

**MINUTES
SPECIAL MEETING
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
TUESDAY
DECEMBER 13, 2022
5:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Board Members

Rob Donaldson
Brian Grambort, Vice Chair
David Maniet, Chair
Hanna Cohan Plessner
Jeremy Smith

Staff

David Baas, Board Secretary, Senior Planner
Shawn Leininger, Director, Planning & Development

2. OPENING REMARKS

Staff read the opening remarks into record.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

3. Docket No. 07-41-22

**14519 Detroit Ave.
Downtown Development**

Griffin Caldwell
CASTO
250 Civic Center Dr.
Columbus, OH 43215

Applicant proposes a planned development. Updated plans will be presented at the meeting. (Page 2)

4. Docket No. 07-42-22

**14501-09 Detroit Ave.
Curtis Block Building**

Griffin Caldwell
CASTO
250 Civic Center Dr.
Columbus, OH 43215

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building. Updated plans will be presented at the meeting. (Page 4)

Dockets 07-41-22 and 07-42-22 were taken together. Staff presented an overview of the previous meetings. Gary Ogrocki, Dimit Architects, and Ted Singer, Dimit Architects were present to explain the proposals. Staff provided City Staff Comments. Discussion commenced about the pedestrian access points to and from the garage, pedestrian circulation to and from the pool, trash disposal/retrieval, public/residential, and business parking in the garage. Next discussed was the massing of Building 2, the two-story front porches, the gables, transition of the four-story building to the three-story one, integration to the existing residential area, the two-story liner units, the stair coverings. Staff reminded the members of the Planning Commission's directive(s). Discussion continued about the liner units in relation to the garage. The conversation switched to the garden units, end gables, use the alley to transition to the residential, use of varied designs was a good direction, aided integration into the neighborhood, the Marlowe and Belle Ave. elevations remained too tall, be aware of ADA entries, the seven townhomes would be discussed later. Staff said that site layout was the objective of the meeting, not for details of the development plan. Public comment was taken.

Comments/Responses:

- How many liner units were there?
 - As per the submitted plans.
- Alter the liner units design for placement of the porches to be on the inner side of the units.
 - The members agreed.
- Bring the liner units closer to street on Marlowe Ave.
- The southern buildings needed consideration to the residential neighborhood.
- The reduced massing was better than as presented in initial meetings.
- Further refinement of the development was required, especially the southern portion.
- The project was going in the right direction.
- Was the one-story addition on top of the Curtis Block Building a fixed given?
 - Nothing was approved to date.
- Addition of bay windows to the top units was an option.
- Anything to break the massing would be helpful.

Staff reminded the Board members of the city staff recommendations as presented to the Planning Commission. The main concerns that were expressed at the current meeting were:

- Pedestrian circulation and connectivity from the garden apartments/townhomes to the amenity center needed further study.
- Increase the depth and undulation of the Building 2 to better reflect residential context.
- The liner units and porches are layered onto the garage and are unrelated; they need further studied and better coordinated.
- The Belle Ave. and Marlowe Ave. facing garden apartments need to carry the residential components to their entirety.
- Use the alley to transition the architecture between Building 2 and the garden apartments, and on the Belle Ave. side for the liner units and garden apartments.

The members said the next step was to return the proposals to the Planning Commission, were comfortable with the direction, were concerned with the below grade porches, were ready to move forward with the process, were looking to the final designs.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **REFER Docket No. 07-41-22 to the PLANNING COMMISSION with the following recommendations:**

- 1. The conditions of the Planning Commission approval of the Preliminary Planned Development Plan are restated and incorporated.**

