

**MINUTES  
SPECIAL MEETING  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
WEDNESDAY, SEPTEMBER 25, 2024  
5:30 P.M.**

**1. ROLL CALL**

Board Members

Hanna Cohan Plessner, Vice Chair

Chris Egervary

David Maniet, Chair

Nick Slaughterbeck

Jeremy Smith

Staff

Amanda Cramer, Board Secretary, City Planner

Angela Byington, Planning and Development Director

Sophia Jones, City Planner

Christopher Parmelee, Building Commissioner

**2. OPENING REMARKS**

Ms. Cramer read the Opening Remarks into record.

**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)

Paul Glowacki, Dimit Architects, and Tedd Hardesty, Edge Architects, were present to explain the updated proposal, provided color/material samples. No public comment was received by administrative staff prior to the meeting. Public comment was taken.

**Public Comments/Questions**

- Where would the board & batten block be used on the Curtis Block Building?
- Would like to see the new railings on the back balcony of the Curtis Block Building.
- Would like to see the proposed historic color scheme of the Curtis Block Building.
- Thought the windows in the gables of Building 4 were too large/commercial looking.
- Is there only a single gable on the expanse of the north elevation of Building 4?
- Where will the murals be located?
- Where is the overhead art located?

- Why choose plantings for the screening trellis system that do not remain green in the winter?
- Wants to detailed rendering of the Curtis Block Building as it faces into the plaza.
- Dormers that face the street look oversized.
- The vines will look awful in the winter months.
- Thank you for addressing the pet relief areas.
- Do not like black windows/seams on Building 4 as most Lakewood homes are white.
- Liked the plantings for the garage.
- Liked the fact that the plaza trees will be planted in the ground.

### Board Members' Comments/Questions

#### Curtis Block Building:

- Appreciated the restoration of the Curtis Block Building.
- On the west elevation facing the plaza, need to center the middle garage door with the opening of the second floor middle window and adjust the position of the first and third garage doors accordingly.
- Consult with Placemark regarding any potential Section 106 Review.
- Will there be lighting around the garage doors?
  - If there is, it will be very similar to what will be used elsewhere in the plaza.
- Liked the re-opening of the NE corner of the building.
- Would like to see detailing around the garage door openings.
  - Do not want to add detailing as it would emphasize it not being original.
- Liked the color palette of the dormers.
- Describe the second floor area and door opening above the garage door.
- Describe the proposed location of the public art, and would a local artist be used?
- Possibly on the two second floor west facing areas of the Curtis Block Building. Will consult with the City's Public Art Advisory Board.
- Liked the use of fiber cement replacing the aluminum siding.

#### Building 1:

- Confirmed that full brick would be used.
- Liked the brick detailing and palette.
- The proposal was appropriate to Lakewood.
- Confirmed the location of the up/down lighting.

#### Building 3:

- Liked the transition, detailing.
- Liked the way the side elevations transitioned from the front elevation.
- Wanted details about the railings.
- The building looked very nice.
- There was lighting for the residential entry and for the balconies/porches.

#### Building 2/Garage:

- Confirmed there was a below grade parking level on the Marlowe Avenue side.
- Want to see a winter rendering of the vertical screening and show it with the other proposed landscaping.
- Asked for more detailing about the landscaping.
- Liked the fact that the plantings would be planted in the ground.
- Asked for details about the Trumpet vine.
  - It is a hardy, woody vine, grows about two feet or more in a year.
- Asked if there could be down-lighting on the screening.
- Asked about the lighting on the top of the garage.

- Will see it in the photometric plan.
- Want to see winter rendering of the Trumpet fine.
- For the two bays that are not brick, treat them differently to act as a break in the façade.
- Will shining headlights be an issue side of the apartment building?
  - No, there is a crash wall that will block the lights.
- Is there planned lighting between the garage and Building 3?
  - Lighting will be at the entrances to the residential units. The space is for residents only. Some sort of barrier can be used in addition to the landscaping to limit access.
- Consider something on the garage wall to provide a sense of security.
- Appreciated the two large bike parking areas, great addition for the tenants.

#### Building 4:

- Liked the materiality and scale of the building and windows.
- Asked if there was lighting planned for the courtyard building.
  - There will be lights at the gabled part, in addition to the two-story porch, and wings of the building, doors, and landscaping.
- Asked about changing the roof line/slope.
- Liked the placement of the brick and the color palette.
- Confirmed the window casing color would match the primary siding.
- Liked the size and color of the windows.
- Would like a couple of bike racks by the main entrance.
  - Would be for visitors as there was bike storage in the garage.
- Liked that the window treatment is similar to Building 2.
- Add base and capitals on the columns would be nice, keep it simple and clean.

#### Landscaping:

- Call out the location of the bush shelter on the plaza landscaping plan.
- Curb cuts, Belle Avenue especially, ADA domes, light fixtures.
- Like the brick walks
- Consider additional pet relief areas with one near the meandering path on the Belle side.
- Maintenance of the yet to be developed townhouse area.
- Want to know what the pre-cast form seating will look like.
- Want to know what the permanent planters will be.
- Details are forthcoming, will be four-inch high precast curb around the landscaping west of Curtis Block Building.
- Want electrical outlets/plug-in area within the plaza/promenade area.

