

**AMENDED AGENDA
PLANNING COMMISSION
FEBRUARY 7, 2019
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
AUDITORIUM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Introduction and Oath of new member, Kyle Krewson.
2. Roll Call
3. Approve the Minutes of the January 3, 2019 meeting
4. Opening Remarks

NEWBUSINESS

RECOMMENDATION TO DESIGNATE

5. **Docket No. 02-02-19
1456 and 1470 Warren Road
Board of Education**

Elizabeth Corbin Murphy, FAIA, Perspectus Historic Architecture, presents an application and recommendation to designate the properties located at 1456 Warren Road and 1470 Warren Road, Board of Education complex, (PPN 314-04-063) as an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. (Page 2a)

PLANNED DEVELOPMENT

6. **Docket No. 02-03-19
13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue
Detroit and Bunts Market Rate Apartments**

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is located in a C3, Commercial, General Business district. (Page 26)

ADD-ON:

PLANNED DEVELOPMENT

7. **Docket No. 09-28-18
14519 Detroit Avenue
One Lakewood Place**

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. (Page 44)

ADJOURN

Reference No. PL18-002474

Reference No. PL18-002473

Docket No. 02-02-19

CITY OF LAKEWOOD
Department of Planning and Development

HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) East Rockport Central School and Grant School

Property Address 1456 and 1470 Warren Road

Property Owner(s) Lakewood Board of Education

Owner Address 1470 Warren Road

Phone (216) 529-4000 Email asklakewoodschools@lakewoodcityschools.org

Private Ownership Public Ownership

Description of Property Being Nominated:

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

House Garage Apartment Building Associated Land
 Other: _____

of Contributing Buildings # of Non-Contributing Buildings

Commercial

Office/Retail/Mixed Use Religious Institutional Associated Land
 Other: _____

of Contributing Buildings # of Non-Contributing Buildings

Historic District

Residential Commercial Mixed Use
 # of Contributing Buildings # of Non-Contributing Buildings

Other

Site Structure Object
 # of Contributing Resources # of Non-Contributing Resources

Verbal Boundary Description:

The Board of Education complex is located on the west side of Warren Road, mid-block, between Detroit Avenue and Hilliard Road. The property is identified as Permanent Parcel Number 314-04-063.

Nomination Prepared By:

Name Alice L. Sloan, Perspectus Historic Architecture Date 12/4/2018

Address 43 East Market Street, Suite 201, Akron, OH44308

Phone 330-434-9300 Email asloan@perspectusarch.com

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address

Historic Functions

(List known uses over the building's/district's history)

EDUCATION/school
EDUCATION/education-related

Current Functions

(List present building uses)

EDUCATION/education-related
VACANT/NOT IN USE

Architectural Description: Describe the historic and current appearance and condition of the property/district.

Architectural Description

This designation applies only to the exterior of the building. This designation does not include any interior spaces.

The Board of Education complex is composed of two buildings connected into an L-shaped footprint. The north building is East Rockport Central School and was constructed in 1879. The south building is Grant School and was constructed in 1899 with a large addition to the rear (attached via a connector) built in 1906. Currently East Rockport Central is joined to Grant School by a one-story enclosed connector constructed in 1986 according to the building permit on file with the City.

East Rockport Central School

The 1879 East Rockport Central School building is a two-story brick building with a raised basement featuring a stone foundation. The roof is hipped and covered in asphalt shingles; originally there was a square cupola at the center of the roof. The front (east) elevation is three bays wide with a two-story protruding, centrally-located entrance bay that once had a dormer window. The entry is reached by a short flight of brick stairs with stone treads. The entry is marked by two brick pilasters and a brick segmental arch with stone accents and keystone. The door, sidelites, and transom are replacements. The arched entry is flanked on each side by one window set within a brick arched opening. Above the entry, three windows lined with individual stone sills are set together at the second floor, set under an engraved continuous lintel with "EAST ROCKPORT CENTRAL SCHOOL."

The north and south bays on either side of the entrance bay contain two levels of tripartite windows. There is a continuous stone watercourse separating the raised basement from the first floor. There are stone sills and lintels. The north elevation is two bays wide with paired windows in each quadrant of the elevation, and features continuous stone lintels and individual stone sills. The west elevation is five bays wide with the first floor adjacent to an addition dating to 1907. This was the Forge School.

The south elevation is three bays wide, linked to Grant School by a one-story brick connector dating to 1986. The south elevation's second floor has two infilled windows on the west side, and three windows on the east side. To the rear (west) of the 1879 building there is a brick 1907 addition that itself has later brick additions and infills. The hipped asphalt-shingled roof once featured a rectangular cupola whose windows have since been covered. The north elevation of the addition is two-bays wide and one-story tall. This part of the addition dates to unknown date and has a garage door. The west elevation is five bays wide.

Grant School

Originally rectangular in plan, the 1899 Grant School has a large rectangular addition to its west (rear) dating to 1906 and 1912, increasing its former footprint more than two-fold. The connector joining the 1899 and 1906 addition is set back from the north and south elevations, giving the overall footprint a capital "I" shape. The 1899 Grant School building is a 2-1/2 story brick building with a raised basement featuring a stone foundation.

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address

The roof is hipped and covered in asphalt shingles. There are elements showing influence of the colonial revival: there is a cupola at the center of the roof, and two dormers with 6-lite arched windows overlooking the east elevation. The front (east) elevation is three bays wide and features an arcade of three stone arches springing from brick piers shielding the entry that consists of a fanlite transom with delicate tracery above paneled doors. There is a wrought iron balcony above the arcade at the second-floor level, spanning three arched windows. Three segmental arched windows with stone keystones and stone sills flank the arcade on each side of the first floor, and three windows with stone keystones and a stone continuous sill flank the second-floor arched windows. Originally the windows were two over two wood windows. The raised basement windows are infilled and feature stone lintels. The south elevation has five windows each at the first floor and second floor, east end, while the first-floor masonry openings at the west end are infilled. The second-floor west end has paired windows in each of the west masonry openings. There is a fire escape at the west end. The north elevation first floor is linked to the East Rockport Central School to the north via a connector. There is a non-historic door on the north elevation's west end. There are four windows at the north elevation's second floor and a fifth window between the first and second floors, above the entry.

The Grant School addition, including its connector, was built in 1906 and has an addition from 1912. The 1906 addition is 2-1/2 story brick building with a raised basement. The roof is hipped and covered in asphalt shingles. There are elements showing the influence of the colonial revival: there is a cupola at the center of the roof and dormer windows facing the north and south elevations. The entry faces Victoria Avenue. It is three bays wide with a central gabled projecting bay. The arcade of the 1899 school is reflected in the arcade at the 1906 addition, albeit in brick with stone pier bases, capitals, and keystones. The arcade shields the non-historic double door, sidelites, and transoms. There is a large arched window above the arcade with replacement fenestration, topped by a stone keystone and a round window in the gable. On either side of the entrance bay there are four window openings at each floor: the raised basement windows are either infilled or contain replacement slider windows; the first floor has some openings infilled and some with windows; the third floor has windows. The windows have stone sills, and there is a continuous stone sill at the second floor. There is a stone watercourse above the raised basement windows; there are stone keystones at the first and second floor windows. The window and stone treatments wrap the north and south elevations.

The link between the 1899 and 1906 buildings serves as a corridor as well as offices and a classroom. The first and second story of the link were built at different times. The first story has a darker color masonry with arched window openings. The second story has a lighter red masonry with square window openings that match the 1906 building.

The Connector

The connector, which dates to 1986, which is outside the Period of Significance, is located between East Rockport Central School and Grant School, and is seven-bays long with a centrally-located entry that consists of a 9-lite door with sidelites and fanlite transom. There are twelve over twelve windows at the east elevation, and eight over eight windows at the west elevation.

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address

Significant Dates or Periods of Construction

1879-1912

Architect/Builder

1879: East Rockport Central Architect: Coburn & Barnum
1899: Grant School Architect: Steffens, Searles, & Hirsh
1906: Grant Addition Architect: L.W. Thomas
1907: East Rockport Central Architect: L.W. Thomas

Narrative Statement of Significance

Explain the historic and architectural significance of the property/district to Lakewood’s history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method or construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.

Summary

The Lakewood Board of Education complex consists of two former school buildings in Lakewood, Ohio –East Rockport Central School and Grant School – that were constructed to meet the educational needs of a rapidly growing streetcar suburb during the first half of the 20th century.

Period of Significance

The Period of Significance begins in 1879, when East Rockport Central School was constructed to house the educational needs of children through high school. The P.O.S. ends in 1912, the year the last historic addition was constructed to Grant School.

Elaboration

East Rockport Central School, constructed in 1879, served as a grade school and high school until 1899 and was designed by Cleveland firm Coburn & Barnum, known during the late 19th century for their Cleveland residences (over 20 houses along Euclid Avenue’s Millionaires Row), churches, and schools. According to the Cleveland Landmarks Commission entry on Cleveland Architects, East Rockport Central School appears to be the firm’s earliest building. Original plans for the school were to replace the one-story, one-room brick, late 1860s “Middle School” (school 6) building with a two-room structure, but this doubled to four rooms before completion of the building in order to address the rapidly growing student population. East Rockport Central became an elementary school after Grant School was constructed in 1899 for the high school classes. In 1907, Forge School, which served as the Manual Training Addition to East Rockport Central School, was designed by L.W. Thomas.