- a. Setbacks, heights, and uses are approved as depicted, subject to modification based on final development plan.
 - b. The number of parking spaces shall be between the minimum and maximum set by code.
 - c. Plat must include the private road as an easement or separate lot.
 - d. Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
 - e. The front porches facing any street must be a minimum of six (6) feet of clear space from the building.
 - f. Buildings A, 1, 2, and the garage, shall be at least the minimum height as presented.
 - g. There must be a dedicated pedestrian access along the southern product edge.
2. The western façade of the Curtis Block needs to relate/ integrate with the main (street-facing) façade more closely as currently there are differing lines, parapet levels, material uses, etc.
 3. The integration/ connection between Building 1 and Curtis Block on eastern and southern façade needs more consideration and refinement to eliminate incomplete parapet return, etc.
 4. Reconcile service/trash access and pedestrian connectivity with particular attention to the area between Buildings 1 & 2.
 5. Provide more detail on pedestrian circulation and connectivity between Garage and the Garden Apartments and among the garden apartments/townhomes/amenity center area.
 6. Increase the depth and undulation of the Building 2 façade (facing Marlowe) to better reflect area residential context. Provide more detail on the elevation of each porch element in relation to changing grade as the building progresses from north to south.
 7. The liner units and porches are layered onto the garage and are unrelated; they need further study and better coordination. Show how the spaces between the parking garage liner units are to be treated and designed.
 8. The garden apartments need to carry the residential components throughout the entirety of each street-facing (Marlowe & Belle) façade.
 9. Use the alley as a transition point for the architecture between Building 2 and the garden apartments on the Marlowe side and between the liner units and garden apartments on the Belle side. Consider the use of landscaping and other elements to support this delineation/transition.

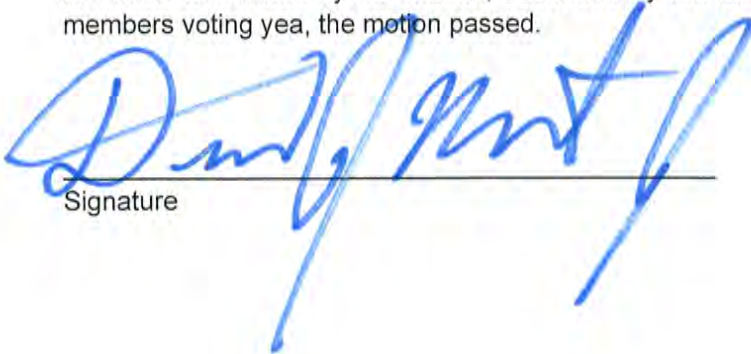
All the members voting yea, the motion passed.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **TABLE Docket No. 07-42-22**. All the members voting yea, the motion passed.

The members thanked Robert Donaldson for his five years of service, his insight, and dedication.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **ADJOURN** the meeting at 7:23 p.m. All the members voting yea, the motion passed.



