

# Marion C Seltzer- Segment 8

*Community Meeting 2  
October 23, 2024*



# Today's Agenda- Oct. 23, 2024

## Welcome

Introduction of Project Team

Steering Committee Members

## Project Background

Current Status

## Re-engaging with Community

Project Timeline

Key Priorities for Engagement

## Community Meeting 1

General Feedback

Remaining Clarifications

## Seltzer Re-design Plan

Site Plan

Tree Preservation Plan

Elevations

## Alignment with Priorities

Feedback

## Next Steps and Closing

Summary of next steps



# Steering Committee Members

## **Community Members**

Ms. Samaria Rice, Founder and CEO, The Tamir Rice Foundation

Mr. Hiawatha Powell, The Tamir Rice Foundation

Nikki Hudson, Friends of Cudell Park/Commons

Brent Eysenbach , Friends of Cudell Park/Commons

## **Cleveland Metropolitan School District**

Lisa Farmer, Chief External Affairs Officer

Karen Thompson, Chief District Operations Officer

Leo Serrano, Institutional Advancement

Candice Grose, Communications Officer

## **Marion C. Seltzer School Community**

Parent Member- Candice Mann

Faculty Member- Lindsay Rados, Grades 7/8 ELA

Union Chapter Chair- Elisa Kazek, Art Teacher

Principal Member- Caitlin Kilbane

## **City of Cleveland**

Jenny Spencer, Ward 15 Councilmember

Danny Kelly, Ward 11 Councilmember

Michele Pomerantz, Chief of Education

James DeRosa (Mark Duluk; Jim McKnight), Capital Projects

## **Segment 8 Team Designers**

Hollie Dellisanti, CMSD Architect

Jeff Henderson, tda Architect

## **Community Facilitator/Project Manager**

Aerionna Martin, CMSD, Innovation and Strategy

# Overview of Roles and Responsibilities

## Steering Committee

- Advisor and Liaison
- Provide guidance and insights on project plans
- Act as a bridge between the district and the community
- Ensure diverse perspectives are represented and considered

## Cleveland Metropolitan School District

- Lead and coordinate project development and implementation
- Make final decisions based on the collective feedback from the steering committee and community
- Balance project goals with community needs and legal requirements

## Community

- Engage in constructive dialogue and share diverse viewpoints
- Highlight community priorities, concerns and suggestions
- Support the steering committee by actively participating in outreach efforts



# PROJECT BACKGROUND



# Project Background: Current Status



## Re-engaging in the Process Alongside the Community

- Enrollment has grown and is projected to be stable for the next 5 years
- This is a part of Segment 8
- Current Seltzer site is unique in its proximity to other CMSD schools and *without a school in this area of the city a potential void would exist.*
- Steering committee has been influential identifying priorities of stakeholders in the community
- Community meetings serve as an opportunity for additional feedback and discussion





## Phase 1

- Committee established common priorities
- Built an identity as liaisons between district and community

## Phase 2

- Built an understanding of barriers and opportunities
- Developed plans aligned with agreed-upon priorities

## Phase 3

- Reviewed CMSD and City's proposed plans
- Offered helpful feedback on initial plan
- Provided feedback on additional engagement opportunities

# RE-ENGAGING WITH THE COMMUNITY





## **Community Ownership**

- Community members will have a stronger sense of buy-in when their feedback is considered

## **Stronger Relationships**

- Engagement activities strengthen the relationship between the district and the community

## **Enhance Project Quality**

- Incorporating community knowledge and context helps create a solution that is more sustainable and effective
- Community has unique perspectives that helps CMSSD identify potential issues early on



## Engagement Thus Far

- 4 steering committee meetings
- City of Cleveland
- W 98th street homeowners
- Cleveland Fire Station 33
- Cuddell Recreation Center
- City of Cleveland Traffic Engineering
- Bond Accountability Commission
- Tamir Rice Foundation
- 2 Community Meetings

# COMMUNITY MEETING 1





## Rebuilt Trust and Accepted Feedback/Questions

- High turnout of staff, parents, and community members
- Positive reception of the plans and the opportunities to interact and engage
- Average satisfaction for school design was **4.6/5**
- Average satisfaction for the park design was **4.7/5**
- Several questions, expressed verbally and in feedback survey, on the removal of trees, plans for maximizing windows and the amenities for the park

# Community Meeting 1: Feedback



Very happy with the design. Glad we could collaborate with the community.