Grant School was designed by Cleveland firm Steffens, Searles & Hirsh, known for their turn of the 20th century apartment buildings. Grant School was constructed in 1899 in response to the need for a separate high school in Lakewood. It was originally called Center School and served as the high school for only 5 years until the larger Wilson School was constructed across Warren Road in 1904 (demolished in 1947). Grant school then became grades 1-4 elementary school. In 1906 Center School became Grant School when the addition was built facing Victoria Avenue; the 1906 addition was designed by L.W. Thomas according to the architectural drawings. Two more rooms were added in 1912 according to Lakewood school histories. In 1918, the high school classes moved to the new Lakewood High School south of Wilson on Warren Road, and Wilson became an elementary and Junior High until 1942, then becomes recreation and red cross center. Grant School began to serve as the board of education offices in 1970 when a new Grant School was constructed. The new Grant School was demolished in 2015.

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address

Major Bibliographical References:

Documentation on file: Nomination on file with the City of Lakewood Planning and Development Department.

Primary location of additional data:

- Lakewood Historical Society
- Lakewood Public Library
- Other

Name of repository: Lakewood Board of Education

Bibliography

Cite the books, articles, and other sources used in preparing this form.

A Compilation of Histories, The Lakewood Public Schools, 1984.

Borchert, James and Susan, *Lakewood, the First 100 Years*. Norfolk/Virginia Beach: The Donning Company, 1989.

Butler, Margaret Manor, *The Lakewood Story*. New York: Stratford House, 1949.

Lindstrom, George. *Story of Lakewood, Ohio*. Lakewood: Published by the author, 1936.

City of Lakewood Building Department – address file.

City of Lakewood Heritage Advisory Board, *Streetcar Transportation in Lakewood*, 2007.

Lakewood Historical Society Files

Additional Documentation:

Current Photographs, Descriptions and Map/Photo Key

East Rockport Central School and Grant School

Property Name

1456 and 1470 Warren Road

Property Address



Photo 1: East Rockport Central School, east elevation, 2018.



Photo 2: East Rockport Central School, east elevation, 2018.

East Rockport Central School and Grant School

Property Name
1456 and 1470 Warren Road
Property Address



Photo 3: East Rockport Central School, north elevation, 2018.



Photo 4: East Rockport Central School, north elevation, 2018.

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address



Photo 5: East Rockport Central School, west elevation, 2018.



Photo 6: Grant School north elevation, 2018.

East Rockport Central School and Grant School
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Photo 7: Grant School north elevation, 2018.



Photo 8: Connector between East Rockport Central and Grant School, west elevation, 2018.

East Rockport Central School and Grant School
Property Name
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Photo 9: Grant School North elevation, 2018.



Photo 10: Grant School west elevation, 2018.

East Rockport Central School and Grant School
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Photo 11: Grant School West and South elevation, 2018.



Photo 12: Grant School South (West) elevation, 2018.

East Rockport Central School and Grant School
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Photo 13: Grant School south elevation, 2018.



Photo 14: Grant School South (East) elevation, 2018.

East Rockport Central School and Grant School
Property Name
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Photo 15: Grant School south and east (Warren Road) elevations, 2018.



Photo 16: Grant School and connector building, east elevation, 2018.

East Rockport Central School and Grant School
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Photo 17: Connector East elevation, 2018.



Photo 18: East Rockport Central School east elevation, 2018.

East Rockport Central School and Grant School
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Site Map

- KEY**
- ① EAST ROCKPORT CENTRAL SCHOOL (1879)
 - ② GRANT SCHOOL (1899, 1906, 1912)
 - ③ ADDITION - OUTSIDE PERIOD OF SIGNIFICANCE (BETWEEN 1948-1975)
 - ④ EAST ROCKPORT CENTRAL SCHOOL ADDITION (1907)



