AGENDA
SPECIAL MEETING
ARCHITECTURAL BOARD OF REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
WEDNESDAY, SEPTEMBER 25, 2024
5:30 P.M.

Join Zoom Meeting
https://us06web.zoom.us/j/83222538580?pwd=mfGVurpUR9hczaSfyzlaeeM29rvOWE.1

Meeting ID: 832 2253 8580
Passcode: 558074

1. **ROLL CALL**

2. **OPENING REMARKS**

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

3. **Docket No. 09-80-24** **(C)** **14501-14519 Detroit Ave.**
Downtown Development

( ) Approve
( ) Deny
( ) Defer

Kolby Turnock, V.P.
CASTO Communities
250 Civic Center, Suite 500
Columbus, OH 43215

Applicant proposes a mixed-use development consisting of office, retail, commercial, and residential uses. (Page 2)

ADJOURN

"*Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.gov .*"

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-80-24

Permit No.: BBS24-000096

Applicant Name: Kolby Turnock, V.P., CASTO Communities

Project Address: 14501-14519 Detroit Ave.

Project Name: Downtown Development

Project: Applicant proposes a mixed-use development consisting of offices, retail, commercial, and residential uses.



Site Summary

Building 1: Mixed Use Residential Building		**132 Units**	**167,700 GSF**
Commercial Tenant Space (lvl 1)			24,750 GSF
Garage (lvl 1)		34 spaces	11,950 GSF
Residential Lobby (lvl 1)			3,400 GSF
CAM (lvl 1)			3,600 GSF
Residential Apartments (lvls 2-5)			124,000 GSF
Building 1a: Curtis Block:		**5 Units**	**12,800 GSF**
Retail Space (lvl 1)			6,600 GSF
Residential Apartments (lvl 2)			6,200 GSF
Building 2: Parking Garage: 3-Story		**536 Spaces**	**165,960 GSF**
Building 3: 4 Story Apartment Building		**74 Units**	**63,300 GSF**
Residential Apartments (lvl 1-4)			
Building 4: Garden Apartments		**87 Units**	**75,000 GSF**
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:			**298 UNITS**
	Studios	34 Units	
	1 BD/1BA	169 Units	
	2 BD/2BA	88 Units	
	3 BD/2BA	7 Units	
For Sale Single Family Townhomes:		**7 Units**	**+/-2000 GSF / Unit**

Site Parking Summary

Structured Garage Parking:	570 Spaces
Street Parking:	21 Spaces
Total Parking Spaces:	**591 Spaces**

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

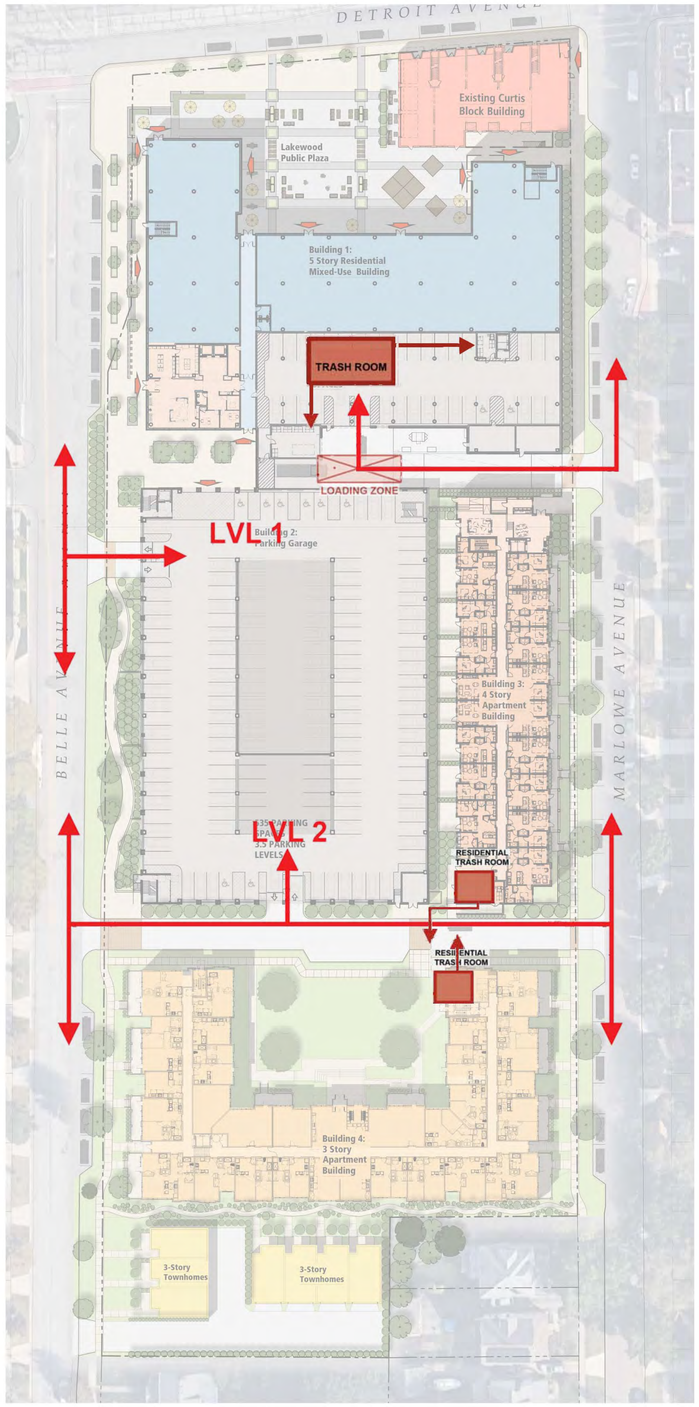
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CASTO

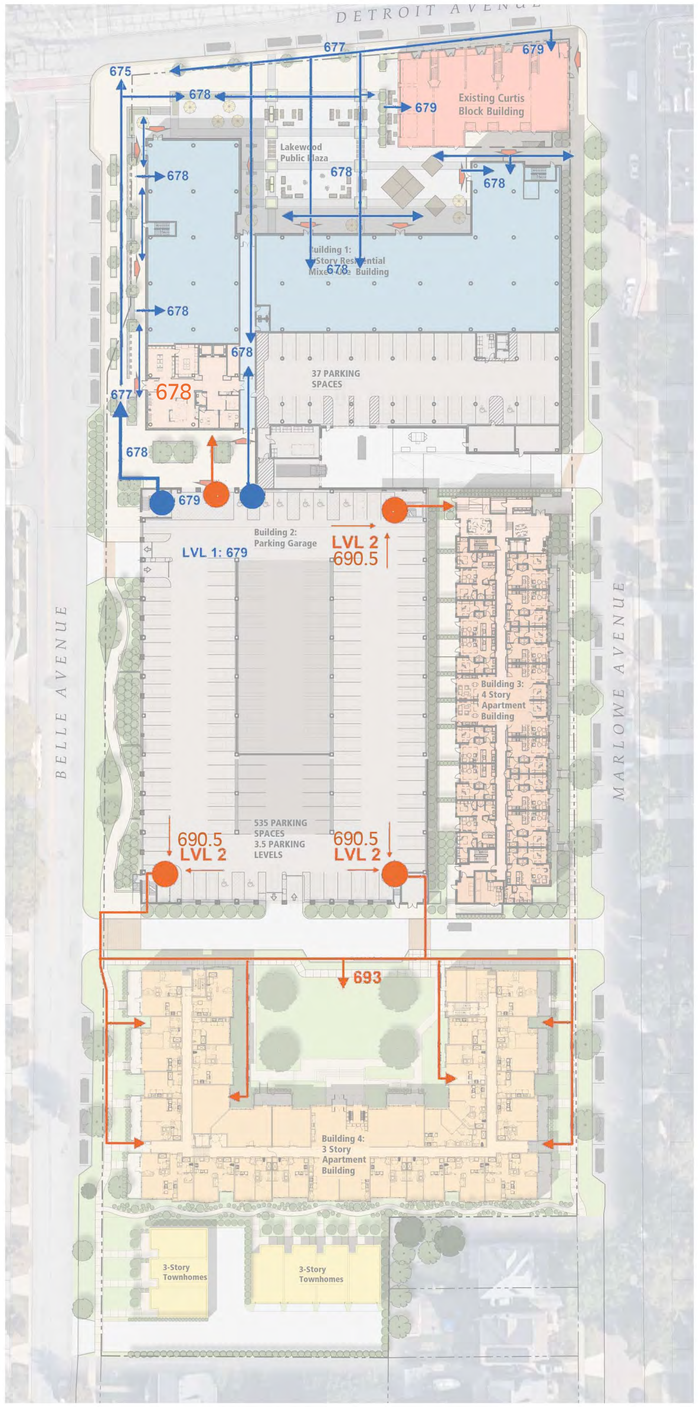
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

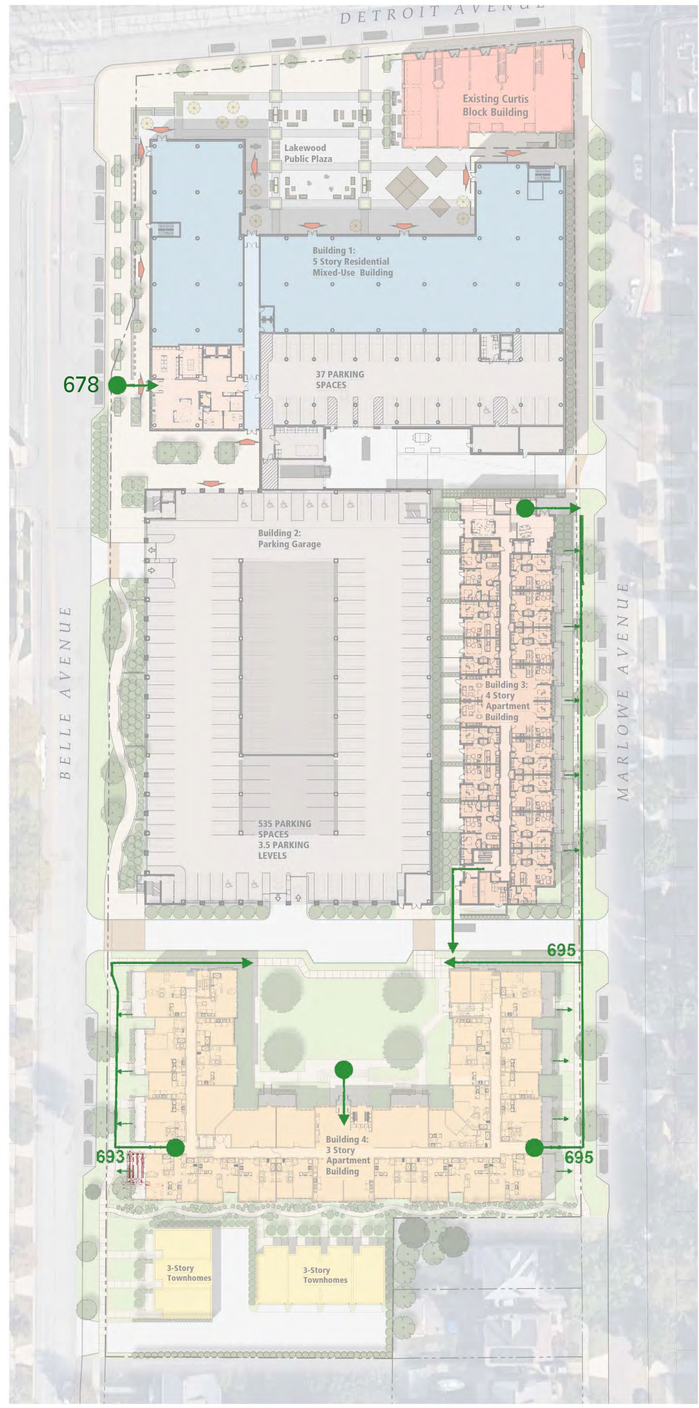
August 30, 2024



Automotive Circulation / Loading / Service



Circulation from Parking



Residential Circulation

Lakewood Downtown Redevelopment Site

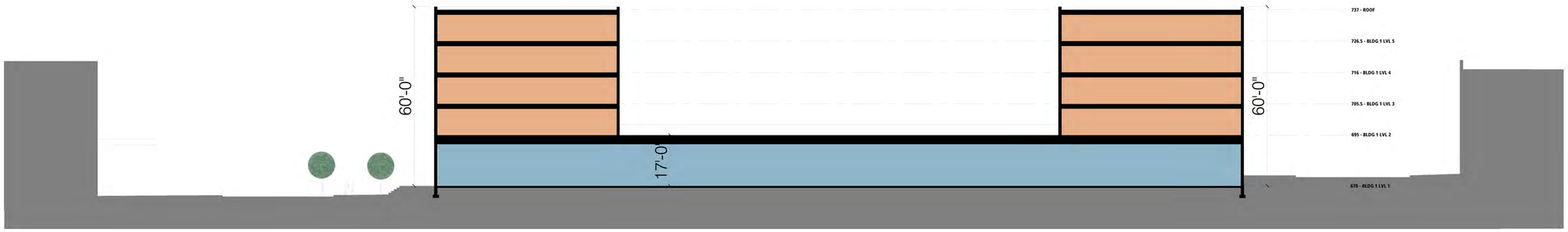
Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

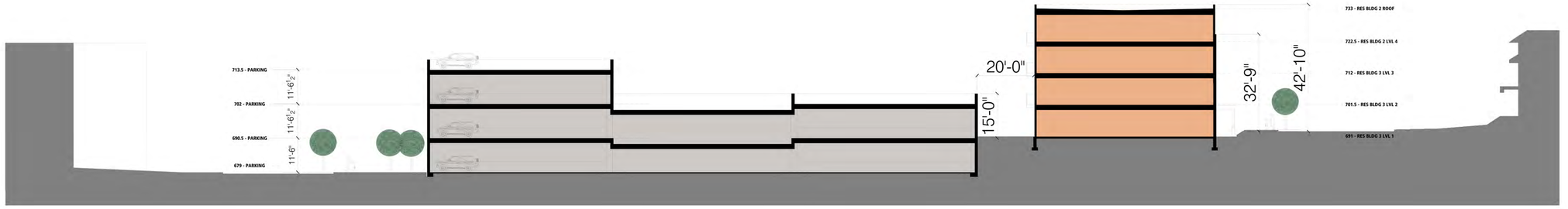
August 02, 2024



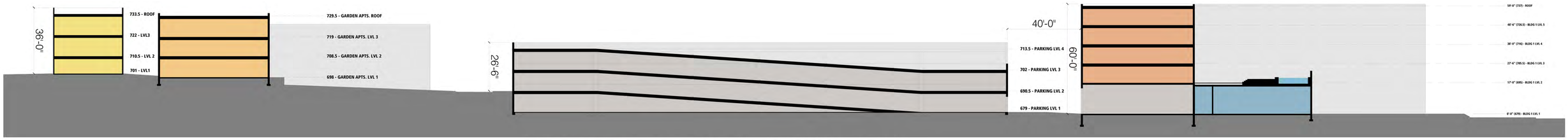
Site Section 4: East / West Looking North



