City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
THURSDAY
September 3, 2026

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REVIEW MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL

2. APPROVE THE MINUTES OF THE THURSDAY, August 6, 2026 MEETING

3. OPENING REMARKS

OLD BUSINESS

NEW BUSINESS

PARKING PLAN REVIEW

4. Docket No. 09-25-26
   1384 Hird Ave
   Parking Plan Review

   Deairius Houston and Mark Caspar on behalf of property owner Dr. Stacy Lane. Request parking plan review to update a prior approval of 113 shared parking spots within 500 feet. Request to substitute 40 spaces from that approval with 40 that are within 1,000 ft of the property at 1384 Hird. Pursuant to Chapter 1143 Parking. The property is in the C3, Commercial, General District.

COMMUNICATION

5. Docket No. 09-26-26
   Delaware Ave. between Carabel and Glenbury
   Active Transportation Plan(ATP) and Complete Streets Public Comment

   Stage 1 Submission: Communication from the City Engineer on the proposed Bike Boulevard on Delaware between Carabel and Glenbury including proposed improvements to the pedestrian crossings at the intersections of Delaware with Carabel, Olive, and Woodward. Referred to Planning Commission by the Complete Streets Ordinance 16-2025 for input, feedback, public comment and suggestions on the proposed improvements in relation to the considerations specified in 901.23(a) 8(b). All images at this stage are conceptual rough drafts for the purposes of discussion only.

ADJOURN

"*Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.gov .*"

City of Lakewood
Planning Commission

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 09-25-26

Permit No.: PC26-000023

Applicant Name: Stacy Lane, 1384 Fieldhouse LLC

Project Address: 1384 Hird Ave.

Project Name: Parking Plan Review

Proposal: Deairius Houston and Mark Caspar on behalf of property owner Dr. Stacy Lane. Request parking plan review to update a prior approval of 113 shared parking spots within 500 feet. Request to substitute 40 spaces from that approval with 40 that are within 1,000 ft of the property at 1384 Hird. Pursuant to Chapter 1143 Parking. The property is in the C3, Commercial, General District.

MEMORANDUM OF UNDERSTANDING
(By and between KS MAX PROPERTY LLC and THE MARTINDALE ELECTRIC COMPANY)

1. **Parties**: This Memorandum of Understanding ("MOU") is made and entered into by and between KS Max Property LLC ("KS Max"), whose address is 936 Beech Avenue, Pittsburgh, PA 15233, and The Martindale Electric Company, whose address is 1375 Hird Avenue, Cleveland, OH 44107 (each individually, a "Party," and collectively, the "Parties.")

2. **Purpose**: The purpose of this MOU is to memorialize the mutual understanding of the Parties that Martindale will allow KS Max to share in the use of forty-three (43) parking spots (the "Parking Spots") located at 1375 Hird Avenue, Cleveland, OH 44107 ("1375 Hird"), in connection with the ownership and operation of the Fieldhouse, located at 1384 Hird Avenue, Cleveland, OH 44107 (the "Fieldhouse"), by KS Max

   The Parties acknowledge that they have reached an agreement in principle regarding the above shared parking usage and intend to negotiate in good faith to formalize their agreement in a Shared Parking Agreement reflecting the terms and conditions outlined herein, as well as any such additional terms or conditions as may be necessary and appropriate.

3. **Shared Use of Parking Spots**:
   Martindale agrees to make available to KS Max the use of the Parking Spots in connection with its ownership and operation of the Fieldhouse. The Parking Spots shall be available to KS Max and its employees, lessee, invitees, customers, contractors, or other authorized users during the hours of operation for the Fieldhouse. The hours of operation for the Fieldhouse shall be as follows:

Monday:	5:00 p.m. to 2:30 a.m.
Tuesday	5:00 p.m. to 2:30 a.m.
Wednesday	5:00 p.m. to 2:30 a.m.
Thursday	5:00 p.m. to 2:30 a.m.
Friday	5:00 p.m. to 2:30 a.m.
Saturday	1:00 p.m. to 2:30 a.m.
Sunday	1:00 p.m. to 2:30 a.m.

   These hours of operation will be incorporated into the formal Shared Parking Agreement, unless otherwise mutually agreed to in writing.

4. **Shared Parking Agreement**: The Parties intend to negotiate in good-faith and execute a formal Shared Parking Agreement which shall include the terms and conditions set forth

herein. In addition, the Shared Parking Agreement shall address, among other things, the following:

(a) Compensation for use of the Parking Spaces;
(b) Maintenance and repair responsibilities of the Parties;
(c) Insurance requirements;
(d) Indemnity obligations;
(e) Liability allocation;
(f) Compliance with applicable laws, regulations, and ordinances; and
(g) Other mutually agreed upon and/or customary provisions.

The Parties acknowledge and agree that this MOU is merely intended to document the Parties' agreement in principle during pendency of the City of Lakewood's zoning and planning review. The Parties further acknowledge and agree that the Shared Parking Agreement shall set forth the final agreement of the Parties with respect to the shared use of the Parking Spots. Notwithstanding the foregoing, the number of Parking Spots and times at which they will be accessible by KS Max, as set forth in Sections 2 and 3, above, shall be consistent with the terms contained herein.

5. **Signatures**: In witness whereof, the Parties to this MOU, through their duly authorized representatives, have executed this MOU on the date(s) stated below and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

6. **Effective Date**: The effective date of this MOU shall be the date of the signature last affixed to this page.

THE MARTINDALE ELECTRIC COMPANY

Linas Biliunas - President Date: 8-11-2026
[PRINT NAME]

KS MAX PROPERTY LLC

_____ Date: _____
[PRINT NAME]

Property Located at:

1384 Hird Avenue Lakewood, Ohio 44107

Prepared for:
City of Lakewood
Planning & Development Department

Date: July 13, 2026

Purpose:

This document is being submitted at the request of the City of Lakewood Planning & Development Department to provide a summary of the proposed operation of the property located at 1384 Hird Avenue. It is intended to assist the City in determining whether the proposed operation is substantially similar to the previously approved FieldHouse operation and whether the February 2021 Planning Commission approval may continue to apply.

Proposed Operation:

The proposed operation of the property will remain substantially similar to the previously approved FieldHouse operation.

The intended use of the property includes:

- Restaurant
- Bar
- Indoor event space
- Outdoor patio and event space
- Private event venue
- Community gathering space

The property will continue to host activities that are customary and incidental to these types of operations.

Building:

At this time, ownership is not proposing:

- Expansion of the building footprint.
- Changes to the primary floor plan.
- Changes to the building's occupancy classification.
- Major structural renovations.
- Modifications that alter the previously approved use of the property.

Planned improvements are limited to routine maintenance, cosmetic updates, replacement of exterior signage reflecting new ownership, furnishings, and general operational improvements.

Parking:

The ownership team acknowledges the parking conditions established through the February 2021 Planning Commission approval and looks forward to working with the City of Lakewood to continue under the existing approval.

Ownership & Management:

The property will operate under new ownership and management. The primary changes involve ownership, management, and branding. The proposed operation of the property will remain substantially similar to the previously approved FieldHouse operation.

Closing Statement:

Based on our understanding of the City's correspondence, our intent is to continue operating the property in a manner substantially similar to the previously approved FieldHouse operation while working collaboratively with the City of Lakewood through the existing approval process.

We appreciate the City's guidance throughout this transition and look forward to continuing to work together toward the continued operation of the property.

Respectfully submitted,

Deairius Houston
Project Representative

1384 FIELDHOUSE LLC

August 19, 2026

<u>Via Planning Commission Application Portal</u>
City of Lakewood Ohio
Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: 1384 Fieldhouse LLC Parking Plan Modification Submission
Owner Consent to Agent

Dear Sir or Madam,

Per the request of Michelle Nochta, Dr. Lane will submit her written consent to Deairius Houston and myself to represent 1384 Fieldhouse LLC as it relates to this application. Dr. Lane's request will be sent to Ms. Nochta via email.

Should you have any questions, please do not hesitate to contact me at (757) 469-3133 or markcasper@centraloutreach.com.

Very truly yours,

Mark E. Casper, Jr., Esquire

1384 FIELDHOUSE LLC

August 19, 2026

<u>Via Planning Commission Application Portal</u>
City of Lakewood Ohio
Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: 1384 Fieldhouse LLC Parking Plan Modification Submission
Martindale Electric MOU

Dear Sir or Madam,

Contained within our application for modification to the parking plan for 1384 Hird Avenue (the "Property") you will find an MOU between The Martindale Electric Company ("Martindale") and KS Max Property LLC establishing an agreement in principle for the shared use of forty-three (43) parking spots. That MOU is in connection with purchase of the Property. A decision was subsequently made that the Property will be titled in the name of 1384 Fieldhouse LLC, as opposed to KS Max Property LLC. Martindale is aware of the change in name of the organization who will hold title to the Property. The MOU and agreement in principle between Martindale and our organization is still in effect; we have already updated the MOU with the appropriately named entity – i.e., 1384 Fieldhouse LLC – and are simply awaiting a second signature from Martindale reaffirming our agreement in principle on the shared use of parking spots.

Should you have any questions, please do not hesitate to contact me at (757) 469-3133 or markcasper@centraloutreach.com.

Very truly yours,

Mark E. Casper, Jr., Esquire

DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
08/19/2026	202623102412	OHIO LLC - ARTICLES OF ORGANIZATION (LCP)	99.00	300.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

CENTRAL OUTREACH WELLNESS CENTER, LLC
127 ANDERSON STREET
SUITE 101
PITTSBURGH, PA 15212

STATE OF OHIO
CERTIFICATE

Ohio Secretary of State, Frank LaRose

5666355

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

1384 FIELDHOUSE LLC

and, that said business records show the filing and recording of:

Document(s)	Document No(s):
OHIO LLC - ARTICLES OF ORGANIZATION	**202623102412**

Effective Date: 08/19/2026

United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 19th day of August, A.D. 2026.

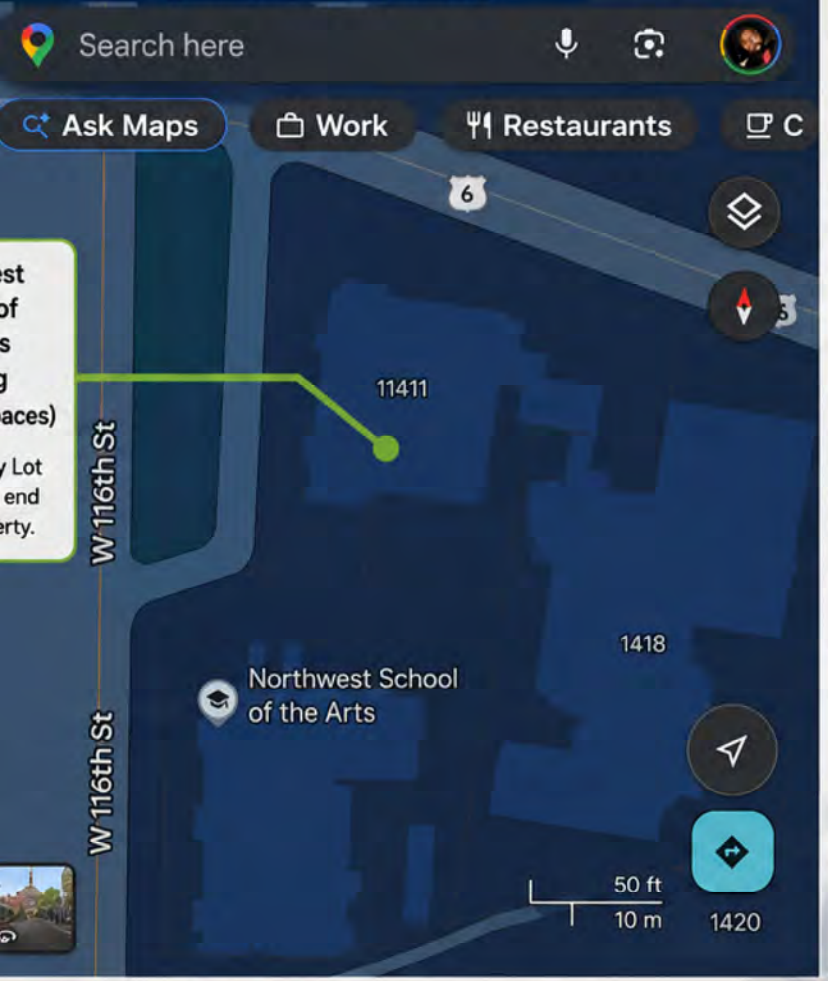
Ohio Secretary of State

HIRD AVENUE – PARKING PLAN

xisting Conditions – Google Maps (May 2024)

IORTHWEST SCHOOL OF THE ARTS PARKING

Up to 40 Spaces (Contingency Parking)



