

**GENDA  
SPECIAL JOINT MEETING  
PLANNING COMMISSION AND  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
TUESDAY, AUGUST 6, 2024  
REGULAR MEETING  
6:00 P.M.  
AUDITORIUM**

**JOIN ZOOM MEETING:**

<https://us06web.zoom.us/j/85184671466?pwd=VBCWasOa38Q5o5lf0rEo6GKalq9lao.1>

1. ROLL CALL
2. APPROVE THE MINUTES OF THE JUNE 23, 2024 SPECIAL JOINT MEETING
3. OPENING REMARKS

**OLD BUSINESS**

**PLANNED DEVELOPMENT**

4. Docket No. 07-33-24  
14501-14519 Detroit Ave.  
Downtown Development

Kolby Turnock, VP, CASTO, applicant requests approval of a Planned Development for a mixed-use development consisting of office, retail, commercial, and residential uses pursuant to Chapter 1156 – Planned Developments. The Property is in a C2, Commercial, Retail district. (Page 2)

**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](mailto:michelle.nochta@lakewoodoh.gov) at (216) 529-5906 [michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov).”*



PLANNING COMMISSION

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

## Application Cover Page

**Docket No.: 07-33-24**

**Permit No.: PC24-000038**

**Applicant Name: Kolby Turnock, V.P., CASTO Communities**

**Project Address: 14501-14519 Detroit Ave.**

**Project Name: Downtown Development**

**Proposal: The review and approval of a Planned Development Plan to allow for a mixed-use development consisting of office, retail, commercial, and residential uses pursuant to Chapter 1156 – Planned Developments.**