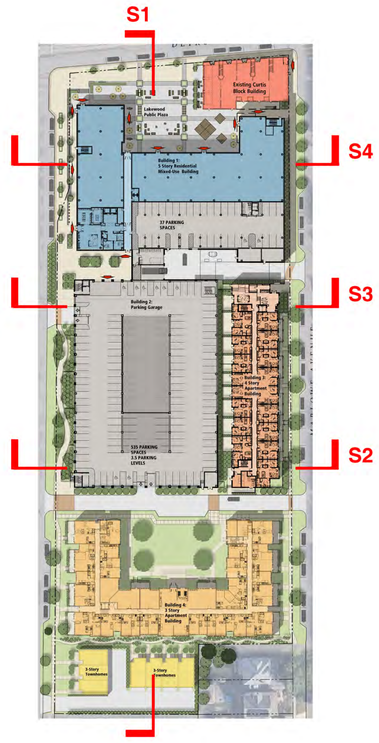
Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West

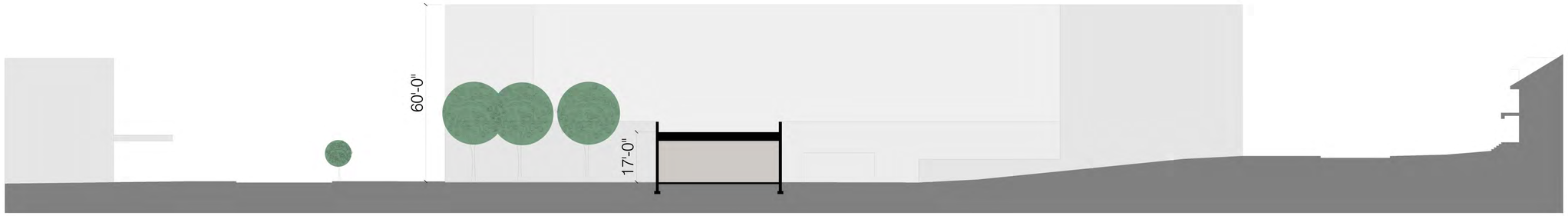


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

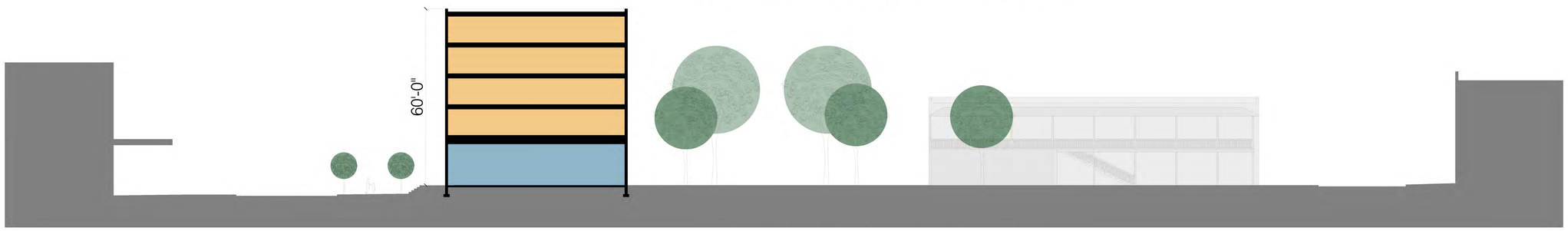
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EDGE PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN

August 2, 2024





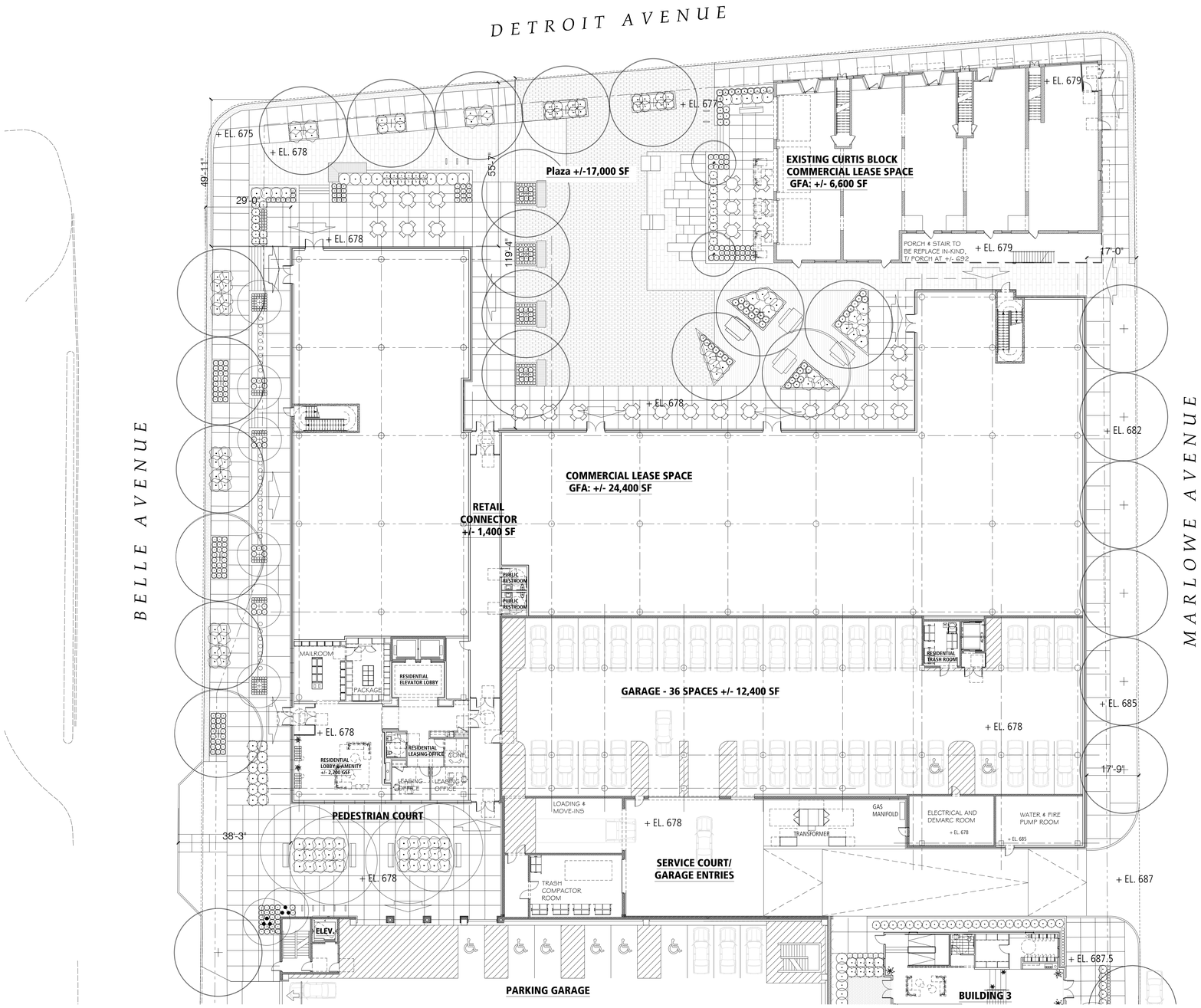
Site Section 6: Service Looking North



Site Section 5: Plaza Looking North

BUILDING 1 AREA TABLE	
LVL 1	43,850 GSF
GARAGE	12,400 GSF
COMMERCIAL TENANT	24,400 GSF
LOBBY	3,400 GSF
C.A.M.	3,650 GSF
LVL 2	31,000 GSF
RESIDENTIAL	21,500 GSF
AMENITY	2,900 GSF
C.A.M.	5,850 GSF
UNITS	30
LVL 3	31,000 GSF
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UNITS	36
LVL 4	31,000 GSF
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C.A.M.	5,250 GSF
AMENITY	1,280 GSF
UNITS	33
TOTALS	
FLOOR AREA	167,230 GSF
RESIDENTIAL	96,850 GSF
AMENITY	4,180 GSF
UNITS	135
COMMERCIAL TENANTS	+/- 24,400 GSF

CURTIS BLOCK AREA TABLE	
LVL LL	6,586 GSF
STORAGE	6,256 GSF
C.A.M.	330 GSF
LVL 1	6,552 GSF
LOBBY & AMENITY	6,244 GSF
C.A.M.	308 GSF
LVL 2	6,208 GSF
RESIDENTIAL	6,118 GSF
C.A.M.	90 GSF
UNITS	5
TOTALS	
FLOOR AREA	19,346 GSF
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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 Level 1

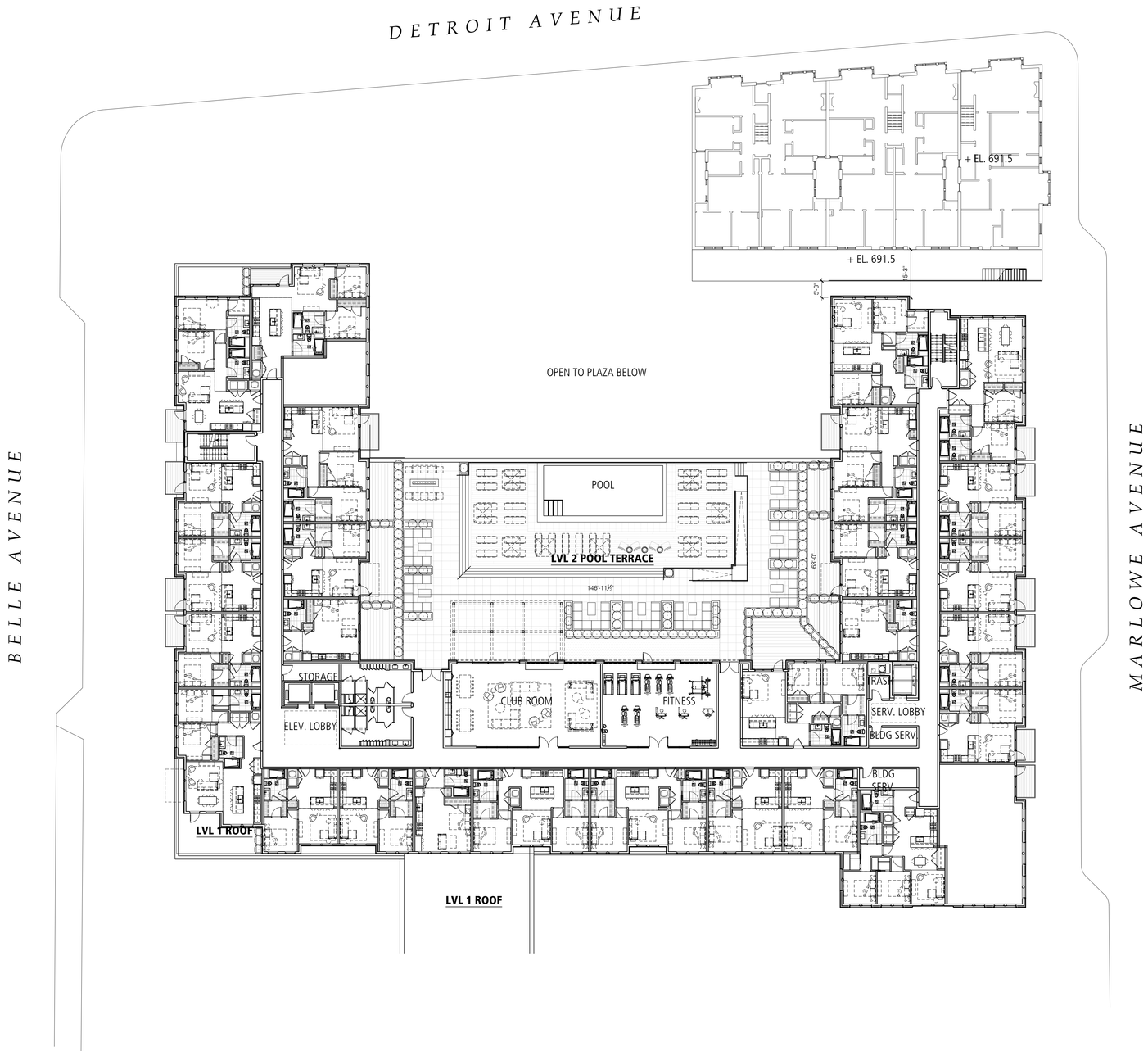
0 16 32 64 feet

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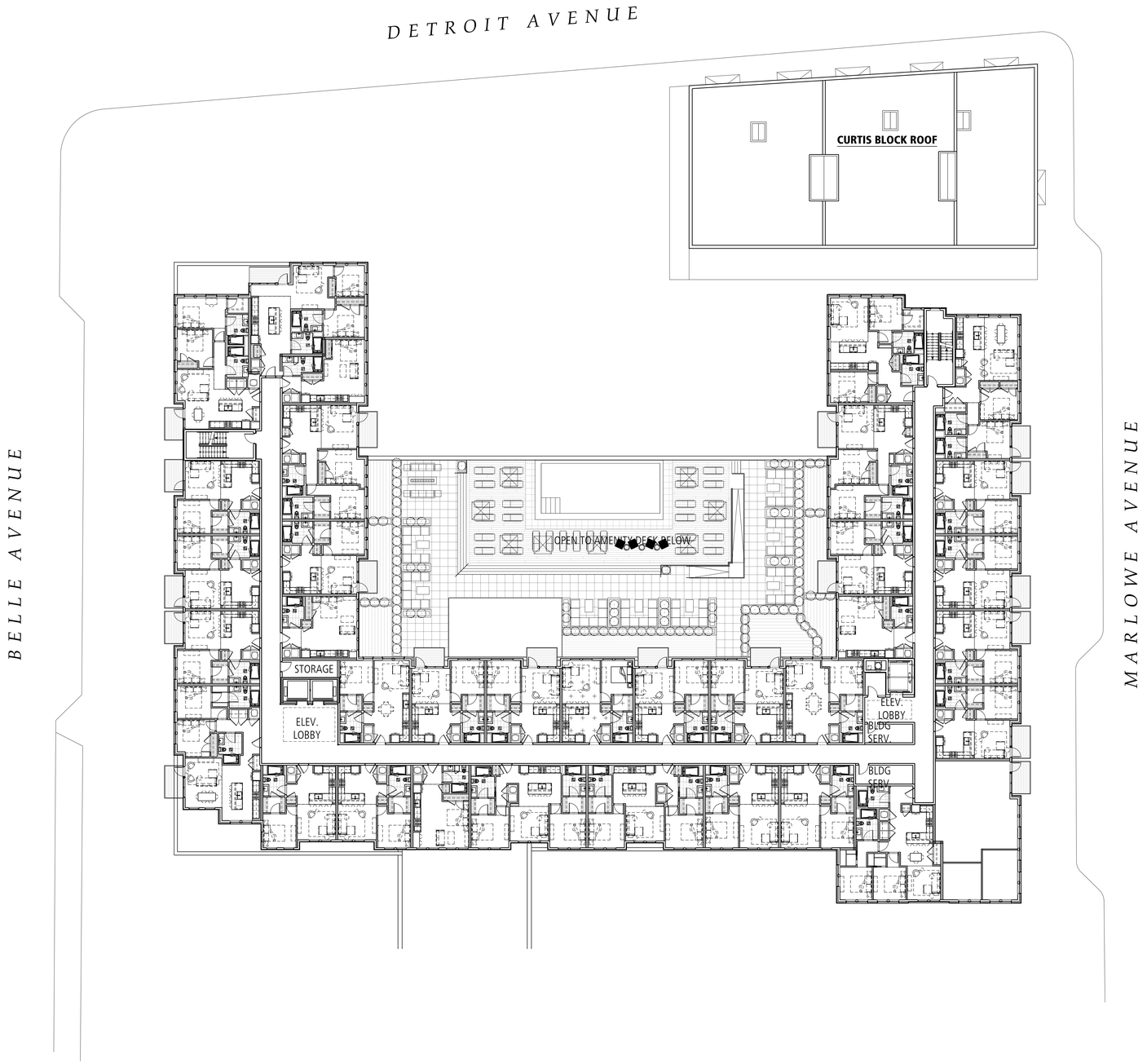


