

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 29, 2022
6:30 P.M.
MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 6:30 p.m.

1. Roll Call

Members Present

Kyle Krewson, Chair
Nicholas LaPointe
Sean McDermott, Vice Chair
Kyle Reisz
William Sanderson

Others Present

Shawn Leininger, P&D Director
Katelyn Milius, P&D, Assistant Director
Mark Papke, City Engineer
Jennifer Swallow, Executive Assistant Law Director

2. APPROVE THE MINUTES OF THE JUNE 2, 2022 MEETING

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the June 2, 2022 meeting minutes. Mr. Krewson, Mr. LaPointe, Mr. Reisz, Mr. Sanderson voting yea, and Mr. McDermott voting to abstain, the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into record.

**OLD BUSINESS
CONDITIONAL USE**

**4. 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 in a C1, Commercial - Office district. (Page 3)

Administrative staff requested a deferral.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **DEFER** the item. All the members voting yea, the motion passed.

PARKING PLAN

**5. 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 in a C1, Commercial - Office district. (17)

Administrative staff requested a deferral.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **DEFER** the item. All the members voting yea, the motion passed.

NEW BUSINESS CONDITIONAL USE

7. Docket No. 07-18-22 15526 Madison Ave. Goodkind Coffee

David Bell, Goodkind Coffee, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district. (Page 51)

Jeremy Smith, representative for Parker Bell, Goodkind business owner, was present to explain the request for eight (8) seats. Staff provided an analysis of the proposal. Public comment was closed as no one addressed the item. The members encouraged the tables and chairs are removed each evening, concerned about egress of second floor tenants, recommended painting the edge of the curb line for visibility, ensuring the tables do not encroach on the 5-ft sidewalk clearance, that one of the tables is ADA compliant.

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

- The maximum per 1161 are permitted permanently, the number of seats will be eight (8) temporarily through 2022.

All the members voting yea, the motion passed.

PLANNED DEVELOPMENT

6. Docket No. 06-14-22 14519 Detroit Ave. Downtown Development

Kolby Turnock, CASTO, applicant request the review and approval of a preliminary Planned Development for PPN 314-07-007, 314-07-008, 314-07-009, 314-07-010, 314-07-011, 314-07-012, 314-07-013, 314-07-014, 314-07-017, 314-07-033, 314-07-034, 314-07-035, 314-07-036, 314-07-037, 314-07-038, 314-07-039, and 314-07-145, pursuant to section 1156.03 – standards for review of a preliminary PD plan. Property located in a PD – Planned Development district. (Page 32)

Kolby Turnock; CASTO, applicant, Ted Singer; Dimit Architects, and Tedd Hardisty; The Edge Group, were present to explain the request. Staff presented an overview of the proposal and reminded everyone of the process and review for preliminary approval of a planned development. Public comment was taken.

Comments/concerns:

- Liked the flipped townhouses, designated pedestrian walkways, raised crosswalks, liner units looked nice, maintain mixed use, textured pathway could be an ADA issue, possibly eliminate the colonnades on front.
 - The design team would choose appropriate materials for ADA, would be interested in considering the raised crosswalks. Colonnades were more in keeping with the area.
- Petition to save the Curtis Block Building.
- History of the Curtis Block Building.
 - Preserving historic components of Lakewood is very important. Staff provided an overview of the process; it would begin at the July 14 Architectural Board of Review meeting.
- Need to retain the appearance of the walls of the Curtis Block Building on the Detroit and Marlowe Avenues as they appear today.
- Design should be appropriate to Lakewood, not another city.
- Cost of the rehabilitation of the Curtis Block Building. Proposed use of the public plaza, size of the plaza is small.
 - Questions about the use of the public plaza were slated for future discussions among City Council, administration, and developer.
- Proposal does not fit with the current housing stock.
- Supported the concept of saving the Curtis Block Building.
- Was disappointed with Use Area D, half-moon windows salvaged from the Lakewood Hospital for use as doors, lack of patios and porches, did not like Use Area C.
 - The three arched windows were salvaged by the Historical Society.

Staff addressed the preservation of the historically designated Curtis Block Building, and the various processes. The members discussed the proposal. Area A: height and use of building A, plaza public restroom, connecting walkway, depth of colonnade, future use if tenant leaves. Area B: Building 1: significant that the façade of the Curtis Block Building is integrated into the current proposal, cost to save the entire building, floors 3-5 should be as close to the south wall as possible, increase the number of three-bedroom units, first floor retail, plaza review process. Building 2: front porch depth, number of stories of building, patios. Discussion continued about the amenities building, pedestrian access drive, remain cognizant of single-family homes, in the townhome section add a cut-thru to Marlowe Ave., if possible minimize the pavement of the parking court. Areas A and E: walkways between the liner units could potentially lead to garages, status of adding an additional floor on top of the garage and its affect upon the number of parking spaces, first floor garage height, elevator garage, delivery area for moving trucks, examine where Area A meets Area E, egress onto Marlowe Ave., larger linear greenspace would be better, storm water mitigation possibilities, need for a pedestrian safety plan in the garage. Plat review: ownership and parcels had to be platted, discussion about this was not an approval of the plat itself and that the approval of the plat would be a separate docket item later in the process. The members then proceeded to discussion conditions for approval.

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

- Setbacks, heights, and uses as depicted, subject to modification based on final development plan.
- Parking spaces between the minimum and maximum set by code.
- Plat includes private road as an easement or separate lot.
- Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
- The front porches facing any street are at a minimum of six (6) feet of clear space from the building.
- Buildings A, 1, 2, and the garage, the minimum height as presented is acceptable.

- There is a dedicated pedestrian access along the southern product edge.

Mr. Krewson, Mr. McDermott, Mr. Reisz, Mr. Sanderson voting yea, and Mr. LaPointe voting to abstain, the motion passed.

ADJOURN

A motion was made by Mr. LaPointe, seconded by Mr. Krewson to **ADJOURN** the meeting at 9:11 p.m. All the members voting yea, the motion passed.



Signature



Date



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. FREEMY SMITH
- 2. TED SINGER
- 3. TEOD HARDESTY
- 4. Billy Tamm
- 5. Jan Zameca
- 6. KATHY HABER
- 7. Jim Lake
- 8. RICHARD SICHA
- 9. Linda Barbara
- 10. Walter Dwyer
- 11. Ann Bisher

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 8. [Signature]
- 9. [Signature]
- 10. [Signature]
- 11. [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Wednesday, June 29, 2022 (in lieu of 07072022)



Oath

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

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

PRINT NAME:

SIGN NAME:

1. Christina Schreiber

Christina Schreiber

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

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

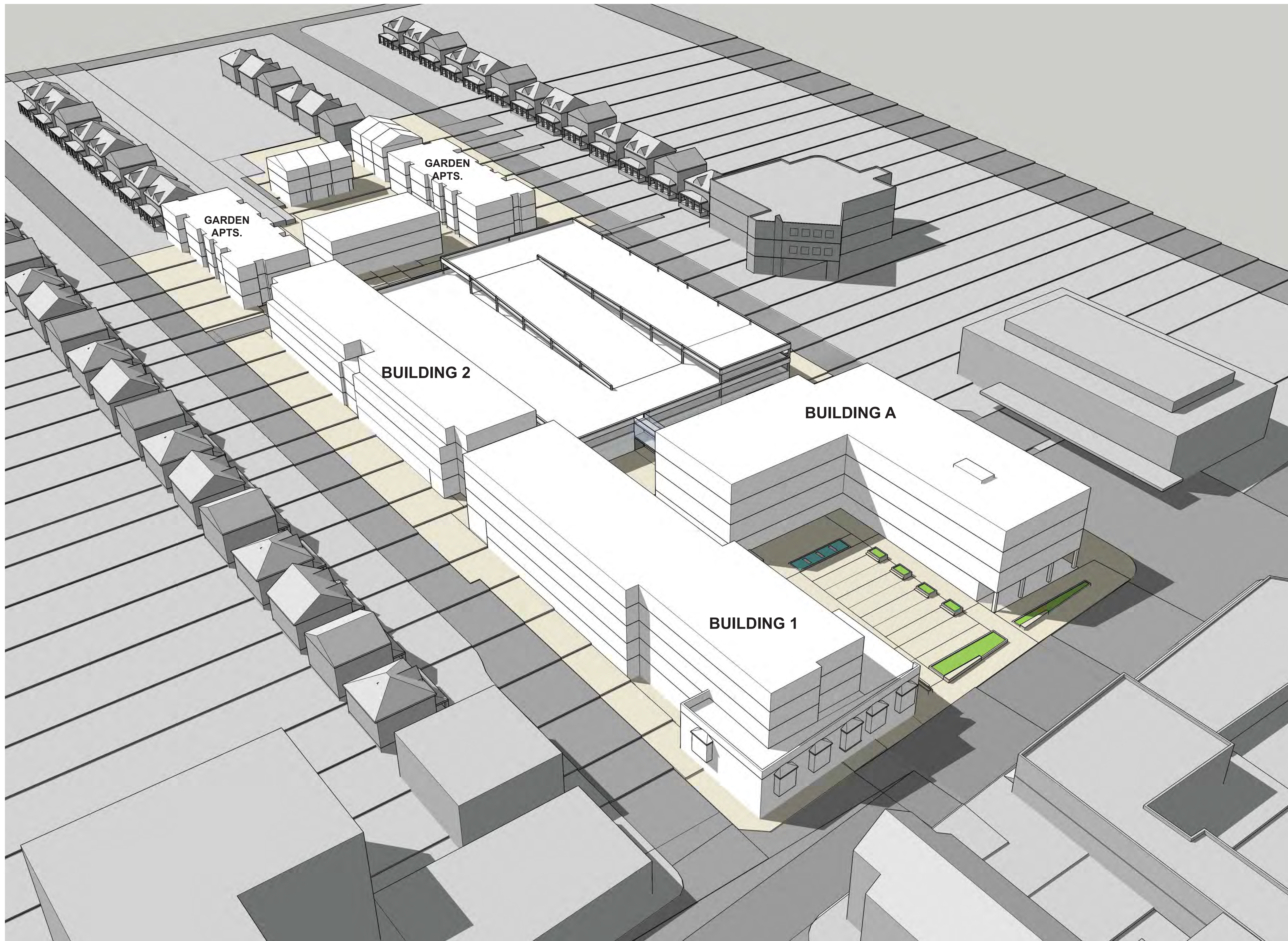
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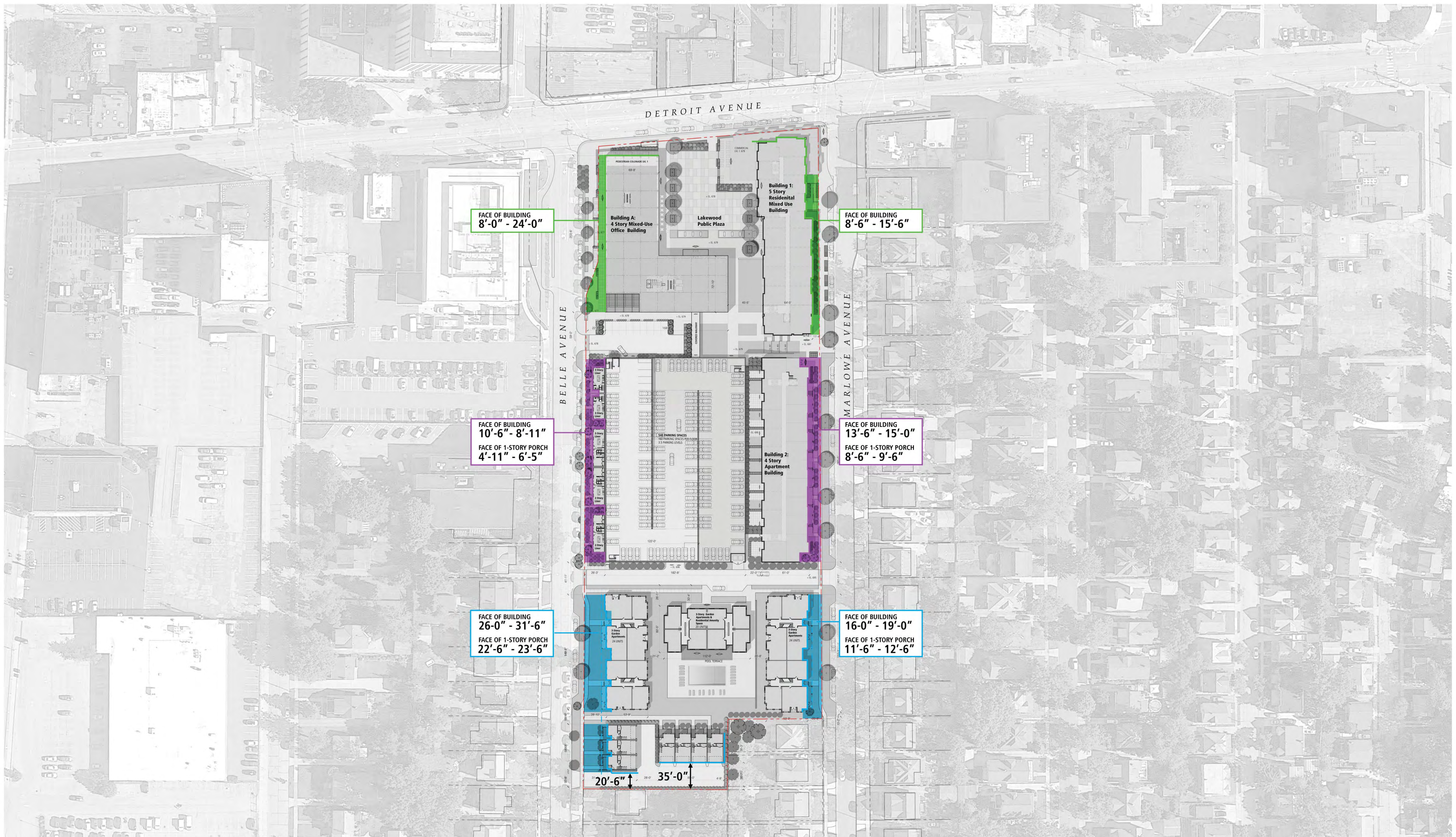
Site Summary		
Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lv 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lv 1)		17,000 GSF
Residential Apartments (lv 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lv 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
Garage Liner Units: 2-3 Stories	5 Units	7,230 GSF
2 2-Bed, 2 3-Bed		
For Sale Single Family Townhomes:	7 Units +/-2000 GSF / Unit	
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:		233 UNITS
TOTAL OFFICE LEASE SPACE:		65,504 GSF
TOTAL RETAIL LEASE SPACE:		12,000 GSF
COMMERCIAL LEASE SPACE:		17,400 GSF
Site Parking Summary		
Structured Garage Parking:		540 Spaces
Street Parking:		56 Spaces
Total Parking Spaces:		596 Spaces



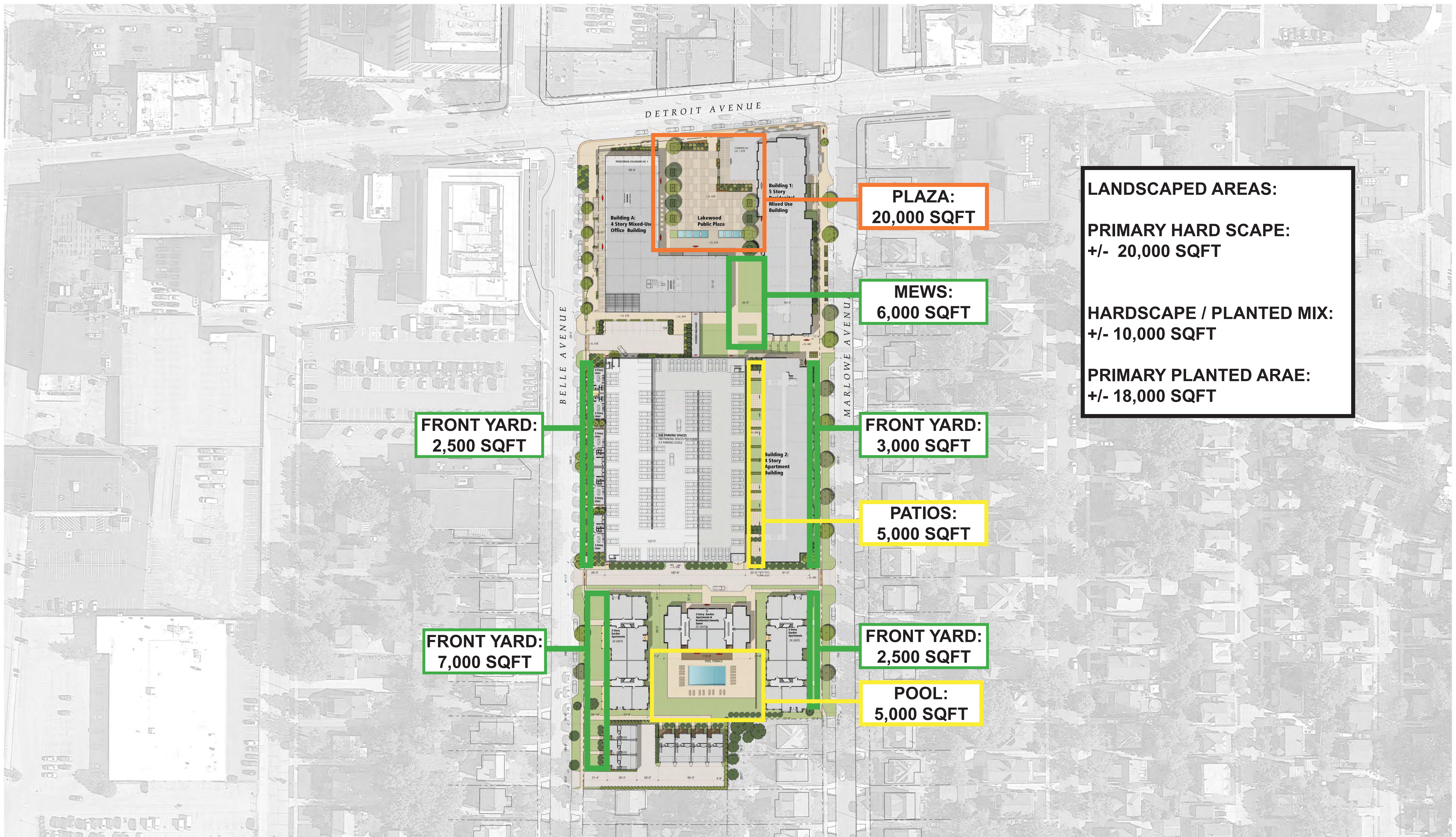
SITE SUMMARY

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 - BUILDING 1: 5 Story Mixed Use - 82 Units
 - BUILDING 2: 4 Story Residential - 78 Units
 - GARDEN APTS: 3 Story Residential - 68 Units
 - GARAGE LINER APTS: - 5 Units
 - 7 For Sale Townhomes
- TOTAL UNITS: +/- 239
- PARKING GARAGE: 3-1/2 Story, 540 Spaces





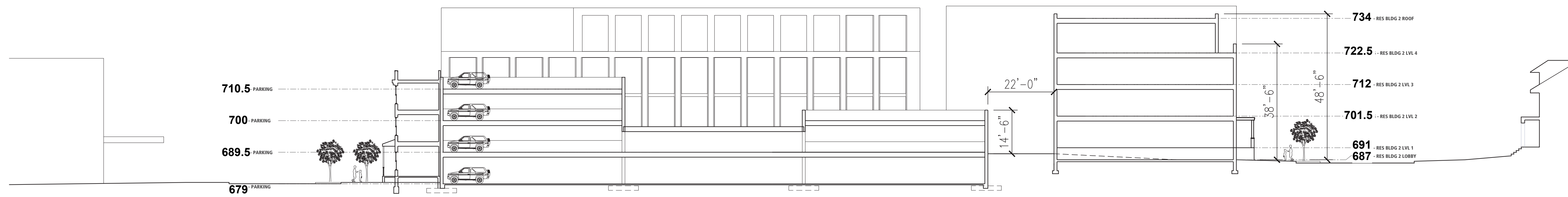
Setback Plan



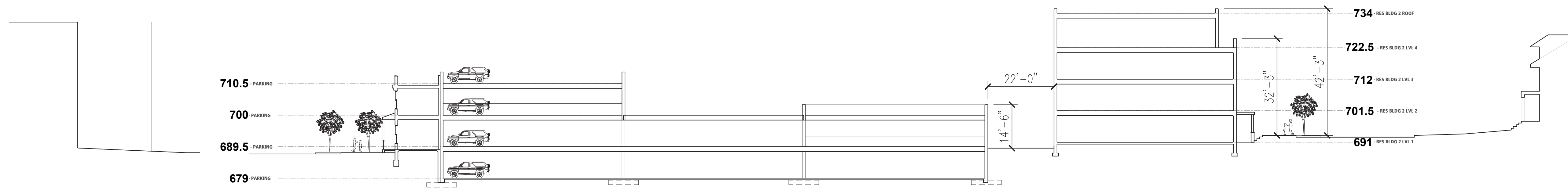
Landscape Elements



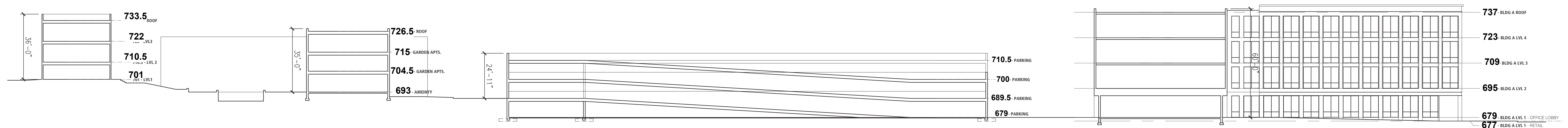
Site Section 4: East / West Looking North



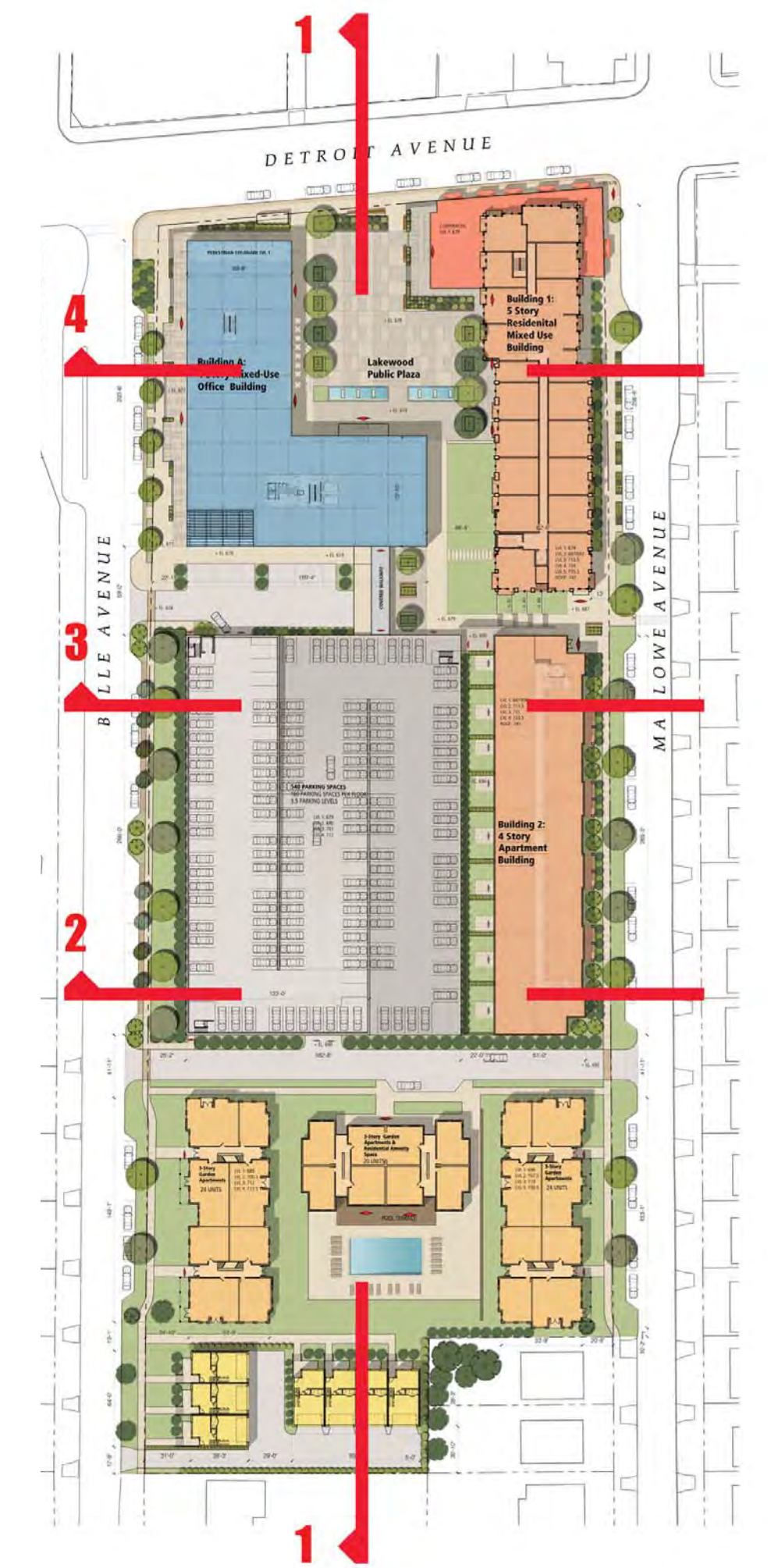
Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West
Site Sections



SHEET INDEX

TITLE SHEET/EXISTING CONDITIONS PLAN 1
 PRELIMINARY PLAT 2

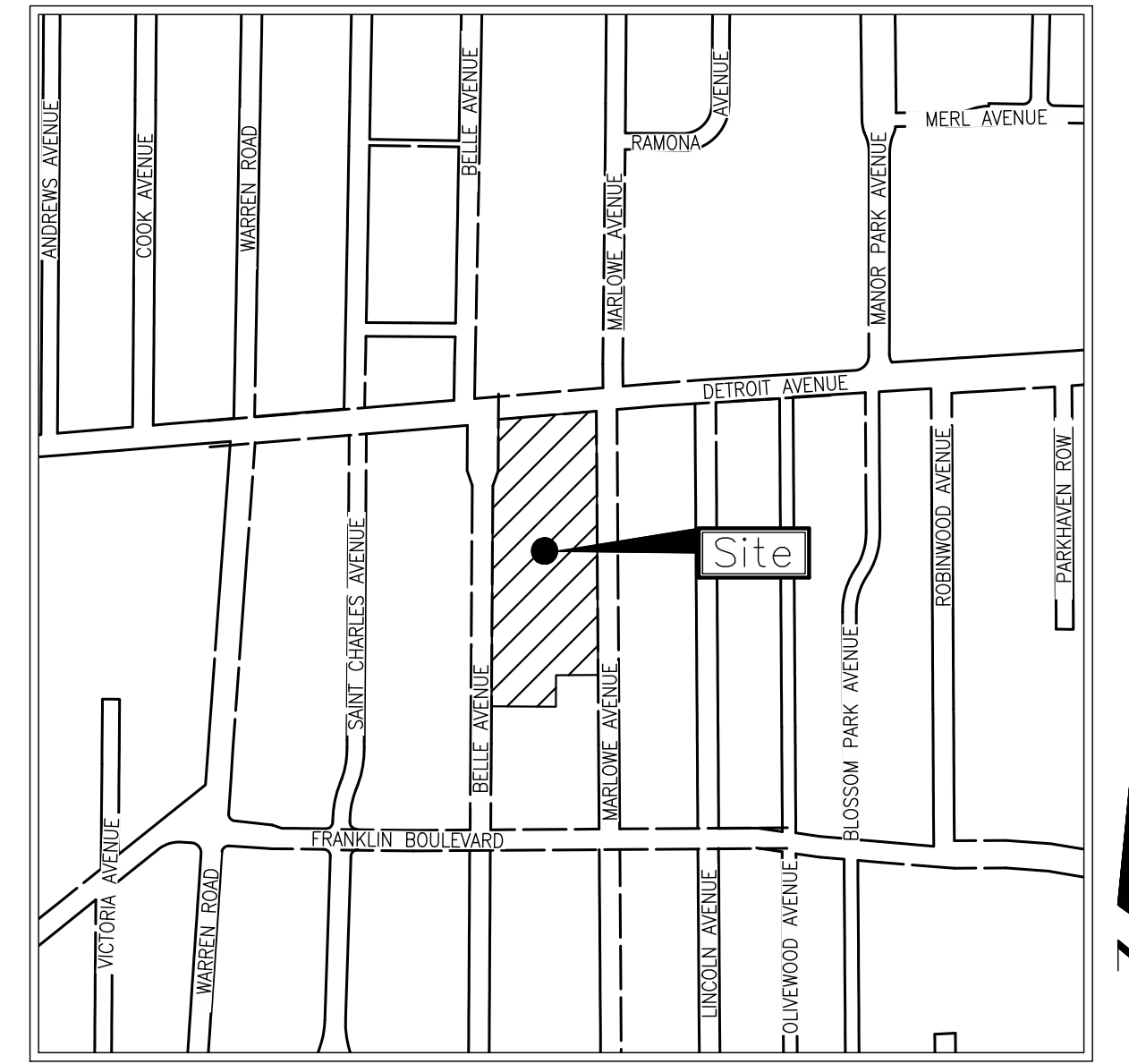
PRELIMINARY PLAT

LAKEWOOD DOWNTOWN REDEVELOPMENT SITE

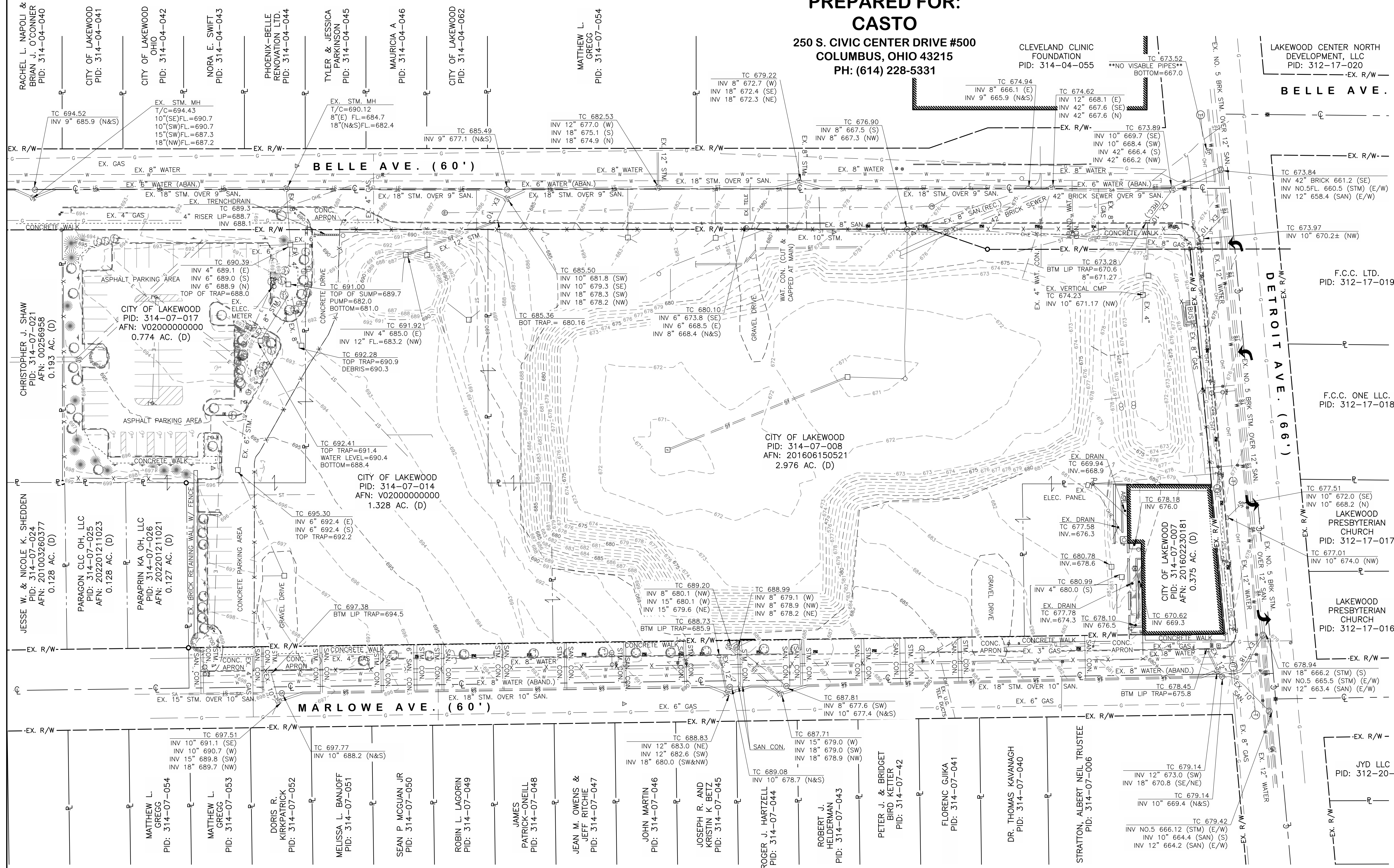
STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKEWOOD

PREPARED FOR:
CASTO

250 S. CIVIC CENTER DRIVE #500
 COLUMBUS, OHIO 43215
 PH: (614) 228-5331



LOCATION MAP
 NOT TO SCALE

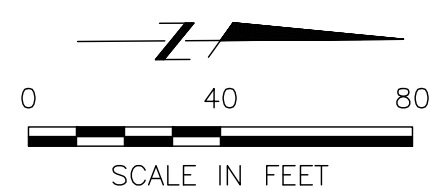


LEGEND

	Water Valve		Fiber Optic Marker Post
	Fire Hydrant		Traffic Signal Pole
	Fire Department Connection		Traffic Controller Cabinet
	Water Service Valve		Traffic Pedestal
	Gas Meter		Traffic Manhole
	Gas Valve		Flag
	Gas Marker Post		Sign
	Curb & Gutter Inlet		Ballard
	Curb Inlet		Handicap Parking
	Catch Basin		Iron Pin/Pipe Found
	Storm Manhole		MAG Nail Found
	Cleanout		Benchmark
	Yard Drain		Evergreen Tree
	Sanitary Manhole		Deciduous Tree
	Combined Sewer Manhole		Water Line
	Power Pole		Gas Line
	Power Pole w/ Light		Storm Sewer
	Telephone/Power Pole		Sanitary Sewer
	Light Pole		Combined Sewer
	Guy Wire Anchor		Underground Electric
	Electric Box		Underground Site Lighting
	Pull Box		Fiber Optic
	Electric Manhole		Overhead Electric
	Electric Meter		Overhead Electric & Comm.
	Electric Transformer		Fence
	Electric Marker Post		Guard Rail
	Telephone Pedestal		Land Hook

NOTE:
 THE TOPOGRAPHIC SURVEY WAS COMPLETED BY STEPHEN HOVANCSEK & ASSOCIATES, INC. AND IS SHOWN FOR REFERENCE ONLY AS PART OF THIS PLAN SET. E.P. FERRIS & ASSOCIATES, INC. TAKES NO RESPONSIBILITY FOR THE INFORMATION PROVIDED WITHIN THE SURVEY SHOWN.