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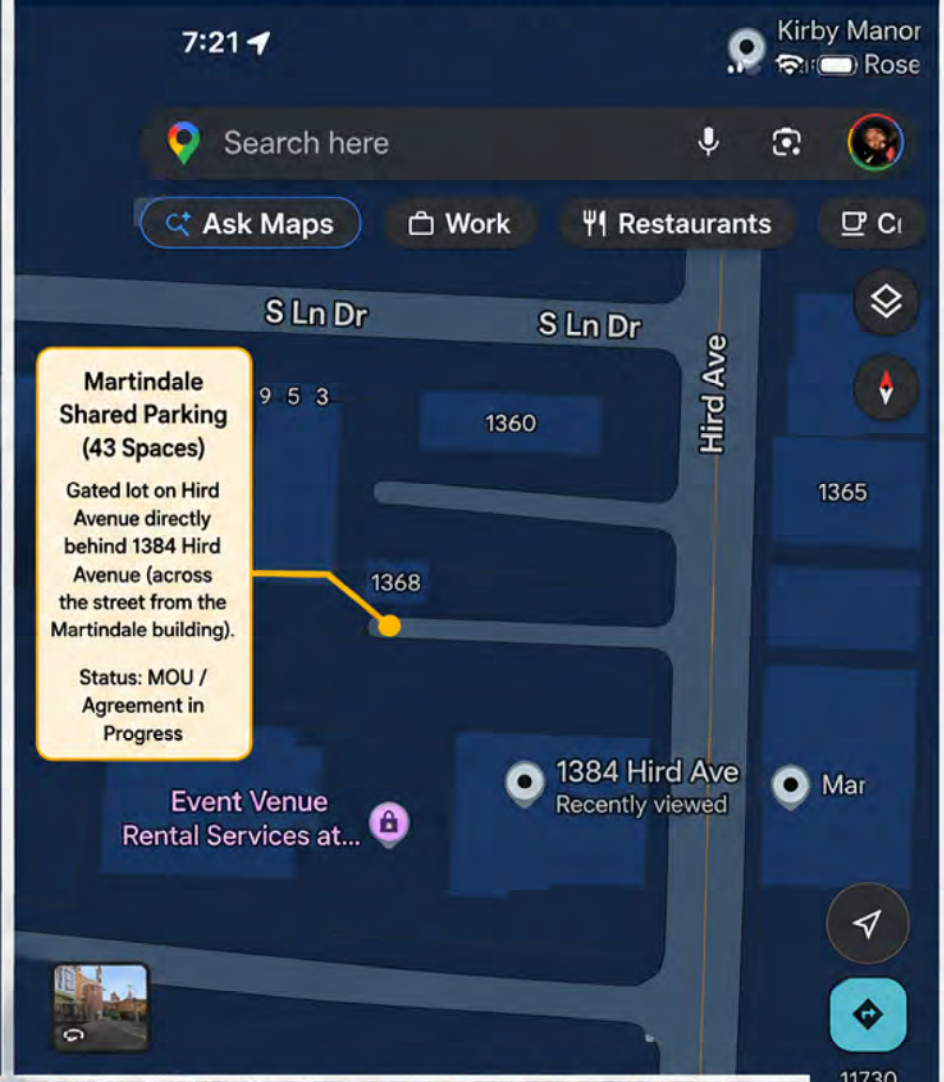
MARTINDALE PARKING

43 Spaces (Agreement in Progress)



PARKING SUMM

REQUIRED (CURRENT CO

113

Owner-Controlled Off
Parking Spaces Within 5

IDENTIFIED / IN PROGRESS -

- Martindale Parking – 43 Sp
- City of Lakewood Parking –
(Requested)

REMAINING NEE

33

Spaces Needed

CONTINGENCY (BEYOND 5

Up To 40

Northwest School of th
Signed LOI – Approx. 9
Requires Distance Modif

NED PARKING OPPORTUNITIES (AVAILABILITY REQUESTED)

arking Lot
argie's Closet
e & W 117th St)
g availability
y of Lakewood.

City-Owned Parcel
11700 Detroit Avenue
(Parcel No. 31233020)

Requesting availability to lease or include in parking plan, if available.

LEGEND

- Martindale Shared Parking
- Northwest School of the Ar
(Up to 40 Spaces)
- City-Owned Parking Oppor
(Availability Requested)

NOTES

- All parking locations are approximate bas
Google Maps (May 2024).
- Martindale Parking Agreement (43 space
in progress (MOU).
- City of Lakewood Parking (37 spaces) has
requested within 500 feet.
- Contingency parking at Northwest School
Arts (up to 40 spaces) requires distance
modification approval.
- City-owned parcels shown are being inqui
about for potential availability.

LARSEN ARCHITECTS

To: Katelyn Milius PE
City of Lakewood Planning Department
12650 Detroit Ave.
Lakewood, OH 44107
216-529-6634
Katelyn.Milius@lakewoodoh.net

From: Jim "JP" Ptacek
Date: 20 January 2021
Project: The Fieldhouse @ Studio West
Proj. # 20011

Katelyn -

Please see the attached revised submittal to address parking for the proposed Fieldhouse at Studio West. At our last appearance at the Planning Commission for parking – we included other 'similar' venues in Lakewood. Suggested comparisons have been offered to suggest the YMCA, Mahall's and later the Beck Center. We've included those references and updated our own:

The YMCA is approx. 54,000 sf over two floors – with a 206 car parking lot.
This represents a ratio of roughly ***1 parking stall / 260sf***

Mahall's is approx. 23,300 sf for first floor and basement areas – there's really no on-site parking, but there are approx. 42 street parking spaces and patrons use the 76 municipal parking stalls at Madison Park across the street. That is a total of 118 total available parking spaces. That represents a ratio of roughly ***1 parking stall / 200sf***

The Beck Center is approx. 51,500 sf on the first and second floors. They have a 168 car parking lot and there are approximately 36 street parking spots along Detroit. That's a total count of approximately 204 parking spaces. That represents a ratio of roughly ***1 parking stall / 250sf.***

The Fieldhouse @ Studio West is approx. 29,400sf on two floors. Due to a reconfiguration of the final design of the entry area at the Hird side of the connector street, we removed the spaces previously shown on the East. Our current parking plan is inclusive of the following:

- 6 spaces on the West (1 standard, 5 HC) as the directly available on-site parking.
- 96 (max) spaces in the adjacent municipal parking lot / W117th lot (metered locations)
- 65 (max) available street parking spaces within 500' of the site
- 38 (max) available street parking spaces between 500' – 1,000' of the site
- 25 (max) spaces from owner controlled lot behind My Friends on Detroit
- 21 spaces at North Coast College (shared parking agreement)
- 62 spaces on the two parking lots North of the Fieldhouse (pending final agreement)
- 75 (assumed max) via verbal agreement at Sapell's
- 47 (assumed max) via verbal agreement at Arby's (Cleveland)
- 68 spaces (negotiations pending) for use of the two lots associated with the former NTB
- 15 spaces (max, negotiations pending) for use of unused spaces at Colonial Club Apartments
- 30 spaces are available for a lot the owners have site control over within 1,000' of the site
- 62 spaces are available for a lot the owners have site control over over 1,000' for valet
- No parking is assumed to be used on residential portions of surrounding streets

- 30 bike/scooter parking is anticipated on site per our permit submittal drawings/bike rack design.

- We are working with Lyft/Uber for ride share coordination – and are exploring program options to encourage/incentivize patron use of ride-share / public transportation.

- Current Planning Commission approval for outside dining also limits outdoor patio use for both first floor patio space / second floor rooftop patio space to a maximum of 70 seats.

In aggregate, our project would have access to approximately 600 total parking spaces. That represents a ratio of roughly ***1 parking stall per 50sf***. If we met the parking ratio of 1:200 that Mahall's presently represents, (the most restrictive of the examples cited), we would need to provide only approximately 150 available parking spaces.

Looking forward to being able to present this project for the Planning Commission's consideration. If there are any questions, comments or concerns in the meantime – please don't hesitate to call or email…

Thank you –

Jim "JP" Ptacek – AIA – LEED AP
Principal - Larsen Architects – cc: file

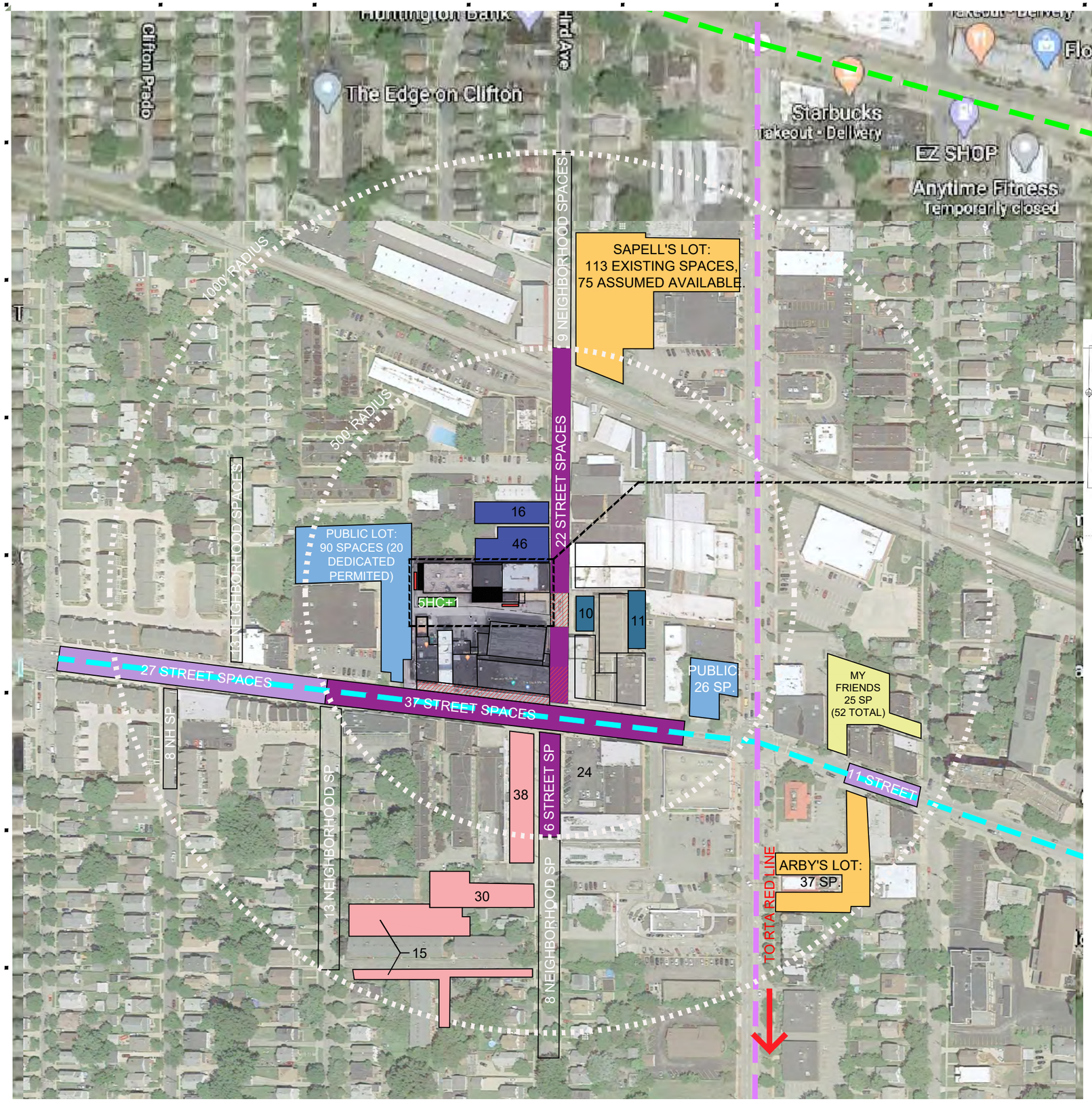
James Ptacek

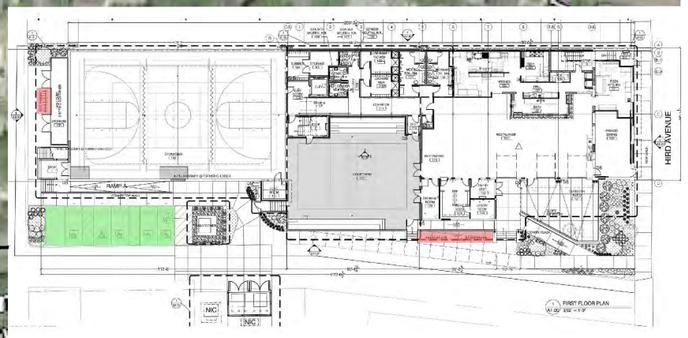
From: bfiggie@gmail.com
Sent: Wednesday, December 23, 2020 8:54 AM
To: James Ptacek
Cc: Budish Daniel; Kendra Chatburn
Subject: Authorization for Larsen Architects

Please accept this as our authorization for Larsen Architect to represent West 117 Development Fieldhouse LLC with the city of Lakewood's Planning Committee.