 Signature

1-12-2023

 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. Heather Rudge

2. Ben Hocherhill

3. Linda Barbero

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Heather Rudge

Ben Hocherhill

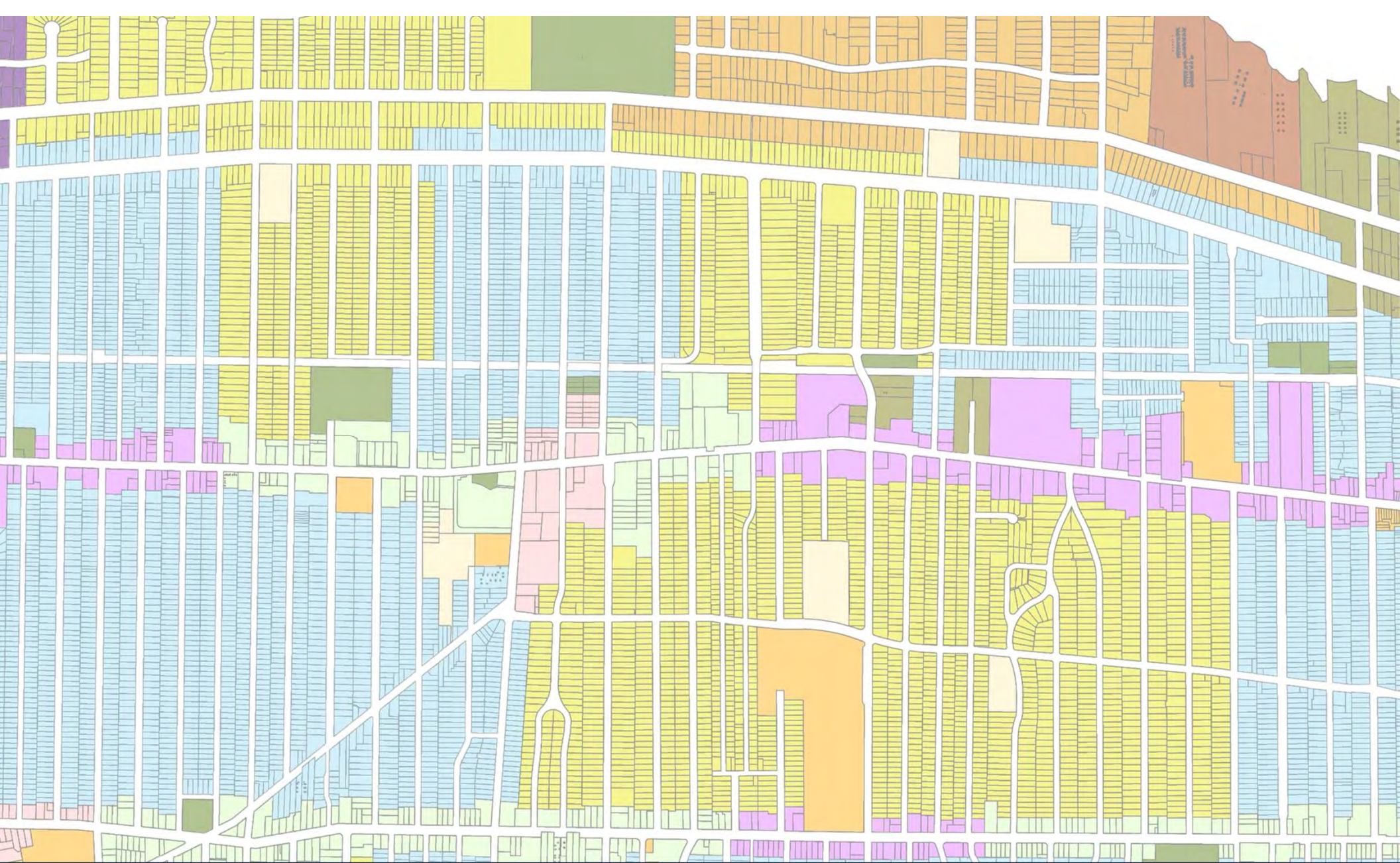
Linda Barbero

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: Tuesday, December 13, 2022



Architectural Board of Review

December 13, 2022 (Special Meeting)



Architectural Board of Review

Special Meeting: 13 December, 5:30 pm (Auditorium)

