

Ordinance No. 1247-18

Council Member Kelley

AN ORDINANCE

Changing the Use, Area, and Height Districts of parcels of land south of Pearl Road to Montclair Avenue and East to Broadview Avenue and adding an Urban Form Overlay along the principal corridors of Pearl Road, State Road, and Broadview Avenue (MC 2588).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. Situated in the City of Cleveland, County of Cuyahoga, and the State of Ohio, the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 34th Street and the centerline of Hanscom Avenue S.W.;

Thence, southeasterly along the centerline of Hanscom Avenue S.W. to its intersection with the centerline of West 32nd Street;

Thence, southwesterly along the centerline of West 32nd Street to its intersection with the southeasterly prolongation of the centerline of Altoona (formerly Manchester Road S.W.) Road;

Thence, southeasterly and easterly along said prolongation to its intersection with the northerly prolongation of the westerly line of Permanent Parcel Number (PPN) 01417039 also known as Sublot No. 18 in the F.W. Sears Subdivision of the Original Brooklyn Township Lot No. 63 as shown by recorded plat in Volume 16 of Maps, Page 21 of Cuyahoga County Records;

Thence, southerly along said prolongation to its intersection with the northerly line of the parcel thereof;

Thence, easterly along the northerly line of said parcel continuing along it easterly prolongation to its intersection with the westerly line of a parcel of land conveyed to Dale and Barbara Bibio on November 9, 1993 and known as Sublot No. 20 in E.D. Loew's Subdivision of part of the Original Brooklyn Township lots No. 63 & 64 as shown by recorded plat in Volume 29 of Maps, Page 22 of Cuyahoga County Records and parts of lots 25, 26, & 27 in F.W. Sears Subdivision of part of the Original Brooklyn Township Lot No. 63, as shown by recorded plat in Volume 16 of Maps, Page 4 in Cuyahoga County Records (PPN 01417029);

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the centerline of Devonshire Road S.W.;

Thence, easterly along the centerline of Devonshire Road to its intersection with the centerline of West 30th Street (formerly Loewe Street);

Thence, northerly and northeasterly along West 30th Street to its intersection with the northwesterly prolongation of the easterly line of PPN 01419015 also known as Sublot No. 35;

Thence, southeasterly along said easterly line to its intersection with the southerly line of said parcel;

Thence, southwesterly along said southerly line its southwesterly prolongation to its intersection with the northeasterly line of a parcel of land conveyed by Byron and Mherta Newell to Brooklyn Christian Missionary Alliance as recorded by AFN # 00281679 in the Cuyahoga County Recorder's Office (PPN 01419053);

Thence, southeasterly along said line and its southeasterly prolongation to its intersection with the centerline of West 28th Street;

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Thence, northerly and easterly along said centerline to its intersection with the northwesterly prolongation of the northeasterly line of Sublot No. 23 in The Residence Building Company's Subdivision of the Original Brooklyn Township Volume 69 of Maps, Page 22 of Cuyahoga County Records and also known as PPN 01419056;

Thence, southeasterly along said line of said parcel to its intersection with the southerly line of the parcel thereof;

Thence, southwesterly along said southerly line to its intersection with the easterly corner of Sublot No. 22 in said Subdivision as shown by recorded plat in Volume 69 of Maps, Page 22 of Cuyahoga County Records and also known as PPN 01419057;

Thence, continuing southerly along the southerly prolongation of said southeasterly line to its intersection with the southwesterly corner of a parcel of land conveyed to Richard Solomon on January 24, 1983 by Barsue Corp as recorded by AFN 200201290118 and also known as PPN 01419021;

Thence, easterly along the southerly line of the parcel thereof to its intersection with the southwesterly corner of a parcel of land conveyed to James Skufka by Matthew and Sherry Skufka on January 25, 2002 and recorded by Cuyahoga County AFN 00846254 and known as PPN 01419022;

Thence, southwesterly along said line and its southwesterly prolongation to its intersection with the centerline of Colburn Avenue;