EXISTING CONDITIONS PLAN
 SCALE: 1" = 40'



REVISIONS

NO.	DATE	DESCRIPTION	BY

SHEET NO.	OF
1	2

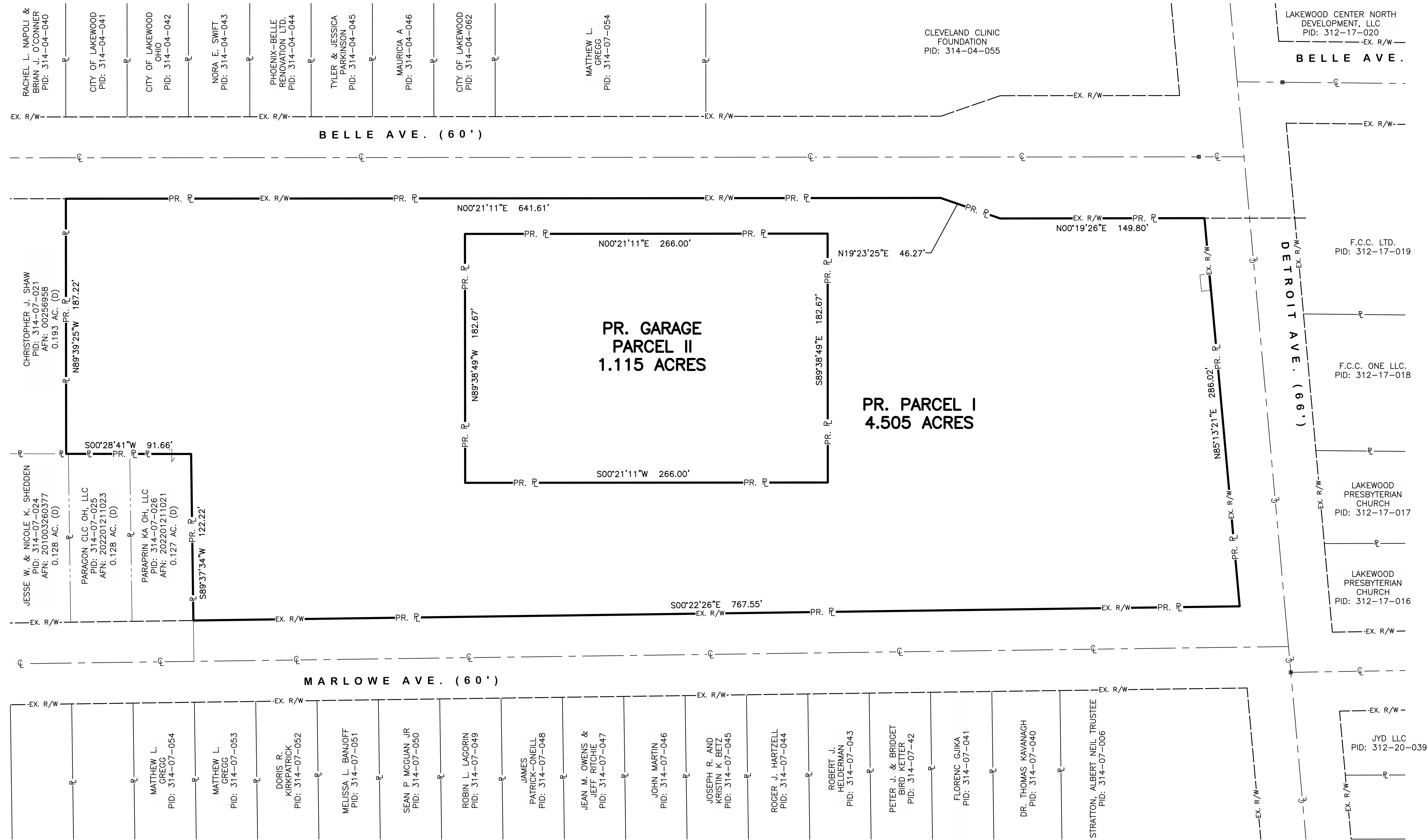
E. P. FERRIS
 AND ASSOCIATES
 INC.

Consulting Civil Engineers and Surveyors

CONTACT:

880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

M:\958013_Lakewood\DWG\Production Drawings\Preliminary Plat.dwg --Preliminary Plat.dwg --Preliminary Plat.dwg LAST EDITED BY:MEANERET ON: 6/23/22



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
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CITY OF LAKEWOOD, OHIO
LAKWOOD DOWNTOWN REDEVELOPMENT SITE
CASTO

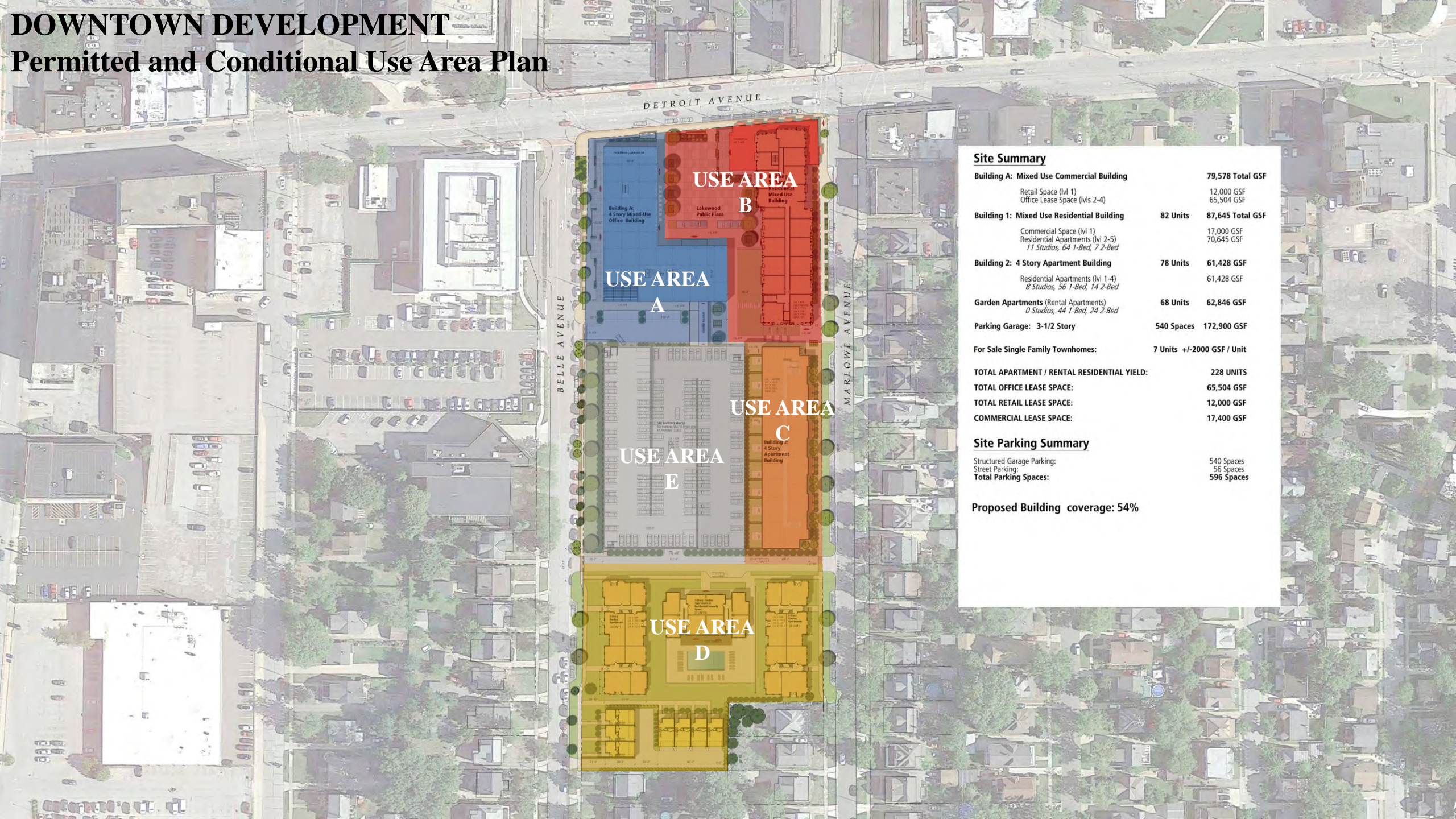
JOB NO.	0958.013
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	06/23/22

PRELIMINARY PLAT

SCALE: 1" = 40'	
SHEET NO.	OF
2	2

DOWNTOWN DEVELOPMENT

Permitted and Conditional Use Area Plan



Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lvl 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
For Sale Single Family Townhomes:	7 Units	+/-2000 GSF / Unit
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:		228 UNITS
TOTAL OFFICE LEASE SPACE:		65,504 GSF
TOTAL RETAIL LEASE SPACE:		12,000 GSF
COMMERCIAL LEASE SPACE:		17,400 GSF

Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	596 Spaces

Proposed Building coverage: 54%

**DOWNTOWN DEVELOPMENT
PLANNED DEVELOPMENT**

PERMITTED & CONDITIONAL USE TABLE

	USE AREA				
	A	B	C	D	E
RESIDENTIAL					
Multi-Family Dwellings			P	P	P
Mixed Use Structure		P			P
Single-, Two-Family Residential				P	
INSTITUTIONAL					
Trade/Vocational Schools	P*	P			P
Colleges	P*	P			P
Community Space / Public and/or Private Open Space		P			P
Parking Facility as a Principal Use					P
ENTERTAINMENT					
Indoor Commercial Recreation	P*	P	P		
Theaters, Banquet Hall, Party Center	P*	P			P
Studios for Instruction	P*	P			
Museum/Art Gallery	P*	P			
FOOD AND BEVERAGE SERVICES					
Restaurant	P*	P			P
Bar, Tavern, Nightclub	P*	P			P
Outdoor/Seasonal Dining Facility	C	C			C
PROFESSIONAL SERVICES					
Offices <i>Including:</i>					
Business, Medical, and Government	P	P			P
Medical Clinics/Urgent Care Facility	P	P			P
Media Production	P	P			P
RETAIL/SERVICE USES					
General Retail <i>Including:</i>					
Book and Stationery Stores,	P*	P			
Apparel Stores,	P*	P			
Florists,	P*	P			
Antique Stores,	P*	P			
Sporting Good Stores (excluding firearm and ammo sales),	P*	P			
Jewelry Stores,	P*	P			
Second Hand and Resale Stores,	P*	P			
Specialty Gift Stores,	P*	P			
Retail Variety Stores,	P*	P			
Floor Coverings, and	P*	P			
Media Stores.	P*	P			
Service Retail, <i>Including:</i>					
Printing Services,	P*	P			
Shoe Repair,	P*	P			
Photographic and Digital Studios,	P*	P			
Tailoring, Dress Making, and Upholstery	P*	P			
Convenience Retail, <i>Including:</i>					
Bakeries, Grocery,	P*	P			
Supermarkets, and	P*	P			
Beverage Stores (including liquor and drug stores).	P*	P			
Hard Goods Retail <i>Including:</i>					
Furniture Sales,	P*	P			
Hardware and Locksmith Services,	P*	P			
Garden Supplies, Nurseries,	P*	P			
Lumber and Building Supplies,	P*	P			
Appliance Repair and Sales, and	P*	P			
Display and Showrooms for any Building Product.	P*	P			

**DOWNTOWN DEVELOPMENT
PLANNED DEVELOPMENT**

PERMITTED & CONDITIONAL USE TABLE

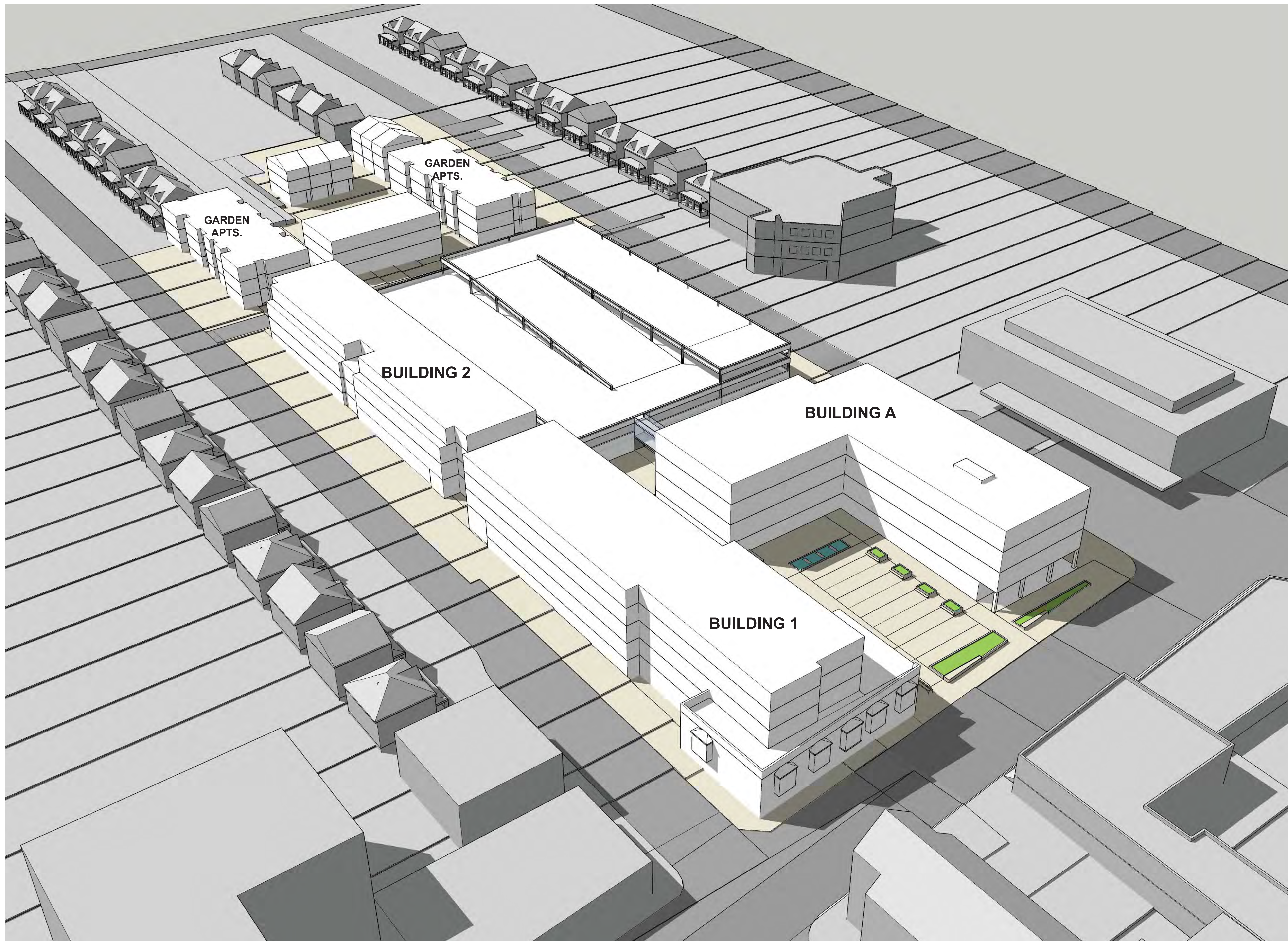
	USE AREA				
	A	B	C	D	E
Building Product.	P*	P			
Personal Care Services Including:					
Barber and Beauty Shops,	P*	P			
Cosmetology and Cosmetic Salons,	P*	P			
Diet Counseling Centers,	P*	P			
Electrolysis Services,	P*	P			
Fingernail and Tanning Salons, and	P*	P			
Massotherapy Services.	P*	P			
Other Retail / Services Including :					
Animal Clinics/Hospitals,	P*	P			
Veterinarian Offices, and	P*	P			
Grooming Services.	P*	P			
OTHER USES					
Hotel	C	P			
Groups/Convalescent/Nursing/Assisted Living		P	P	P	
Day-Care Centers (6+ children)	P*	P			
Leasing Office	P*	P	P	P	
Roof Top Gathering Space	P	P	P	P	P
Private Amenities Supportive of the Principal Use	P	P	P	P	
Accessory Uses Incidental to the Principal Use	P	P	P	P	P

* Limited to the first floor of the building. Any Outdoor/Seasonal Dining Facility shall meet all requirements of the City of Lakewood at the time of application for such use.



Site Summary

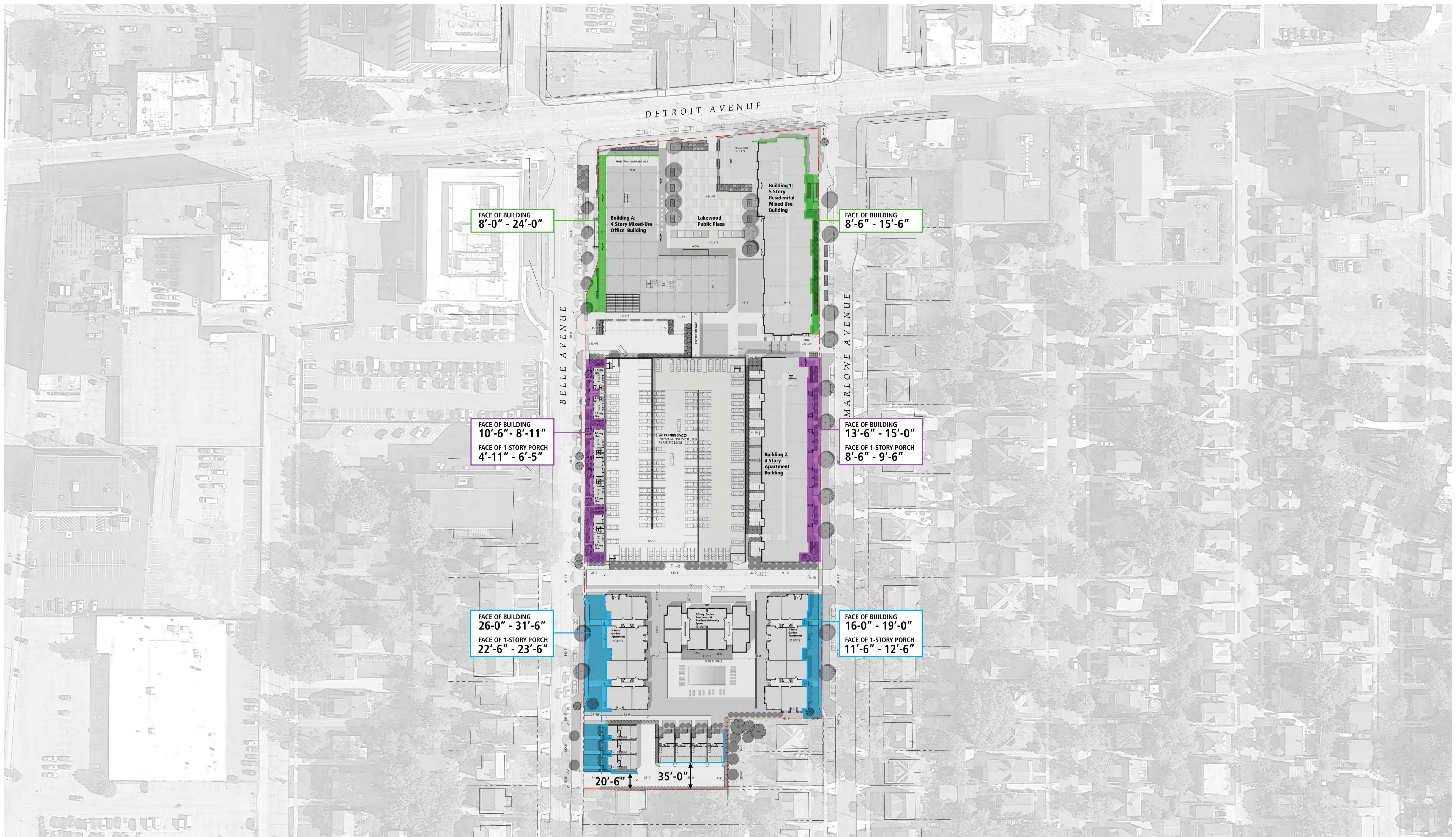
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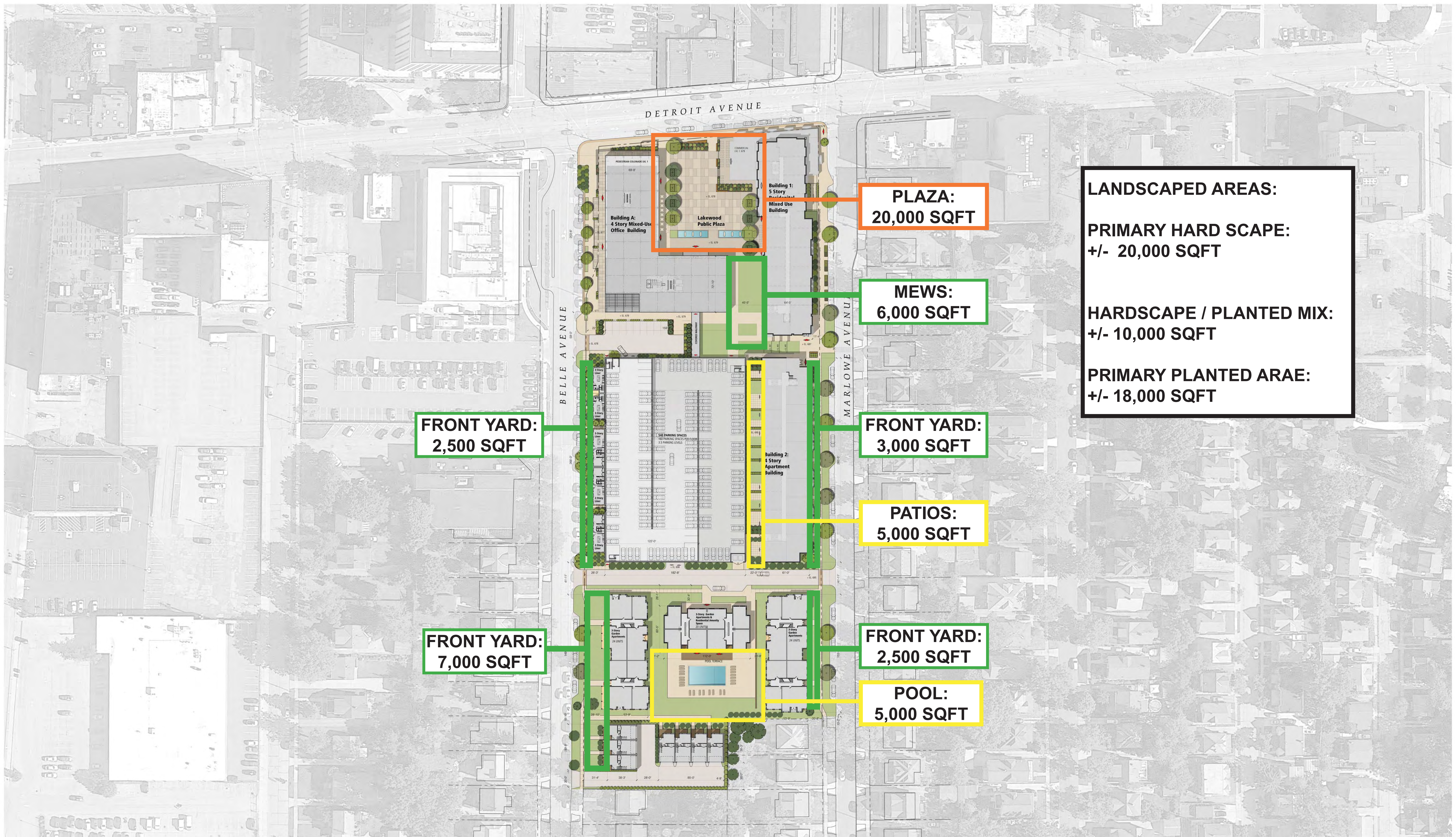
SITE SUMMARY

- BUILDING A: 4 Story Office
 - BUILDING 1: 5 Story Mixed Use - 82 Units
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- TOTAL UNITS: +/- 239
- PARKING GARAGE: 3-1/2 Story, 540 Spaces

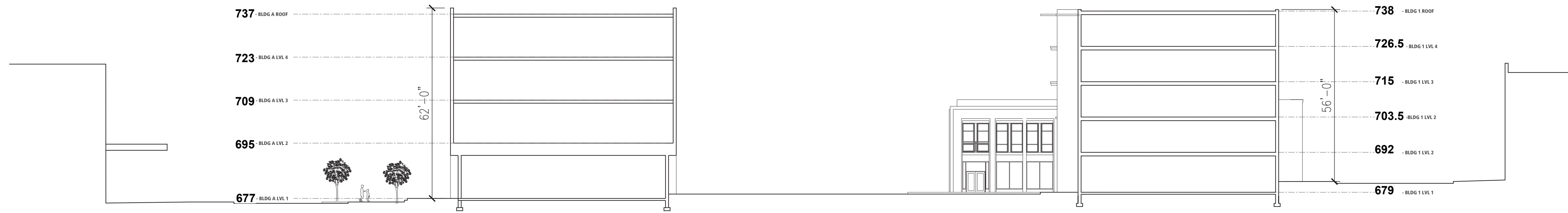




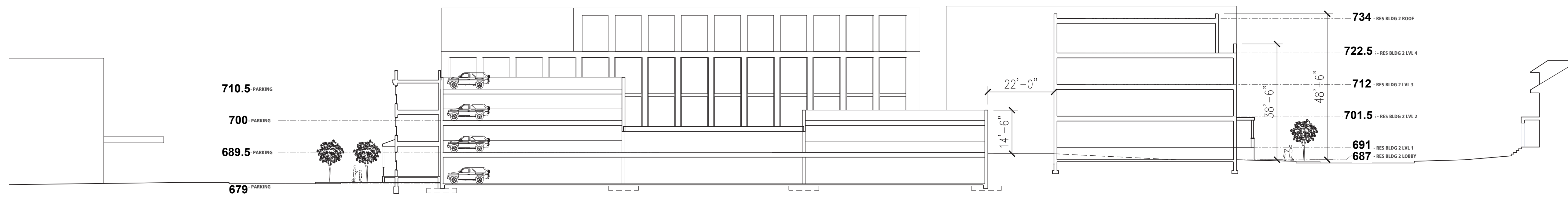
Setback Plan



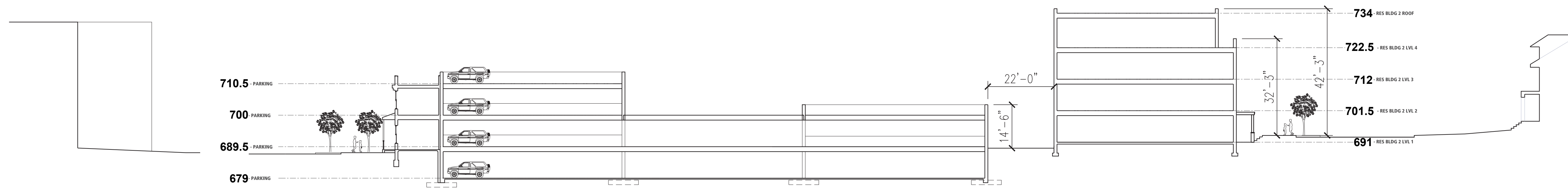
Landscape Elements



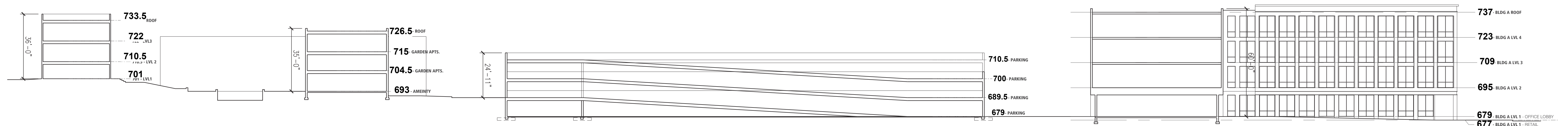
Site Section 4: East / West Looking North