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 - Plan Level 2

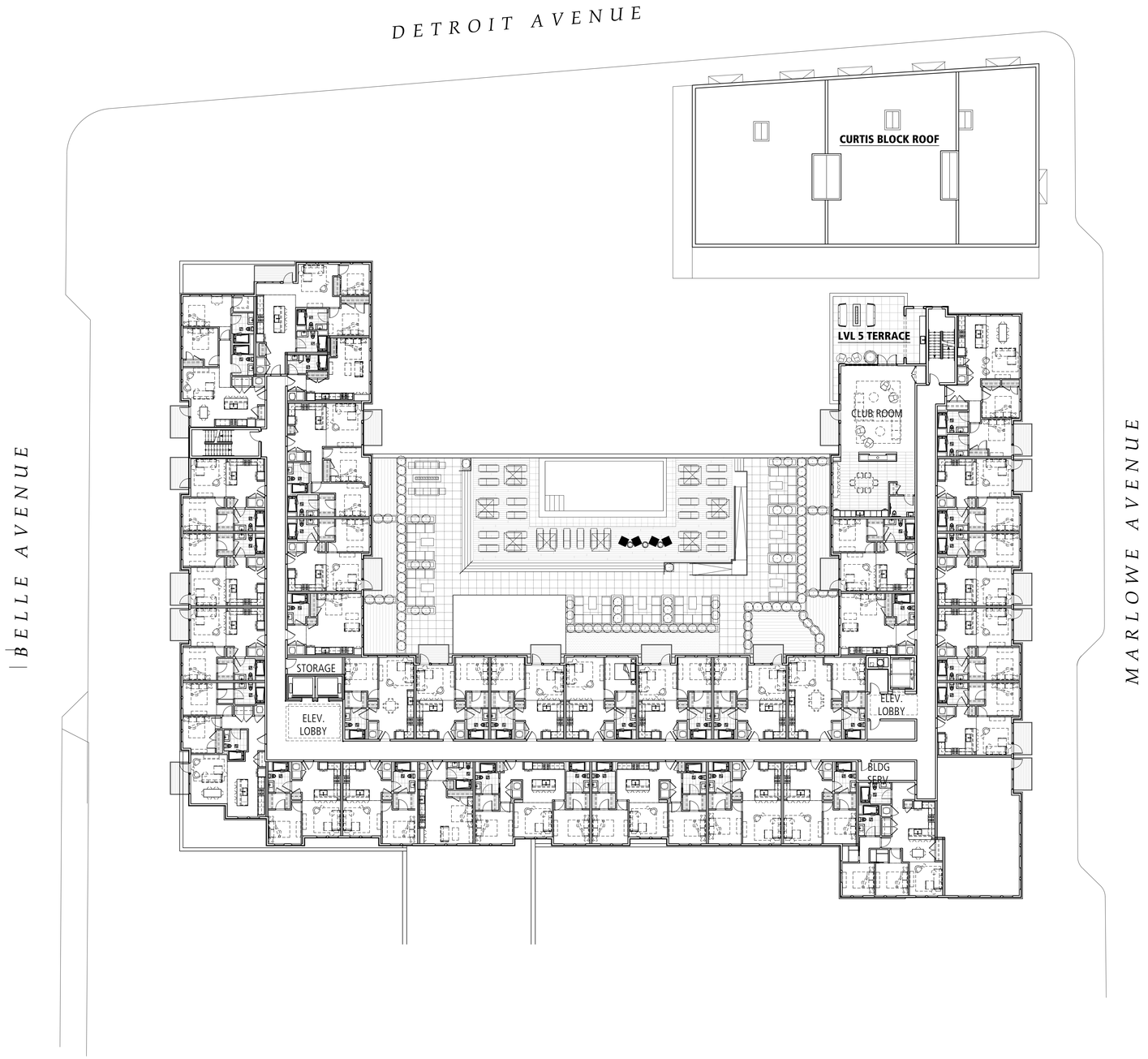
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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Belle Ave. Looking Southeast

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block

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Lakewood Downtown Redevelopment Site
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Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block

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Lakewood Downtown Redevelopment Site
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Marlowe Ave. Looking Northwest Towards Building 1

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Avenue Looking Northeast towards Building #1

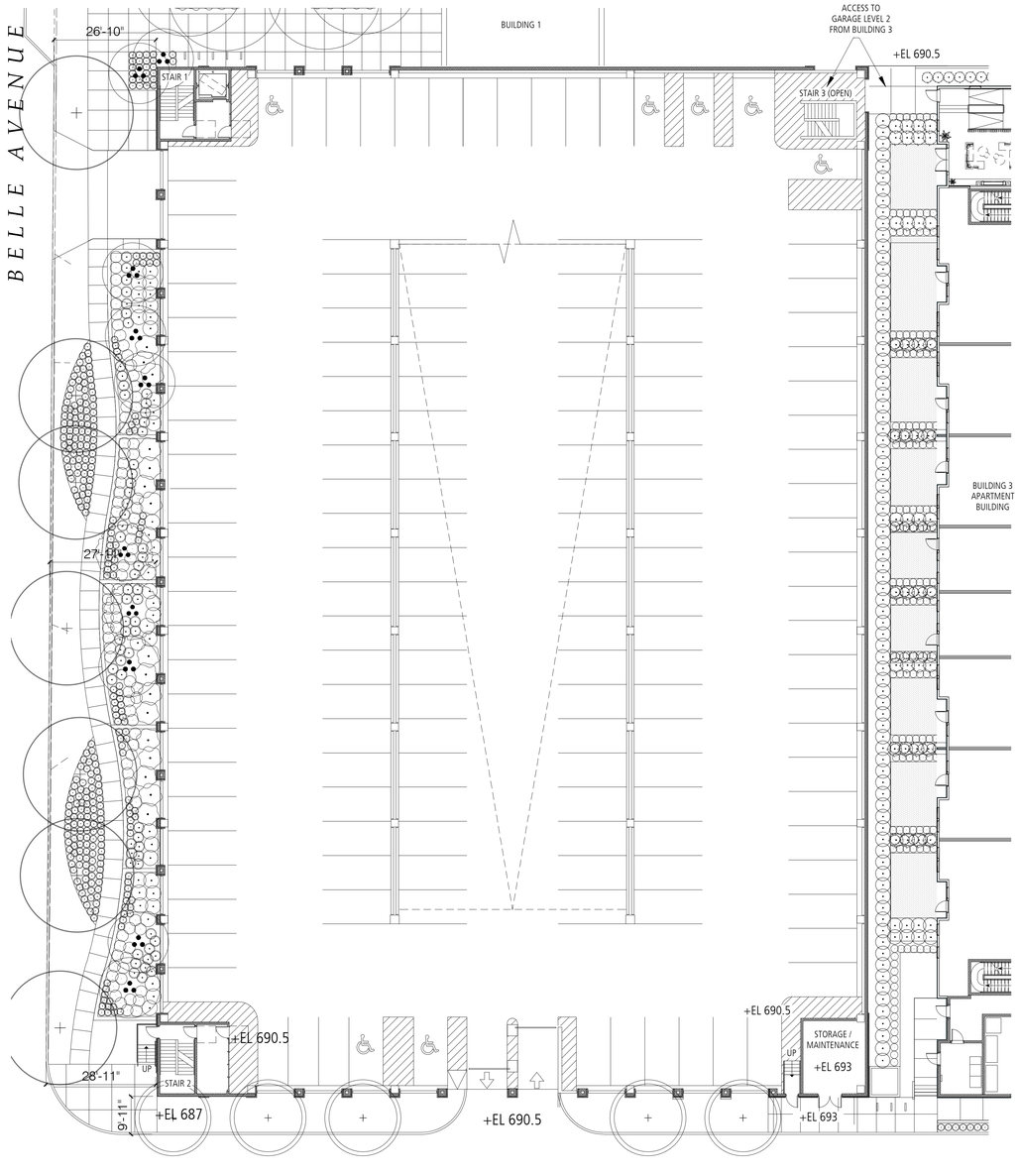
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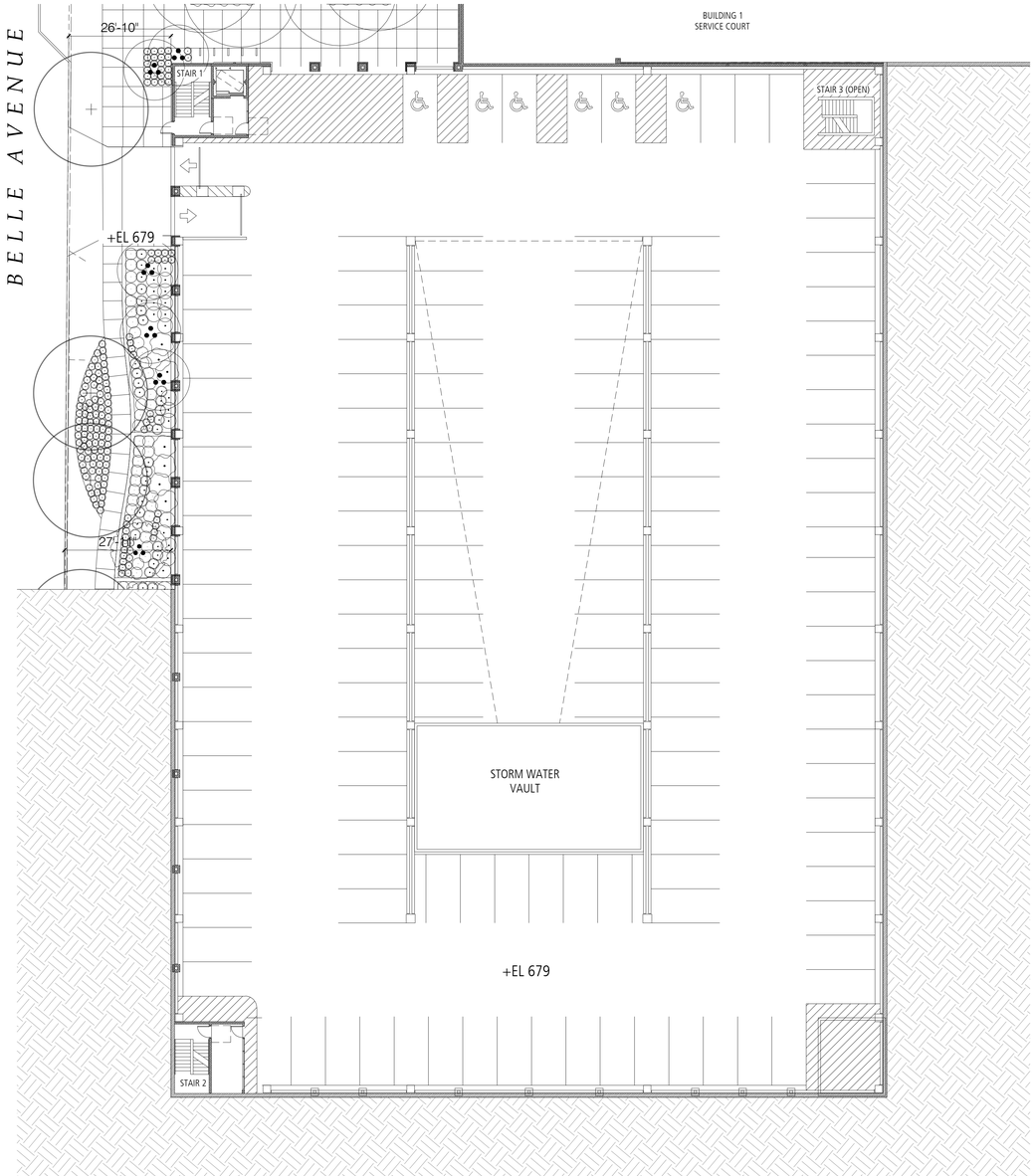
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. looking East between Building #1 and #2

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Level 02: 155 spaces
ELEVATION: +690.5