Thence, northeasterly along the centerline of Colburn Avenue S.W. to its intersection with the northwesterly prolongation of the northwesterly line of Sublot No. 40 in Brooklyn Height's Realty Company's Subdivision of part of the Original Brooklyn Township Lot No. 63 as shown by recorded plat in Volume 45 of Maps, Page 2 of Cuyahoga County Records and referred to as PPN 01421049;

Thence, southeasterly along said line to its intersection with the northwesterly corner of parcel of land known as Sublot No. 202 in F.W. Sears Brooklyn Heights Allotment of part of the Original Brooklyn Township Lot No. 63 as shown by recorded plat in Volume 17 of Maps, Page 17 of Cuyahoga County Records (PPN 01420178);

Thence, northeasterly along the northerly line of said parcel to its intersection with the northeasterly line of the parcel thereof;

Thence, southeasterly along northeasterly line of said parcel and its southeasterly prolongation to its intersection with the centerline of Searsdale Avenue S.W.;

Thence, southwesterly along the centerline of Searsdale Avenue S.W. to its intersection with the centerline of West 23rd Street;

Thence, southeasterly along the centerline of West 23rd Street to its intersection with northeasterly prolongation of the southerly line of a parcel of land known as being parts of Sublot Nos. 41 and 66, and all of Sublot No. 42 in Brooklyn Heights Realty Company's Subdivision of part of Original Brooklyn Township Lot No. 63, as shown by the recorded plat in Volume 45 of Maps, Page 2 of Cuyahoga County Records together forming PPN 01421082;

Thence, southeasterly along said southerly line to its intersection with the easterly line of Sublot No. 40 as part of the Brooklyn Height's Realty Company Subdivision of part of the Original Brooklyn Township Lot No. 63 as shown by recorded plat in Volume 45 of Maps, Page 2 of Cuyahoga County Records and known as PPN 01421084;

Thence, southeasterly along the easterly line of said parcel to its intersection with the southerly line of the parcel thereof;

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Thence, westerly along said southerly line and continuing along its westerly prolongation to its intersection with the westerly line of a parcel of land conveyed to Anthony Brancatelli on August 31, 1993 by John K. O'Toole, Administrator of the estate of Bernard J. Bruck and part of Sublot No 117 in F.W. Sears Allotment of the Original Brooklyn Township Lot No. 63 as shown by recorded plat in Volume 16 of Maps, Page 21 of Cuyahoga County Map Records (PPN 01420202);

Thence, northerly along said westerly line and continuing along its northerly prolongation to its intersection with the centerline of Colburn Avenue;

Thence, easterly along the centerline of Colburn Avenue to its intersection with the southerly prolongation of the westerly line of Sublot No. 6 in the F.W. Sears Subdivision of part of the Original Brooklyn Township Lot No 63 as shown by recorded plat in Volume 40 of Maps, Page 21 of Cuyahoga County Records and known as PPN 01417051;

Thence, northerly along said westerly line to its intersection with the northwesterly corner of the parcel thereof;

Thence, southeasterly along the northerly line of said parcel to its intersection with the westerly line of parcel of land conveyed to Chad and Nassrean Dukdouk on April 17, 2015 and known as Sublot No. 51 in the Palmer & Hanscom Allotment of part of the Original Brooklyn Township Lots No 63 & 64 as shown by the recorded plat in Volume 27 of Maps, Page 20 of Cuyahoga County Records and referred to as PPN 01417056;

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the centerline of Altoona (formerly Manchester) Road S.W.;

Thence, northwesterly along the centerline of Altoona Road S.W. to its intersection with the centerline of West 34th Street;

Thence, northeasterly along the centerline of West 34th Street to its intersection with the centerline of Hanscom Avenue and the point of origin;

And as identified on the attached map shall be changed to a 'Two Family Residential' District, a 'D' Area District and a '1' Height District;