Betsy Figgie
Member, West 117 Development Fieldhouse LLC

Sent from my iPhone





LEGEND

65	STREET PARKING 500'<
38	STREET PARKING >500' WITHIN 1000'
96	PUBLIC LOTS
6	ON-SITE PARKING
25	OWNERSHIP CONTROLLED PARKING
112	VERBAL AGREEMENT FOR USE
62	DOCUMENTED NEGOTIATIONS
83	PARKING SHARE AGREEMENT PENDING
21	SHARED SIGNED PARKING AGREEMENT
30	SITE CONTROLLED WITHIN 1000' RADIUS
62	VALET OVER 1000' RADIUS
0	NEIGHBORHOOD PARKING
600	TOTAL AVAILABLE SPACES

BICYCLE / SCOOTER PARKING

RIDE SHARE

RTA 55 Bus: CSU line

RTA 78 Bus: West 117 - Puritas line

RTA 25 Bus: Detroit line

0' 40' 200' 400'

STATE OF OHIO
JAMES K LARSEN 5078
REGISTERED ARCHITECT

James K. Larsen, License #5078
Expiration Date 12/31/2021

LARSEN ARCHITECTS

12506 EDGEWATER DRIVE,
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 20011

The Fieldhouse @ Studio West

1384 HIRD AVE
LAKEWOOD, OH 44107

DRAWN BY:
CHECKED BY:

ISSUE

Issued for Bid / Permit Distribution: 12-14-2020

Addendum 1: 01-07-2021

THE CONTRACTOR AGREES THAT LARSEN ARCHITECTS SHALL BE THE FINAL DETERMINER OF THE SCOPE & INTENT OF THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES OR OMISSIONS BEFORE BEGINNING OR FABRICATING ANY WORK.

NO SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE ARCHITECT PRIOR TO BID ACCEPTANCE.

ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

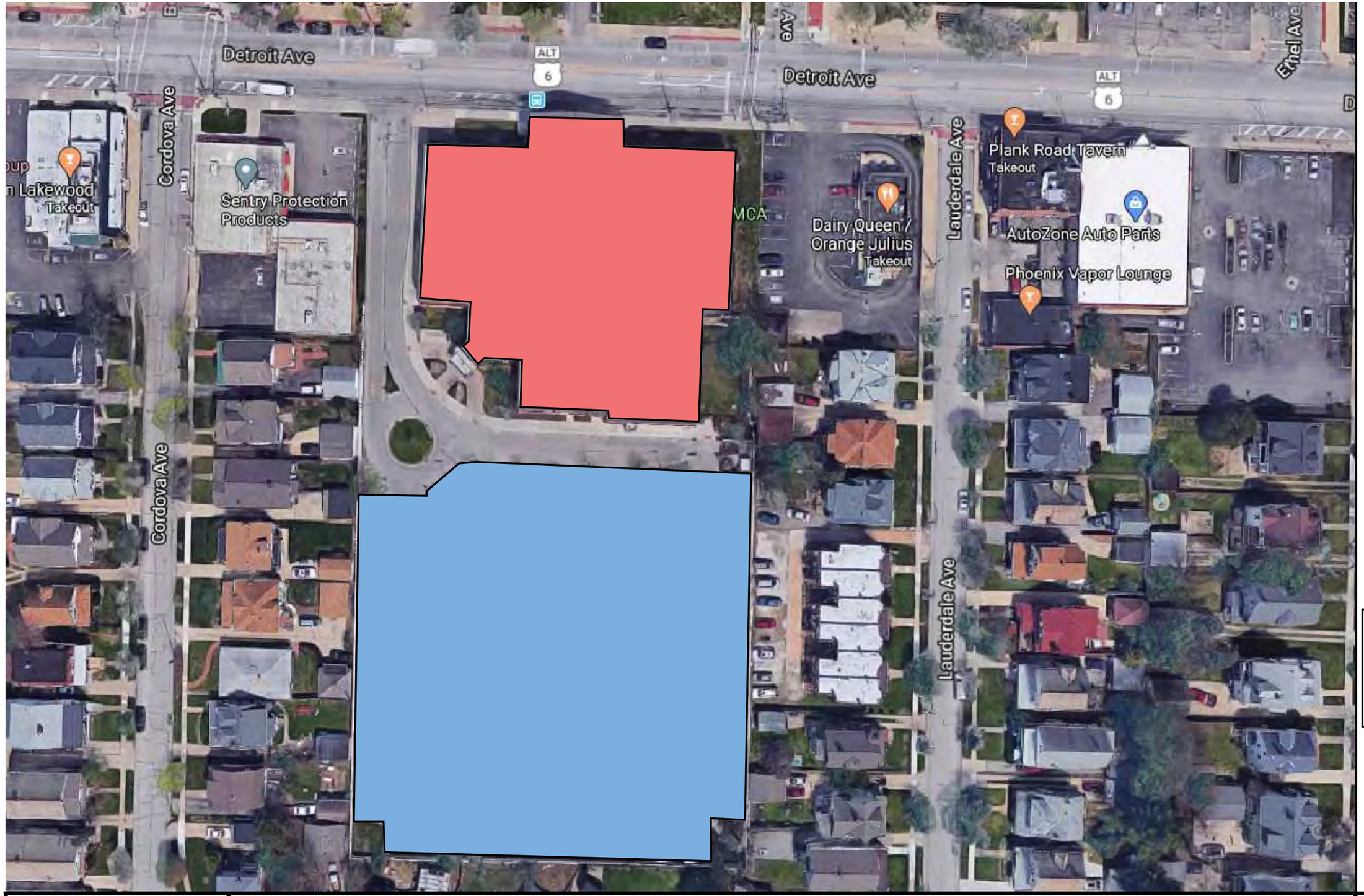
NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

ANY DUPLICATION OR MODIFICATION IS FORBIDDEN WITHOUT PRIOR WRITTEN PERMISSION FROM LARSEN ARCHITECTS.

