



Saint Luke's Foundation

REQUEST FOR QUALIFICATIONS

Saint Luke's Foundation Headquarters Building
10804 Woodland Avenue, Cleveland, Ohio

Issue Date: September 12, 2025

Response Deadline: October 10, 2025, 5:00 PM EST

Anticipated Construction: 2028

Project Budget: \$15 to \$17 Million

PROJECT OVERVIEW

Saint Luke's Foundation seeks qualified architects and design teams to form a shared conceptual vision for a new 21,000 square foot headquarters building at 10804 Woodland Avenue in Cleveland, Ohio that will serve as the foundation's administrative home and a vibrant community resource. Approximately 35% of the space is planned for staff use with the remainder for community use. The headquarters building represents more than a workplace—it embodies the foundation's commitment to health equity, community partnership, and the ongoing legacy of care that began with the historic Saint Luke's Hospital.

Currently, the foundation's offices are on the sixth floor of the former Saint Luke's Hospital building, now known as Saint Luke's Pointe, located at 11327 Shaker Boulevard in Cleveland. But the foundation wants to be closer and more connected to the community it serves.

The new headquarters will be a ground level building in Cleveland's Woodland Hills neighborhood. Formerly a residential block, the site was assembled with assistance from the Cuyahoga County Land Reutilization Corporation and the City of Cleveland Department of Community Development. One single-family home on the Crestwood Avenue side remains in private ownership and is not part of the headquarters development.

The new building may include foundation offices, flexible community spaces, and meeting rooms designed to welcome and serve residents from the Buckeye-Shaker, Woodhill, and Mt. Pleasant neighborhoods. The foundation envisions a warm and inviting building that is accessible and welcoming to all.

Woodland at East 110th



Dedicated To Health Equity For All

New Saint Luke's Foundation Headquarters site outlined in green. Parcel outlined in red is not part of the project site.

Potential Project Elements:

- Foundation offices
- Passive gathering space
- Event space
- Internet cafe

The final program will be determined with extensive community input. This project is part of a much larger series of investments going on in the neighborhood.

COMMUNITY-CENTERED DESIGN PROCESS

The Saint Luke's Foundation is seeking an architect/design team to design a new headquarters building through a two-step selection process. From the outset, this process will include significant due diligence and robust engagement with residents and partners primarily in Saint Luke's footprint to ensure that every voice matters. The foundation is committed to designing a space that reflects neighborhood priorities, honors the community's history, and supports a healthier, more connected future.

What We're Looking For: The foundation is looking for architecture firms with demonstrated experience in working collaboratively with communities that have experienced disinvestment and have historically been excluded from development decisions. The ideal team will demonstrate technical expertise and cultural competency, along with proven skills in listening, learning, and translating community input into thoughtful design solutions.

Resident Insights: A community barbecue was held on August 27, 2025 to talk with residents about their ideas for the new headquarters building and site. Analysis of the resident conversations surfaced seven overarching themes. These themes represent the collective voice of neighbors and highlight what matters most as the foundation moves forward with the design process.

- 1. Welcoming + Belonging**

Residents want a space that feels open, approachable, and designed with them, not imposed on the neighborhood.

- 2. Community Gathering + Connection**

There is a strong desire for flexible indoor and outdoor areas where neighbors can come together for events, celebrations, and everyday connection.

- 3. Youth + Family Engagement**

Families want spaces that are safe, visible, and supportive of children and young people, from after-school activities to intergenerational gatherings.

- 4. Safety, Security + Accessibility**

Lighting, transparency, and universal access were repeatedly emphasized as essential for elders, families, and residents to feel comfortable using the space.

- 5. Neighborhood Identity + History**

Residents want the building to reflect the legacy and culture of the community, with design elements that honor its history and people.

- 6. Green Space + Wellness**

Requests for greenery, outdoor seating, and calming design features signal a desire for health, beauty, and peace to be part of the environment.

- 7. Practicality + Everyday Use**

The building should meet real, daily needs—from meeting rooms and bathrooms to technology access—so it is not just symbolic, but functional for the neighborhood.

In addition to the community barbecue, the Saint Luke's Foundation has engaged a design team to guide the process. Key stakeholder interviews have taken place and additional engagement efforts are underway.

Process:

Step 1: Request for Qualifications (RFQ) - September 12 - October 10, 2025
Interested architecture firms are invited to submit their qualifications as described in the RFQ below.

Step 2: Community Design Competition - October 24 - November 19, 2025
The foundation has established an internal design team, including local leaders and community stakeholders, who will review RFQ submissions and select three finalists to participate in a Community Design Competition.

Step 3: Selection Process: November 19, 2025 - early January, 2026
Three finalists will be invited to come to the Saint Luke's Foundation to share their qualifications and engage with the community about their design concepts and approach. The process includes:

- Recording a brief video (five minutes, maximum) introducing their firm to the community and discussing a preliminary design concept for the new headquarters building.
- Participating in a community design competition, to be held on **November 19, 2025 from 5-8pm**, where each firm will present their qualifications, project approach, and preliminary design concepts directly to community members.
- The three finalist firms will receive a detailed design brief outlining specific deliverables for their presentations and a \$6,000 stipend.