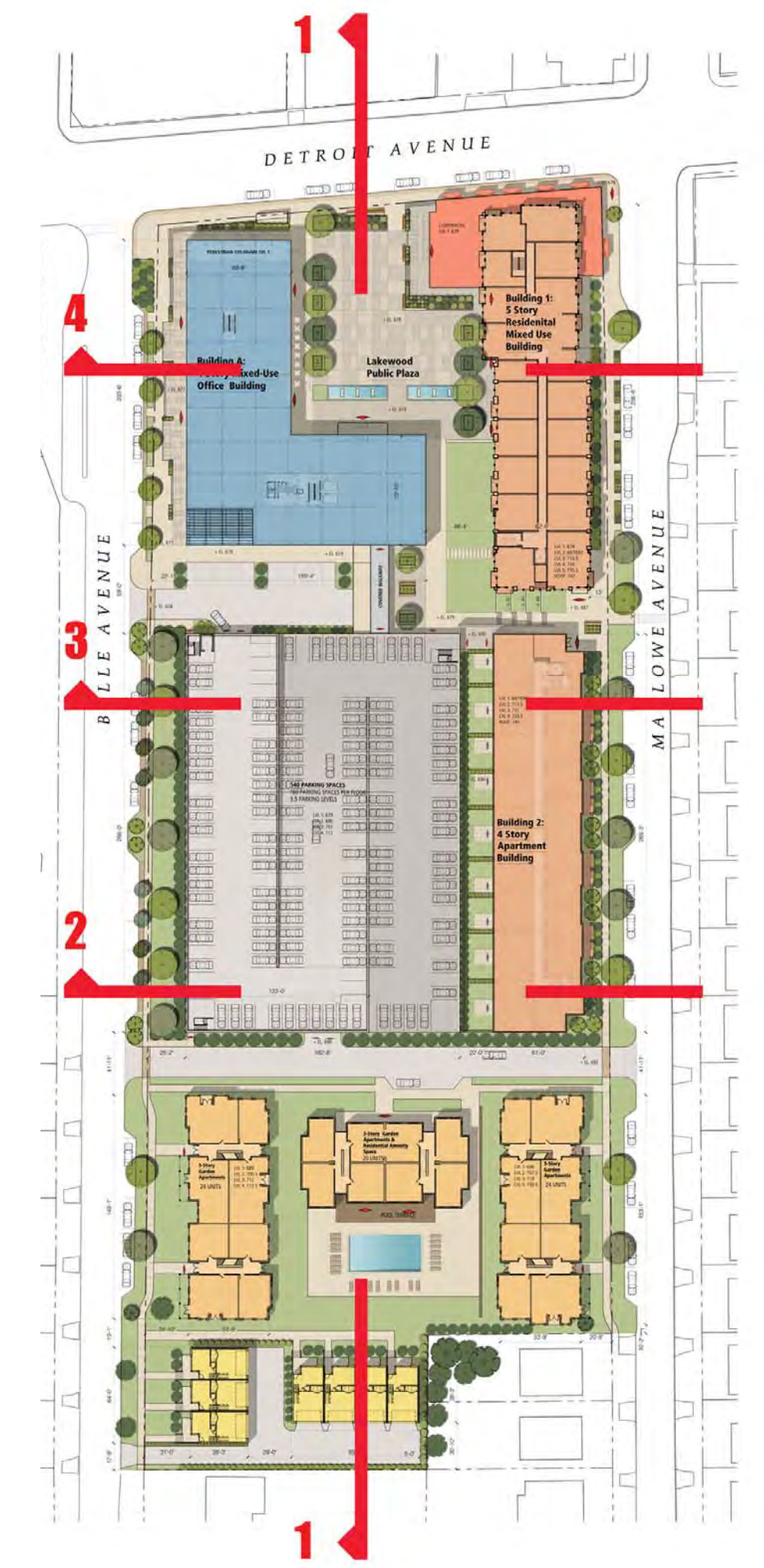
Site Section 3: East / West Looking North

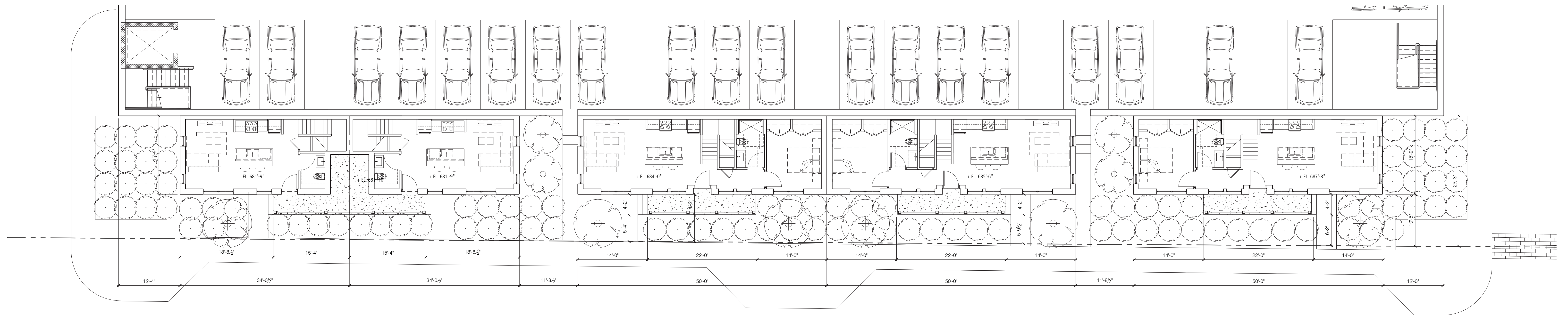


Site Section 2: East / West Looking North

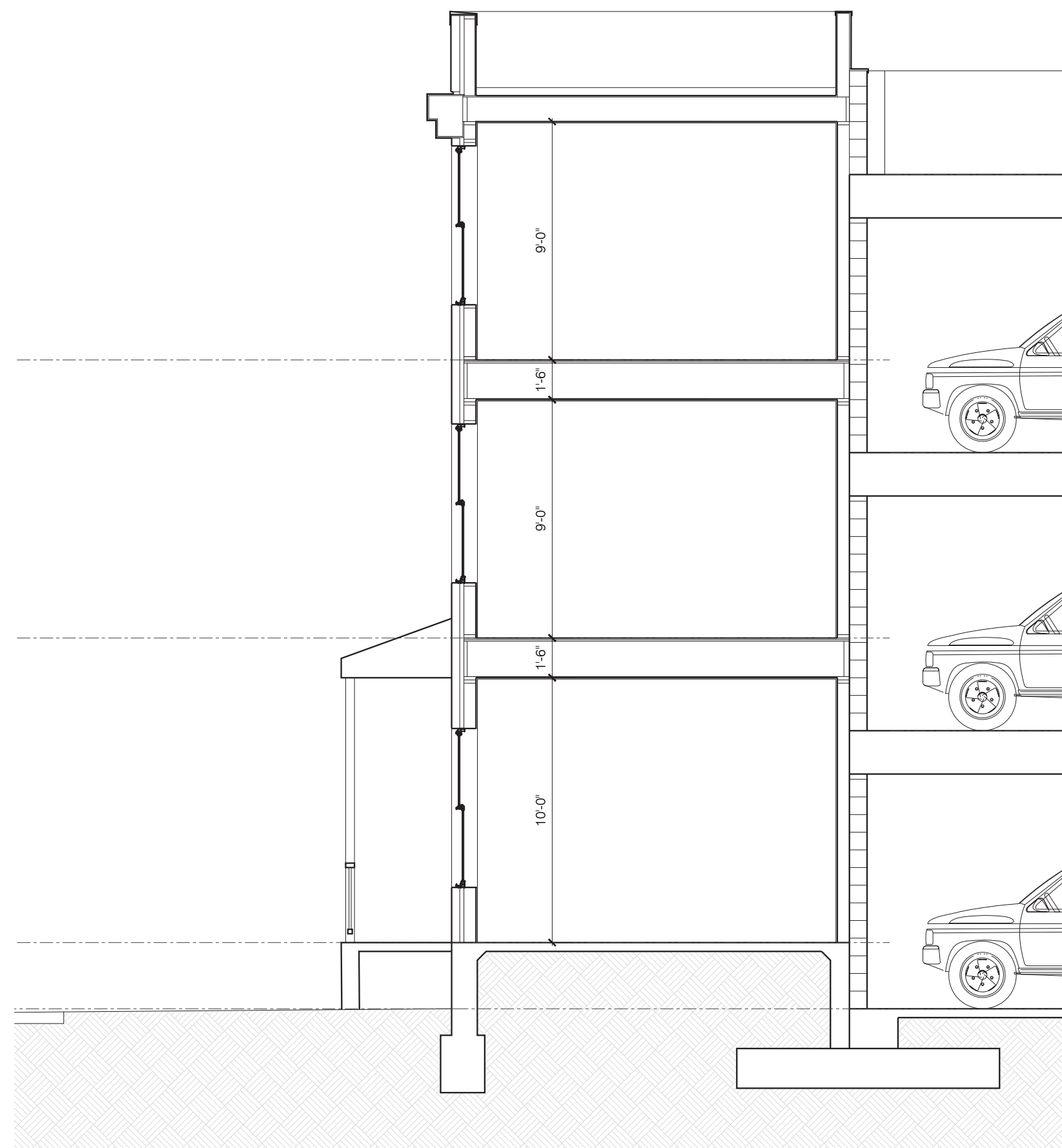


Site Section 1: North / South looking West
Site Sections

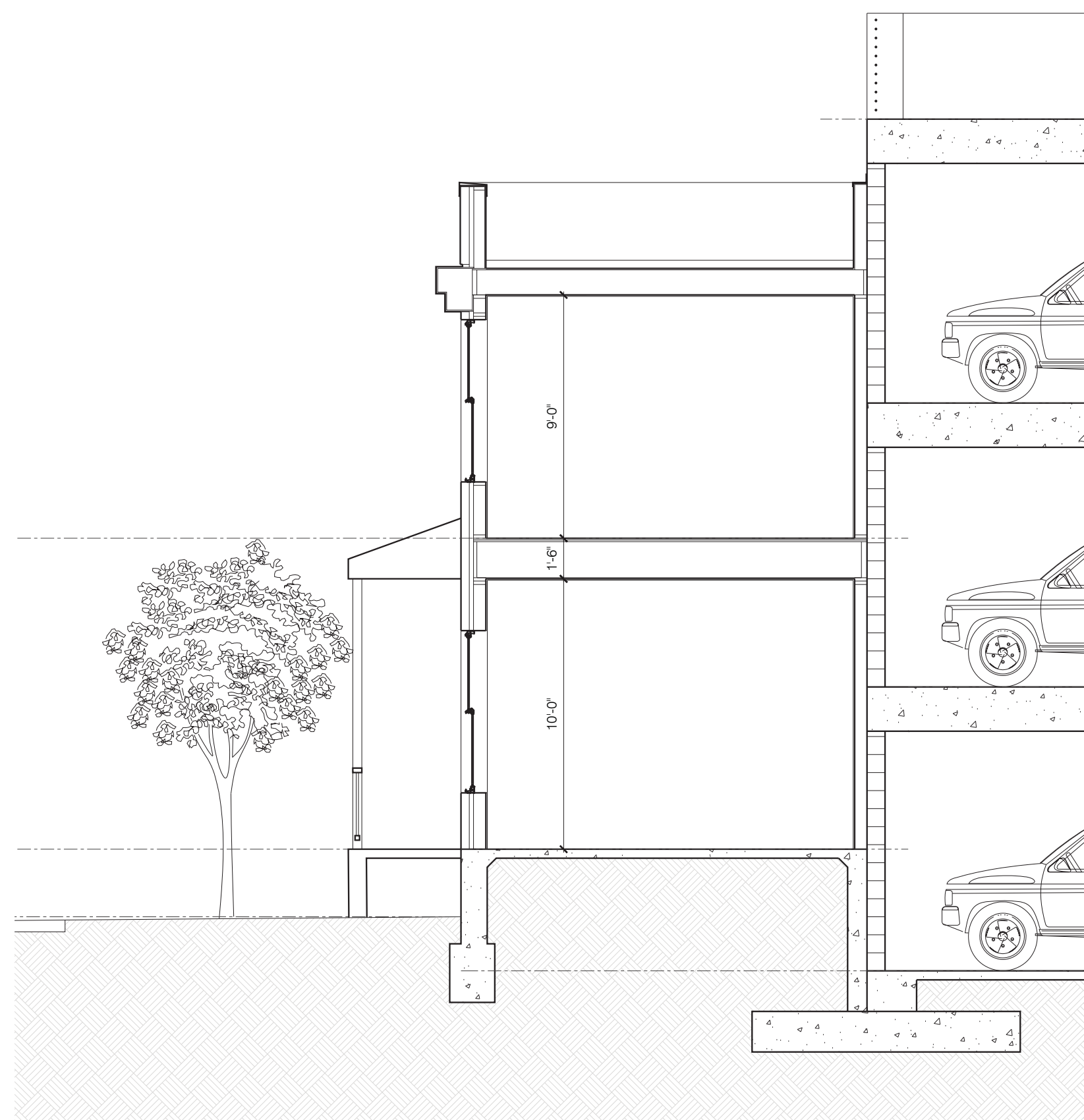




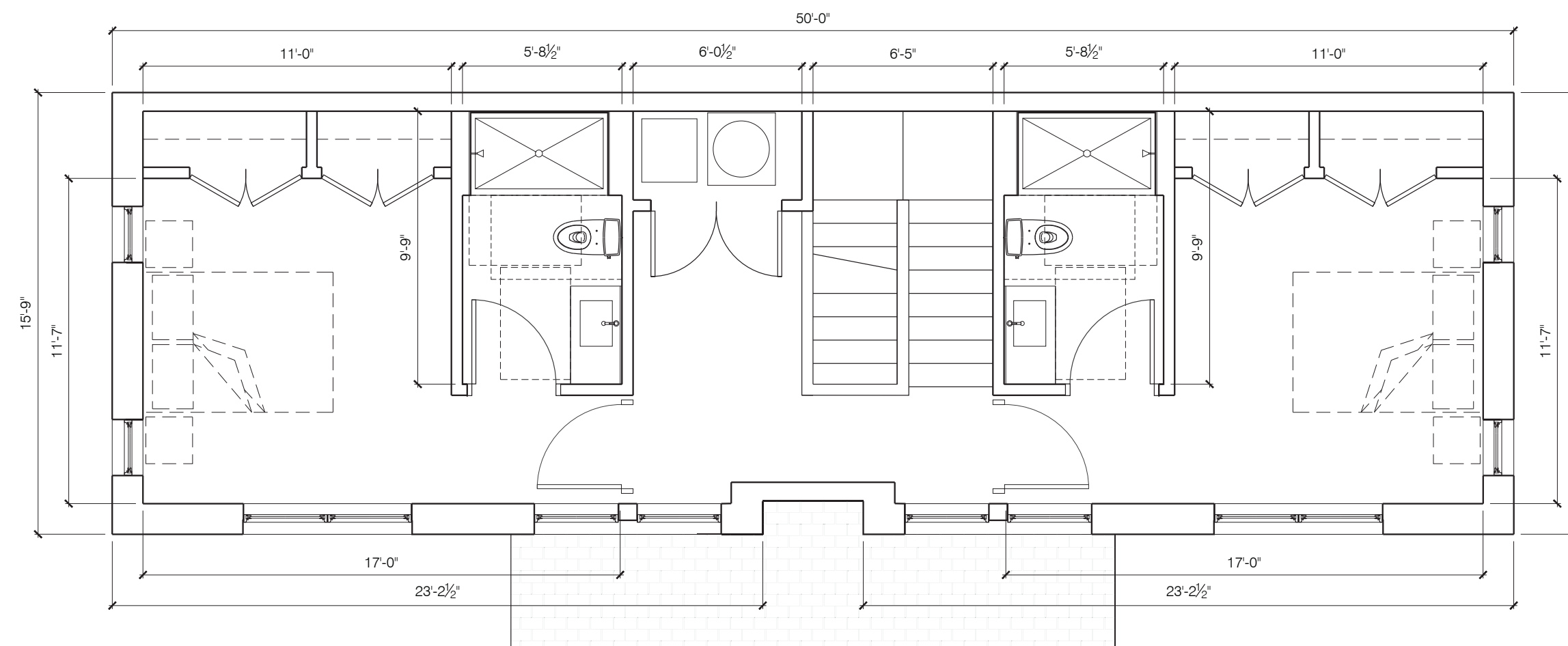
Garafe Liner Plan & Elevation



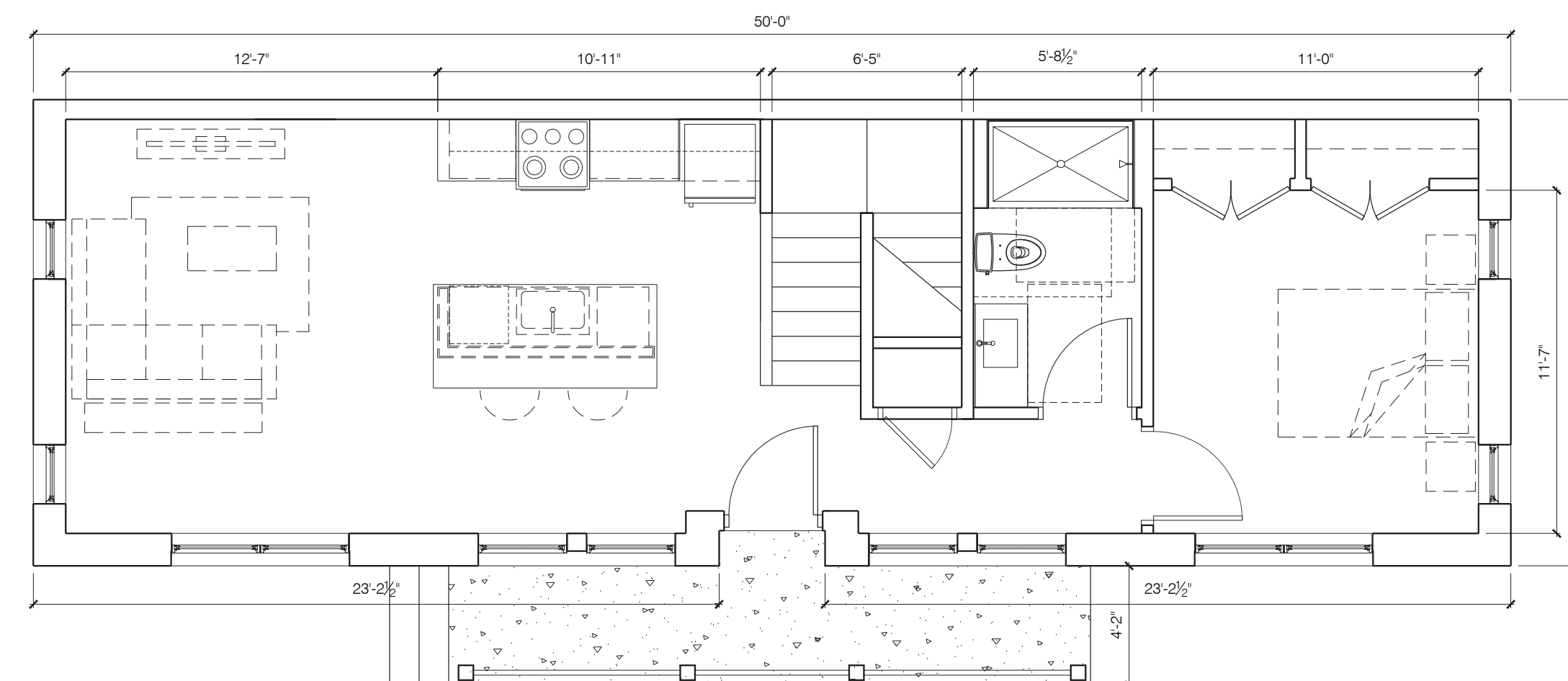
Liner 1 Section



Liner 2 Section

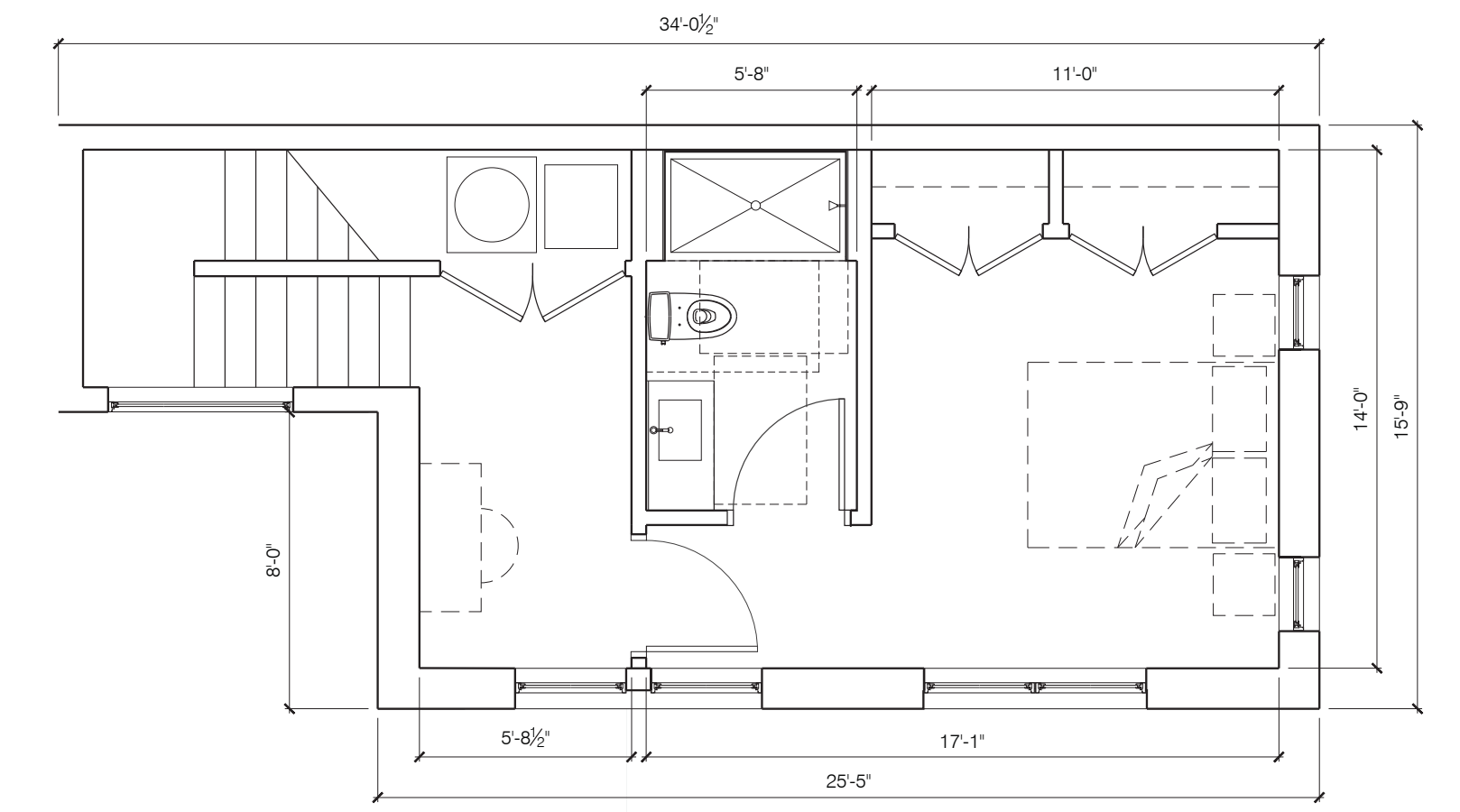


LVL 2

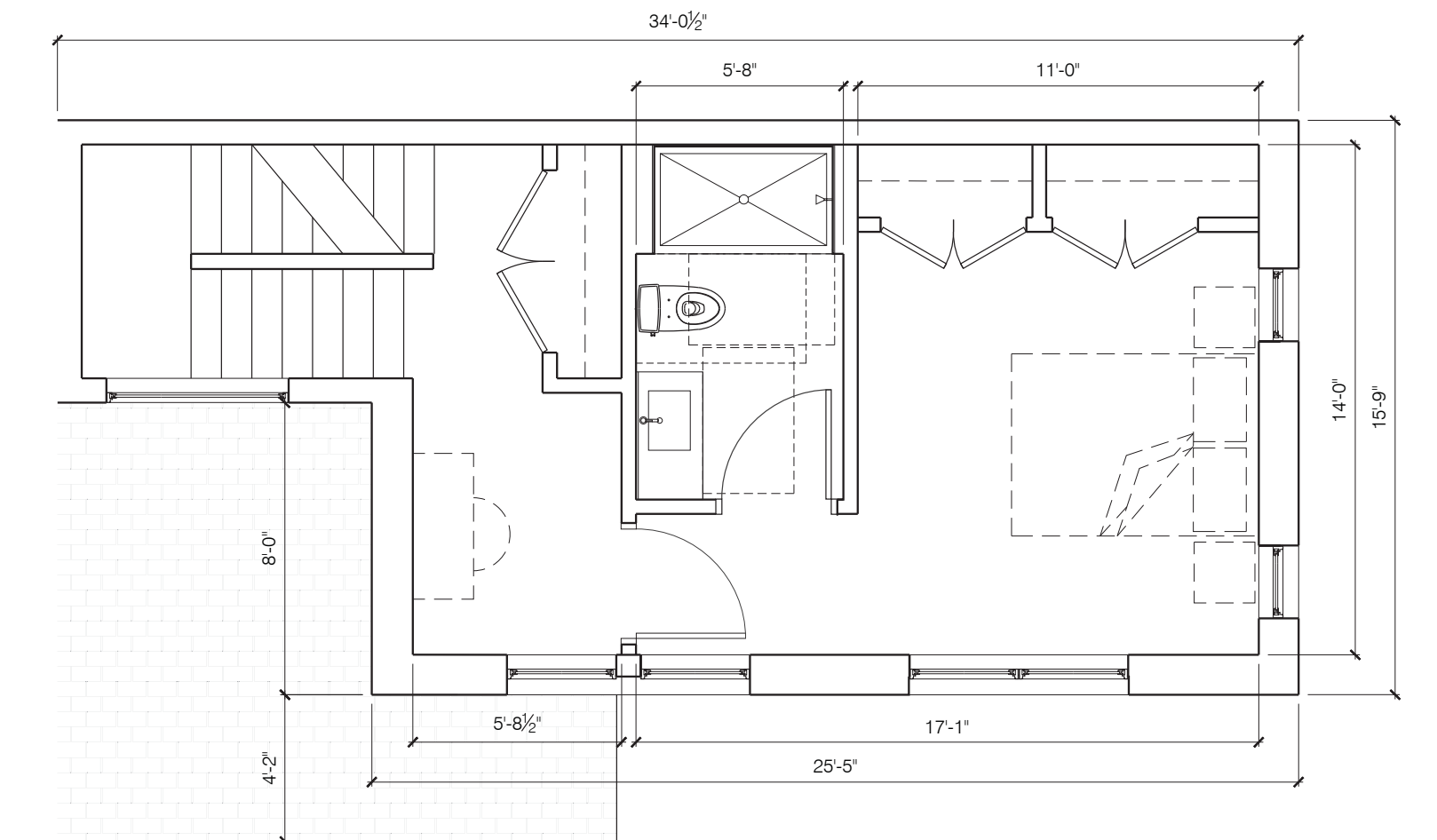


LVL 1

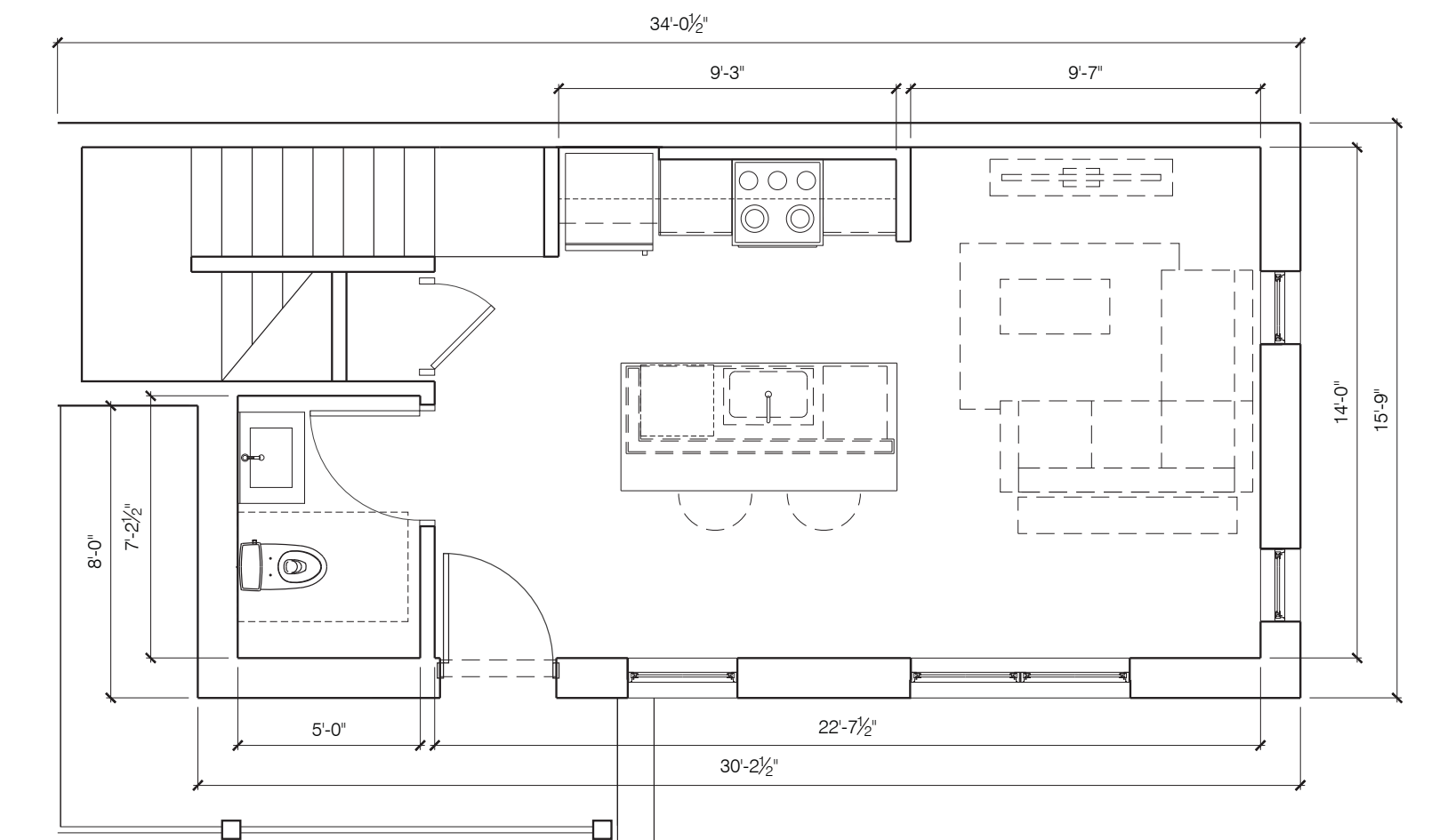
Liner 2 - 3 Bed / 3 Bath: 1500 sqft



LVL 3

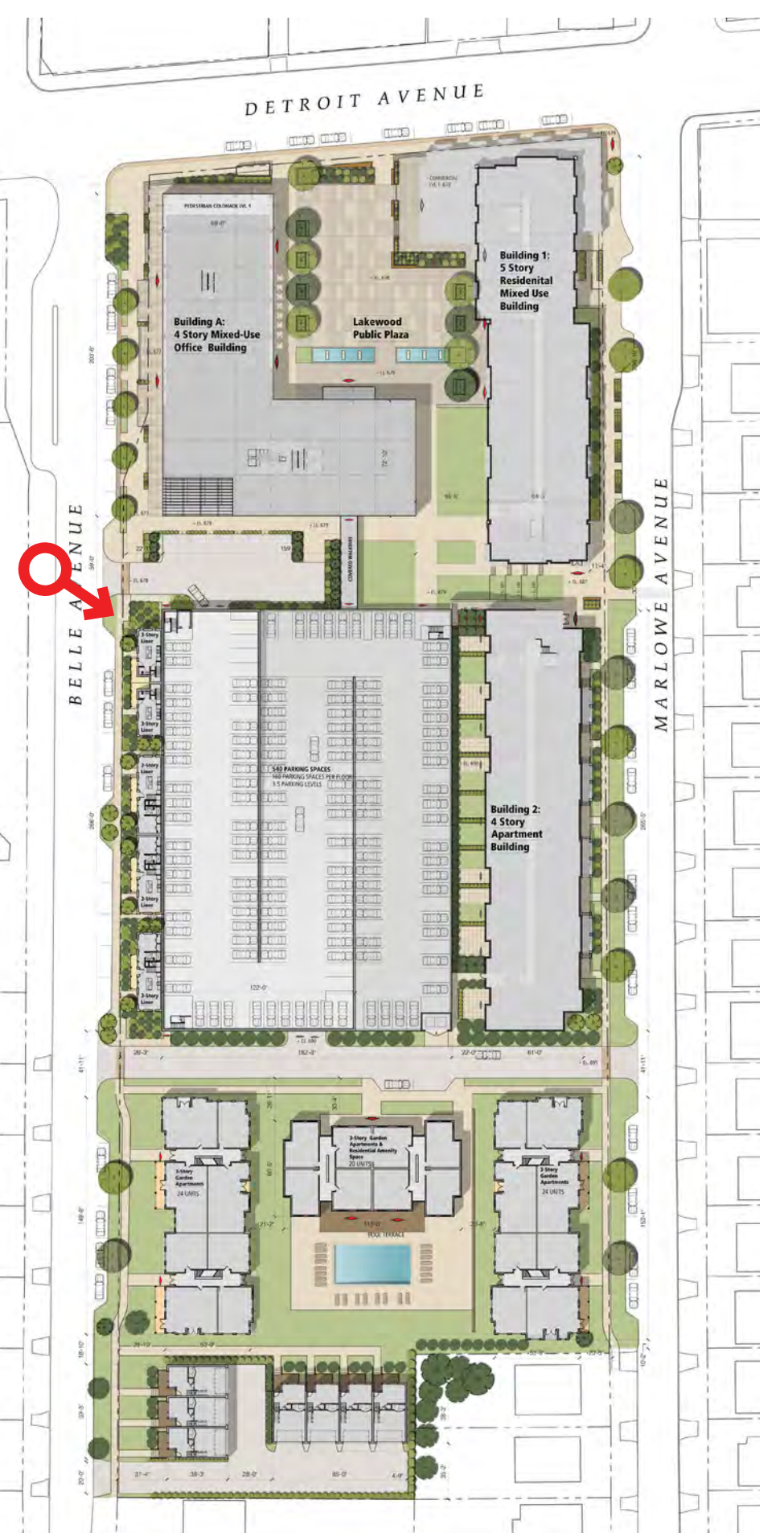


LVL 2



LVL 1

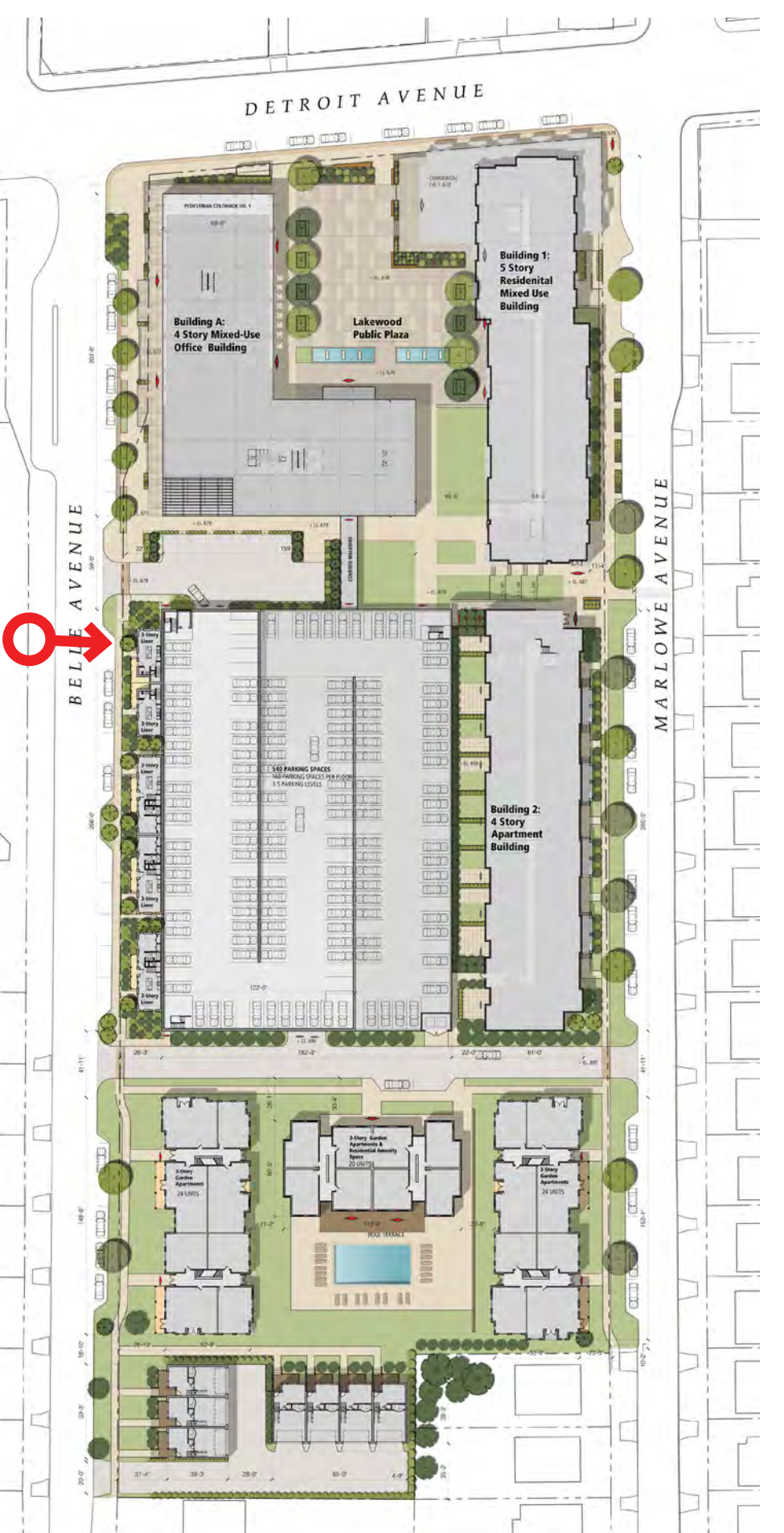
Liner 1 - 2 Bed / 2 1/2 Bath: 1,365 sqft