Section 2. Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline Pearl Road and the northwesterly prolongation of the northeasterly line of a parcel of land known as being all of Sublots Nos. 7, 8, 9, 12, 13 and part of Sublot No. 11 in E.A. Stimson's Allotment of part of Original Brooklyn Township Lots Nos. 63 and 64, as shown by recorded plats in Volume 17 of Maps, Page 27 of Cuyahoga County Map Records; all of Sublots Nos. 2 through 6, Sublots Nos. 8 through 11, all inclusive, all of Sublot No. 20 and parts of Sublots Nos. 1, 7, and 12 in Palmer and Hanscom Allotment of part of the Original Brooklyn Township Lots Nos. 63 and 64, as shown by the recorded plat in Volume 27 of Maps, Page 20 of Cuyahoga County Records; parts of Devonshire Road, S.W., and West 33rd Street, both now vacated and also known now as PPN 01418001;

Thence, southeasterly along said northeasterly line of said parcel to its intersection with the southwesterly corner of Sublot No. 457 and the southerly half of Sublot No. 456 in Brooklyn Terrace Subdivision of part of Original Brooklyn Township Lots Nos. 42 & 59 as shown by recorded plat in Volume 30 of Maps, Page 14 of Cuyahoga County Records and known as PPN 01418003;

Thence, northeasterly along the southerly line of said parcel to its intersection with the southwesterly line of Sublot No. 6 in E.A. Stimson's Allotment, as shown by recorded Plat in Volume 17 of Maps, Page 27 of Cuyahoga County Records and referred to as PPN 01418045;

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Thence, southeasterly along said westerly line to its intersection with the southwesterly corner of said parcel;

Thence, northeasterly along southerly line of said parcel to its intersection with the northwesterly prolongation of the centerline of Stimson Court;

Thence, southeasterly along the centerline of Stimson Court to its intersection with the southwesterly prolongation of the northerly line of PPN 01418057;

Thence, northeasterly along said northerly line to its intersection with the easterly line of the parcel thereof;

Thence, southeasterly along said easterly line to its intersection with the northerly line of Sublot No. 33 in E.E> Loewe Subdivision of part of Original Brooklyn Township Lots Nos. 63 and 64, as shown by recorded plat in Volume 29 of Maps, Page 22 of Cuyahoga County Records and known as PPN 01418021;

Thence, northeasterly along said northerly line to its intersection with the easterly line of the parcel thereof;

Thence, southeasterly along the easterly line of said parcel and its southeasterly prolongation to its intersection with the centerline of West 30th Street;

Thence, southwesterly and southerly along the centerline of West 30th Street to its intersection with the centerline of Devonshire Road;

Thence, westerly and northwesterly along the centerline of Devonshire Road to its intersection with the easterly line of a PPN 01417025 also known as parcel of land conveyed to Red Hills Enterprise LLC by Brooklyn Associates LLC LTD as recorded by AFN 200408091290 on August 9, 2004;

Thence, southwesterly along said easterly line to its intersection with the southerly line of the parcel thereof;

Thence, westerly along said southerly line and its westerly prolongation of its intersection with the southwesterly corner of a parcel of land granted to Deaconess Hospital of Cleveland and recorded on December 30, 1981 and known as PPN 01417063;

Thence, northeasterly along the westerly line of said parcel to its intersection with the southeasterly and easterly prolongation of the centerline of Altoona Road;

Thence, westerly and northwesterly along said prolongation to its intersection with the centerline of West 32nd Street;

Thence, northeasterly along the centerline of West 32nd Street to its intersection with the centerline of Hanscom Avenue;

Thence, northwesterly along the centerline of Hanscom Avenue to its intersection with the centerline of West 34th Street;

Thence, southwesterly along the centerline of West 34th Street to its intersection with the centerline of Altoona Road;

Thence, northwesterly along the centerline of Altoona Road to its intersection with the centerline of Pearl Road;

Thence, northeasterly along the centerline of Pearl Road to its intersection with the northwesterly prolongation of said PPN 01418001 and the point of origin;