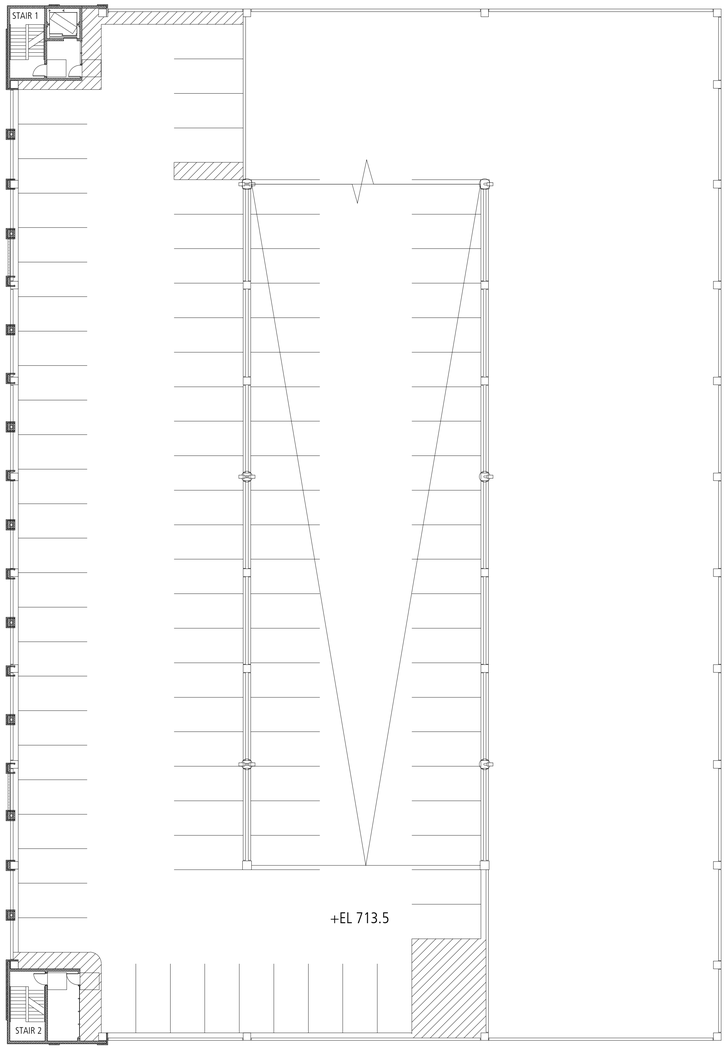
Level 01: 120 spaces
ELEVATION: +679

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

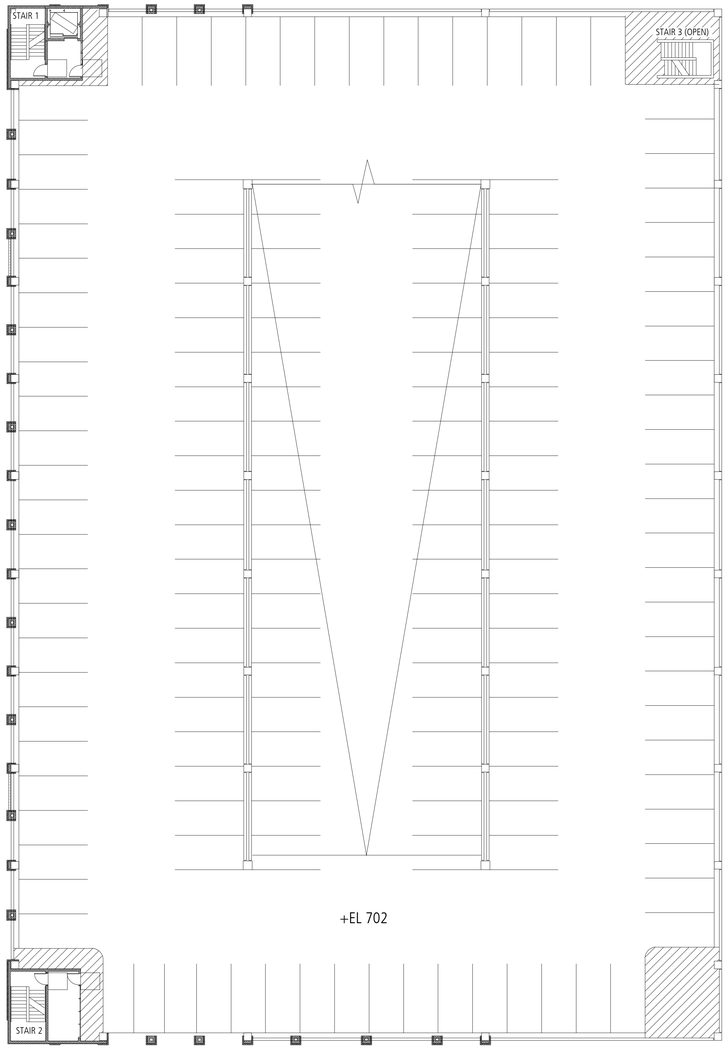
Parking Garage Plans : 536 SPACES (11 ADA - 2 VAN)

0 16 32 64 feet

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Level 04: 100 spaces
ELEVATION: +713.5



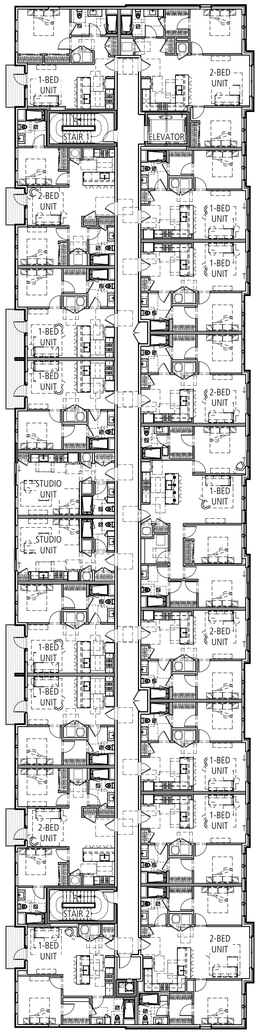
Level 03: 161 spaces
ELEVATION: +702



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

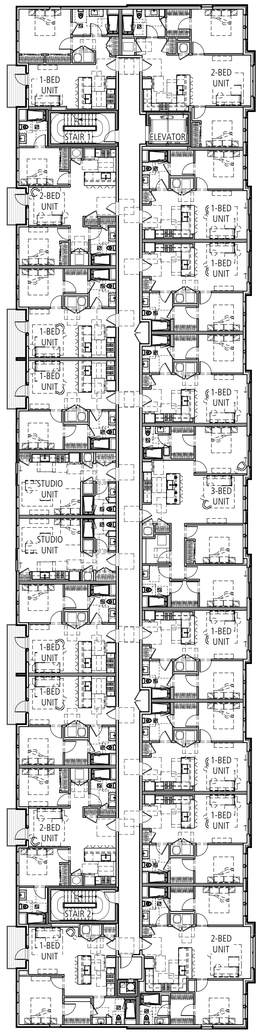
Belle Ave. looking South at Building #2

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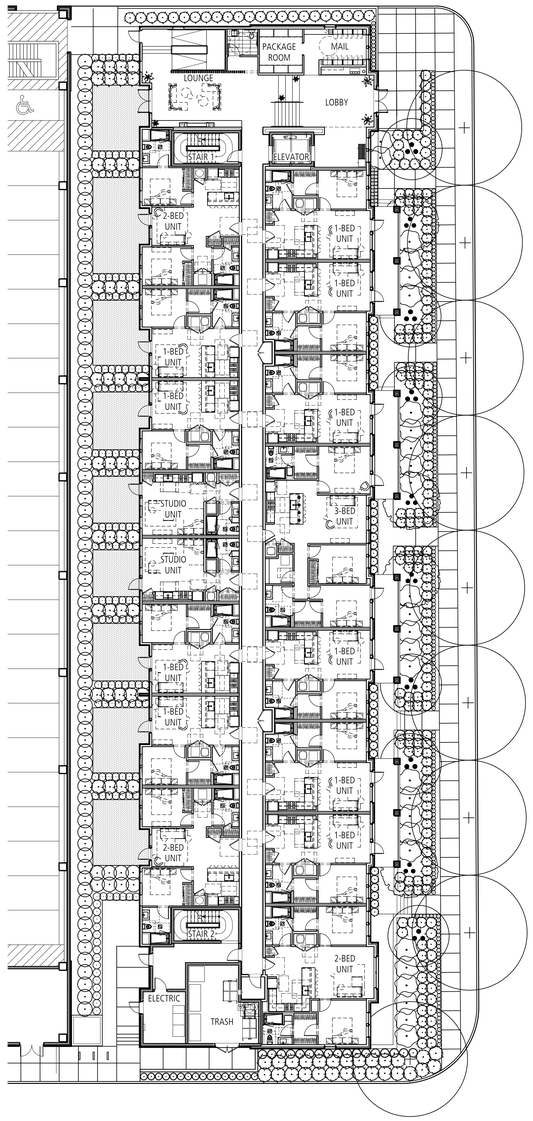
Level 04

1/16" = 1'- 0"



Level 02-03

1/16" = 1'- 0"



Level 01

1/16" = 1'- 0"

TOTAL UNITS LVL 1-4:	73 UNITS	
- STUDIO UNITS:	8	11%
- 1 BED UNITS:	45	62%
- 2 BED UNITS:	17	23%
- 3 BED UNITS:	3	4%



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Southwest Towards Building 3

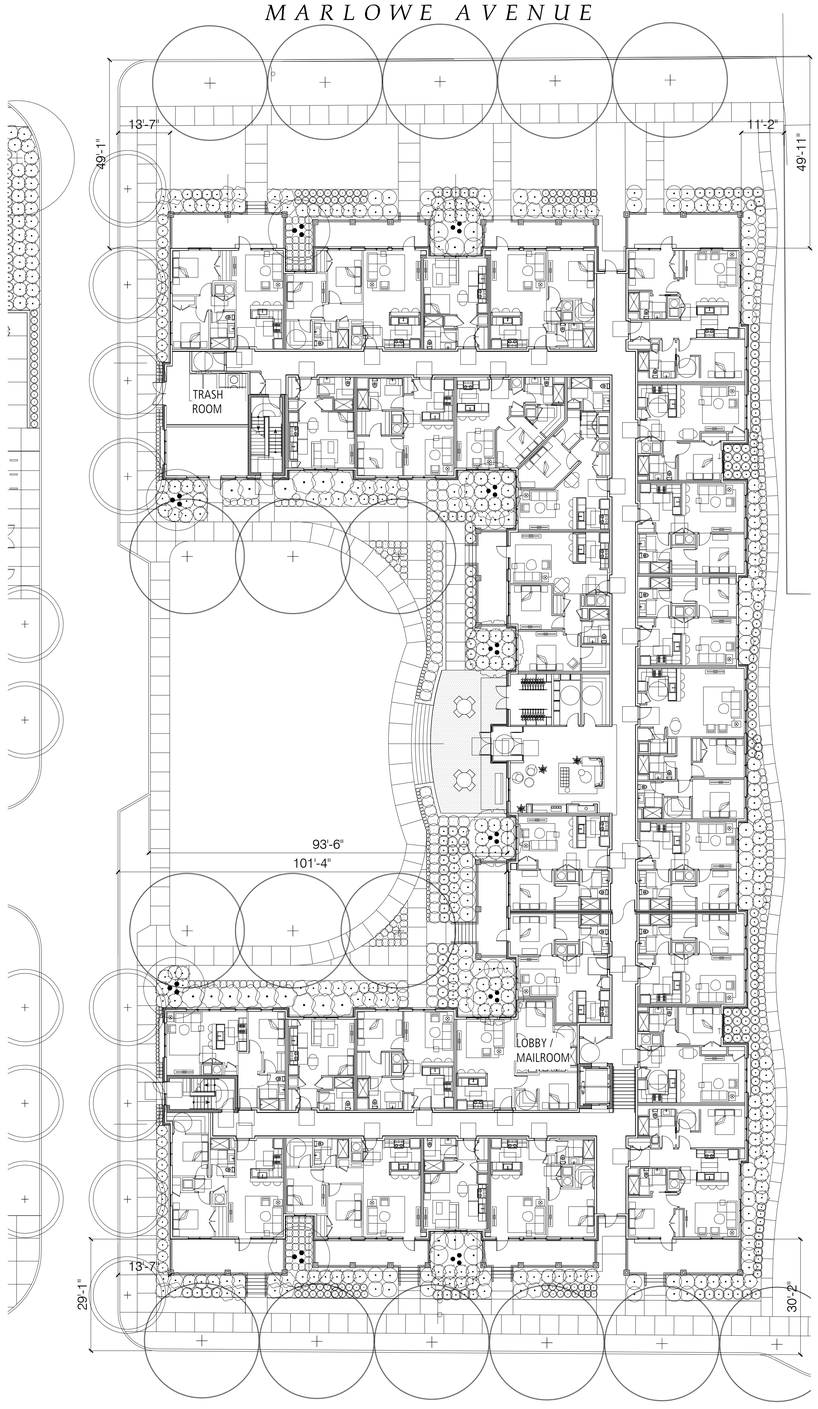
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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 3

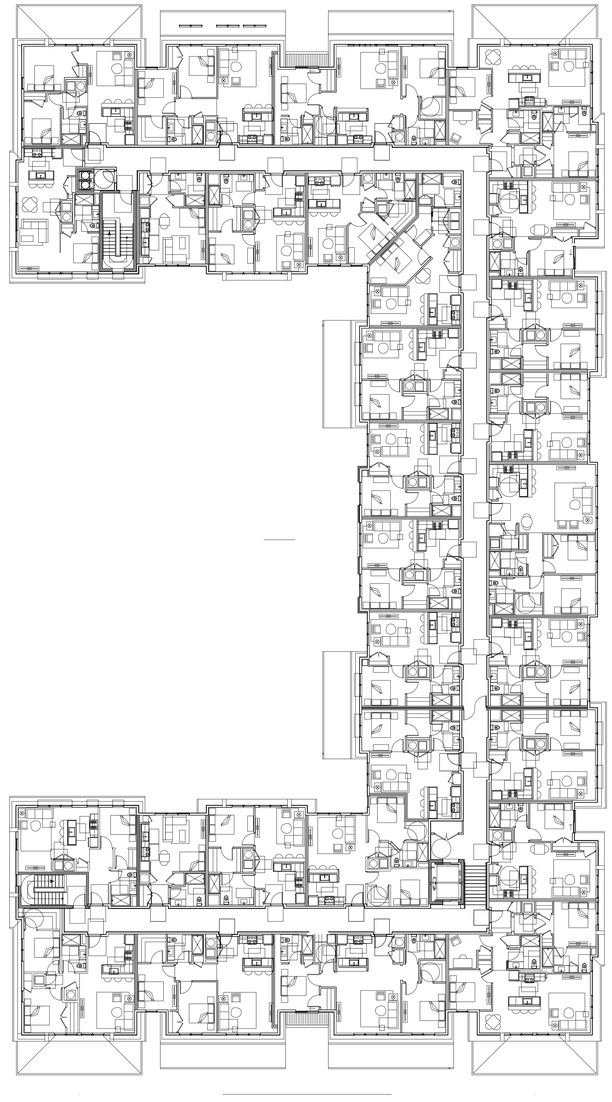
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Level 01
1/16" = 1'- 0"



Level 02
1/16" = 1'- 0"



Level 03
1/16" = 1'- 0"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Floor Plans