The selected team will begin design development in early 2026, with construction anticipated to begin in 2028.

SUBMISSION REQUIREMENTS

1. Design Firm Qualifications & Approach (4 pages maximum)

- Overview of your firm/team and key personnel
- Your design philosophy and approach to community-engaged projects
- Description of how your team ensures diverse perspectives are included in the design process
- Relevant experience with projects of similar scale and complexity

2. Community Engagement Experience (3 pages maximum)

Describe your approach to authentic community engagement in the design process. Please consider the following prompts in your response:

- How does your firm center community voices in design?
- Share a project where equity and belonging shaped your design decisions.
- How would you approach designing in this specific neighborhood, considering the community feedback that was shared at the community barbecue event and through on-going community engagement during the design process?

3. Project Examples (3 pages maximum) Please provide three examples of comparable projects that demonstrate:

- Technical design and construction management skills
- Ability to deliver projects on time and within budget
- Community engagement competency
- Experience with institutional or mixed-use facilities serving diverse communities

For each project, include: project name, location, completion date, construction cost, your role, client contact information, and a brief description focusing on community engagement process and outcomes.

4. Team Members Please include an organizational chart and resumes for the project manager and key team members (not counted toward 10-page limit). Multi-partner teams are encouraged. Please clearly identify lead firm and team member roles.

5. Response Format: 10 pages maximum (not including team resumes). Please note that pages in excess of 10 will not be reviewed.

6. Submission Method and Deadline: Please email your submission to info@stlukesfdn.org by 5:00 PM EST on October 10, 2025. Late submissions will not be accepted.

EVALUATION CRITERIA

The Saint Luke's Foundation Design Team will select three finalists based on:

- Demonstrated experience in community-engaged design processes
- Cultural competency and experience working with diverse communities
- Experience with institutional projects, technical qualifications, and track record of delivering comparable projects on time and within the established budget
- Team composition and approach to inclusive design
- Project manager experience and qualifications
- Alignment with Saint Luke's Foundation's mission and values
- Quality and relevance of project examples

SELECTION TIMELINE

- **September 12, 2025** - RFQ Release
- **September 24, 2025** - Virtual Information Session (12:00 PM EST)
- **October 10, 2025** - Responses Due (5:00 PM EST)
- **October 24, 2025** - Shortlist Notification
- **November 19, 2025 from 5-8pm** - Community Presentations
- **Early January 2026** - Final Selection



Woodland Avenue, 1920



Luna Park, 1930



Woodland Homes, 1939



Woodhill Homes community engagement

INFORMATION SESSION & QUESTIONS

Virtual Information Session

- **Date:** September 24, 2025
- **Time:** 12:00 PM EST
- **Registration:** [Register here to receive Zoom link](#)

This session will provide an overview of the project, selection process, and community engagement expectations. All interested teams are encouraged to attend.

Questions

- **Email:** info@stlukesfdn.org
- **Registration:** Teams are encouraged to [register their interest in the RFQ process](#)

Questions must be submitted via email and will be answered weekly, with responses shared with all registered teams to ensure transparency and equal access to information.

We look forward to partnering with a design team that shares our commitment to community-centered design and health equity. This building will stand as a testament to the power of listening, collaboration, and the ongoing legacy of care that continues in Cleveland's east side neighborhoods.

NEIGHBORHOOD HISTORY AND RECENT INVESTMENTS

Historic Context Woodhill Homes, a public housing complex with significant historical importance, is located directly across from the site for the new Saint Luke's Foundation headquarters. Built in 1940 on the former Luna Park amusement park site, Woodhill Homes represents one of the nation's earliest public housing developments and Cleveland's second oldest. Constructed as a Works Progress Administration urban renewal project in the late 1930s, the complex was initially celebrated as a progressive design, adorned with public art that was valued by the community.

However, Woodhill Homes and the neighborhood around it experienced decades of disinvestment and abandonment. A concentration of severely distressed housing and an antiquated superblock design created persistent challenges for residents. Deteriorating conditions, safety concerns, and physical barriers fostered social and economic isolation. Community members have consistently voiced these struggles through ongoing engagement processes.



Current Transformation Initiative Recognizing these challenges, the Cuyahoga Metropolitan Housing Authority (CMHA) received a Choice Neighborhoods Planning Grant in 2018, launching a comprehensive community planning process that engaged over 800 participants. This effort produced the WoodhillUpNext Transformation Plan, which addresses neighborhood isolation through coordinated strategies integrating housing, community development, economic development, and resident services.

The transformation is underway with \$47 million in federal Choice Neighborhoods Implementation grants from the U.S. Department of Housing and Urban Development. This funding supports the complete reimagining and rebuilding of the 487-unit Woodhill Homes estate into a mixed-income community designed to uplift and support residents, along with other neighborhood improvement projects and social services programming.

