

**AMENDED AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
APRIL 7, 2022
PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

REVIEW DOCKET ITEMS

**REGULAR MEETING
6:30 P.M.
AUDITORIUM**

- 1. INTRODUCTION AND OATH OF NEW MEMBER: WILLIAM SANDERSON**
- 2. ROLL CALL**
- 3. APPROVE THE MINUTES OF THE FEBRUARY 3, 2022 MEETING**
- 4. OPENING REMARKS**

**NEW BUSINESS
COMMUNICATION**

- 5. Docket No. 04-05-22
Communication from Michelle Nocht, Senior Planner
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

The following businesses received approval for renewal of a Conditional Use permit for the year of 2022 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-0 Detroit Avenue, Five O'Clock Lounge.
3. 12401 Detroit Avenue, Peppers Italian Restaurant.
4. 14013 Detroit Avenue, GetGo.
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW).
6. 14018 Detroit Avenue, Lizardville.
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers.
8. 14600 Detroit Avenue, Forage Public House.
9. 14718 Detroit Avenue, Melt Bar & Grilled.
10. 14900 Detroit Avenue, Rozi's Wine House.
11. 15012 Detroit Avenue, Dave's Hot Chicken.
12. 15027 Detroit Avenue, Starbucks Coffee.
13. 15326 Detroit Avenue, Voodoo Tuna.
14. 15400 Detroit Avenue, Humble Wine Bar.
15. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille.
16. 16512 Detroit Avenue, Cozumel Mexican Restaurant.
17. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park.
18. 16934 Detroit Avenue, Midtown Booths.
19. 17103 Detroit Avenue, Game On Lakewood.
20. 17625 Detroit Avenue, Salt+.
21. 18401 Detroit Avenue, Molto Bene Italian Restaurant.
22. 18405 Detroit Avenue, India Garden Bar & Restaurant.
23. 18616-18622 Detroit Avenue, Around the Corner.
24. 12700 Lake Avenue, Pier W Restaurant.

25. 11926 Madison Avenue, The Flying Rib.
26. 12112 Madison Avenue, The Winchester.
27. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining).
28. 13362 Madison Avenue, Woodstock aka Trio's.
29. 13368 Madison Avenue, The Bottlehouse Brewery.
30. 13427 Madison Avenue, Euro Gyro.
31. 13603 Madison Avenue, Hako Sushi.
32. 13715 Madison Avenue, Angelo's Pizza.
33. 14224 Madison Avenue, El Tango Taqueria.
34. 14810 Madison Avenue, The Red Rose Café.
35. 15314 Madison Avenue, Mars Bar.
36. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos.
37. 17014 Madison Avenue, Mullen's of Madison.
38. 1332 West 117th Street, Dianna's Restaurant.
39. 1528 West 117th Street, Dunkin' Donuts.

COVID- 19 Temporary Outdoor Dining

40. 11822 Detroit Avenue, The Ohio Inn.
41. 12401 Detroit Avenue, Peppers Italian Restaurant.
42. 13601-05 Detroit Avenue, O'Toole's Pub.
43. 14718 Detroit Avenue, Melt Bar and Grilled.
44. 15613 Detroit Avenue, Nature's Oasis.
45. 15625 Detroit Avenue, Bar Italia.
46. 16900 Detroit Avenue, Lakewood Food Truck (igloos).
47. 16918-24 Detroit Avenue, El Carnicero.
48. 17112 Detroit Avenue, Cleveland Vegan
49. 17625 Detroit Avenue, Salt+.
50. 18206 Detroit Avenue, Avenue Tap House.
51. 18260 Detroit Avenue, Cilantro Taqueria.
52. 18605 Detroit Avenue, Harry Buffalo.
53. 12301 Madison Avenue, LBM.
54. 12301 Madison Avenue, LBM (parklet).
55. 12401 Madison Avenue, Griffin Cider House and Gin Bar.
56. 13200 Madison Avenue, Mahall's 20 Lanes.
57. 13368 Madison Avenue, Rising Star Coffee.
58. 13735 Madison Avenue, Dang Good Foods.
59. 14319 Madison Avenue, Harlow's Pizza.
60. 14523 Madison Avenue, Sarita a restaurant.
61. 15314 Madison Avenue, Mars Bar & Café.
62. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
63. 15527 Madison Avenue, Barrio.

(Page 4)

NEW BUSINESS

CONDITIONAL USE

6. Docket No. 04-06-22

14615 Detroit Ave.

CHASE Bank

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district. (Page 8)

PARKING PLAN

7. Docket No. 04-07-22

**14615 Detroit Ave.
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district. (Page 24)

**8. Docket No. 04-08-22
13222 Madison Ave.
Mahall's 20Lanes**

Joseph Pavlick, Mahall's 20 Lanes, applicant, requests approval of a parking plan for "Project Roxy". Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C2, Commercial - Retail district. (Page 39)

ADJOURN



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

Communication Cover Page

Docket No.: 04-05-22

Permit No.: PC22-000007

**Project: Communication from Planning and Development - Renewal of
Conditional Use Permit for Outdoor Seasonal Dining**



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

April 7, 2021

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Re: Docket No. 04-05-22
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

Dear Members of the Planning Commission:

Conditional Use Permits for Outdoor/Seasonal Dining can be renewed annually through administrative review by the Department of Planning and Development. In lieu of public meetings, I have approved the renewal for the following businesses that applied and received your approval for the conditional use. The following businesses will have a conditional use permit for outdoor / seasonal dining in 2022:

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-0 Detroit Avenue, Five O'Clock Lounge.
3. 12401 Detroit Avenue, Peppers Italian Restaurant.
4. 14013 Detroit Avenue, GetGo.
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW).
6. 14018 Detroit Avenue, Lizardville.
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers.
8. 14600 Detroit Avenue, Forage Public House.
9. 14718 Detroit Avenue, Melt Bar & Grilled.
10. 14900 Detroit Avenue, Rozi's Wine House.
11. 15012 Detroit Avenue, Dave's Hot Chicken.
12. 15027 Detroit Avenue, Starbucks Coffee.
13. 15326 Detroit Avenue, Voodoo Tuna.
14. 15400 Detroit Avenue, Humble Wine Bar.

15. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille.
16. 16512 Detroit Avenue, Cozumel Mexican Restaurant.
17. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park.
18. 16934 Detroit Avenue, Midtown Booths.
19. 17103 Detroit Avenue, Game On Lakewood.
20. 17625 Detroit Avenue, Salt+.
21. 18401 Detroit Avenue, Molto Bene Italian Restaurant.
22. 18405 Detroit Avenue, India Garden Bar & Restaurant.
23. 18616-18622 Detroit Avenue, Around the Corner.
24. 12700 Lake Avenue, Pier W Restaurant.
25. 11926 Madison Avenue, The Flying Rib.
26. 12112 Madison Avenue, The Winchester.
27. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining).
28. 13362 Madison Avenue, Woodstock aka Trio's.
29. 13368 Madison Avenue, The Bottlehouse Brewery.
30. 13427 Madison Avenue, Euro Gyro.
31. 13603 Madison Avenue, Hako Sushi.
32. 13715 Madison Avenue, Angelo's Pizza.
33. 14224 Madison Avenue, El Tango Taqueria.
34. 14810 Madison Avenue, The Red Rose Café.
35. 15314 Madison Avenue, Mars Bar.
36. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos.
37. 17014 Madison Avenue, Mullen's of Madison.
38. 1332 West 117th Street, Dianna's Restaurant.
39. 1528 West 117th Street, Dunkin' Donuts.

COVID- 19 Temporary Outdoor Dining

40. 11822 Detroit Avenue, The Ohio Inn.
41. 12401 Detroit Avenue, Peppers Italian Restaurant.
42. 13601-05 Detroit Avenue, O'Toole's Pub.
43. 14718 Detroit Avenue, Melt Bar and Grilled.
44. 15613 Detroit Avenue, Nature's Oasis.
45. 15625 Detroit Avenue, Bar Italia.
46. 16900 Detroit Avenue, Lakewood Food Truck (igloos).
47. 16918-24 Detroit Avenue, El Carnicero.
48. 17112 Detroit Avenue, Cleveland Vegan
49. 17625 Detroit Avenue, Salt+.
50. 18206 Detroit Avenue, Avenue Tap House.
51. 18260 Detroit Avenue, Cilantro Taqueria.
52. 18605 Detroit Avenue, Harry Buffalo.
53. 12301 Madison Avenue, LBM.
54. 12301 Madison Avenue, LBM (parklet).
55. 12401 Madison Avenue, Griffin Cider House and Gin Bar.
56. 13200 Madison Avenue, Mahall's 20 Lanes.

- 57. 13368 Madison Avenue, Rising Star Coffee.
- 58. 13735 Madison Avenue, Dang Good Foods.
- 59. 14319 Madison Avenue, Harlow's Pizza.
- 60. 14523 Madison Avenue, Sarita a restaurant.
- 61. 15314 Madison Avenue, Mars Bar & Café.
- 62. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
- 63. 15527 Madison Avenue, Barrio.

Sincerely,



Michelle Nochta, Senior Planner
Acting Commission Secretary



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 04-06-22

Permit No.: PC22-000005

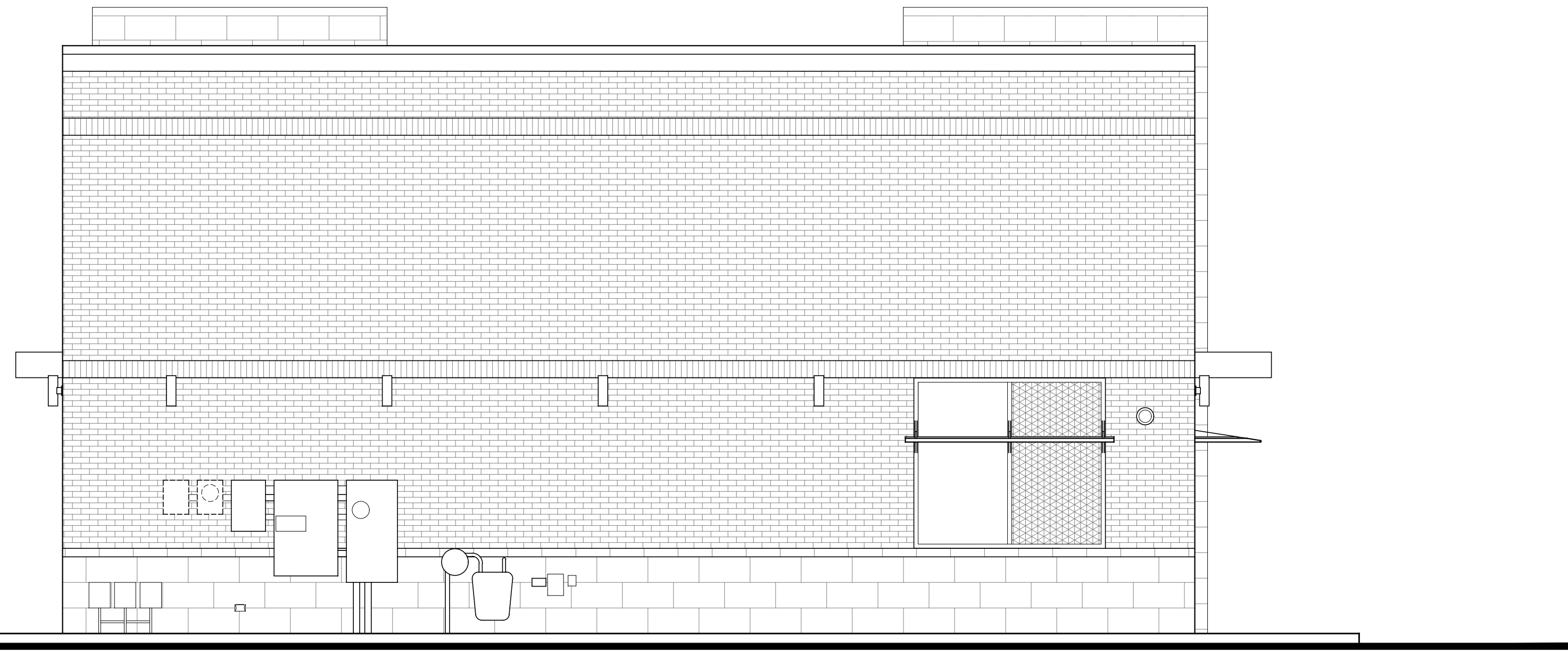
Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

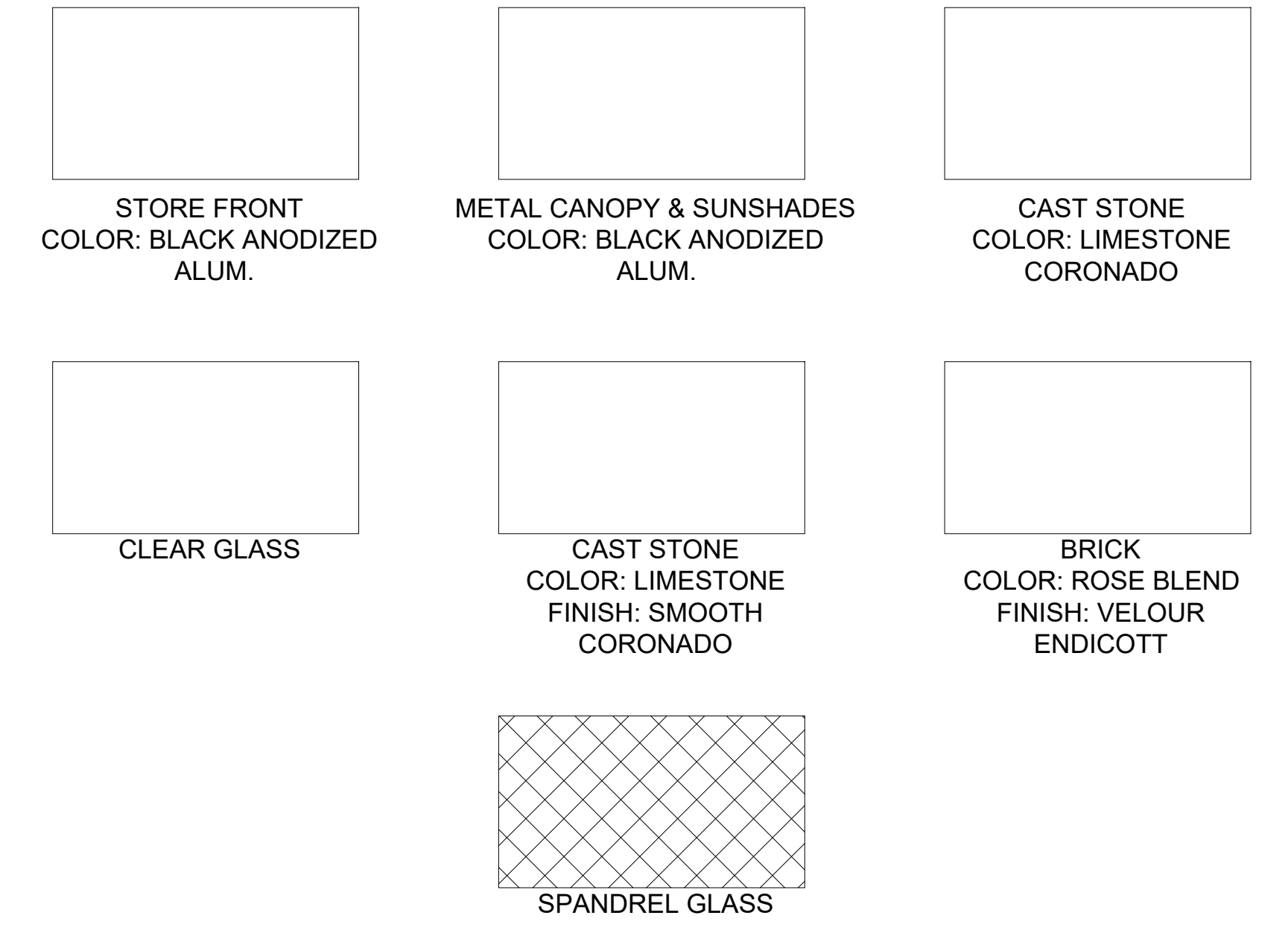
Project Name: CHASE Bank

Proposal: Conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-0"
 T.O. WINDOW OPENING +19'-0"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



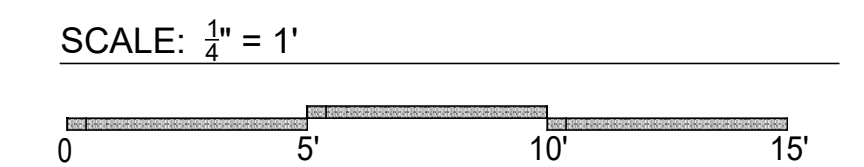
EAST ELEVATION



T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-0"
 T.O. WINDOW OPENING +19'-0"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