Members

2022 Chair: David Maniet

2022 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

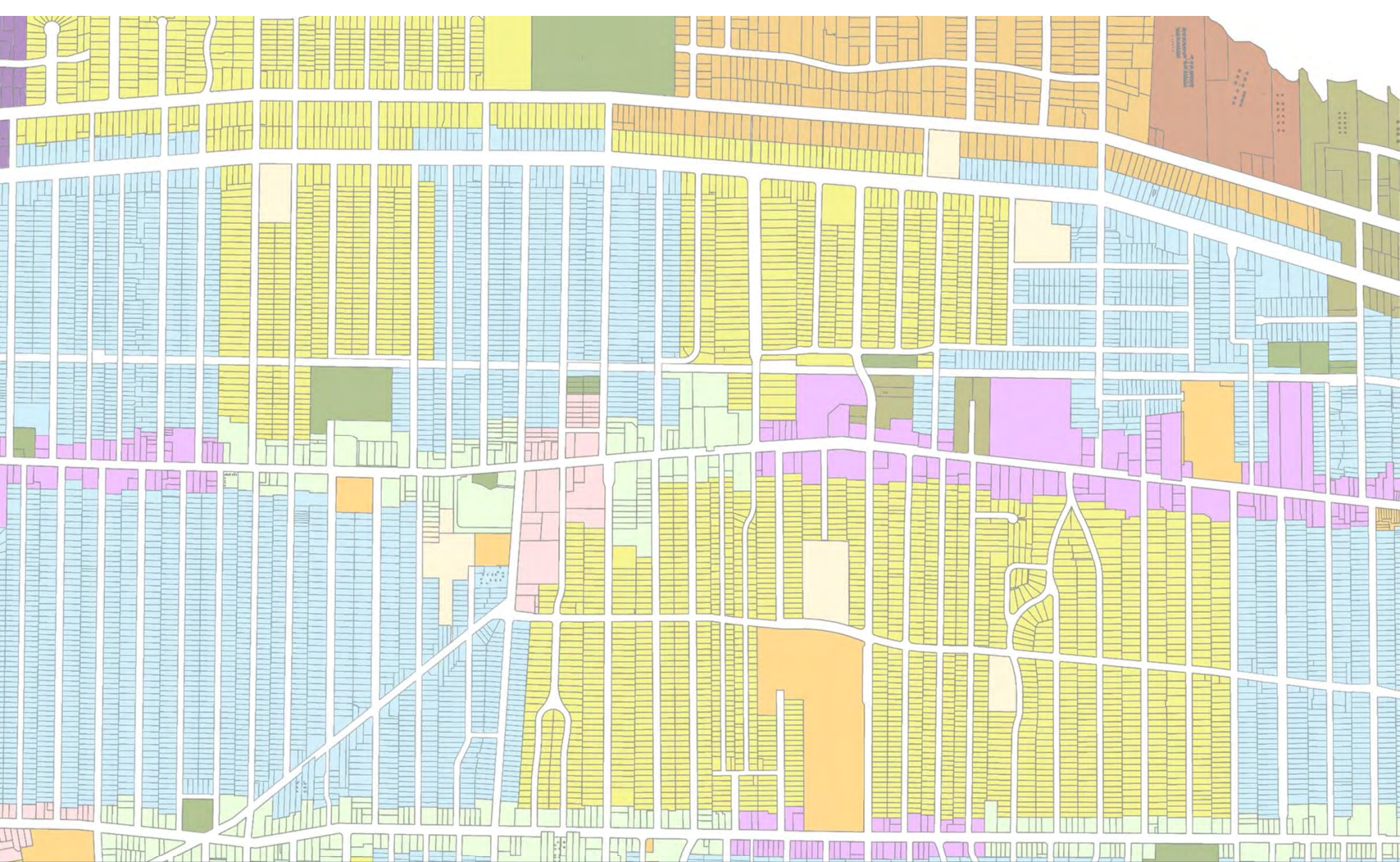
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **December Special Meeting Agenda**