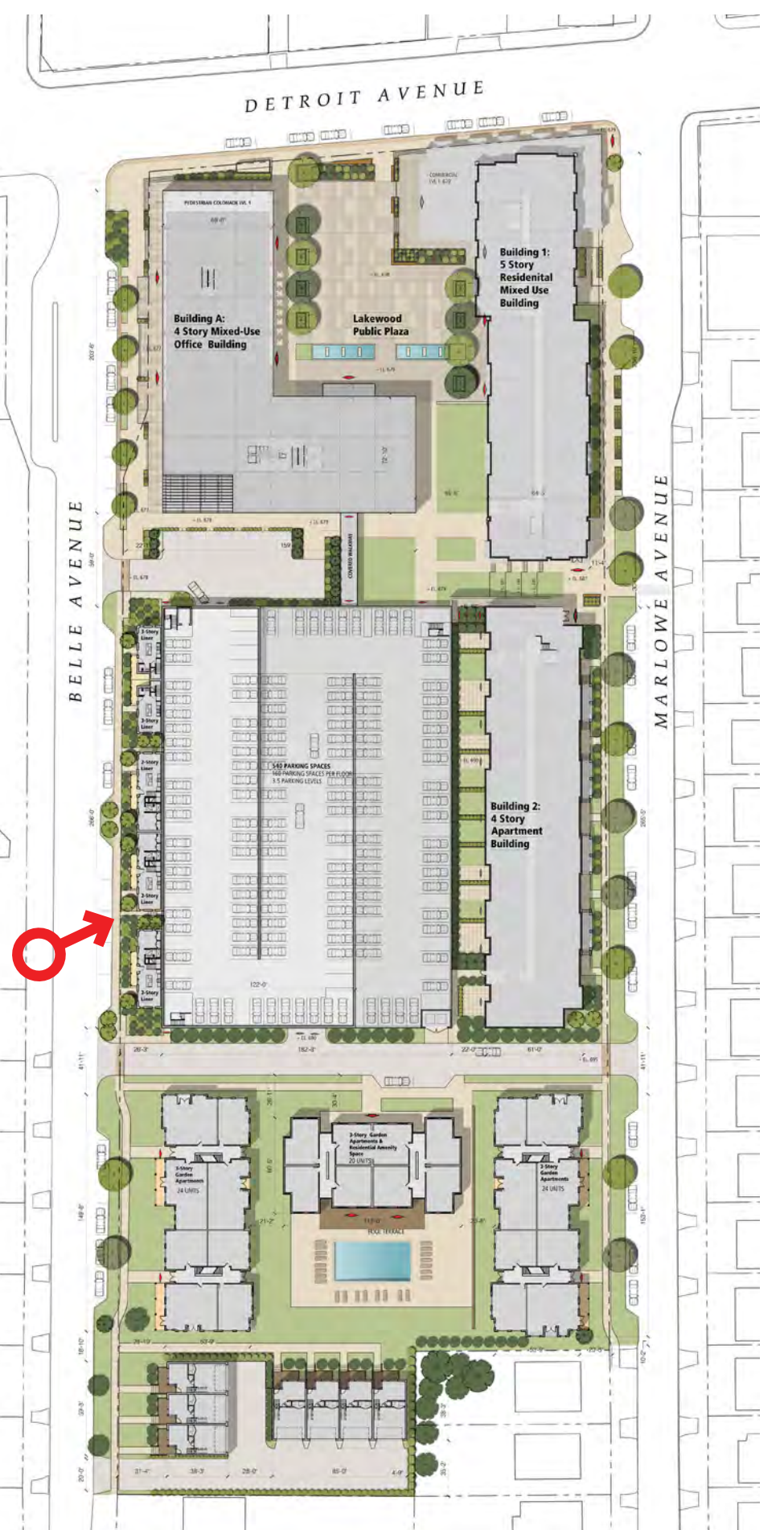


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Garage Liner



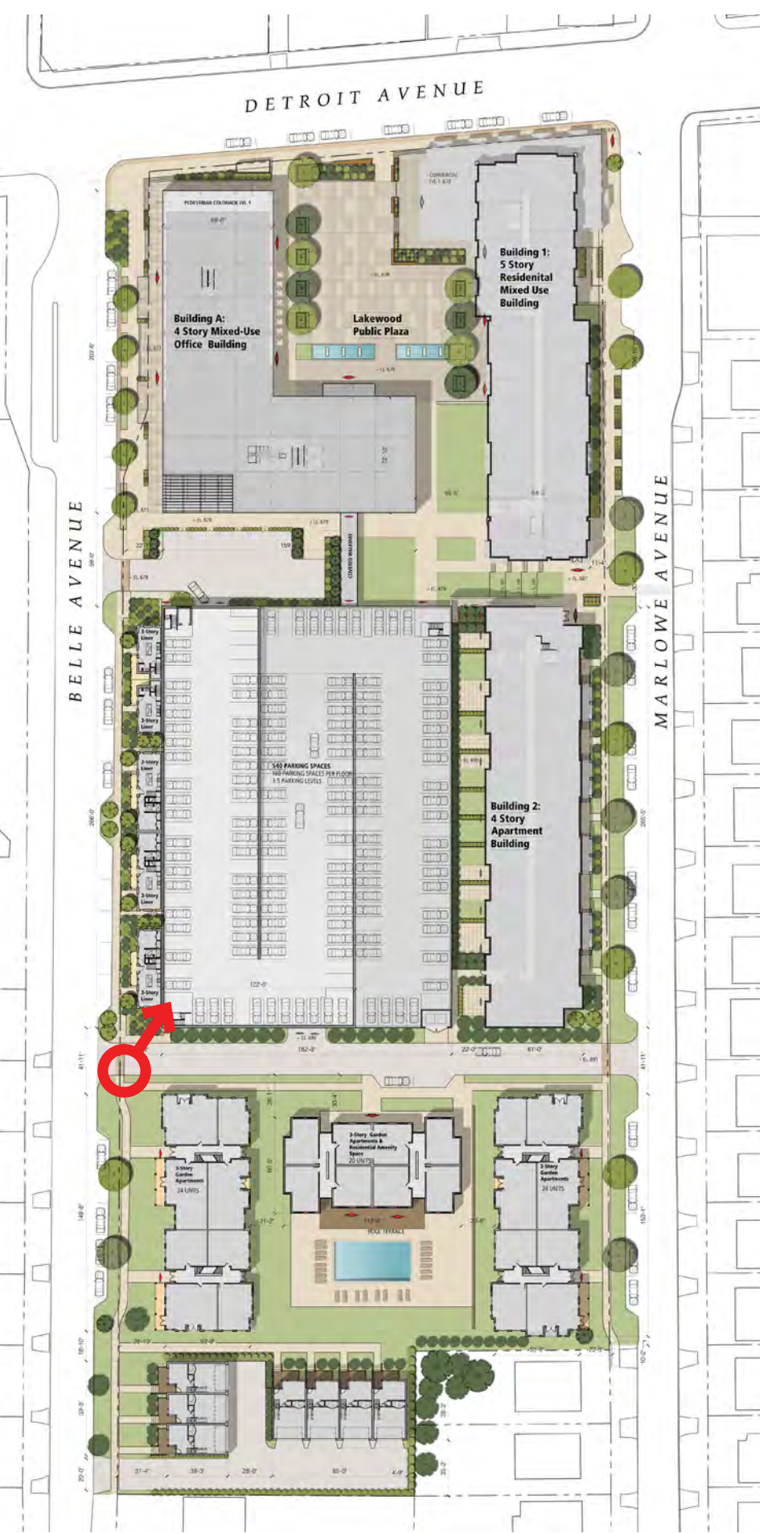


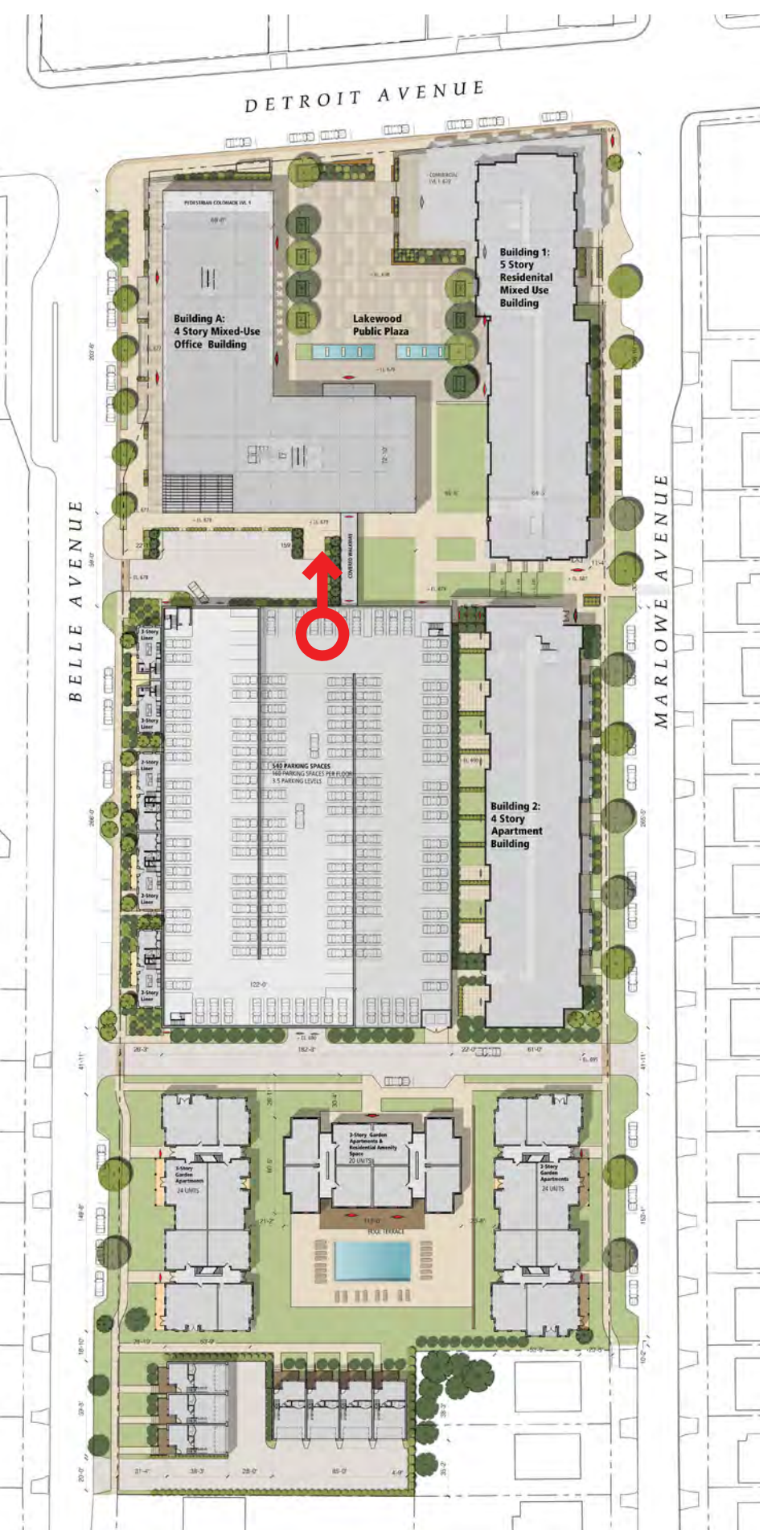
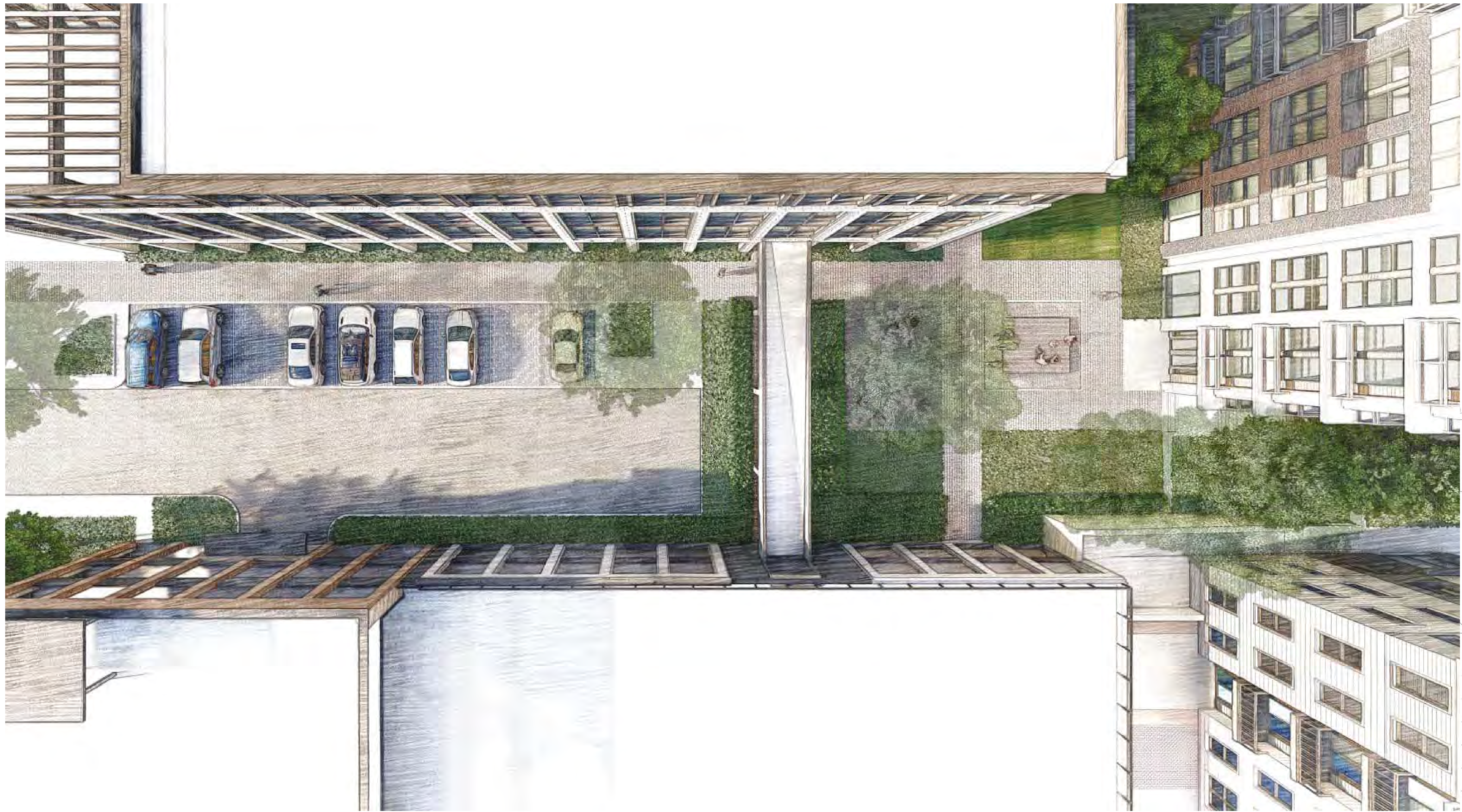


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Garage Liner





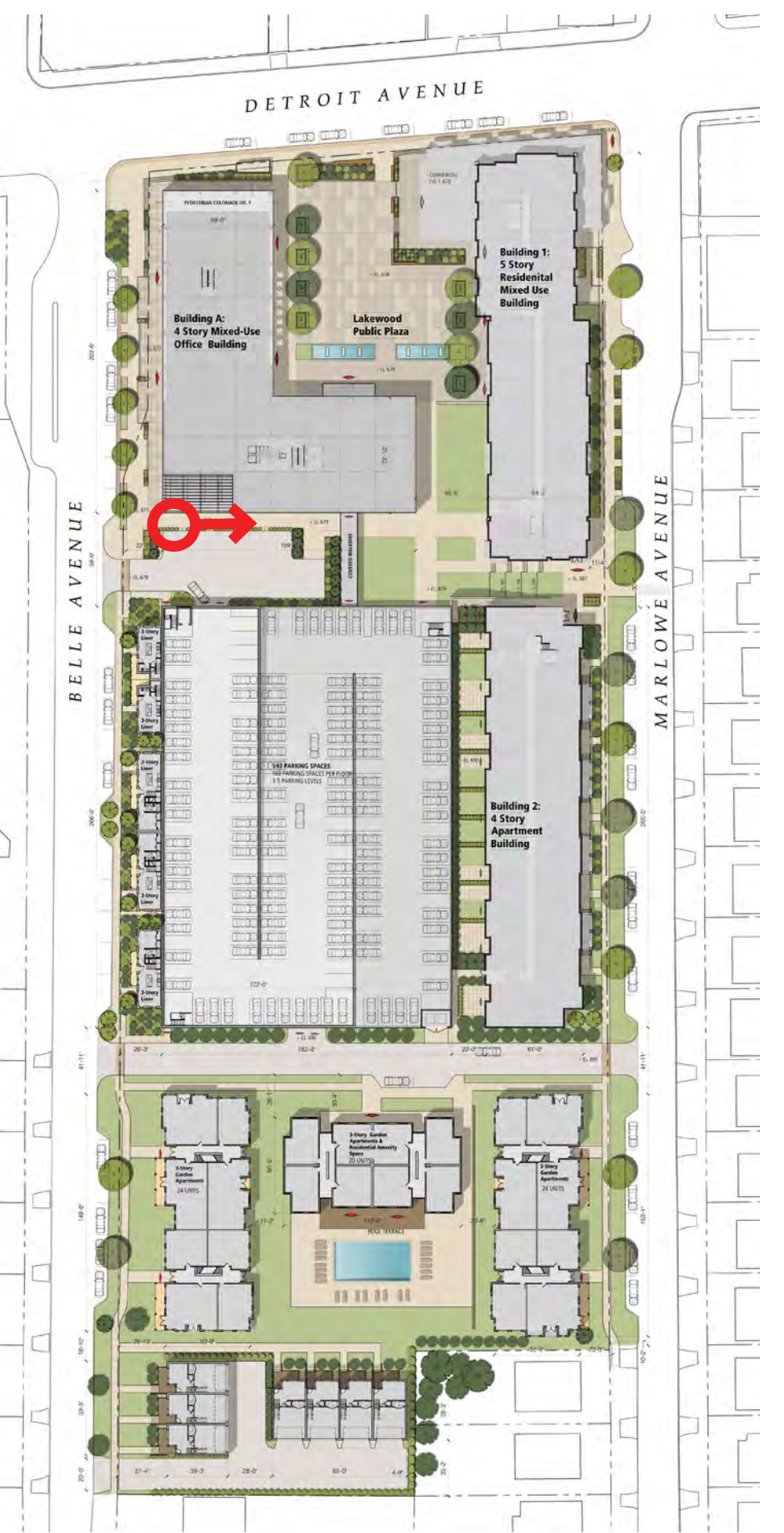


Surface Parking / Pedestrian walkway north or Garage

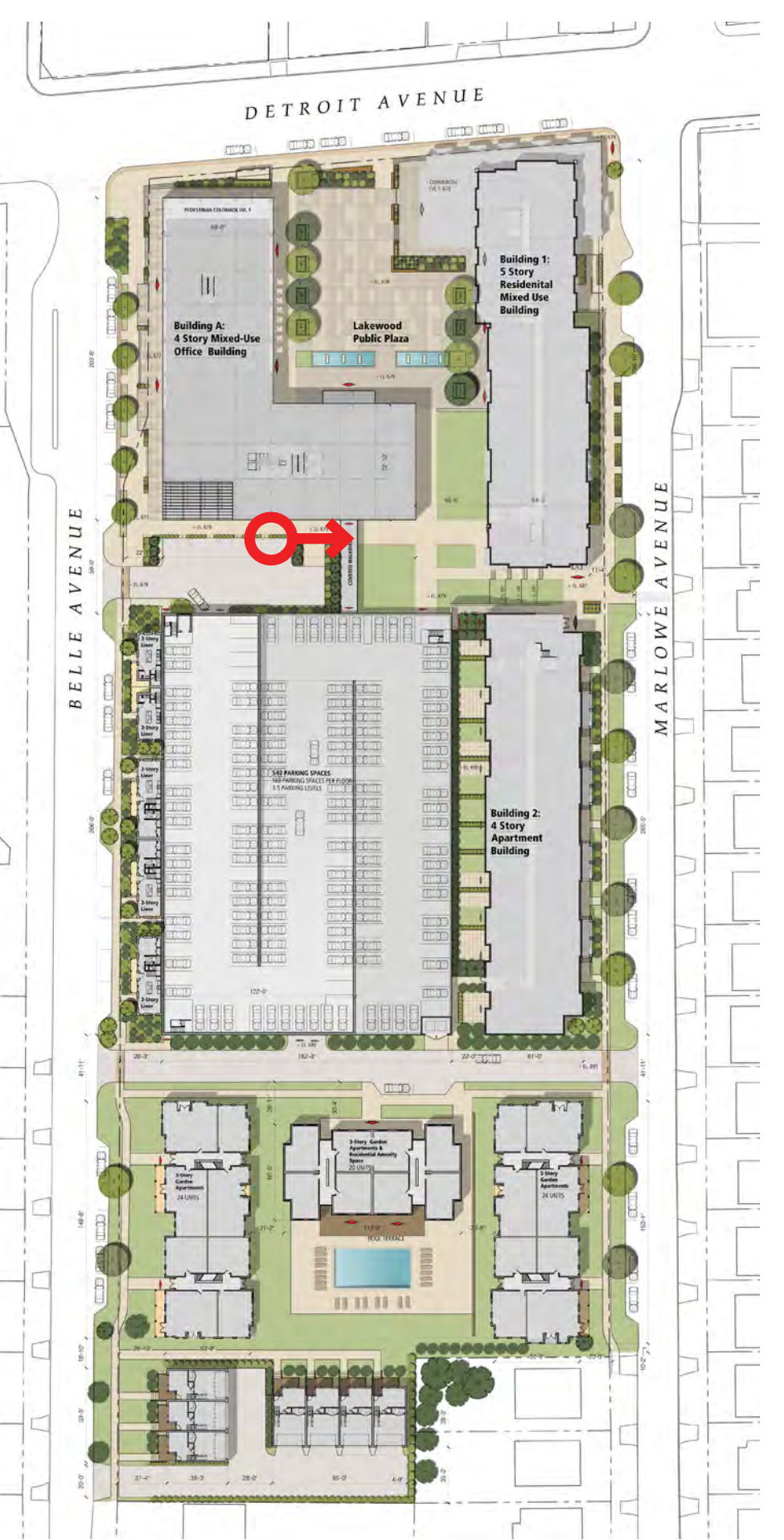
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience

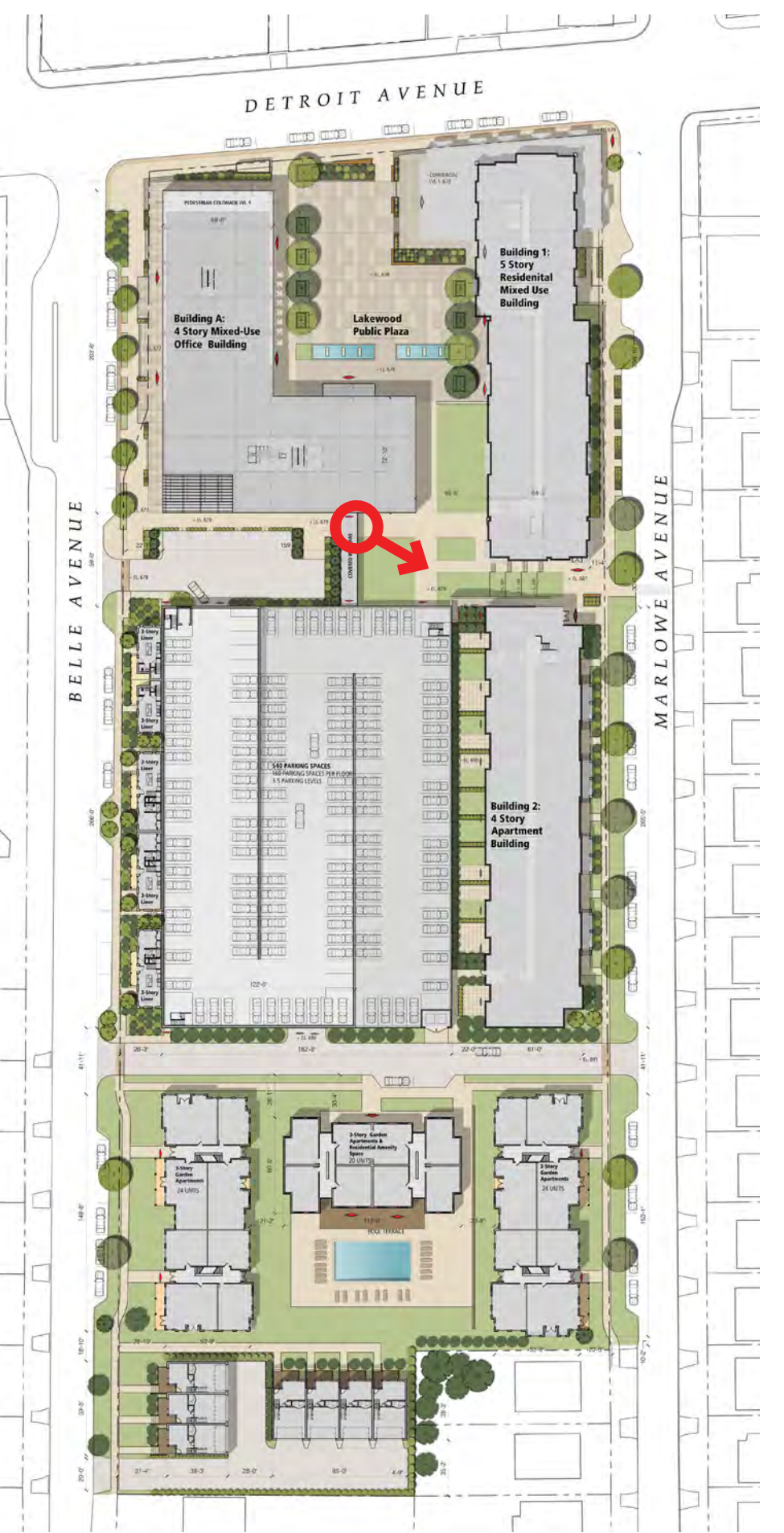




Surface Parking / Pedestrian walkway looking east at Building A south facade



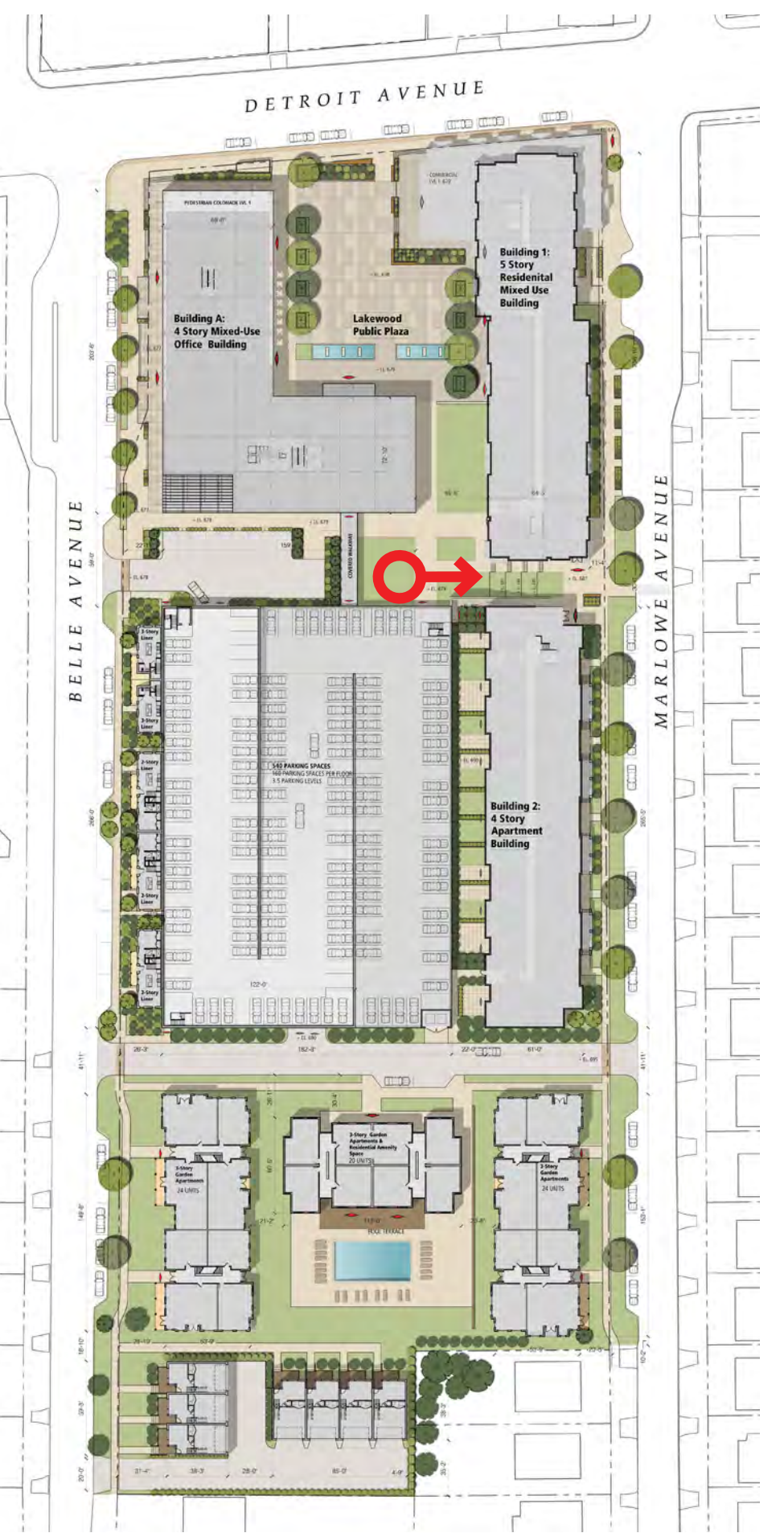
Surface Parking / Pedestrian walkway looking east at Building A south facade