Walking paths to tie the school, park, and “commons” together would be great!

Footprint seems nice and well thought out

Please be sure the learning garden is properly planned and resourced for success.

I feel that this is a waste of beautiful mature trees that cannot be replaced with saplings.

Please add benches along walking paths and around playgrounds.

Will the trees being taken down be replaced?

Very happy, but I wish the 40 trees could be saved.

I would like to see as many windows as possible to minimize the appearance of a brick wall.

Move building more south. You do not need 55 parking spaces when there are only 30-35 teachers and staff.

I appreciate the efforts made to minimize the impact on the community.

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# Community Feedback: Debunking



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- Every classroom will have windows
- The school design intentionally allows for students and staff to have a view of the surrounding park



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You do not need 55 parking  
spaces when there are only  
30-35 teachers and staff.



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You do not need 55 parking  
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- The school has 59 staff members, including staff members that are part-time
- The school needs ample parking space to account for staff *and visitors*
- Parking spots will be numbered to ensure each full-time staff member has a spot



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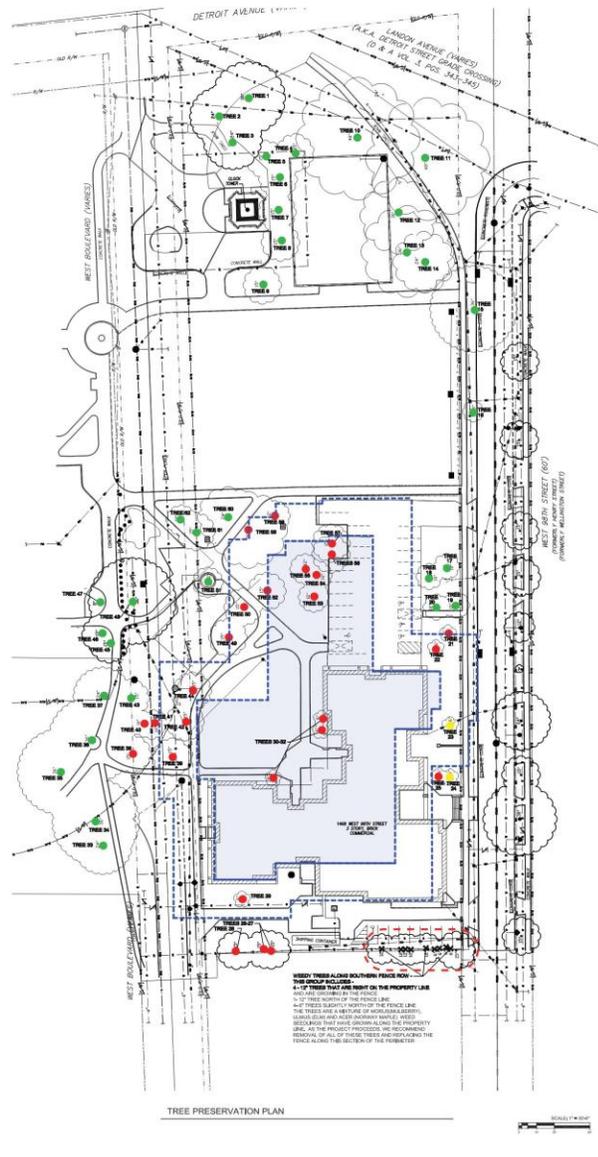
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- Most trees that will be impacted are not the mature trees referenced here
- An attempt will be made to plant trees around the building
- CMSD does not plant saplings due to their limited longevity
- 40 trees was a cautious estimate. We have updated data

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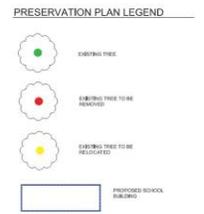
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- SURVEY LEGEND**
- BOLLARD
  - ⊙ DATCH BASIN
  - DUNE PILE BOUND
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ FLEX POLE
  - ⊕ GAS VALVE
  - GUY WIRE
  - ⊕ HANDICAP PARKING SPACE
  - HOUSING
  - ⊕ LIGHT POLE
  - COMBINATION WAREHOUSE
  - DUNE
  - TREE
  - ⊕ UTILITY POLE
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ BENCHMARK
  - ⊕ CENTERLINE
  - ⊕ RIGHT-OF-WAY
  - ⊕ C&G: CHANDLER COUNTY MAP RECORDS
  - ⊕ S&P: 1985 STATEMENT OF MAPS/PLANS
- DUNE LAW FENCE  
— METAL FENCE  
— OVERHEAD UTILITY WIRES  
— ELECTRICAL LINES  
— GAS LINES  
— COMBINATION LINES  
— DUNE LAW FENCE  
— WATER LINES