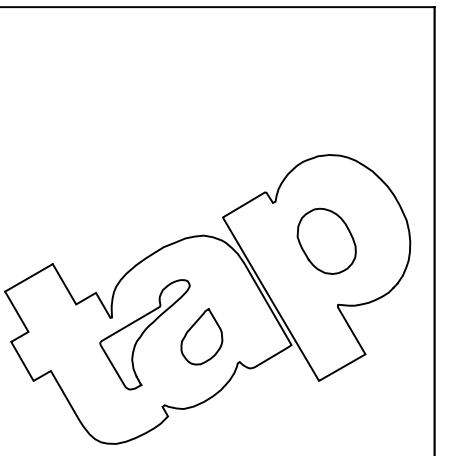
NORTH ELEVATION



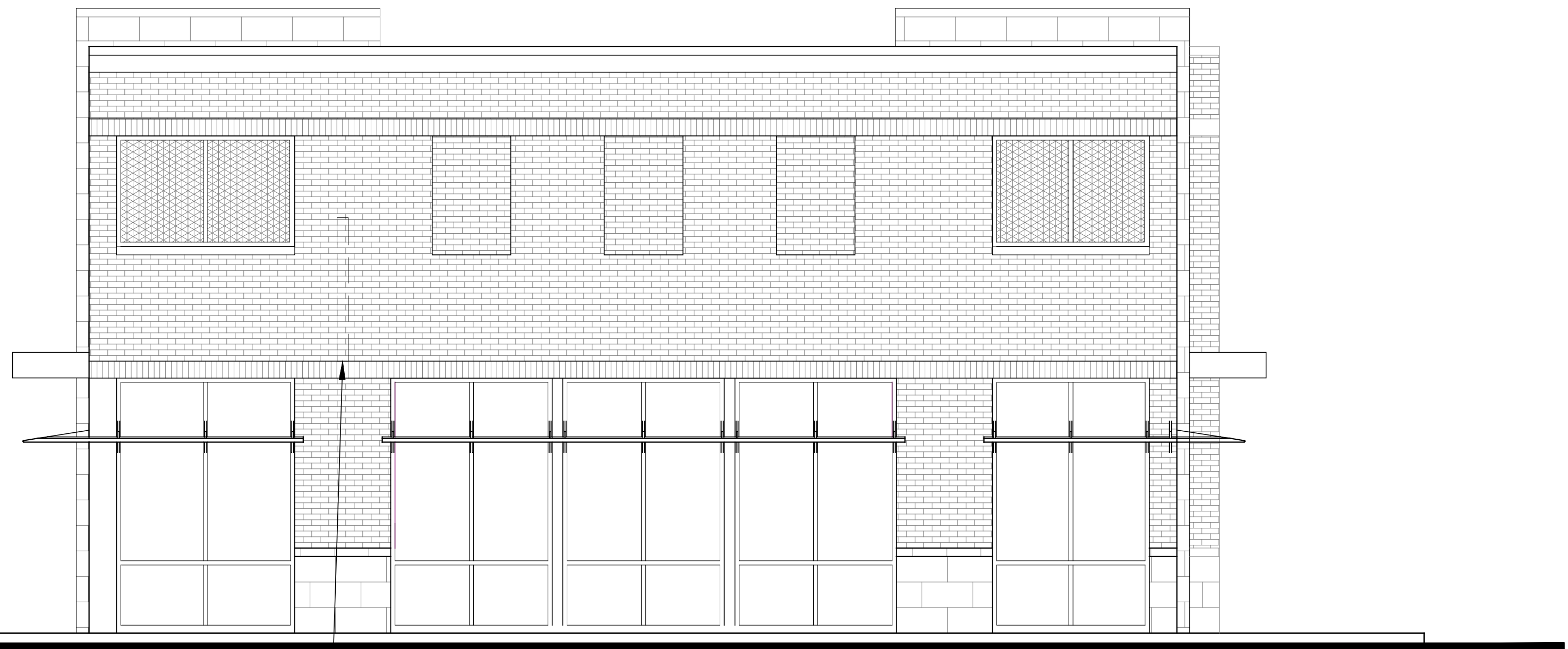
CHASE
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 03.23.2022







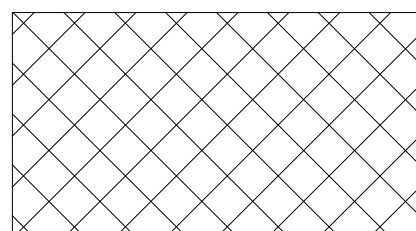
Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032



T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-6"
 T.O. WINDOW OPENING +19'-6"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND 0'-0"



PROPOSED SIGNAGE WEST ELEVATION

 STORE FRONT COLOR: BLACK ANODIZED ALUM.	 METAL CANOPY & SUNSHADES COLOR: BLACK ANODIZED ALUM.	 CAST STONE COLOR: LIMESTONE CORONADO
 CLEAR GLASS	 CAST STONE COLOR: LIMESTONE FINISH: SMOOTH CORONADO	 BRICK COLOR: ROSE BLEND FINISH: VELOUR ENDICOTT
	 SPANDREL GLASS	

T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-6"
 T.O. WINDOW OPENING +19'-6"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND 0'-0"



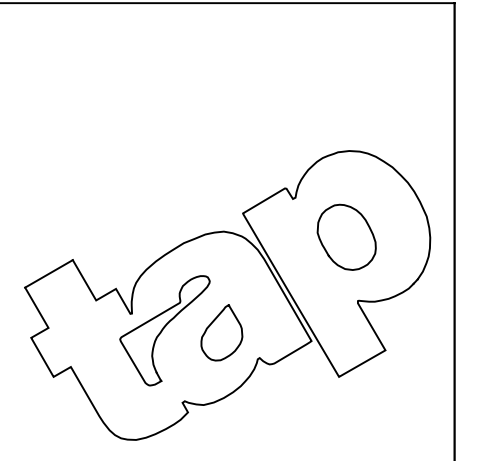
SOUTH ELEVATION

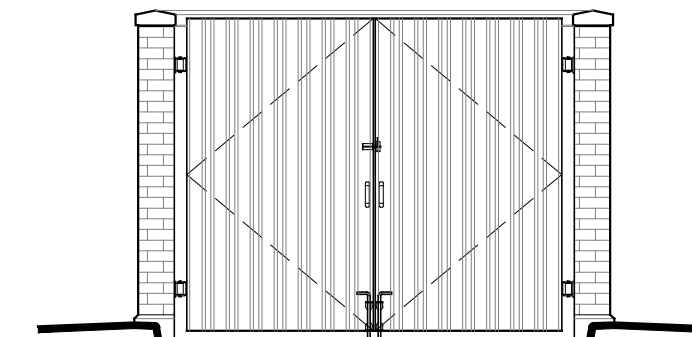
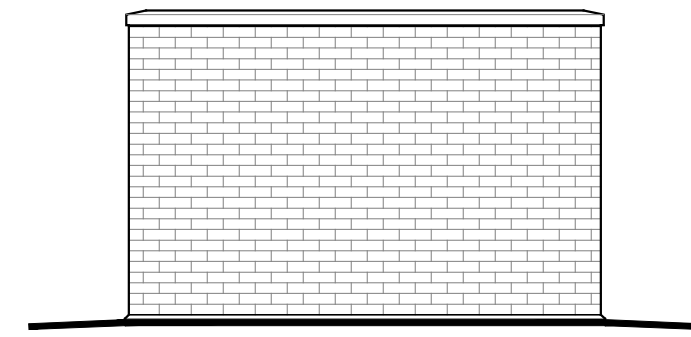


CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 03.23.2022

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032

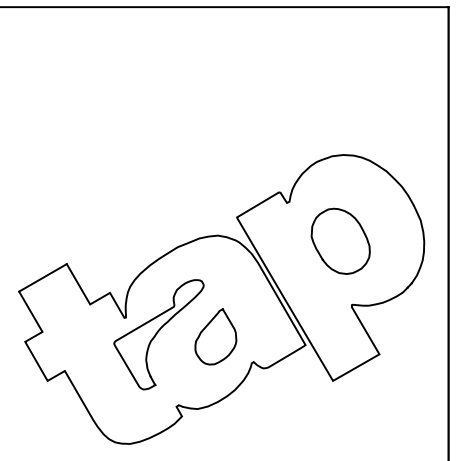
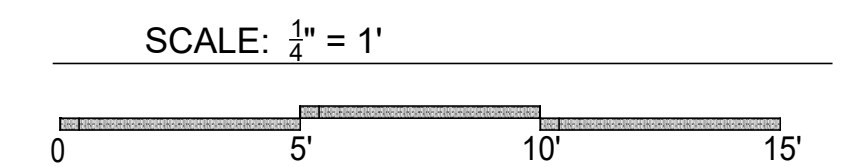


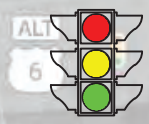


TRASH ENCLOSURE



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT





DETROIT AVE

Detroit Ave

REMOVE DRIVEWAY

REMOVE DRIVEWAY

CHASE
CUSTOM DUAL ENTRY
+/- 3,345 S.F.
24HR VEST.

VALIDATE "POCKET PARK" SOW PER AHJ REQUEST

ORNAMENTAL FENCE W/ STREET PLANTING

MAX. PARKING QTY. PER CODE. VARIANCE REQUEST FOR PARKING INCREASE WILL MORE LIKELY, BE DENIED.

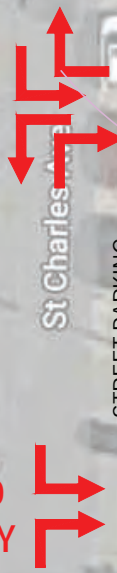
NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

PROPOSED FULL ACCESS

ST CHARLES AVE

PROPOSED ENTER ONLY



12 PARKING

LOADING

ATM 1

BY-PASS

ATM SECURITY BARRIER, PLANTER TYPE.

SIGNATURE STYLE DU CANOPY

DU ATM DISCOURAGED BY AHJ

ORNAMENTAL FENCE W/ STREET PLANTING

Regional Director (RD) DATE

Operating Model Lead (OML) DATE

1422 DRC APPROVED



REGION - OHIO
OVP NO.- J20204600447

Proposed Site Plan
Lakewood

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



DRC Page 7

Johanna Schwarz

From: John Bosman <john@midtown-national.com>
Sent: Wednesday, March 23, 2022 5:52 PM
To: Blake Puttkammer
Cc: Terron Wright; King, Jared; Gabriela Prewitt; Joann Delia
Subject: Re: [EXTERNAL]RE: Lakewood early access
Attachments: image002.jpg; image005.jpg; image007.png

Ownership authorizes the requested consent.

John J. Bosman
Chief Operating Officer
MNG Midtown National Group

Direct: [858-332-3514](tel:858-332-3514)
Cell: [858-774-1441](tel:858-774-1441)
CA RE Broker # 01204409

Sent from my iPhone

On Mar 23, 2022, at 2:32 PM, Blake Puttkammer <blake@midtown-national.com> wrote:

John,
Can you please send email confirmation in this thread that it is acceptable for TAP to submit the necessary applications needed for Chase Bank to move forward with their planning/.entitlement process.

Thank you,

Blake Puttkammer
Midtown National Group
blake@midtown-national.com
Main: 858.736.3673
Cell: 858.531.0820
Fax: 858.546.0034



Please consider the environment before printing this

From: Terron Wright <wright@tapchicago.com>
Sent: Wednesday, March 23, 2022 1:51 PM
To: Blake Puttkammer <blake@midtown-national.com>; King, Jared <jared.king@chase.com>; Gabriela Prewitt <Prewitt@tapchicago.com>
Cc: Joann Delia <joann@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Thanks Blake! Planning Staff requested a simple email from the owner authorizing consent for TAP as the agent to submit the necessary applications on behalf of Chase Bank and the current property owner.



TERRON WRIGHT

Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: Blake Puttkammer <blake@midtown-national.com>
Sent: Wednesday, March 23, 2022 3:44 PM
To: King, Jared <jared.king@chase.com>; Gabriela Prewitt <Prewitt@tapchicago.com>; Terron Wright <wright@tapchicago.com>
Cc: Joann Delia <joann@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Jared and Team,

That is correct, John Bosman is an authorized signer for the entity that owns the property so he would be the appropriate contact. If documents need to be sent to someone, they can be sent to myself and/or Joann (she is a notary so we can have the documents notarized and taken care of if needed). Please let us know what exactly you would need as it sounds like there might need to be a document drafted which probably makes the most sense coming from Chase.

Thanks,

Blake Puttkammer

Midtown National Group
blake@midtown-national.com
Main: 858.736.3673
Cell: 858.531.0820
Fax: 858.546.0034



Please consider the environment before printing this

From: King, Jared <jared.king@chase.com>
Sent: Wednesday, March 23, 2022 1:39 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>; Terron Wright <wright@tapchicago.com>; Blake Puttkammer <blake@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access
Importance: High

Blake,

It looks like John Bosman from your group signed the PSA. Please confirm if that is who the entitlement application should be sent to in order to satisfy the requirement below and please provide his contact info ASAP.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Gabriela Prewitt <Prewitt@tapchicago.com>
Sent: Wednesday, March 23, 2022 3:33 PM
To: King, Jared (CCB, USA) <jared.king@chase.com>; Terron Wright <wright@tapchicago.com>; Blake Puttkammer <blake@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access
Importance: High

Hi Jared,

In order to submit applications with the city, we need a written acknowledgement or quote per their application "Owner's consent" from the owner so TAP can file this entitlements on behalf of Chase.

We will appreciate if you can provide this document at your earliest convenience due to the city needing this by the end of the week.

Thank you,

Gabriela Prewitt
Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604
P. 312.583.9800 ext. 58
C. 469.601.0316

From: King, Jared <jared.king@chase.com>
Sent: Wednesday, March 23, 2022 12:33 PM
To: Terron Wright <wright@tapchicago.com>; Blake Puttkammer <blake@midtown-national.com>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Blake—

I think this is you but please see below and advise.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Terron Wright <wright@tapchicago.com>
Sent: Wednesday, March 23, 2022 12:30 PM
To: King, Jared (CCB, USA) <jared.king@chase.com>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Jared,

Can you confirm if Blake or Joann are the appropriate contacts for the Landlord? We are preparing the necessary entitlement applications. The applications are electronic...

Thank You,



TERRON WRIGHT

Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: King, Jared <jared.king@chase.com>
Sent: Monday, March 7, 2022 4:28 PM
To: Joann Delia <joann@midtown-national.com>; Blake Puttkammer <blake@midtown-national.com>;
Terron Wright <wright@tapchicago.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Correct we will not be inside of the building exterior only.

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Joann Delia <joann@midtown-national.com>
Sent: Monday, March 07, 2022 4:05 PM
To: Blake Puttkammer <blake@midtown-national.com>; King, Jared (CCB, USA) <jared.king@chase.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

If the inspection is only on the exterior of the property, they can come at any time. I just need to let them know so tenant is aware someone will be looking around the exterior of the building.

Thanks,

Joann

Joann Delia

**Executive Assistant
Property Manager**

415 S. Cedros Avenue, Suite 240
Solana Beach, CA 92075
Joann@midtown-national.com
Direct: 858-546-0806
Tel: 858-546-0033 Ext. 105
Fax: 858-546-0034

From: Blake Puttkammer
Sent: Monday, March 07, 2022 1:47 PM
To: King, Jared <jared.king@chase.com>; Joann Delia <joann@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Joann,
Will we need to reach back out to the tenant or should we be fine given that notice was just provided and this is a related matter?

Thank you,

Blake Puttkammer

Midtown National Group
blake@midtown-national.com
Main: 858.736.3673
Cell: 858.531.0820
Fax: 858.546.0034



Please consider the environment before printing this

From: King, Jared <jared.king@chase.com>
Sent: Monday, March 07, 2022 9:10 AM
To: Blake Puttkammer <blake@midtown-national.com>
Subject: FW: [EXTERNAL]RE: Lakewood early access

Blake,

See below, please let us know if any issues with this.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Terron Wright <wright@tapchicago.com>
Sent: Monday, March 07, 2022 11:07 AM
To: King, Jared (CCB, USA) <jared.king@chase.com>
Subject: [EXTERNAL]RE: Lakewood early access

Jared,

The Geotech engineer plans to do site recon and boring layout tomorrow (i.e., walk site, take photos, mark borings with temporary white paint). They will not disclose anything regarding Chase or the proposed development. Please let me know if there are any issues with them being onsite tomorrow?

Thank You,

TERRON WRIGHT

Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

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EINSTEIN BROS BAGELS



STOP



Socast

NO PARKING
ANY TIME

ONE WAY
DO NOT
ENTER

BASKIN-ROBBINS
ICE CREAM
CAKES

RESTAURANT

Bike



St Charles

11



First State Bank

Charles St



RESTAURANT



RESTAURANT



St Charles Ave

PARK HERE
-
METER 24/7





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 04-07-22

Permit No.: PC22-000006

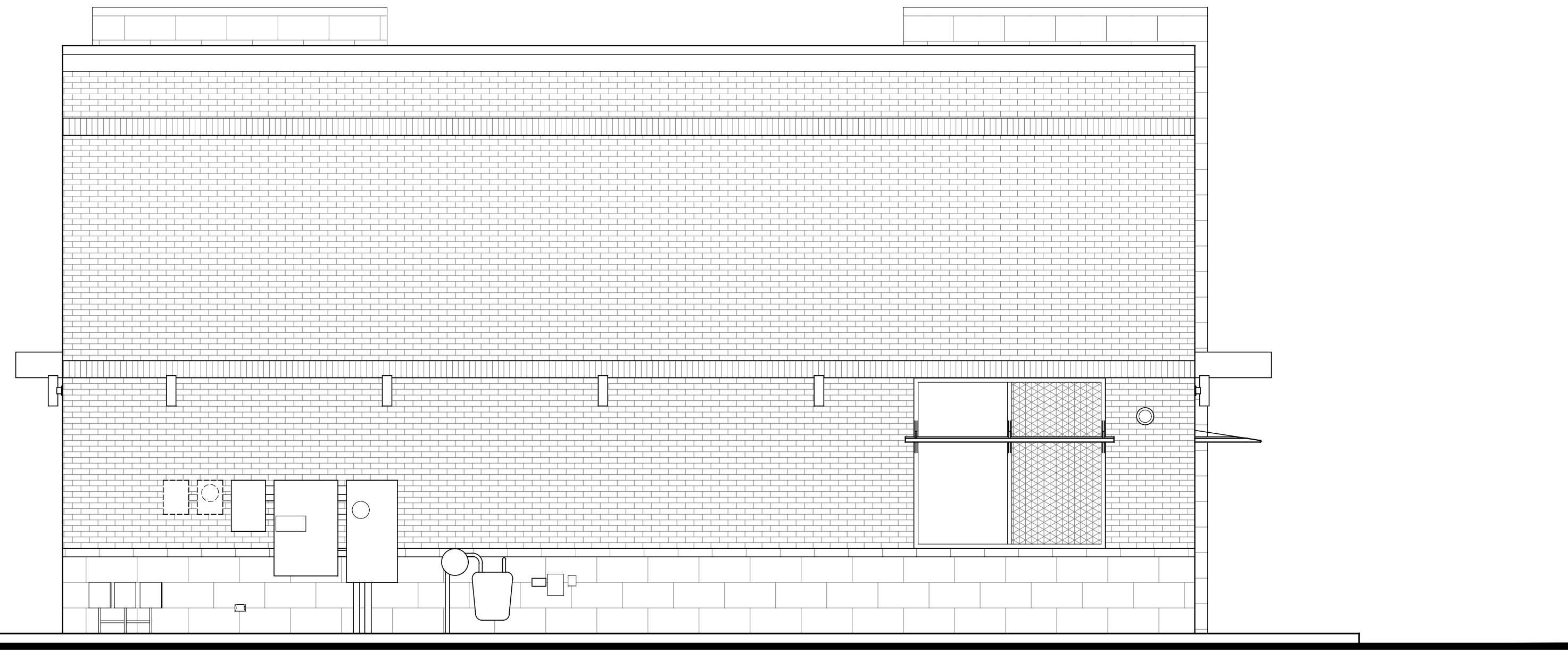
Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