1. Roll call
2. Opening Remarks
3. Downtown Development
4. Adjourn



Architectural Board of Review

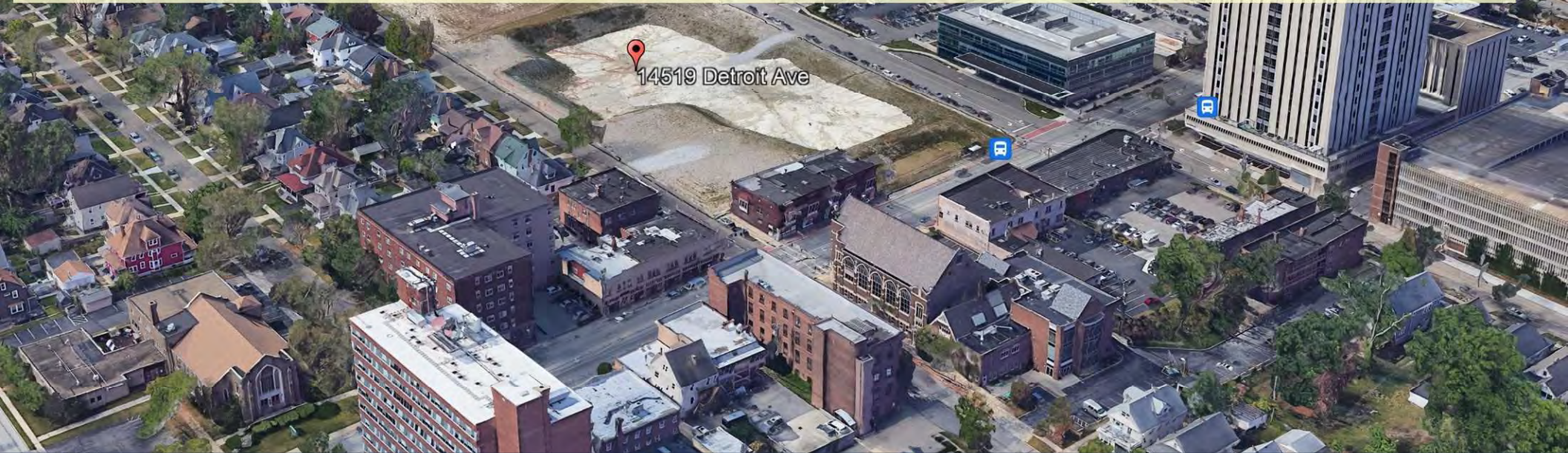
Downtown Development – December (Special Meeting) 2022

Applicant proposes a planned development.

City Notes:

- PC granted preliminary approval at the 29 June meeting.
- Preliminary Review under Chapter 1156 (Planned Development)

- Recommended Agenda - both items called together:**
 - 1. Update from City on Downtown Development (07-41-22).**
 - 2. CASTO Presentation.**
 - 3. Public Comment.**
 - 4. Board discussion, questions, recommendations.**



Docket No. 07-41-22 (14519 Detroit)
Downtown Development
CASTO

COMMUNITY PLANNING PROCESS

This is the beginning of a process with the Architectural Board of Review.

- Examples of upcoming meetings:
 - **Planning Commission and Architectural Board of Review meetings**
 - Meetings with the Neighborhood (July 21)
 - Meetings with organizations like LakewoodAlive, Downtown Business Alliance, Chamber of Commerce, and Lakewood Heritage Advisory Board (July 21 & 28)

PLANNED DEVELOPMENT APPROVAL

1. ~~Planning Commission reviews and approves plan for preliminary approval~~
2. **Architectural Board of Review begins review (Site Plan/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



Docket No. 07-41-22 (14519 Detroit)
Downtown Development

1156.01 PURPOSE [OF 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**



DEVELOPMENT OBJECTIVES

- 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.



Docket No. 07-41-22 (14519 Detroit)
Downtown Development

PLANNING COMMISSION (29 Jun) – Preliminary Approval w/Conditions.

A motion was made by Mr. Krewson, seconded by Mr. Reisz to APPROVE the request with the following conditions:

- Setbacks, heights, and uses are approved as depicted, subject to modification based on final development plan.
- The number of parking spaces shall be between the minimum and maximum set by code.
- Plat must include the private road as an easement or separate lot.
- Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
- The front porches facing any street must be a minimum of six (6) feet of clear space from the building.
- Buildings A, 1, 2, and the garage, shall be at least the minimum height as presented.
- There must be a dedicated pedestrian access along the southern product edge.



Docket No. 07-41-22 (14519 Detroit)
Downtown Development

1156.05 DESIGN PRINCIPLES.

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

- (a) **Building and Site Design.**
- (b) Building Materials.
- (c) **Vehicular Circulation and Access.**
- (d) **Pedestrian Access and Circulation.**
- (e) **Parking.**
- (f) Landscaping and Screening.
- (g) Streetscape Improvements.
- (h) Service Area and Mechanical Screening.
- (i) Signage.
- (j) Lighting.
- (k) Fences.
- (l) **Urban Open Space.**
- (m) **Amenities.**



1156.05 DESIGN PRINCIPLES.

(a) Building and Site Design.