**NOTE**

1. EXISTING TREES PLANTS:
  - ALL TREES TO BE REMOVED SHALL BE IDENTIFIED AND REMOVED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE ARBORIST.
  - ALL TREES TO BE PRESERVED SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE ARBORIST.
  - ALL TREES TO BE PRESERVED SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - CONSTRUCTION SHALL BE SCHEDULED TO AVOID THE ROOT SYSTEMS OF TREES TO BE PRESERVED.
  - ROOT SYSTEMS SHALL BE PROTECTED BY A TREE COMPANY AND UNDER THE SUPERVISION OF A LICENSED ARBORIST.
2. EXISTING TREES TO BE REMOVED:
  - ROOT SYSTEMS SHALL BE PROTECTED BY A TREE COMPANY AND UNDER THE SUPERVISION OF A LICENSED ARBORIST.
3. RELOCATION:
  - PROTECT A RING OF MULCH SURROUNDING THE BASE OF ALL TREES TO BE RELOCATED. MULCH SHALL BE 2" THICK AND SHALL EXTEND A MINIMUM OF 18" FROM THE TRUNK OF THE TREE. PROTECT THE TRUNK OF THE TREE FROM DAMAGE BY THE CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE RELOCATED.
  - THE PROTECTION FENCE SHALL BE 42" TALL ON THE PLAN.
  - FENCE SHALL BE STAKE AND RAIL OR CHAIN LINK CONSTRUCTION. FENCE SHALL BE 42" TALL AND HAVE A GATE OF ACCESS TO THE TREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE RELOCATED.



TREE NUMBER	TREE - SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	PRESERVE	REMOVE	RELOCATED
1	QUERCUS ALBA	WHITE OAK	30"	GOOD	X		
2	QUERCUS RUBRA	RED OAK	24"	GOOD	X		
3	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
4	ACER PLATANOIDES	NORWAY MAPLE	10"	POOR CONDITION - BRANCH LOSS	X		
5	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
6	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
7	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
8	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
9	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
10	FRAXINUS	ASH	12"	POOR CONDITION - BRANCH LOSS	X		
11	PLATANOIDES	CYPRESS	48"	GOOD		X	
12	PLATANOIDES	CYPRESS	36"	GOOD		X	
13	PLATANOIDES	CYPRESS	36"	FAR - LEANING		X	
14	PLATANOIDES	CYPRESS	36"	FAR - LEANING		X	
15	PLATANOIDES	CYPRESS	36"	FAR - LEANING		X	
16	ACER PLATANOIDES	NORWAY MAPLE	30"	FAR - TREE IN CONTACT WITH UTILITY LINES	X		
17	CECROPUS CANADENSIS	EASTERN REDBUD	10"	FAR	X		
18	CECROPUS CANADENSIS	EASTERN REDBUD	10"	FAR	X		
19	CECROPUS CANADENSIS	EASTERN REDBUD	10"	FAR	X		
20	CECROPUS CANADENSIS	EASTERN REDBUD	10"	FAR	X		
21	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
22	SYNINGIA RETICULATA	JAPANESE TRELLIS	6"	GOOD			X
23	SYNINGIA RETICULATA	JAPANESE TRELLIS	6"	FAR - LARGE HOLE IN TRUNK			X
24	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
25	SYNINGIA RETICULATA	JAPANESE TRELLIS	6"	GOOD			X
26	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
27	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
28	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
29	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
30	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
31	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
32	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
33	MORUS	MULBERRY TREE	6"	GOOD - WEAK WOODS AND MESSY TREE		X	
34	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
35	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
36	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
37	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
38	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
39	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
40	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
41	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
42	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
43	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
44	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
45	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
46	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
47	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
48	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
49	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
50	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
51	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
52	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
53	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
54	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
55	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
56	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
57	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
58	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
59	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
60	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
61	QUERCUS PALUSTRIS	PIN OAK	30"	GOOD - NEEDS SOME PRUNING	X		
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**TREE PRESERVATION PLAN  
10-23-2024**