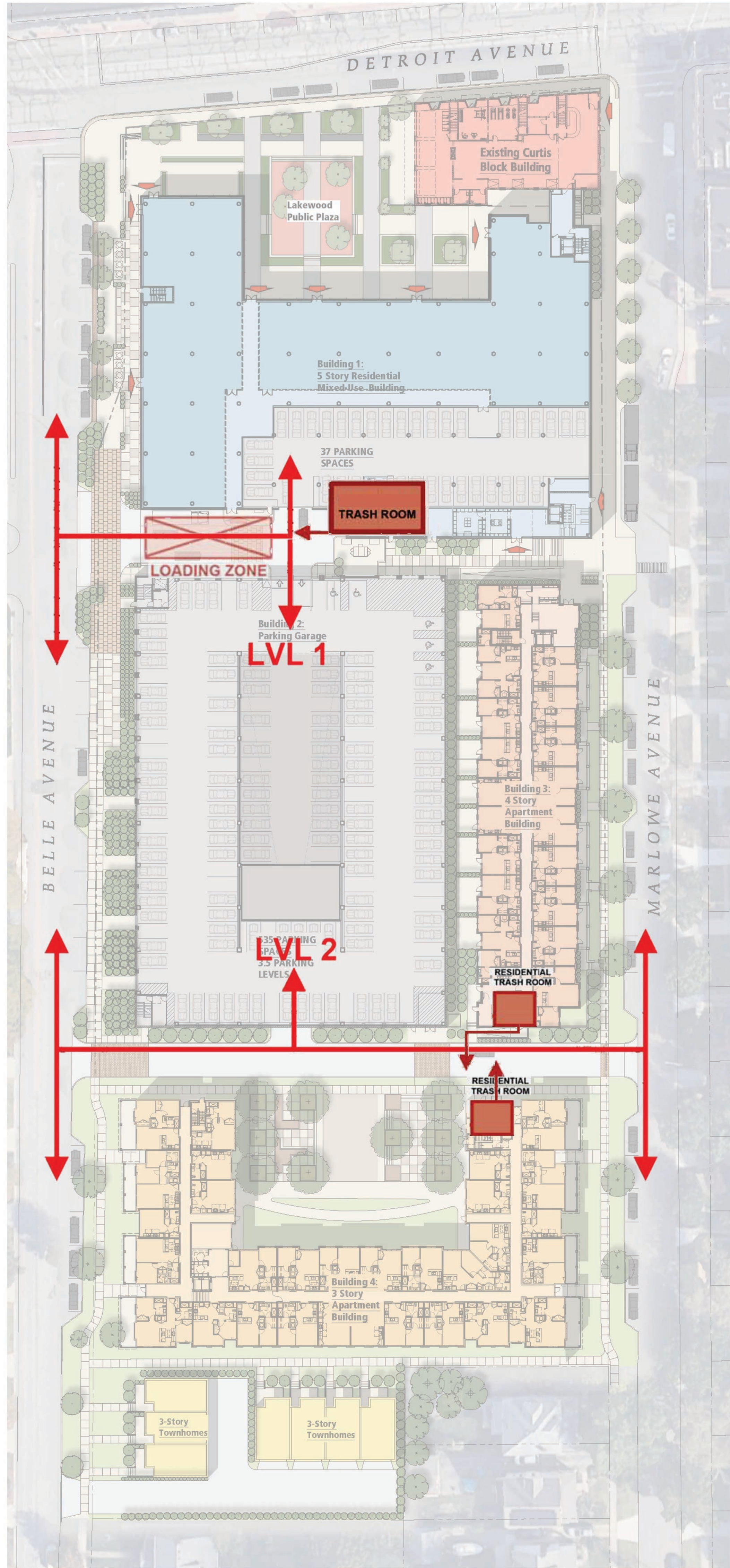


**Site Summary**

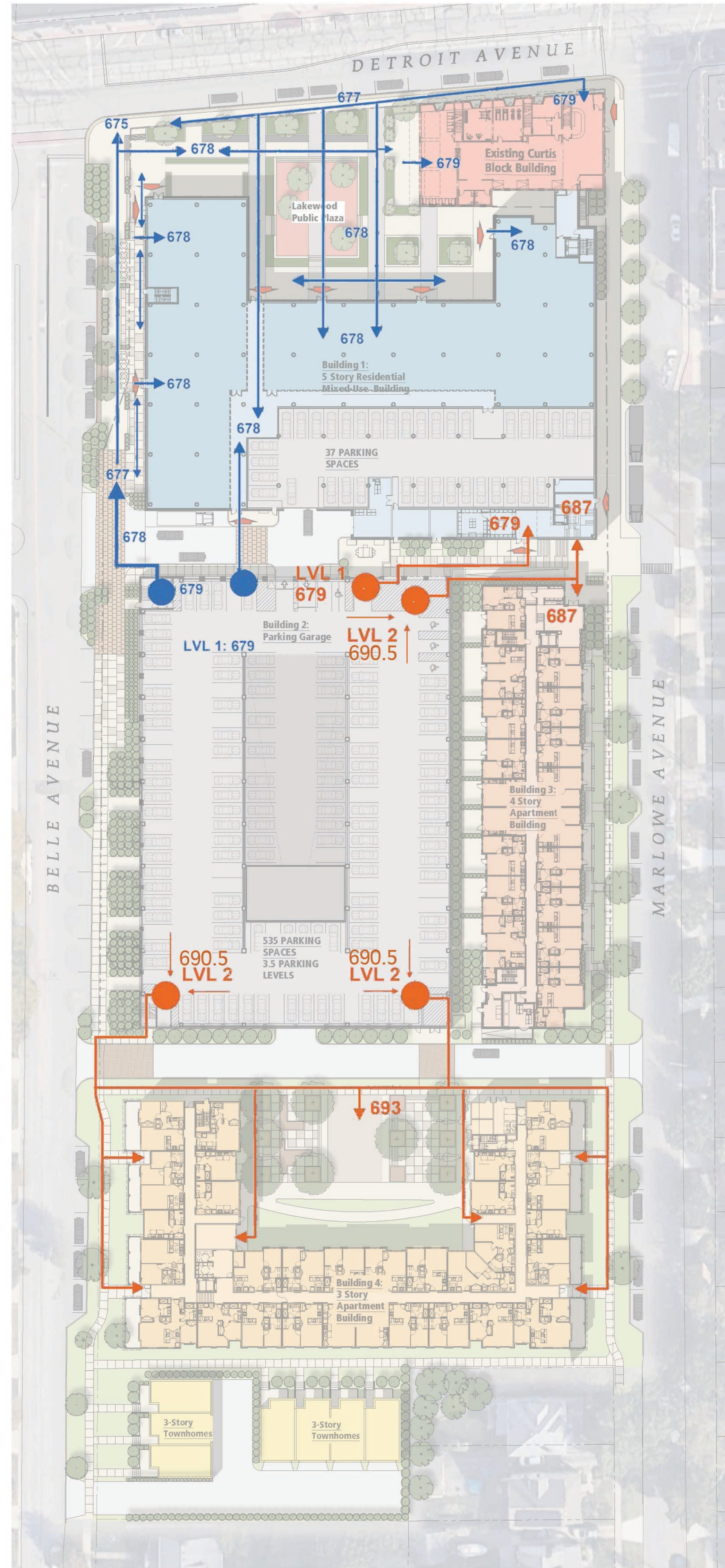
<b>Building 1: Mixed Use Residential Building</b>	<b>+/-137 Units</b>	<b>160,000 GSF</b>
Retail Space (lvl 1)		28,000 GSF
Garage (37 spaces)		12,000 GSF
Residential Apartments (lvls 2-5)		120,000 GSF
<b>Building 1a: Curtis Block:</b>		<b>12,800 GSF</b>
<b>Building 2: Parking Garage: 3-Story</b>	<b>535 Spaces</b>	<b>165,960 GSF</b>
<b>Building 3: 4 Story Apartment Building</b>	<b>78 Units</b>	<b>62,175 GSF</b>
Residential Apartments (lvl 1-4)		
<b>Building 4: Garden Apartments</b>	<b>94 Units</b>	<b>75,000 GSF</b>
<b>TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:</b>	<b>+/- 309 UNITS</b>	
<b>For Sale Single Family Townhomes:</b>	<b>7 Units +/-2000 GSF / Unit</b>	