SHEET NUMBER

AS-1

AERIAL PARKING MAP



YMCA – 16915 DETROIT AVE

APPROX. 34,000 SQ FT – 1ST FLOOR
APPROX. 20,000 SQ FT – 2ND FLOOR
TOTAL – 54,000 SQ FT

206 PARKING

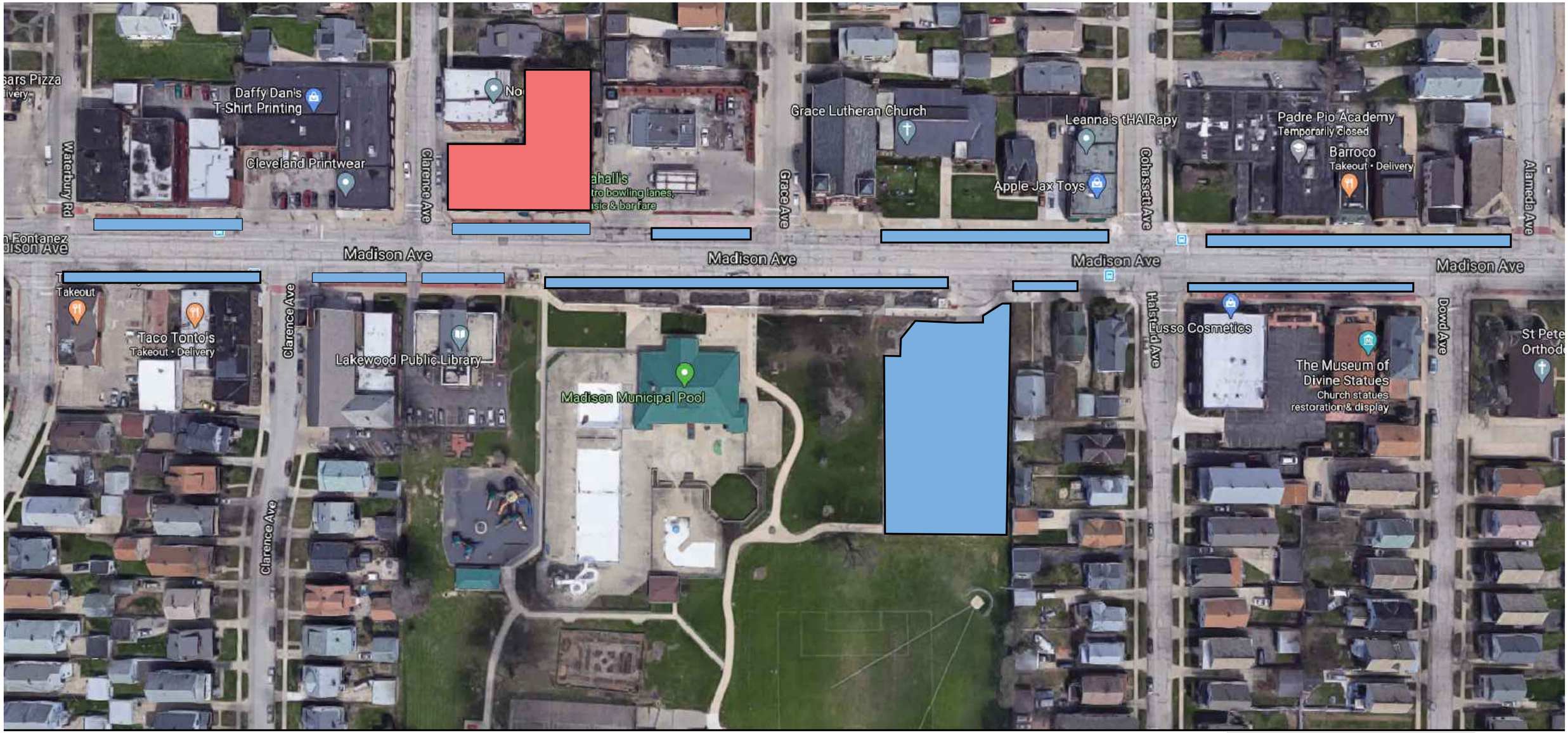
LARSEN ARCHITECTS

the Fieldhouse @ Studio West
1384 Hird Ave, Lakewood, OH 44107

YMCA

Issue Date: 1-20-2021
Job No: 20011

EX-1



MAHALLS – 13200 MADISON AVE

APPROX. 14,200 SQ FT – 1ST FLOOR
APPROX. 9,100 SQ FT – LOWER FLOOR
TOTAL – 23,300 SQ FT

76 PUBLIC PARKING
APPROX. 42 STREET PARKING
118 TOTAL PARKING SPOTS

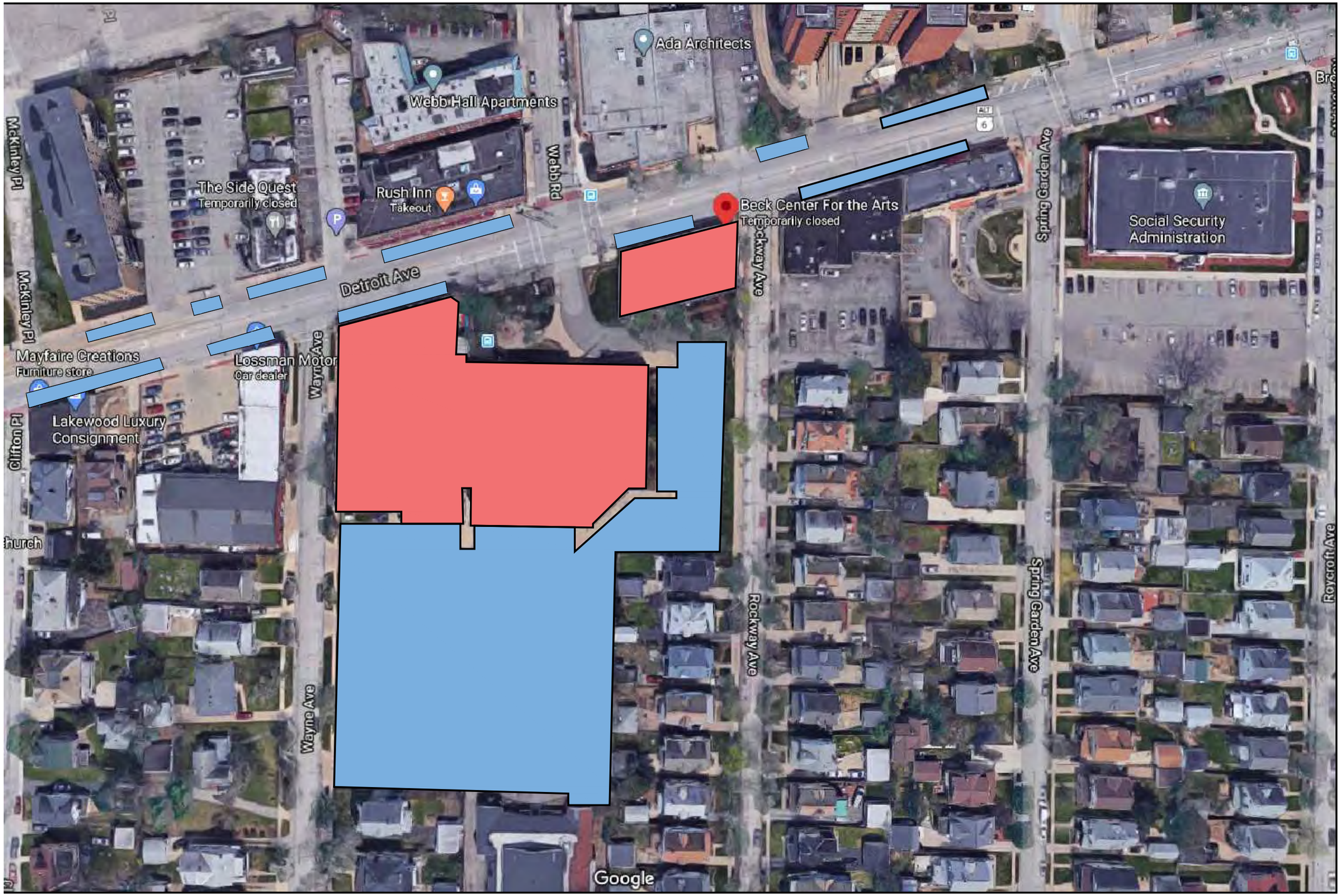
LARSEN ARCHITECTS

the Fieldhouse @ Studio West
1384 Hird Ave, Lakewood, OH 44107

MAHALLS

Issue Date: 1-20-2021
Job No: 20011

EX-2



BECK – 17801 DETROIT AVE

APPROX. 44,900 SQ FT – 1ST FLOOR
APPROX. 6,600 SQ FT – 2ND FLOOR
TOTAL – 51,500 SQ FT

168 PARKING
APPROX. 36 STREET PARKING
204 TOTAL PARKING SPOTS

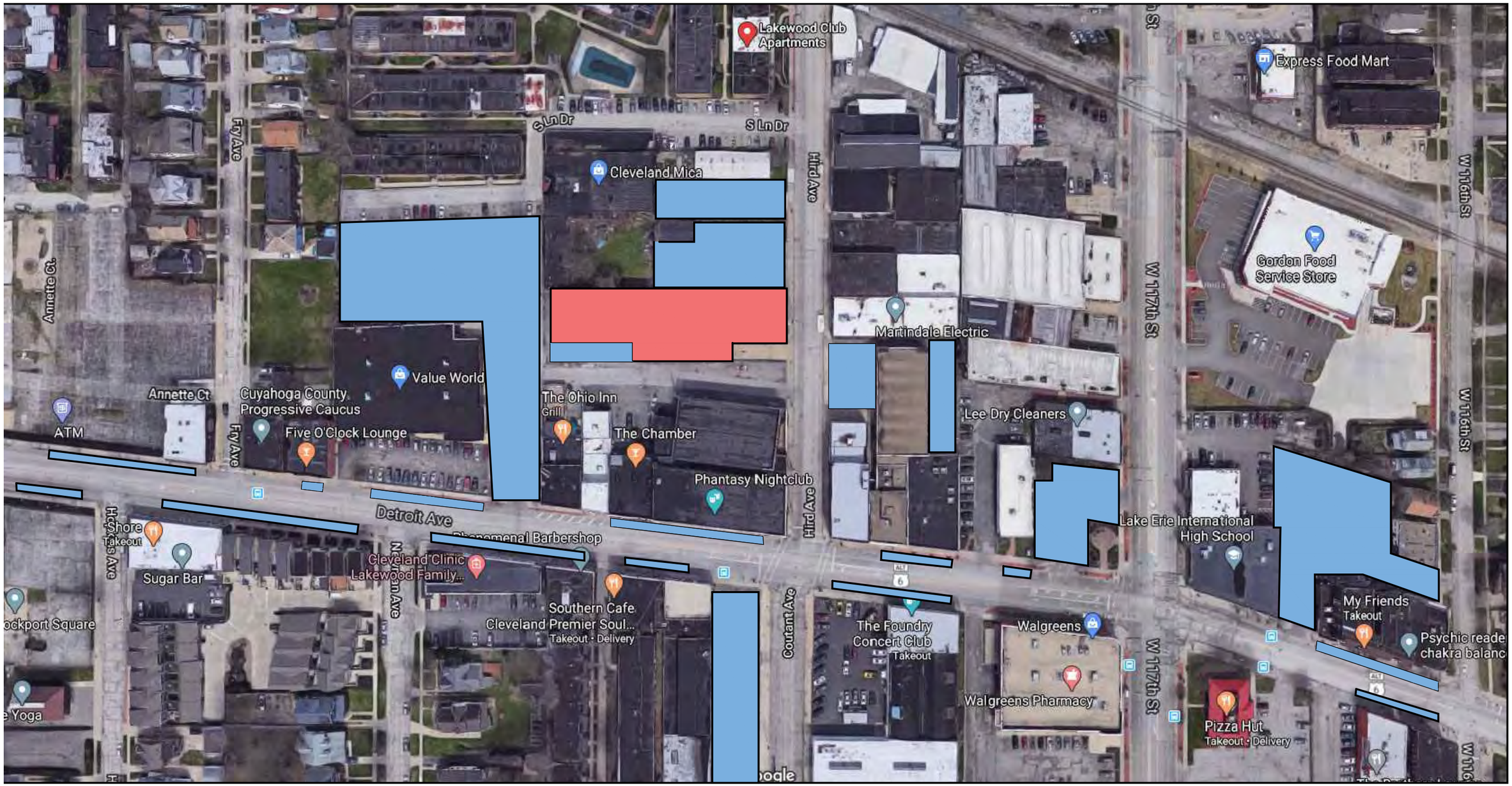
LARSEN ARCHITECTS

the Fieldhouse @ Studio West
1384 Hird Ave, Lakewood, OH 44107

BECK

Issue Date: 1-20-2021
Job No: 20011

EX-3



FIELDHOUSE @ STUDIO WEST – 1384 HIRD AVE

APPROX. 18,400 SQ FT – 1ST FLOOR
APPROX. 8,400 SQ FT – MEZZANINE FLOOR
APPROX. 2,600 SQ FT – 2ND FLOOR
TOTAL – 29,400 SQ FT

ACCESS TO 550 TOTAL PARKING SPOTS

LARSEN ARCHITECTS

the Fieldhouse @ Studio West
1384 Hird Ave, Lakewood, OH 44107

Fieldhouse @ Studio West

Issue Date: 1-20-2021
Job No: 20011

EX-4

STONEWALL SPORTS FIELDHOUSE AND RESTAURANT

Days of the Week

Sunday

	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15										15	600	585
9:00 AM		15									10	25	600	575
10:00 AM	10	15	50								20	95	600	505
11:00 AM	10	25	50		5		10	20		15	30	165	600	435
12:00 PM	25	25	75		5	15	20	50		25	50	290	600	310
1:00 PM	25	25	75		5	20	20	50		25	50	295	600	305
2:00 PM	25	25	50		5	25	10	50		25	40	255	600	345
3:00 PM	30	35	50		5	25	10	50		25	30	260	600	340
4:00 PM	30	35	50		5	25	15	50		25	30	265	600	335
5:00 PM	30	35	75		10	20	20	40		25	50	305	600	295
6:00 PM	30	35	75		10	15	75			50	50	340	600	260
7:00 PM	30	35	75		10		75			50	50	325	600	275
8:00 PM	25	20	75		10		75			50	50	305	600	295
9:00 PM	25	20	50		10		75			50	50	280	600	320
10:00 PM	10	20	50		10		75			50	50	265	600	335
11:00 PM					7		75			50	50	182	600	418
12:00 AM					5		75			50	50	180	600	420
1:00 AM												0	600	600
2:00 AM												0	600	600

Monday

	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15						20				35	600	565
9:00 AM		15		30				20			10	75	600	525
10:00 AM	2	15		30		5		20			20	92	600	508
11:00 AM	2	15		30		10		30			30	117	600	483
12:00 PM	2	15	50	30		15		40			50	202	600	398
1:00 PM	2	10	50	30		10		30			50	182	600	418
2:00 PM	2	5	40	30		10		20			40	147	600	453
3:00 PM	2	5	40	30		10		20			30	137	600	463
4:00 PM	2	5	40	30		10		20			30	137	600	463
5:00 PM	2	5	75	30		20		50			50	232	600	368
6:00 PM	25	20	75	30		25		50			100	325	600	275
7:00 PM	25	20	75	30		25		40		50	50	315	600	285
8:00 PM	25	20	75	30		20				50	50	270	600	330
9:00 PM	25	20	75	30		20				50	50	270	600	330
10:00 PM	25	20	75	30						50	50	250	600	350
11:00 PM			30							50	50	130	600	470
12:00 AM			30							50	50	130	600	470
1:00 AM												0	600	600
2:00 AM												0	600	600

Tuesday

	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15						20				35	600	565
9:00 AM		15		30				20			10	75	600	525
10:00 AM	2	15		30		5		20			20	92	600	508
11:00 AM	2	15		30		10		30			30	117	600	483
12:00 PM	2	15	50	30		15		40			50	202	600	398
1:00 PM	2	10	50	30		10		30			50	182	600	418
2:00 PM	2	5	40	30		10		20			40	147	600	453
3:00 PM	2	5	40	30	5	10		20			30	142	600	458
4:00 PM	2	5	40	30	5	10	15	20			30	157	600	443
5:00 PM	2	5	75	30	10	20	20	50			50	262	600	338
6:00 PM	25	20	75	30	10	25	75	50			100	410	600	190
7:00 PM	25	20	75	30	10	25	75	40		50	50	400	600	200
8:00 PM	25	20	75	30	10	20	75			50	50	355	600	245
9:00 PM	25	20	75	30	10	20	75			50	50	355	600	245
10:00 PM	25	20	75	30	10		75			50	50	335	600	265
11:00 PM			30		7		75			50	50	212	600	388
12:00 AM			30		5		75			50	50	210	600	390
1:00 AM							75					75	600	525
2:00 AM							75					75	600	525

Wednesday

	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15						20				35	600	565
9:00 AM		15	30					20			10	75	600	525
10:00 AM	2	15	30			5		20			20	92	600	508
11:00 AM	2	15	30			10		30			30	117	600	483
12:00 PM	2	15	50	30		15		40			50	202	600	398
1:00 PM	2	10	50	30		10		30			50	182	600	418
2:00 PM	2	5	40	30		10		20			40	147	600	453
3:00 PM	2	5	40	30	5	10		20			30	142	600	458
4:00 PM	2	5	40	30	5	10	15	20			30	157	600	443
5:00 PM	2	5	75	30	10	20	20	50			50	262	600	338
6:00 PM	25	20	75	30	10	25	75	50			100	410	600	190
7:00 PM	25	20	75	30	10	25	75	40		50	50	400	600	200
8:00 PM	25	20	75	30	10	20	75			50	50	355	600	245
9:00 PM	25	20	75	30	10	20	75			50	50	355	600	245
10:00 PM	25	20	75	30	10		75			50	50	335	600	265
11:00 PM			30		7		75			50	50	212	600	388
12:00 AM			30		5		75			50	50	210	600	390
1:00 AM							75					75	600	525
2:00 AM							75					75	600	525

Thursday

	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15						20				35	600	565
9:00 AM		15	30					20			10	75	600	525
10:00 AM	2	15	30			5		20			20	92	600	508
11:00 AM	2	15	30			10		30			30	117	600	483
12:00 PM	2	15	50	30		15		40			50	202	600	398
1:00 PM	2	10	50	30		10		30			50	182	600	418
2:00 PM	2	5	40	30		10		20			40	147	600	453
3:00 PM	2	5	40	30	5	10		20			30	142	600	458
4:00 PM	2	5	40	30	5	10	15	20			30	157	600	443
5:00 PM	2	5	75	30	10	20	20	50			50	262	600	338
6:00 PM	25	20	75	30	10	25	75	50			100	410	600	190
7:00 PM	25	20	75	30	10	25	75	40		50	50	400	600	200
8:00 PM	25	20	75	30	10	20	75			50	50	355	600	245
9:00 PM	25	20	75	30	10	20	75			50	50	355	600	245
10:00 PM	25	20	75	30	10		75			50	50	335	600	265
11:00 PM			30		7					50	50	137	600	463
12:00 AM			30		5					50	50	135	600	465
1:00 AM										50	50	100	600	500
2:00 AM										50	50	100	600	500