N

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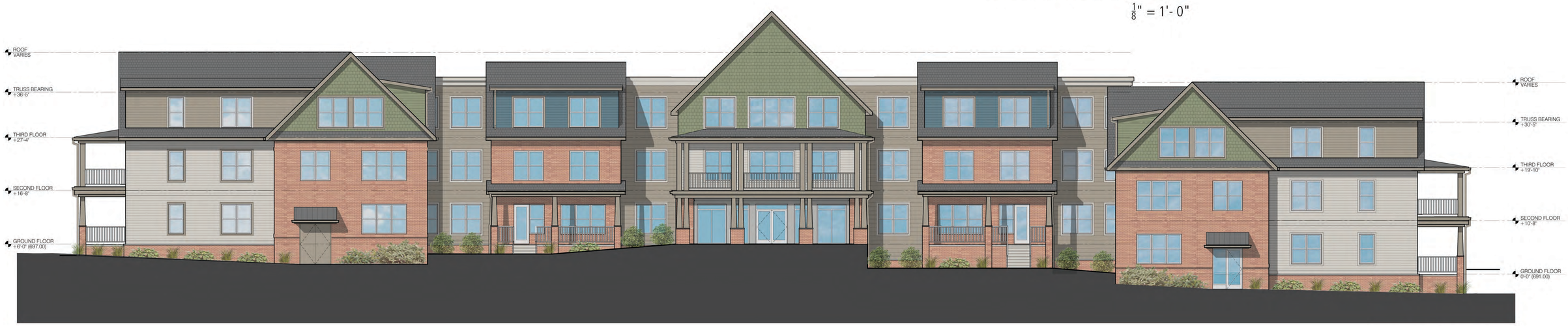
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

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West Elevation (Belle)

$\frac{1}{8}$" = 1'- 0"



North Elevation

$\frac{1}{8}$" = 1'- 0"



East Courtyard Elevation

$\frac{1}{8}$" = 1'- 0"



North Courtyard Elevation

$\frac{1}{8}$" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 4 - Elevations

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West Courtyard Elevation

$\frac{1}{8}$" = 1'- 0"



East Elevation (Marlowe)

$\frac{1}{8}$" = 1'- 0"



South Elevation

$\frac{1}{8}$" = 1'- 0"



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Northeast Towards Buildings 4 & 3 (Black Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Northeast Towards Buildings 4 & 3 (White Option)

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September 12, 2024



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Northeast Towards Buildings 4 & 3 (Gray Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Southeast Towards Building 4 (Gray Option)

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Lakewood Downtown Redevelopment Site
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Belle Ave. Looking Southeast Towards Building 4 (White Option)

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Lakewood Downtown Redevelopment Site
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Belle Ave. Looking Southeast Towards Building 4 (Gray Option)

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Lakewood Downtown Redevelopment Site
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View from Public Plaza Looking Southeast (Black Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast (White Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast (Gray Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 4 (Black Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 4 (White Option)

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 4 (Gray Option)

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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Aerial View from South East

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August 2, 2024



Lakewood Downtown Redevelopment Site
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Aerial View from North East

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August 2, 2024



PLAZA UPDATES

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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September 5th, 2024



PLAZA UPDATES

CASTO

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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September 5th, 2024



PLAZA UPDATES

Lakewood Downtown Redevelopment Site

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PLAZA UPDATES

CASTO

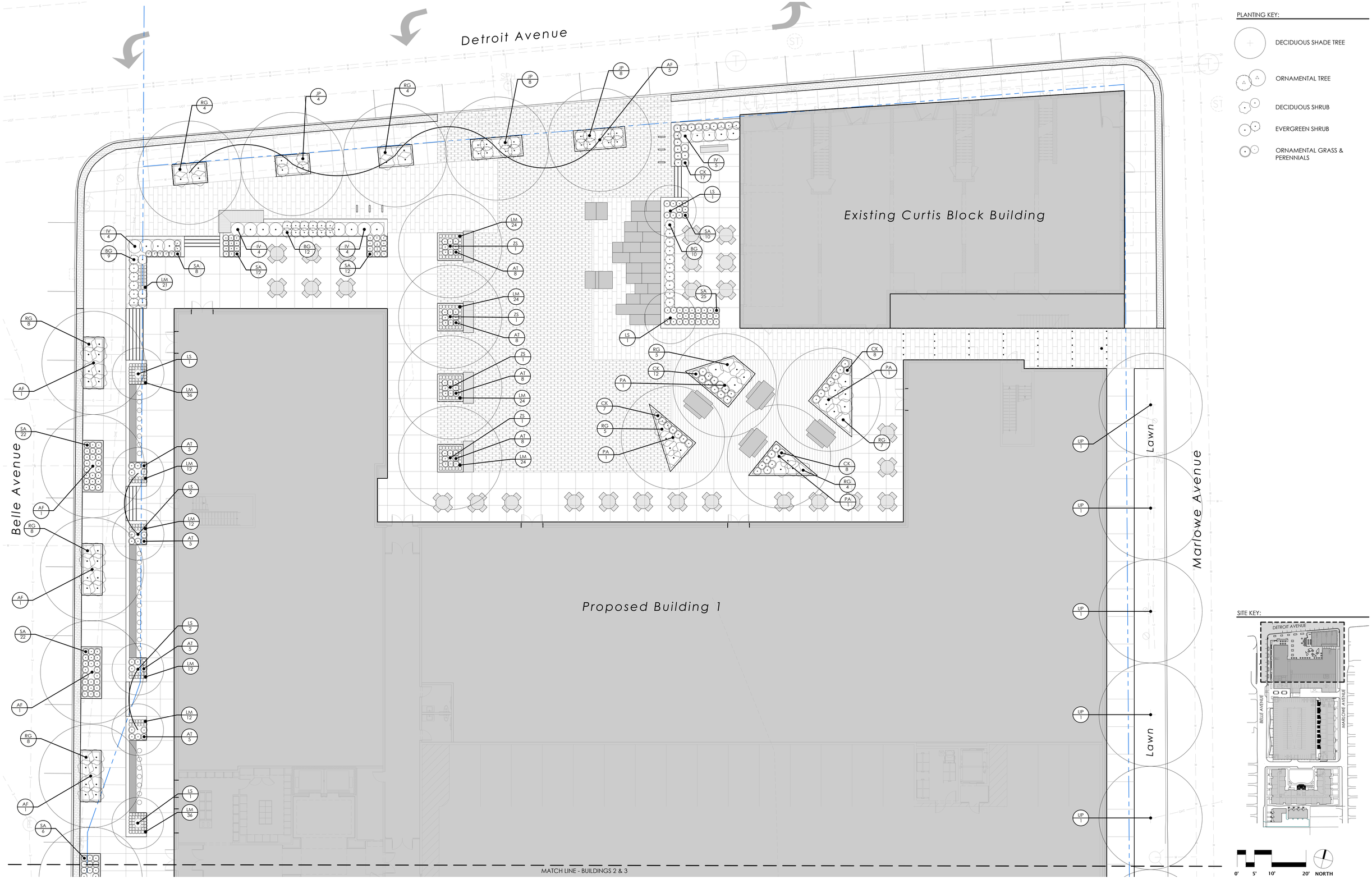
Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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BUILDING 1 & CURTIS BLOCK PLANTING PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024

MATCH LINE - BUILDING 1 & CURTIS BLOCK

Proposed Building 1

Proposed Building 2

Proposed Building 3

Belle Avenue

Marlowe Avenue

Lawn

Lawn

Lawn

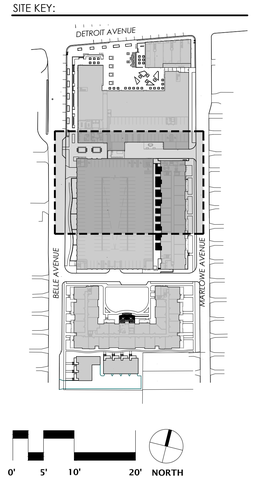
AF 1
SA 16
JP 12
PA 2
RG 15
PA 2
RG 15
SA 25
AG 2
ZS 1
AT 23
HG 22
NW 16
VC 10
AT 97
AG 2
AF 1
HL 3
PA 1
HG 19
NW 12
HL 4
VC 5
AT 20
MS 1
UP 1
VC 6
NW 15
MS 1
HG 20
AG 1
HL 4
AT 13
AT 4
AT 6
HG 3
HL 1
JT 56
HP 4
TH 4
HP 14
TH 4
HP 14
TH 4
HP 16
TH 5
HP 14
TH 4
HP 14
TH 4
HP 14
TH 4
HP 8
TH 5
UP 1
BG 17
LM 26
PA 6
HL 8
CC 1
LM 22
LM 41
BG 31
CF 1
HL 4
AG 1
LM 44
BG 32
AG 1
HL 5
CF 1
LM 44
BG 28
CF 1
HL 5
CC 1

MATCH LINE - BUILDING 2, 3 & 4

PLANTING KEY:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS & PERENNIALS

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2 & 3 PLANTING PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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September 5th, 2024

MATCH LINE - BUILDING 2 & 3

Proposed Building 2

Proposed Building 3

Proposed Building 4

MATCH LINE - TOWNHOMES

Belle Avenue

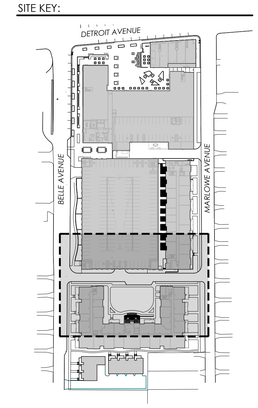
Marlowe Avenue

Lawn

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BUILDING 2, 3 & 4 PLANTING PLAN

Lakewood Downtown Redevelopment Site

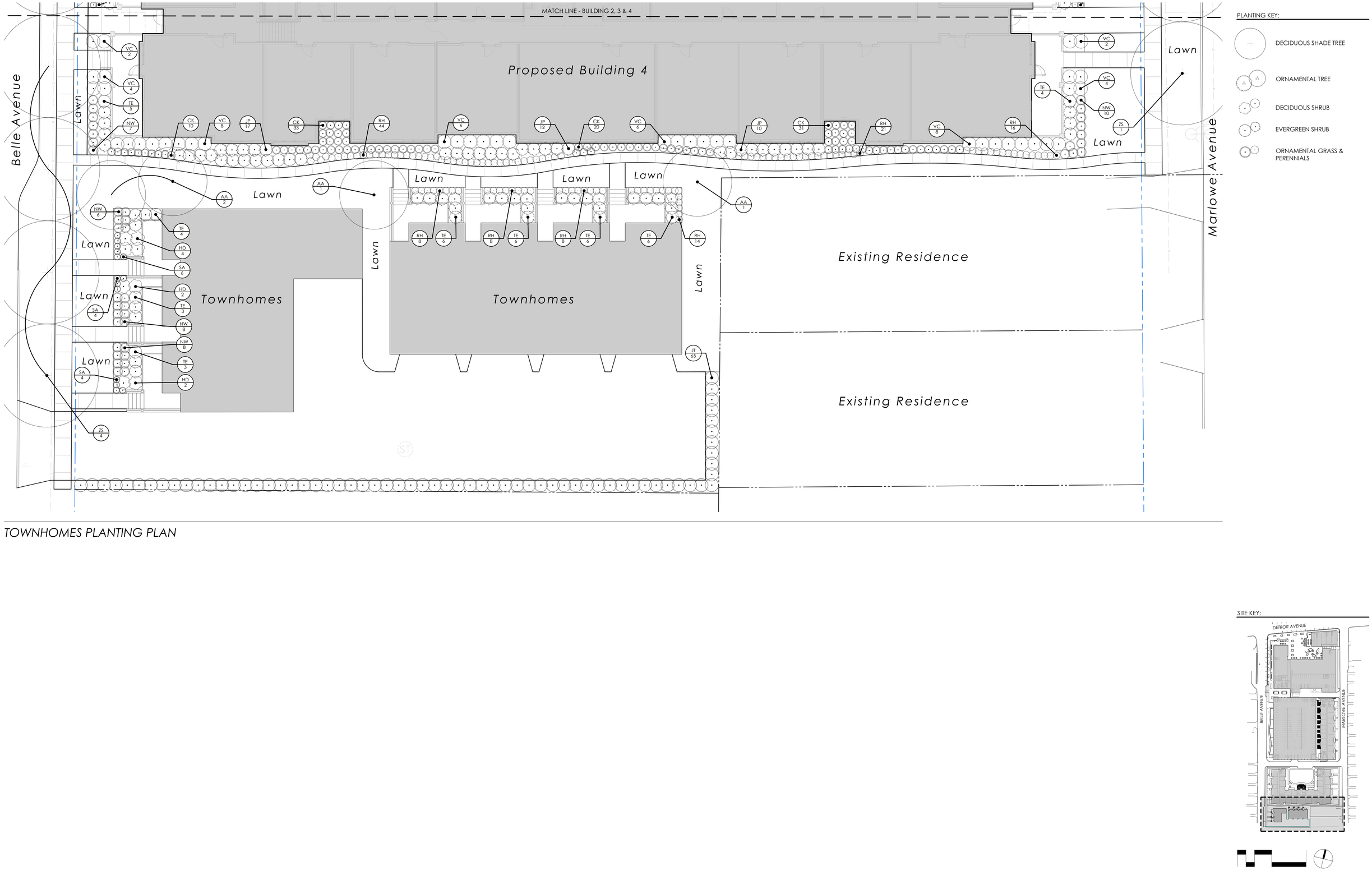
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TOWNHOMES PLANTING PLAN

SITE KEY:

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Lakewood, Ohio

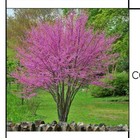
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September 5th, 2024

PLANTING SCHEDULE

TREES

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AA	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	17
	AF	ACER X FREEMANII 'CELEBRATION' / CELEBRATION MAPLE	2" CAL.	B&B	20
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` - 7` HGT.	B&B	13
	CC	CERCIS CANADENSIS / EASTERN REDBUD	6` - 7` HGT.	B&B	5
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2" CAL.	B&B	6
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2" CAL.	B&B	8
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	2" CAL.	B&B	6
	PA	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	2" CAL.	B&B	18
	UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2" CAL.	B&B	8
	ZS	ZELKOVA SERRATA / JAPANESE ZELKOVA	2" CAL.	B&B	18

DECIDUOUS SHRUBS

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CA	CORNUS ALBA 'ARGENTEO-MARGINATA' / VARIEGATED TATARIAN DOGWOOD	2 GAL.	CONT.	16
	HD	HYDRANGEA PANICULATA 'HPOPR013' / LAVALAMP CANDELABRA™ PANICLE HYDRANGEA	2 GAL.	CONT.	65
	HL	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	2 GAL.	CONT.	64
	IV	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	2 GAL.	CONT.	17
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.	83
	VC	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	2 GAL.	CONT.	101

EVERGREEN SHRUBS

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	BG	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2 GAL.	CONT.	255
	JP	JUNIPERUS CHINENSIS 'PFITZERIANA NICKS COMPACTA' / NICK'S COMPACT PFITZER JUNIPER	2 GAL.	CONT.	116
	JT	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	5` HT.	B&B OR CONT.	156
	TE	TAXUS X MEDIA 'EVERLOW' / EVERLOW ANGLO-JAPANESE YEW	2 GAL.	CONT.	119
	TH	TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	2 GAL.	CONT.	38