- (1) Wherever feasible, buildings shall be designed to provide **massing configurations with a variety of different wall planes**. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.
- (2) **Building facades should incorporate design elements** such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.
- (3) **Commercial Building facades shall have highly visible customer entrances** that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.
- (4) Buildings shall have **well defined rooflines** with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.
- (5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.



1156.05 DESIGN PRINCIPLES.

(c) Vehicular Circulation and Access.

- (1) Circulation systems shall be designed to **efficiently facilitate traffic flow**, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (2) Street designs are encouraged to **incorporate traffic calming devices** and techniques.
- (3) Common or **shared access points** are encouraged.
- (4) To the maximum extent feasible, common or **shared service and delivery access** shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and **adequate site distances** shall be provided at all intersections.
- (6) **Transit stops** should be incorporated into site plans, where feasible.
- (7) The developer as part of the site plan review process shall provide **traffic impact studies**.



1156.05 DESIGN PRINCIPLES.

(d) Pedestrian Access and Circulation.

- (1) A **coordinated pedestrian system** shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way. Pedestrian connections shall be provided to properties across streets wherever feasible.
- (2) The site shall be **connected to adjacent properties and pedestrian facilities** to the maximum extent feasible.
- (3) **Continuous sidewalks or other pedestrian facilities shall be provided** between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.
- (4) **Decorative sidewalks**, such as brick pavers, are encouraged at key intersections or streets.
- (5) **Street furniture or other amenities** are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) **Open and public areas should be provided** as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.



1156.05 DESIGN PRINCIPLES.

(e) Parking.

(1) **Adequate parking shall be provided, but excessive parking is discouraged.** The standards contained in Chapter [1143](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the Code and the intent of the PD.

(2) The **visual impact of parking shall be minimized** through the use of interior landscaped islands and through dividing parking spaces into groupings.

(3) The **edges of parking lots shall be screened** through landscaping or other methods such as decorative fences.

(4) A minimum of one (1) off-street parking space shall be required behind each residential unit or garage. **No garage openings shall be permitted onto public streets.**



1156.05 DESIGN PRINCIPLES.

(l) Urban Open Space.

(1) **Common open space** (whether dedicated to public use or owned and maintained in common by the owner or owners) **shall be reserved** for the leisure and recreational use of all the project's occupants and readily accessible thereto.

(2) The guideline for PD open space is twenty percent (20%) of the project area.

(3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).

(4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.

(5) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.

(6) **Common open space shall be guaranteed by a restrictive covenant** in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

(m) Amenities. All PD's with **residential uses should provide on-site amenities within the site which contribute to the open space.** These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities such as tennis, basketball, or racquetball, or child day care facilities.



CITY STAFF RECOMMENDATION

Determine that the Preliminary Planned Development Plan is compliant with the standards set forth in Section 1156.04(c)(4) and a Final Planned Development Plan can be submitted with the following conditions:

1. The conditions of the Planning Commission approval of the Preliminary Planned Development Plan are restated and incorporated.
 - a. Setbacks, heights, and uses are approved as depicted, subject to modification based on final development plan.
 - b. The number of parking spaces shall be between the minimum and maximum set by code.
 - c. Plat must include the private road as an easement or separate lot.
 - d. Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
 - e. The front porches facing any street must be a minimum of six (6) feet of clear space from the building.
 - f. Buildings A, 1, 2, and the garage, shall be at least the minimum height as presented.
 - g. There must be a dedicated pedestrian access along the southern product edge.
2. The western façade of the Curtis Block needs to relate/ integrate with the main (street-facing) façade more closely as currently there are differing lines, parapet levels, material uses, etc.
3. The integration/ connection between Building 1 and Curtis Block on eastern and southern façade needs more consideration and refinement to eliminate incomplete parapet return, etc.
4. Reconcile service/trash access and pedestrian connectivity with particular attention to the area between Buildings 1 & 2.
5. Show how the spaces between the parking garage liner units are to be treated and designed.