# REVIEW OF SITE PLAN



## SITE DESIGN OBJECTIVES

### 1) PRESERVE GREEN SPACE

- a. NEW SCHOOL DEVELOPMENT TO STAY SOUTH OF THE EXISTING PLAYFIELD. NO IMPACT TO CLOCKTOWER, BALD CYPRESS AND ALL OTHER TREES AT THE NORTH END. TREES ON THE SOUTH END OF THE SITE ARE STILL IMPACTED.
- b. MINIMIZE THE FOOTPRINT OF THE SCHOOL ON THE SITE – 3 STORY BUILDING

### 2) INTEGRATE SCHOOL WITH PARK

- a. PLAYGROUNDS IN PARK SETTING – SEPARATED PK-K AND 1-8 PLAYGROUNDS.
- b. GREEN SPACE / LANDSCAPING AROUND SCHOOL
- c. SIDEWALKS AND PATHWAYS CONNECTING SCHOOL AND PARK ACTIVITIES.
- d. OUTDOOR LEARNING GARDEN
- e. ADA ACCESSIBILITY
- f. VISUAL CONNECTION FROM INSIDE SCHOOL TO PARK

### 3) CONNECTION TO NEIGHBORHOOD AND HISTORICAL MONUMENTS

- a. RESPECT THE TAMIR RICE MEMORIAL GARDEN BY MAXIMIZING THE SPACE BETWEEN THE MEMORIAL AND THE SCHOOL.
- b. RESPECT THE NEIGHBORS ON WEST 98TH BY MAXIMIZING THE SPACE BETWEEN THE STREET AND THE SCHOOL. NO BUILDING SERVICES ON WEST 98<sup>TH</sup>.
- c. EXTERIOR BUILDING DESIGN TO RELATE TO SURROUNDING URBAN FABRIC.

### 4) IMPROVE TRAFFIC FLOW AND PARKING

- a. SEPARATE BUS, PARENT AND PK TRAFFIC FLOW TO INCREASE SAFETY.
- b. SERVICE DELIVERY LOCATION
- c. CO-USE OF CUDELL PARKING
- d. UTILIZE WEST 99<sup>TH</sup> STREET FOR ACCESS.



CITY OF CLEVELAND  
MAYOR'S OFFICE OF CAPITAL PROJECTS  
**REVISED CUDELL RECREATION CENTER III  
PROPOSED SITE DEVELOPMENT**

AUGUST, 2024



1" = 30'-0"



**DRAFT**

9-19-2024

## **BUILDING DESIGN OBJECTIVES**

### **Multi-Lingual Curriculum – cultural connection to those communities**

7 Spoken Languages in School

Mapped Regions / Countries in the World

Art and Craft of those Regions / Countries

Woven, tapestries, bright colors, bold geometries

Introduction of pattern and color into the design

Exterior

Interior

### **School-In-The-Park – material aesthetic, connection to nature**

#### **Open Space- site planning**

Placement of new school within the full campus of Cudell / CMSD

Surround the building with open space - reinforce the idea of the school within the park. Looking through the park to the school.

#### **Natural Surroundings**

Neutral colors of masonry –the colors of the earth

Red color of West 98<sup>th</sup> street – Pavement surface – colored concrete in intentional areas – Main Entry