Covered walk from Garage looking northeast

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience

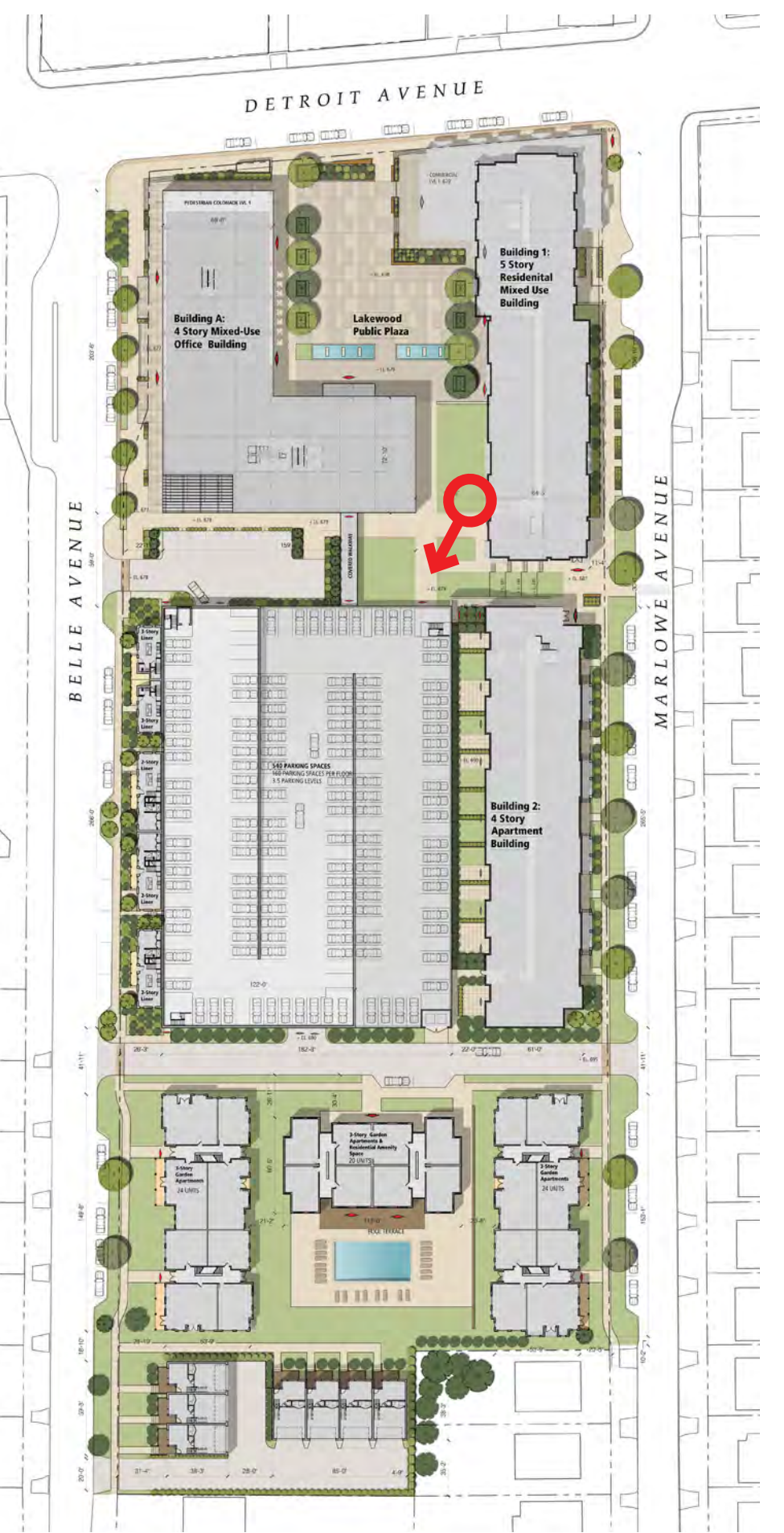


Garage lvl 2 walkway / Pedestrian mews looking north

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience

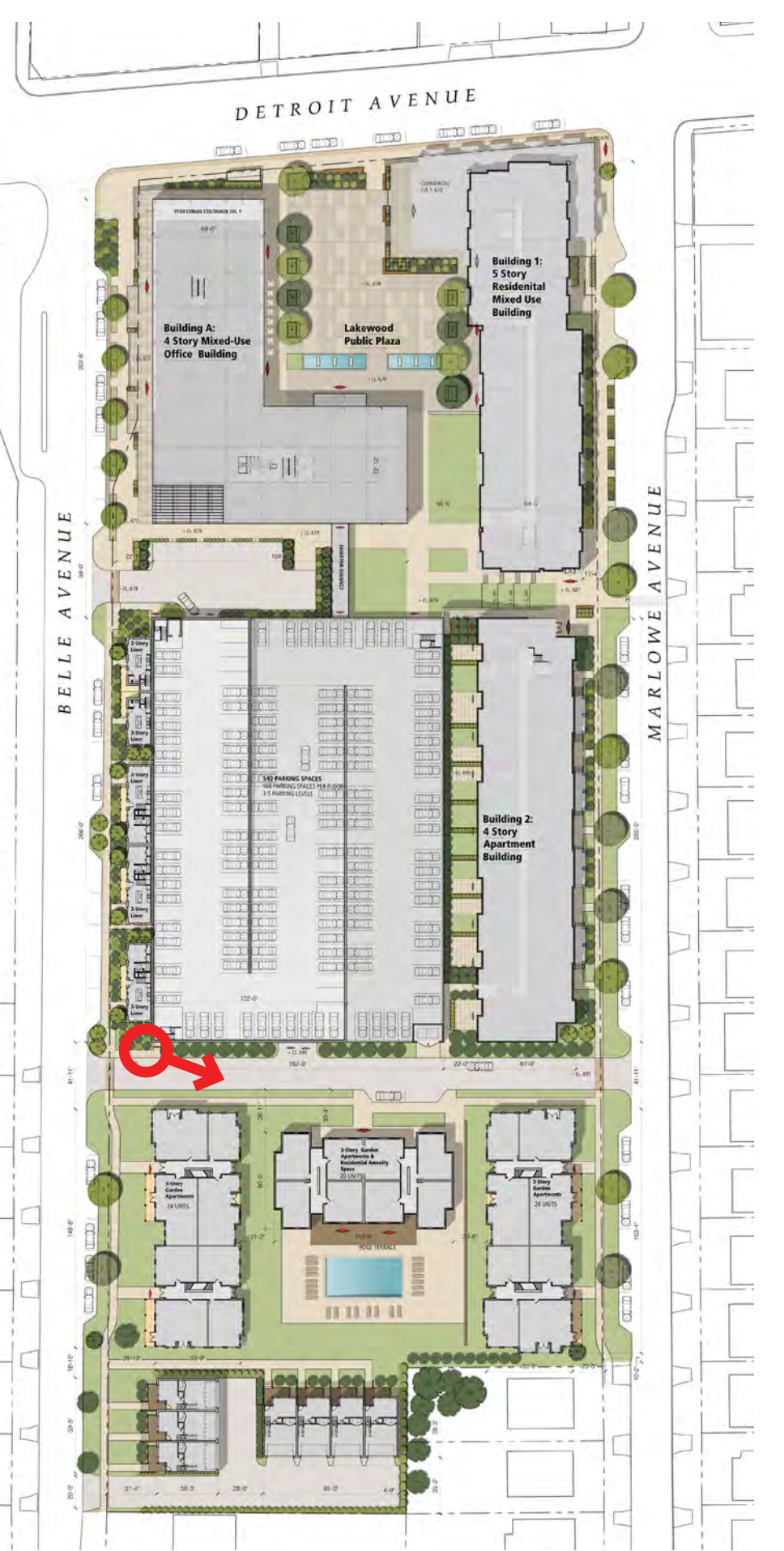




Garage lvl 2 walkway / Pedestrian mews looking north

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience

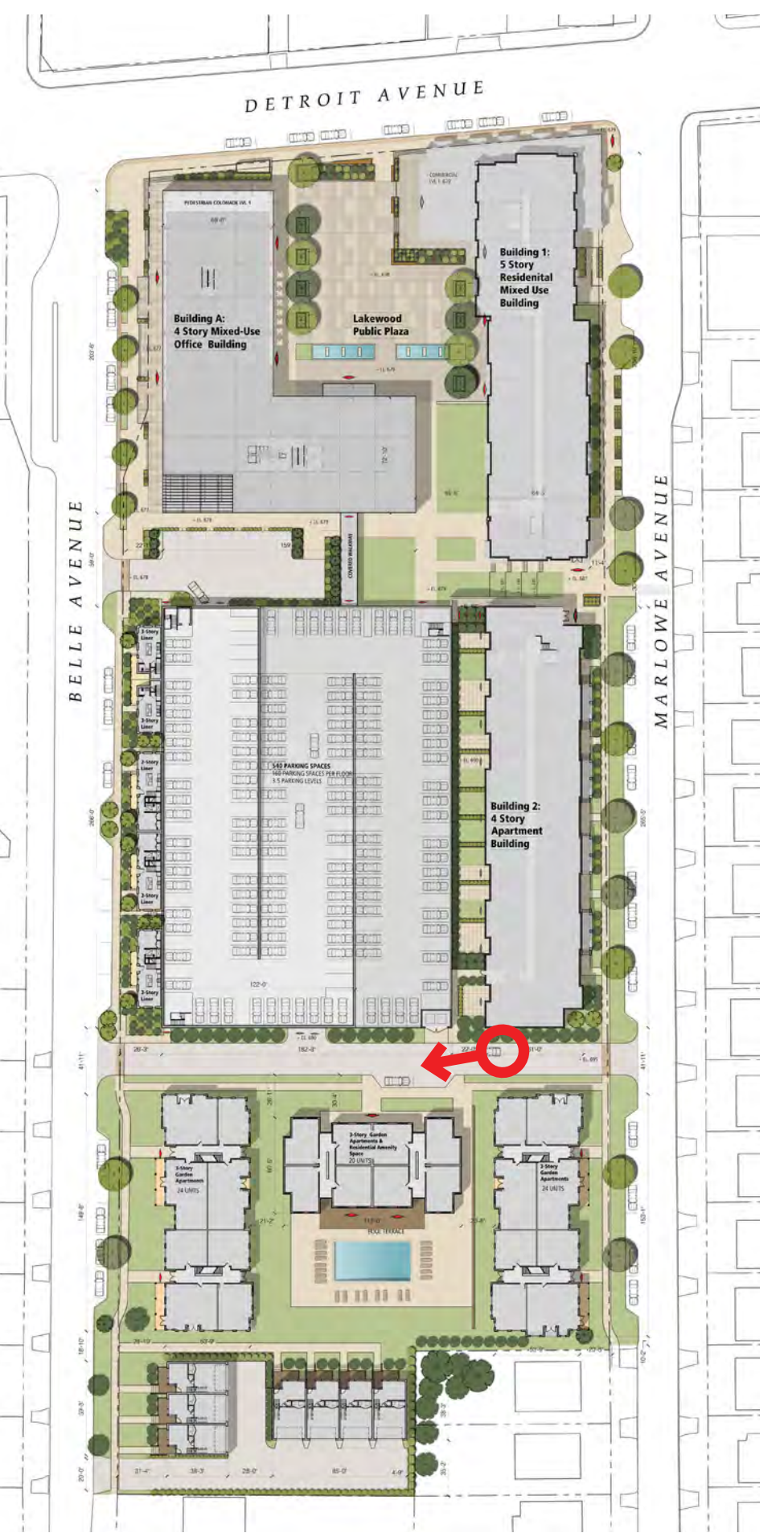


East - West Drive @ south of Garage

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience



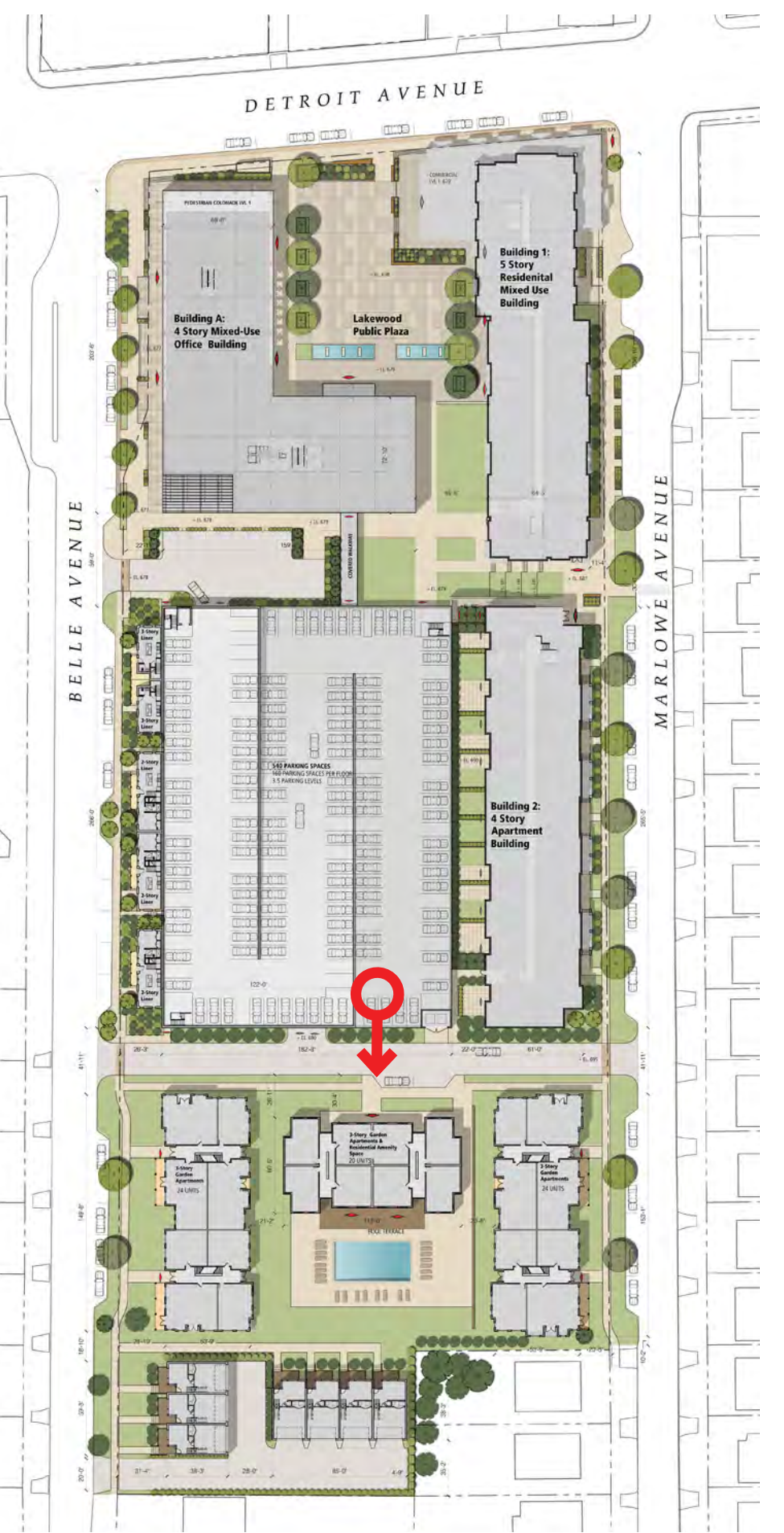


East - West Drive @ south of Garage

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience



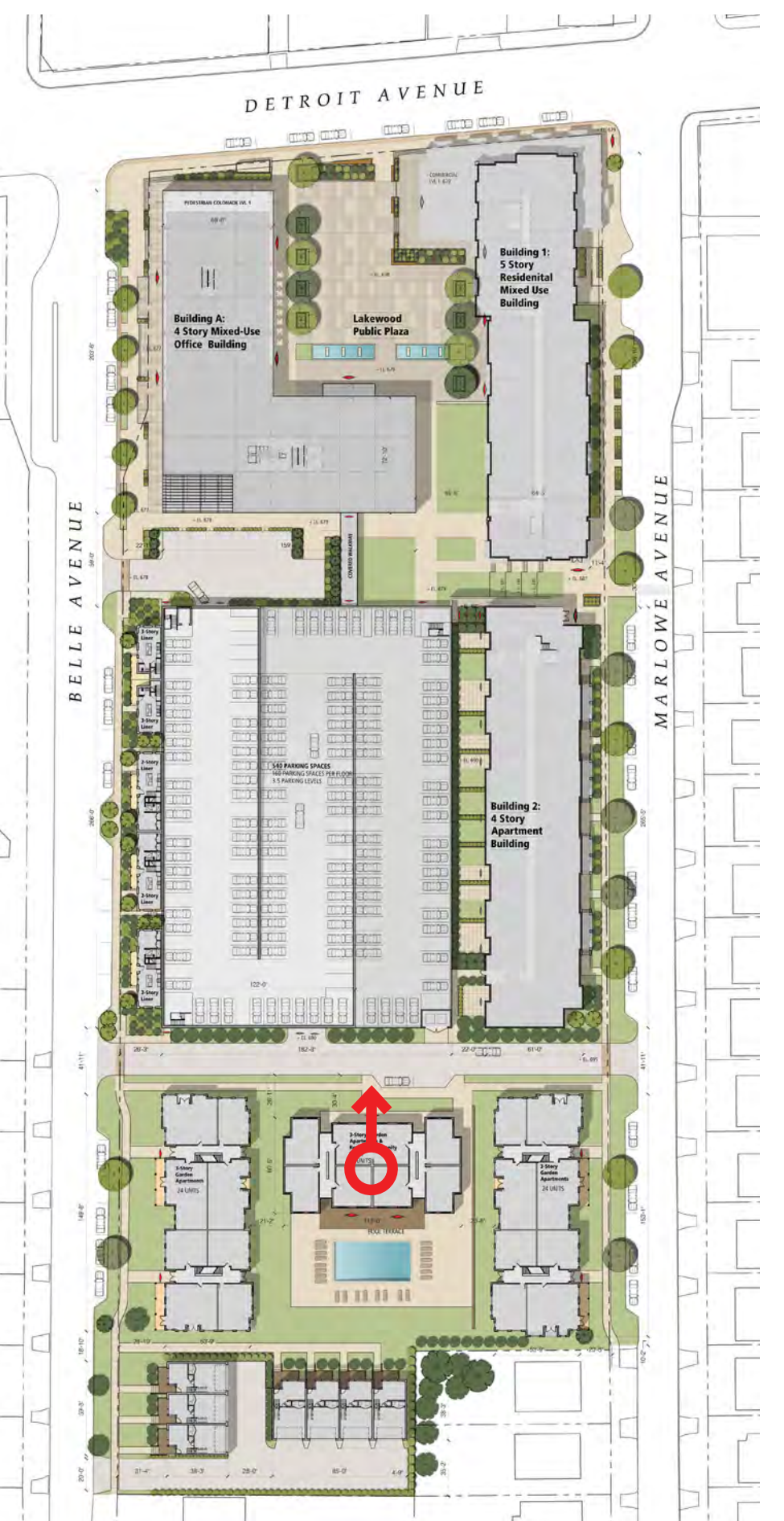


East - West Drive @ south of Garage

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience

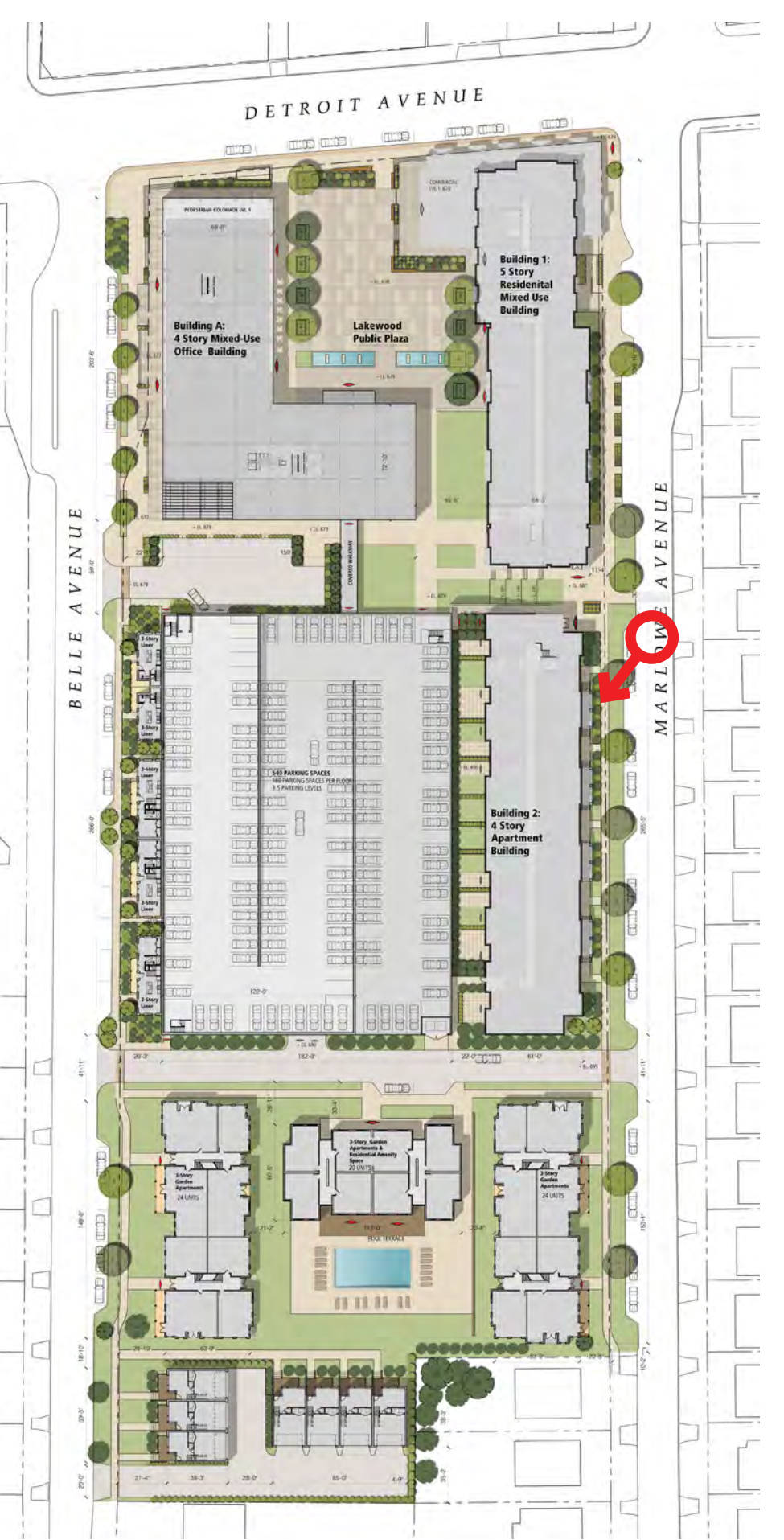




East - West Drive @ south of Garage

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience



Marlowe Facade - Building 2 - "Front Porch"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience





Piazza - Building A - Colonnade looking west

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience





Corner of Belle & Detroit - Building A - Colonnade looking east

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering: Pedestrian Experience





PIAZZA:

Lakewood Downtown Redevelopment Site
Lakewood, Ohio



November 01, 2021



PLACE DE LA CONTRESCARPE - PARIS



PLACE DU CATHERINE - PARIS



GRABRODRETORV - COPENHAGEN



FOUNDRY PLAZA - LOVELAND, CO





SHEET INDEX

TITLE SHEET/EXISTING CONDITIONS PLAN 1
 PRELIMINARY PLAT 2

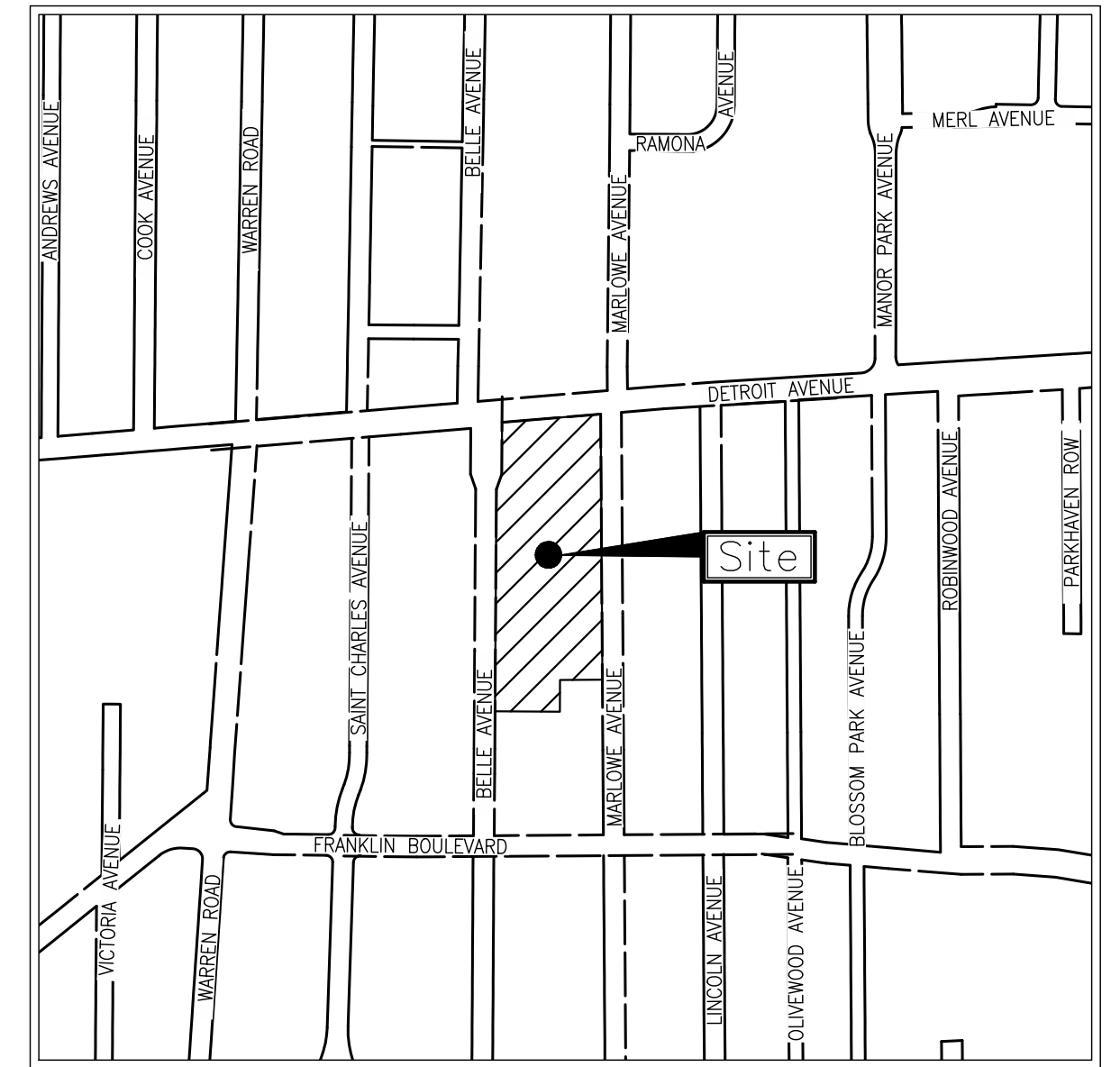
PRELIMINARY PLAT

LAKWOOD DOWNTOWN REDEVELOPMENT SITE

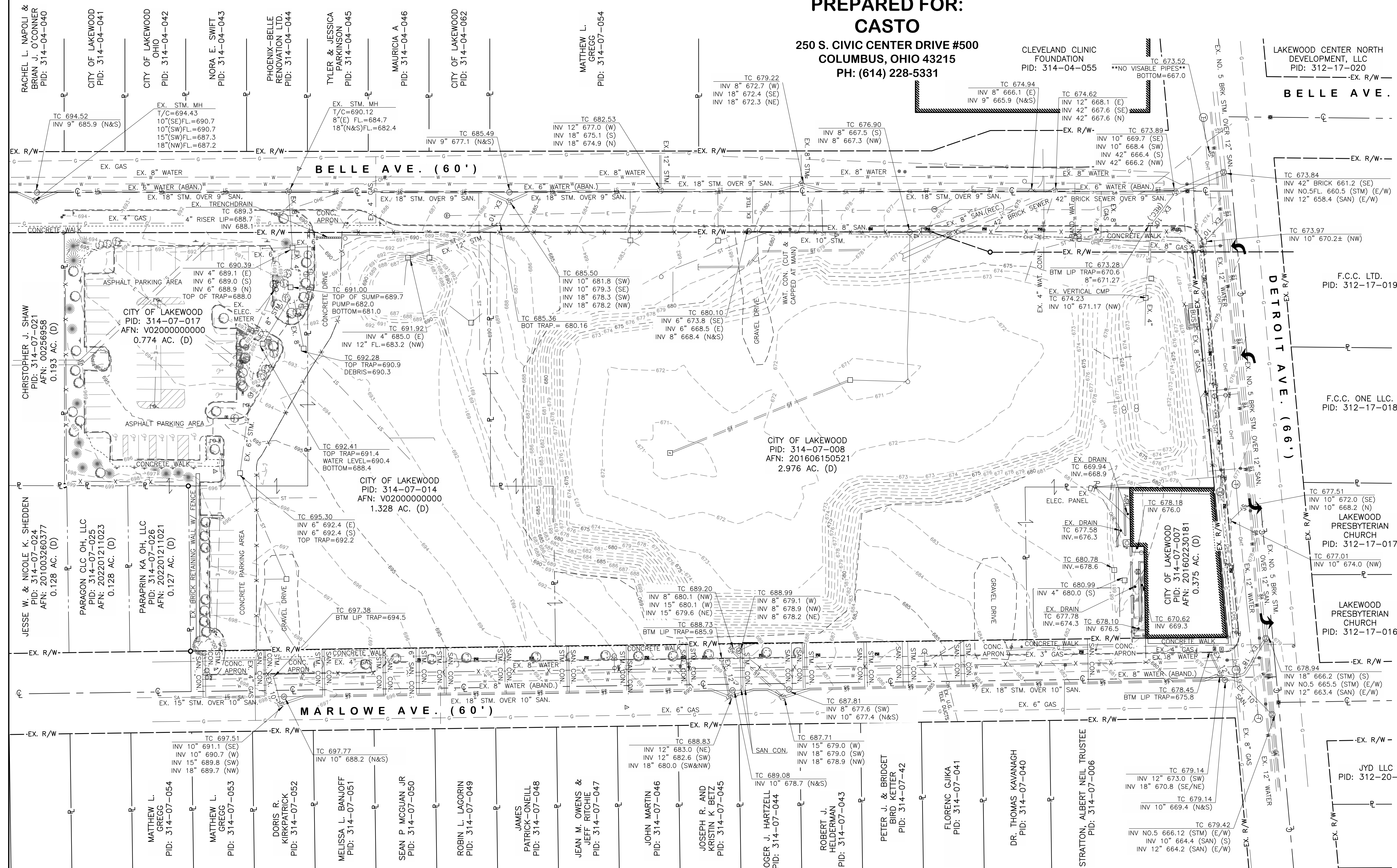
STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKWOOD

PREPARED FOR:
CASTO

250 S. CIVIC CENTER DRIVE #500
 COLUMBUS, OHIO 43215
 PH: (614) 228-5331



LOCATION MAP
 NOT TO SCALE

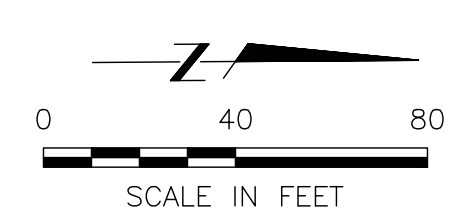


LEGEND

	Water Valve		Fiber Optic Marker Post
	Fire Hydrant		Traffic Signal Pole
	Fire Department Connection		Traffic Controller Cabinet
	Water Service Valve		Traffic Pedestal
	Gas Meter		Traffic Manhole
	Gas Valve		Flag
	Gas Marker Post		Sign
	Curb & Gutter Inlet		Ballard
	Curb Inlet		Handicap Parking
	Catch Basin		Iron Pin/Pipe Found
	Storm Manhole		MAG Nail Found
	Cleanout		Benchmark
	Yard Drain		Evergreen Tree
	Sanitary Manhole		Deciduous Tree
	Combined Sewer Manhole		Water Line
	Power Pole		Gas Line
	Power Pole w/ Light		Storm Sewer
	Telephone/Power Pole		Sanitary Sewer
	Light Pole		Combined Sewer
	Guy Wire Anchor		Underground Electric
	Electric Box		Underground Site Lighting
	Pull Box		Fiber Optic
	Electric Manhole		Overhead Electric
	Electric Meter		Overhead Electric & Comm.
	Electric Transformer		Fence
	Electric Marker Post		Guard Rail
	Telephone Pedestal		Land Hook

NOTE:
 THE TOPOGRAPHIC SURVEY WAS COMPLETED BY STEPHEN HOVANCSEK & ASSOCIATES, INC. AND IS SHOWN FOR REFERENCE ONLY AS PART OF THIS PLAN SET. E.P. FERRIS & ASSOCIATES, INC. TAKES NO RESPONSIBILITY FOR THE INFORMATION PROVIDED WITHIN THE SURVEY SHOWN.