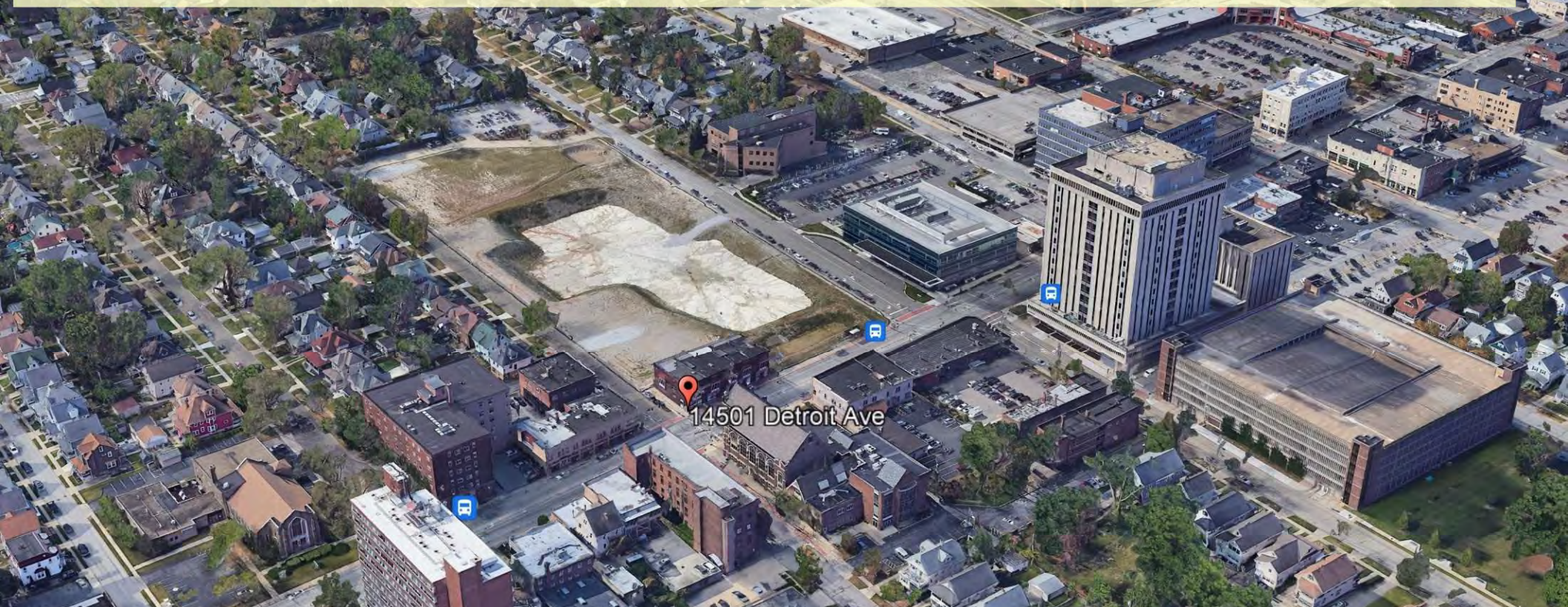


Docket No. 07-41-22 (14519 Detroit)
Downtown Development

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building.