Figure 1: Photo Key Plan

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address

Historic Photographs and Descriptions

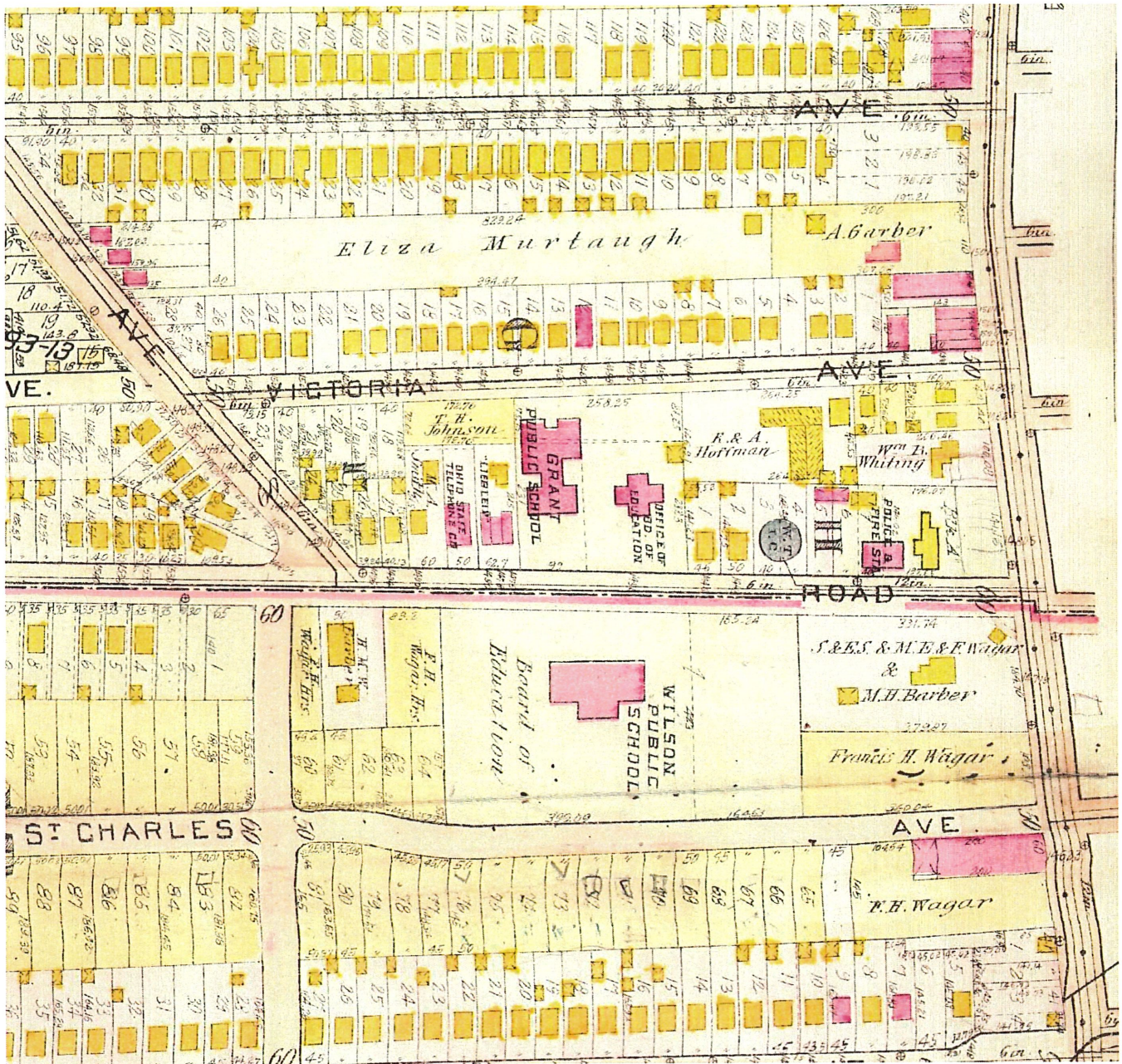


Figure 2: 1920 Hopkins Map

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address

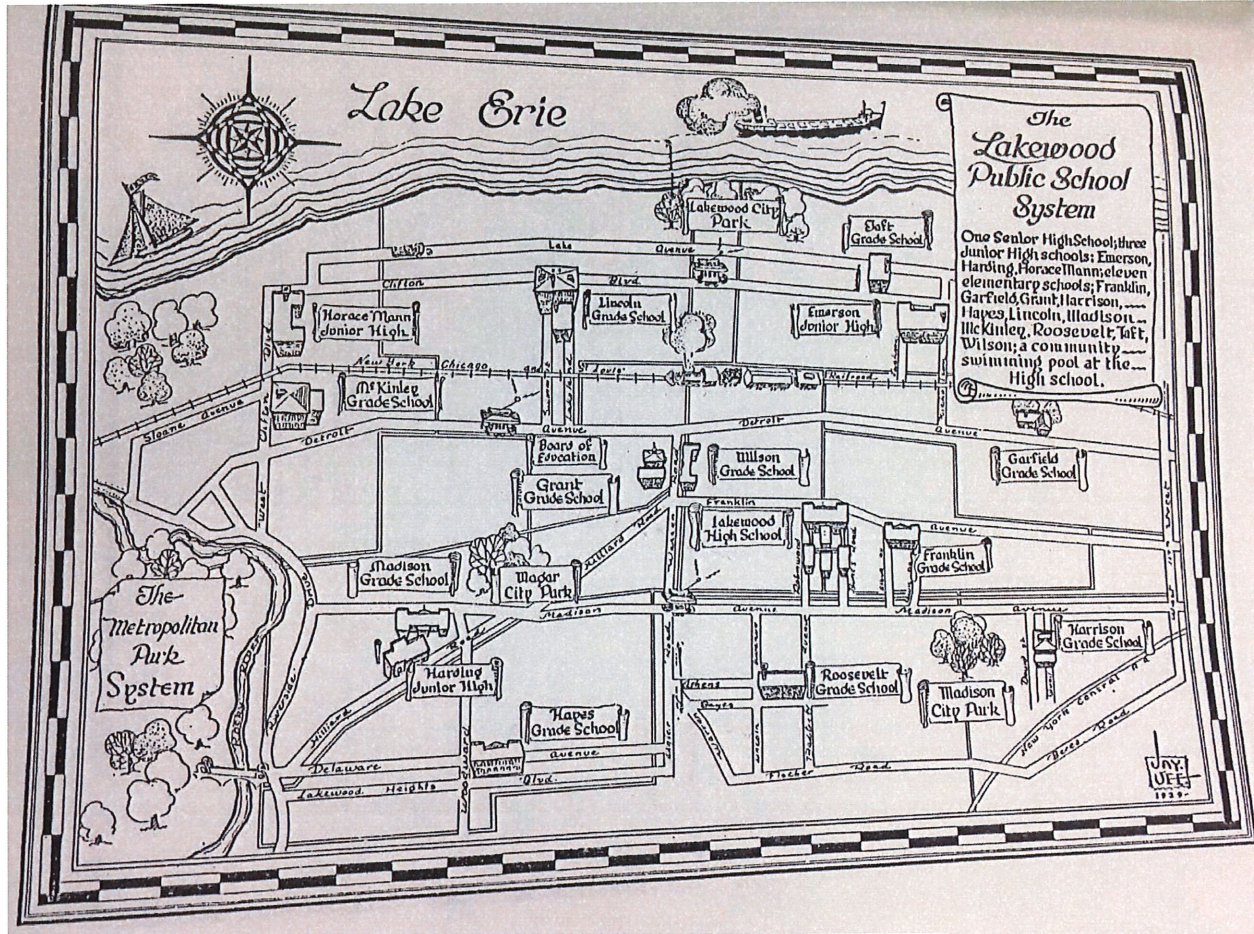


Figure 3: 1929 Map of Lakewood Public School System

East Rockport Central School and Grant School
Property Name
1456 and 1470 Warren Road
Property Address



Figure 4: 1880's photo showing East elevation of East Rockport Central School.

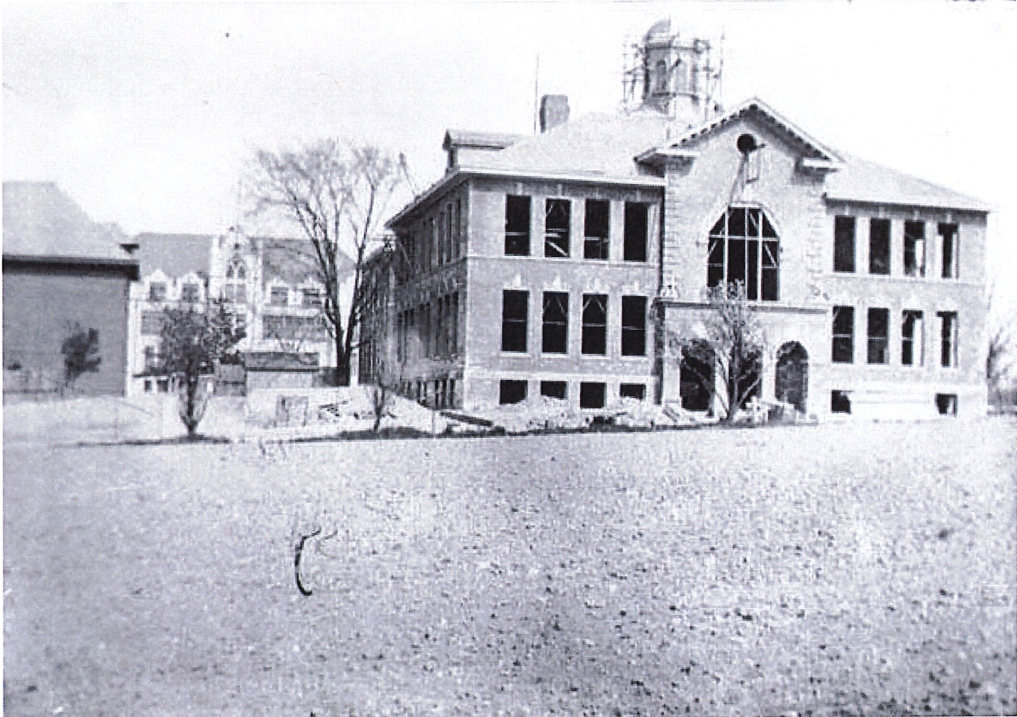


Figure 5: 1904 construction photo showing West elevation of Grant School addition.

Property Name

1470 Warren Road

Property Address

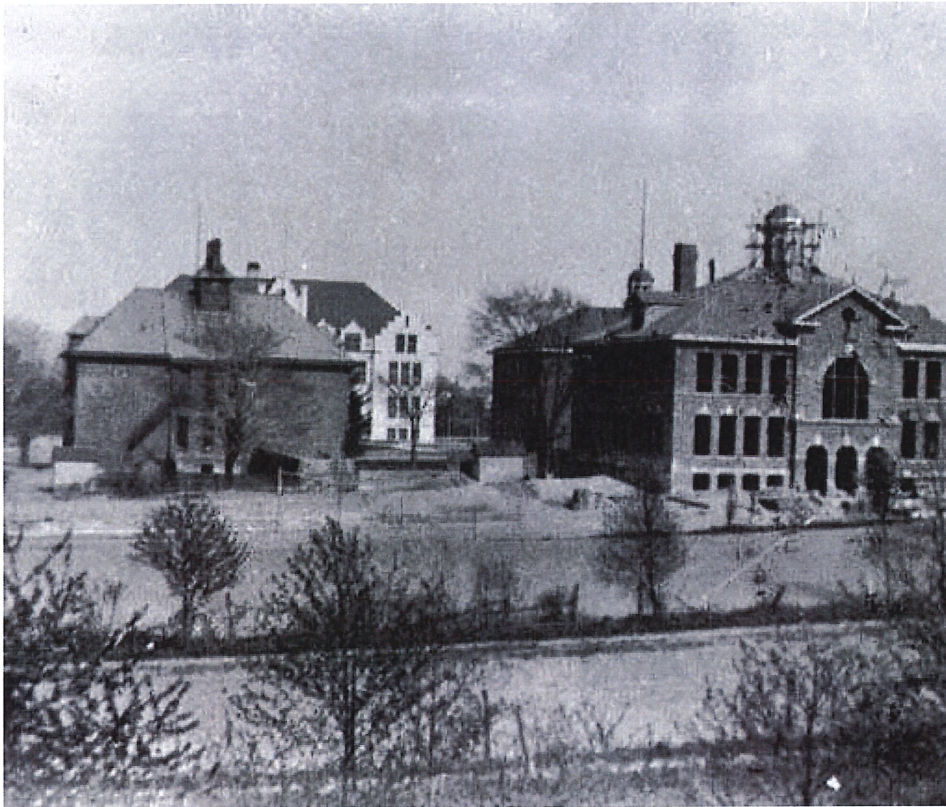


Figure 6: 1904 construction photo showing West elevation of East Rockport Central School and Grant School.

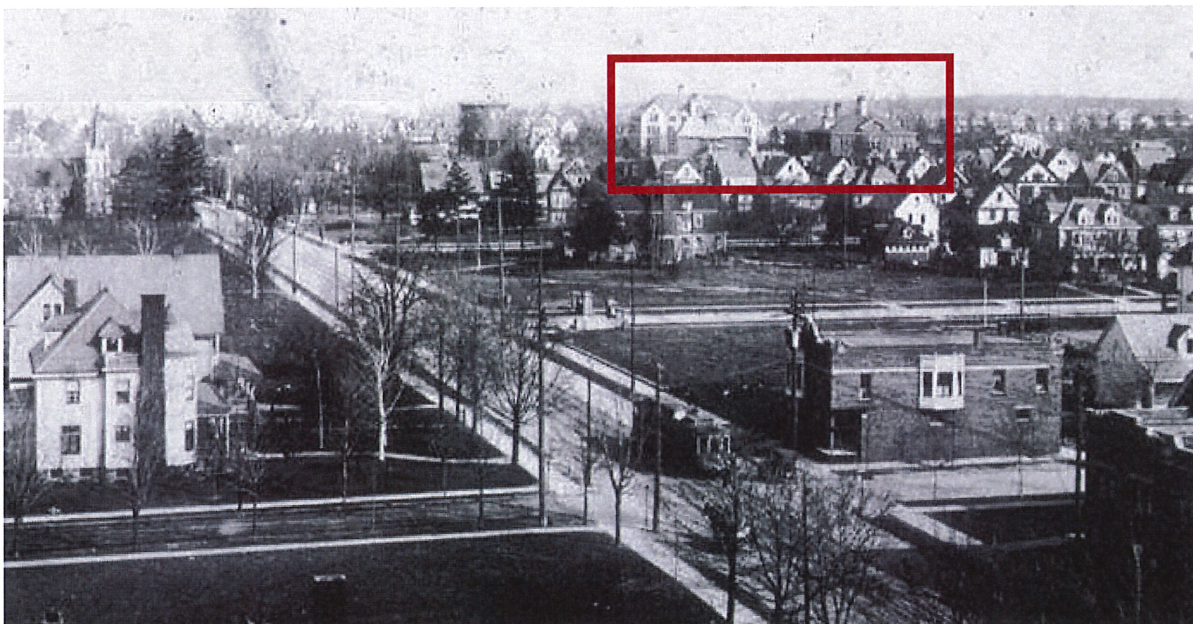


Figure 7: 1910 photo showing western facing skyline of East Rockport Central School and Grant School.