Friday

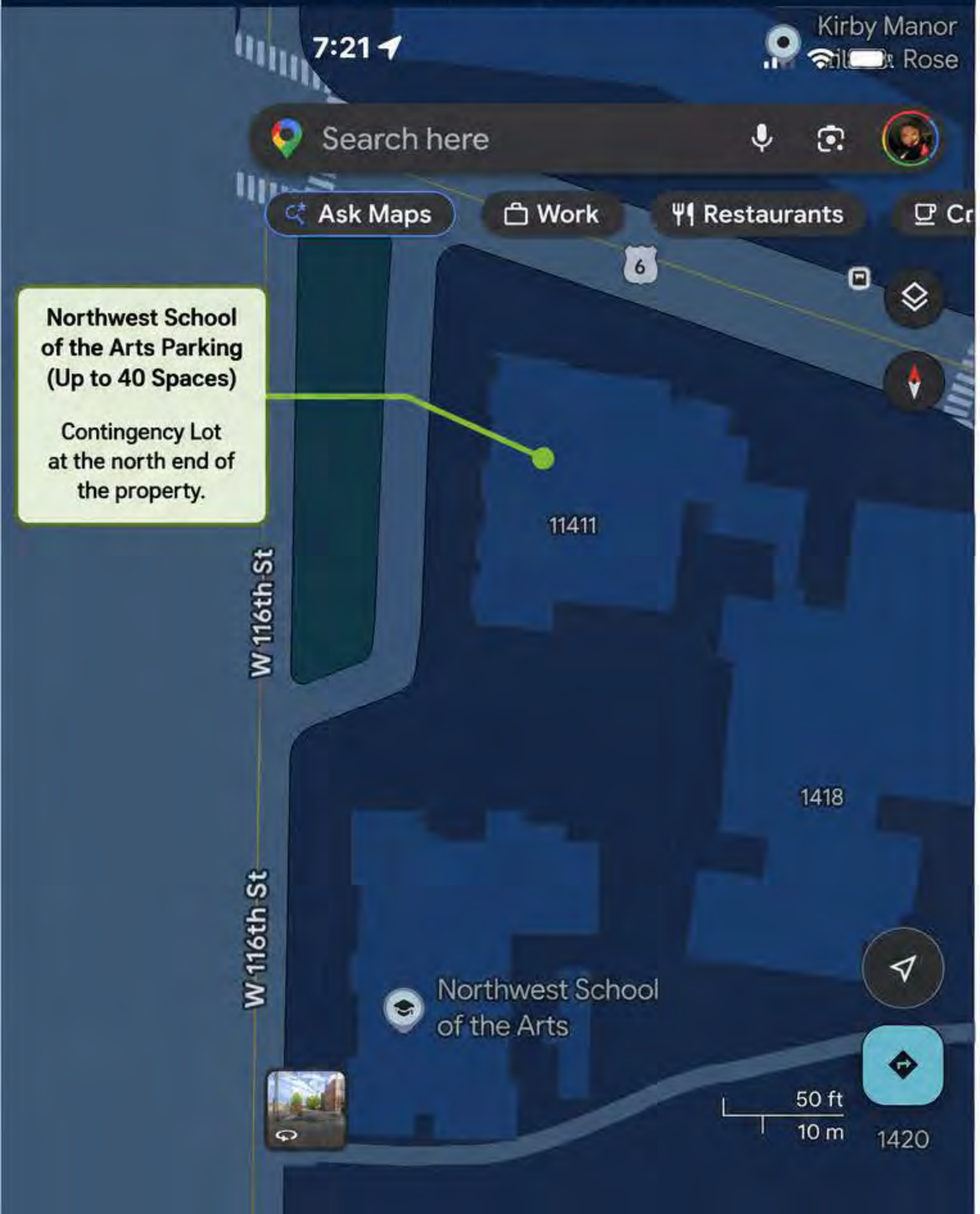
	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15						20				35	600	565
9:00 AM		15	30					20			10	75	600	525
10:00 AM	2	15	40	30		5		20			20	132	600	468
11:00 AM	2	15	40	30	5	10		30			30	162	600	438
12:00 PM	2	15	50	30	5	15		40			50	207	600	393
1:00 PM	2	10	50	30	7	10		30			50	189	600	411
2:00 PM	2	5	40	30	10	10		20			40	157	600	443
3:00 PM	2	5	40	30	10	10		20			30	147	600	453
4:00 PM	2	5	40	30	10	10	15	20			30	162	600	438
5:00 PM	2	5	75		15	20	20	50		25	50	262	600	338
6:00 PM	25	20	75		15	25	75	50		25	50	360	600	240
7:00 PM	25	20	75		15	25	75	40		50	50	375	600	225
8:00 PM	25	20	75		15	20	75			50	50	330	600	270
9:00 PM	25	20	50		15	20	75			50	50	305	600	295
10:00 PM	25	20	50		15		75		60	50	50	345	600	255
11:00 PM			30		15		75		60	50	50	280	600	320
12:00 AM			30		15		75		60	50	50	280	600	320
1:00 AM			30		10		75		60	50	50	275	600	325
2:00 AM			30				75		60	50	50	265	600	335

Saturday

	Field House (Proposed)	Courtyard (Proposed)	Restaurant (Proposed)	N. Coast Coll. (Adjacent)	Ohio Inn (Adjacent)	Value World (Adjacent)	Foundry (Adjacent)	Sapell's (Adjacent)	Chamber (Adjacent)	Symposium (Adjacent)	Phantasy NightClub (Adjacent)	Total	Capacity	Available
8:00 AM		15										15	600	585
9:00 AM		15									10	25	600	575
10:00 AM	10	15	40			10		30			20	125	600	475
11:00 AM	10	25	40		5	15		40			30	165	600	435
12:00 PM	25	25	50		5	25		50		15	50	245	600	355
1:00 PM	25	25	50		7	25		50		25	50	257	600	343
2:00 PM	25	25	40		10	20		50		25	40	235	600	365
3:00 PM	30	35	40		10	20		50		25	30	240	600	360
4:00 PM	30	35	40		10	20	15	50		25	30	255	600	345
5:00 PM	30	35	75		15	25	20	50		25	50	325	600	275
6:00 PM	30	35	75		15	25	75	50		25	50	380	600	220
7:00 PM	30	35	75		15	25	75			50	50	355	600	245
8:00 PM	25	20	75		15	20	75			50	50	330	600	270
9:00 PM	25	20	50		15	20	75			50	50	305	600	295
10:00 PM	10	20	50		15		75		60	50	50	330	600	270
11:00 PM			30		15		75		60	50	50	280	600	320
12:00 AM			30		15		75		60	50	50	280	600	320
1:00 AM			30		10		75		60	50	50	275	600	325
2:00 AM			30				75		60	50	50	265	600	335

NORTHWEST SCHOOL OF THE ARTS PARKING

Up to 40 Spaces (Contingency Parking)



MARTINDALE PARKING

43 Spaces (Agreement in Progress)

FIELDHOUSE
SW STUDIO WEST 117

LIVE AUCTION
ORDER & PICK UP HERE
LIVE AUCTION

Inclusion
MEANS
EXCLUSION
INCLUSION
STUDIO WEST 117

SW7
SW7
FIELDHOUSE

Jason William Marous
FIELDHOUSE DJ TOWER
GYMNASIUM

SW FIELDHOUSE
FIELDHOUSE
SW STUDIO WEST 117
FIELDHOUSE
SW STUDIO WEST 117
TRELLIS
Eat Me!
THE KITCHEN
EXIT
HIRD
1384

TOGETHER
WE
RISE
SW STUDIO WEST

FIELDHOUSE

FIELDHOUSE
SW7

HIRD

FIELDHOUSE
SW STUDIO WEST 117
Eat. Drink. Play. Connect.
SW117.com
MUZE
TRELLIS
Eat Me!
GYMNASIUM
COURTYARD
THE KITCHEN
FIELDHOUSE
FIELDHOUSE

NORTHWEST
SCHOOL OF THE ARTS
Every student in every seat will make academic and artistic gains

August 12, 2026

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

RE: Letter of Intent for Shared Parking – 1384 Hird Avenue, Lakewood, Ohio

To Whom It May Concern:

Northwest School of the Arts, located at **1441 W. 116th Street, Cleveland, Ohio 44102**, is pleased to provide this Letter of Intent in support of the redevelopment and future operations of the property located at **1384 Hird Avenue, Lakewood, Ohio 44107**.

Northwest School of the Arts is willing to make up to forty (40) parking spaces within its parking lot available for shared parking use in support of activities and operations at the 1384 Hird Avenue property.

The anticipated shared parking arrangement would primarily provide access to the school's parking spaces during times when they are not needed for normal school operations, including:

- Evenings
- Weekends
- Summer break
- Fall, winter, spring, and other scheduled school breaks
- Holidays and other days when the school is closed
- Weather-related closures, including snow days
- Other mutually agreed-upon periods when the parking spaces are available

The parties will coordinate use of the parking area to ensure that shared parking does not interfere with the normal operations, activities, events, or parking needs of Northwest School of the Arts.

Northwest School of the Arts is willing to provide access to these parking spaces at no cost as a community partner supporting the redevelopment and use of the 1384 Hird Avenue property, subject to the parties reaching a mutually acceptable final shared parking arrangement.

Northwest School of the Arts understands that this Letter of Intent may be provided to the City of Lakewood and the Lakewood Planning Commission as evidence of the school's willingness to participate in the proposed shared parking plan. The school is also willing to work with the appropriate parties to execute any additional documentation or formal shared parking agreement that may be required by the City or mutually determined to be appropriate.

This Letter of Intent is intended to document the school's good-faith intent to participate in the shared parking arrangement and is not intended to constitute a final legally binding parking agreement.

Northwest School of the Arts is pleased to support this effort and looks forward to continuing its collaborative relationship with the organizations involved in the redevelopment and operation of the 1384 Hird Avenue property.

Sincerely,

Derrick Lockett, M.Ed.
Principal
Northwest School of the Arts
1441 W. 116th Street
Cleveland, Ohio 44102

Email: dlockett@acanwest.com
Office: 216-226-6800
Cell: 216-375-1727
Fax: 216-226-6800

City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Communication Cover Page

Docket No.: 09-26-26

Permit No.: n/a

Project: Delaware Ave. between Carabel and Glenbury
Active Transportation Plan(ATP) and Complete Streets Public Comment

Delaware Avenue Bike Boulevard Proposed Improvements

City of Lakewood
Department of Public Works – Engineering & Construction

Mark K. Papke, PE, CPESC
City Engineer

Lakewood Planning Commission

September 3, 2026

Note: Concepts presented herein are not to scale and are for planning discussion purposes only

Agenda

- Active Transportation Plan Initiatives
- Delaware Ave Data & Existing Conditions
- ODOT Multimodal Design Guidelines
- Proposed Plan
- Questions/Comments

Lakewood ATP – Priority #3

Table 6. Route project ATP recommendations

Project ID	Roadway	Recommendation	Project Extents
1	Belle Ave	Bike boulevard	Detroit Ave to Bayes Ave
2	Belle Ave	Bike boulevard	Lake Ave to Detroit Ave
3	Bunts Rd	Bike boulevard	Detroit Ave to Merl Avenue
4	Bunts Rd	Shared lane	To Lakewood Heights Boulevard
5	Bunts Rd	Shared use path	Detroit Ave to Madison Ave
6	Bunts Rd	Shared use path	Madison Ave to Lakewood Heights Blvd
7	Clifton Blvd	Shared use path	West Clifton Blvd to jurisdictional boundary
8	Graber Dr	Counterflow bike lane	Riverside Drive to Detroit Ave
9	Cohassett Ave / Halstead Ave	Bike boulevard	Detroit Ave to Athens Ave
10	Cove Ave	Bike boulevard	Lake Rd to Detroit Ave
11	Athens Ave	Bike boulevard	Morrison Ave to Halstead Ave
12	Delaware Ave	Bike boulevard	Glenbury Ave to Brown Rd

Lakewood ATP – Project ID #12

Plan in 2028

Replace Watermain McKinley to Carabel

Sewer Improvements

Resurface with Bike Boulevard – Glenbury to Carabel.
Continue bike boulevard to Alger Rd when that section is resurfaced.

Intersection improvements at Woodward, Carabel & Olive

ATP - Intersection Improvements

55	Install high-visibility crosswalk markings across Delaware Avenue. Consider installation of LPI and bicycle detection to support recommended bicycle boulevard project on Delaware Avenue and access to Hayes Elementary School. Consider installation of curb extension,pedestrian refuge island, and raised crosswalk	Delaware Ave	Woodward Ave
62	Install high-visibility crosswalk markings across Delaware Avenue to improve access to Hayes Elementary School. Consider installation of curb extension, pedestrian refuge island, and raised crosswalk.	Delaware Ave	Carabel Ave
70	Install high-visibility crosswalk markings at all approaches. Consider installation of curb extensions, raised crossing, or raised intersection to support access to Hayes Elementary School.	Delaware Ave	Olive Ave

Note Project ID 61 addresses North Marginal and McKinley

Delaware Ave – Data & Existing Conditions

Proposed Bike Boulevard Limits – Glenbury Ave. to Woodward Ave.