#### **Existing Tree Canopy**

Inclusion of wood look – inspired by the mature tree canopy on site

Integration of blue and green glass window – inspired by leaves and sky

### **Cudell Campus – connection to the Park and Community**

**Recreation Center** – Mid-Century modern aesthetic

**Cudell Clocktower** 1917 - Neo-Classic design

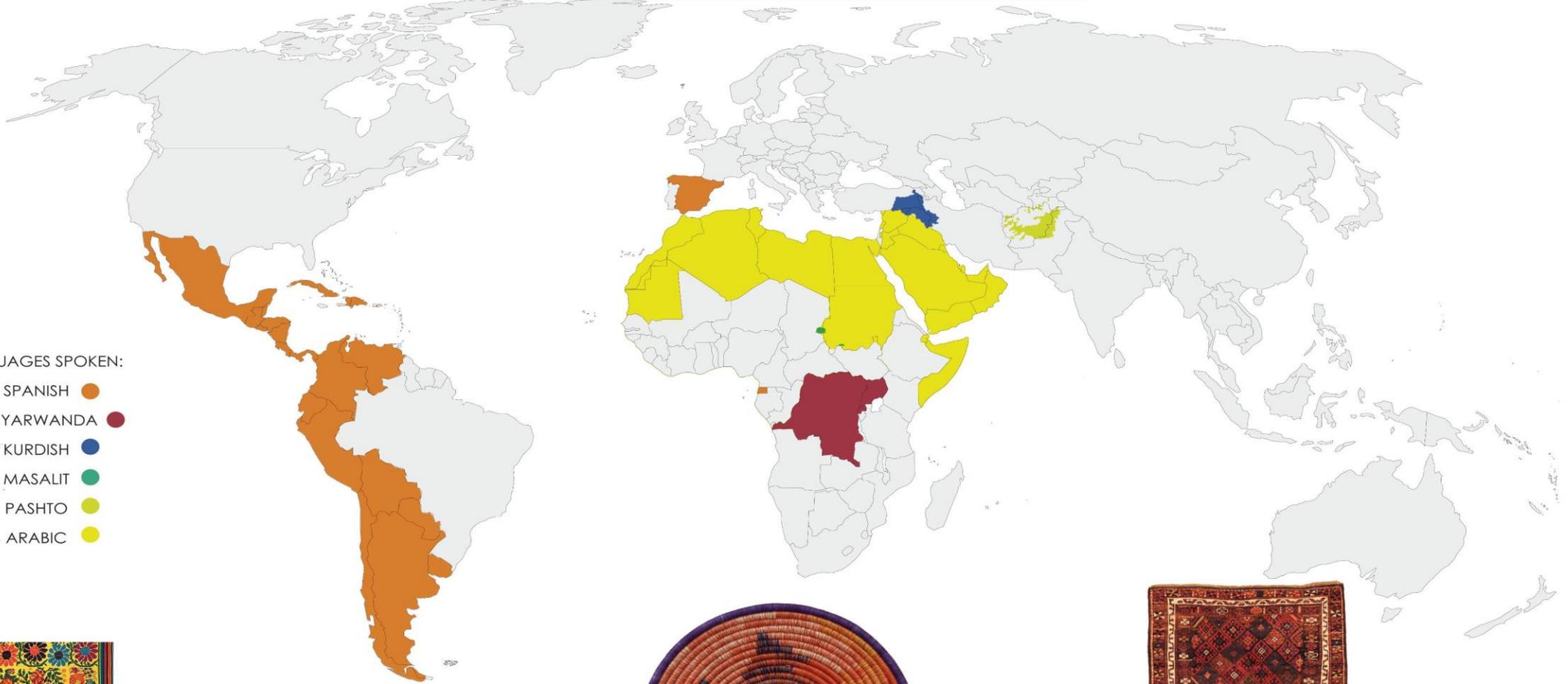
**Tamir Rice Memorial Garden** – Butterfly Garden, Landscape

**Views to the School**

**Views from the school**

# REFLECTING THE DIVERSE LANGUAGE CULTURES

LANGUAGES AND WOVEN ART AROUND THE WORLD



LANGUAGES SPOKEN:

- SPANISH ●
- KINYARWANDA ●
- KURDISH ●
- MASALIT ●
- PASHTO ●
- ARABIC ●



# REFLECTING THE DIVERSE LANGUAGE CULTURES

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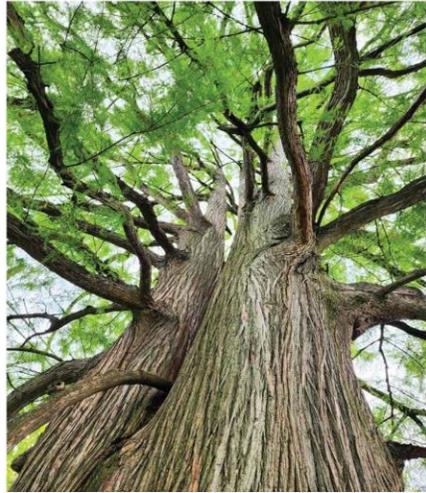
*International scholars  
building a better world*