Property Name

1470 Warren Road

Property Address

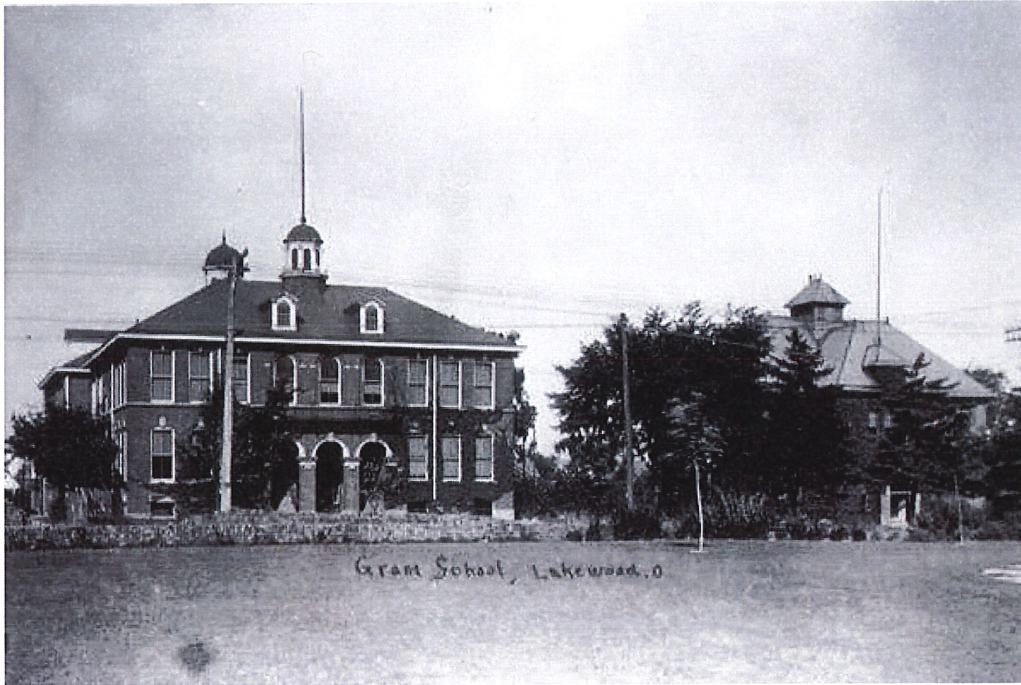


Figure 8: 1911 photo showing East elevation of Grant School and East Rockport Central School.

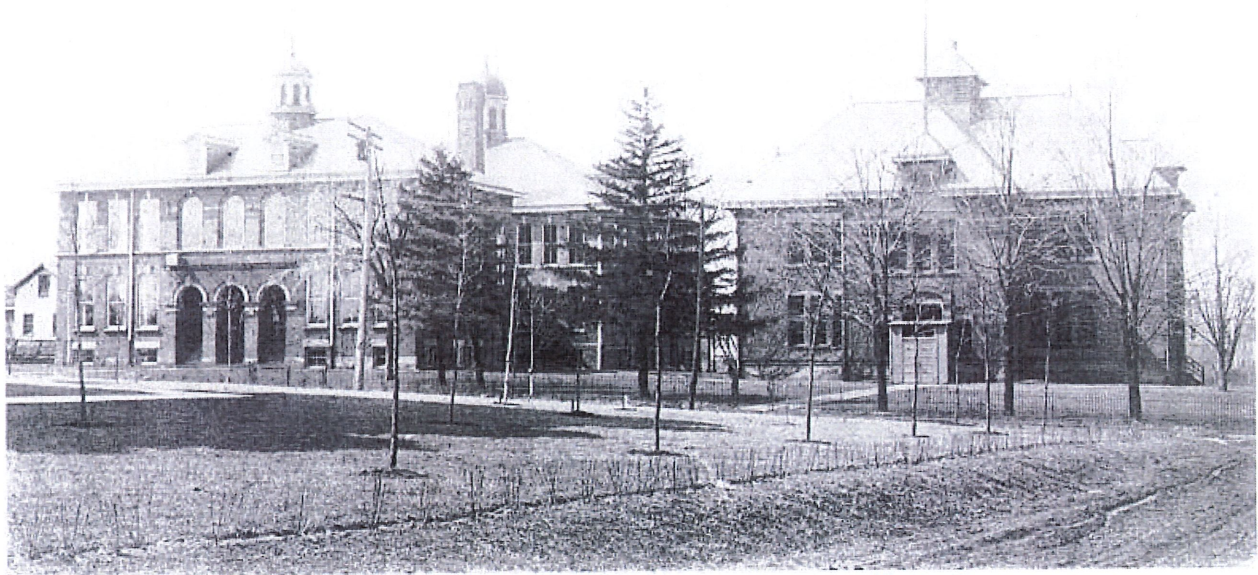


Figure 9: Photo showing East elevation of East Rockport Central School and Grant School.

Property Name

1470 Warren Road

Property Address

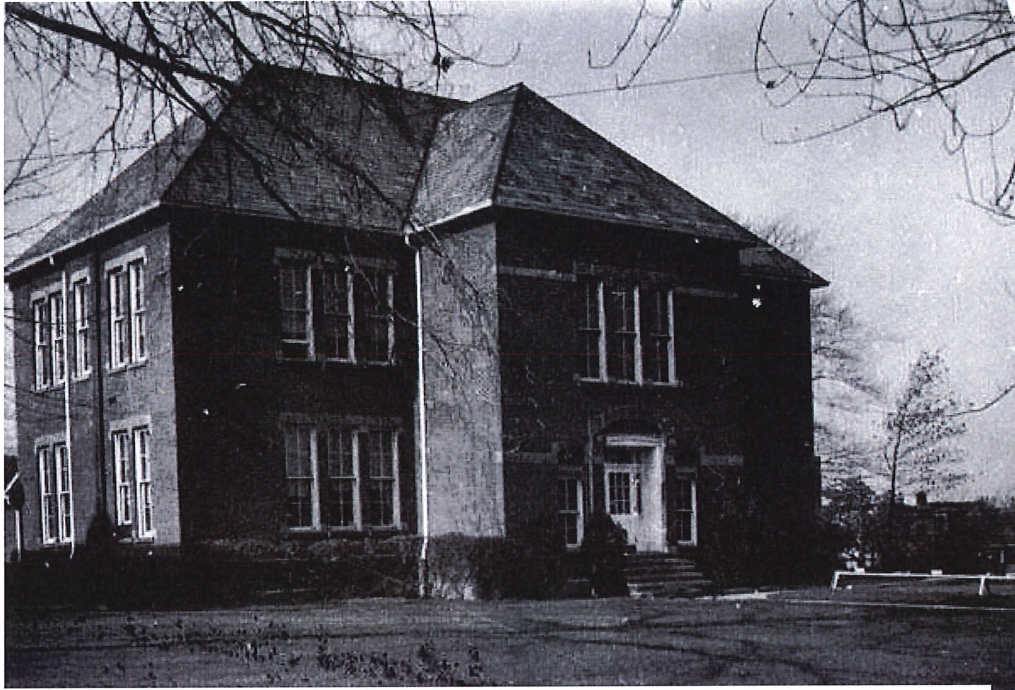


Figure 10: 1948 photo showing East elevation of East Rockport Central School.



Figure 11: 1948 photo showing East elevation of East Rockport Central School.

