods strategic goal of promoting sustainable economic development, improving housing quality, allowing for better transit and accessibility, and combating tree canopy loss.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

Ethan Wiggins
Neighborhood Development Coordinator
ewiggins@nwneighborhoods.org
216-961-4242 x207

Northwest Neighborhoods CDC
6516 Detroit Avenue, Suite 1
Cleveland, OH 44102-3057



P.O. Box 110416
Cleveland, Ohio 44111

216-755-4061
Cleveland@uli.org

Cleveland.uli.org

April 17, 2024

Paul Beegan
Beegan Architectural Design, LLC
District Council Chair

Anthony Whitfield
Milestone Partners
Chair of Mission Advancement

Cathryn Greenwald
Thompson Hine LLP
Governance Committee Chair

Elissa Hurtuk
Huntington Bank
Treasurer

Rachael Price
GBX Group LLC
Young Leader Co-Chair

Nora Walsh
Project Management Consultants
Young Leader Co-Chair

Gerald Parks
Young Leader Vice Chair

Jack Newton
GBX Group
Program Committee Co-Chair

Peter Zahirsky
Team NEO
Program Committee Co-Chair

Erin Ryan
Rycon Construction Inc.
Women's Leadership Initiative Co-Chair

Liana Lake
Arkinetics Inc.
Women's Leadership Initiative Co-Chair

Adam Saurwein
Benesch, Friedlander, Coplan & Aronoff LLP
Outreach Committee Co-Chair

Tyrone Patillo
The Robert Weiler Company
Outreach Committee Co-Chair

Tammy Polenz
THP Limited, Inc.
Outreach Committee Co-Chair

Melanie Kortyka
ULI Cleveland
Executive Director

Blaine A. Griffin, Council President
Chair, Finance Committee
601 Lakeside Avenue #220
Cleveland, OH 44114

Anthony T. Hairston, Council Member
Chair, Development, Planning & Sustainability
601 Lakeside Avenue #220
Cleveland, OH 44114

Re: Form-Based Code Final Map and Final Text Amendments

Chairs Hairston & Griffin:

On behalf of the Urban Land Institute, Cleveland District Council (ULI Cleveland), I am writing to express my support for the approval of the Form-Based Code Final Map and Final Text Amendments (Ord. 347-2024), to be presented to various committees of City Council this month.

The Form-Based Zoning Code will promote walkable communities, context-sensitive developments, and small business opportunities in Cleveland's neighborhoods. The Form-Based Code will create more flexibility to allow diverse housing and retail types that are currently hindered by the primitive 92 year-old Euclidean zoning code. The Form-Based Code will also set urban development patterns that fit the context of each neighborhood to ensure vibrant communities. An additional benefit of the Form-Based Code is that it legalizes existing nonconforming residential uses, allowing residents and property owners to more easily refinance and insure their homes.

ULI Cleveland has long been an advocate for a change to zoning processes in the City of Cleveland as a method to promote smart and healthy urban land use. In 2014 ULI Cleveland began a dialog with the Cleveland Planning Department that evolved into a 2-day Zoning Symposium in the fall of 2015 about implementing a form-based zoning code. ULI Cleveland has consulted with city staff during the selection of zoning code consultants and recently contributed to an evaluation and testing of the final zoning code.

Thank you for your service and consideration of this important update to our zoning code. This change is long past due. Please do not hesitate to contact me if you have any questions about ULI Cleveland or our support for this ordinance.

Sincerely,

Melanie Kortyka
Executive Director
Urban Land Institute
Cleveland District Council

Paul R. Beegan
District Council Chair
Urban Land Institute
Cleveland District Council