Glenbury to Atkins (parking eastbound lane)

290 feet long

- 27' wide

Atkins to Woodward (parking eastbound lane)

625 feet long

- 28' wide tapering to 37' wide at Woodward

Woodward to Olive (parking both sides of street)

550 feet long

- Width varies between 51' and 56'

Olive to Carabel (parking eastbound lane)

260 feet long

- 32' wide at Olive tapering to 27' wide

Speed Limit = 25 MPH

Bicycle Blvd Criteria

ODOT Multimode Design Guidelines (Table 6-1)

- Peak Hourly Volume (110 – 144)
- Average Daily Volume (1,430 – 1,804)
- Average Speed (16 – 21mph)

Dave to insert SPEED DATA
If available

Table 6-1: Bicycle Boulevard Motorized Traffic Volume and Speed Performance Criteria

Minimize Motorized Through Traffic Volumes and Speed

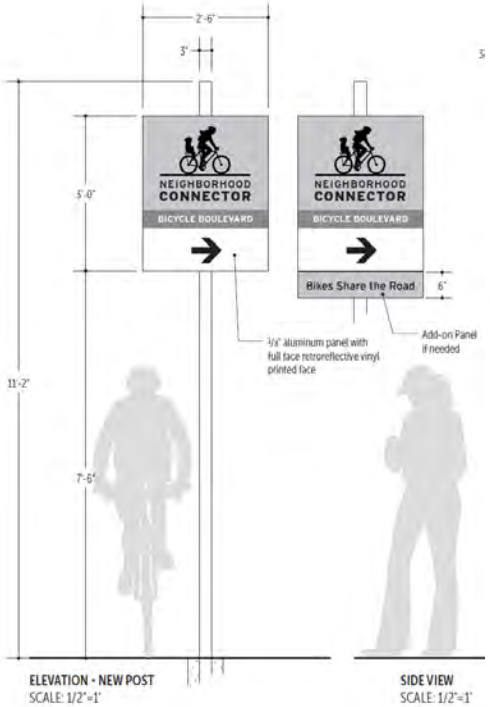
	Peak Hourly Traffic Volume* (vehicles/hr)	Average Daily Traffic Volume (ADT)	Operating Speed (mph)
Preferred	150	1,000	15
Acceptable	300	2,000	20
Maximum	450	3,000	25

*Assumed to be 15% of ADT

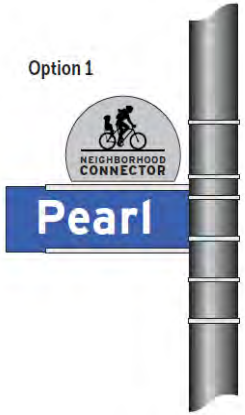
Wayfinding and Regulatory Signs – Design Guidelines

DB to modify

R9-20



Original Cleveland – Lakewood Bike Blvd Design Schematic (2021)

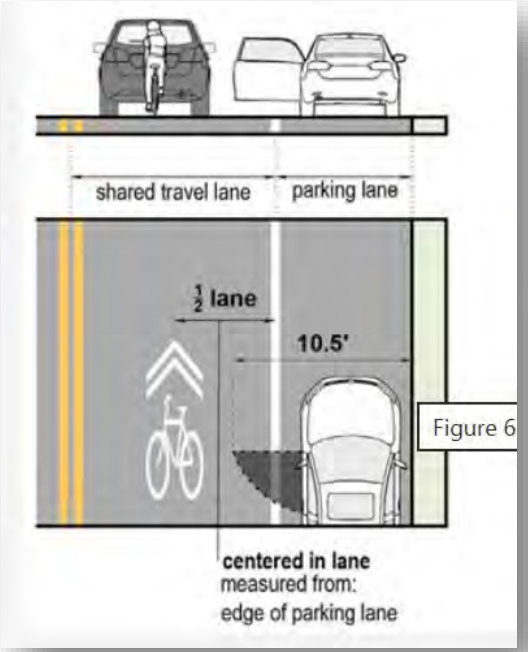


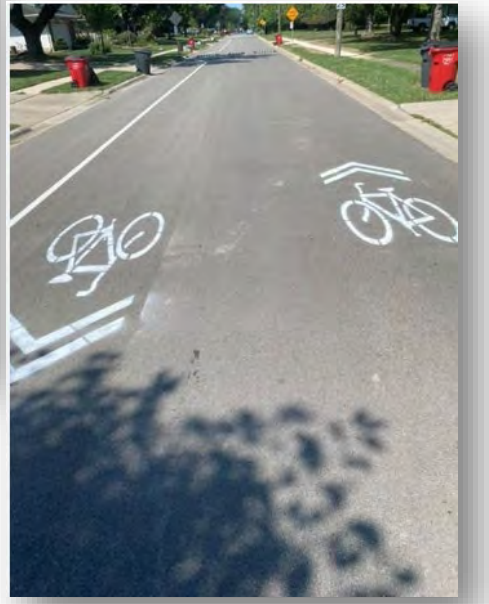
STREET SIGN TOPPER
NOT TO SCALE

The "BICYCLES ALLOWED USE OF FULL LANE" sign (R9-20) may be used in situations where motorists must wait behind slower moving bicyclist or change lanes to pass a bicyclist at a safe distance.

Bicycle Guide Signs (D11-1 and corresponding plaques) can help bicyclists identify and follow designated bicycle boulevard routes more easily.

Sharrows Pavement Markings Design Guidelines



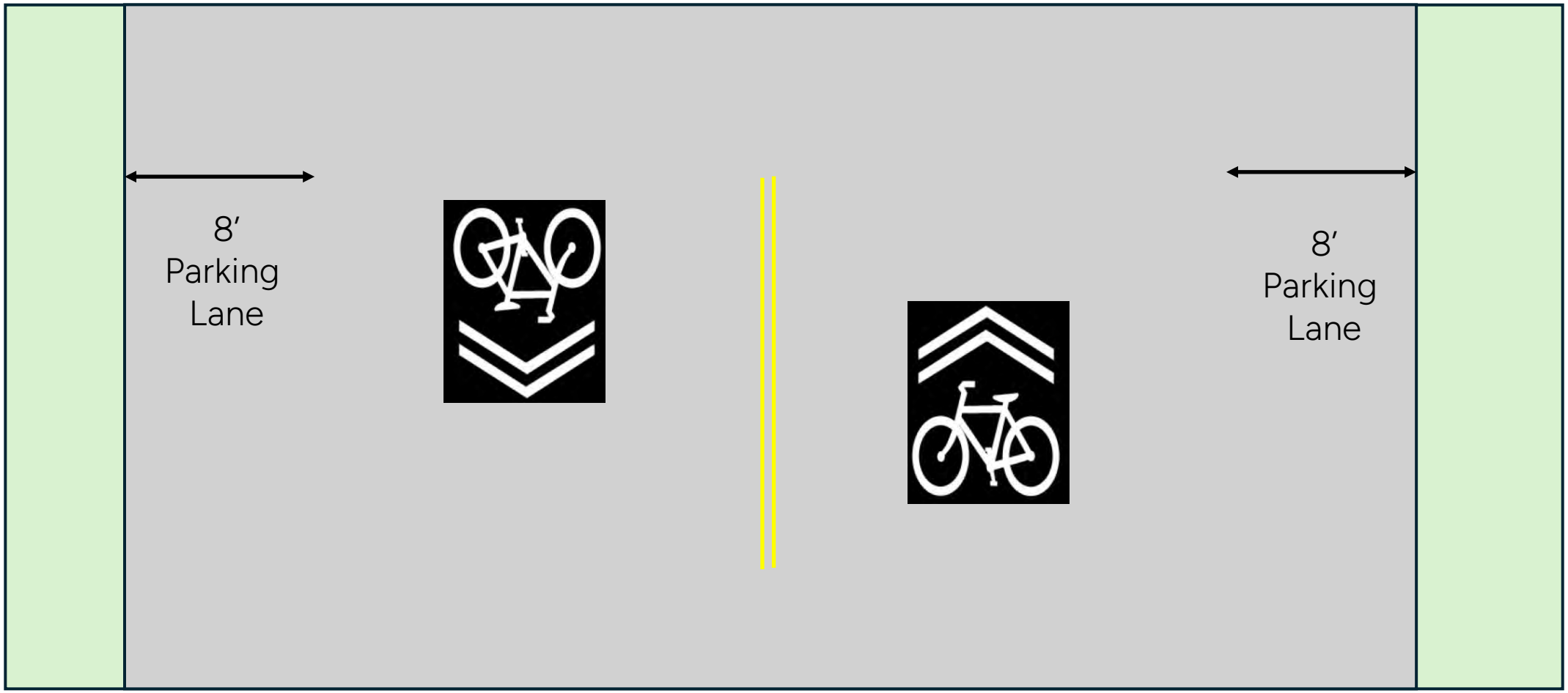


1.Lateral placement: Shared-lane markings should be marked on an alignment that represents a practical path of bicycle travel under typical conditions. For most streets, such as where on-street parking is present or where lane widths are less than 14.5 ft., this lateral placement should be the center of a shared travel lane. The lateral placement of a shared- lane marking is measured from the center of the chevron marking to the face of the curb, gutter seam, edge of the pavement, or edge of on-street parking (see Figure 6-2).

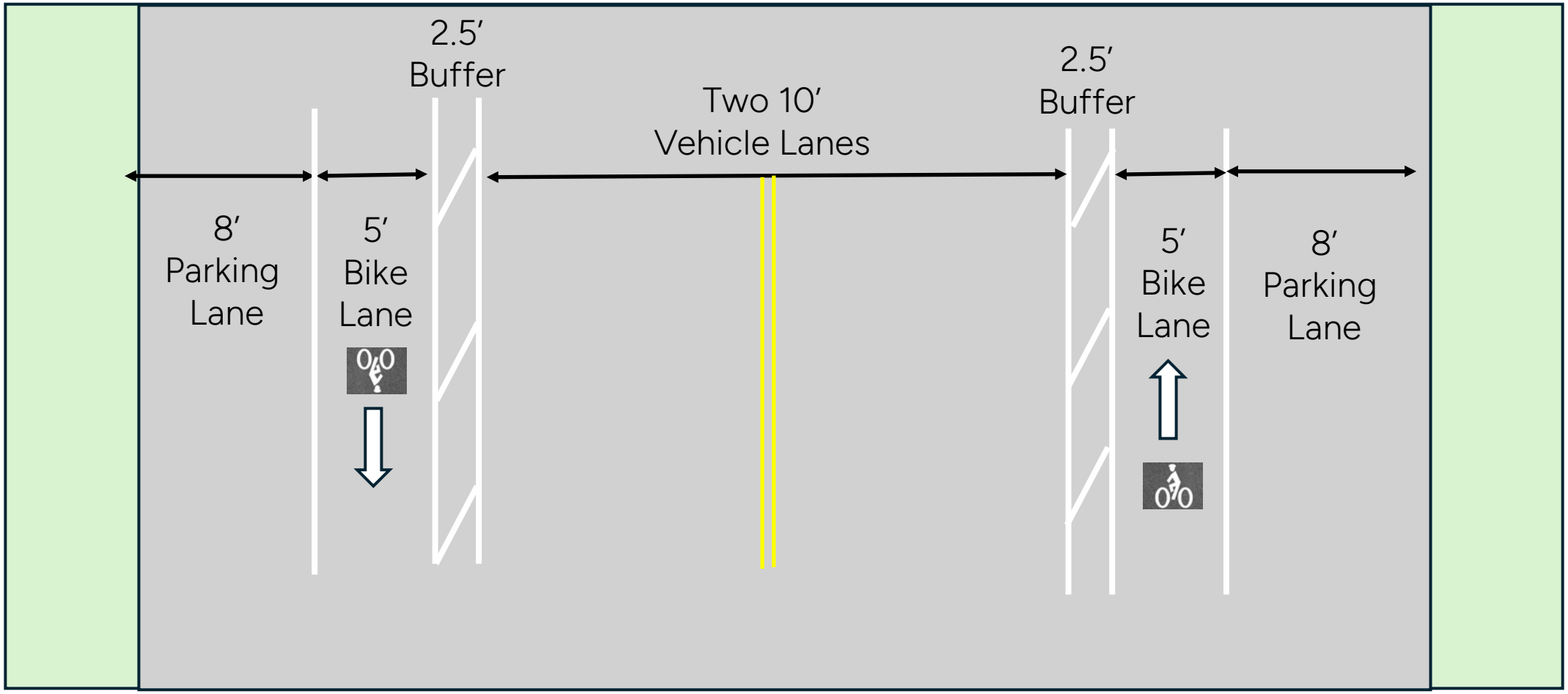
2.Longitudinal spacing: Shared-lane markings should be placed a maximum of 50 ft. downstream from an intersection and spaced at intervals at a maximum of 250 ft. thereafter (see Figure 6-3). If possible, the first marking after an intersection or driveway should be placed outside of the wheel path of turning vehicles to reduce wear.

