



COVENTRY P.E.A.C.E. CAMPUS  
coventrypeacecampus.org

Moving from  
“Problem” to “Opportunity”.

CREATE. SHOW. LEARN. GROW.



## Solution

# The Coventry P.E.A.C.E. Building is conveyed to Coventry P.E.A.C.E., Inc.

- » Will require City leadership to convince Library this is the best and easiest solution
- » Coventry P.E.A.C.E. is willing to work with Library on proper easements that meet legal requirements but also protect the Library's interest in retaining as much land as possible

## The Coventry P.E.A.C.E. Team

### Coventry P.E.A.C.E., Inc. Board Members

Krista Hawthorne - President

Brady Dindia - Secretary

Deanna Bremer Fisher

Robert Koonce - Treasurer

Caroline Hamilton

### Keep the P.E.A.C.E. Committee

Krista Hawthorne

Lee Chilcote

Josie Moore

Brady Dindia

Jennifer Wintner

Matt Moore

### Project Advisors

Mark Chupp

Matt Kashuck

Geauga Mechanical

Diedre McPherson

Paul Volpe

Riverstone Land Surveying  
and Engineering

Boris Oicherman

Comfort Systems USA

## Extraordinary Opportunity

- » Keep the P.E.A.C.E. Plan is a simple solution with broad community support.
- » This is already a successful grassroots effort that other communities spend years and significant resources to develop.
- » Residents overwhelmingly do not support demolition and see this project as an opportunity - not a problem .
- » Cleveland Heights is literally “Home to the Arts” and boasts the largest population of working artists among all of Cleveland's suburbs.
- » Arts and culture are embedded in Coventry Village's DNA, and Coventry P.E.A.C.E. embodies this spirit.
- » The P.E.A.C.E. project will add to the S.I.D.'s vision for the area and drive economic development, boost local businesses, and make Cleveland Heights more attractive to potential new residents.
- » Communities rich in arts and culture experience numerous benefits beyond economic development, including healthier citizens, better educational outcomes, and reduced crime rates.
- » It is better to support establishing a permanent home for arts, culture, and education nonprofits than it is to spend nearly a million dollars of tax payer's funds on a demolition that residents don't support.
- » If unelected officials demolish the P.E.A.C.E. Building it will harm the City's brand and identity, rendering 'Home to the Arts' an empty slogan.
- » Time is of the essence - you must signal your willingness to clear a path forward for the project and the building must be conveyed as soon as possible.
- » This is a unique opportunity to unite both sides of government in support of the residents' desires.
- » With just a small amount of your help, we can Keep the P.E.A.C.E.

## Free Programming

- » P.E.A.C.E. Pops (quarterly)
- » Lantern Festival
- » Art for the Masses
- » Juneteenth Exhibition
- » Art of Community Exhibition
- » Art of Community Celebration
- » Annual Performance in the Park
- » Kids Comic Con
- » Weekend Ink
- » Evening Ink
- » Teen Editor Book Project
- » Ink Spot
- » Teen Podcasting Workshop
- » Songwriting Workshops
- » Dancing Words
- » Kidz Blast Day
- » Chalk Festival
- » Many Villages Tutoring
- » Exceptional Children's Advocacy Group
- » Patti-Jackson Music Lesson Scholarship
- » Reaching Heights Resource Directory
- » Neighborhood Leadership Workshop Series
- » Neighborhood Mini-Grant Program
- » Crowdsourced Conversations
- » Heights Observer
- » Best of the Heights
- » Heights Music Hop
- » Anti-Racism Diversity Equity and Inclusion (ADEI) Resource Library
- » Playground Pop Up Day
- » Potluck Critiques
- » Summer Mural Institute
- » Artist in Residence
- » Artist Mentoring Program
- » Juneteenth (Cleveland Heights & University Heights)
- » Open Studio Nights
- » Regular Hands-On Workshops
- » Singers' Club Scholarship Program
- » Singers' Club free concerts
- » Game On Musical Game Show Concert
- » Cedar-Lee Halloween Fest & Candy Crawl
- » Coventry Kids Day
- » Coventry Street Fest
- » Pride In The Park
- » Cedar Fairmount Summer Fest
- » Read to Learn... Dance to Move
- » Free Community Fridge
- » Free books
- » + MORE

## Alignment with Coventry S.I.D.

- » Coventry has a unique identity of being progressive and creative - Coventry P.E.A.C.E. represents and strengthens this identity.
- » The Coventry S.I.D.'s current focus is on leveraging existing assets – small businesses, the library, park, and the P.E.A.C.E. Building.
- » The City awarded the S.I.D. ARPA funds for economic development - which is bolstered by the partnerships developed with the P.E.A.C.E. organizations.
- » Preservation of the P.E.A.C.E. Building, not demolition, is key to strengthening the commercial district and its role as an arts hub - helps build on recent positive momentum in district.
- » The S.I.D. is ready to partner to help preserve the building - offering cross-channel marketing, potential professional services and potential expansion of the S.I.D. to include both the Library and Coventry P.E.A.C.E.

## Funding Streams

- » Layered revenue streams are essential - rent from tenants and community space rentals, grants, foundations and loans.
- » A layered funding approach requires site control - this is essential.
- » Enact immediate cost savings and revenue increases - reduce cost of building management and janitorial services, allow for expansion of footprints for current tenants.
- » Recruit new tenants by offering longer-term leases and supporting newly launched nonprofits in collaborative setting.
- » Even at apx. 50% occupancy, the building operates in the black - revenue from increased occupancy will enable Coventry P.E.A.C.E. to establish a reserve fund.
- » The P.E.A.C.E. team has the experience and talent to attract government grants and philanthropic support to fully realize the potential of the Coventry arts district.