**Site Parking Summary**

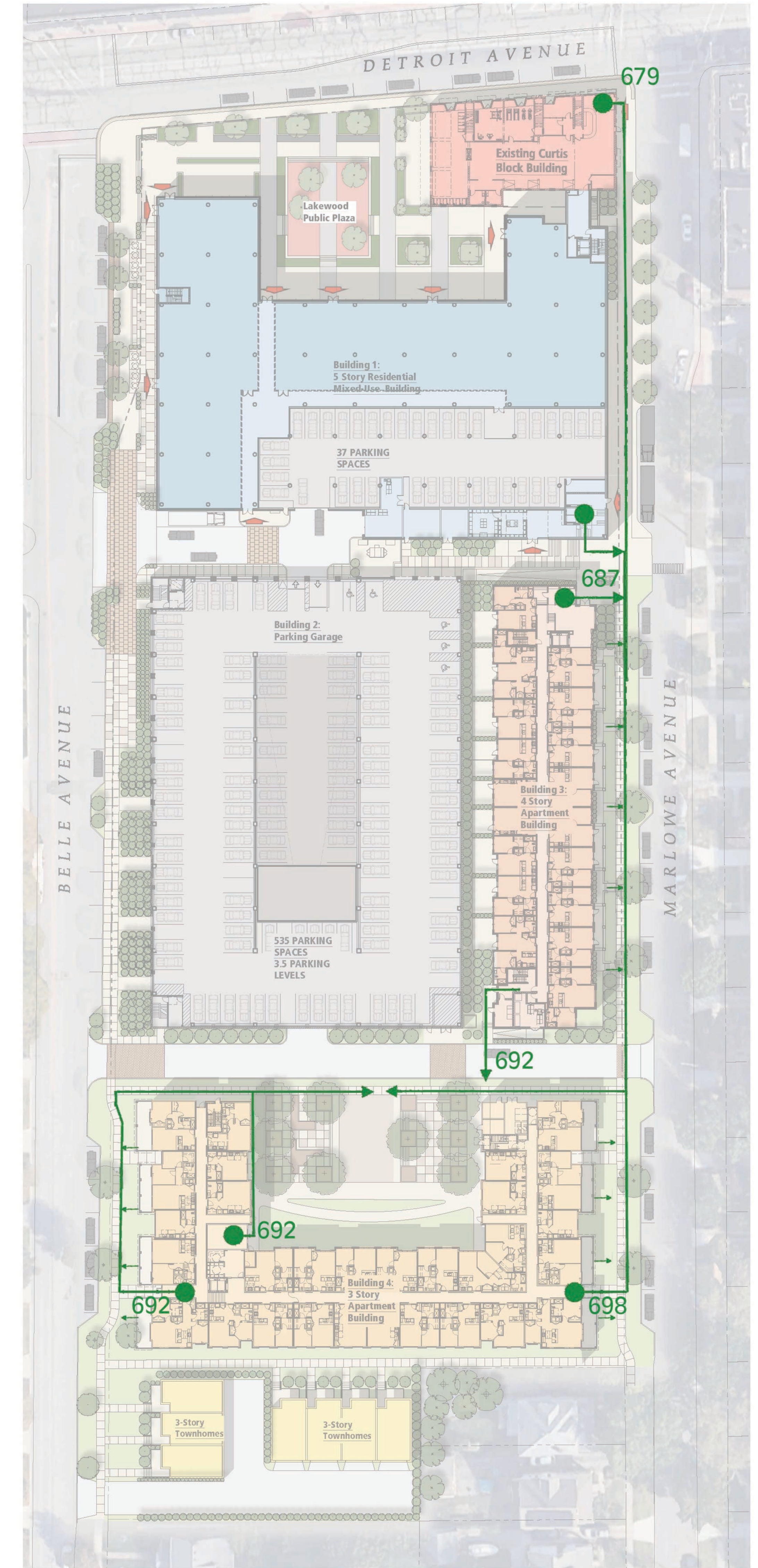
Structured Garage Parking:	572 Spaces
Street Parking:	50 Spaces
<b>Total Parking Spaces:</b>	<b>622 Spaces</b>