Proposed – Sharrows Layout
Delaware Ave – Curb to Curb 27’ to 28’ wide
– Glenbury to Woodward
- Olive to Carabel

Delaware Ave – Alternate A (ATP Plan)
Woodward to Olive (51′ to 56′ Wide)
Proposed – Bike Lanes Layout



Delaware Ave – Alternate B (ATP Alternate)
Woodward to Olive (51′ to 56′ Wide)
Proposed – Bike Lanes Layout

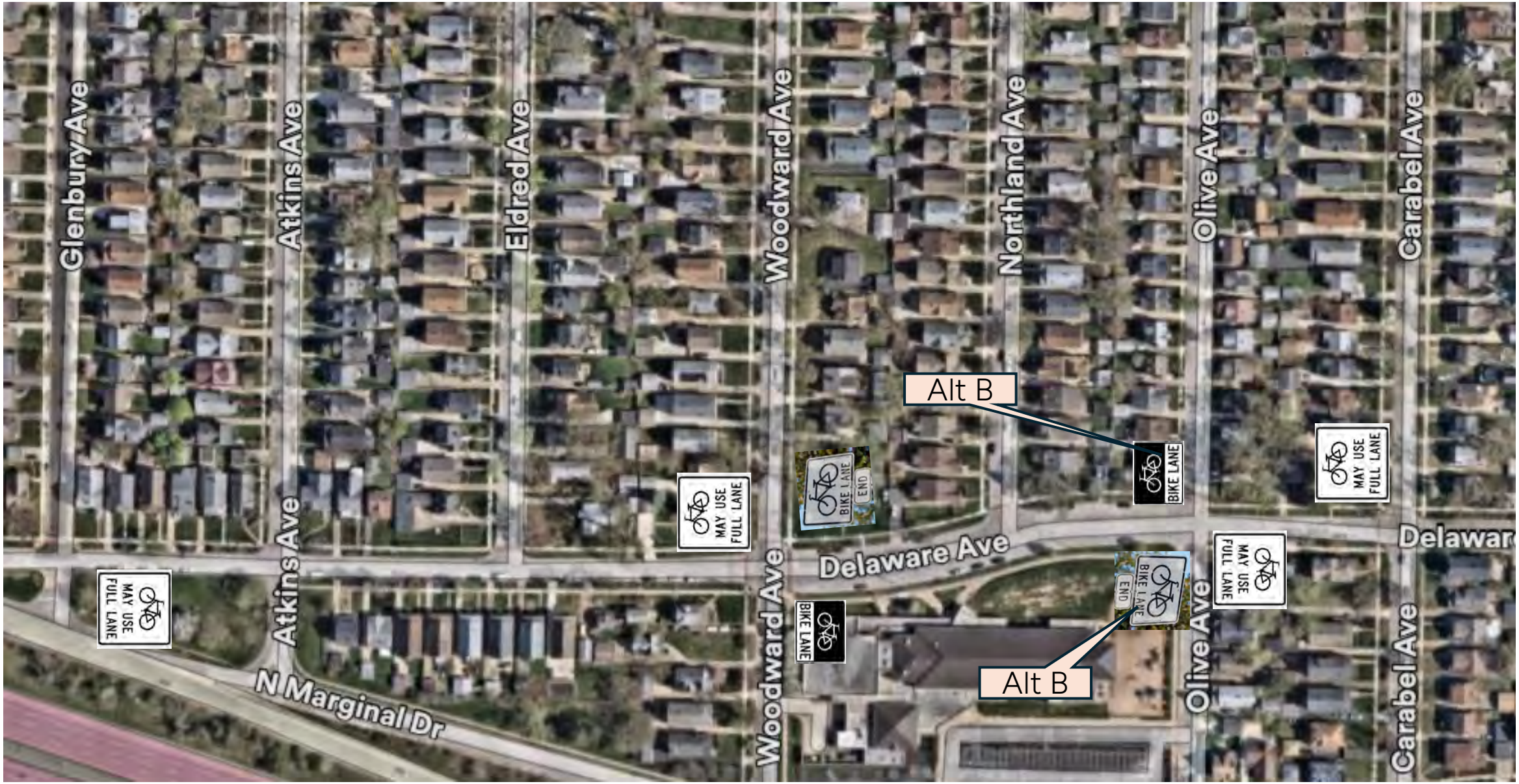


Sharrow Placement

Indicates approximate location of Double Sharrows located +/-50' from intersection including Alt A

Sign Placement

DB add Bike BLVD Signs



ODOT Multi-Modal Design Guidelines

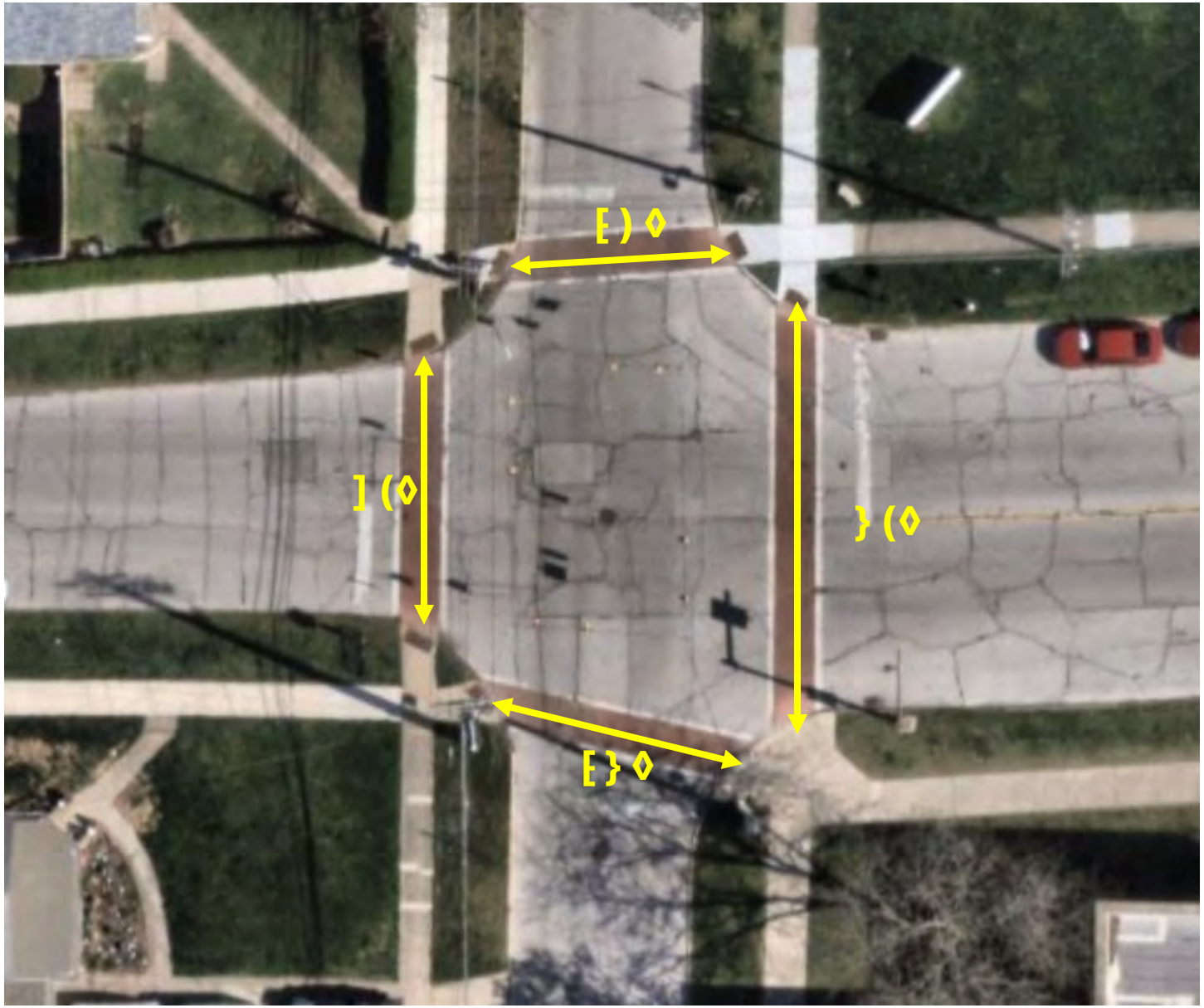
Curb extensions are typically used where there is an on-street parking lane and its width is typically the width of, or 1 ft. less than, the width of the parking lane. Curb extensions may be considered for use where shoulders exist if bicyclists will not be operating on the shoulder.

Crosswalk Length Guidelines

40’ or less is preferable (NACTO)

Woodward Intersection Existing Layout

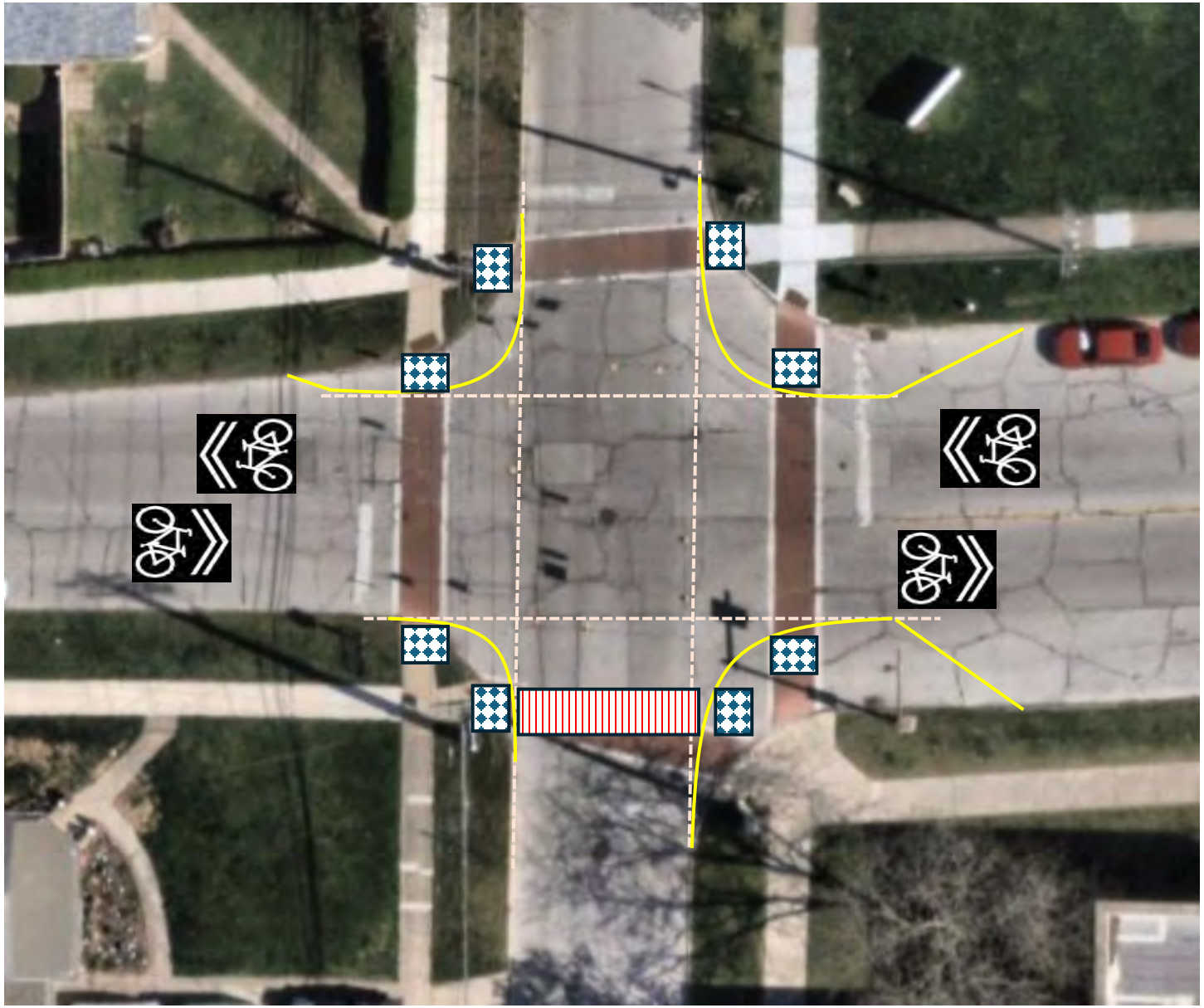
Signalized intersection
With span wire



Woodward Intersection

Proposed Curb Extensions
Maintain minimum 20’ for LFD

Signal is span wired
Software cannot support
LPI or bicycle detection at
This time