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And as identified on the attached map shall be changed to an 'Institutional Research' District, a 'G' Area District and a '3' Height District;

Section 3. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Searsdale Avenue and northwesterly prolongation of the easterly line of PPN 01421079, also known as parts of Sublots Nos. 43, 44, and 45 in Brooklyn Heights Realty Company's Subdivision, now consolidated and known as PPN 01421042 as shown in Volume 45 of Maps, Page 2 of Cuyahoga County Records;

Thence, southeasterly along said line to the intersection with the southerly line of the parcel thereof;

Thence, southwesterly along said southerly line and its southwesterly prolongation to its intersection with the centerline of West 23rd Street;

Thence, northwesterly along the centerline of West 23rd Street to its intersection with the centerline of Searsdale Avenue;

Thence, northeasterly along the centerline of Searsdale Avenue to its intersection with the northwesterly prolongation of the easterly line of said parcel and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'D' Area District, and a '1' Height District;

Section 4. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Pearl Road and centerline of Broadview Road;

Thence, southeasterly along the centerline of Broadview Road to its intersection with the centerline of West 33rd Street;

Thence, southwesterly along the centerline of West 33rd Street to its intersection with the southeasterly prolongation of the westerly line of Sublot No. 6 in E.A. Stimson's Allotment of part of Original Brooklyn Township, Lot No. 63 and 64, as shown by recorded plat in Volume 17 of Maps, Page 27 of Cuyahoga County Records (PPN 01418045);

Thence, northwesterly along said prolongation of the westerly line of said parcel to its intersection with the southerly line of a parcel of land conveyed to Julia Realty LTD as recorded on February 1, 2013 in Cuyahoga County Records (PPN 01418003);

Thence, southwesterly along said southerly line to its intersection with the westerly line of the parcel thereof;

Thence, northwesterly along said westerly line and its northwesterly prolongation to its intersection with the centerline of Pearl Road;

Thence, northeasterly along the centerline of Pearl Road to its intersection with the centerline of Broadview Road and the point of origin;

And;

Beginning at the intersection of the centerline of Broadview Road and the centerline of Colburn Avenue;

Thence, southeasterly along the centerline of Broadview Road to its intersection with the easterly prolongation of the southerly line of Sublot No. 106 in Brooklyn Heights Realty Company's Subdivision of part of Original Brooklyn Township Lot No. 63 also known PPN 01421030, as shown by recorded plate in Volume 45 of Maps, Page 2 of Cuyahoga County Records;

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Thence, westerly along said southerly line to its intersection with the easterly line of a parcel of land conveyed by Mark Straffen by deed to HWJV Properties LLC and known as PPN 01421151 as recorded on July 15, 2015 as shown in Cuyahoga County Records;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Montclair Avenue;

Thence, westerly along the centerline of Montclair Avenue to its intersection with the southerly prolongation of the westerly line of said parcel;

Thence, northerly along the southerly prolongation of the westerly line of said parcel to its intersection with the southwesterly corner of a parcel of land conveyed by deed to Marable Karlena on September 13, 2012 and also known as PPN 01421031;

Thence, northwesterly along the westerly line of said parcel and its northwesterly prolongation to its intersection with the centerline of Roanoke Avenue;

Thence, westerly along Roanoke Avenue to its intersection with the southeasterly prolongation of the westerly line of Sublot No. 57 in The Brooklyn Heights Realty Company's Subdivision of part of Original Brooklyn Township Lot No. 63, as shown by the recorded plat in Volume 45 of Maps, Page 2 of Cuyahoga County Records (PPN 01421034);

Thence, northwesterly along the westerly line of said parcel and continuing along its northwesterly prolongation to its intersection with the centerline of Searsdale Avenue;

Thence, northeasterly along Searsdale Avenue to its intersection with the southeasterly prolongation of the westerly line of Sublot No. 16 in aforementioned subdivision (PPN 01421043);

Thence, northwesterly along said line of said parcel to its intersection with the southeasterly line of Sublot No. 11 in said subdivision (PPN 01421048);