Property Name

1470 Warren Road

Property Address

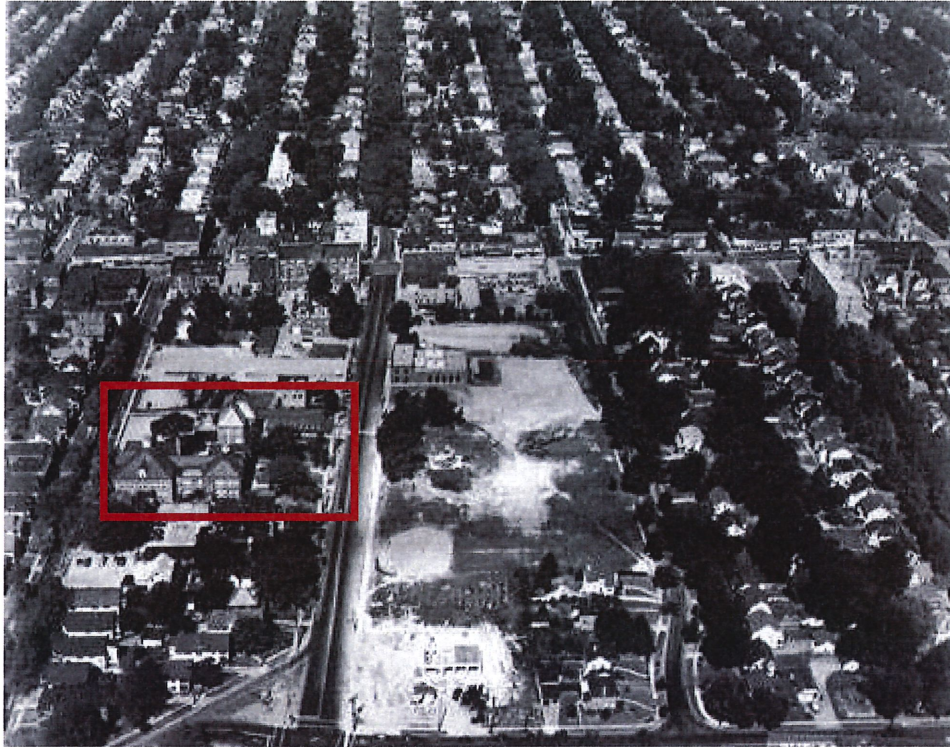


Figure 12: 1949 photo showing areal view of South elevations of Grant and East Rockport Central Schools.



Figure 13: 1958 photo showing East elevation of Grant School.

Property Name

1470 Warren Road

Property Address



Figure 14: 1969 photo showing West elevation of Grant School addition.



Figure 15: 1970's photo showing East elevation of Grant and East Rockport Central Schools

Considerations for Nomination: (Check all that apply to the property)

- (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
- (2) The location is the site of a significant historic event;
- (3) Associated with a person or persons who significantly contributed to the historic development of the City;
- (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
- (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) The work of an architect or master builder whose individual work has influenced the development of the City;
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
- (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
- (10) The likelihood of yielding information important to the understanding of prehistory or history.

Additional Considerations: (Must meet both for eligibility)

- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

Lakewood Heritage Advisory Board Review Date: December 6, 2018 Action: Approved

Date of Planning Commission Review (Eligibility): January 3, 2019 Action: _____

Date of Planning Commission Review (Designation): _____ Action: _____

Heritage Advisory Board recommended approval of the nomination and design guidelines (if applicable) to the Planning Commission.



December 6, 2018

Signature of Heritage Advisory Board Chair

Date

Planning Commission approved the designation of the historic property or historic district.

Signature of Planning Commission Chair

Date

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL19-002472
DOCKET No. 02-03-19
FEE PAID \$500.00 *js check*

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 1406 Wyandotte Ave.
13701 & 13901 Detroit Avenue Business/Tenant Name N/A

Property Owner Name Stavash Family LLC / Lakewood Chrysler Plymouth Inc. Owner Phone 440-452-8765 / 216-403-2712

Owner E-mail smcdermott1490@gmail.com / cshuster@spitzer.com Zoning C3 & R1H Parcel Number 31501101, 31501070, 31501069,
31501102, 31501036

Project Summary See attached

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)

Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)

Planned Development – (\$500)

Similar Use – (Commercial \$50, Residential \$25)

Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)

Variance – (Commercial \$50, Residential \$25)

Parking Plan Review – (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development, Inc.

Applicant Address: 470 Olde Worthington Road, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com

Signature: *Jerome G. Solove, President* Date: 1/22/2019

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 1/23/19

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No

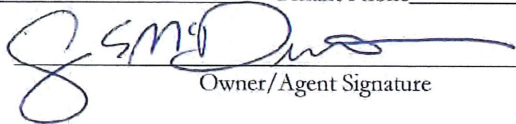
Please Print or Type:

Owner/Agent Name: Stavash Family LLC. Sean McDermott and Bill Craighead

Property Address: 13701 & 1406 Wyandotte Aveune

Owner/Agent Phone: 440-452-8765 / 216-773-0326

Tenant Name Educators Music Tenant Phone 216-272-2548


Owner/Agent Signature

**2019 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19
February	Wednesday	01-23-19	Thursday	02-07-19	Thursday	02-07-19
March	Wednesday	02-20-19	Thursday	03-07-19	Thursday	03-07-19
April	Wednesday	03-20-19	Thursday	04-04-19	Thursday	04-04-19
May	Wednesday	04-17-19	Thursday	05-02-19	Thursday	05-02-19
June	Wednesday	05-22-19	Thursday	06-06-19	Thursday	06-06-19
July	Monday	06-17-19	Tuesday	07-02-19	Tuesday	07-02-19
August	Wednesday	07-17-19	Thursday	08-01-19	Thursday	08-01-19
September	Wednesday	08-21-19	Thursday	09-05-19	Thursday	09-05-19
October	Wednesday	09-18-19	Thursday	10-03-19	Thursday	10-03-19
November	Wednesday	10-23-19	Thursday	11-07-19	Thursday	11-07-19
December	Wednesday	11-20-19	Thursday	12-05-19	Thursday	12-05-19
January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes No

Please Print or Type:

Owner/Agent Name: Cathy Schuster / Lakewood Chrysler Plymouth Inc. Agent

Property Address: 13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216-403-2712

Tenant Name N/A Tenant Phone N/A

Catherine V. Schuster
Owner/Agent Signature

**2019 Calendar
Planning Commission**

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May	Wednesday	04-17-19	Thursday	05-02-19	Thursday	05-02-19
June	Wednesday	05-22-19	Thursday	06-06-19	Thursday	06-06-19
July	Monday	06-17-19	Tuesday	07-02-19	Tuesday	07-02-19
August	Wednesday	07-17-19	Thursday	08-01-19	Thursday	08-01-19
September	Wednesday	08-21-19	Thursday	09-05-19	Thursday	09-05-19
October	Wednesday	09-18-19	Thursday	10-03-19	Thursday	10-03-19
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December	Wednesday	11-20-19	Thursday	12-05-19	Thursday	12-05-19
January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

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Detroit and Bunts Market Rate Apartments Project Description:

January 22, 2019

In 2012 and again in 2017, the City of Lakewood passed Lakewood's Community Vision (the "Vision"), which has been instrumental in serving as a master plan for, among other items, development and housing. The Vision establishes both realistic and aspirational goals that holistically embody what Lakewood is today and what Lakewood will one day grow to become. Among the focus areas of the Vision, housing is a key factor. Specifically, one of the major aspects of housing in Lakewood is the need for the development of a variety of housing options. The concepts set out in the Vision were further solidified and explained with the Planned Development zoning designation set out in Chapter 1156 of the Codified Ordinances of the City of Lakewood (the "PD Zoning"). The PD Zoning expressly gives recognition to existing market demand for new residential development within compact areas.

In an effort to comply with the Vision and the PD Zoning, we are requesting approval of the new residential project described herein. This project will consist of approximately 278-unit market rate apartments located on Detroit Avenue between Bunts and Wyandotte (the "Project"). The Project not only meets the need head on established in the Vision related to housing, but addresses numerous other focus areas and key factors, including infill development, redevelopment, environmentally conscience and high quality development, the broadening of the tax base, the incorporation of public space, and pedestrian focused design. The compact pedestrian-scaled project will establish a new standard for urban redevelopment in Lakewood.

The project requests no development subsidies or incentives and includes first-rate amenities to the apartment residents including secured structured parking, an outdoor pool and sun deck, a roof-top deck and lounge, fitness facilities, and meeting rooms, among other typical amenities offered in comparable luxury product in the region. Additionally, public amenities such as a publicly accessible greenspace on Parkwood Road and streetscape and pedestrian amenities along Detroit Avenue, Parkwood Road, and Wyandotte Avenue.

The total acreage for the project is 2.12 acres and sits primarily in C3 zoning designation. The project consists of three primary structures; two mid-rise apartment buildings and one parking garage. The 8-story mid-rise building to be constructed between Bunts Road and Parkwood Road is approximately 208,000 s.f. and houses residential apartment units, amenities, fitness facilities, a porte-cochere along Parkwood for sheltered drop-off and pick-up, and a roof-top deck and lounge with Lake Erie and Downtown Cleveland views. In order to further comply with the Vision, all apartments will be single level "garden flats". Service and life safety access to the building is achieved from Detroit Avenue and Bunts Road with a dedicated service drive.

A 40,000 s.f. building is proposed between Parkwood Road and Wyandotte Avenue. The 5-story building will primarily house residential apartment units and be sited along Detroit Avenue with the project's 125,000 s.f. structured parking deck siting behind, also at 5 stories, thus being effectively screened from Detroit Avenue. Adjacent and south of the garage, fronting on Parkwood Avenue, is a single story outdoor amenity building and pool.

The underlying zoning and PD Zoning guide the applicable district standards of setbacks and bulk regulations when considering the requested PD Zoning designation. All structures planned for the property meet those applicable district setback and height requirements. Furthermore, the underlying C3 zoning allows for structures up to 120' high. The project's structure between Bunts Road and Parkwood Road will be approximately 88' tall, well below the C3 maximum.

The proposed 5-story building between Parkwood Road and Wyandotte Avenue will be



approximately 55' tall.

The architecture of the buildings, parking garage and amenity building will be developed to compliment the surrounding neighborhoods, single family homes, and commercial structures.