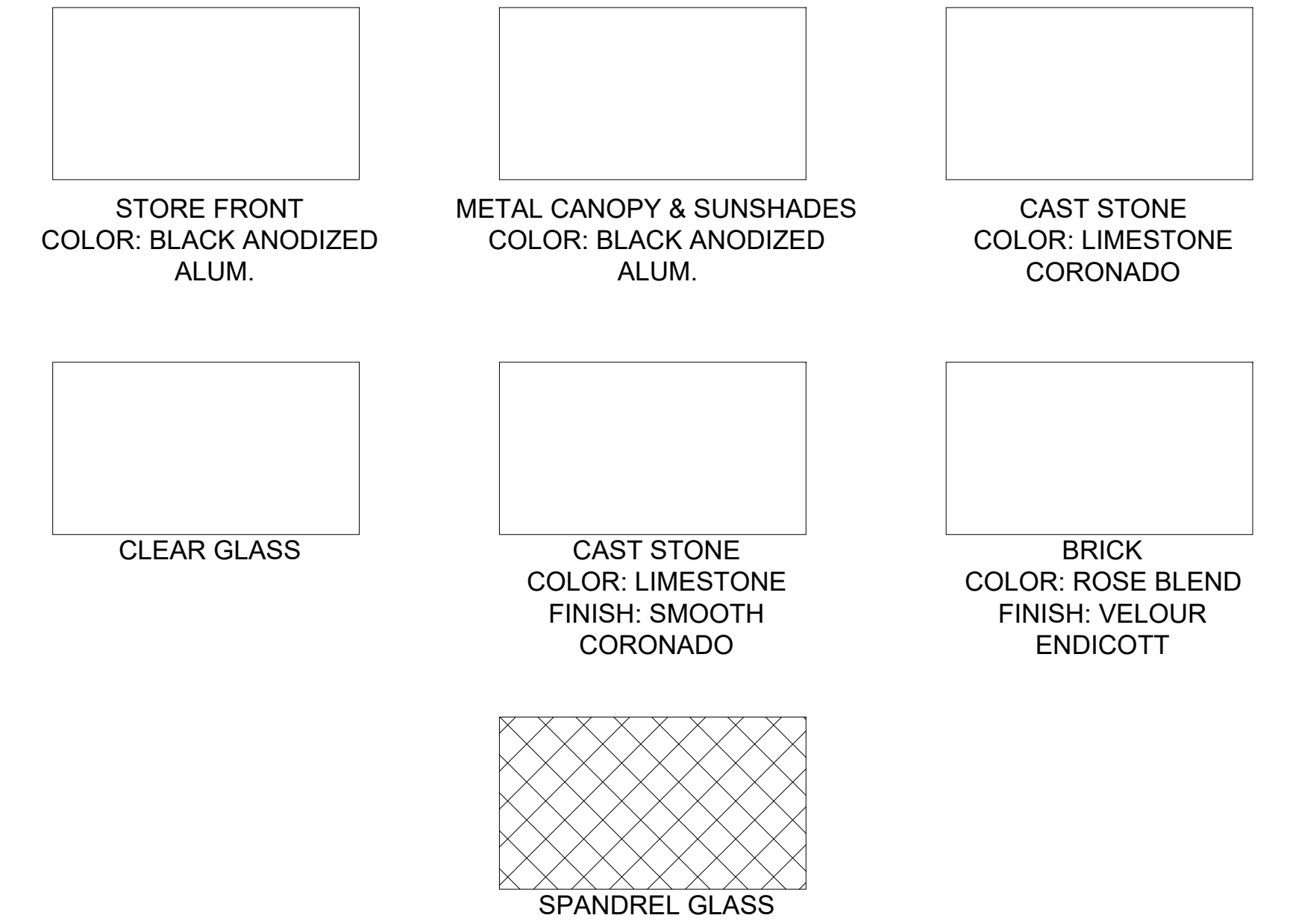
Project Name: CHASE Bank

Proposal: Approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district.

T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-0"
 T.O. WINDOW OPENING +19'-0"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



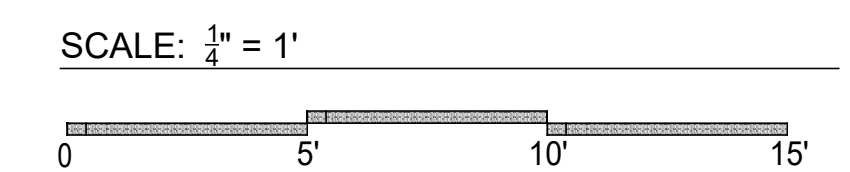
EAST ELEVATION



T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-0"
 T.O. WINDOW OPENING +19'-0"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



NORTH ELEVATION



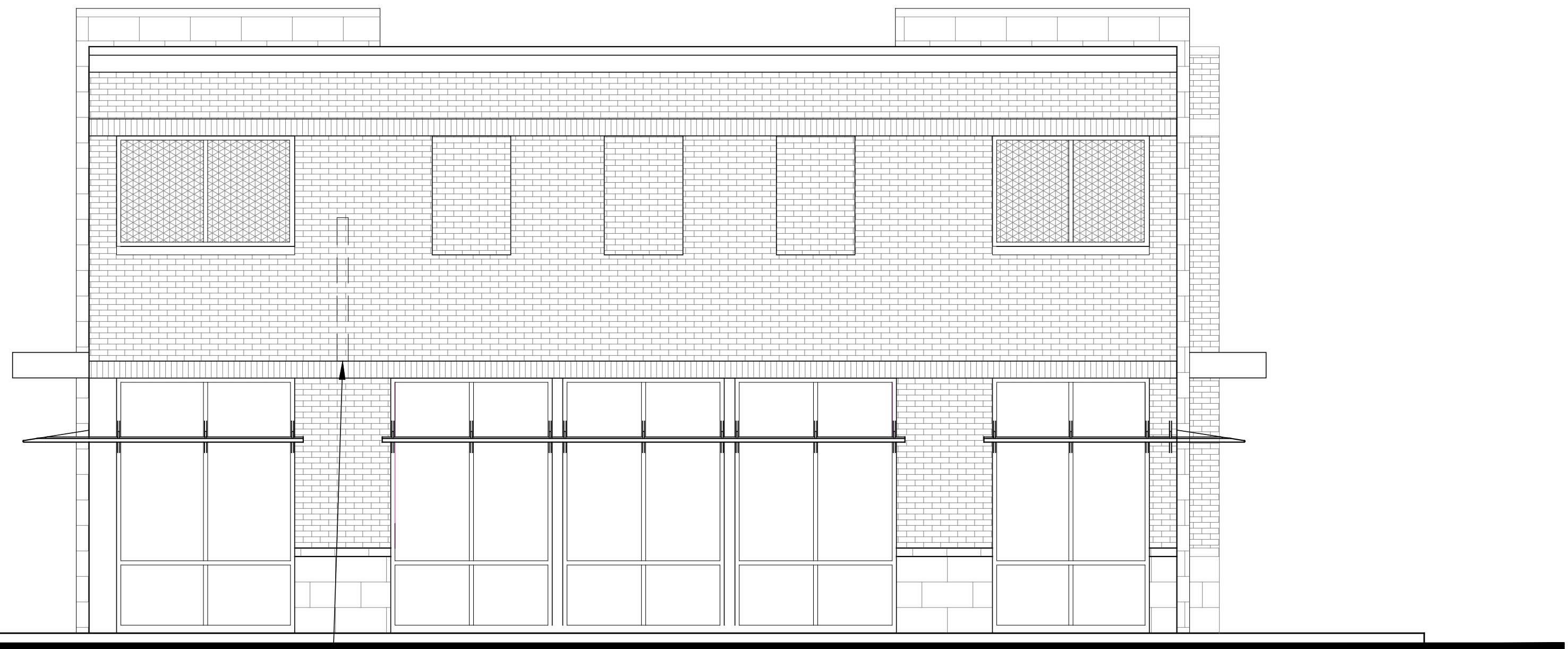
CHASE
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 03.23.2022







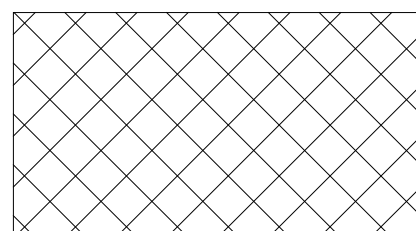
Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032



T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-6"
 T.O. WINDOW OPENING +19'-6"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



PROPOSED SIGNAGE WEST ELEVATION


 STORE FRONT COLOR: BLACK ANODIZED ALUM.	 METAL CANOPY & SUNSHADES COLOR: BLACK ANODIZED ALUM.	 CAST STONE COLOR: LIMESTONE CORONADO
 CLEAR GLASS	 CAST STONE COLOR: LIMESTONE FINISH: SMOOTH CORONADO	 BRICK COLOR: ROSE BLEND FINISH: VELOUR ENDICOTT
	 SPANDREL GLASS	

T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-6"
 T.O. WINDOW OPENING +19'-6"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



PROPOSED SIGNAGE SOUTH ELEVATION

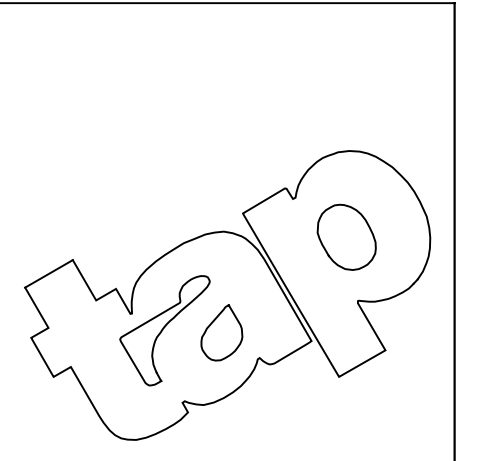
SCALE: 1/4" = 1'

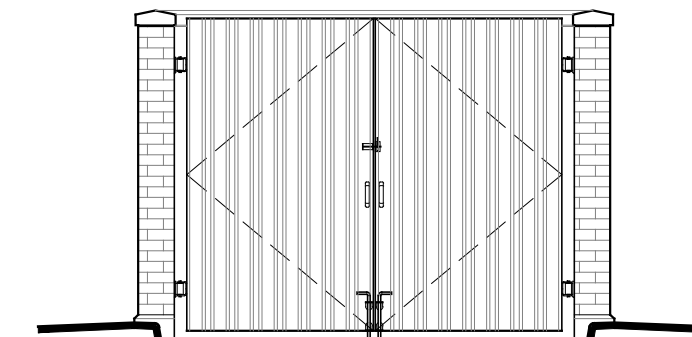
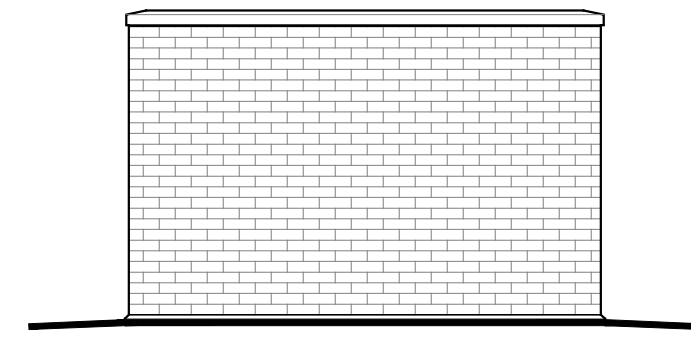


CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 03.23.2022

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032

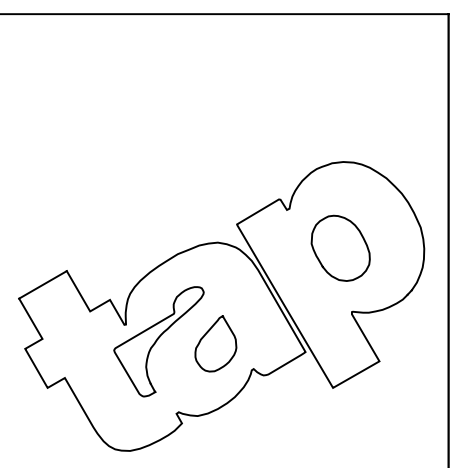
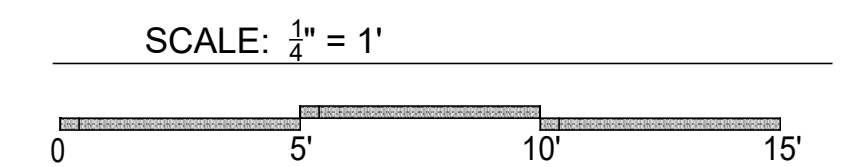


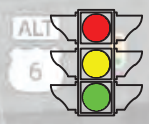


TRASH ENCLOSURE



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT





DETROIT AVE

Detroit Ave

REMOVE DRIVEWAY

REMOVE DRIVEWAY

CHASE
CUSTOM DUAL ENTRY
+/- 3,345 S.F.
24HR VEST.

VALIDATE "POCKET PARK" SOW PER AHJ REQUEST

ORNAMENTAL FENCE W/ STREET PLANTING

MAX. PARKING QTY. PER CODE. VARIANCE REQUEST FOR PARKING INCREASE WILL MORE LIKELY, BE DENIED.

NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

PROPOSED FULL ACCESS

ST CHARLES AVE

PROPOSED ENTER ONLY



12 PARKING

LOADING

ATM 1

BY-PASS

ATM SECURITY BARRIER, PLANTER TYPE.

SIGNATURE STYLE DU CANOPY

DU ATM DISCOURAGED BY AHJ

ORNAMENTAL FENCE W/ STREET PLANTING

Regional Director (RD) DATE

Operating Model Lead (OML) DATE

1422

DRC APPROVED



REGION - OHIO
OVP NO.- J20204600447

Proposed Site Plan
Lakewood

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



DRC Page 7

From: [Terron Wright](#)
To: [David Baas](#); [Gabriela Prewitt](#); [Shawn Leininger](#)
Cc: [Michelle Nocht](#)
Subject: RE: Applications
Date: Thursday, March 24, 2022 11:49:26 AM
Attachments: [image005.png](#)
[image006.png](#)
[Re EXTERNALRE Lakewood early access.msg](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning David,

Please see the attached email correspondence from the property owner authorizing the application submittal.

Please let me know if you need anything else from the property owner.

Thank You,

TERRON WRIGHT
Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 2:48 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>; Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nocht <Michelle.Nocht@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

Gabriela,
In the past – I've seen other applicants place a memo explaining the delay into that portion of the application...or even just an email acknowledgement from the property owner in the place of a formal letter that can be provided later.

Sincerely,

Dave

Dave Baas, AICP

Senior Planner

LtCol, USMC (Retired)

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

david.baas@lakewoodoh.net

(216) 529-6637 (work)

(216) 372-8996 (cell)

www.lakewoodoh.gov

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From: Gabriela Prewitt <Prewitt@tapchicago.com>

Sent: Wednesday, March 23, 2022 3:45 PM

To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>

Cc: Michelle Nocht <Michelle.Nocht@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>

Subject: RE: Applications

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Shawn,

We are trying to submit the applications with the plan of providing owner consent by end of the week, but the portal does not let us submit the application without the consent file. In this case how can we submit?

Thank you,

Gabriela Prewitt

Designer

The Architects Partnership, Ltd.

200 South Michigan Avenue

Suite 1020

Chicago, Illinois 60604

P. 312.583.9800 ext. 58

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 12:48 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

Please submit the applications as soon as possible and no later than the end of the day. We will need the property owner consent prior to moving forward. We will need that by the end of the week. Please let us know when that is uploaded into CitizenServe.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development

City of Lakewood
Department of Planning & Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216) 529-6630 main
(216) 529-6635 office

www.lakewoodoh.gov

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From: Gabriela Prewitt <Prewitt@tapchicago.com>
Sent: Wednesday, March 23, 2022 1:27 PM
To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

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opening attachments or clicking links, especially from unknown senders.

Hi Shawn,

Appreciate you and your team reaching out. We had to push to today the submittal of the applications due to some changes we are presenting with the façade design and materials, addressing a little bit more of the concerns we talked about during our Friday meeting.

Also we are currently waiting for the authorization for property access from the owner, is it possible to move forward with the application without this and submit it later in the process?

Thank you,

Gabriela Prewitt

Designer

The Architects Partnership, Ltd.

200 South Michigan Avenue

Suite 1020

Chicago, Illinois 60604

P. 312.583.9800 ext. 58

C. 469.601.0316

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>

Sent: Wednesday, March 23, 2022 12:22 PM

To: Gabriela Prewitt <Prewitt@tapchicago.com>

Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>

Subject: Applications

Gabriela,

We did not see your applications submitted. Please advise if you are not planning on attending the April meetings.