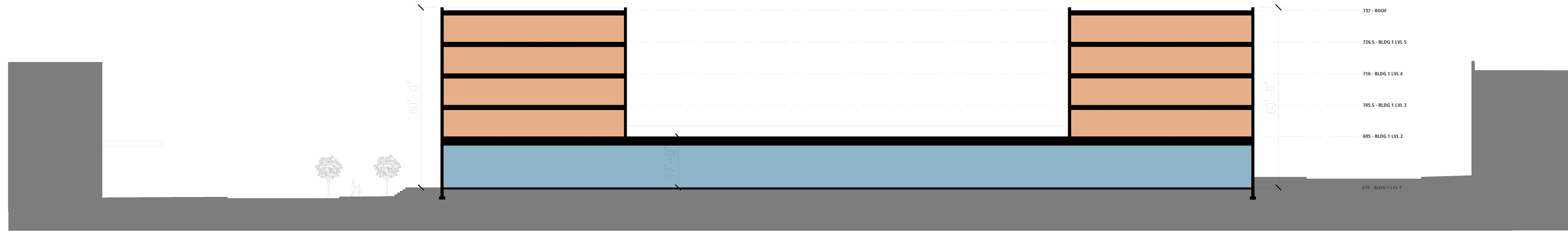
Automotive Circulation / Loading / Service