MARION C. SELTZER  
SCHOOL

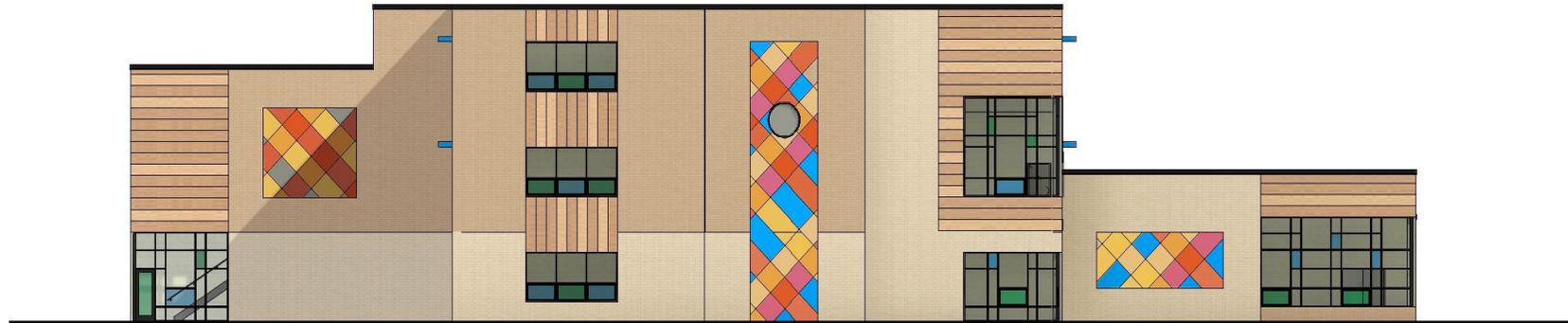
# “SCHOOL IN THE PARK” AND BIOPHILIC DESIGN

THE CONNECTION BETWEEN NATURE AND MARION SELTZER





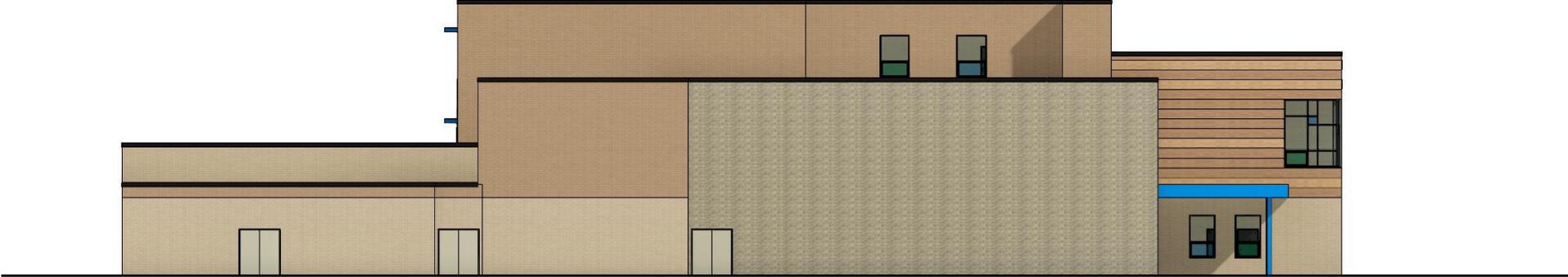
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**



**VIEWS FROM W98th**



**VIEWS FROM DETROIT AVE.**



**VIEWS FROM CUDELL CAMPUS**

# OUTDOOR LEARNING GARDEN - SHADOW STUDIES

Please be sure the learning garden is properly planned and resourced for success.



# City of Cleveland





CITY OF CLEVELAND  
MAYOR'S OFFICE OF CAPITAL PROJECTS  
**REVISED CUDELL RECREATION CENTER**  
**PROPOSED SITE DEVELOPMENT w/ FLOOR PLAN**

SEPTEMBER, 2024



# QUESTIONS



# NEXT STEPS AND CLOSING



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## **Design Review Commission**

- Approval required to move forward
- Preliminary meeting took place in September

## **Landmarks Commission**

- Approval required to move forward
- Preliminary meeting took place in September

## **Swing and Demolition**

- Swing logistics will be shared with the school community in early 2025
- Demolition will begin in summer-fall 2025

**Thank you.**

**Please submit any feedback on the form or electronically using the QR code.**