Sincerely,

Shawn Leininger, AICP

Director of Planning & Development

City of Lakewood

Department of Planning & Development

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6630 main
(216) 529-6635 office

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EINSTEIN BROS BAGELS



STOP



Scans

NO PARKING
ANY TIME

ONE WAY
DO NOT
ENTER

BASKET
CASE



Bike



St Charles

BROS BA

First State Bank

Charles St



RESTAURANT



RESTAURANT

FedEx
Express

St. Charles Ave

PARK HERE
PARK METER
24/7





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 04-08-22

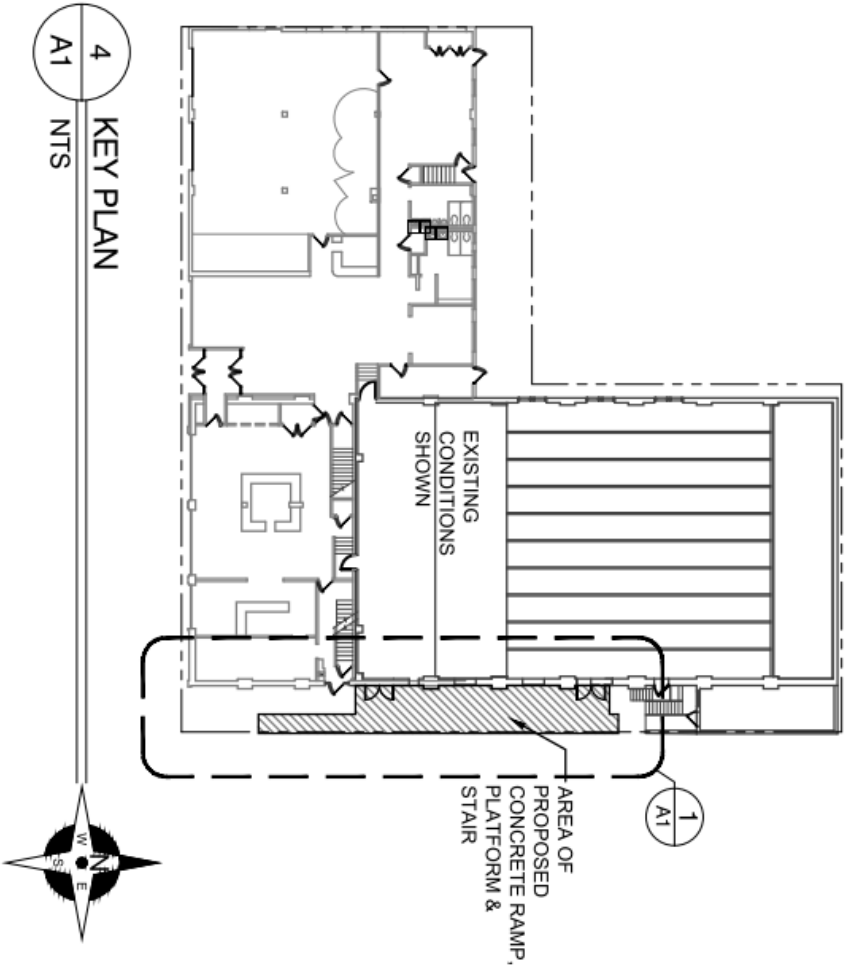
Permit No.: PC22-000003

Applicant Name: Joseph Pavlick, Mahall's 20 Lanes

Project Address: 13222 Madison Ave.

Project Name: Mahall's 20 Lanes

Proposal: Approval of a parking plan for "Project Roxy". Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C2, Commercial - Retail district.





7
A1 LOCATION
NTS



==

Dedicated Parking

Cleveland Printwear



Scalish Construction



Tarrymore Inn



Overflow Parking

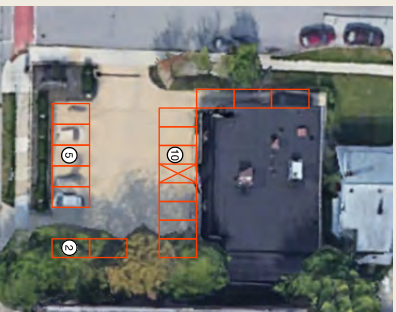
Padre Pio Academy



Transfiguration Parish



Brennan's SLIC



Lakewood One Stop





10 STREET VIEW
A1 NTS



6 PROPOSED TICKET WINDOW
A1 NTS



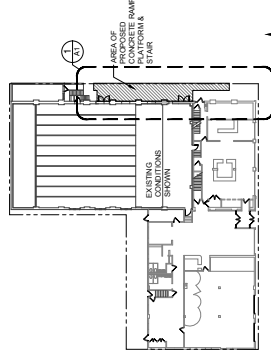
7 LOCATION
A1 NTS



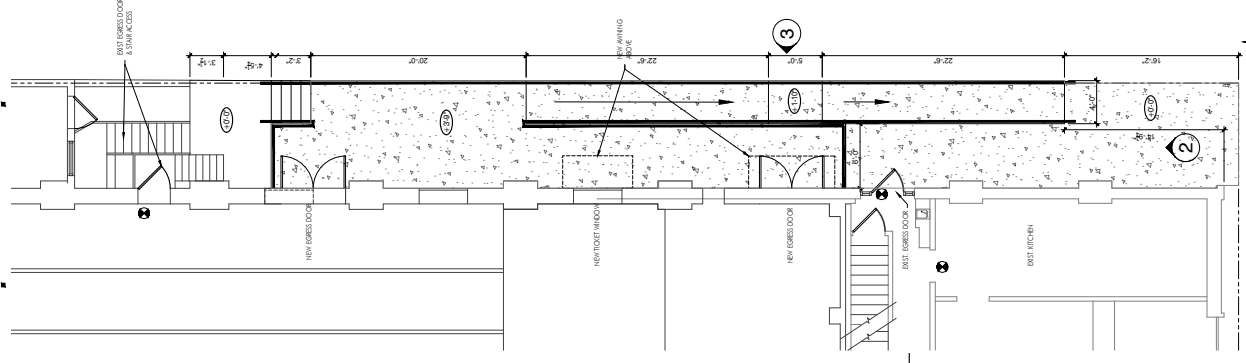
9 3D SIDE ELEVATION
A1 NTS



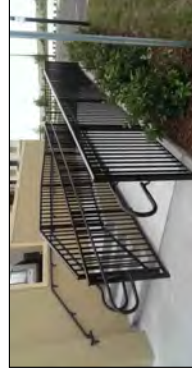
5 PROPOSED CANOPY
A1 NTS



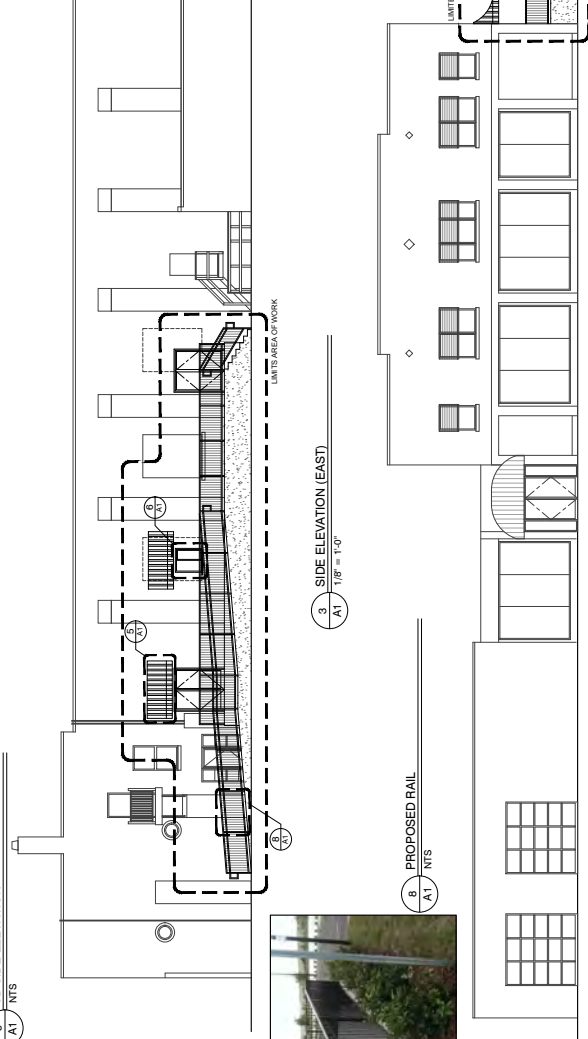
4 KEY PLAN
A1 NTS



1 FLOOR PLAN
A1 3/16" = 1'-0"



8 PROPOSED RAIL
A1 NTS



3 SIDE ELEVATION (EAST)
A1 1/8" = 1'-0"

2 FRONT ELEVATION (SOUTH - MADISON AVE.)
A1 1/8" = 1'-0"

LARSEN ARCHITECTS
12041 EDGEWATER DRIVE,
LAKEWOOD, OHIO 44107
330.526.5288

Mahall's
13200 Madison Ave.
LAKEWOOD, OH 44107

PROJECT No: 21068

DRAWN BY:
CHECKED BY:
ISSUE:
ISSUED FOR ABR 3/22/22

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS TO BE DEMOLISHED OR REWORKED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS TO BE DEMOLISHED OR REWORKED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS TO BE DEMOLISHED OR REWORKED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

A1
SHEET NUMBER

PARKING ACCESS AGREEMENT

This easement agreement (the Agreement) is entered into on _____, 2022 between FP Mahalls LLC d.b.a. Mahall's 20 Lanes, an Ohio Limited Liability Company ("Mahall's"), and [_____] a [_____] ("Lot Owner"), on the terms and conditions set forth below:

RECITALS

- A. Lot Owner is the fee title owner of real property known as [_____] (the "Property"), including the parking lot highlighted in the image attached as Exhibit (the "Parking Lot");
- B. Mahall's owns and operates a bowling alley/venue/bar/restaurant located at 13200 Madison Avenue, Lakewood, OH 44107 (the "Venue");
- C. In connection with certain modifications being made to the Venue, Mahall's is seeking an increase to its occupancy load and has been asked by the City of Lakewood to secure additional parking for its patrons;
- D. Mahall's desires to obtain limited access to the Lot and Lot Owner desires to grant such access subject to the terms and conditions set forth herein.

- 1. Parking Spaces.** As used herein, the term "Parking Spaces" shall mean those [] parking spaces located in the Parking Lot and highlighted/numbered on the image attached hereto as Exhibit A.
- 2. Use of Parking Spaces for Parking Events.** For the consideration set forth herein, Lot Owner hereby grants to Mahall's and its patrons limited access and license to use the Parking Spaces subject to the following terms, limitations and conditions:
 - a. Mahall's may only use the Parking Spaces in connection with events taking place at the Venue which, in Mahall's reasonable judgment, necessitate the use of the Parking Spaces ("Parking Events") and for which Mahall's has provided at least [] days notice to Lot Owner;
 - b. In no event shall Mahall's be permitted to use the Parking Spaces during the operating hours of the business located at the Property;
 - c. At its own cost and expense, Mahall's shall provide its patrons with appropriate directions to the Parking Lot, including any physical signage necessary;
 - d. Mahall's shall ensure that the Parking Spaces and the Parking Lot are in the same condition after the Parking Event as they were immediate prior to the Parking Event, including all necessary cleaning, sweeping, etc.;

- e. Mahall's shall ensure that the Parking Lot remains quiet and orderly during each Parking Event, and that its patrons do not cause a disturbance to occupants or neighbors of the Property; and
- f. [INSERT SPECIAL TERMS, LIMITATIONS & CONDITIONS SPECIFIC TO PARTICULAR LOT OWNERS].

- 3. Term and Termination.** The term of this Agreement ("Term") shall begin on the date hereof, and shall expire on the one year anniversary of the date hereof (the "Expiration Date"), provided, that, following the Expiration Date, this Agreement shall automatically renew for successive one-year terms unless one party provides notice to the other of its desire to not renew at least thirty (30) days prior to the end of the Term. Following the Expiration Date, either party may terminate this Agreement with thirty (30) days written notice.
- 4. Fees.** In consideration of the grant set forth in Section 1, Mahall's agrees to pay to the Lot Owner, within three (3) business days following each Parking Event during with some or all of the Parking Spaces are used, a fee in an amount equal to \$[] multiplied by the number of Parking Spaces used in connection with such Parking Event.
- 5. Indemnification.** Mahall's shall defend, indemnify and hold Lot Owner and its affiliates and representatives, harmless from and against all claims, costs, liabilities, damages, fines and losses of any kind whatsoever, arising out of, resulting from or in any way connected to: (i) Mahall's breach of any representations, warranties, covenants or agreements contained in this Agreement or (ii) Mahall's use of the Parking Spaces under this Agreement.
- 6. Insurance.** During the Term, Mahall's shall maintain, at its sole cost and expense, in full force and effect its own comprehensive general business liability insurance policy, insuring against any and all loss, liability or business interruption arising from the obligations and activities of Mahall's under this Agreement, including its indemnification obligations under Section 5, at levels commensurate with industry standards. If requested by the Lot Owner, Mahall's shall name Lot Owner as an "additional insured" on such policies and shall provide Lot Owner with one or more certificates of insurance so reflecting.
- 7. Miscellaneous.** This Agreement shall be binding in all respects upon, and shall inure to the benefit of, each of the parties' heirs, successors and assigns. This Agreement shall be governed by the internal laws of the State of Ohio, irrespective of the choice of law rules of any jurisdiction. This Agreement constitutes the entire agreement of the parties with respect to the subject matter herein contained, and a complete merger of prior negotiations and agreements. This Agreement shall not be modified except in a writing signed by the parties.

IN WITNESS WHEREOF, the parties have executed this Parking Access Agreement:

MAHALLS

FP Mahall's LLC

By: Joseph Pavlick
Title: Managing Member

LOT OWNER

[_____]

By: [_____]
Title: [_____]

EXHIBIT A - PARKING LOT SITE PLAN

MAHALL'S 20 LANES EST 1924

January 27, 2022

Mike Cannon
Cleveland Printwear
13300 Madison Ave.
Lakewood, OH 44107

Dear Mike,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Cleveland Printwear, located at 13300 Madison Ave. Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

1. Parking. Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Cleveland Printwear
Location: 13300 Madison Ave., Lakewood, OH 44107
No. of Parking Spaces: 14

2. Fees & Rules.

- a. Mahall's must notify Organization at least thirty (30) days in advance of the need for the parking spaces;
- b. Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
- c. Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
- d. Mahall's shall not use the space during Organization's operating hours;
- e. Mahall's pays to the Organization \$10 per space per evening for its use.

3. Trade Value. To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term.

Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES

DocuSigned by:
Joseph Pavlick
05E352AA6A84455...
By: Joseph Pavlick
Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

CLEVELAND PRINTWEAR

DocuSigned by:
Mike Cannon
F965201F88964D0...
By: Mike Cannon
Title: President

MAHALL'S 20 LANES EST 1924

February 16, 2022

Mr. Frank Scalish
Scalish Construction
13316 Madison Avenue
Lakewood, OH 44107

Dear Mr. Scalish,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Scalish Construction located at 13316 Madison Ave, Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

- 1. Parking.** Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Scalish Construction
Location: 13316 Madison Ave, Lakewood, OH 44107
No. of Parking Spots: 15

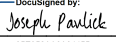
2. Fees & Rules.

- a. Mahall's must notify Organization at least sixty (60) days in advance of the need for the parking spaces;
 - b. Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
 - c. Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
 - d. Mahall's shall not use the space during Organization's operating hours;
 - e. Mahall's pays to the Organization \$10 per space per evening for its use; and
 - f. This arrangement shall automatically renew on an annual basis unless otherwise terminated by one of the parties.
- 3. Trade Value.** To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term, whether or not Mahall's ever utilizes this parking arrangement.

Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES

DocuSigned by:

05E352A6A84455
By: Joseph Pavlick
Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

SCALISH CONSTRUCTION
DocuSigned by:

5A82420E4238411
Mr. Frank Scalish - Owner

MAHALL'S 20 LANES EST 1924

January 27, 2022

Abraham Fekieh
Lakewood One Stop
13100 Madison Ave
Lakewood, OH 44107

Dear Abe,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Lakewood One Stop located at 13100 Madison Ave, Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

1. Parking. Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Lakewood One Stop
Location: 13100 Madison Ave, Lakewood, OH 44107
No. of Parking Spots: 15

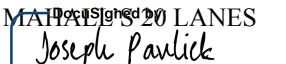
2. Fees & Rules.

- a. Mahall's must notify Organization at least thirty (30) days in advance of the need for the parking spaces;
- b. Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
- c. Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
- d. Mahall's shall not use the space during Organization's operating hours;
- e. Mahall's pays to the Organization \$10 per space per evening for its use.

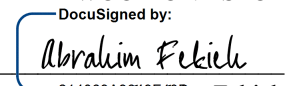
3. Trade Value. To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term.

Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES

By: Joseph Pawlick
Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

LAKEWOOD ONE STOP
DocuSigned by:

214069A2630E40D
Abraham Fekieh
Manager

MAHALL'S 20 LANES EST 1924

February 17, 2022

Mr. Patrick Andrews
Padre Pio Academy
12920 Madison Avenue
Lakewood, OH 44107

Dear Mr. Andrews,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Padre Pio Academy located at 12920 Madison Ave, Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

1. Parking. Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Padre Pio Academy
Location: 12920 Madison Ave, Lakewood, OH 44107
No. of Parking Spots: 12

2. Fees & Rules.

- a. Mahall's must notify Organization at least sixty (60) days in advance of the need for the parking spaces;
- b. Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
- c. Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
- d. Mahall's shall not use the space during Organization's operating hours;
- e. Mahall's pays to the Organization \$10 per space per evening for its use; and
- f. This arrangement shall automatically renew on an annual basis unless otherwise terminated by one of the parties.

3. Trade Value. To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term, whether or not Mahall's ever utilizes this parking arrangement.

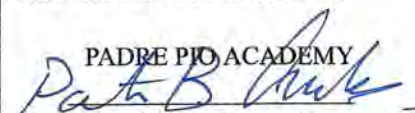
Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES

By: Joseph Pavlick
Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

PADRE PIO ACADEMY

Mr. Patrick Andrews - Dean

MAHALL'S 20 LANES EST 1924

February 17, 2022

Mr. Dan Brennan
Brennan's 5 LLC
13396 Madison Avenue
Lakewood, OH 44107

Dear Mr. Brennan,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Brennan's 5 LLC, located at 13396 Madison Ave, Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

- 1. Parking.** Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Brennan's 5 LLC
Location: 13396 Madison Ave, Lakewood, OH 44107
No. of Parking Spots: 17

2. Fees & Rules.

- a. Mahall's must notify Organization at least sixty (60) days in advance of the need for the parking spaces;
 - b. Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
 - c. Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
 - d. Mahall's shall not use the space during Organization's operating hours;
 - e. Mahall's pays to the Organization \$10 per space per evening for its use;
 - f. If the Organization or an affiliate of the Organization leases the building to a third party, the continuation of this arrangement will be subject to the written approval of the new tenant, and shall terminate immediately without such approval; and
 - g. This arrangement shall automatically renew on an annual basis unless otherwise terminated by one of the parties.
- 3. Trade Value.** To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term, whether or not Mahall's ever utilizes this parking arrangement.

Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES

DocuSigned by:
Joseph Pavlick

05E392A6A84456
By: Joseph Pavlick

Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

DocuSigned by:
Dan Brennan
3AA45109C73400
BRENAN'S 5 LLC
Dan Brennan - Owner

MAHALL'S 20 LANES EST 1924

February 3, 2022

Chad Schafer
Tarrymore Inn
13356 Madison Ave
Lakewood, OH 44107

Dear Chad,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Tarrymore Inn located at 13356 Madison Ave, Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

- 1. Parking.** Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Tarrymore Inn
Location: 13356 Madison Ave, Lakewood, OH 44107
No. of Parking Spots: 16

- 2. Fees & Rules.**

- Mahall's must notify Organization at least sixty (60) days in advance of the need for the parking spaces;
- Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
- Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
- Mahall's pays to the Organization \$100 per space per evening for its use;
- Organization will close for business if necessary;
- Mahall's will not utilize this arrangement more than once per calendar quarter; and
- Mahall's will not utilize this arrangement on any holiday or "bar holiday" (e.g. Thanksgiving weekend, St. Patrick's Day, etc.).

- 3. Trade Value.** To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term, whether or not Mahall's ever utilizes this parking arrangement.


Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES[#]

By: Joseph Pavlick
Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

TARRYMORE INN

Chad Schafer
Owner

Community-owned solar on Mahall's

Project description



**CLEVELAND SOLAR
COOPERATIVE**

October 2021

The Lakewood Community Solar Cooperative, a group of the
Cleveland Solar Cooperative

www.clevelandsolar.org

Info@clevelandsolar.org

Today's agenda

- About us
- Deal structure and timeline
- Installation design
- Production and cost savings estimates
- Construction process
- How we can market this project
- Highlighted elements of the two key legal documents

About us

- **Cleveland Solar Cooperative (CSC)** is a member-owned Ohio cooperative business founded in May 2020. CSC is a single legal entity through which project groups such as Lakewood Community Solar Cooperative (LCSC) operate. CSC provides project groups with shared services including procurement, marketing, accounting, legal support, and member engagement.
- **Lakewood Community Solar Cooperative (LCSC)** is a project group of CSC. LCSC is a group of neighbors and allies in Lakewood who are Member Owners of CSC and who want to collectively own solar arrays in the neighborhood.

How the deal is structured

Mahall's

- Hosts the array for 25 years
- Receives benefits of net metering from First Energy (e.g., discounts on their monthly bills)
- Pays bill to CSC per terms of the PPA
- Sees lifetime savings of an estimated \$24,500

CSC

- Funds, owns, and insures the array for 25 years
- Procure EPC and partner for long-term operations and maintenance

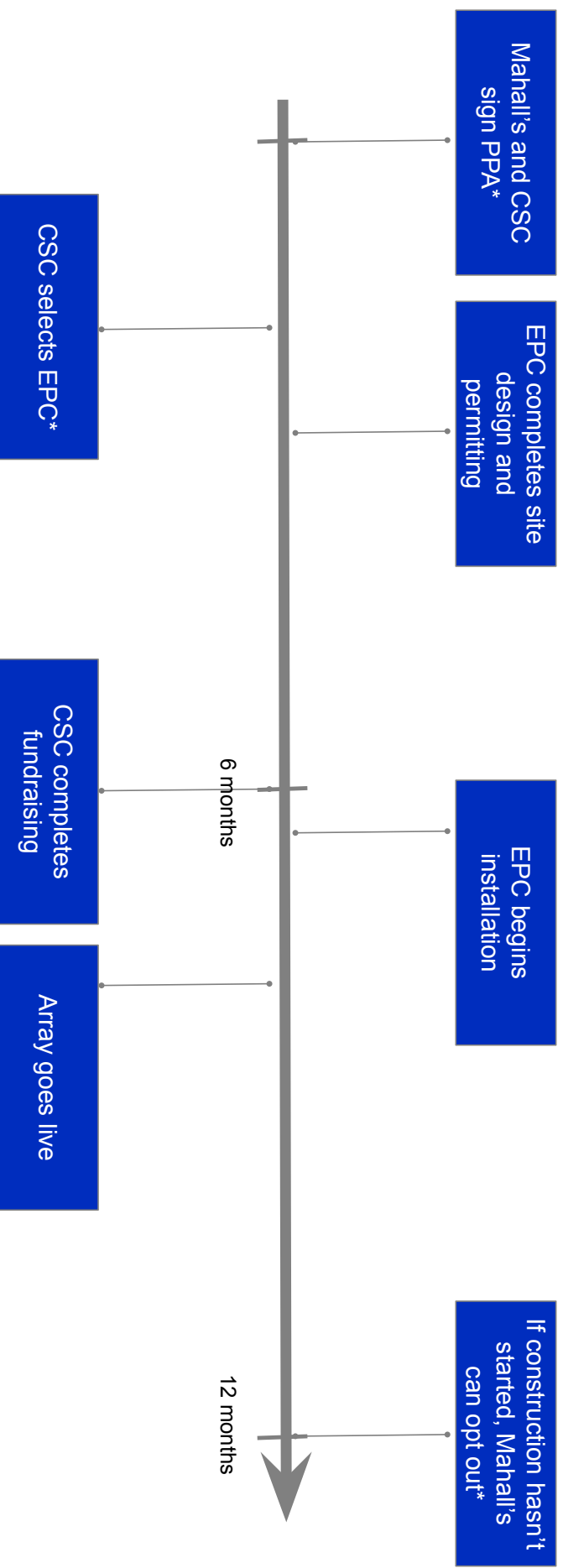
LCSC

- Recruits Member Owners who invest in the project
- Recruits other hosts in Lakewood
- Main point of contact for Mahall's

EPC

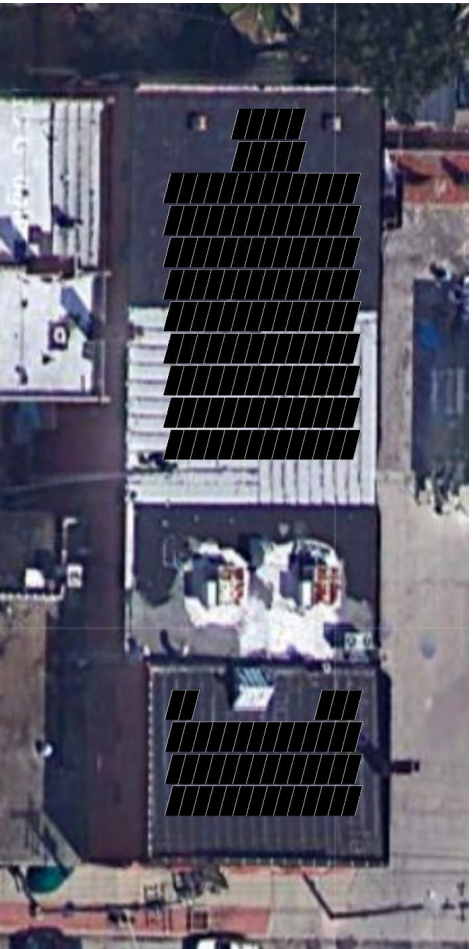
- Engineering, procurement and construction firm
- Selected through an RFP process
- Will prepare final site design, procurement equipment, handle permitting, and install panels

Estimated timeline for Mahall's project



* There is an active role from Mahall's in this step

The initial site design for the Mahall's features a **42-kilowatt rooftop array**

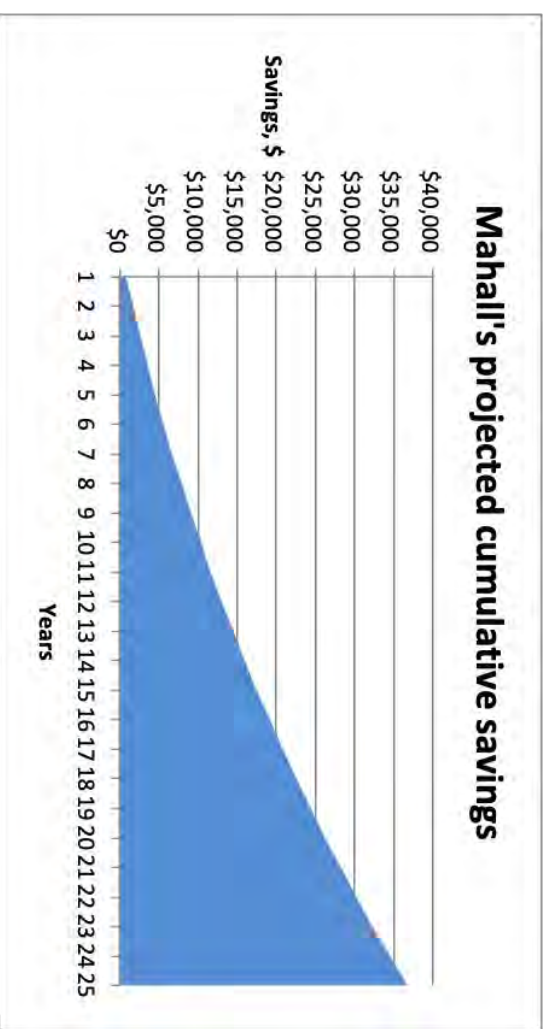


- The initial design includes 120 panels
- Those panels will generate an estimated 53,957 kilowatt hours in its first year
- The array would offset ~79% of Mahall's estimated annual consumption
- The array would save CO2 emissions worth ~40,000 pounds of coal burned (or charging 4.8 million cell phones!)
- This initial design is an example; we'll need to refine based on roof conditions and engineering assessment

*based on August 2021 bill

With zero money down, Mahall's would see immediate cost savings that total ~\$36,000 over the lifetime of the array

- Mahall's paid 14 cents per kilowatt hour in August 2021
- If the PPA rate is, for example, 12.5 cents per kilowatt hour, Mahall's would save \$804 in the first year (49,000 x 1.5 cents savings = \$804)
- In that example, Mahall's lifetime savings from the array would be ~\$36,791
- Assumes PPA price escalation of 2.15% and annual electricity price escalation of 2.5%



Construction sequence and requirements

- CSC will hire an EPC to conduct a more detailed site design and certify the plans, acquire permits from the City of Lakewood and First Energy, procure the equipment, and install the array
- Assuming there are no substantial changes to the engineering plan, the construction period will last 2 – 4 weeks, depending on the season

CSC would be happy to partner with Mahall's to promote this project!

- We believe many Mahall's fans and neighbors will be enthusiastic about this project, particularly since the pandemic has been so challenging for bars, restaurants and venues.
- Social media posts, emails, and announcements at community events from Mahall's would help get people excited about this project
- We could work together to create compelling marketing language that accurately represents how people can get involved
 - It's important to market this project in a way that avoids confusing our project with a regulated financial security
 - Supporter would join CSC (\$20 membership) and then learn how to invest with us

The power purchase agreement is a legal document between CSC and Mahall's; here are some proposed terms for discussion

- **Price per kilowatt hour** – 12.5 cents per kilowatt hour, based on data from August 2021 with annual escalator of 2.15%, less than the expected annual increase in utility rates of 2.5%
- **Billing** – Mahall's will receive two bills each month, one from First Energy for net power consumed from the grid and one from CSC for the power generated by the array
- **Length of term** – 25 years, the life of the panels; at that time, CSC will either remove the panels or enter into a new agreement with Mahall's
- **Site lease** - The PPA includes a site lease for CSC to lease Mahall's roof
- **Insurance** - We'd ask for Mahall's support to insure the panels on your existing property insurance coverage
- **Monitoring and maintenance** – Mahall's ensures array receive maximum sunlight; CSC will take the lead on remotely monitoring and physically maintaining the system
- **Cancellation** – Mahall's can exit if construction has not started 12 months after signing the PPA



Madison
Cleveland

Melchior's

MAY 1950'S
FREE WKND
SAT-SNACKS
SUN: BLOSSOM

Project Roxy

Parking Plan

TO THE COMMITTEE

A note on the state of Mahall's in 2022 and the importance of Project Roxy ...

Since acquiring the business in 2011, Kelly Flamos and I have made it our life's work to bring this great institution back to glory, and to try to help resurrect a quiet corner of Lakewood. To do that, we had to pay close attention to what the community wanted out of Mahall's. We spent the better part of the last decade listening, learning and doing our best to provide a space that met as many of those desires as possible - from the addition of live music to the overhaul of the menus; from the hosting of weddings to *the thoughtful renovations to necessary to make Mahall's safe, make Mahall's fresh and preserve its original magic...all at the same time.*

After 10 years and nearly \$1 million of investment into this special place, I know that our work is not yet finished. Together with my new partner Cory Hajde, we need to finish what we started in 2011 and find ways to meet the community's evolving needs in the future. Left largely untouched since in the 1950's, the "Upstairs Lanes" must be improved to modern building code & safety standards. This portion of the building is the only area that hasn't been updated during our tenure - namely, modernizing the mechanicals and re-sealing the space (roof, insulation, sound treatment, etc.). In addition, we must recognize that the nature of the community's love affair with Mahall's has changed over time. In the eyes of so many, we are now seen as a hub for creative expression, art and music, in addition to a beloved bowling alley; A place... to get married at, to host fundraisers at, to welcome Tango dance marathoners from half way around the globe. While bowling remains an important part of who we are, we can no longer justify dedicating over half of our operational space to the lanes.

To illustrate the evolving demand for Mahall's as an event/performance venue, I've included some data from our last 6 months of operations...

MAHALL'S SHOWS (Sep '21 - Mar '22)	
Total Shows	101
Sold-Out Shows	34
Declined Shows - Capacity	31
Est. Foregone Ticketed Patrons*	19,200

*Assumes 200 additional tickets to each of 34 existing shows, plus 400 tickets to 31 replacement shows (500 tickets per new show less 100 tickets per replaced show).

MAHALL'S EVENTS (Sep '21 - Mar '22)	
Total Events	107
50+ Patron Events	16
Declined 100+ Patron Events - Capacity	11
Est. Foregone Event Patrons*	5,950

*Assumes 200 additional patrons to each of 16 existing 50+ patron events, plus 250 patrons to each of 11 new events.

The conversion of our "Upstairs Lanes" into "The Roxy Ballroom & Dancehall" will allow us to do all of these things, and then some. Restoring its original 1930's era use allows us to preserve and honor the Mahall family's original vision for the space; Shifting the flow of large crowds away from a small/make-do entertainment *room* to a spacious/compliant/modernized *venue* allows for a safer and more comfortable experience for our patrons; and increasing our peak operating capacity allows us to more effectively meet the proven demand for the Mahall's experience in Lakewood. As we approach our 100 year anniversary, I believe this project is the final major renovation necessary to ensure Mahall's survival for another 100 years.