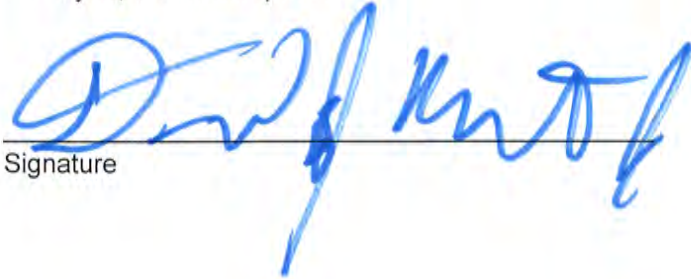
#### Bullet points for next meeting:

- Curtis Block Building: consider realignment of the garage doors..
- Provide night renderings/pictures.
- Provide photometric plans.
- Provide light fixtures.
- Winter rendering of the vertical screening.
- Show landscaping along with the vertical screening.
- Show bus shelter location.
- Consider additional pet relief areas.
- Plug-in areas on the promenade.
- Show pedestrian details of Belle Avenue curb cuts/ADA domes, light fixtures, etc.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **DEFER the request**. All of the members voted yea; the motion passed.

**ADJOURN**

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **ADJOURN at 7:38 p.m.**. All the members voted yea; the motion passed.

A handwritten signature in blue ink, appearing to be "D. Maniet", written over a horizontal line.

Signature

10-10-2024

Date



Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. PAUL M. GLOVACCI
- 2. Linda Barbiero
- 3. Heather Pudge
- 4. Marie-France Schreiber
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

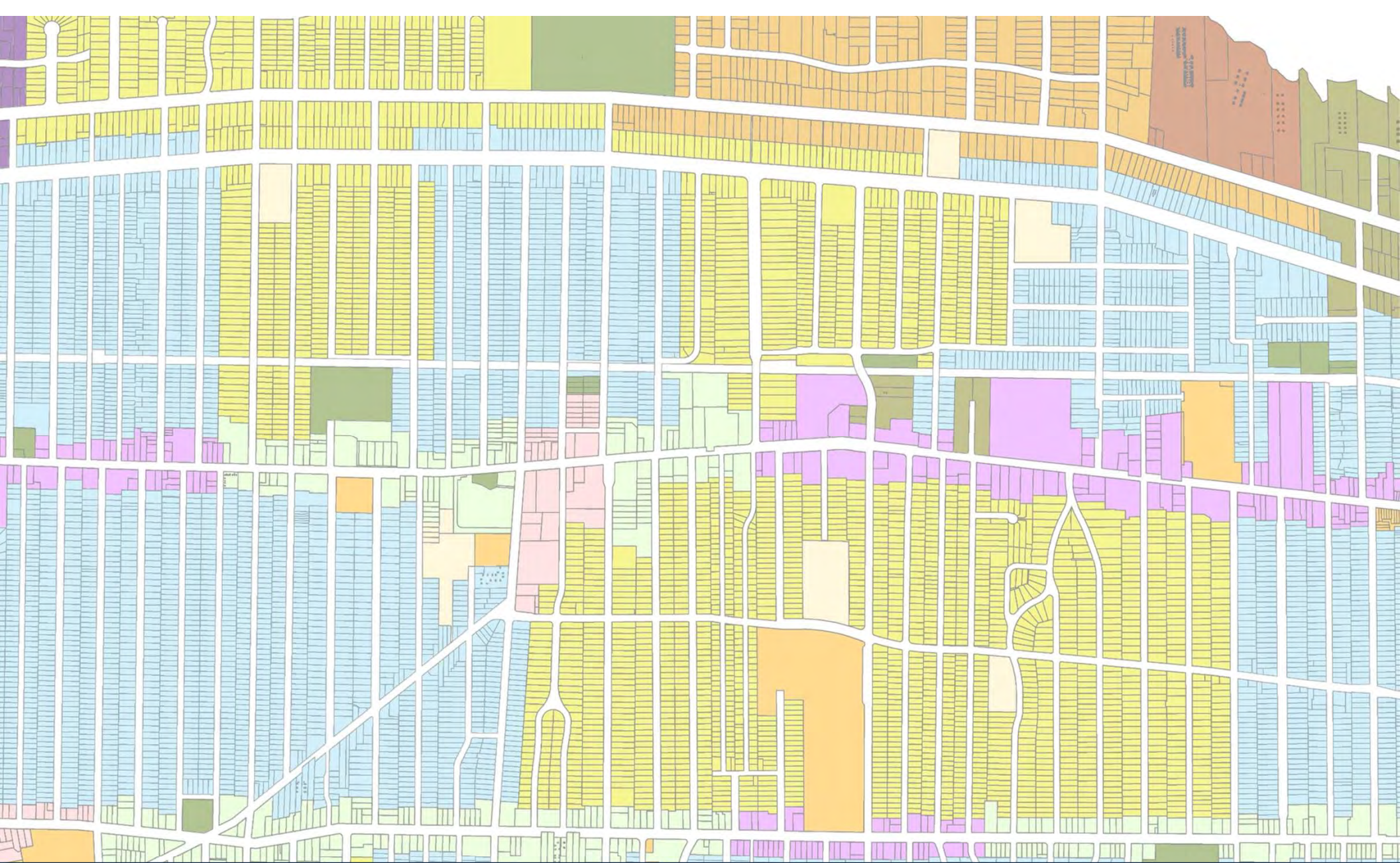
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Special Meeting, Wednesday, September 25, 2024