EXISTING CONDITIONS PLAN
 SCALE: 1" = 40'



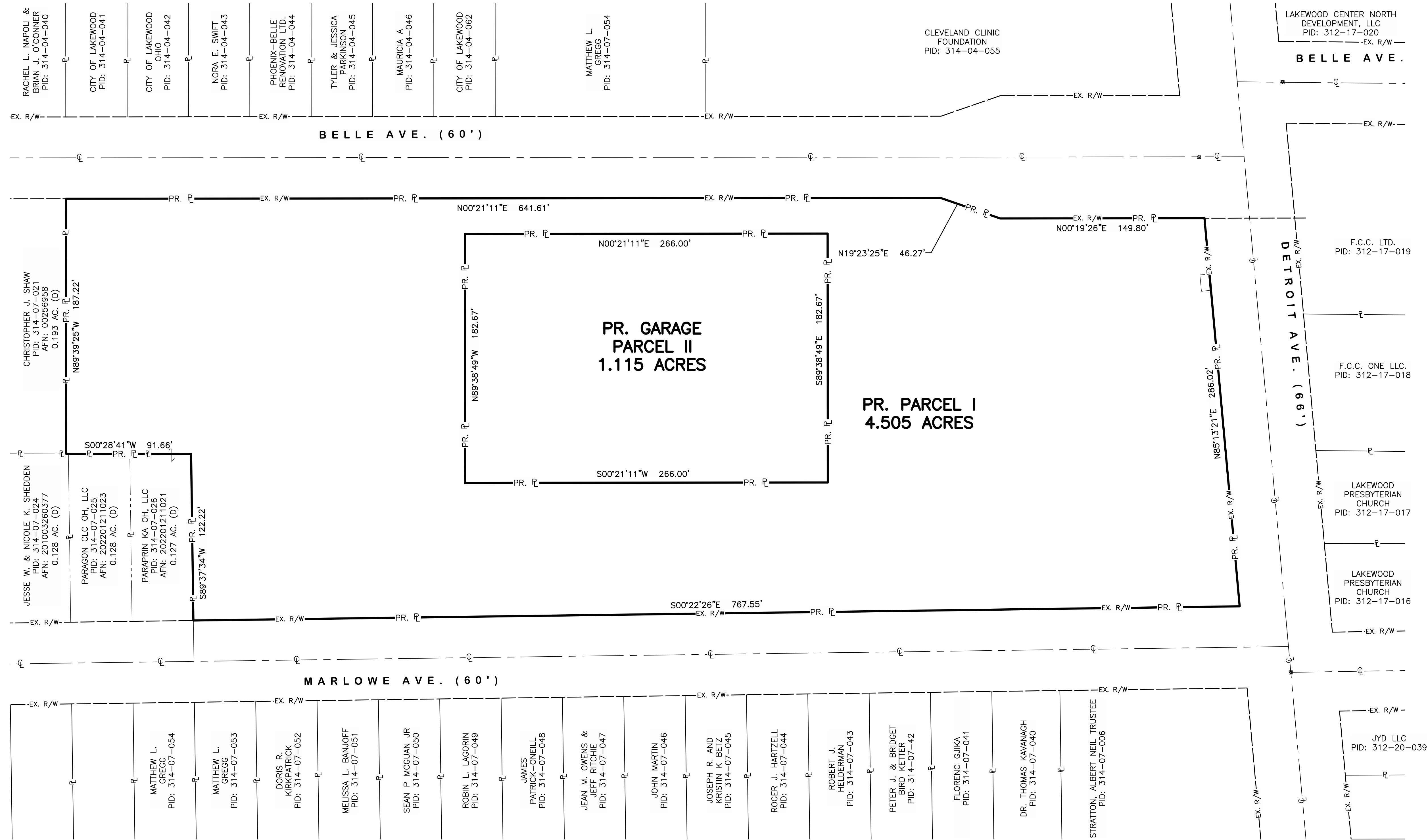
REVISIONS

NO.	DATE	DESCRIPTION	BY

E. P. FERRIS AND ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors

CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

M:\958013_Lakewood\DWG\Production Drawings\Preliminary Plat.dwg --Preliminary Plat.dwg --LAST EDITED BY:MEANERET ON: 6/23/22



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF LAKEWOOD, OHIO
LAKEWOOD DOWNTOWN REDEVELOPMENT SITE
CASTO

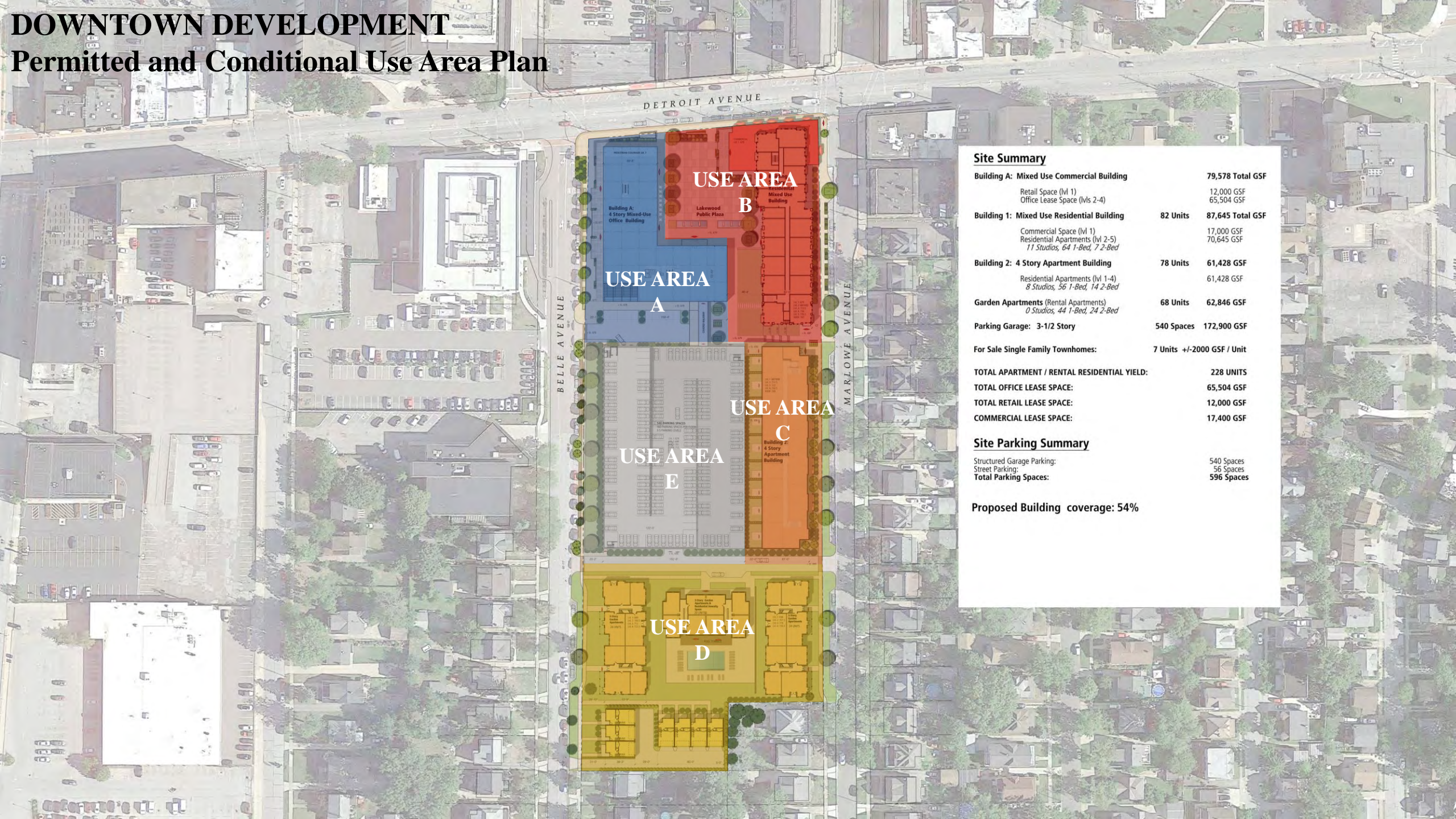
JOB NO.	0958.013
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	06/23/22

PRELIMINARY PLAT

SCALE:	1" = 40'
SHEET NO.	2
OF	2

DOWNTOWN DEVELOPMENT

Permitted and Conditional Use Area Plan



Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lvl 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
For Sale Single Family Townhomes:	7 Units	+/-2000 GSF / Unit
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:	228 UNITS	
TOTAL OFFICE LEASE SPACE:	65,504 GSF	
TOTAL RETAIL LEASE SPACE:	12,000 GSF	
COMMERCIAL LEASE SPACE:	17,400 GSF	

Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	596 Spaces

Proposed Building coverage: 54%



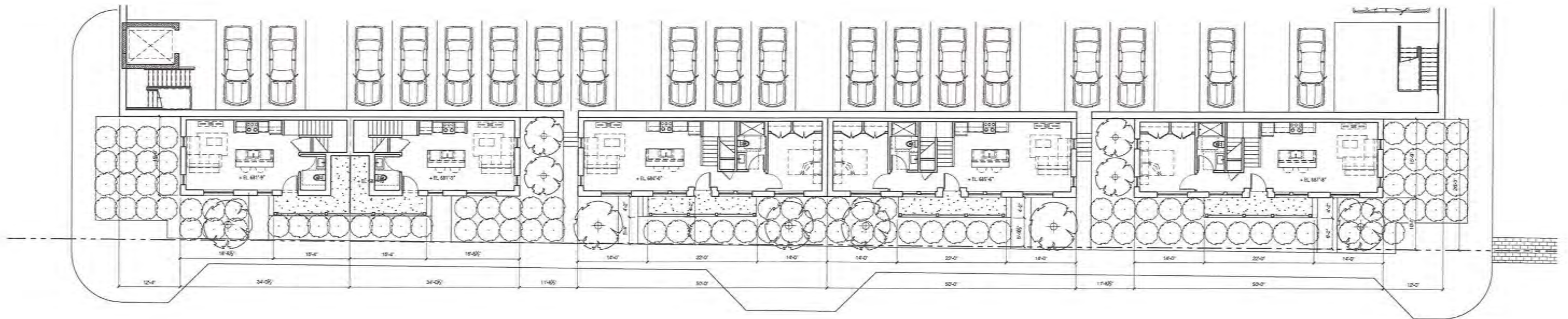
HP GROUP LLC

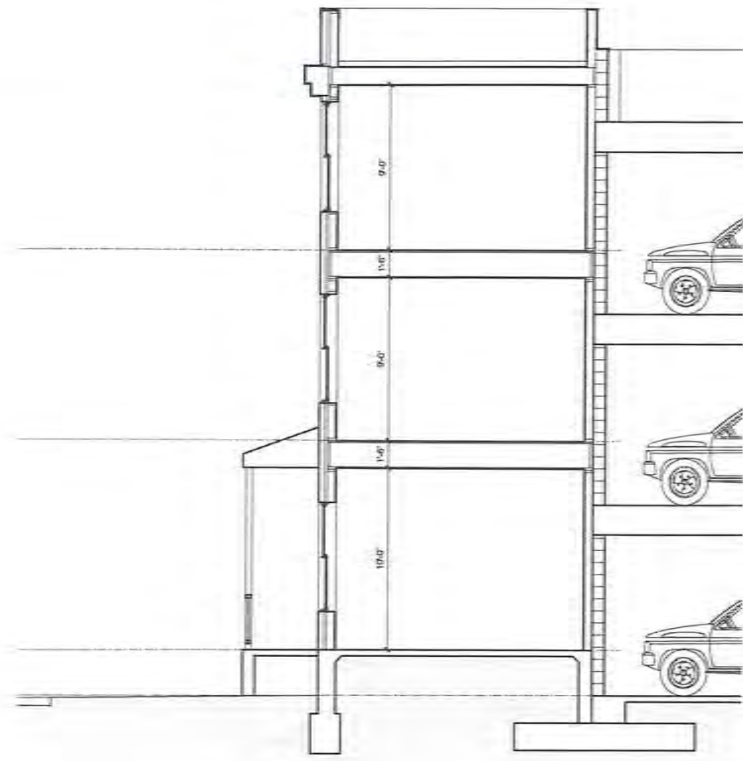
HISTORIC PRESERVATION GROUP

REHAB COST COMPARISON - CASTO REHAB COST FOR CURTIS BLOCK IS SIGNIFICANTLY OUTSIDE INDUSTRY STANDARDS

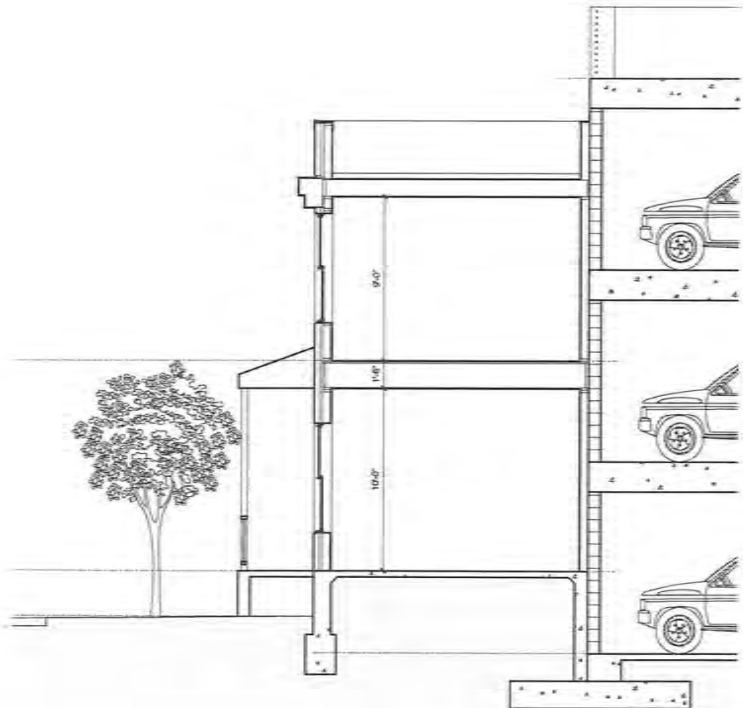
Project	Address	Developer	Before/After Rehab Uses	Floors w/ Basement	Rehab Cost/per Developer	SF w/ Basement	Rehab Cost/SF	Added Scope of Work Beyond Typical Rehab
Curtis Block	14500 Detroit	Casto		3	\$ 7,000,000	16,500	\$ 424.24	Inflated and outside industry standards when compared to other local rehab projects with far more complicated and expensive scopes of work as noted in the spreadsheet below.
Curtis Block		Contractor & Architect 12/2020			\$ 2,000,000		\$ 121.21	12/2020 pricing from preservation architect and contractor after walking the building.
Homestead Theatre Block	11794-11816 Detroit, Lakewood	Studio West	Vacant/Retail, Comm & Performance Venue	3	\$ 16,175,173	53,432	\$ 302.72	Many high-end finishes; additional expenses to provide more restrooms, mechanical and electrical for audience and performance spaces.
College Club	2348 Overlook, Cleveland Heights	WXZ	Vacant/High-End Residential	4	\$ 6,342,978	23,550	\$ 269.34	High-end finishes and additional mechanical expenses working around historic finishes.
Whitelaw Building	176-180 S. Main Street, Akron	Bowery	Vacant/Office & Performance Venue	4	\$ 2,600,000	11,827	\$ 219.84	The structure of three floors and the roof were replaced and entirely re-built.
172 S. Main Street	Akron	Bowery	Vacant/Comm & Retail	4	\$ 1,493,649	7,290	\$ 204.89	Two floors reconstructed and a 4-stop elevator added.
West Side Y	3105 Franklin Blvd., Cleveland	Dalad Group	Vacant/Apts.	4	\$ 10,296,875	51,876	\$ 198.49	Three buildings, one a Second Empire mansion with the requirement to replicate detailed plaster crown molding throughout.
Osterman Co.	168 S. Main Street, Akron	Bowery	Vacant/Apts & Retail	4.5	\$ 4,464,521	22,964	\$ 194.41	5,500 SF of new tin ceiling installed and two partial floors rebuilt.
May Company	158 Euclid Avenue, Cleveland	Bedrock Detroit	Vacant/Apts. & Retail	10	\$ 165,000,000	898,000	\$ 183.74	Roof and two floors removed from the center of the building in an area 55' wide by 255' long to create a lightwell, with the structural grid of columns and beams maintained, repaired, coated, and waterproofed for exposure to the elements; new exterior walls built with balconies, Juliette balconies and windows facing into the new lightwell.
Nest on Madison	12501 Madison, Lakewood	Little Jemmy	Vacant/Comm & Retail	4	\$ 3,500,000	29,157	\$ 120.00	Work includes replacing missing sections of tin ceiling and a 4-stop elevator and stair addition.

Prepared by Heather Rudge, Owner and President, Historic Preservation Group; information provided at 6/21/2022 Lakewood City Council Meeting.

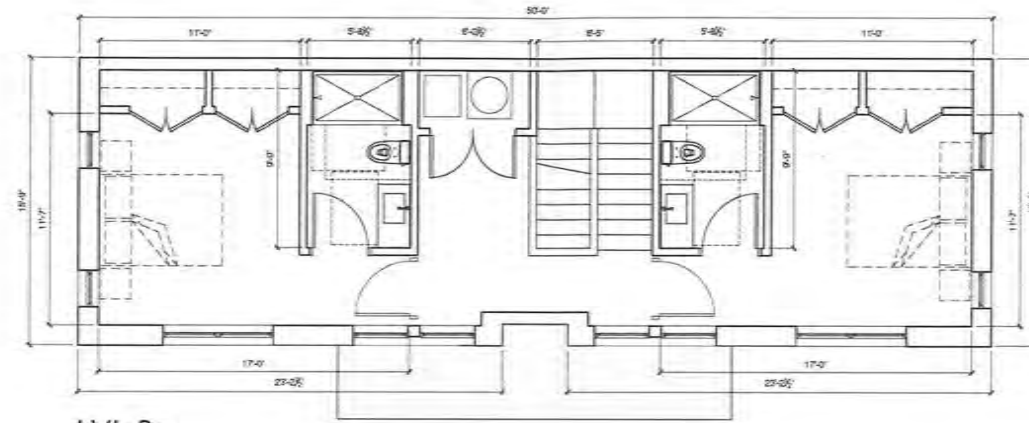




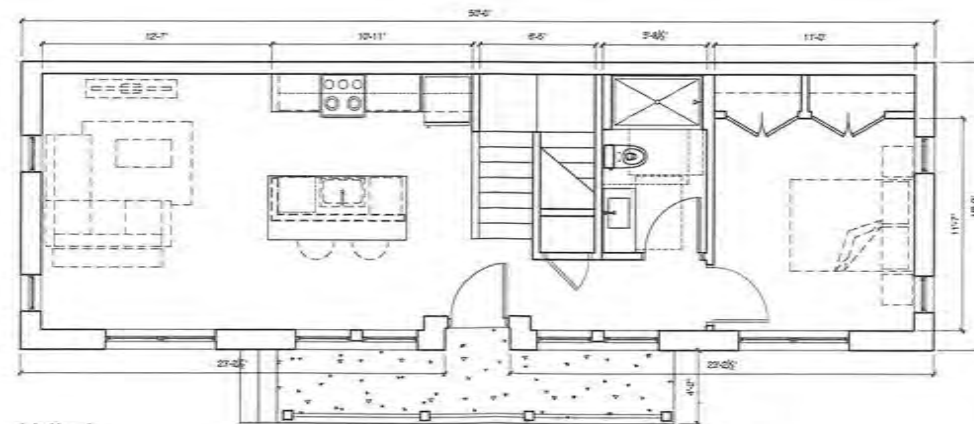
Liner 1 Section



Liner 2 Section

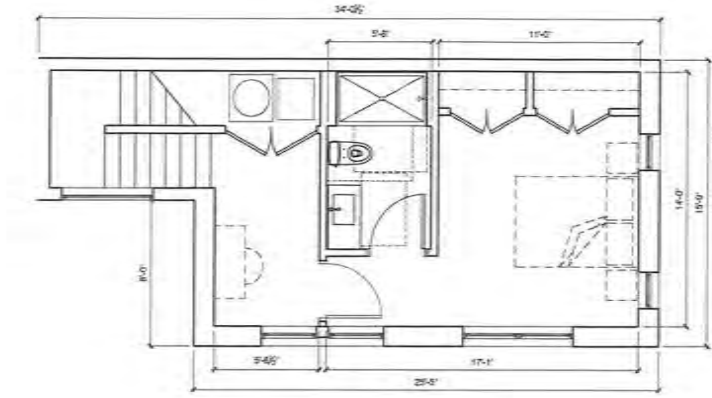


LVL 2

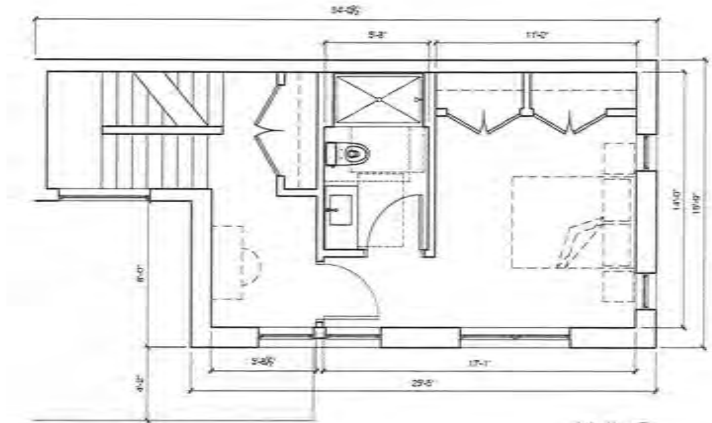


LVL 1

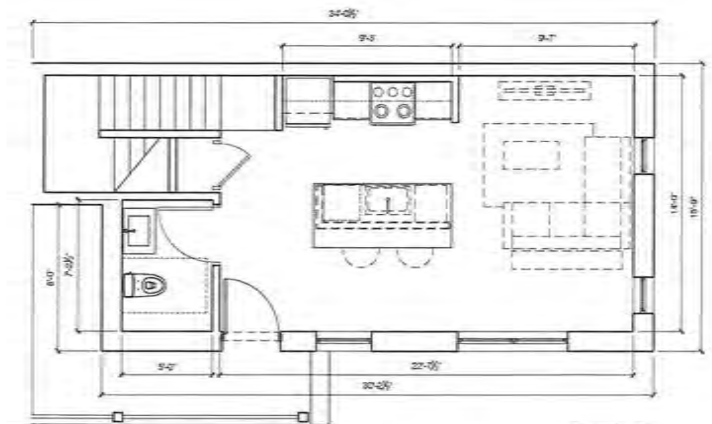
Liner 2 - 3 Bed / 3 Bath: 1500 sqft



LVL 3



LVL 2



LVL 1

Liner 1 - 2 Bed / 2 1/2 Bath: 1,365 sqft



Planning Commission
June 29, 2022



Agenda

1. Chase Bank – Request Deferral
2. Goodkind Outdoor Dining
3. Downtown Development





Docket No. 07-18-22
15526 Madison Avenue

GOODKIND OUTDOOR DINING

An aerial photograph of a city street scene. The image shows several multi-story buildings with various architectural styles, including brick and stone facades. A prominent green lawn is visible in the lower right quadrant. The street below has visible lane markings and utility poles. The overall scene is captured from a high angle, providing a clear view of the urban layout.

Request

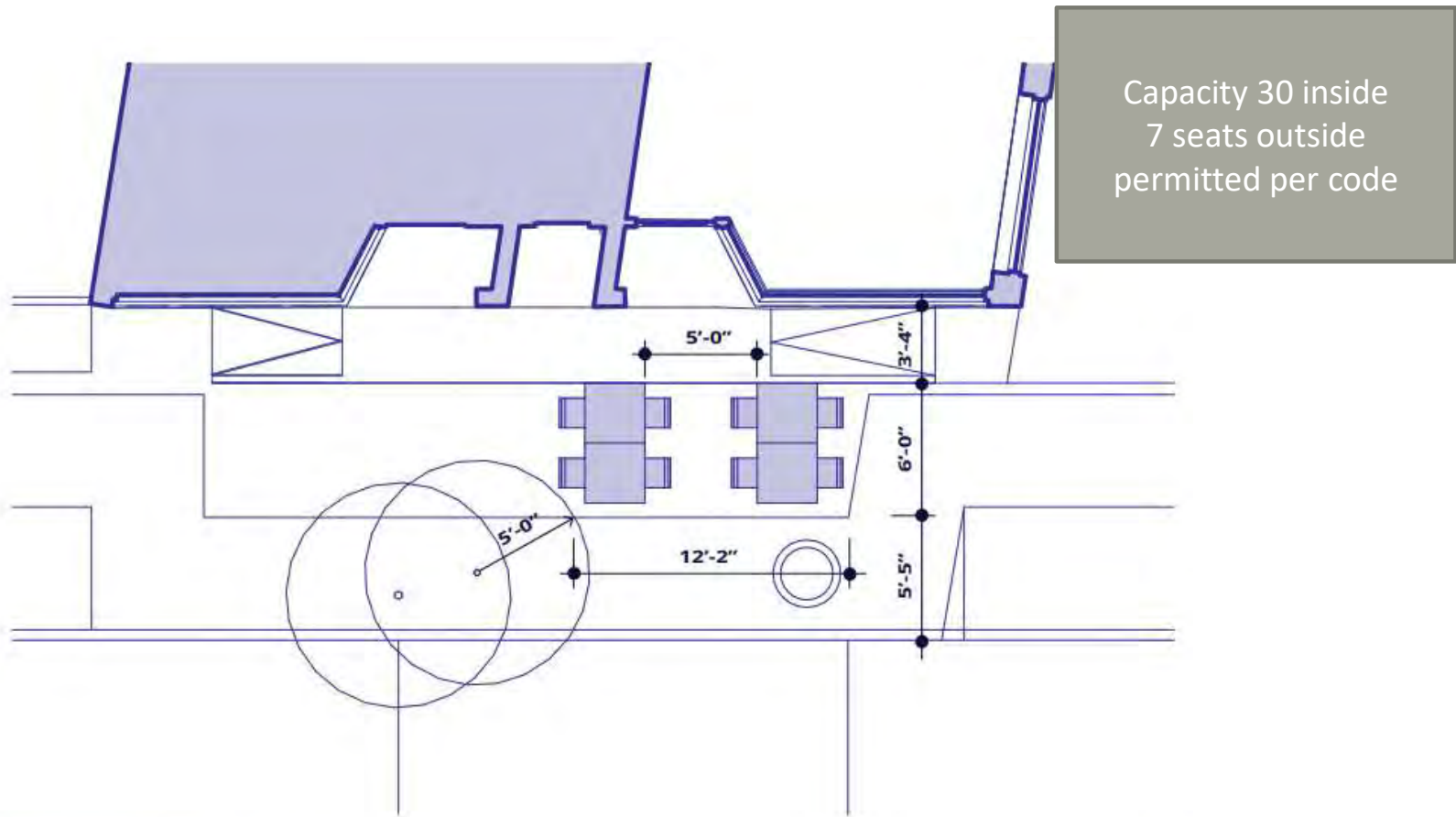
The review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district.

Docket No. 07-18-22
15526 Madison Avenue



Madison Ave.

Arthur Ave.



Jeremy Smith, AIA
Lakewood, OH
06.29.2022

Plan
Goodkind Outdoor Seating
Lakewood, Ohio



Request

The review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district.

Recommended Condition:

The maximum per 1161 are permitted permanently, the number of seats will be 8 temporarily through 2022.

Docket No. 06-15-22
15023 Madison Avenue



Docket No. 04-06-22 & 04-07-22
14615 Detroit Ave.