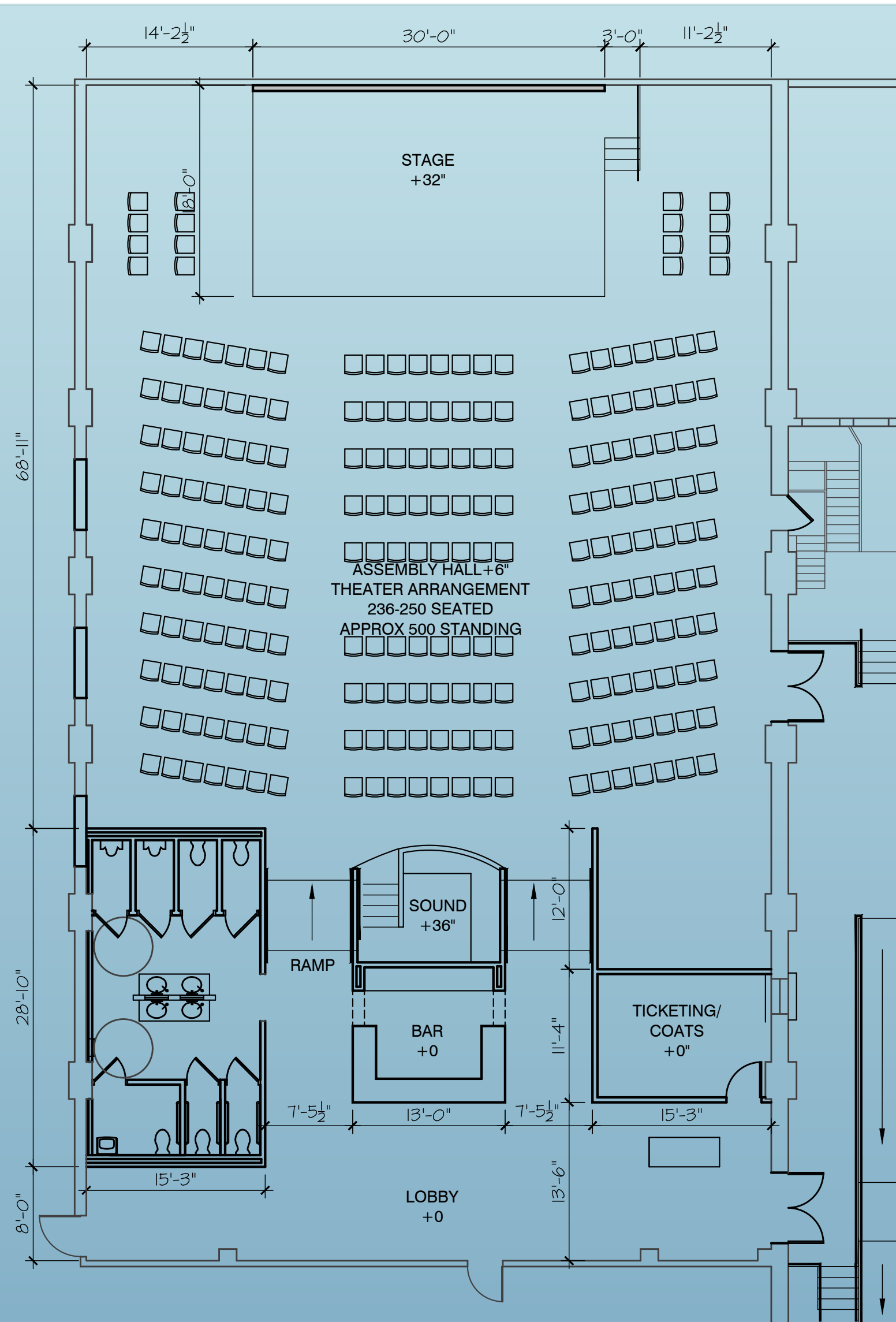
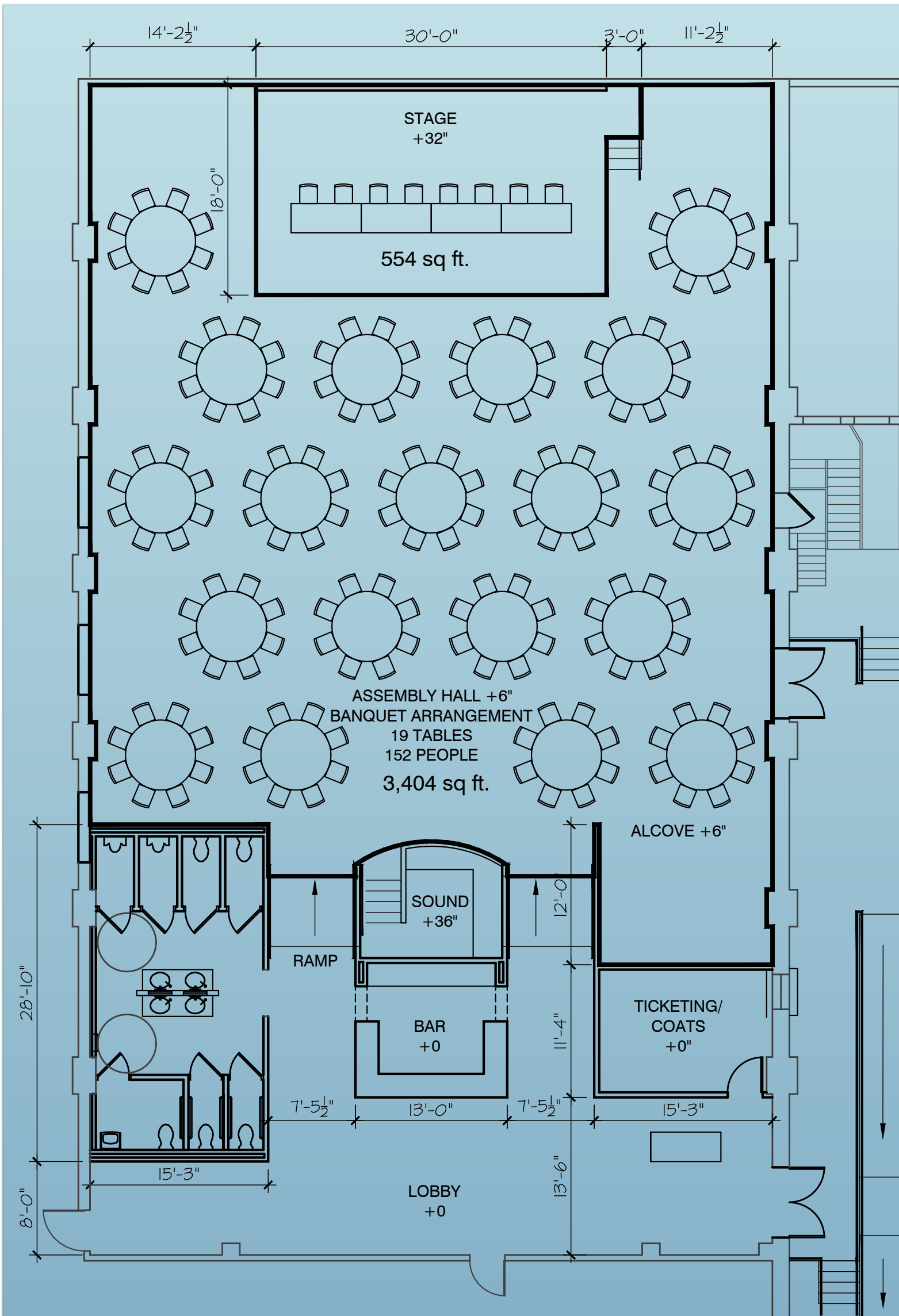
I hope you will agree. Thank you again for taking the time to consider our proposal.

Sincerely,

Joseph Pavlick, Co-Owner

Objectives

- ❖ **Preview Project Roxy:** Mahall's to continue its mission of preserving and restoring this great institution by reaching even farther back into its rich history
 - ❖ **Peak Demand Analysis:** Sharing historic and projected event data (seasonality, operating hours, etc.) to support an increased occupancy from larger events
 - ❖ **Shared Parking (300+):** street level and other public parking capacity for shared use by our employees, patrons and others in the community
 - ❖ **Dedicated Parking (100+):** secured & exclusive access to 80+ parking spots nearby, with additional efforts in the works
 - ❖ **The "Greening" of Mahall's:** alternative transportation options & other planned improvements to reduce carbon emissions and improve energy efficiency
-



The Roxy

A renovation of the “Upstairs Lanes” to continue Mahall’s mission of historic preservation, customer experience and community building.

Inspired by the original use of the space as a 1930’s era dance hall and ballroom dubbed “The Roxy”, the space will boast a 500 patron capacity for the ever growing demand for creative experience and event spaces on Madison Avenue.

In addition, the project will allow the owners to complete their overhaul of the building’s electric and HVAC systems, add fire suppression to the most trafficked areas within the building, add bathrooms and improve ADA accessibility.

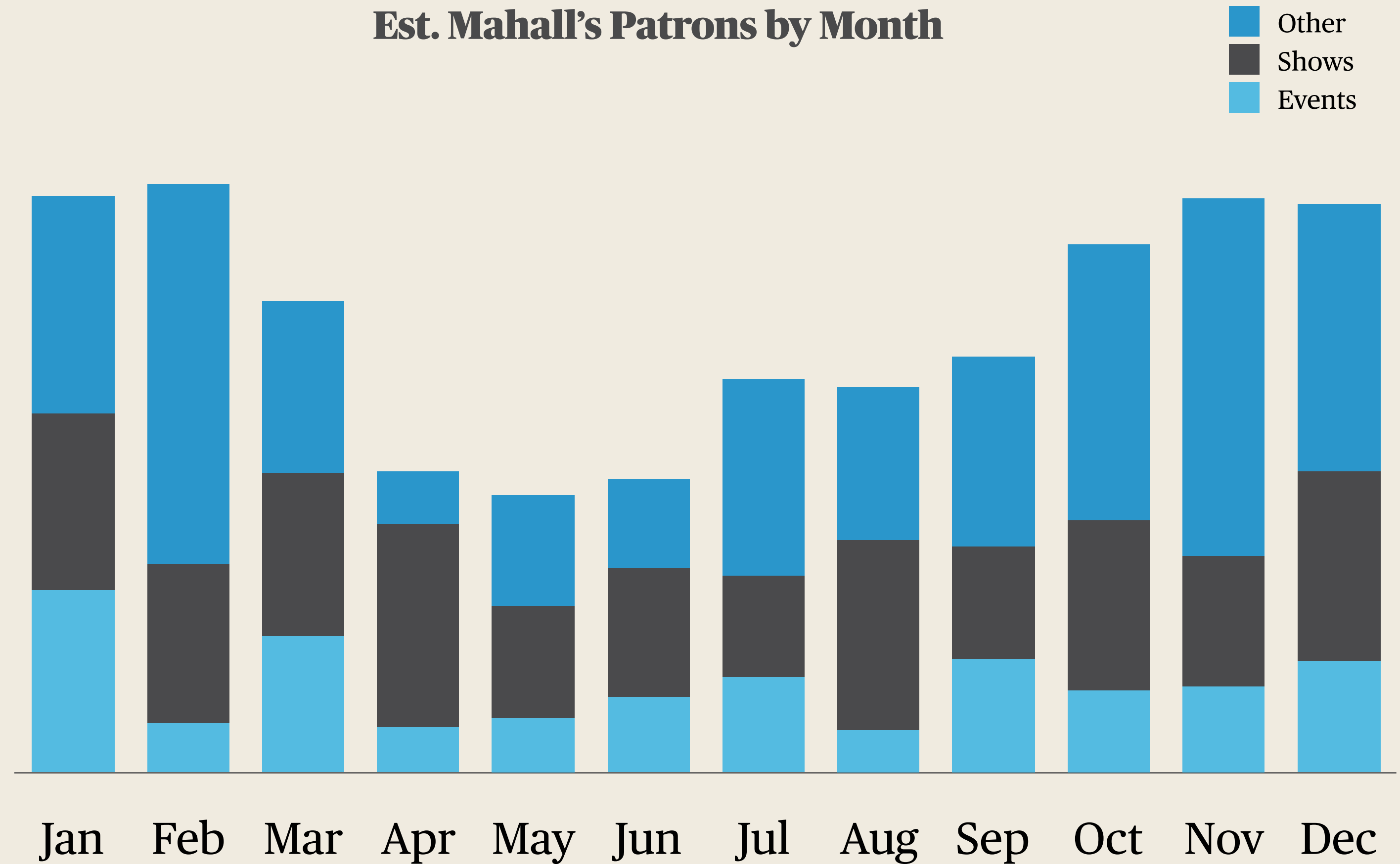
Mahall's Seasonality

Since its inception, Mahall's has been the go-to Fall/Winter destination for working class Lakewoodites.

It seems to be in the DNA of this place. Busy busy when its cold, more laid back during summer months. While we have tried to increase the business in the summer, in more recent years we have accepted this as a fact of life and began planning around it. The good news is that, with respect to Shared Parking, these seasonal levels are more complimentary with activities going on in Madison Park. When we are busy, the park lots are usually empty.

Peak Demand Analysis

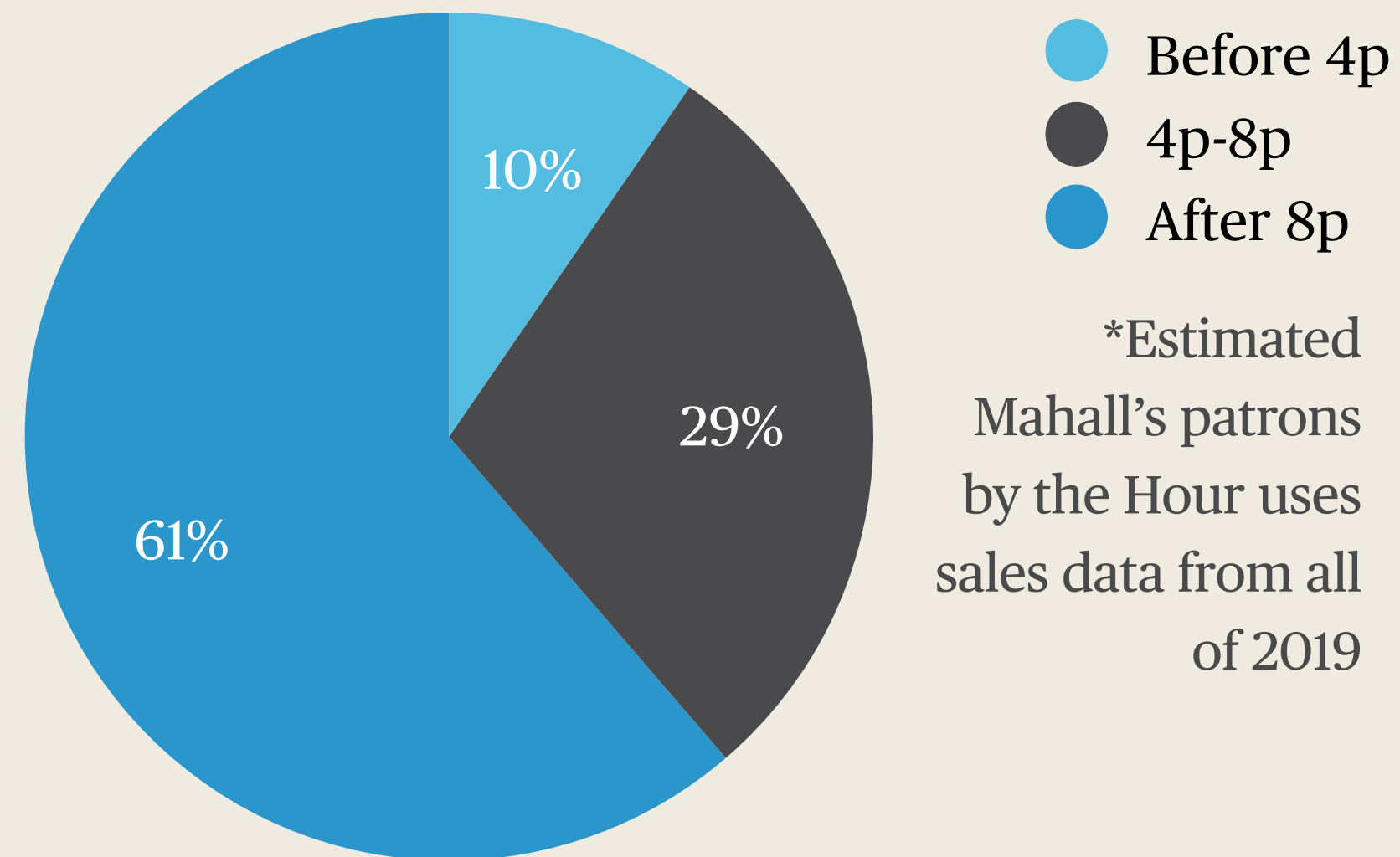
Est. Mahall's Patrons by Month



*Estimated monthly patron data uses a variety of sales and attendance data sources from 2018-2021

Mahall's by the Hour

Est. Mahall's Patrons by the Time of Day (Percent of Total Day)



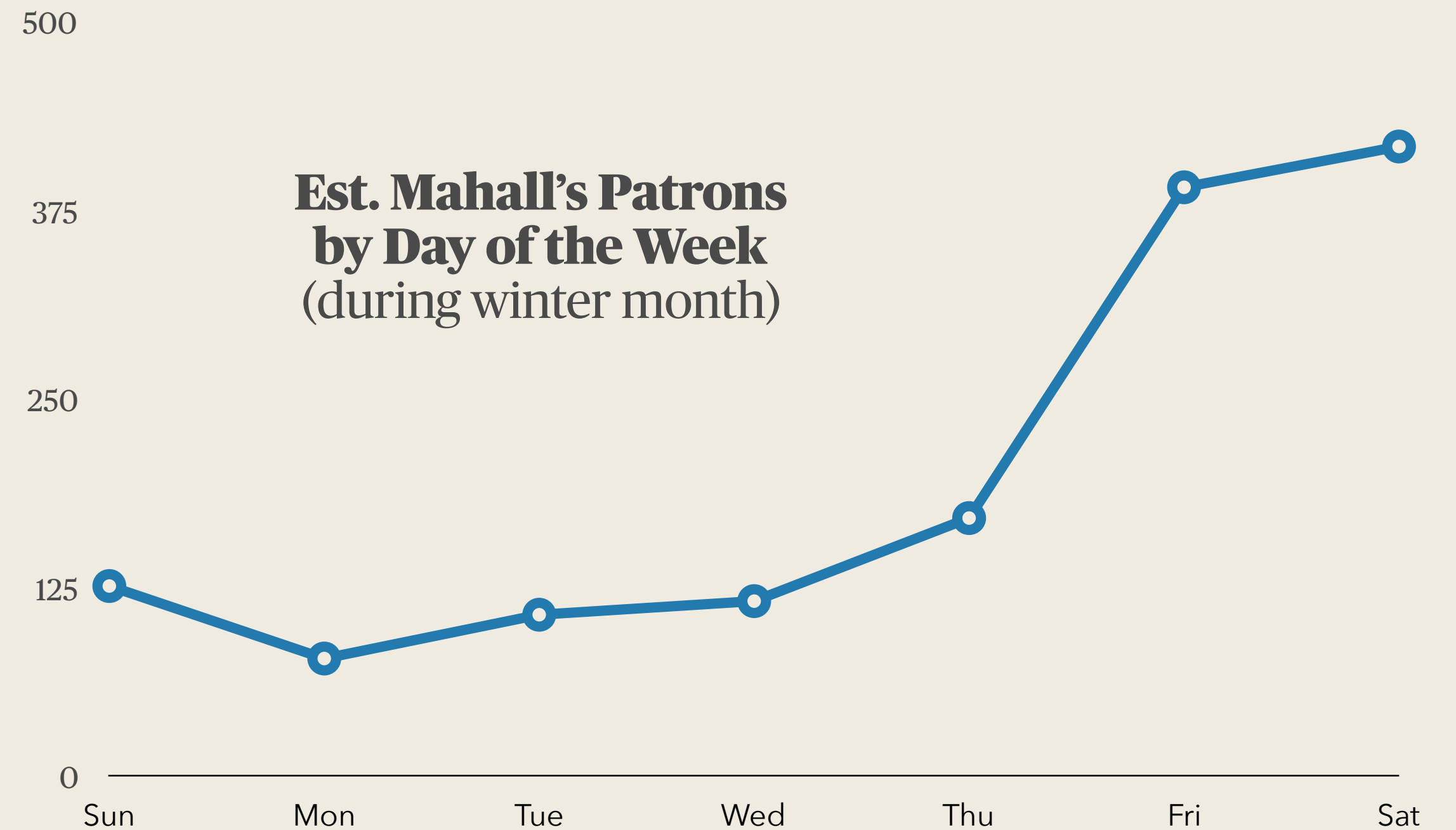
*Estimated Mahall's patrons by the Hour uses sales data from all of 2019

During a typical week, peak demand for Mahall's is after 8pm on Fridays and Saturdays.

Should come as no surprise that Mahall's is much busier on the weekends. In part, this is on purpose. By funneling key shows and events to the weekend nights, we are able to build in time for us to recover, maintain the space and prepare for the next week. This also allows us to avoid conflicts with busy days at Madison Park and operating hours of nearby businesses.

Based on 2019-2021 data, most Mahall's Live Performances start at 8pm on the weekends, and most larger Events start at 7pm on the weekends.