Thence, northwesterly along said line of said parcel and its northwesterly prolongation to its intersection with the centerline of Colburn Avenue;

Thence, northeasterly along the centerline of Colburn Avenue to its intersection with the centerline of Broadview Road and the point of origin;

And;

Beginning at the centerline of Colburn Avenue and the northerly prolongation of the easterly line of Sublot No. 59 in the F.W. Sears Subdivision of part of the Original Brooklyn Township Lot No. 63, as shown by recorded plat in Volume 16 of Maps, Page 21 of Cuyahoga County Records (PPN 01420015);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Searsdale Avenue;

Thence, continuing southerly along the northerly prolongation of the easterly line of Sublot No. 118 in said Subdivision (also known as PPN 01420200) to its intersection with the centerline of Montclair Avenue;

Thence, westerly along the centerline of Montclair Avenue to its intersection with the centerline of State Road;

Thence, northerly along the centerline of State Road to its intersection with the centerline of Colburn Avenue;

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Thence, easterly along the centerline of Colburn Avenue to its intersection with the northerly prolongation of the easterly line of PPN 01420015 and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'G' Area District, and a '2' Height District;

Section 5. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 33rd Street and the centerline of Broadview Road;

Thence, southeasterly along the centerline of Broadview Road to its intersection with the centerline of Colburn Avenue;

Thence, southwesterly along the centerline of Colburn Avenue to its intersection with the southeasterly prolongation of the southwesterly line of a parcel of land conveyed to James Kubic by deed as recorded by AFN 201011290793 on November 29, 2010 and also known as PPN 01419029 in Cuyahoga County Records;

Thence, northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the southeasterly line of PPN 01419201;

Thence, southwesterly along said southeasterly line to its intersection with the southerly line of said parcel;

Thence, westerly along said southerly line to its intersection with the westerly line of said parcel;

Thence, northerly along said westerly line to its intersection with the southwesterly line of PPN 0141920;

Thence, northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the southwesterly line of PPN 01419017;

Thence, southwesterly along said line and its southwesterly prolongation to its intersection with the northeasterly line of PPN 01419053;

Thence, northwesterly along said line to its intersection with the southeasterly line of Sublot No. 8 in E.D. Loewe's Subdivision of part of Original Brooklyn Township Lot Nos. 63 and 64 as shown by recorded plat in Volume 29 of Maps, Page 22 of Cuyahoga County Records and known as PPN 01419013;

Thence, northeasterly along said line to its intersection with the southwesterly line of a parcel of land known as PPN 01419016 or parts of Sublots Nos. 4 and 5 in said subdivision as shown by Cuyahoga County Map Records;

Thence, northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the centerline of West 30th Street;

Thence, southwesterly along the centerline of West 30th Street to its intersection with the southeasterly prolongation of the southwesterly line of Sublot No. 3 in said Subdivision also known as PPN 01418020;

Thence, northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the southeasterly line of PPN 01418017;

Thence, southwesterly along said southeasterly line to its intersection with the westerly line of the parcel thereof;

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Thence, northwesterly along said line of said parcel to its intersection with the northwesterly line of PPN 01418057;

Thence, southwesterly along said northwesterly line and its southwesterly prolongation to its intersection with the centerline of Stimson Court;

Thence, northwesterly along the centerline of Stimson Court to its intersection with the centerline of West 33rd Street;

Thence, northeasterly along the centerline of West 33rd Street to its intersection with the centerline of Broadview Road and the point of origin;

And;

Beginning at the intersection of the centerline of Broadview Road and the easterly prolongation of the northerly line of a parcel of land conveyed to GPD LTD as recorded on November 25, 1997 in AFN 00624823 of Cuyahoga County Records and known as PPN 01421029;

Thence, southeasterly along the centerline of Broadview Road to its intersection with the centerline of Montclair Avenue;

Thence, westerly along the centerline of Montclair Avenue to its intersection with the southerly prolongation of the westerly line of the parcel thereof;