# Architectural Board of Review

September 2024



**Architectural Board of Review**

Special Meeting: September 25<sup>th</sup>, 5:30 pm (Auditorium)

**Members**

David Maniet (2024 Chair)

Hanna Cohan Plessner (2024 Vice-Chair)

Jeremy Smith

Chris Egervary

Nick Slaughterbeck

**Staff**

*Board Secretary: Amanda Cramer, Sophia Jones*

*Building Commissioner: Chris Parmelee*



**14519 Detroit**  
**Downtown Development**



**Docket No. 9-80-24 (14519 Detroit)**



**14519 Detroit**  
**Downtown Development**



**Docket No. 9-80-24 (14519 Detroit)**



## 1156.01 – Purpose (Planned Development)

- ❑ Promote development that is:
  - **Innovative;**
  - **Integrated with surrounding uses; and**
  - **Shows sensitivity to cultural, environmental, and economic considerations**
- ❑ Development which is consistent with the **Community Vision** including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**

**14519 Detroit**  
Downtown Development



**Docket No. 9-80-24 (14519 Detroit)**

# Planned Development Approval Process

1. Planning Commission reviews and approves plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development

**14519 Detroit**  
Downtown Development



**Docket No. 9-80-24 (14519 Detroit)**

# Planning Commission Outline

- Final PC Plan Approval 9/5/24 with a few conditions that will be addressed in an update to:
  - The final plat
  - The site plan (ride share spaces designated, crosswalk to health center)
  - The subsequent development agreement (landscaping maintenance/responsibilities)

**14519 Detroit**  
Downtown Development



**Docket No. 9-80-24 (14519 Detroit)**

# ABR Comments: September 12<sup>th</sup>, 2024 Meeting

- Overall site
  - Will need to see all sides of all the buildings.
  - Additional bike racks-at entrances to all buildings
  - Add night renderings
  - Roof plan requested
  - Material samples requested for in person meeting
- Building 1/Plaza/Curtis Block
  - Interested in understanding the longer-term scale of the plantings/trees.
  - Night and winter renderings would be helpful
- Building 2/3
  - Some concern over the plantings on the panels of the garage. Love the idea but need to see the winterizing plan.
    - Would like to see the breakdown of which will be public art vs. plantings.
  - How will garage be lit? Interested in a photometric plan for the whole site, but that is not an ABR requirement. If you could just give some detail about the types of lighting planned, I think that would do the job.
  - Linear Park – treatment for all seasons.
  - Building 3 – bring the detail from the front façade facing Marlowe to the sides of the buildings. Again, 4-sided design.
- Building 4
  - Need refinement of brick placement on different floors.
  - Background of the courtyard – help that parapet fade into the background.
  - Prefer the black window option to be complimentary to the other buildings.

**14519 Detroit**

**Downtown Development**



**Docket No. 9-80-24 (14519 Detroit)**

# Roles & Responsibilities

## Planning Commission

### Land Use/Zoning:

- ❑ Standards for Preliminary Review set forth in 1156.03
  - ...sensitive to the abutting land uses...mixed use is encouraged (use table and area map).
  - ...comply with the subdivision requirements as set forth in Chapter 1155 (final plat).
  - Adverse impacts on adjacent properties, including but not limited to increased traffic or noise...(traffic impact)

### ❑ (1156.05) PD Design Principles:

- Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
- Pedestrian Access and Circulation
- Vehicular Circulation and Access (Traffic Impact Study)
- Parking (quantity)



## Architectural Board of Review

### Building Orientation/Design/Materials:

- ❑ Standards for review set forth in 1156.05 and Chapter 1325 of the building code.
  - (1325)...by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all...buildings to be erected...(including Commercial District and other guidelines)
  - (1156.05) PD Design Principles
    - Building and Site (Massing/Design)
    - Pedestrian Access and Circulation
    - Vehicular Circulation and Access
    - Parking (Visual impact, 1325.08/Design)
    - Building Materials
    - Landscaping
    - Streetscape improvements
    - Service Area and Mechanical Screening
    - Signage (Master sign plan required)
    - Lighting (...including photometric illustration)

**14519 Detroit**  
Downtown Development



**Docket No. 9-80-24 (14519 Detroit)**

## Development Objectives (No Change)

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.

**14519 Detroit**  
Downtown Development



**Docket No. 9-80-24 (14519 Detroit)**

# Council (Development Priorities – Resolution 2022-14)

Council Downtown Development Priorities



**14519 Detroit**  
Downtown Development



**Docket No. 9-80-24 (14519 Detroit)**