PERENNIALS

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	HG	HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA	2 GAL.	CONT.	135
	HP	HOSTA X 'PATRIOT' / PATRIOT HOSTA	2 GAL.	CONT.	168
	LM	LIRIOPE MUSCARI / LILYTURF	2 GAL.	CONT.	657
	LC2	LIRIOPE SPICATA / CREEPING LILYTURF	2 GAL.	CONT.	94
	NW	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	2 GAL.	CONT.	157
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN	2 GAL.	CONT.	119

Lakewood Downtown Redevelopment Site

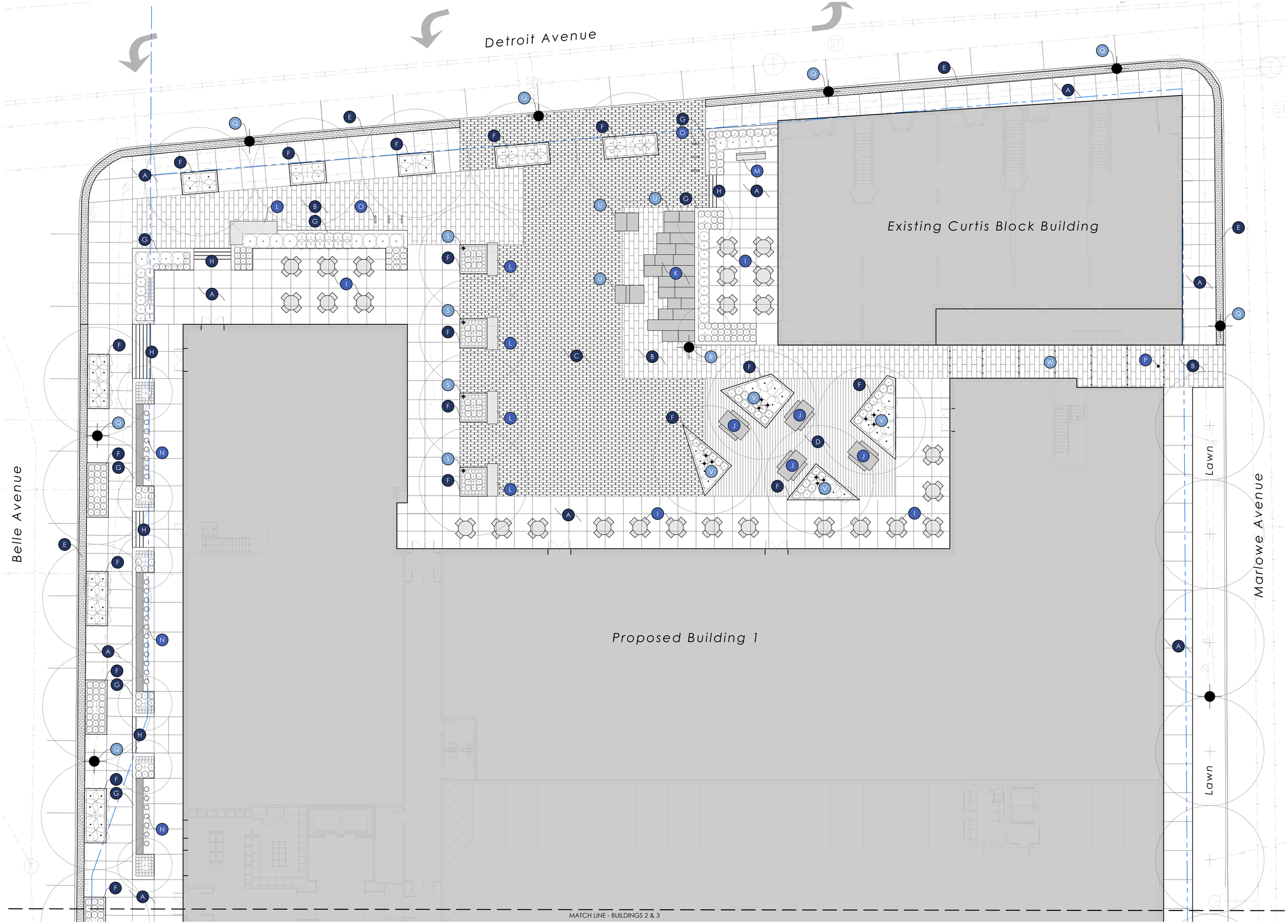
Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024



MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B Specialty Pavement A
- C Spacialty Pavement B
- D Specialty Pavement C
- E Stamped Concrete Paver
- F Planter Curb
- G Retaining / Seat Wall
- H Precast Concrete Steps

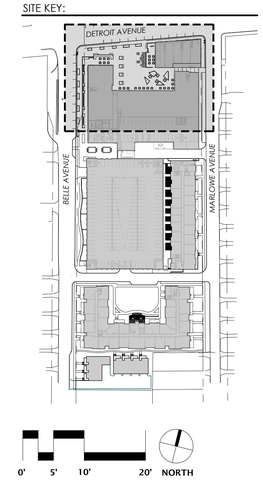
Site Furnishings

- I Table with Chairs
- J Picnic Table
- K Cliffhanger Terrace Bench Seating
- L Cliffhanger Linear Bench
- M Backed Bench
- N Bar Rail Table with Seating
- O Bike Racks
- P Bollard

Site Lighting

- Q Street Light
- R Area Light
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



BUILDING 1 & CURTIS BLOCK MATERIALS PLAN

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Lakewood Downtown Redevelopment Site

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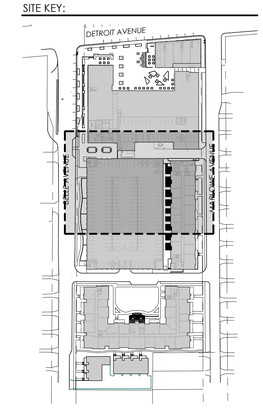
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SITE KEY:



BUILDING 2 & 3 MATERIALS PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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September 5th, 2024

MATCH LINE - BUILDING 2 & 3

Proposed Building 2

Proposed Building 3

Proposed Building 4

MATCH LINE - TOWNHOMES

Belle Avenue

Marlowe Avenue

Lawn

MATERIALS KEY:

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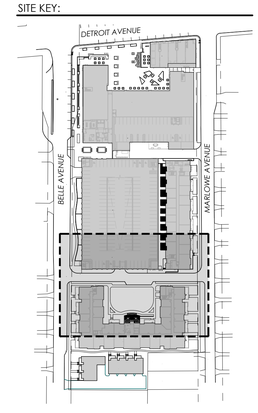
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SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2, 3 & 4 MATERIALS PLAN

Lakewood Downtown Redevelopment Site

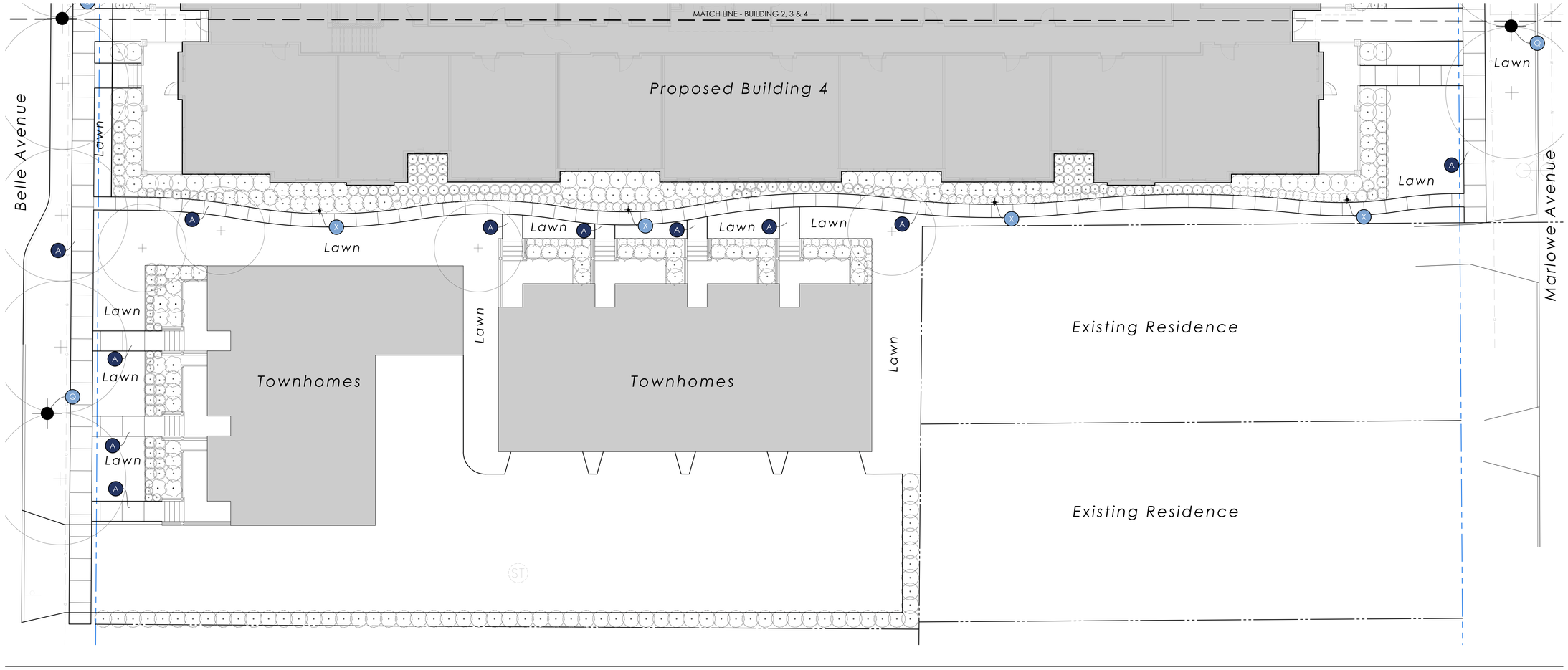
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Site Furnishings

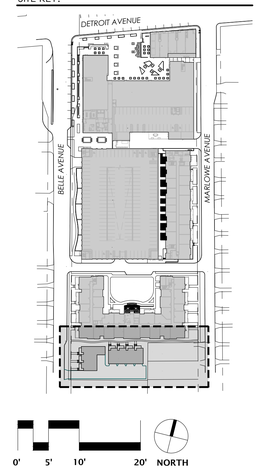
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TOWNHOMES MATERIALS PLAN

SITE KEY:



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Lakewood Downtown Redevelopment Site

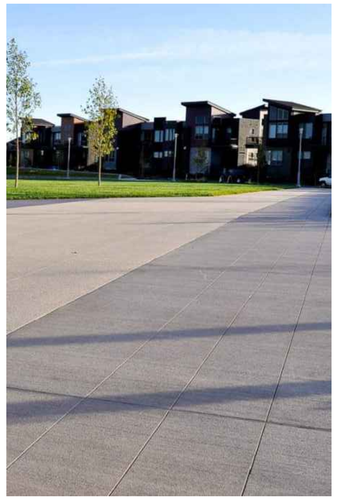
Lakewood, Ohio

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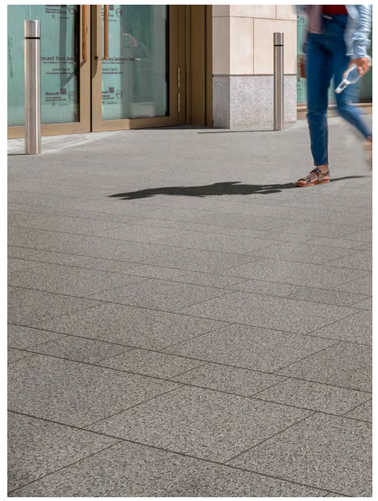
September 5th, 2024