Thence, northerly along said westerly line to its intersection with the northerly line of the parcel thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of Broadview Road and the point of origin;

And;

Beginning at the intersection of the centerline of Altoona Road and the centerline of Pearl Road;

Thence, southeasterly along the centerline of Altoona Road to its intersection with the northeasterly prolongation of the westerly line of Sublot No. 51 in the Palmer and Hanscom Allotment of part of Original Brooklyn Township Lots Nos. 63 and 64 as shown by recorded plat Volume 27, Page 20 of Cuyahoga County Records and known as PPN 01417056;

Thence, southwesterly along westerly line of said parcel to its intersection with the northerly line of Sublot No. 6 in F.W. Sears Subdivision in said Township as shown by recorded plat in Volume 40 of Maps, Page 21 of Cuyahoga County Records (PPN 01417051);

Thence, westerly along said northerly line to its intersection with the westerly line of the parcel thereof;

Thence, southerly along the westerly line of said parcel and its southerly prolongation to its intersection with the centerline of Colburn Avenue;

Thence, westerly along the centerline of Colburn Avenue to its intersection with the centerline of State Road;

Thence, southerly along the centerline of State Road to its intersection with the easterly prolongation of the northerly line of a parcel of land known as being Sublots Nos. 1 and 2 in John Koch's Allotment of part of original Brooklyn Township Lot No. 58, as shown by recorded plat in Volume 27 of Maps, page 27 of Cuyahoga County Records and known as PPN 01416008;

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Thence, westerly along said northerly line to its intersection with the centerline of Pearl Road;

Thence, northeasterly along the centerline of Pearl Road to its intersection with the centerline of Altoona Road and the point of origin;

And as identified on the attached map shall be changed to a 'Limited Retail Business' District, a 'G' Area District, and a '2' Height District;

Section 6. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Pearl Road and the slightly north and westerly prolongation of the northerly line of a parcel of land conveyed to MCPc Holdings Inc.(and its' subsidiary 4371 Pearl Road LLC) by the City of Cleveland on September 27, 2018 as recorded in Cuyahoga County Records also known as PPN 01416008;

Thence, southeasterly and easterly along said northerly line to its intersection with the centerline of State Road (formerly West 35th Street);

Thence, southerly along said centerline to its intersection with the easterly prolongation of the southerly line of the parcel thereof;

Thence, westerly and slightly northwesterly along said southerly line and its westerly prolongation to its intersection with the centerline of Pearl Road;

Thence, northeasterly along the centerline of Pearl Road to it intersection with the north and westerly prolongation of the northerly line of said parcel and the point of origin;

And as identified on the attached map shall be changed to a 'Semi-Industry' Use District, a 'G' Area District, and a '2' Height District;

Section 7. That the street frontages described as follows:

The southeasterly side of Pearl Road between the southerly line of a parcel of land that was conveyed to MCPc Holdings Inc. by the City of Cleveland on June 27 2018 (and known as PPN 0146008) and Broadview Road;

And;

The westerly and easterly side of State Road between Montclair Avenue and Altoona Road;

And;