City Notes:

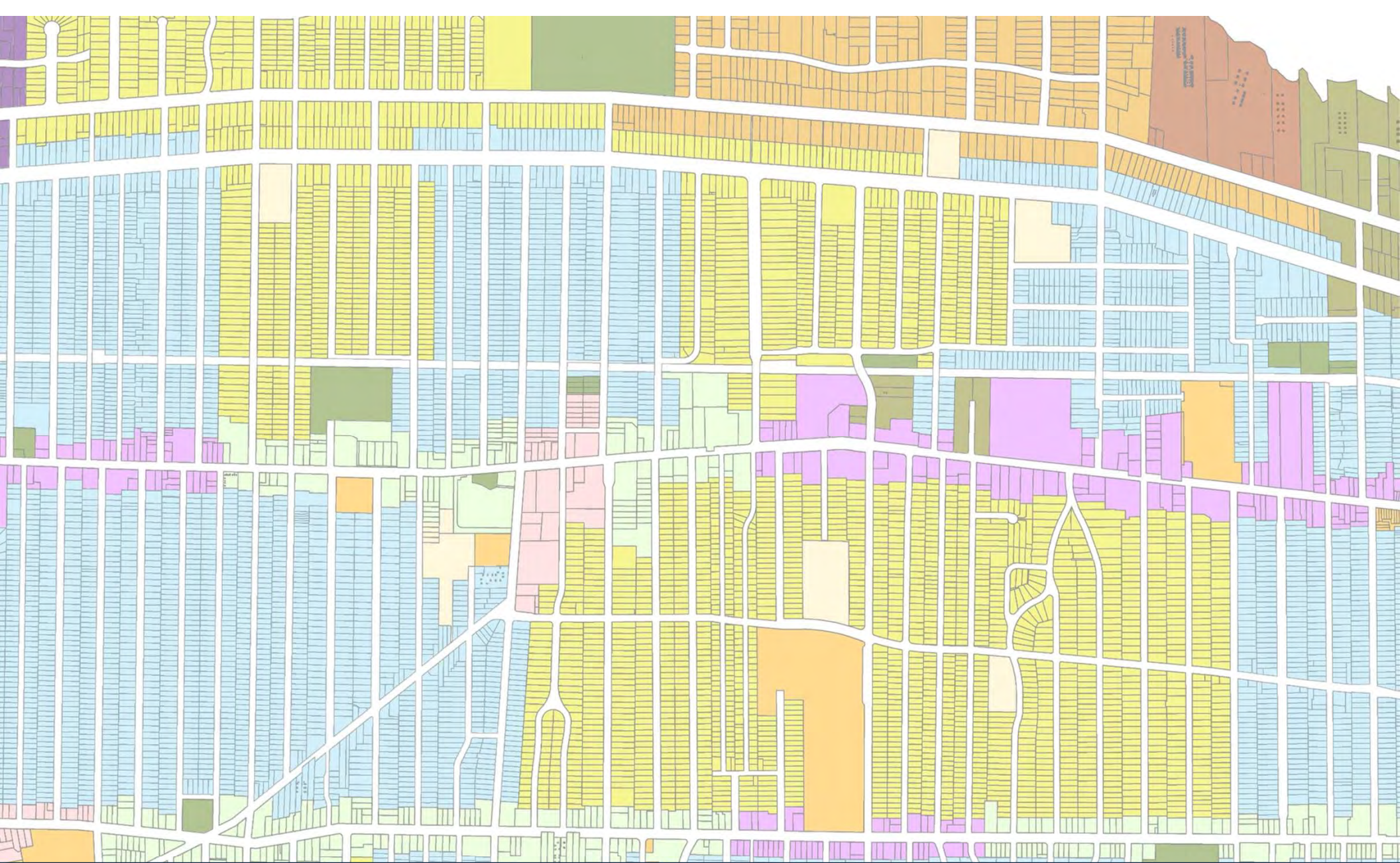
- ❑ Locally-designated Historic Property (2016) within a National Historic District (2020).
- ❑ Local HP designation requires COA for any alteration, demolition, new construction (Section 1134.06)
- ❑ Preliminary COA review concurrent with Planned Development.



Preliminary review complete; Pending final approval



Docket No. 07-42-22 (14501-09 Detroit)
Certificate of Appropriateness – Curtis Block Building
CASTO



Architectural Board of Review

December 13, 2022 (Special Meeting)