CHASE BANK – DRIVE THROUGH ATM & PARKING PLAN

Request - #1 Chase Bank

Conditional use- Banking Drive thru

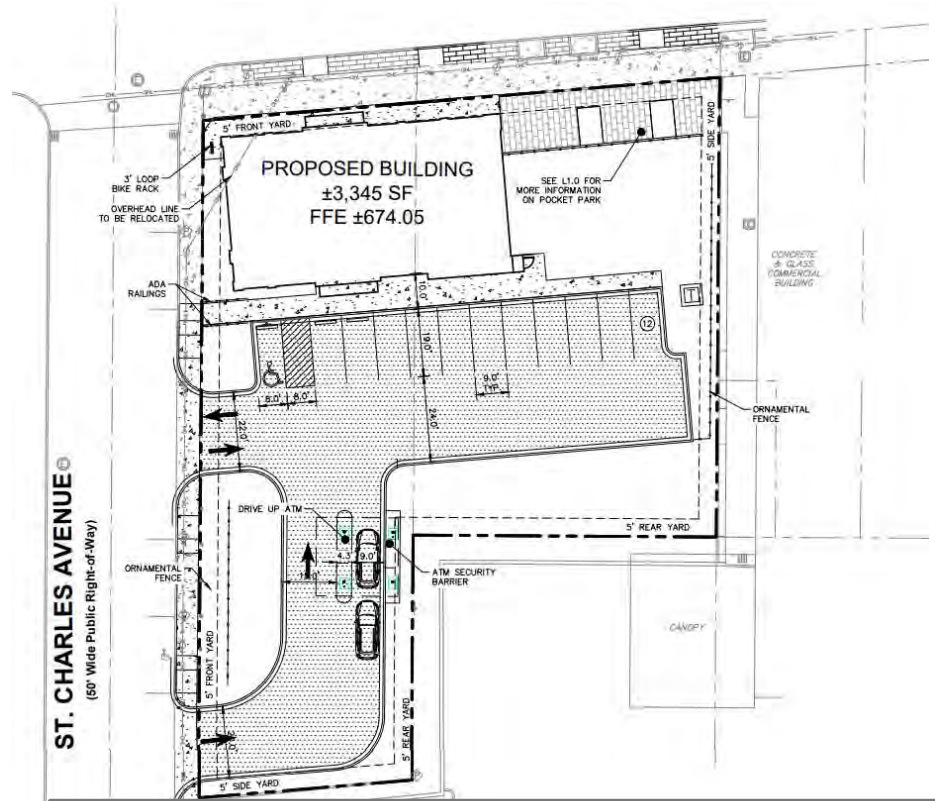
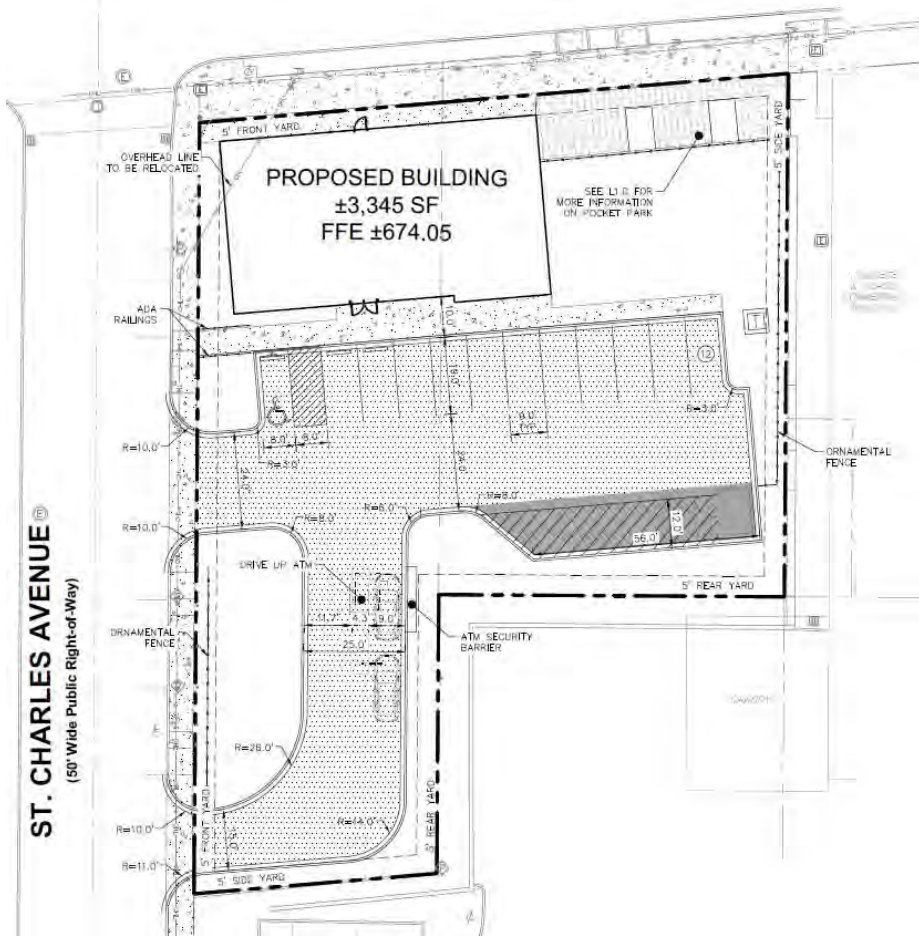
Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

Request - #2 Chase Bank

Parking Plan Review

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.

14615 Detroit - Chase Bank

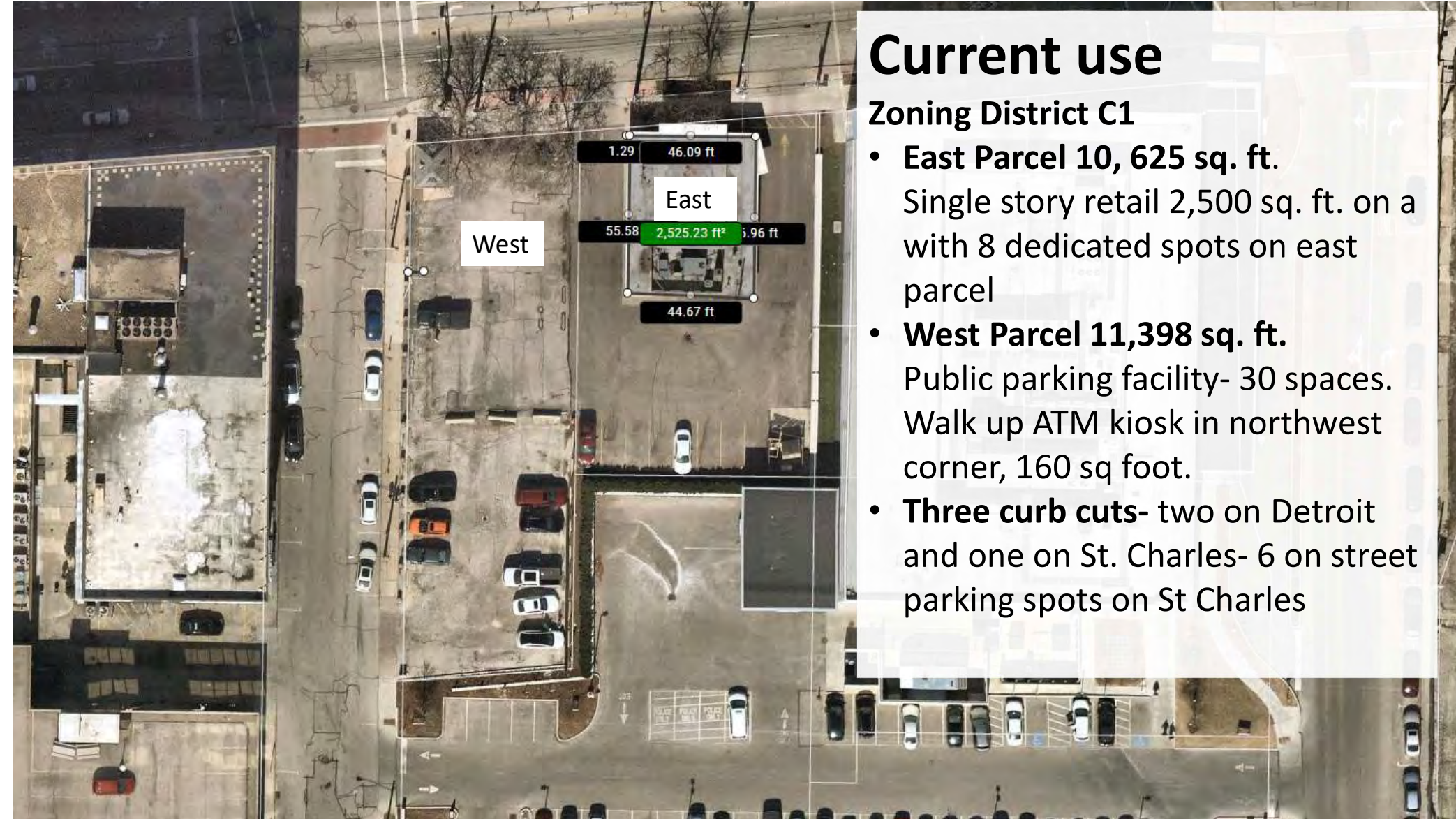


Updates: Reduced curb cuts, removed dumpster area, added trees to landscape island along St. Charles, bike rack, coffee tables to Detroit streetscape.

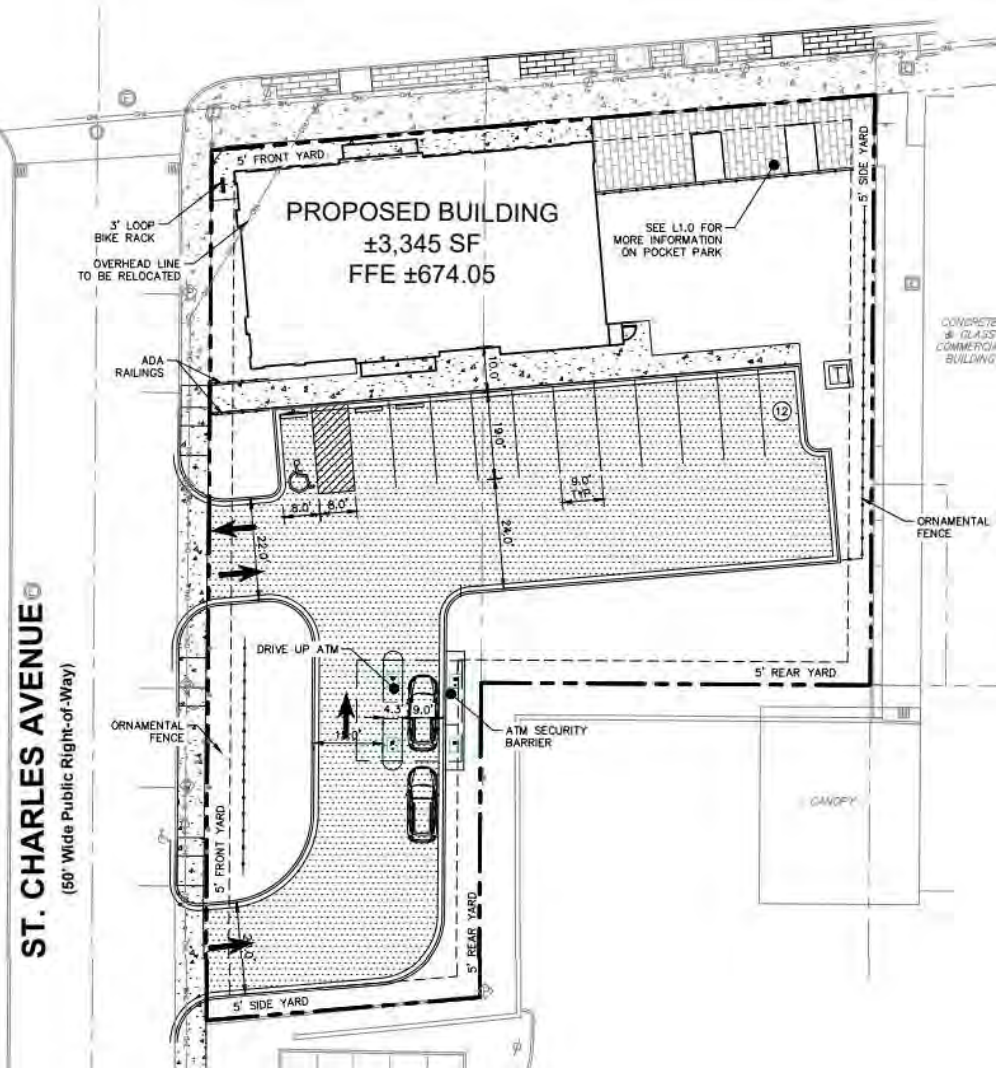
Current use

Zoning District C1

- **East Parcel 10, 625 sq. ft.**
Single story retail 2,500 sq. ft. on a with 8 dedicated spots on east parcel
- **West Parcel 11,398 sq. ft.**
Public parking facility- 30 spaces. Walk up ATM kiosk in northwest corner, 160 sq foot.
- **Three curb cuts-** two on Detroit and one on St. Charles- 6 on street parking spots on St Charles





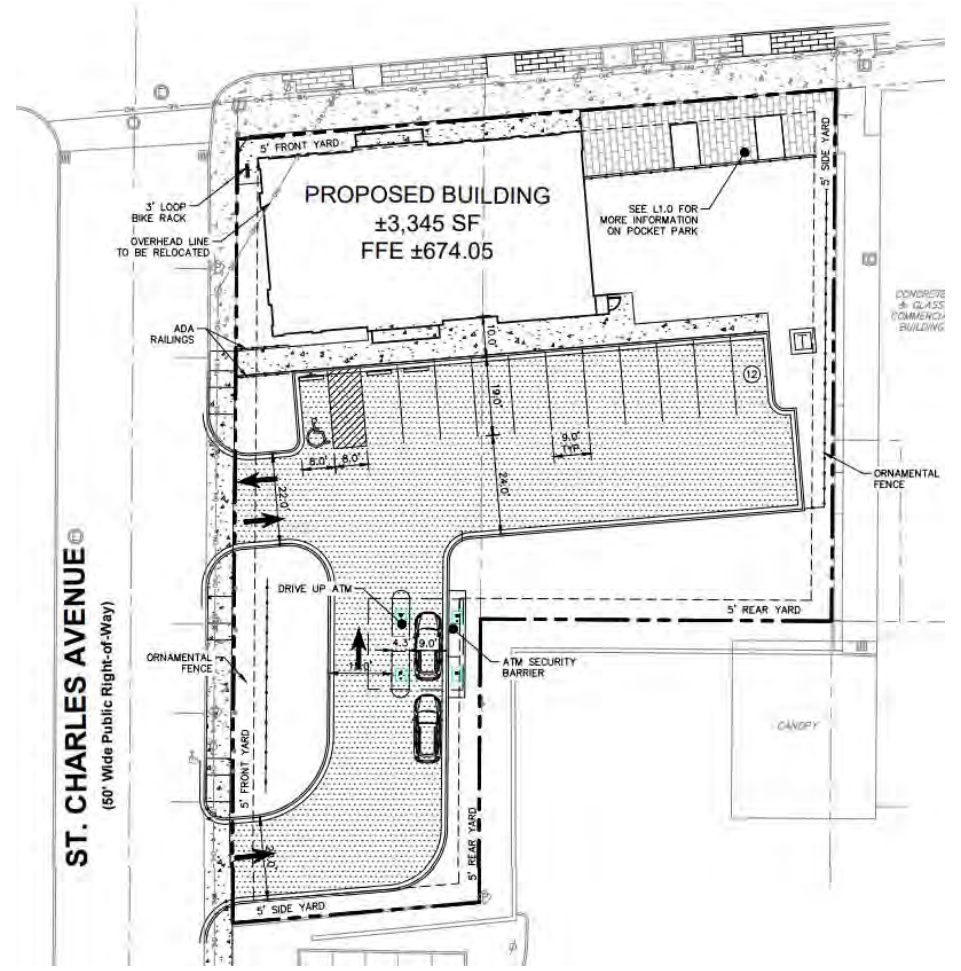


(y) Drive-Through Facility. In a C1 Office a drive-through facility may be conditionally permitted as an accessory use provided that:

- Equipment installed shall not be located within fifty (50) feet of the nearest point of a dwelling regardless of the permitted use of the property;
- No drive-through facility shall be operated between the hours of 12:00 a.m. and 6:00 a.m.
- Flow of traffic maintained.
- Two stacking spaces at least 20-ft. in length, not spilling into public streets.
- No ingress or egress points shall conflict with turning movements of street intersections.
- Design for Pedestrian safety and access.
- Drive-through banking facilities should also feature a walk-up window or self-service automatic teller.

ABR Approves:

- A photometric study
- Landscaping and screening



Proposal eliminates 2 approx. 20-ft. curb cuts on Detroit.

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES In addition to any specific regulations required by this *Code* or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this *Code* and the *Vision*.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section [1161.03](#).

BUILDING CONNECTIONS

- Maintains sustained private reinvestment in commercial and residential property

ENHANCING EXISTING ASSETS

- Repurposes or renovates obsolete and vacant retail spaces
- Attracts high-quality development by being known as a high-quality, resilient city

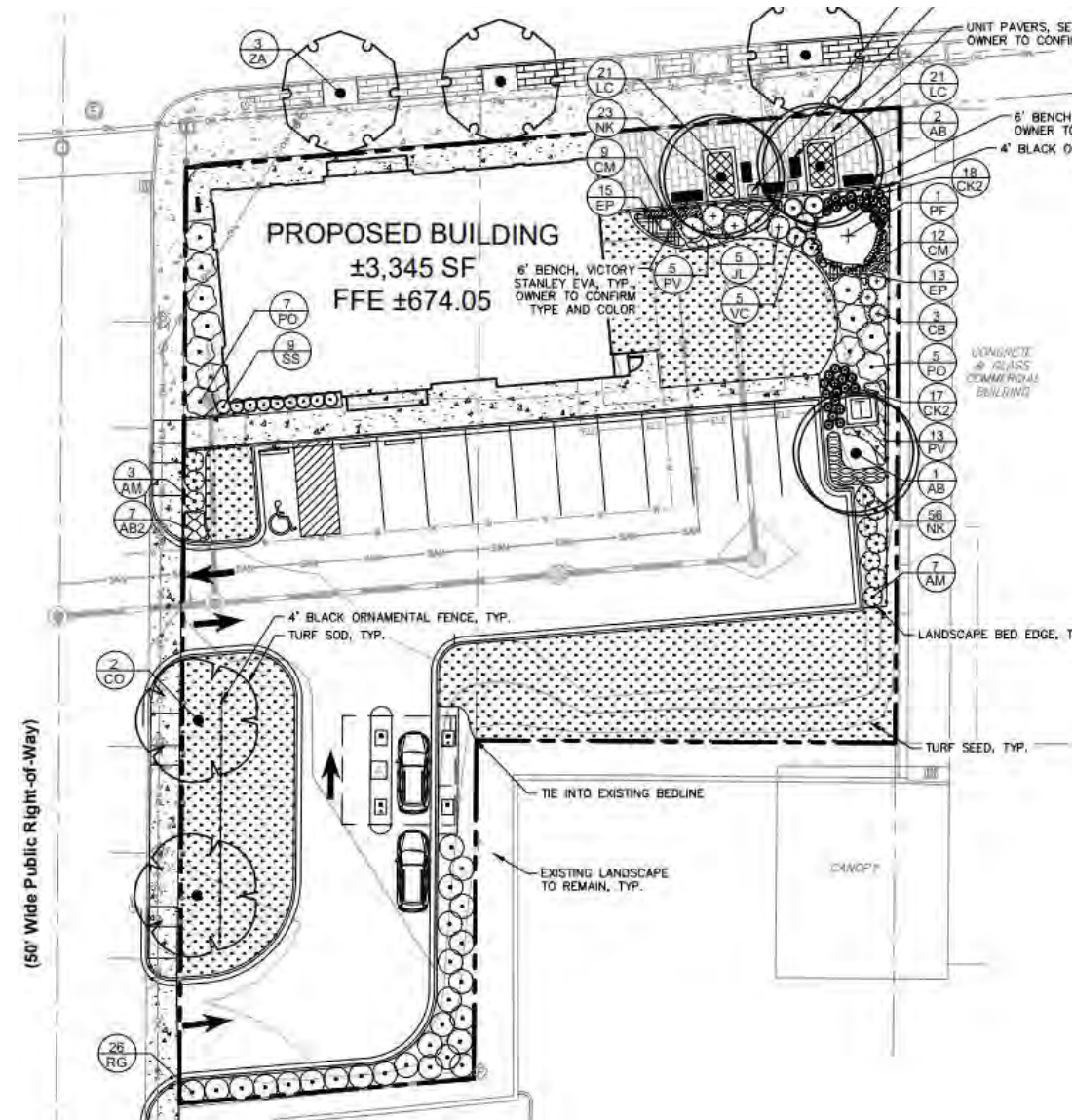
CREATING PLACES FOR PEOPLE

- Designs and maintains commercial districts that are safe and inviting for pedestrians and cyclists
- Strives for commercial buildings that have a mix of uses
- Approves building designs which fit within the scale of our commercial districts
- Improves the commercial streetscape with amenities such as trees, benches, and public art

THINKING ABOUT TOMORROW

- Preserves and respects historic context in commercial development projects
- Manages stormwater via best practices such as bio-swales, rain gardens, pervious pavement, and private downspout and lateral rehabilitation
- Promotes and incentivizes sustainable development practices such as energy efficiency, renewable energy, waste reduction, supply chain management, and composting

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.	Chase Bank
Retail* Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA	
3,343 sq. ft of retail banking = Retail : 4 minimum & 9 maximum	Proposal shows 11 or 12 spaces, permitted maximum is 9, requesting an exception to the maximum



1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application to exceed the maximum number of parking spaces allowed per Section 1143.05.

(c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:

(2) Public art installation;

(3) Public pedestrian seating, street trees or decorative street lighting.

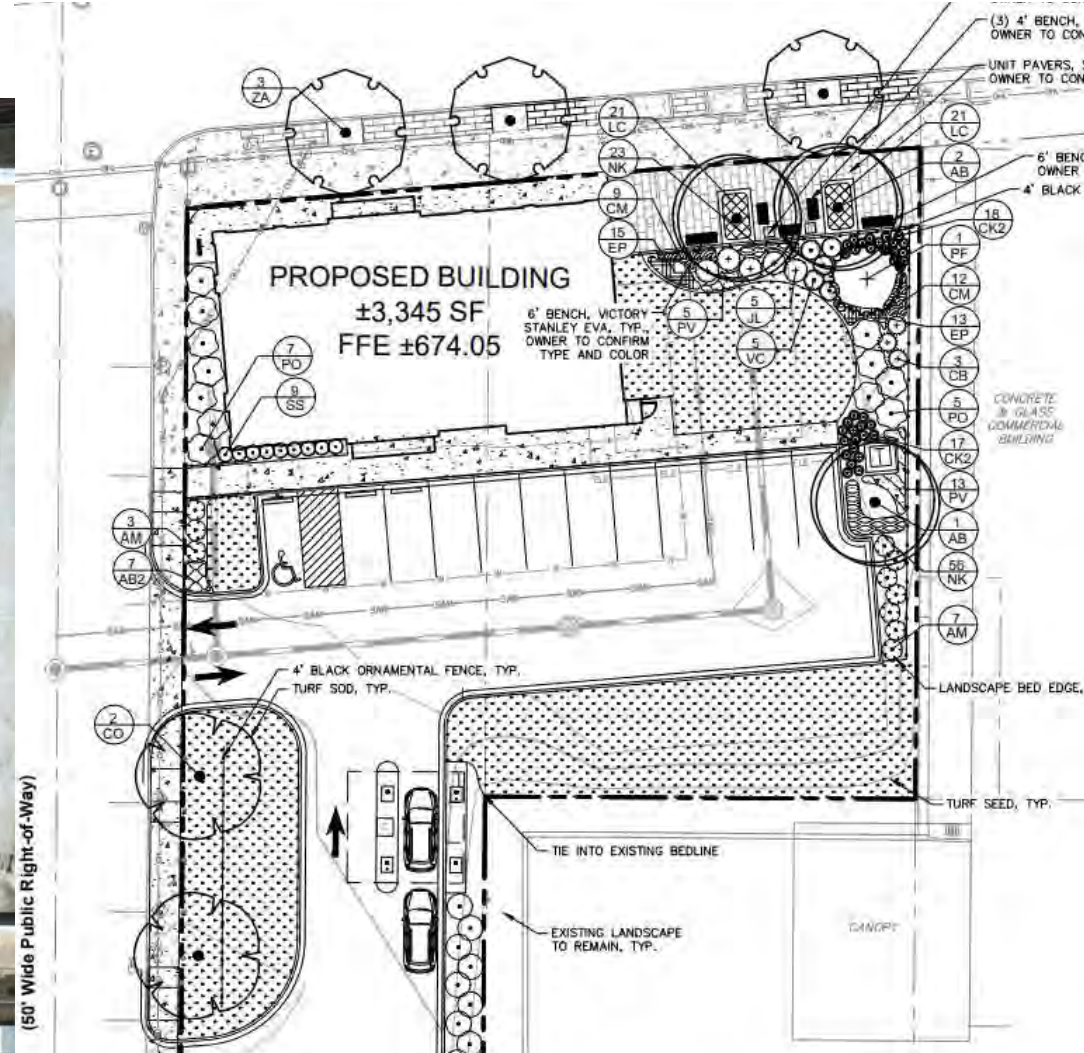
(d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.

(e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses.

	Existing	Proposed
Number of parcels	2	1
Lot size	10,625 sq. ft & 11,398 sq. ft.	22,023
Retail	2,500 sq ft.	3,345 sq. ft
Private parking	8	12
Public parking on site	30	0
On-street public parking	6	3



- Existing impervious area – +/-21,400 sf
- Existing pervious area - +/-600 sf



- Proposed impervious area – +/-14,700
- Proposed pervious area – +/-7,300

Request – #1 Chase Bank

Conditional use- Banking Drive thru

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.

Request – #2 Chase Bank

Parking Plan Review

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.

Recommended Conditions:

- Move the 24-hour vestibule to the north side for better visibility.
- City to investigate adding on-street parking to Detroit.

14615 Detroit - Chase Bank



DOWNTOWN DEVELOPMENT

PLANNED DEVELOPMENT

Request: Approval of the Preliminary Plans

Preliminary Packet includes:

- Site plan
- Massing Model
- Use table
- Preliminary Plat

Note: Renderings are for context and future direction. Preliminary approval does not include this level of detail (1156.05 will be considered in detail by ABR and at final approval)



14519 Detroit Avenue
Planned Development

Planned Development Approval Process

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



14519 Detroit Avenue
Planned Development

Community planning process

- LakewoodAlive & Chamber of Commerce (6/29), (7/21)
- Meetings in the coming months:
 - Architectural Board of Review (7/14)
 - Meetings with neighbors on Marlowe and Belle (7/21)



14519 Detroit Avenue
Planned Development



- **Preliminary Plan Approval (*1156.03 and 1156.04*)**

- Preliminary Approval is the first step to unlock the review of the full design and architectural plans (*1156.05*)

- Final Approval will come at a future meeting.
- All modifications to Final Plan must be approved by Planning Commission. (*1156.04(m)(1)(A)*)



14519 Detroit Avenue
Planned Development

Example Requirements of the PD Zoning Chapter

Design Principles that carefully consider:

- Building and Site
- Building Materials
- Vehicular Circulation and Access (Traffic Impact Studies required)
- Pedestrian Access and Circulation
- Parking (Visual impact and quantity)
- Landscaping
- Streetscape improvements
- Service Area and Mechanical Screening
- Signage (Master sign plan required)
- Lighting (Lighting plan including photometric illustration required)



14519 Detroit Avenue
Planned Development

Development Objectives

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



14519 Detroit Avenue
Planned Development



Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lvl 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
For Sale Single Family Townhomes:	7 Units	+/-2000 GSF / Unit
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:		228 UNITS
TOTAL OFFICE LEASE SPACE:		65,504 GSF
TOTAL RETAIL LEASE SPACE:		12,000 GSF
COMMERCIAL LEASE SPACE:		17,400 GSF

Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	596 Spaces

Proposed Building coverage: 54%



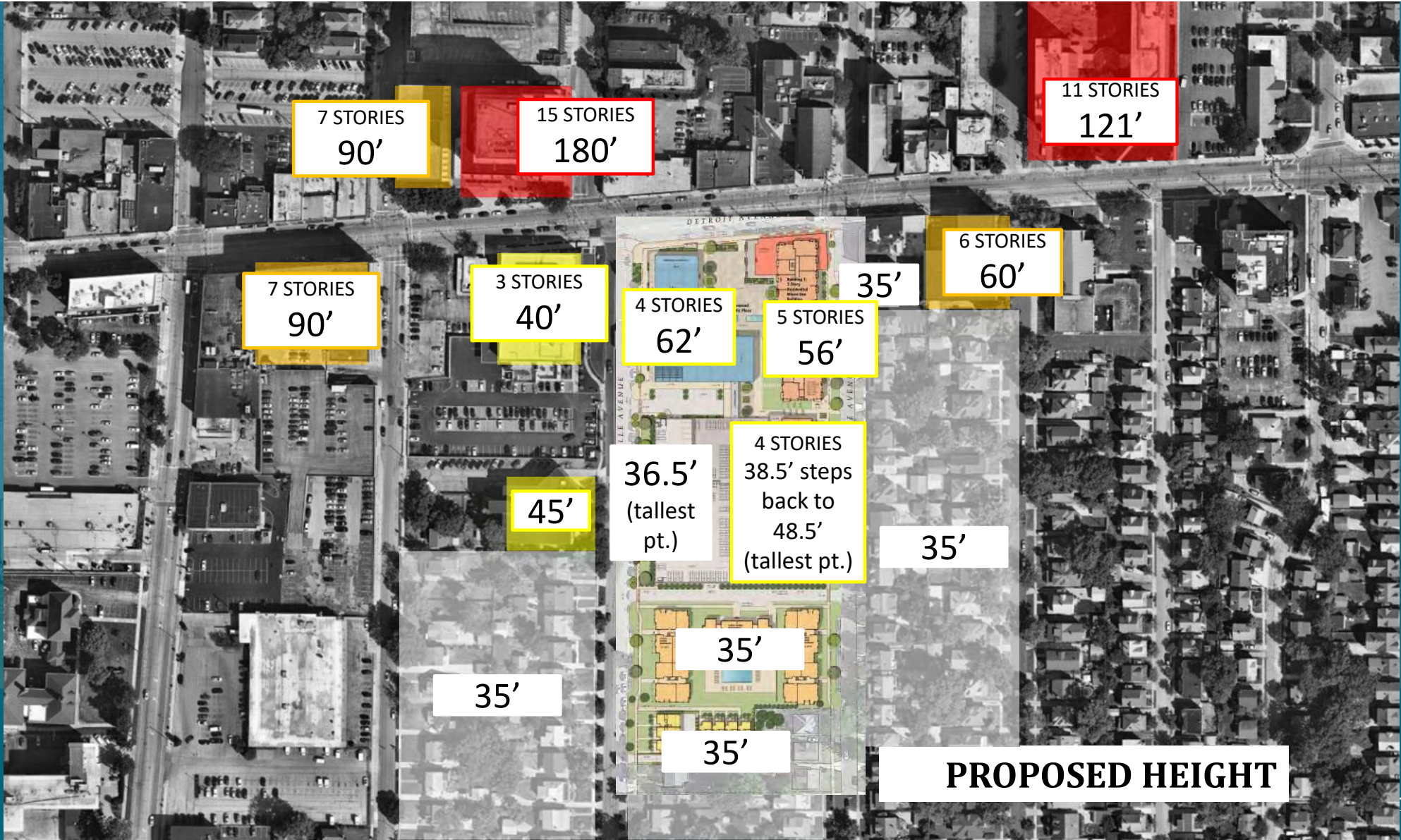
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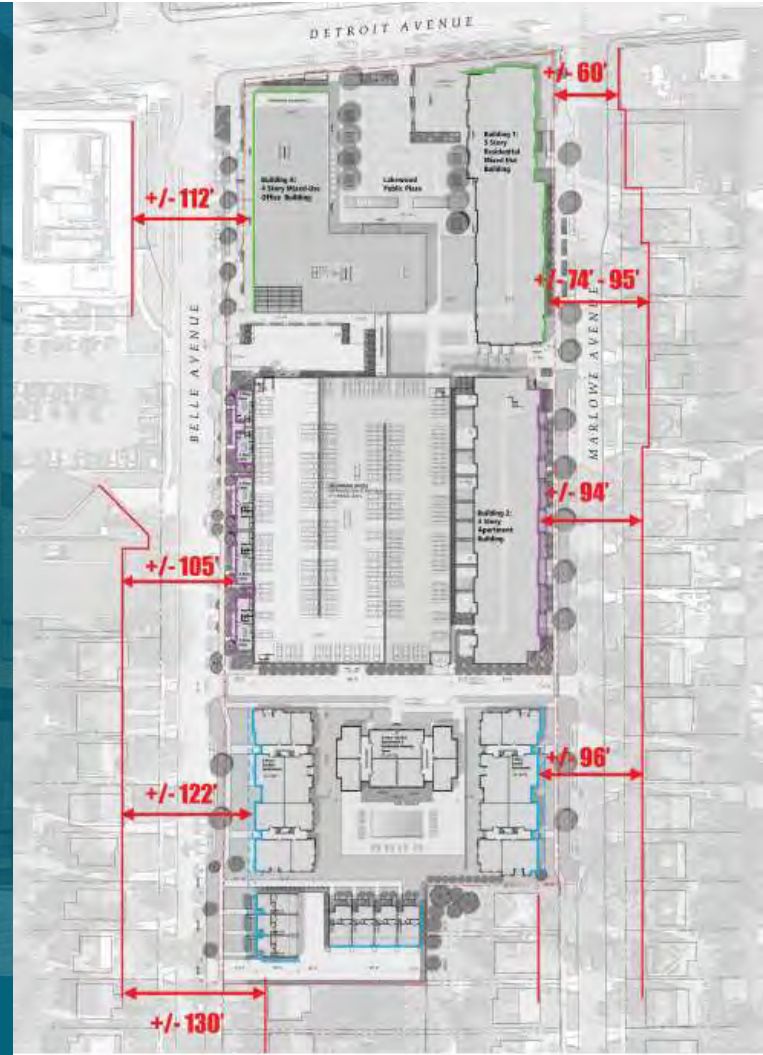
Context and Integration

- How does the proposed development mesh with existing residential and commercial corridor?
- How does the height of the proposed structures relate to surrounding structures?
- Are proposed setbacks inline with existing setbacks?