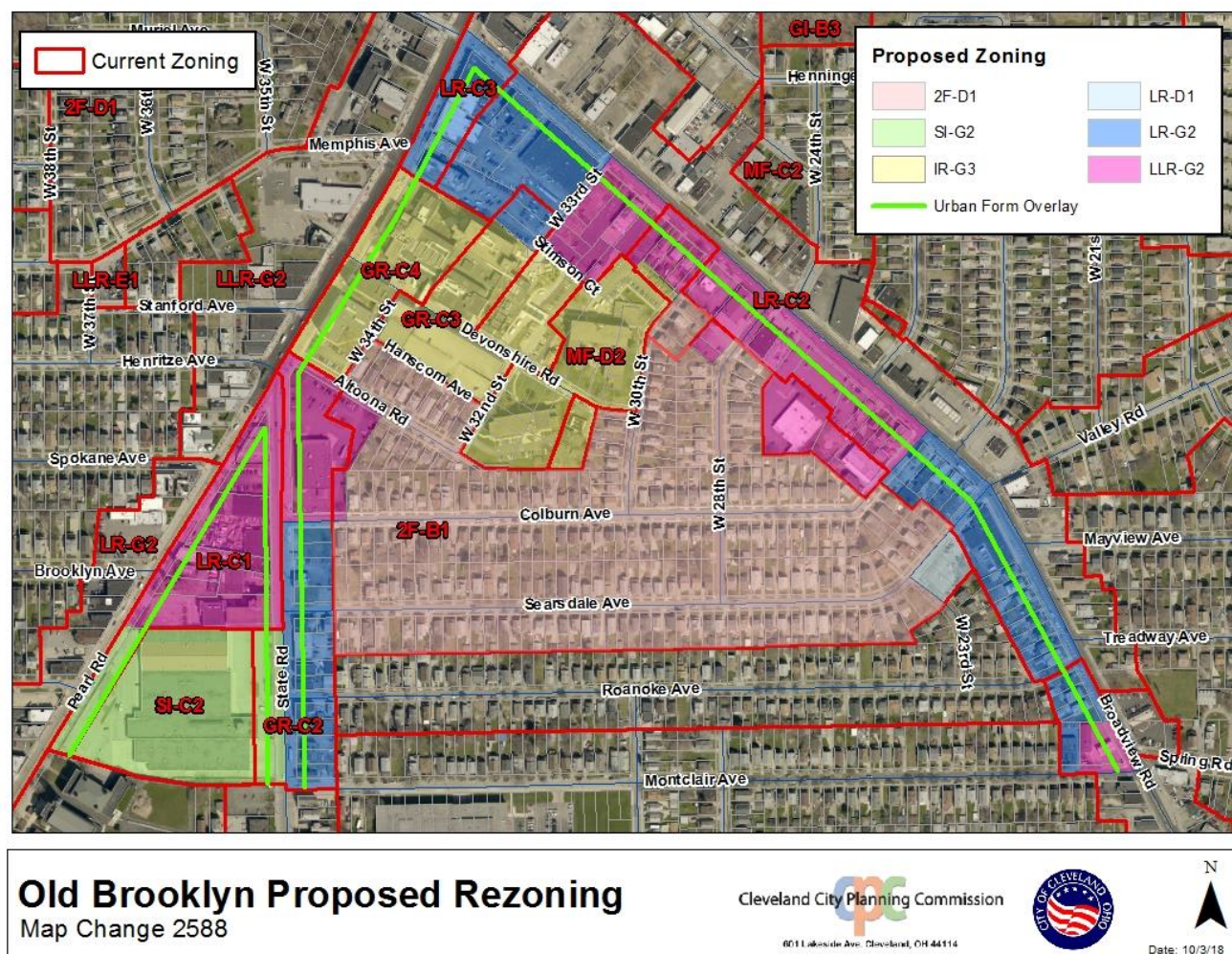
The southwest side of Broadview Road between Pearl Road and Montclair Avenue;

And as identified on the attached map shall be established as 'Urban Form Overlay Districts'

Section 7. That the change of zoning of lands described in Section 1 through 11 shall be identified as Map Change No. 2588, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

Section 8. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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Council Member Kelley

AN ORDINANCE

Changing the Use, Area, and Height Districts of parcels of land south of Pearl Road to Montclair Avenue and East to Broadview Avenue and adding an Urban Form Overlay along the principal corridors of Pearl Road, State Road, and Broadview Avenue (MC 2588).

READ FIRST TIME on OCTOBER 8, 2018
and referred to DIRECTORS of City Planning Commission, Law;
COMMITTEE on Development Planning and Sustainability

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

REPORT
After second Reading

PASSAGE RECOMMENDED BY
COMMITTEE ON
DEVELOPMENT, PLANNING AND
SUSTAINABILITY

FILED WITH COMMITTEE