Peak Demand Analysis



Est. Mahall's Patrons by Day of the Week (during winter month)

*Estimated Mahall's patrons by day of the week uses sales data from sample weeks of Mahall's busiest months of 2019

Mahall's by the Week

Parking

To aid your review, we have provided the following notes, classifications and visual aids:

Distance from Mahall's

Inner Circle within 500' of Mahall's

Outer Circle within 1,000' of Mahall's

Parking Categories

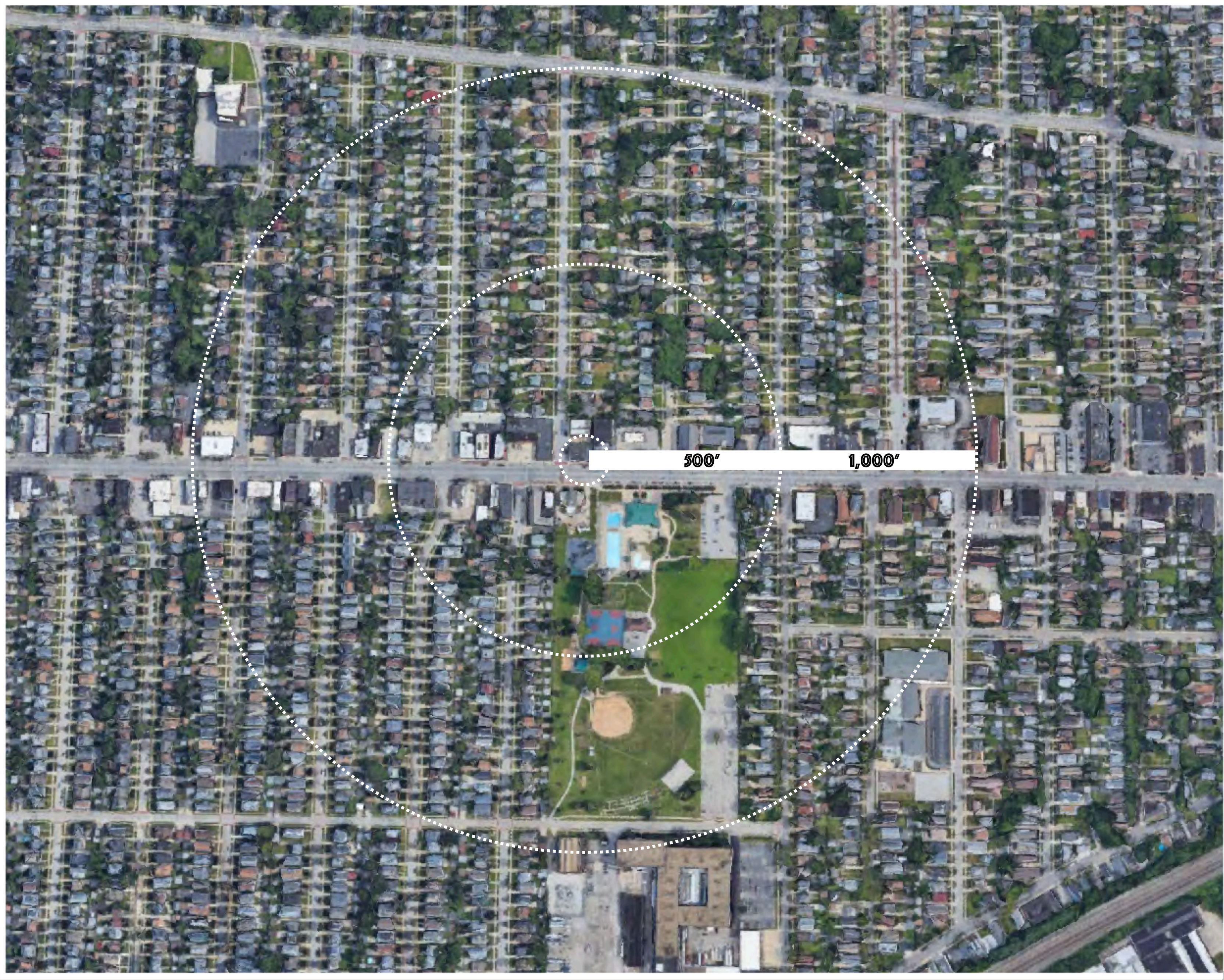
Shared Parking Public parking on nearby streets and at Madison Park

Dedicated Parking Owner controlled parking at nearby business or organization with complimentary operating hours

Overflow Parking Owner controlled parking at nearby business or organization with conflicting operating hours

Signage/Directions

As we utilize the Dedicated and Overflow Parking arrangements, we plan to communicate directions to the lots for our patrons via social media, our website and night-of physical signage.



Shared Parking

- 120 Street Parking < 500'
- 75 Madison Park (North Lot) < 500'
- 195 TOTAL Shared Parking < 500'

- 170 Street Parking < 1,000'
- 200 Madison Park (South Lot) < 1,000'
- 370 TOTAL Shared Parking < 1,000'

Mahall's is located directly across Madison Avenue from Madison Park, one of Lakewood's largest public parks. Madison Park, which operates between 7am and 9pm, contains approximately 275 public parking spaces between its North Lot (approx. 75) and South Lot (approx. 200), both of which are within walkable from Mahall's.

With the vast majority of Mahall's events occurring at or after the park's closing hours, these lots have been used by Mahall's patrons, without incident, for decades. And on each of these evenings, there is always plenty of unused capacity.

NOTE - Madison Park South Lot: While we understand that the South Lot may technically fall outside the requisite proximity to count officially toward our shared parking capacity, the South Lot has been commonly used by our patrons over the years.



Dedicated Parking

With the exception of Transfiguration Church (who we are pursuing and expect to have an arrangement with soon), we have entered into a Letter Agreement (included in supporting documents) with each of the businesses shown on this map for access to their parking spaces. In addition, this group is comprised of businesses and organizations with largely weekday/daytime hours that do not conflict with our Peak Demand periods.

18 Cleveland Printwear (weekdays 9a-5p) < 500'

15 Scalish Construction (weekdays 9a-5p) < 500'

10 Padre Pio Academy (weekdays 8a-3p) < 1,000'

20 Transfiguration Parish (8a-noon) < 1,000'

17 Brennan's 5LLC (exp. 9a-6p) < 1,000'

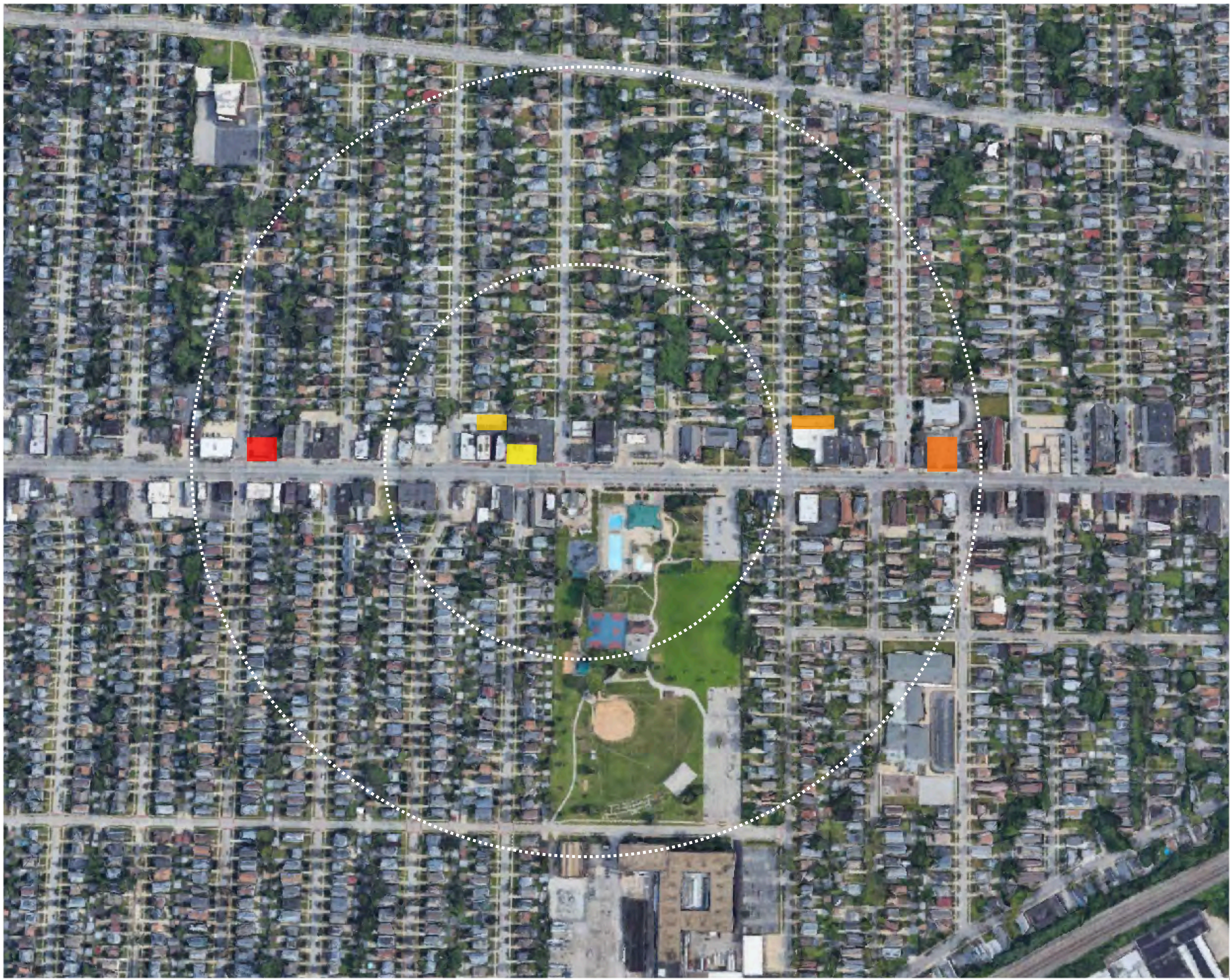
33 TOTAL Dedicated Parking < 500'

47 TOTAL Dedicated Parking < 1,000'

80 TOTAL Dedicated Parking

NOTE - Transfigurations Parish: We have been in discussions with them about a parking arrangement. We anticipate getting a similar LOI signed with them in the coming weeks.

NOTE - Brennan's: Our Letter Agreement with Dan Brennan requires us to get further approval from new tenant (lease pending). Our understanding is that the likely tenant is a daytime retail business.



Overflow Parking

We have entered into a Letter Agreement (included in supporting documents) with each of the businesses shown on this map for access to their parking spaces. In most cases, this group is comprised of businesses and organizations with operating and peak hours that may conflict with those of Mahall's. As such, we plan to use these spaces as overflow parking for events that we feel will require it.

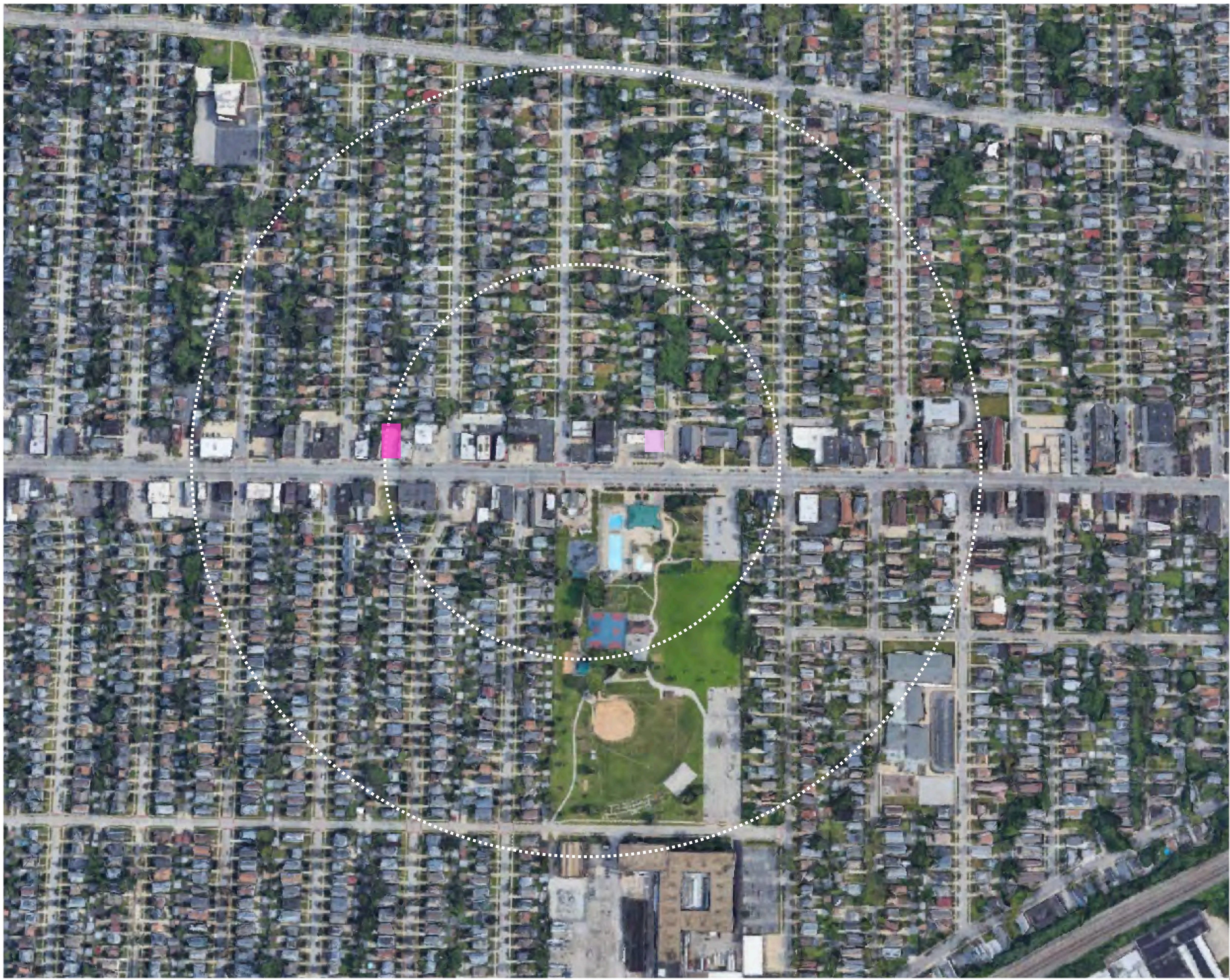
8 Lakewood One Stop (6a-midnight) < 500'

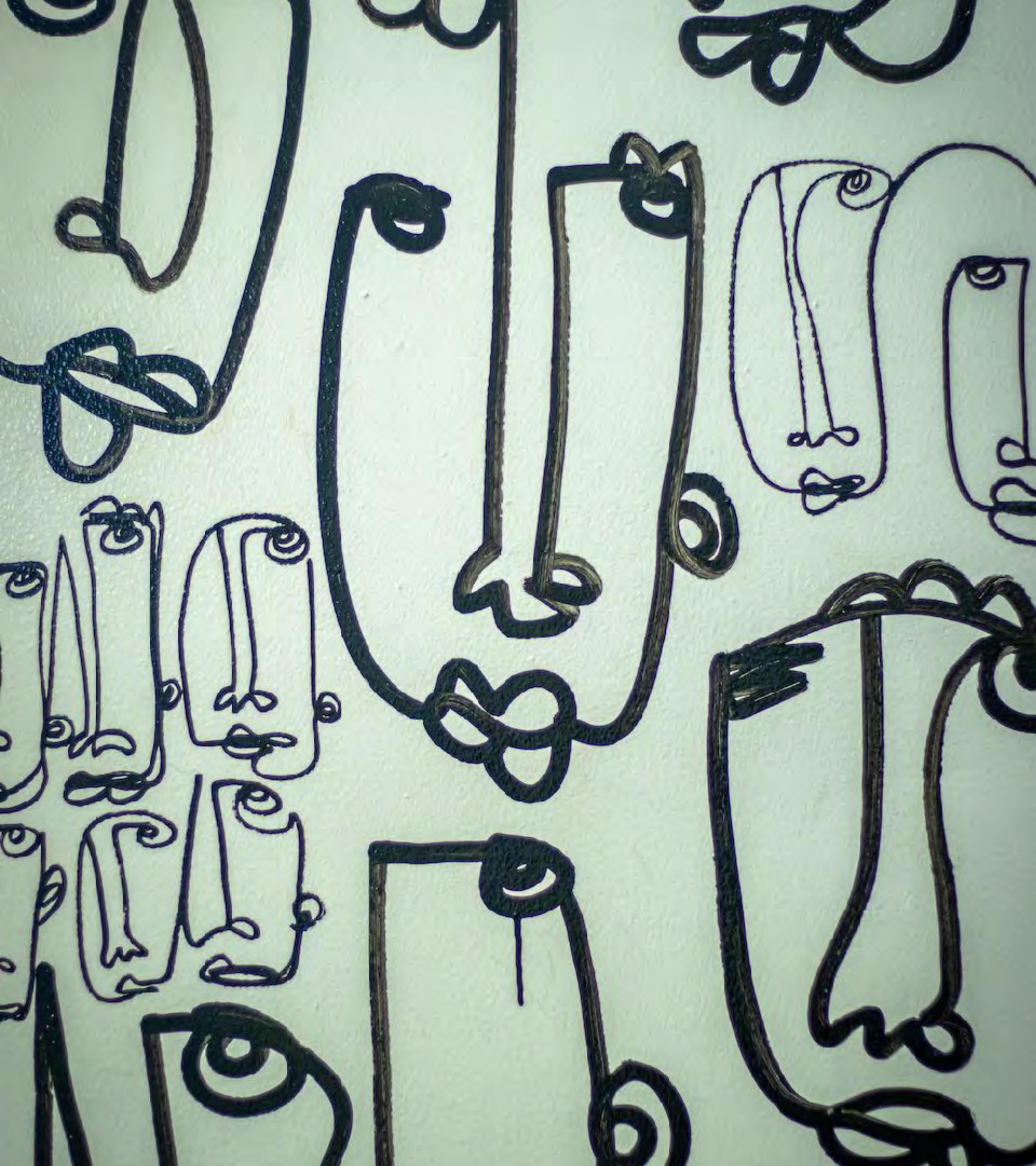
16 Tarrymore Inn (6p-2a) < 500'

24 TOTAL Overflow Parking

NOTE - Lakewood One Stop: While we have overlapping hours with them, we have collaborated on parking for our employees and artists in the past, and have their commitment to continue doing so in the future. Pursuant to the letter, these spaces will be exclusive when they are closed, which will help with later events and our closing staff. In addition, they have pledged to work with us on ad hoc arrangements as needed.