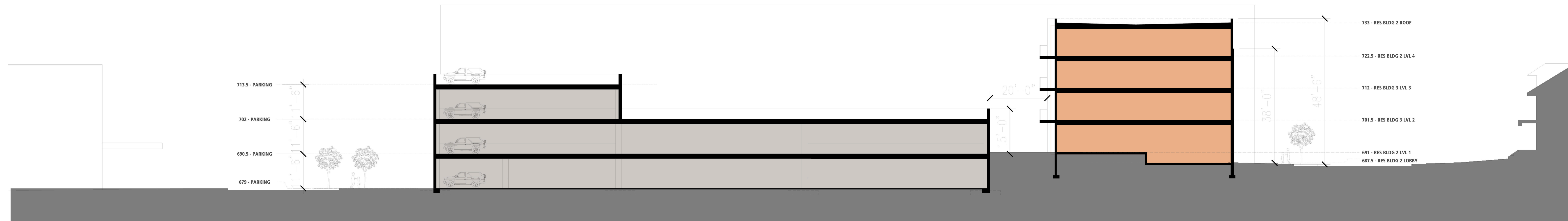
Circulation from Parking



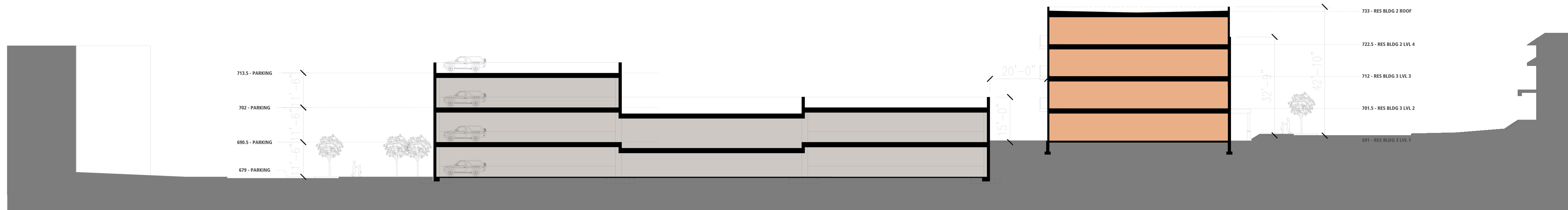
Residential Circulation



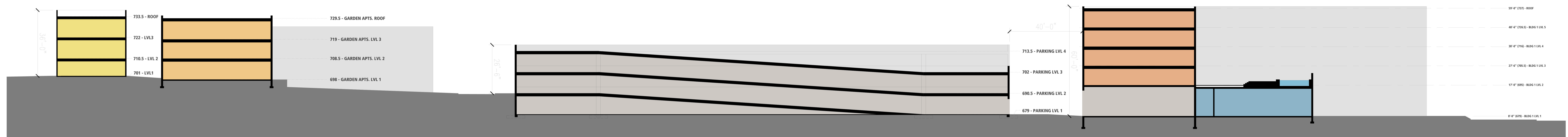
Site Section 4: East / West Looking North



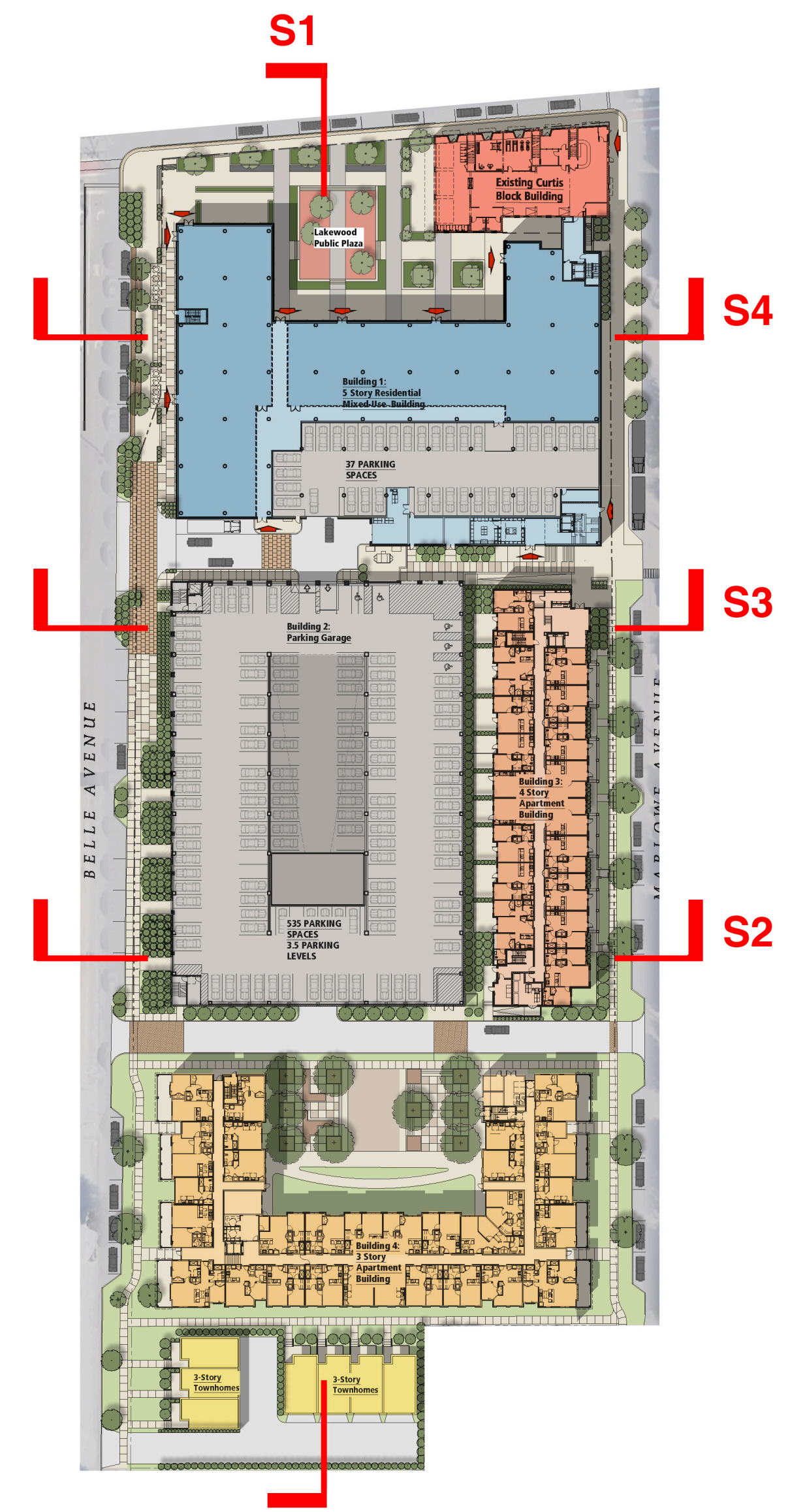
Site Section 3: East / West Looking North