## Capital Improvements and Building Envelope

- » Have completed initial engineering study of HVAC & LED lighting systems - can be replaced for apx. 1/2 the cost of Library's estimate and will generate a utility savings of apx. \$50,000/yr.
- » Team in place to own the building with capability of changing out older systems and making other replacements that ensure that the building will continue into a long future.
- » Plans include permanent easements that will assure full uninhibited use and operation of the building by Coventry P.E.A.C.E., while also maximizing the Library's ownership and use of all land beyond the confines of the building.
- » Currently working with Matt Kashuk of Confluence Engineering, LLC., and two qualified systems contractors who have furnished design criteria and pricing regarding everything from HVAC to lighting.
- » The P.E.A.C.E team is ready to undertake a solid capital improvements program as soon as the conveyance of the building is complete.

## Library Contact List

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## Library's Survey Results Analysis

**Preservation and Continued Use:** There is overwhelming community support for preserving the Coventry PEACE Building as a hub for arts, culture, and education.

**Opposition to Demolition:** A significant majority opposes the demolition of the building, viewing it as a substantial loss to the community.

**Desire for Collaborative Solutions:** The community calls for collaborative efforts involving all stakeholders to find sustainable ways to manage and maintain the building.

**Funding Solutions:** While there is broad agreement on the importance of preserving the building, opinions diverge on how to fund necessary capital improvements, with suggestions ranging from modest tax increases to alternative funding sources.

**Management Concerns:** Despite the support for preservation, some respondents expressed concerns about the library's current approach to management of the property, suggesting a need for an alternative method.

**Support for Current Tenants:** Respondents emphasize the importance of supporting current nonprofit tenants with long-term leases or ownership, enabling them to secure funding for improvements and continue their community services.

**Library's Role:** There is a common understanding that the library may not want to manage non-traditional library buildings. Some respondents suggest selling the building to tenants or another entity, such as the City.

**Community Engagement:** Suggestions include enhancing the building's role as a community arts center, increasing community engagement, and developing more programs that connect the library with the community and local artists.

**Transparency and Collaboration:** Respondents stress the need for transparency from the library board and a collaborative approach with current tenants to devise a sustainable plan for the building.

## Conclusion:

The community strongly prefers preserving the Coventry PEACE Building and maintaining its role as a cultural and educational hub. This broad alignment across multiple issues indicates a strong community consensus.

# Tenant Information

## Coventry P.E.A.C.E., Inc.



## Coventry P.E.A.C.E.

Coventry P.E.A.C.E., Inc. works in partnership and support of these organizations to help leverage the power of our co-location and enrich the lives of as many community members as possible

## ARTFUL



## ARTFUL<sup>†</sup>

ARTFUL is a vibrant, inclusive artist community that fosters collaboration and hosts diverse public events and workshops. Home to three Cleveland Arts Prize winners, including Executive Director Shannon Morris, who won this year's Robert P. Bergman Prize for her dedication to the transformative power of art in both individual lives and the broader community.

## Lake Erie Ink



## Lake Erie Ink<sup>†</sup>

Lake Erie Ink (LEI) empowers Greater Cleveland youth through creative writing and academic support. They offer out-of-school workshops and in-school programs, provide a safe space for diverse students, welcome all backgrounds, and collaborate extensively with schools and libraries to enrich educational opportunities citywide.

## FutureHeights



## FutureHeights<sup>†</sup>

FutureHeights is a vital Community Development Corporation, fostering civic engagement and sustainable development. They empower residents through curated and guided forums, financially support local businesses, provide leadership workshops, and publish the Heights Observer.

## Reaching Heights



## Reaching Heights<sup>†</sup>

Reaching Heights enhances Cleveland Heights–University Heights public schools by mobilizing community support for the schools. They promote educational success and offer diverse opportunities for students through tutoring, speakers, camps, and student musical performances, fostering community responsibility and engagement.

## Do Good Day Hub



## Do Good Day Hub<sup>\*</sup>

Do Good Day Hub is a day “hub” for adults with developmental disabilities that offers engaging, community-focused activities.

### Singers' Club of Cleveland



### Singers' Club of Cleveland

One of the oldest nonprofits in Cleveland, the Singers' Club membership reflects a cross-section of the Greater Cleveland area, with men of varied backgrounds, professions, and avocations sharing a love for fine choral music.

### CHTU local 795



### Cleveland Heights Teachers Union

The Cleveland Heights Teachers Union, AFT Local 795, advocates for optimal teaching and learning environments through collaboration, political action, and community engagement. Since its founding, AFT has championed public education and teachers' rights, striving to improve educational equity and foster quality learning environments for all students.

### Building Bridges



### Building Bridges Arts Collaborative

Building Bridges Arts Collaborative fosters community engagement through multiple programs that involve diverse participants, from community members to at-risk youth, promoting creativity and social engagement through public art projects across Cleveland..

### Grace Communion



### Grace Communion of Cleveland

Grace Communion Cleveland integrates deeply into the community and contributes as volunteers and stewards, supporting P.E.A.C.E. Pops events and hosting their own community-building gatherings, such as Kidz Blast Day with activities and free hot dogs.

### DANCECleveland



### DANCECleveland\*

DANCECleveland enriches Northeast Ohio by presenting, collaborating, and commissioning diverse dance experiences. They support education, new creations, and the vibrancy of modern and contemporary dance for children and adults alike

### COMBINED IMPACT

Staff: 107

Board Members: 138

Volunteers: 2,940

Direct Participants: 20,934

TOTAL PEOPLE IMPACTED: 24,119

### Peoples Choice Payee Services\*

No information available.

\*Denotes a new tenant with a lease running through the end of 2025. All other leases expire Dec. 31, 2024.

†Denotes a City of Cleveland Heights ARPA funds recipient.