NOTE - Tarrymore: While we have overlapping hours with them, we have a special arrangement per our letter agreement that allows us to pay them an established amount to close the business during a Mahall's event.





Alternative Transportation

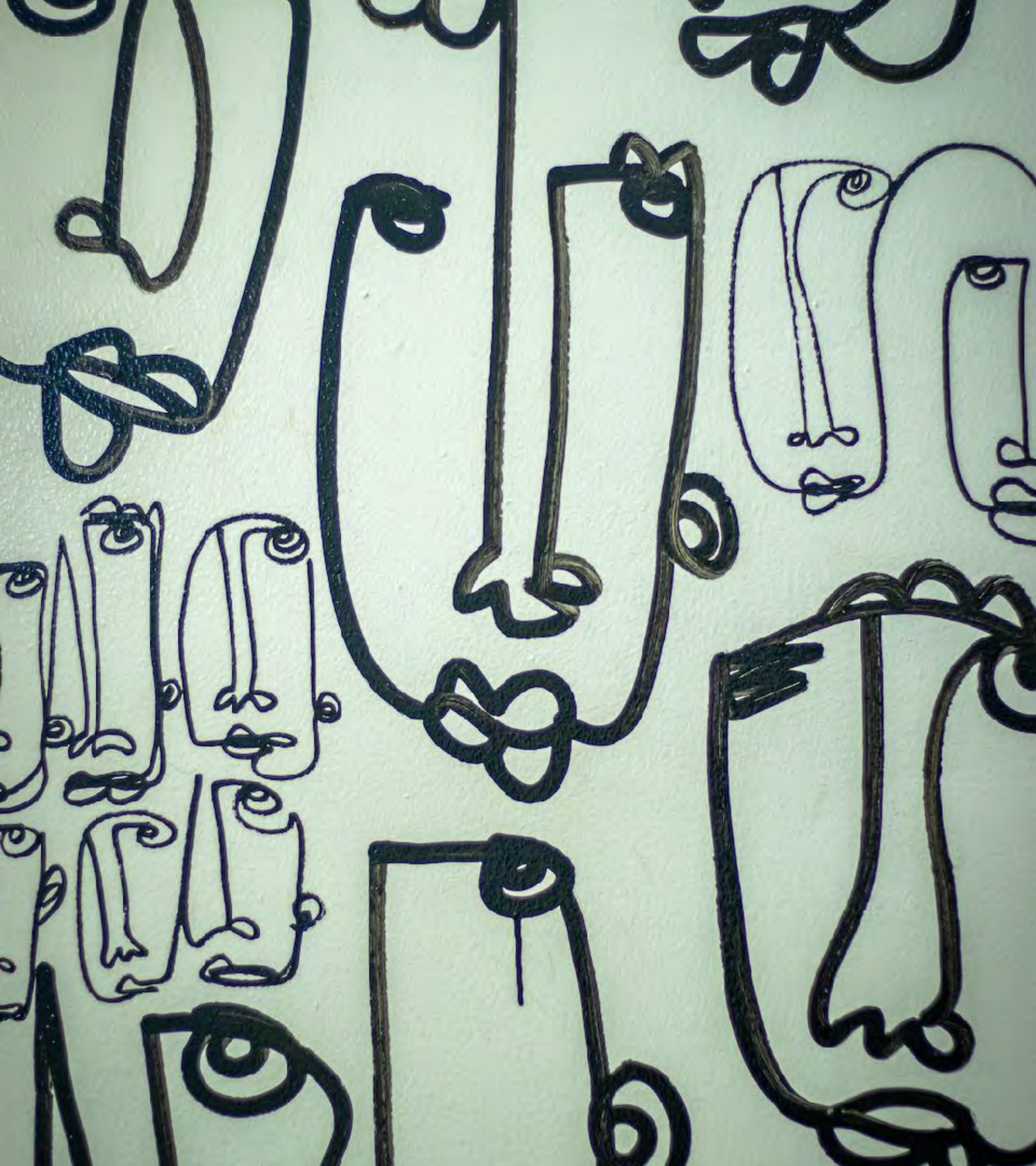
Ride Share & Valet

Through its booking partner, Bravo Artist, Mahall's has established business accounts with both major RideShare platforms - Uber and Lift. As a business partner, Mahall's is able to offer both its customers and employees certain benefits, such as **Uber vouchers** - allows us to issue via Social Media a limited number of vouchers to high volume events or shows.

We will be able to continue utilizing the turnaround area in the Lakewood One Stop lot, along with our Clarence Avenue drive, for official ride share pick up and drop-off points. This helps avoid traffic and gives a simple and safe turnaround point for the driver.

At the moment, Mahall's does not have plans to implement valet parking. However, since its partners now control the adjacent 1665 Clarence property and it's associated lot to the North of Mahall's West wing, Mahall's has the capacity for limited valet parking there.

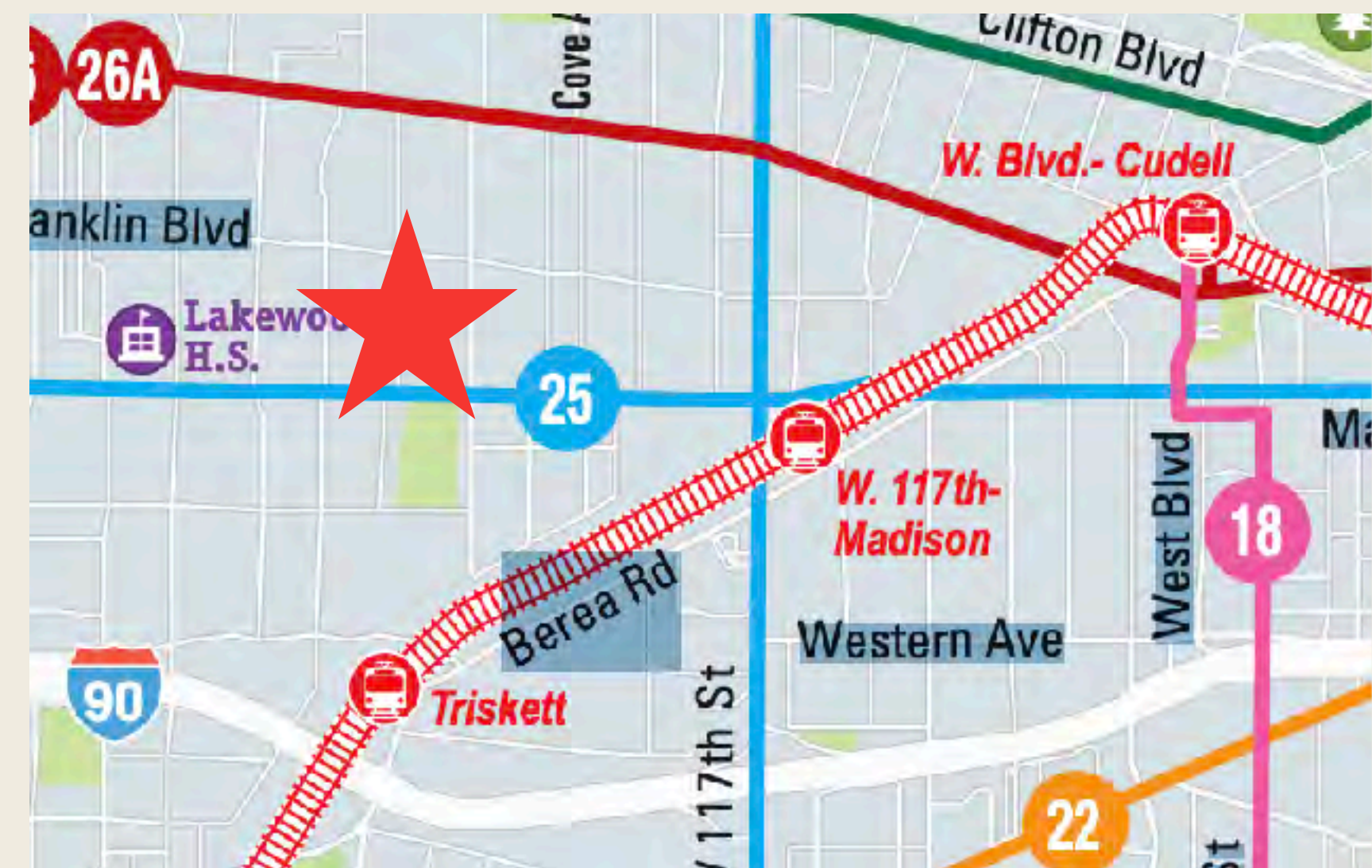


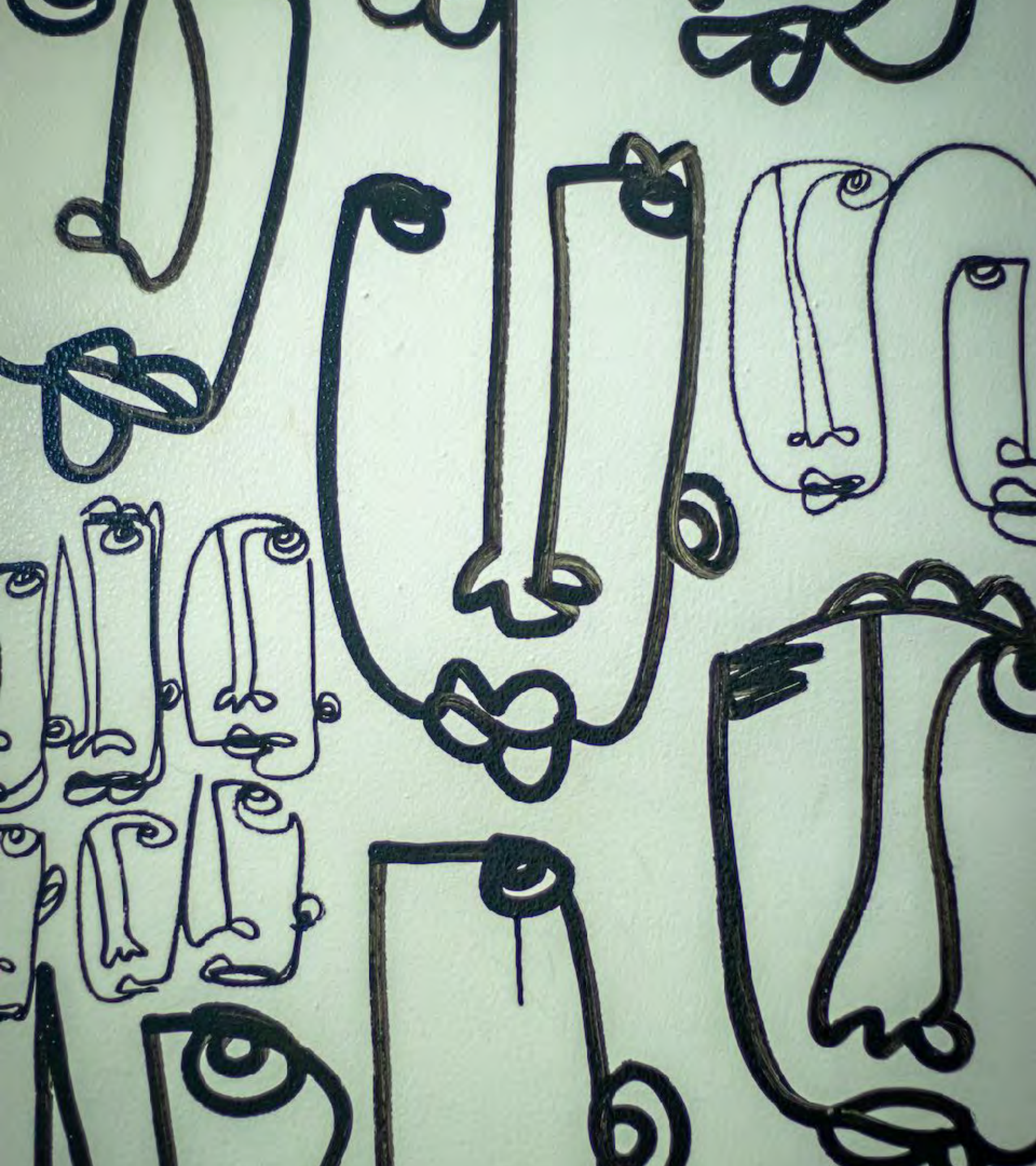


Alternative Transportation Public Transportation

Mahall's patrons often use public transportation, as opposed to driving, riding or ride sharing. As advocates for the environment, and for safe fun-having, Mahall's staff regularly promotes public transportation to our patrons.

Mahall's is conveniently located within 5 blocks of two RTA stations (Triskett and W. 117th), is directly on the RTA25 bus route, and is just blocks from 4 other bus lines.





Alternative Transportation Bike/Scooter Racks

Currently, Mahall's has two bicycle racks on its abutting sidewalks. In addition, Madison Park has various bike racks that are used frequently by Mahall's patrons.

With Project Roxy, we plan to add a minimum of 20 individual bike/scooter stalls on racks or similar installations on or abutting Mahall's property, and will continue to direct our patrons to Madison Park for additional bike/scooter storage.





Going Green

Project Roxy renovations will include various carbon reducing technologies, including energy efficient HVAC and lighting upgrades, improved insulation systems, energy efficient bathrooms and **SOLAR!**

In conjunction with Project Roxy, Mahall's will be entering into an agreement with the Lakewood Solar Collective (LSC), an affiliate of the Cleveland Solar Collective (CSC), whereby LSC and CSC will arrange for the install of solar panels on all five of Mahall's roof sections (approx. 10,000 sf). This will allow Mahall's to cut its fossil fuel electricity usage significantly, and ultimately save the typical Mahall's patron, along with the business, money.

As the Mahall's ownership group pursues other projects in Lakewood, it will be able to use its standing as a Project Member of the LSC/CSC organization to replicate these efforts elsewhere, and continue working toward a better environmental future.

LSC/CSC/Mahall's proposal has been included in the supporting documentation.



Supporting Documentation

1. Site Plan Documents (Pg. 1-4)

- Site Plan
- Labelled Satellite Image
- Lined Parking Spaces
- Specs for New East Ramp/Entrance

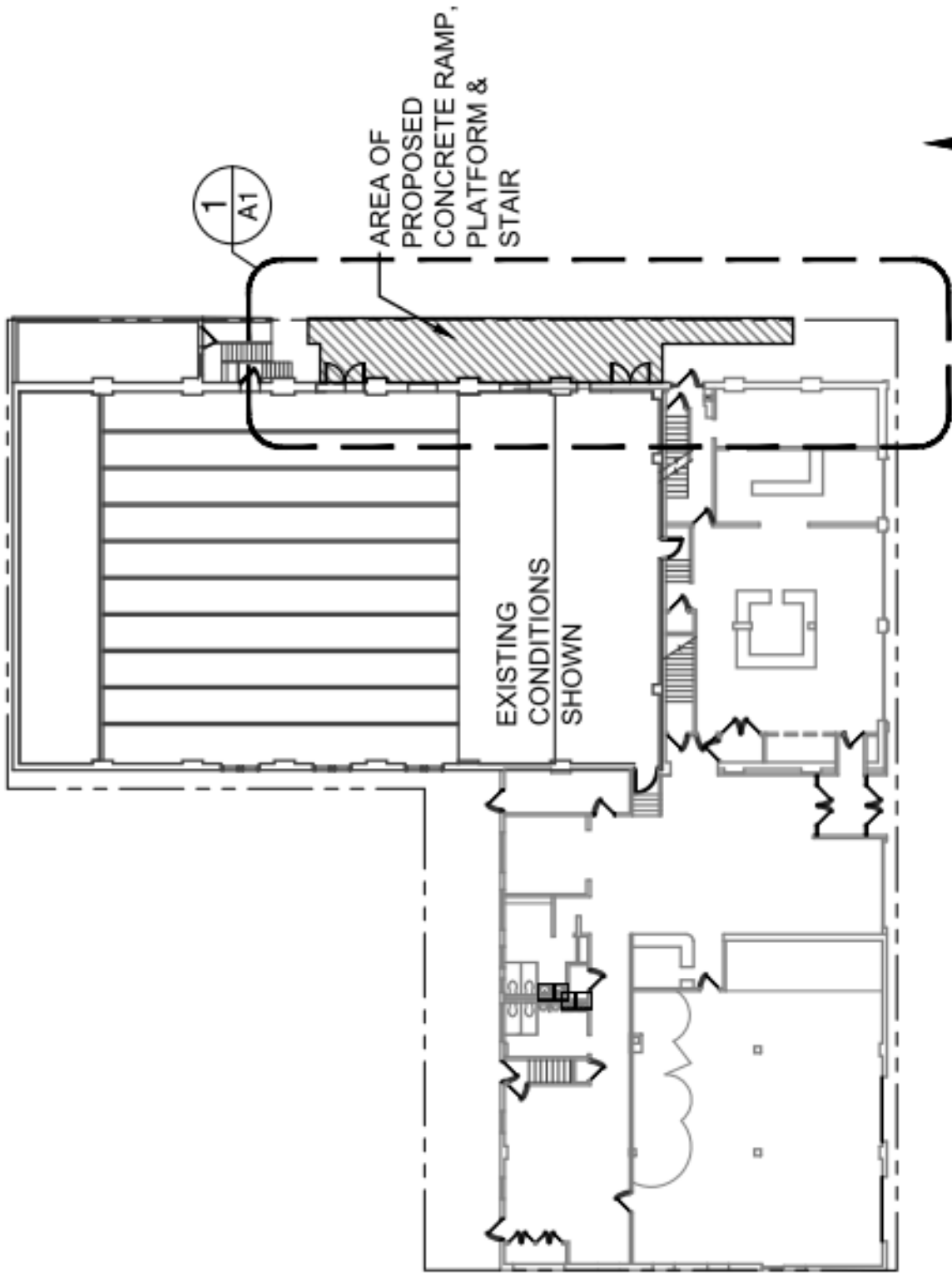
2. Form Parking Access Agreement (Pg. 5-8)

3. Parking Access LOI's (Pg. 9-14)

4. Solar Proposal - Mahall's / Cleveland Solar Cooperative (Pg. 15-24)



7 LOCATION
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KEY PLAN