Traditional and modern materials, including environmentally sensitive design, will be incorporated with guidance from the Architecture Board of Review. Traffic and parking will be managed by the development of a structured parking deck between Parkwood Road and Wyandotte Avenue, with egress from the garage encouraged to turn right on Parkwood Road to return to Detroit Avenue (as currently proposed). Following the initial meetings with Planning Commission and Architecture Board of Review, a traffic study will be commissioned pursuant to City guidelines.

The frontages of Bunts Road, Detroit Avenue, Parkwood Road, and Wyandotte Avenue will be treated with pedestrian architecture and streetscapes that provide for an active and inviting pedestrian setting for the project's residents and the public, creating the urban street character desired in the PD Zoning designation and the Vision. The project will incorporate street furniture along the many street frontages and also within a publicly accessible greenspace on Parkwood Road.

It is our belief that we have designed this community in the spirit and to the specifics of the PD Zoning in designing this project, and look forward to approval from the City of Lakewood so that we can bring this project to reality.

A handwritten signature in blue ink, appearing to read "Jerome Solove".

Signed: Jerome Solove, President
Jerome Solove Development Inc.

{K0715581.1}

Stavash Family LLC

January 22, 2019

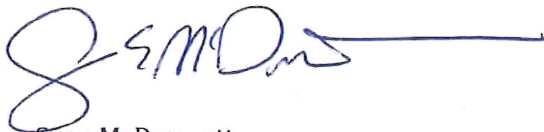
Bryce Sylvester
Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

**RE: Letter of Authorization - Jerome Solove Development Inc.
Apartment Project at 13701 Detroit and 1406 Wyandotte (Parcel No. 315-01-036)**

Dear Mr. Sylvester,

Stavash Family LLC hereby authorizes Jerome Solove Development Inc., and their affiliates and related parties, to submit, present, and entitle the subject market rate apartment project, to be constructed on lands currently owned by Stavash Family LLC, to the Lakewood City Council, Planning Commission, and Architecture Board of Review. Please contact me with any questions at smcdermott1490@gmail.com.

Sincerely,



Sean McDermott
Member

cc: Bill Craighead
Jerome Solove
Alex Solove



SPITZER MANAGEMENT, INC.

150 East Bridge Street • Elyria, Ohio 44035
440-323-4671 • fax 440-323-3623
spitzer.com

January 22, 2019

Bryce Sylvester
Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

**RE: Letter of Authorization – Jerome Solove Development Inc.
Apartment Project at 13901 Detroit Ave. (Parcel No. 315-01-101, 315-01-069, 315-01-070,
315-01-102)**

Dear Mr. Sylvester,

As you know, Jerome Solove Development Inc. is planning an apartment project on our property located at 13815 Detroit Road in Lakewood. On behalf of Lakewood Chrysler Plymouth Inc., I am hereby authorizing Jerome Solove Development Inc. and their affiliates to submit and present plans pertaining to this project to the Lakewood City Council, Planning Commission, and Architecture Board of Review. Please feel free to contact me with any questions at 216-403-2712.

Sincerely,

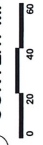
Catherine V. Schuster
Director of Real Estate

DETROIT & BUNTS
LAKEWOOD OH

HIGH-END MARKET RATE APARTMENTS
CONCEPTUAL DESIGN
01.23.2019



CONTEXT MAP



D&B | LAKEWOOD, OHIO 44107
01/23/2019



FRONTAGE ALONG BUNTS ROAD



SOUTHWEST CORNER OF PARKWOOD ROAD AND DETROIT AVE



SOUTHEAST CORNER OF PARKWOOD ROAD AND DETROIT AVENUE



DETROIT AVENUE FRONTAGE (SOUTH SIDE FROM BRUCE'S TO WYANDOTTE AVENUE)