14519 Detroit Avenue
Planned Development

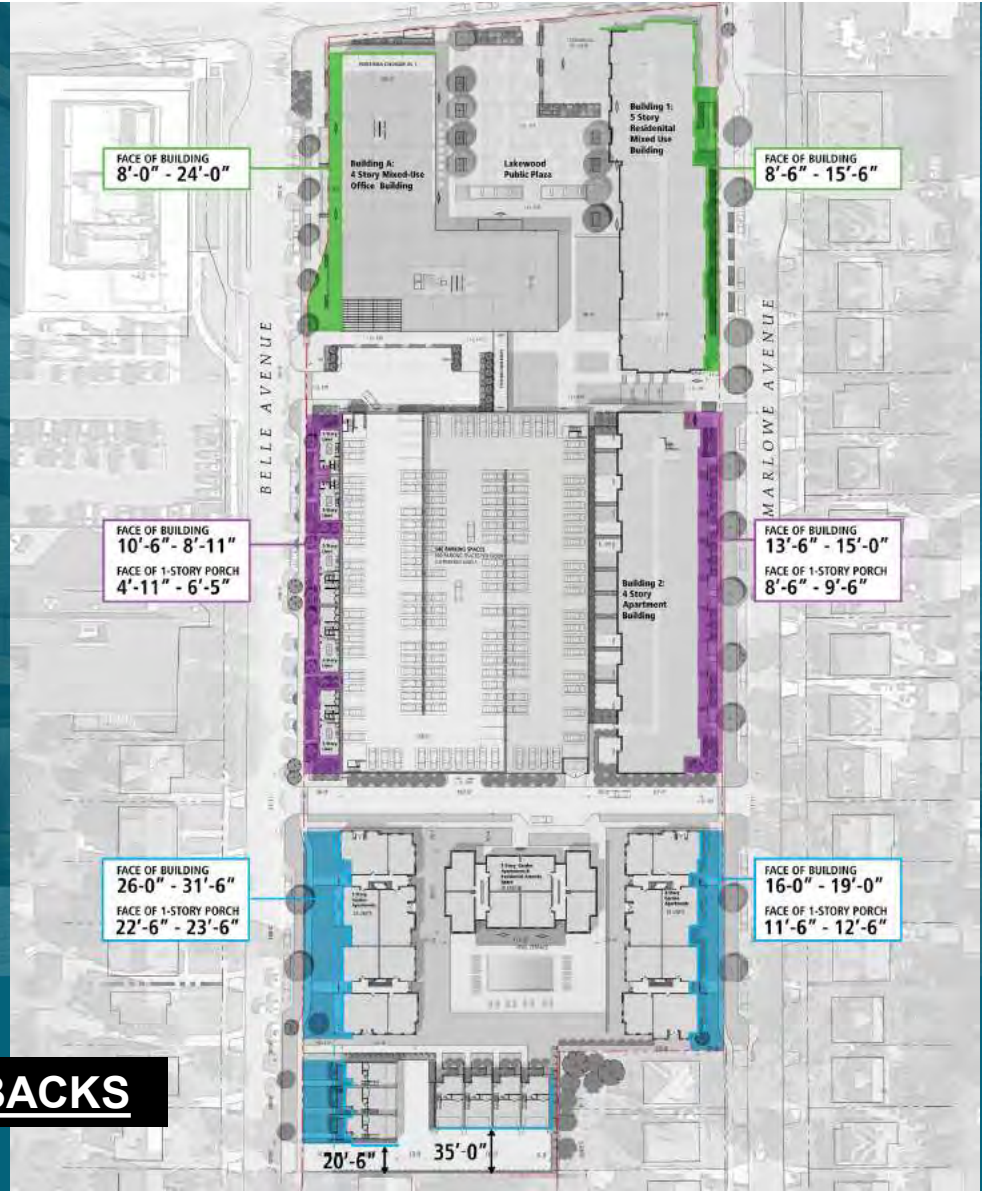
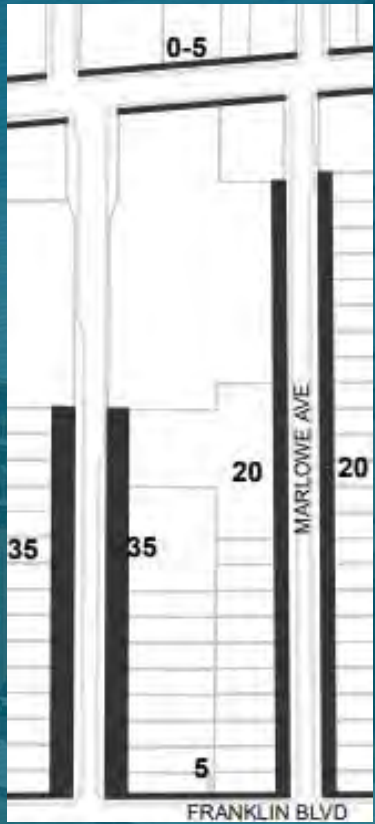




BUILDING TO BUILDING DISTANCE (Previous vs. Proposed)

14519 Detroit Avenue
Planned Development

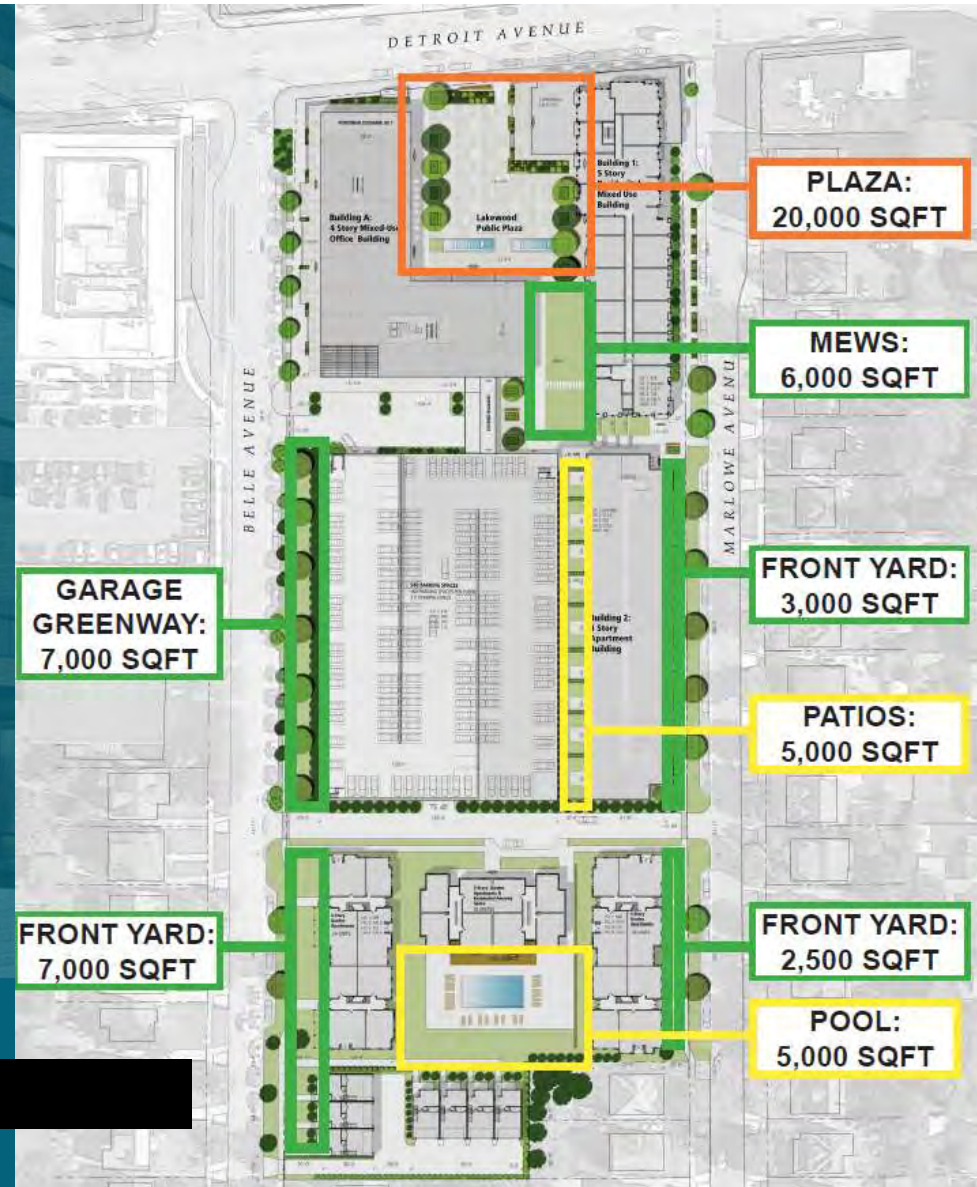




BUILDING LINE MAP vs PROPOSED SETBACKS

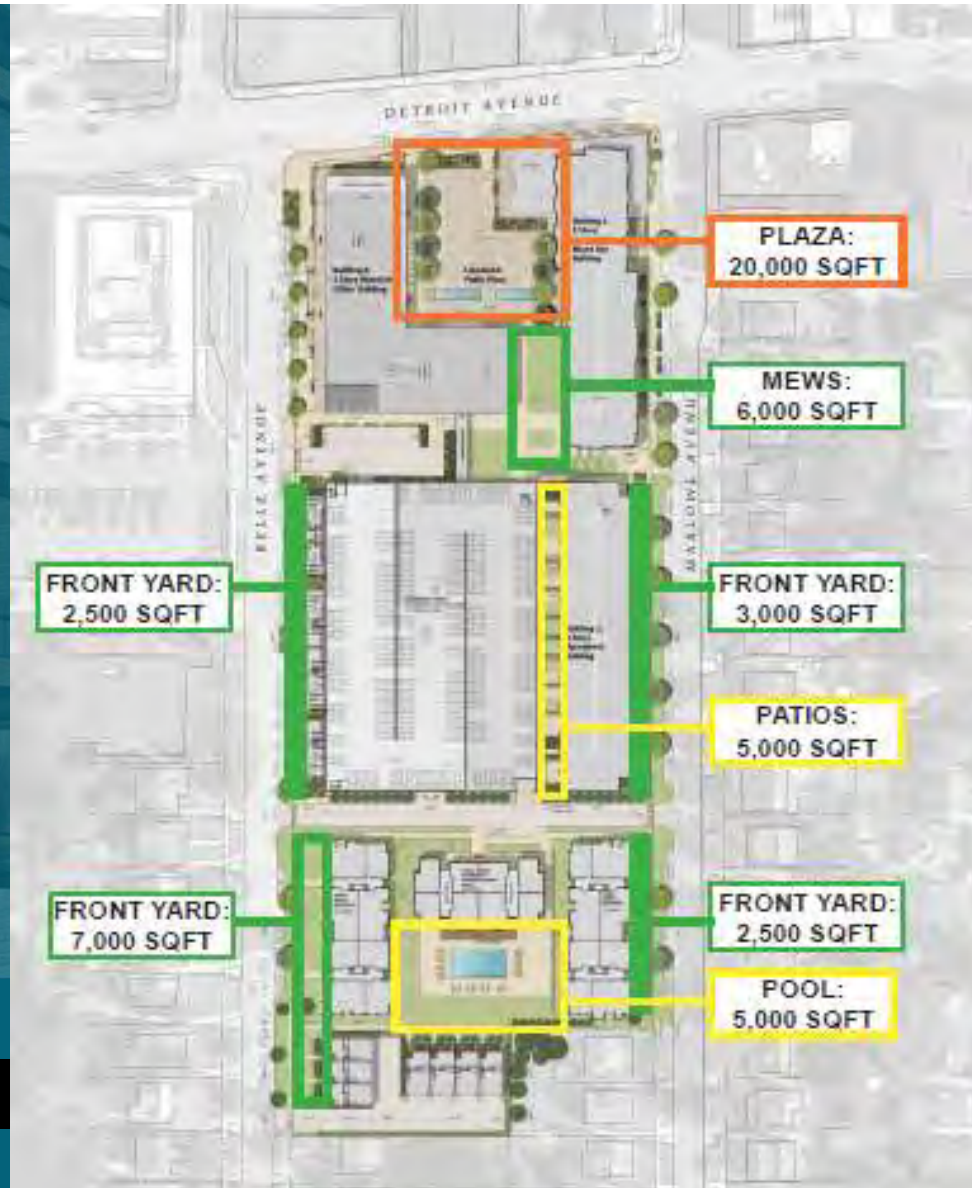


Site: 5.6 acres
Recommended Open Space in 1156:
20% or 48,787 sq. ft.
Preliminary Plan:
45,500 sq. ft.
(public facing)
55,500 sq. ft.
(including resident space)

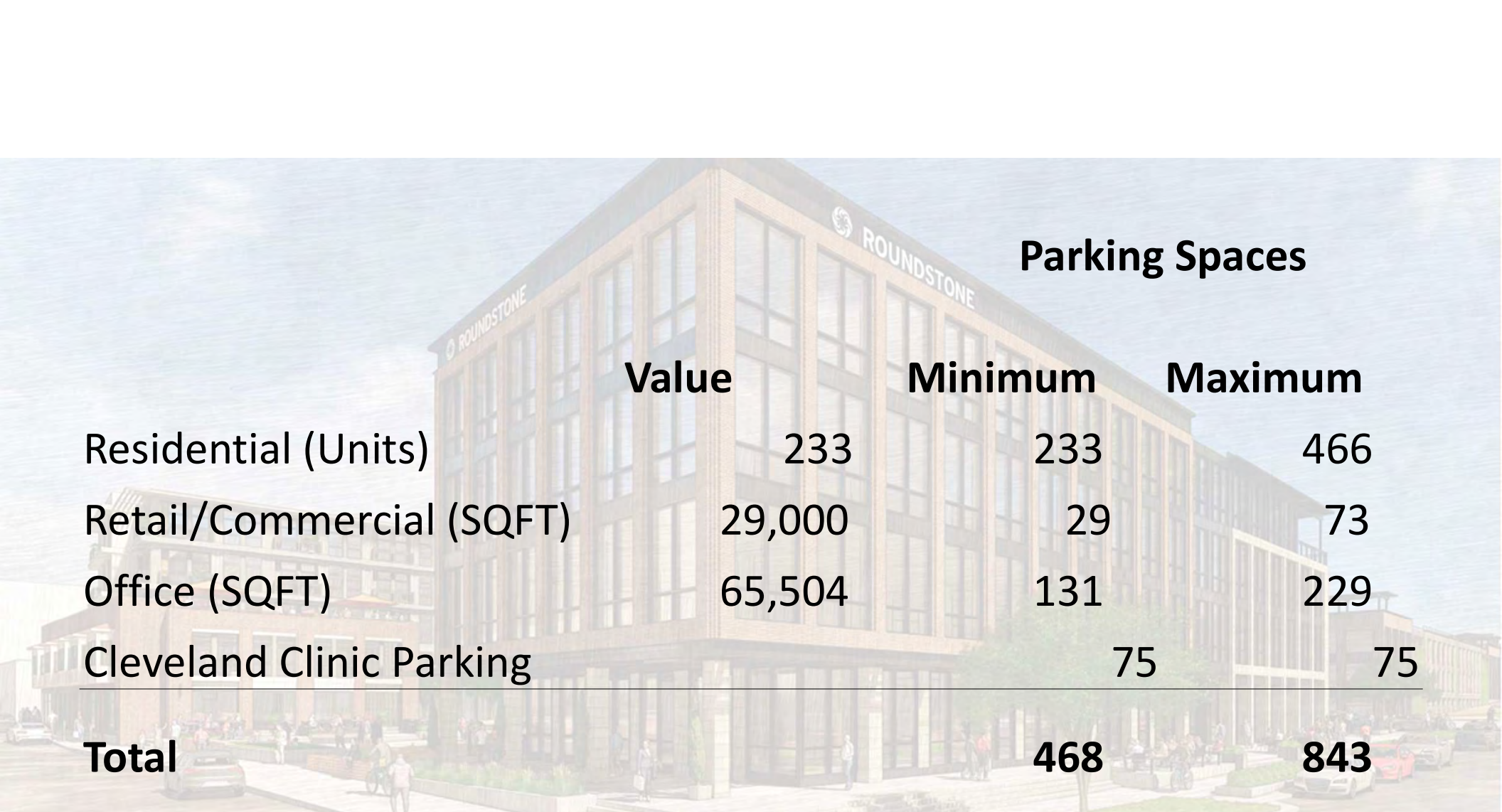


OPEN SPACE Garage Greenway

Site: 5.6 acres
Recommended Open Space in 1156:
20% or 48,787 sq. ft.
Preliminary Plan:
41,000 sq. ft.
(public facing)
51,000 sq. ft.
(including resident space)



OPEN SPACE Liner Units



Parking Spaces

	Value	Minimum	Maximum
Residential (Units)	233	233	466
Retail/Commercial (SQFT)	29,000	29	73
Office (SQFT)	65,504	131	229
Cleveland Clinic Parking		75	75
Total		468	843

PARKING ANALYSIS



14519 Detroit Avenue
Planned Development

Request: Approval of the Preliminary Plans

Preliminary Packet includes:

- Site plan
- Massing Model
- Use table
- Preliminary Plat

Recommended Conditions:

- Setbacks, heights, and uses as depicted, subject to modification based on final development plan.
- Parking spaces between the minimum and maximum set by code.
- Plat includes private road as an easement or separate lot.
- Alterations to the Curtis Block will be determined in accordance with Chapter 1134.

Note: Renderings are for context and future direction. Preliminary approval does not include this level of detail (1156.05 will be considered in detail by ABR)



14519 Detroit Avenue
Planned Development



Planning Commission
June 29, 2022





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NO DEMOLITION!!!

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<u>Name</u>	<u>Address</u>
Edna Felipe	1317 St Charles Ave, Lakewood
Mrs. P. [unclear]	17612 Riverside Dr, Lakewood CO 80107
Mary [unclear]	15010 Riverside Dr, Lakewood CO 80107
John McPherson	12912 Lake Ave #1422 Lakewood CO 80107
Shirley McPherson	12900 Lake Ave, #1422, Lakewood 80107
Blak Spauld	14511 Robinson Ave Lakewood CO 80107
Jan [unclear]	1476 Woodland Ave, Lakewood
Willie [unclear]	12779 Conard Ave
Leslie [unclear]	2038 McKean
[unclear]	1273 Belle Ave
Gene [unclear]	2531 Waterbury Road



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<u>Name</u>	<u>Address</u>
BOB RENDEL	1234 BUNTS
Mikela Renzel	1230 Bunts
Ada Van Mulder	14721 Lake Ave
Rebecca Tyrrell	1494 Parkway DR.
MARTIN JONES	1521 PARKWOOD RD
MARGARET JONES	1521 PARKWOOD RD
Natalie Rich	1512 Marlowe Ave
Tim RADICUM	1558 Blossom Street
WAYNE Brinker	1558 Blossom Park Ave
Chris Gramm	2193 Atwood Ave
Ellen Donnelly	12700 Lake Ave # 805



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<u>Name</u>	<u>Address</u>
Lauren Krystiak	2031 Waterhouse 44107
LINDA KOOPMAN	2144 ATKIN'S
Andrew Hugel	1392 Clermont Ave
Leah M Kubick	1331 Matthews Ave #11
Georgiel Olson	2133 McKinley Ave
Gregory Olson	2133 McKinley Ave
Kimberly R. Kump	14312 Detroit #1245
Sharonne Seifert	1231 Thoreau
CAMERON KARSLAKE	1253 Andrews, Lakewood
Vane Snyder	13902 Clifton Blvd. Lakewood
JANE SNYDER	13902 Clifton Blvd Lakewood



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<u>Name</u>	<u>Address</u>
Bill McKENZIE	1553 LAUDERDALE AVE - LAKEWOOD OH 44107
TOM BEVINS	1532 DUNDRAKE AVE LAKEWOOD OH 44127
Laura L. Singer	13927 Gerald Dr. MiddleburgHts OH 44130
Billy R. Katslake	1253 Ardmore Lakewood OH 44107
Carol F. Wood	1259 Bladynum Lakewood OH 44107
WALLACE WARD	" " " "
Carol Lee	2501 Maple St. Lakewood
LAURA SINGREE	1052 MAPLE CUFF LAKWOOD 44107
Grace Singer	" " " "
MIRIE S. ...	1836 RIVER RD - 44116
ADY ETZER	24763 WESTWOOD RD 44140



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<u>Name</u>	<u>Address</u>
Karen Fort	1388 Manor Park
LISA KAWALSKI	1466 Waterbury
Katie Ellis	15407 Edgemoor
Sally Clark	1902 Wyndgate Ave
Methods Center	1422 Wyanette Ave
Mary Kendall	17700 Ardendale Ave
John Linares	1258 Edgemoor Dr. SE
Mary Walker	1655 Wyanette Ave
Sandra LaCava	2169 Eldred Ave 44107
Katrina Tabo	17202 Franklin Ave
SAMUEL CALMER	1614 Lakewood



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<u>Name</u>	<u>Address</u>
Charles Long	12504 Edgemoor Dr #205
Amy Newland	1495 Orchard Grove Ave
Anna Bailey	2253 Olive Ave
Michael Millard	14722 Bayes Ave
Rachel Millard	14722 Bayes Ave
CHRISTINE SHEARHART	14035 MADISON AVE, #2
Susan Labadie	13490 Clifton Blvd
Ava Labadie	13490 Clifton Blvd
Roberta Finckh	1597 Grand Ave
Ellen Woods	1430 Hillside Ave
James Eberlein	12700 Lee Ave - #1901



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<u>Name</u>	<u>Address</u>
Josue Mackay	13428 Lake Ave 44107
Emma Chambers	13416 Harlan Ave. #3 44107
Ljubinka Marshall	1474 CLARENCE AVE 44107
John Marshall	1474 Clarence Ave 44107
Julia Costello	1339 W. CLINTON BLVD 44107
CAROL F. ALSON	1478 BUNTS RD. 44107
Barry Fry	2222 Wyandotte
Joanne Raxie	1231 Buntz Rd 44107
Michael Mackay	13428 LAKE AVE 44107
Patricia McNamee	1421 Waterbury #17 44107
JEFF McNamee	2130 FIBUR AVE 44107



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<u>Name</u>	<u>Address</u>
April Hoy	1520 Grace Ave. LKWD, OH 44107
Debra Yarnall	12507 Detroit Ave. Lakewood OH 44107
Tim Connor	13504 Detroit Ave. Lakewood OH 44107
Wanda Crooks	15170 Esther Ave Lakewood OH 44107
Kathryn Olkson	15120 Esther Ave Lakewood OH 44107
George Potts	1050 Jackson Ave Lakewood OH 44107
MARINA MARON	1260 Jackson Ave. Lakewood OH 44107
Laura Witekowski	1402 Lewis Dr 44107
Debra M. Witekowski	2293 Adelphi Ave.
Megan Joyce	14900 Lake Ave 44107
Jessica Joyce	13870 Clinton Blvd



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<u>Name</u>	<u>Address</u>
Lisa Brown	460 Ashwood Ave.
Lindsay Anthony	1435 Donald Ave
Shawn Koch	1225 Donald Ave
Wendy Moore	1112 Maple City
Alexandra Daniels	1485 Colossell Ave
Paul Jones	17573 WASHINGTON AVE
Mark Sherman	1497 Ashwood Dr
Mary Ann	2291 Northland Ave.
Tom Brown	151 Chase Ave
Jeff Lawson	1317 Pk. of Pine
Tommy Doe	17436 Edgewater, Lakewood, Ohio



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Name

Address

William Smith	1260 Marlowe Ave. Lakewood
Am Bigr	1142 Webb Lakewood
Karen Osicki	1513 NORTH LAND
JACostea	1513 Northland Lakewood
Kristin Kline	1421 Ridgewood Ave.
Tara Mason	15105 Marlowe Ave 44107
Michelle Haves	15105 Marlowe 44107
Antonia Gault	3293 Bellwood Rd C.H 44118
Ruth Ann Rainis	121 S Portage Westfield NY 14787
Elizabeth Moran	1436 Ridgewood Ave



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<u>Name</u>	<u>Address</u>
Christina Miller	1029 E. Lincoln Park Ave
SUE FINLEY	1071 LEEDALE AVE. LKWD 44107
Rachel Zura	1400 Grace Ave. Lakewood 44107
Zion Stary	1001 Alameda Ave. Lkwd 44107
Nicolina Stary	1501 Alameda Ave Lkwd 44107
Betty Karstake	1253 Andrews Ave Lkwd 44107
Gene & Pearl	176.08 Detroit Ave #714 Lkwd 44107
Yoshio Fornst	1415 Clarence Ave #207 Lakewood, 44107
Tony Yankovic	1419 WINCHESTER AVE Lkwd 44107
Martina Yankovic	1419 Winchester Ave 44107



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<u>Name</u>	<u>Address</u>
Ralph J. Dominowski	1302 Belle Ave Lakewood OH
Adrian Adrian Milewski	1415 Lorain Ave. Lakewood
Till Milewski	1418 Lorain Ave Lakewood
Mary Proyer	320 S. Marlowe LKWD
John Blahut	1299 Belle Ave Lakewood
Marionet H. Hecroft	1544 St Charles
DAVE SINGER	1065 ERIE CLIFF DR
Edna Mary Vainovich	1551 Westwood Ave
John G. ...	1589 Riverside Dr
Robert ...	11313 Kensington Ave
Robert ...	1289 Andersons
Abe Valisky	1814 Clifton Rd Lakewood



PETITION IN SUPPORT OF SAVING THE CURTIS BLOCK!!!
NO DEMOLITION!!!

We, the undersigned, support the **full and complete rehabilitation** of the **Curtis Block in its entirety**. Gracing the intersection of Detroit and Marlowe Avenue since 1913, this beauty resides on **the last remaining original "four corners"** in our downtown historic district. The Summers' administration promised our community the Curtis Block would be saved from the wrecking ball. They even set aside the funds for the proper rehabilitation as part of the hospital deal. Historic buildings make our community unique and more livable and interesting, as the current real estate market reflects. Lakewood citizens own this gem and strongly supported its Landmark designation by the Planning Commission. We cannot lose the Curtis Block to an out-of-town developer that fails to appreciate its value and significance to our historic community.

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<u>Name</u>	<u>Address</u>
Emily Torian	2227 Elbow Ave Lakewood
Amy Skelley	1255 Jackson Ave Lakewood OH 44107
Dem Dawson	12520 Edgewater Ave, Lakewood
Brendan McCallum	1624 St. Charles Ave, Lakewood OH 44107
Eileen Wilbourn	13818 Lake Ave LKWD 44107
John Sauter	1615 Ridgewood Ave. LKWD 44107
Cathy Wolf	12550 Lake Ave #03 LKWD 44107
Ray	12550 LAKE AVE #03 Lakewood 44107

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Name

Address

Barbara Hoekstra	12550 Lake Ave #1205 Lakewood 44107
Susan E. Lunt	13845 Lake Ave Lakewood OH 44107
Judith Mann	13845 Lake Ave Lakewood OH 44107
Keira Dodd	1356 Fry Ave Lakewood 44107
Ruth Shott-Furgis	1436 Wyandotte Lakewood 44107
Emercy P	1066 Nicholson Wood OH
Gail MacMillan	2760 Gibson Dr. Rocky River, OH 44116
James MacMillan	2760 Gibson Dr Rocky River, OH 44116
Loren Shiloh	13610 Shaker #601 Cleveland 44120
Walter Lore	3275 Warrington Rd. Shaker-Hts, OH 44120
Susan Knoll	1457 W. 110th. CLEVELAND, OH 44102
Ellen Hughes	2088 Elbur Ave Lakewood OH 44107
Libby G110221	2088 Elbur Ave Lakewood OH 44107

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Name

Address

Deborah Kasper	1116 Montclair Circle Westlake
Carole Benerage	5115 Parkway Dr. N. Ridgeville
Kathleen Jovines	2518 Chilton Blvd. Lakewood 44107
Lauren Fugua	1307 King Ave Lorain
Pamela Scholl	927 Sherwood Elyria
Debra Patterson	2027 Canterbury Rd Westlake 44145
Rebecca Tweedle	3829 Greenwood Dr. F.P. 44126
Hannah Kasamias	14516 Bayes Ave - Lakewood
Diane Tew	21975 Braebury Fairview Park 44126
Darrell Munnay	13493 Lake Avenue - Lakewood

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Name

Address

Pam Tallant	1353 EORNDORF AVE
Anne Varano	1326 Lakewood Ave
Douglas M. Istead	7101 Glendale, N. Ridgeville
Darlene Montomaro	1489 Wagar Lkwd.
TRACI NETIGAN BURKE	1069 NICHOLSON AVE
Karen Schubert	1279 Jackson Ave.
TARA FUNK	1659 St Charles Ave
David Weiss	9807 Hazelwood Ave Strongsville
Christine Smith	15621 Delaware Ave Lkwd
Patrick Baggins	2212 W 100th Street Cleveland
Geoffrey A. Black	12223 Detroit Ave Lakewood, OH

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Name

Address

Susan Gallovic	12966 Emerson Ave.
Jayne Kubnen	1526 Clarwood
Marie-France Schreiber	12980 Clifton Blvd.
Bruce C. Schreiber	12980 Clifton Blvd.
Norine Prim	1201 Ramona Ave. 44107
Hannah Folsom	1435 Rio St 44107
Connie Metro	1185 Elbow Ave 44107
NINA KOSTRYK	13483 LAKE AVE
Barb Trimble	Ohio
J. S. S.	3290 Depewman Avenu
Kerry McAllester	1830 Salem Parkway Westlake 44145

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<u>Name</u>	<u>Address</u>
Maura Linden	1491 Waterbury Rd
JANICE N RIBAR	2211 ARTHUR AVE
Alice Bochiocchio	1325 Cook Ave
Paula M Connor	12100 Lake #912
Nancy Kozick	1925a Stanton Ave
DAVID KAZIK	11601 BRADWELL RD
DAVID SENGER	1065 ERIE CLIFF DR
Elisabeth Cartfield	1388 Beach Ave
May Cook	1557 Waterbury Rd
Juliana Cook	15912 Park Pl.
Mickey Mancin	5 McKinley Place

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Name

Address

<i>Deborah</i> LOIS BARNALIS	2137 Halstead Ave 44107
<i>Marcia E. Moll</i> RICHARD SICHA	1519 W. Clifton Blvd
ANNA ROSTAFINSKI	1519 WEST CLIFTON BLVD
MAUREEN KOOPMAN	1665 LEWIS DR. LAKEWOOD 44107
MIKE McGUIRE	1556 BELLE AVE LAKEWOOD 44107
BROOK SCHREIBER	1273 Ramona Ave. Lakewood 44107
John Daniels	12980 Clifton Blvd, Lakewood
ELLEN J. DANIELS	12818 North Rd, Cleveland, 44111
<i>Josephine</i> Bill Stone	12818 North Rd, Clev. Oh 44111
	11818 S Lake Dr Lakewood 44107
	2122 OVERBROOK AVE



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JEAN & BOB ELLIOTT	1630 LEWIS DR.	44107
John Vachon	14906 LAKE	44107
Quincy Sekanick	17454 Hillcrest Rd.	44115
Shel Marshall	1053 Maple Cliff	44107
Janita Raulin	2249 Olive Ave	44107
Vivie Okole	1392 Lake Ave	44107
Tommy Majors	2540 Edgewater	44107
Paula + Rick Reed	1208 Manor Park	44107
MARK & CINDY STOCKMAN	1093 MAPLECLIFFE	44107
Janice	401 AMOIA AVE	44107
Donald Vanoni & Gregory Sent	1427 Clarena Ave	44107
William L. Hill	1212 Hawthorn Ave	44107
Bob King	1250 GLADYS AVE	44107
John	9853 LAKE	44102
Patricia Long	1375 Westlake Ave	44107