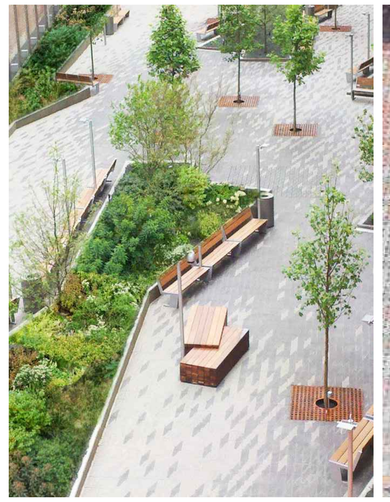


A *CONCRETE PAVEMENT*



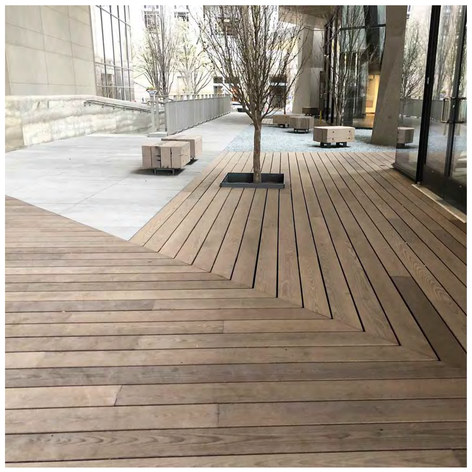


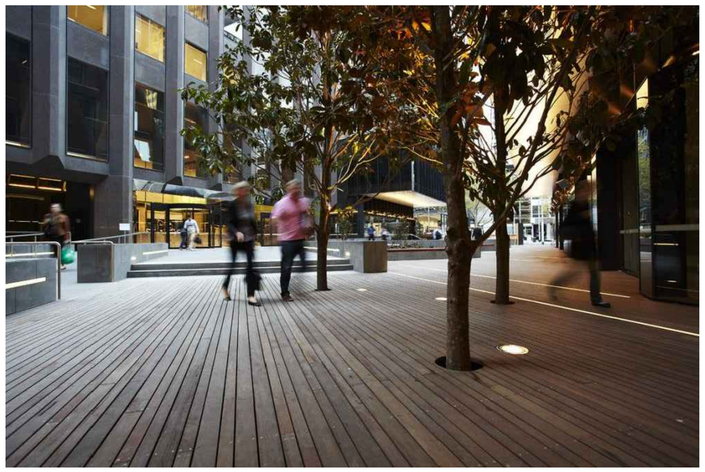
B *SPECIALTY PAVEMENT A*





C *SPECIALTY PAVEMENT B*

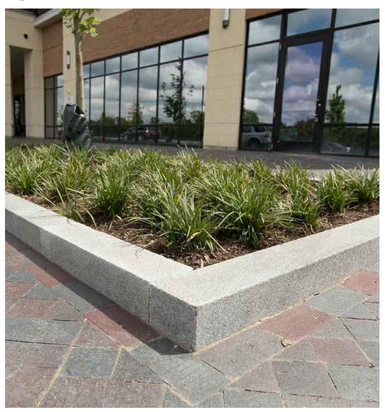




D *SPECIALTY PAVEMENT C*

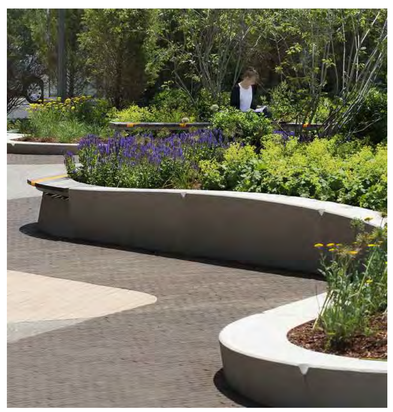


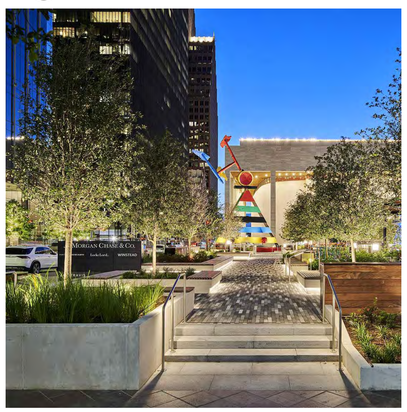
E *STAMPED CONCRETE PAVER*





F *PLANTER CURB*





G *RETAINING / SEAT WALL*



H *PRECAST CONCRETE STEPS*

SITE PAVING MATERIALS

Lakewood Downtown Redevelopment Site

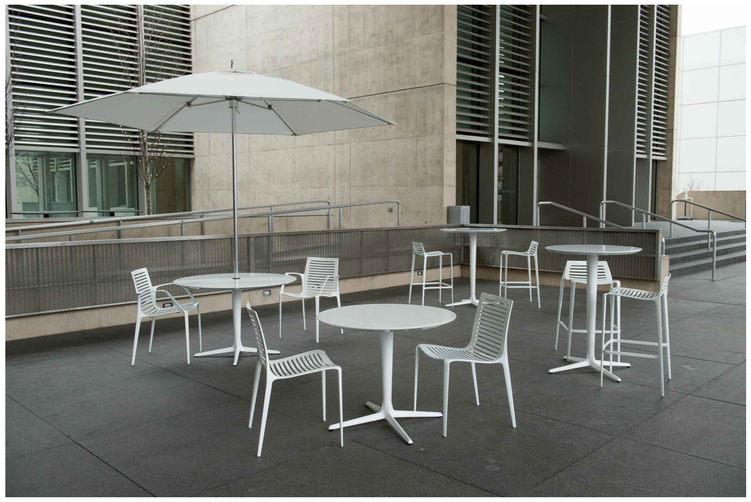
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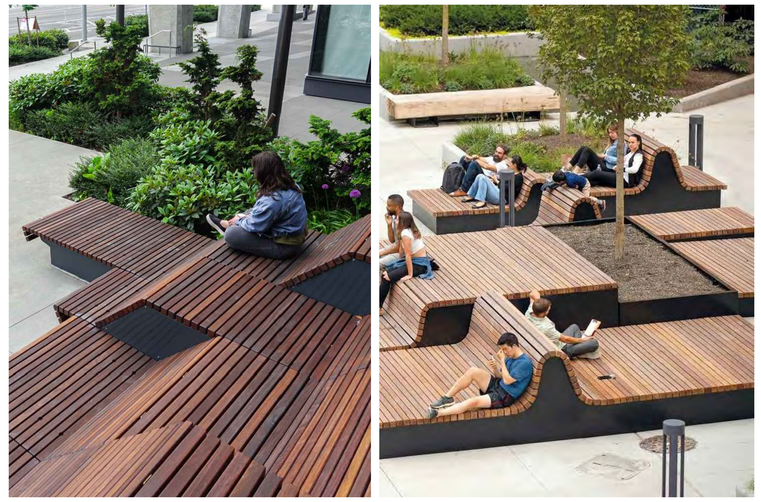
September 5th, 2024



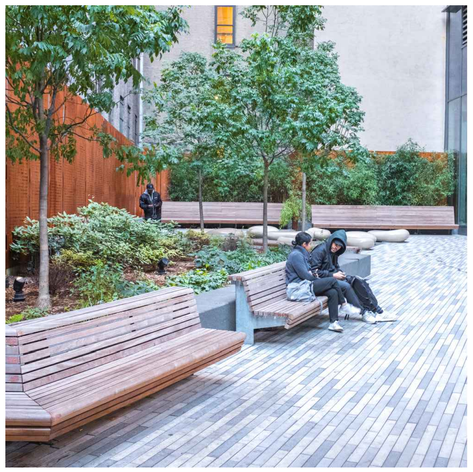
I TABLES WITH CHAIRS



J PICNIC TABLE



K CLIFFHANGER TERRACE BENCH SEATING

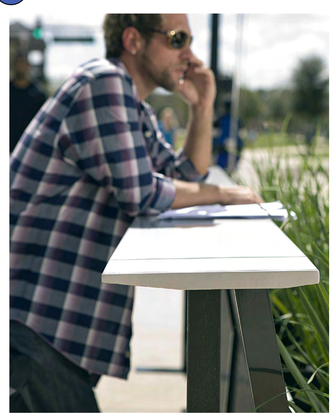




L CLIFFHANGER LINEAR BENCH



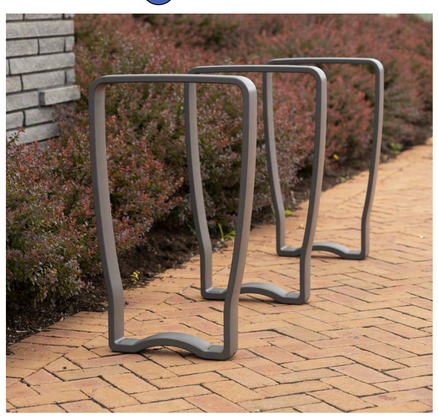
M BACKED BENCH





N BAR TABLE WITH SEATING





O BIKE RACKS



P BOLLARD

SITE FURNISHINGS

Lakewood Downtown Redevelopment Site

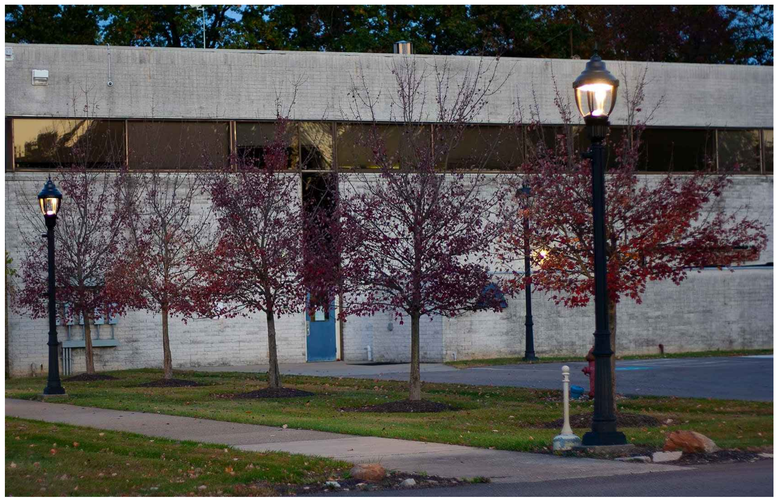
Lakewood, Ohio

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architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024



Q STREET LIGHT



R AREA LIGHT

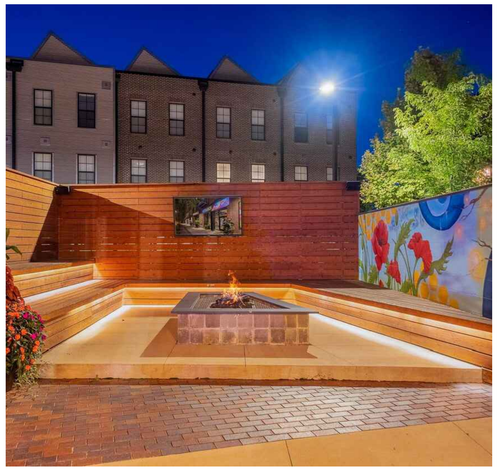


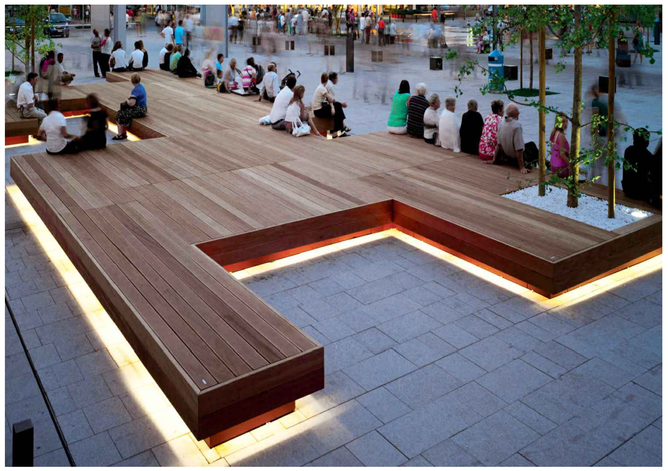
S ILLUMINATED BOLLARD





T LINEAR WALL LIGHTING





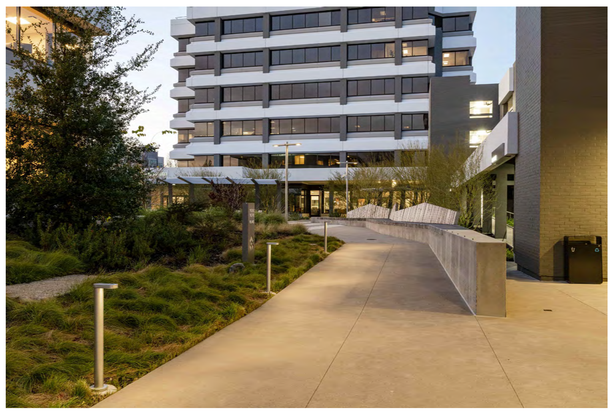
U BENCH LIGHTING



V UP LIGHTING



W CATENARY LIGHTING



X PATHWAY LIGHTING

SITE LIGHTING

Lakewood Downtown Redevelopment Site

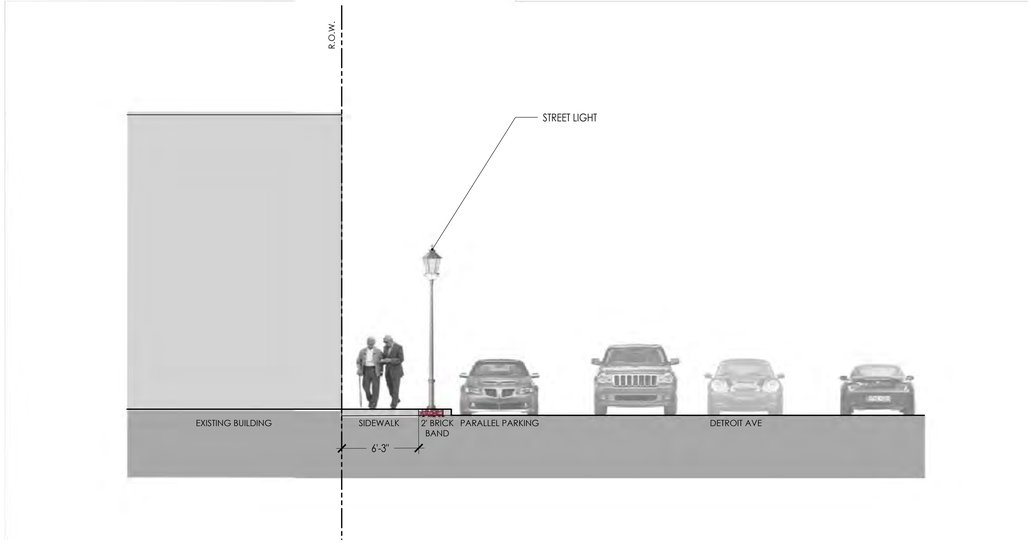
Lakewood, Ohio

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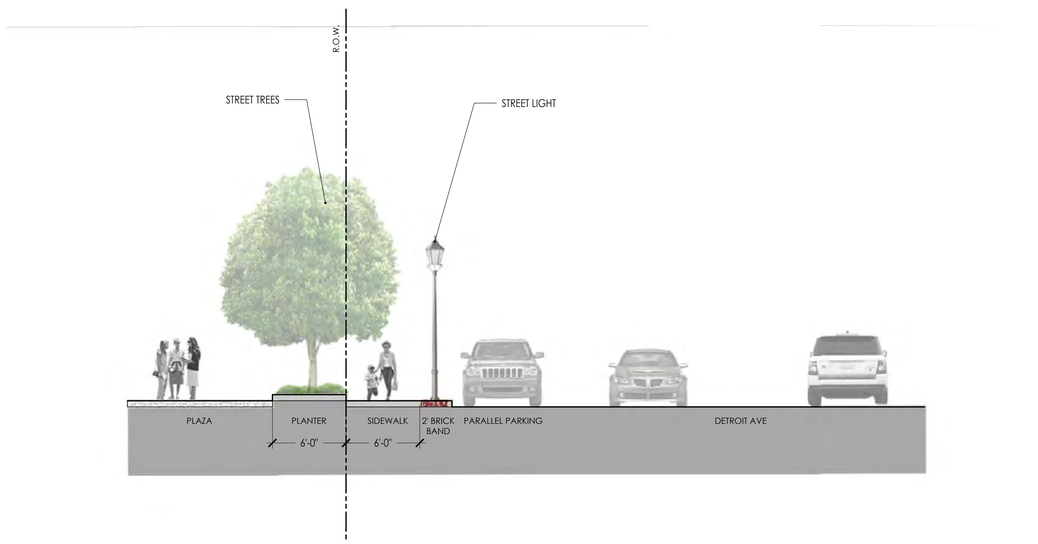
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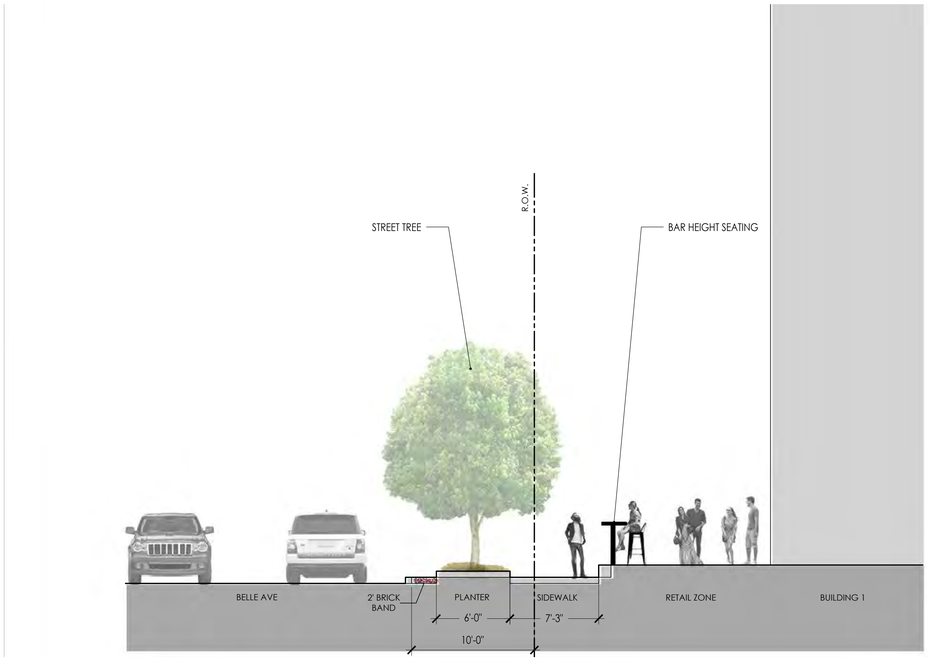
September 5th, 2024