SOUTHWEST CORNER OF WYANDOTTE AVE AND DETROIT AVE

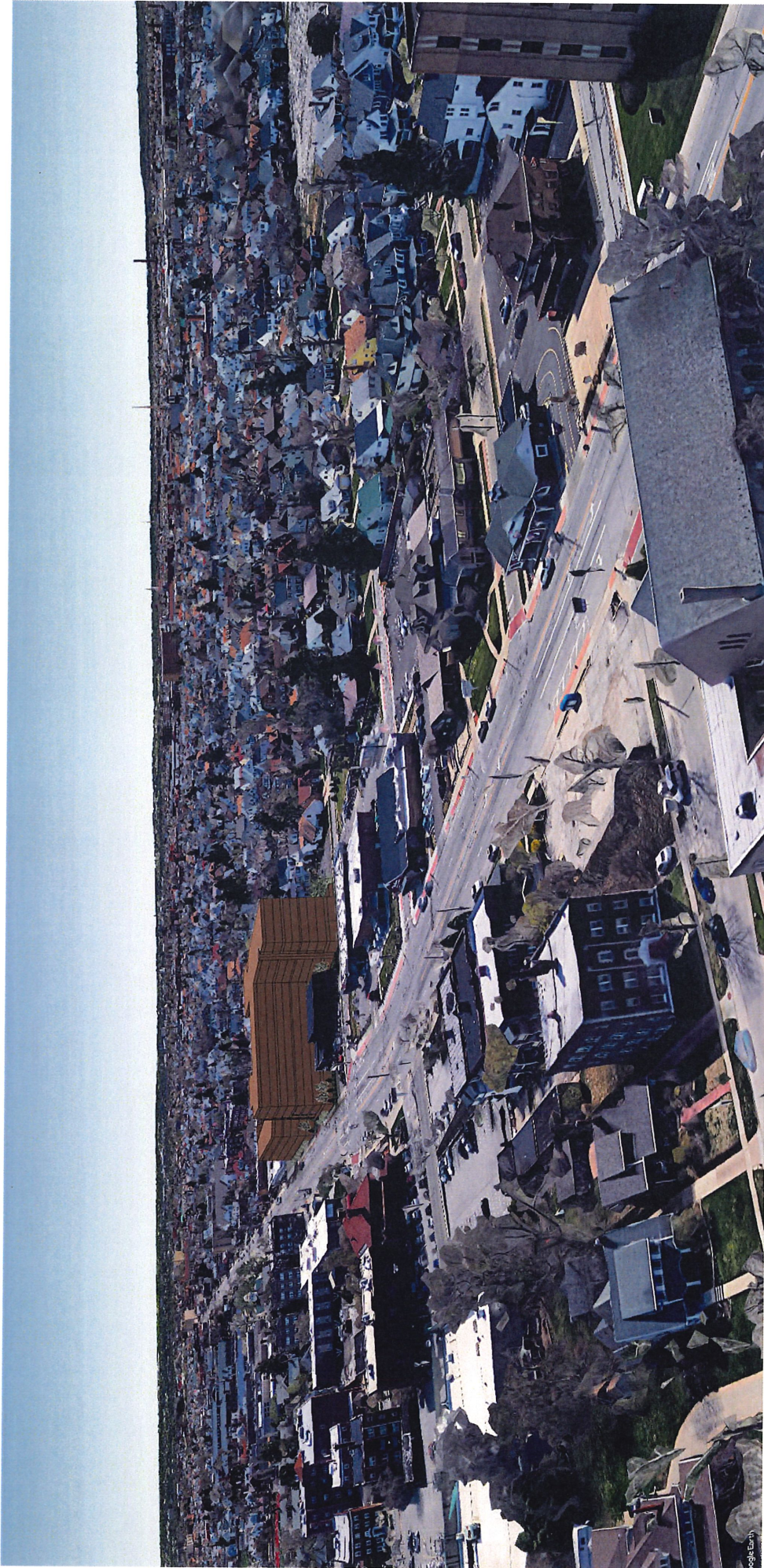


AERIAL VIEW LOOKING WEST

4 D&B | LAKEWOOD, OHIO 44107
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3D VIEWS

Solove **BBCODESIGN**
Real Estate

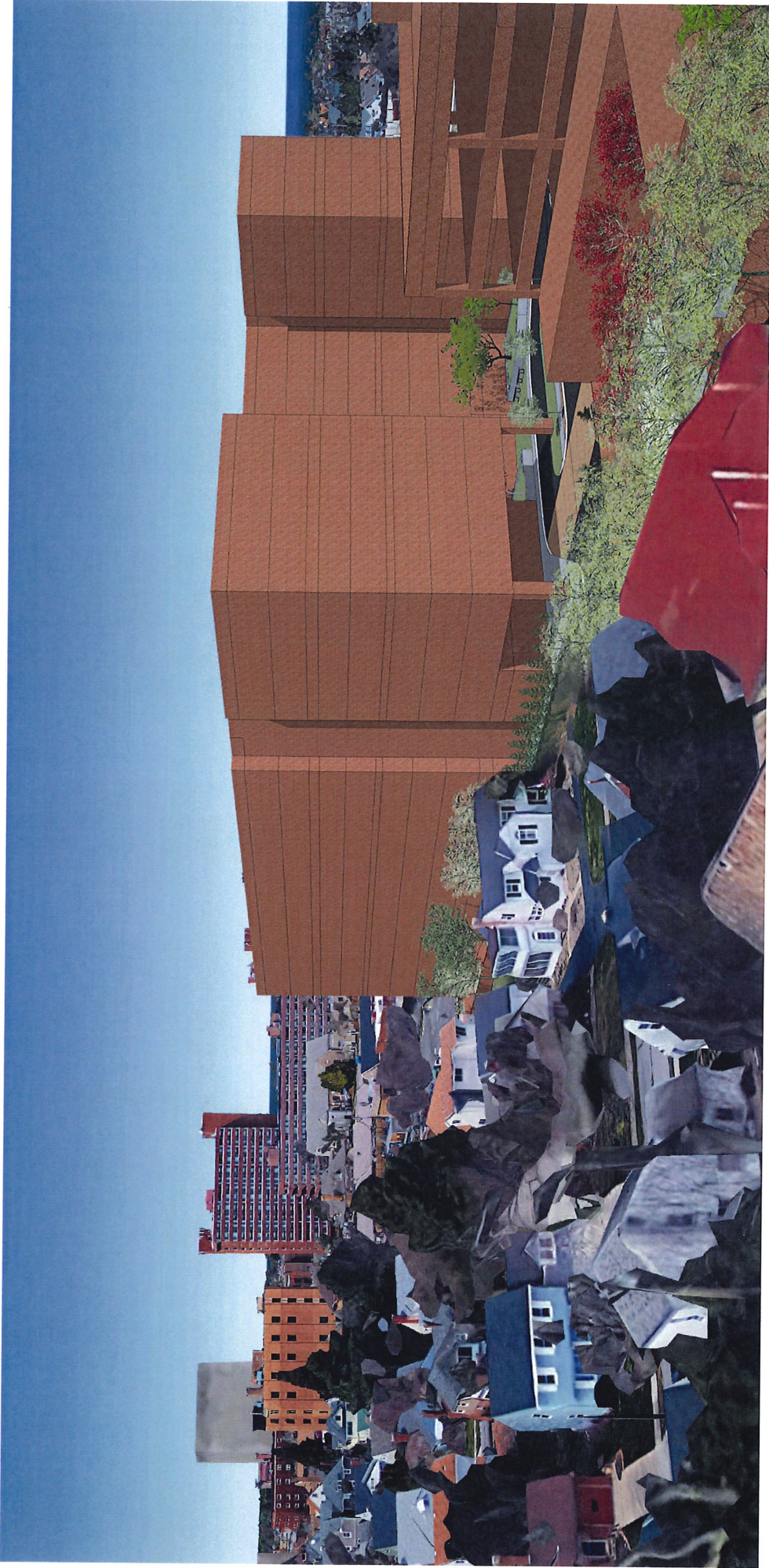


AERIAL VIEW LOOKING EAST

D&B | LAKEWOOD, OHIO 44107
01.23.2019

3D VIEWS

So love Real Estate BCODESIGN



VIEW LOOKING EAST

3D VIEWS

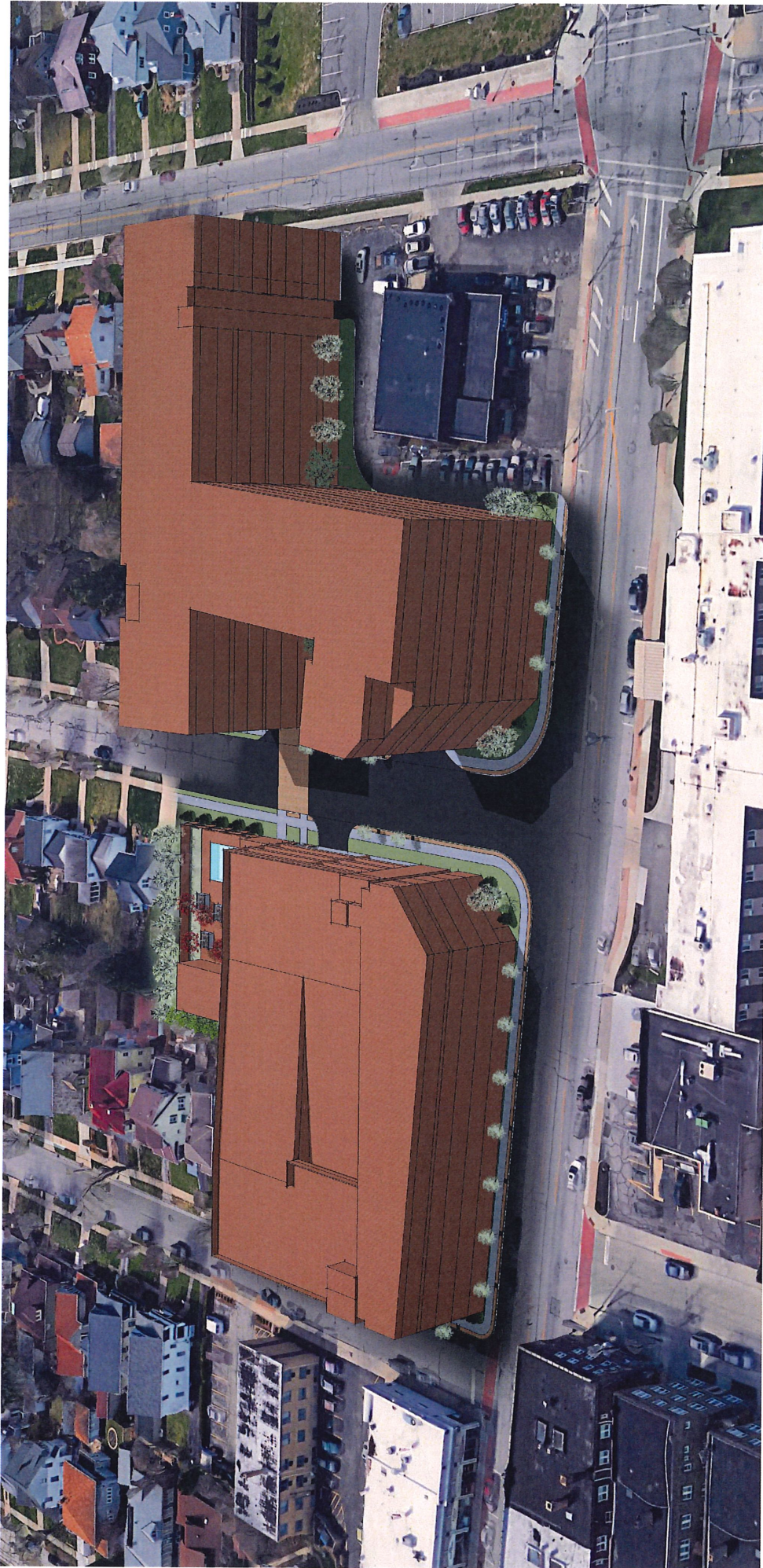
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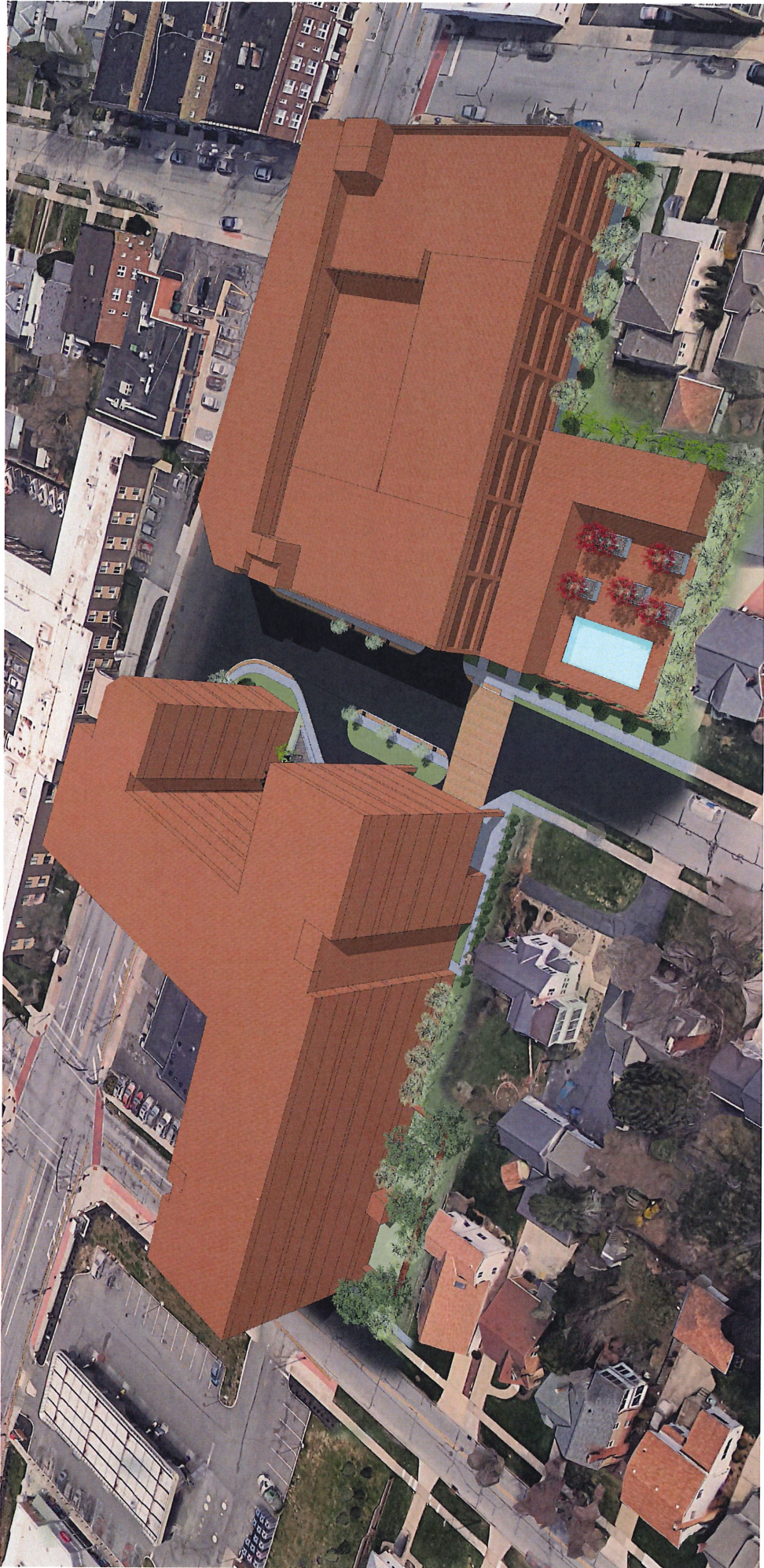