Multi-Phase Development Plan The transformation is proceeding through a comprehensive phased approach. The first three phases are built on previously vacant land in the community to catalyze surrounding investment, while the later phases will reimagine the original 30-acre site.

Phase 1: Woodhill Station West (2021-2023) - Completed Located at 9511 Buckeye Road near the RTA station, this \$46.4 million development delivered 120 units in a four-story building with amenities including fitness center, community room, playground, and outdoor spaces. The unit mix prioritizes existing residents with 90 units reserved for current Woodhill Homes families and 30 affordable units for new residents.

Phase 2: Woodhill Center East (2023-2025) - Completed This \$33.4 million phase at 11305 Woodland Avenue features 77 total units combining a four-story apartment building (61 units) with townhomes (16 units). Located between E 110th and Martin Luther King Jr. Drive, the development includes community amenities and reserves 58 units for existing residents while adding 19 units for new families.

Phase 3: Woodhill Station East (2023-2026) - In Progress Neighboring Phase 1 at 9615 Buckeye Road, this \$34.6 million development will provide 64 units in a four-to-five story building, distinguished by an onsite early childhood education center. This development prioritizes new residents with 32 units ranging from affordable to market rate, while reserving 32 for existing Woodhill families.

Phases 4-7: Woodhill Center Campus (2026-2029) - In Planning- The final phases of the redevelopment plan will include a mix of apartments and townhomes on the original 30-acre Woodhill Homes campus bordered by Woodland Ave, Woodhill Rd, East 110th St, and Mt Carmel Rd. Following the recently completed demolition of over 60 buildings, the plan calls for 377 new units, with 145 dedicated to Woodhill Homes families and another 232 providing opportunities for new individuals and families at multiple income ranges. Construction on new streets and infrastructure that will divide the mega-block into a walkable urban neighborhood begins in 2025 to support the first phase of on-site housing redevelopment. Additionally, the existing community center was retained and will be expanded into two adjacent, original buildings, creating a center piece for neighborhood-wide services and recreation complete with new parks and play areas.

All phases meet high-quality health and environmental standards, with the complete transformation supported by nearby transportation assets, including a rebuilt rapid transit station and proximity to the Opportunity Corridor.

Community Partnership This comprehensive redevelopment represents unprecedented collaboration, with project partners including CMHA, the Community Builders, The City of Cleveland, City Architecture, Case Western Reserve University, Burten Bell Carr Development, Cleveland Metropolitan School District, and Greater Cleveland Habitat for Humanity. More than 60 organizations participated in hundreds of neighborhood meetings, ensuring community voice drives the transformation.

For more information: <https://www.woodhillhomescle.com/>



ABOUT SAINT LUKE'S FOUNDATION

Creating a Healthier Future For All Established as the Saint Luke's Foundation in 1997 as a result of the dissolution of the historic Saint Luke's Medical Center in Cleveland, Ohio, the foundation's mission is to improve and transform the social and physical well-being of individuals and families in the Buckeye-Shaker, Woodhill, and Mt. Pleasant neighborhoods surrounding Saint Luke's and across Cuyahoga County.

Our Values At Saint Luke's Foundation, we:

- Demonstrate and advance fair, just and inclusive policies and practices
- Act with integrity and transparency
- Respect, have compassion for and engage our diverse constituencies
- Build trusting partnerships to leverage resources and achieve better outcomes
- Take informed risks to discover and deploy innovative, sustainable solutions
- Hold ourselves and our grantees accountable for evaluating and continuously learning from our shared efforts and results



At the heart of the Saint Luke's Foundation's purpose is a commitment to health equity. As defined by the Boston Public Health Commission, health equity is achieved when "everyone has a fair opportunity to live a long, healthy life. It implies that health should not be compromised or disadvantaged because of an individual or group's race, ethnicity, gender, income, sexual orientation, neighborhood, or other social condition."

It's important to recognize that health equity is influenced as much by social, economic, and physical factors as it is by medical factors. We acknowledge that race stands as the biggest predictor of health disparities. Because of historical, institutional, and structural racism, people of color consistently encounter chronic stress and lower health outcomes across a range of diseases and conditions, compromising the well-being of entire communities. This remains true even when considering other aspects like socioeconomic status, education, individual behavior, and health insurance.



Saint Luke's Foundation deeply understands the influence of race and racism on health disparities and embraces its role in supporting initiatives that address these issues. We are dedicated to supporting local leaders, backing organizations, and investing in efforts to improve the health of families and children.

We focus our funding on education, financial stability, housing stability and safety, social connections, healthy eating and active living, as well as policy and advocacy, prioritizing the Mt. Pleasant, Woodhill, and Buckeye neighborhoods. Through these efforts, our aim is to close health disparities gaps, provide equitable opportunities, dismantle racism, and champion justice.

For more information: <https://saintlukesfoundation.org/>