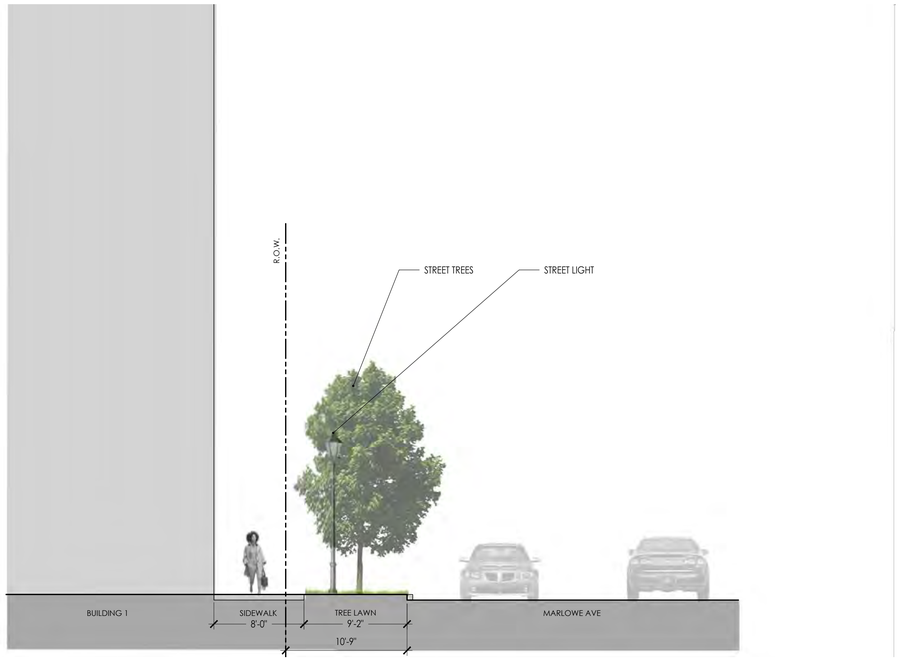
STREETSCAPE SECTION A (DETROIT AVE / CURTIS BLOCK)



STREETSCAPE SECTION B (DETROIT AVE / PLAZA)

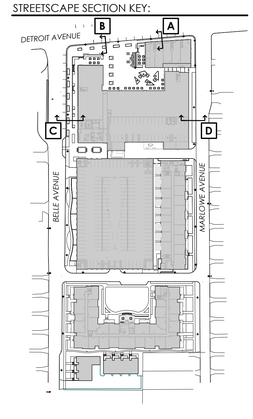


STREETSCAPE SECTION C (BELLE AVE / BUILDING 1)



STREETSCAPE SECTION D (MARLOWE AVE / BUILDING 1)

STREETSCAPE SECTION KEY:



0' 2.5' 5' 10'

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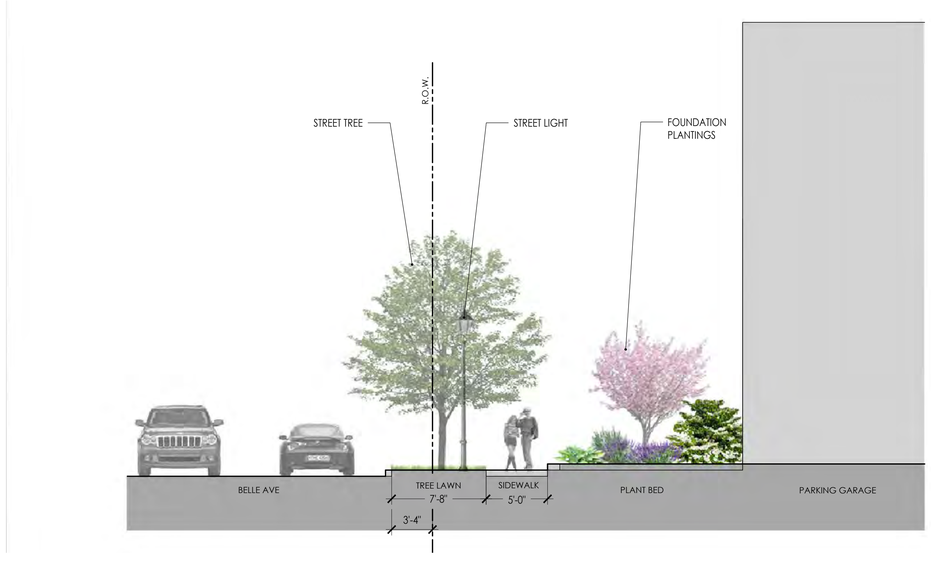
Lakewood Downtown Redevelopment Site

Lakewood, Ohio

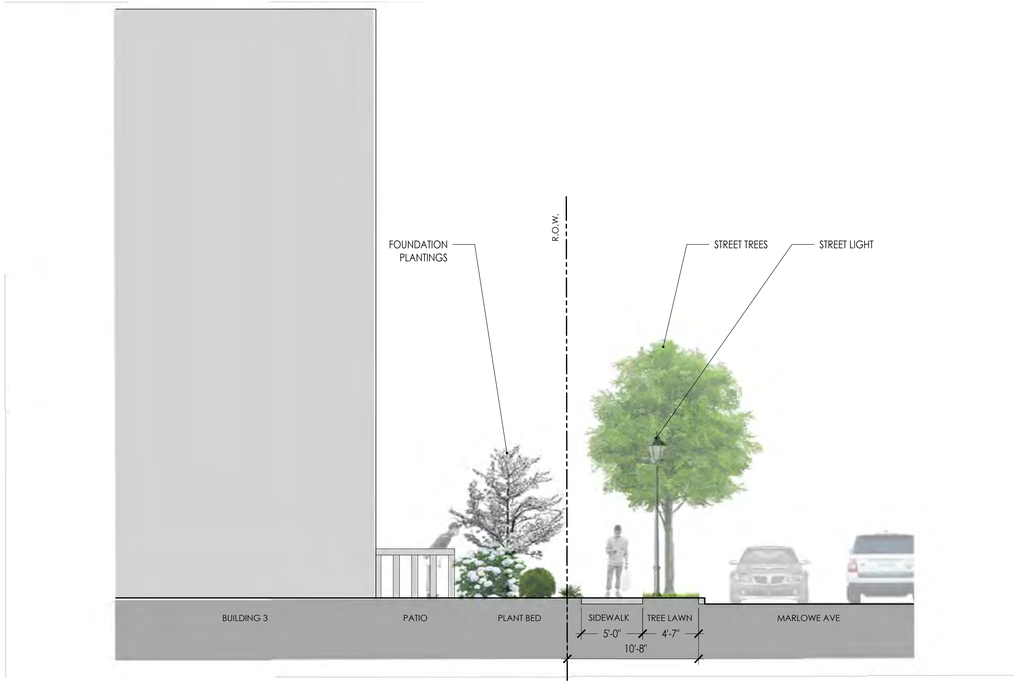
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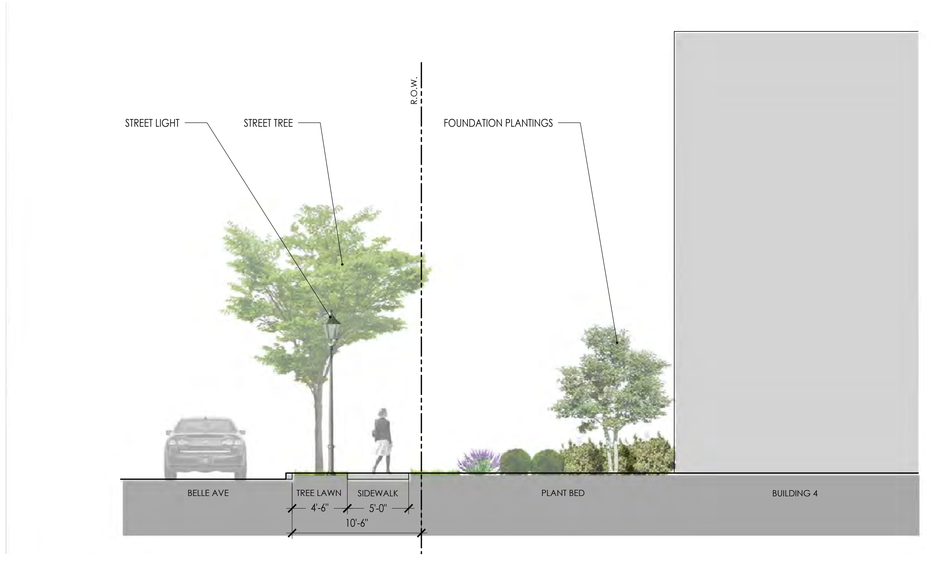
September 5th, 2024



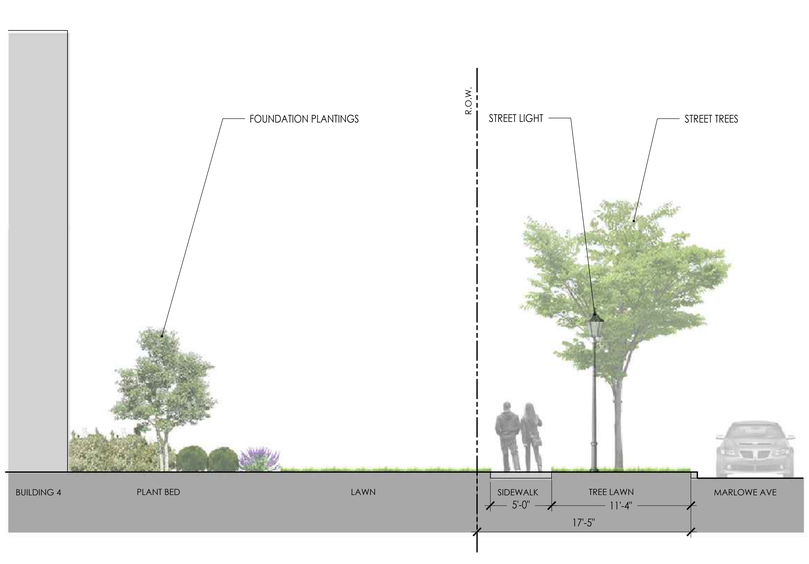
STREETSCAPE SECTION E (BELLE AVE / BUILDING 2)



STREETSCAPE SECTION F (MARLOWE AVE / BUILDING 3)

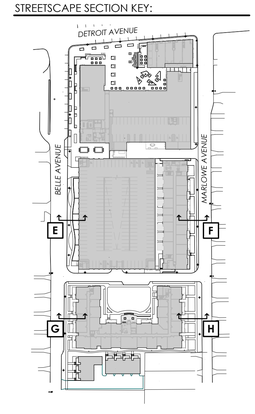


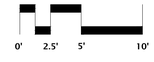
STREETSCAPE SECTION G (BELLE AVE / BUILDING 4)



STREETSCAPE SECTION H (MARLOWE AVE / BUILDING 4)

STREETSCAPE SECTION KEY:





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PLAZA VIEW 1



PLAZA VIEW 2

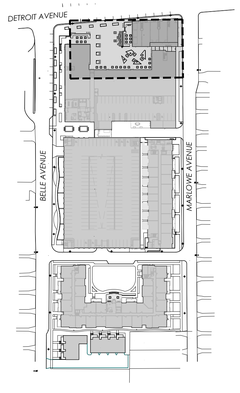


PLAZA VIEW 3

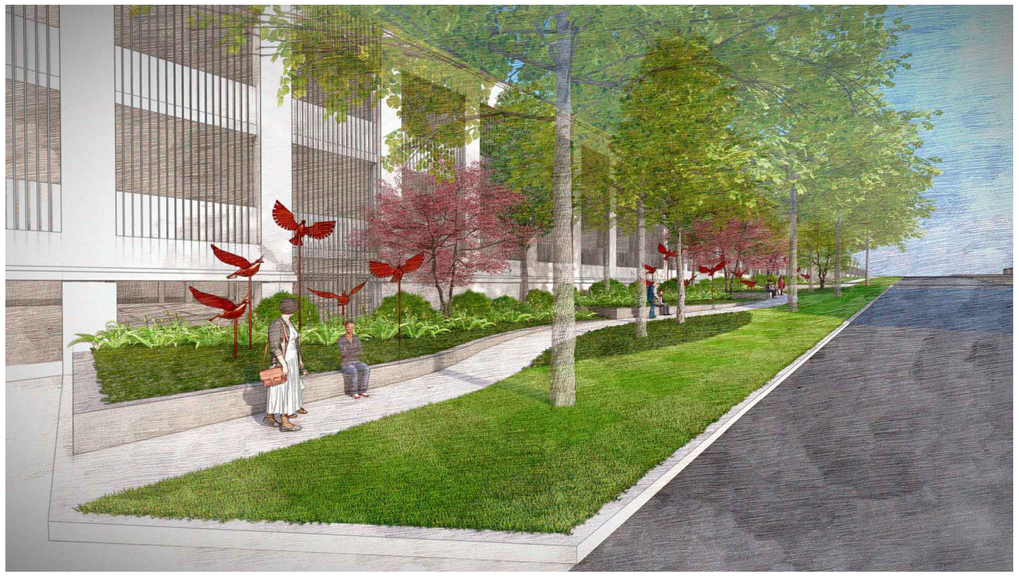


PLAZA VIEW 4

3D VIEWS KEY:



PLAZA 3D VIEWS



LINEAR PARK VIEW 1



LINEAR PARK VIEW 2

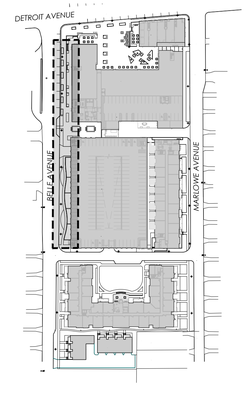


BELLE AVE COURTYARD VIEW



BELLE AVE COMMERCIAL FRONTAGE STREETSCAPE VIEW

3D VIEWS KEY:



BELLE AVE 3D VIEWS

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