AERIAL VIEW LOOKING SOUTH

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3D VIEWS

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AERIAL VIEW LOOKING NORTH

3D VIEWS

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DETROIT AVENUE

WYANDOTTE AVENUE

PARKWOOD ROAD

BUNTS ROAD

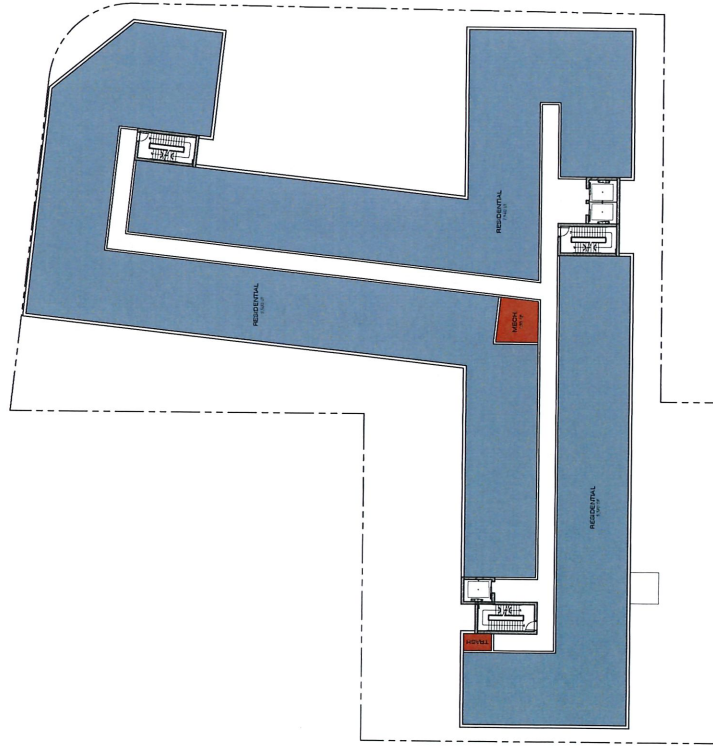
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01.23.2019

⌚ **SITE PLAN / FIRST FLOOR PLAN**
0.25"=1'-0"

Solve Real Estate **BBCODESIGN**

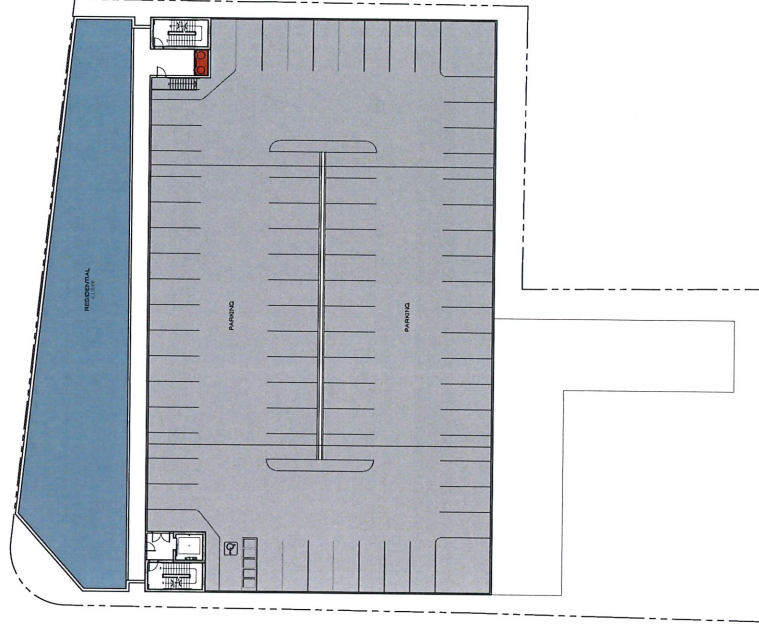
47

DETROIT AVENUE



BUNTS ROAD

TYPICAL FLOOR PLAN 2-7



WYANDOTTE AVENUE

TYPICAL FLOOR PLAN 2-5

MID-LEVEL FLOOR PLAN



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01.23.2019

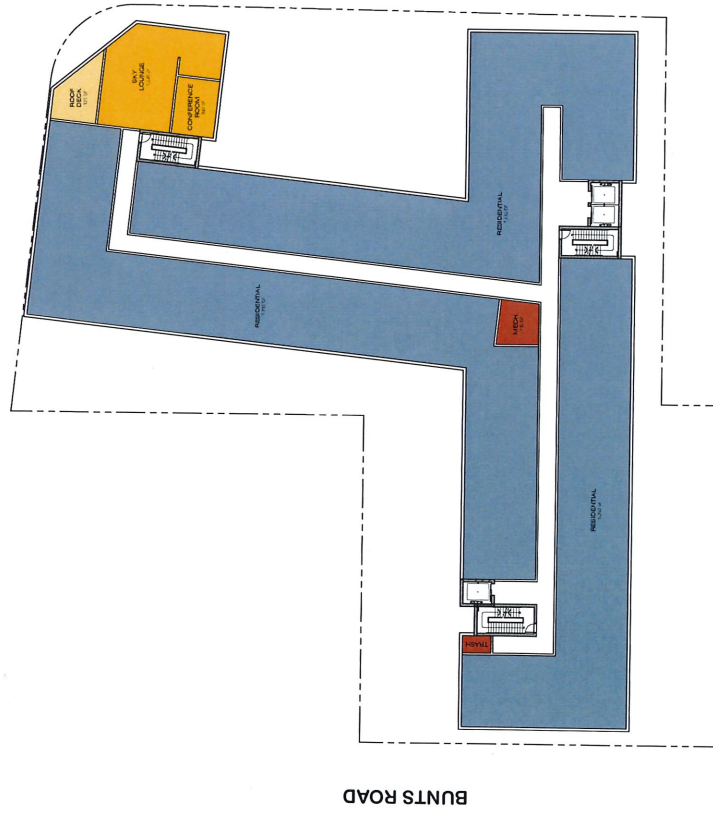
10

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DETROIT AVENUE



PARKWOOD ROAD



WYANDOTTE AVENUE

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EIGHTH FLOOR PLAN

0.25" = 1'-0"



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Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002398
DOCKET No. 09-28-18
FEE PAID \$500.00 js CC

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 14519 Detroit Ave; Lakewood, Ohio 44107 Business/Tenant Name One Lakewood Place
Property Owner Name City of Lakewood (Bryce Sylvester) Owner Phone (216) 529-6635
Owner E-mail Bryce.Sylvester@lakewoodoh.net Zoning PUD C1 Parcel Number 314-07-007 to -014; 314-07-017; 314-07-031 to -039; and 314-07-1

Project Summary One Lakewood Place will be a vibrant mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, 0.5 acres of public space, and a structured parking solution providing at least 710 parking spaces.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)
- Parking Plan Review – (\$150)

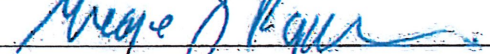
Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): George Papandreas Company Carnegie Management and Development Corp.

Applicant Address: 27500 Detroit Rd. Suite 300 Westlake, OH 44145

Phone: (440) 892-6800 Fax: (440) 892-6804 E-mail: gpapandreas@carnegiecorp.com

Signature:  Date: 8/22/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: K7M Date: 8/27/2018

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

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AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

Owner/Agent Signature

**2018 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18
February	Wednesday	01-17-18	Thursday	02-01-18	Thursday	02-01-18
March	Wednesday	02-14-18	Thursday	03-01-18	Thursday	03-01-18
April	Wednesday	03-21-18	Thursday	04-05-18	Thursday	04-05-18
May	Wednesday	04-18-18	Thursday	05-03-18	Thursday	05-03-18
June	Wednesday	05-23-18	Thursday	06-07-18	Thursday	06-07-18
July	Wednesday	06-20-18	Thursday	07-05-18	Thursday	07-05-18
August	Wednesday	07-18-18	Thursday	08-02-18	Thursday	08-02-18
September	Wednesday	08-22-18	Thursday	09-06-18	Thursday	09-06-18
October	Wednesday	09-19-18	Thursday	10-04-18	Thursday	10-04-18
November	Wednesday	10-17-18	Thursday	11-01-18	Thursday	11-01-18
December	Wednesday	11-21-18	Thursday	12-06-18	Thursday	12-06-18
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19

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45