Note this plan is subject to change if grading, drainage and/or sewer hydraulically cannot be achieved

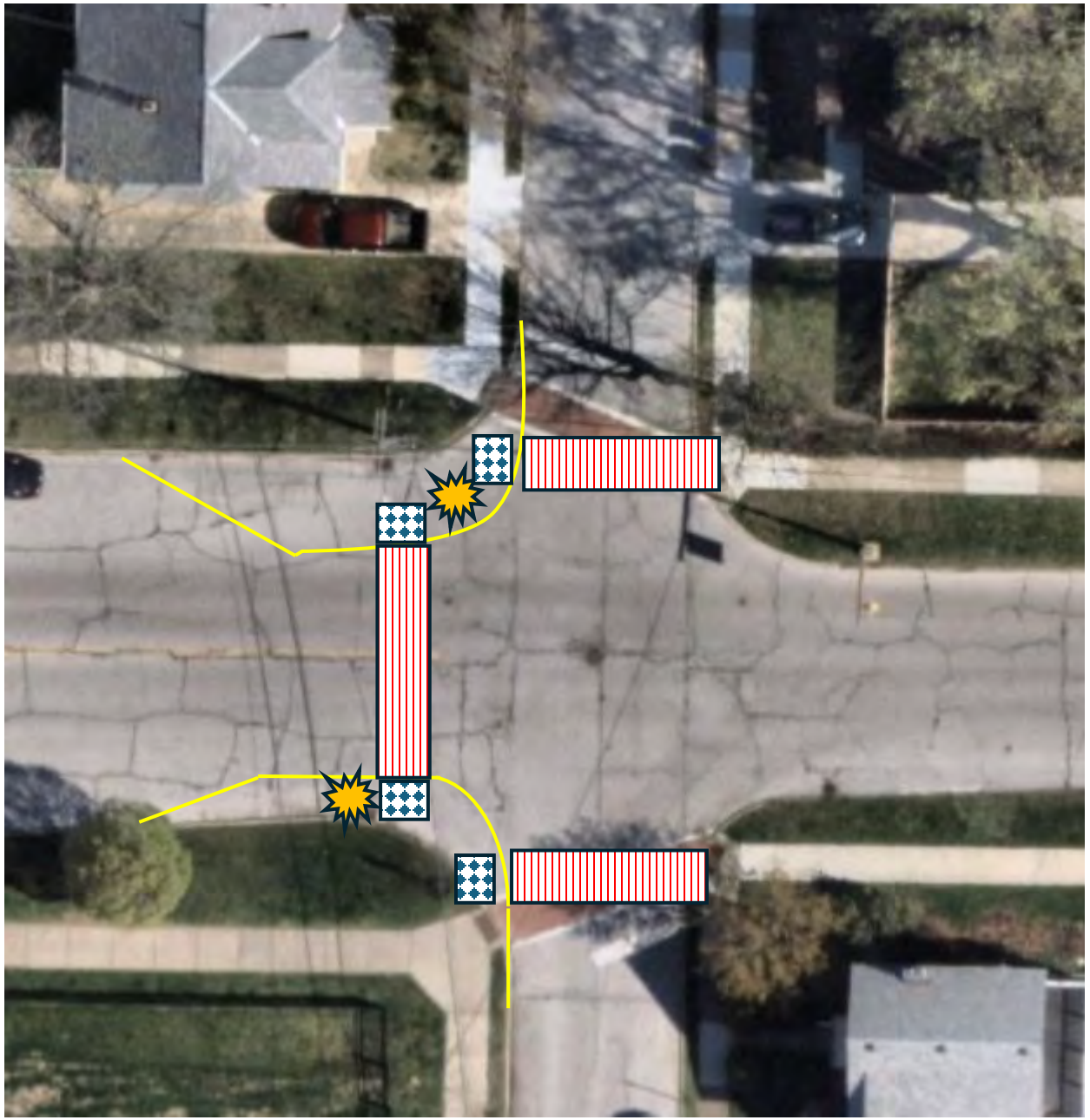
Olive Intersection Existing Layout

Existing Crosswalks cross Olive

No crosswalks across Delaware

Olive Intersection Proposed Layout

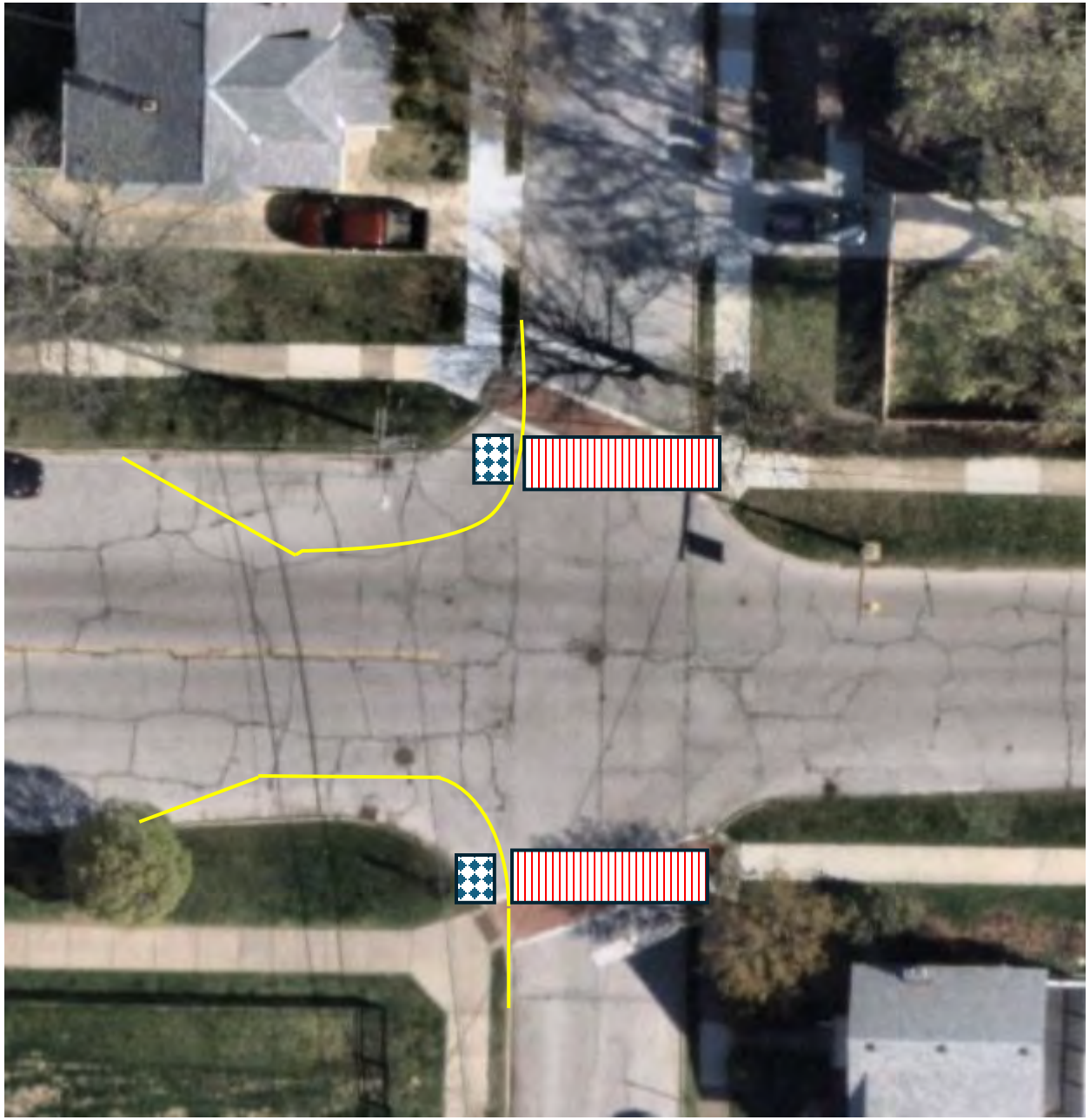
New curb extensions at NW & SW Quadrants with Double sided Rectangular Rapid Flashing Beacons Push Button Activated With Accessible Pedestrian Signals (APS) & High-Visibility Crosswalks Removing the skews



Note this plan is subject to change if grading, drainage and/or sewer hydraulically cannot be achieved

Olive Intersection Proposed Layout

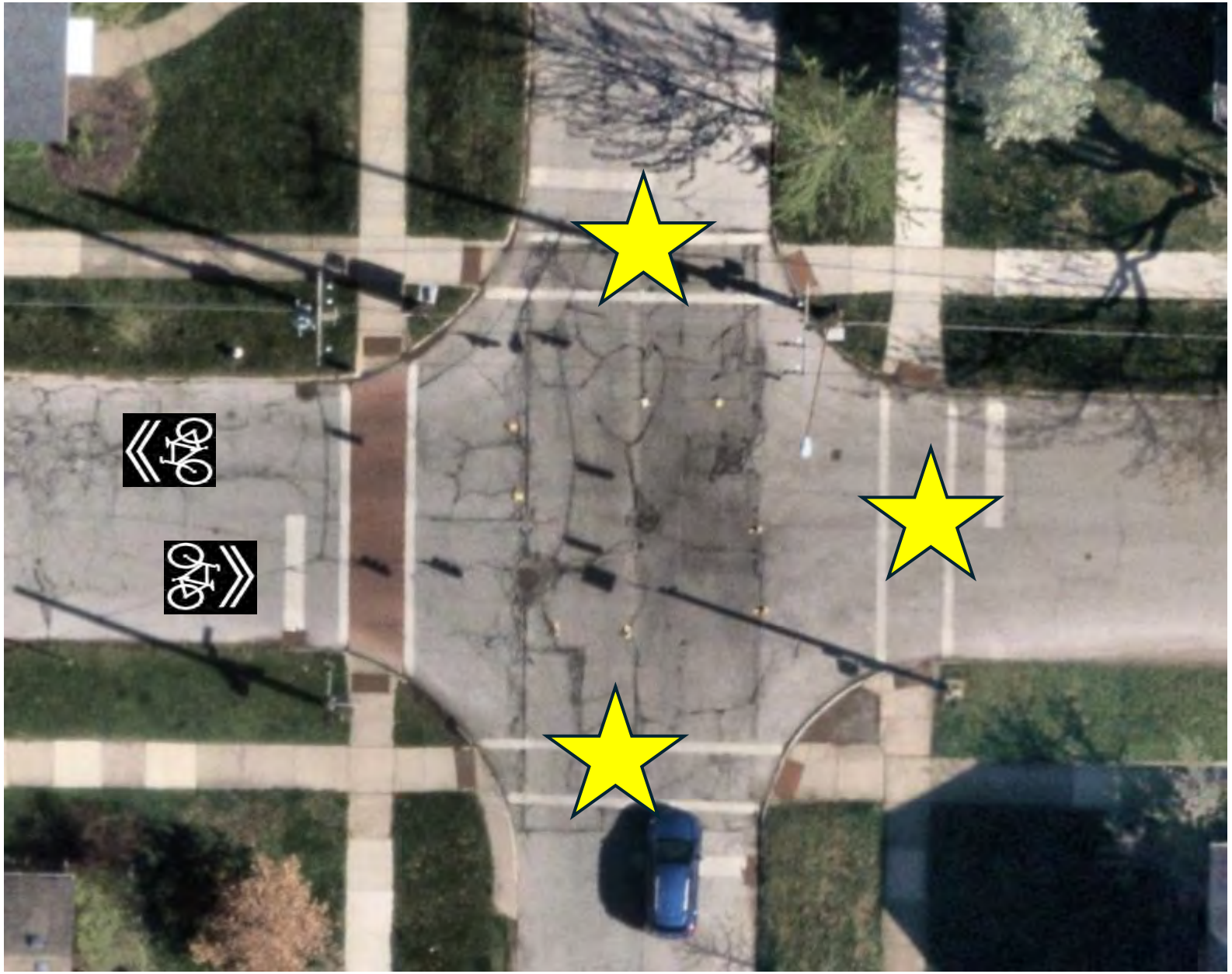
New curb extensions at NW & SW Quadrants with Double sided Rectangular Rapid Flashing Beacons Push Button Activated With Accessible Pedestrian Signals (APS) & High-Visibility Crosswalks Removing the skews



Note this plan is subject to change if grading, drainage and/or sewer hydraulically cannot be achieved

Carabel Intersection

Signalized intersection
All crosswalks are 30’ long



Install Colored Crosswalk

Questions & Comments

City of Lakewood Contact:

Mark K. Papke, PE, CPESC
City Engineer
(216) 529-6807
Mark.papke@lakewoodoh.gov

Thank You!

Note: Concepts presented herein are not to scale and are for planning discussion purposes only