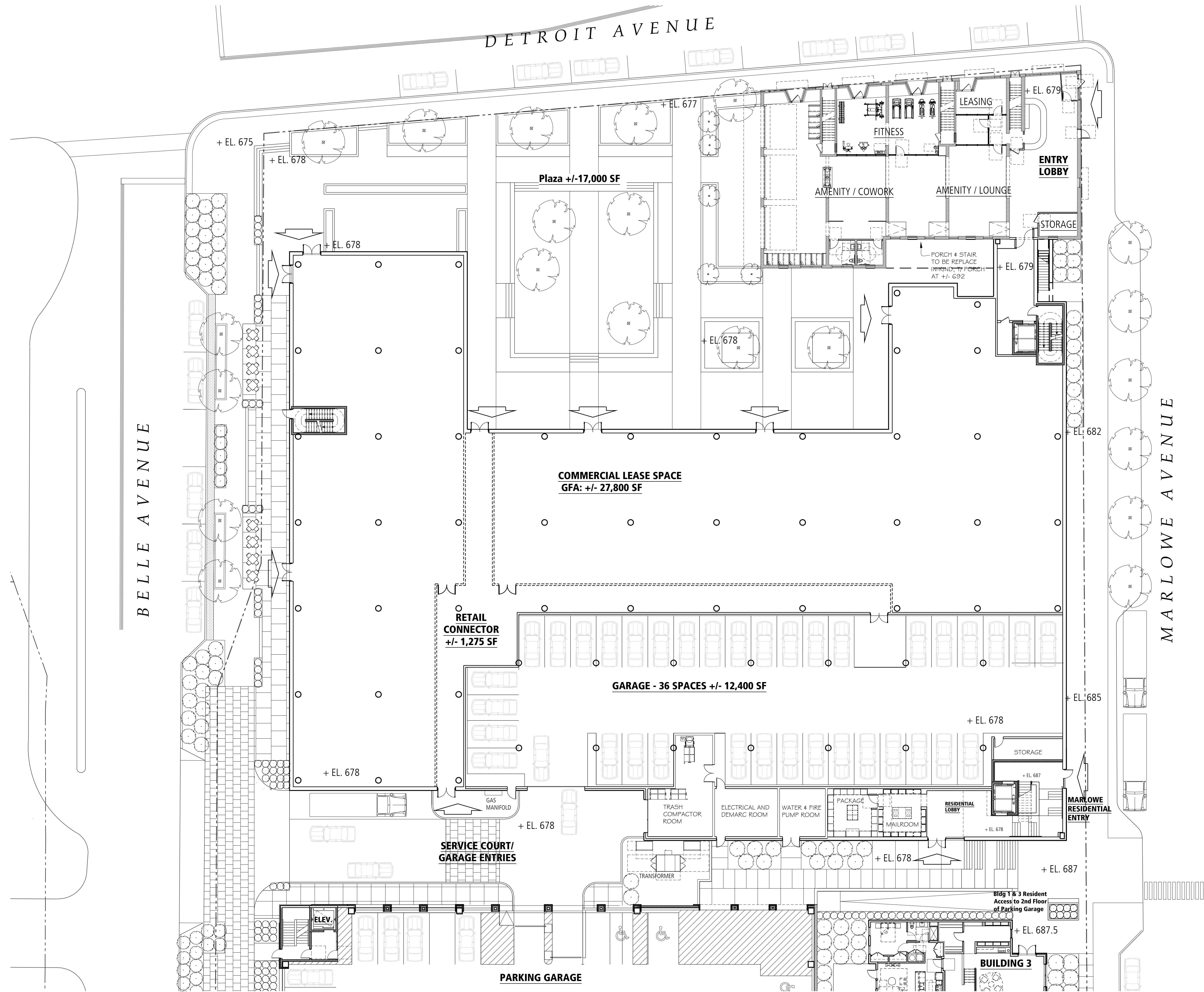


Site Section 2: East / West Looking North

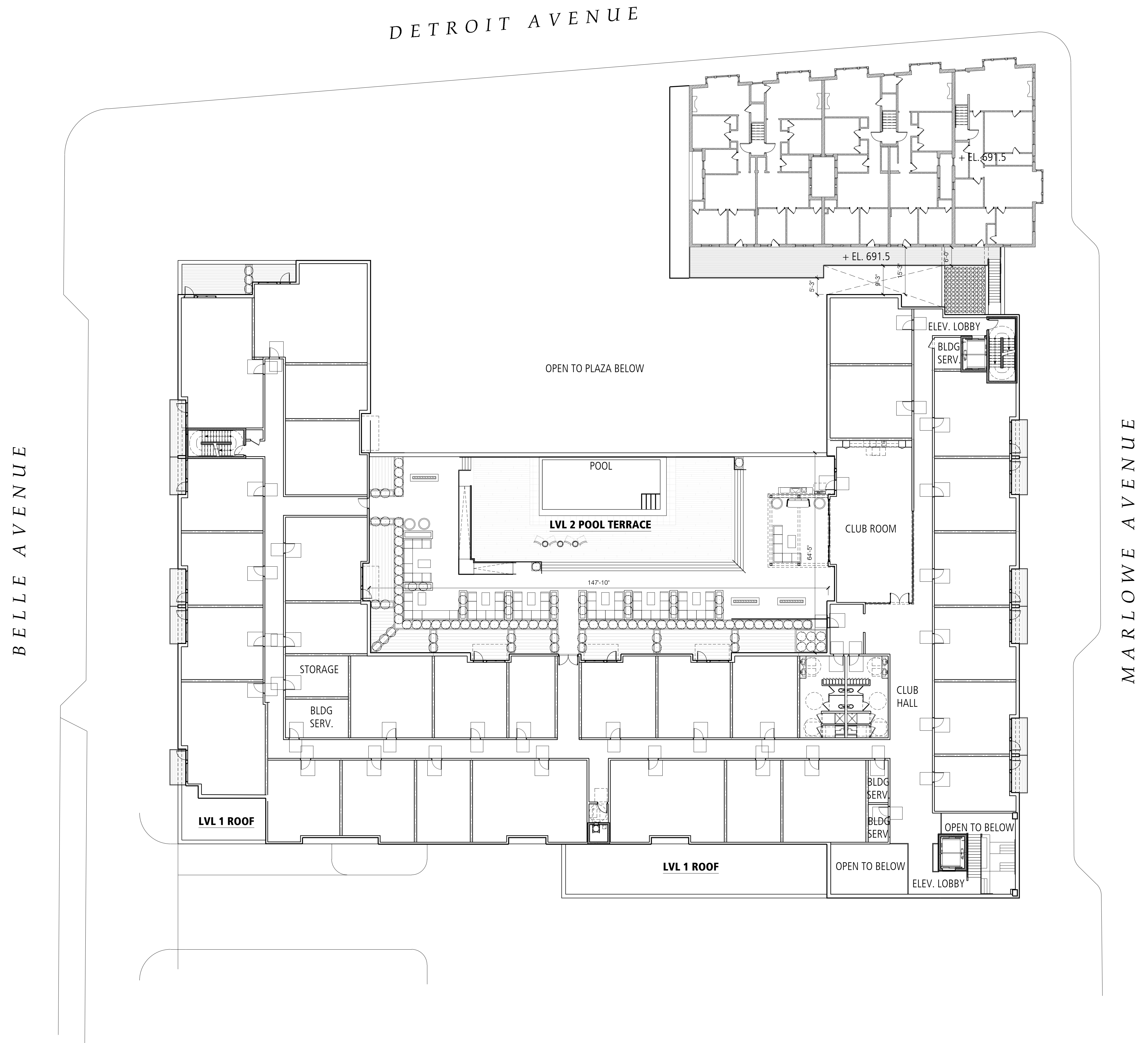


Site Section 1: North / South looking West

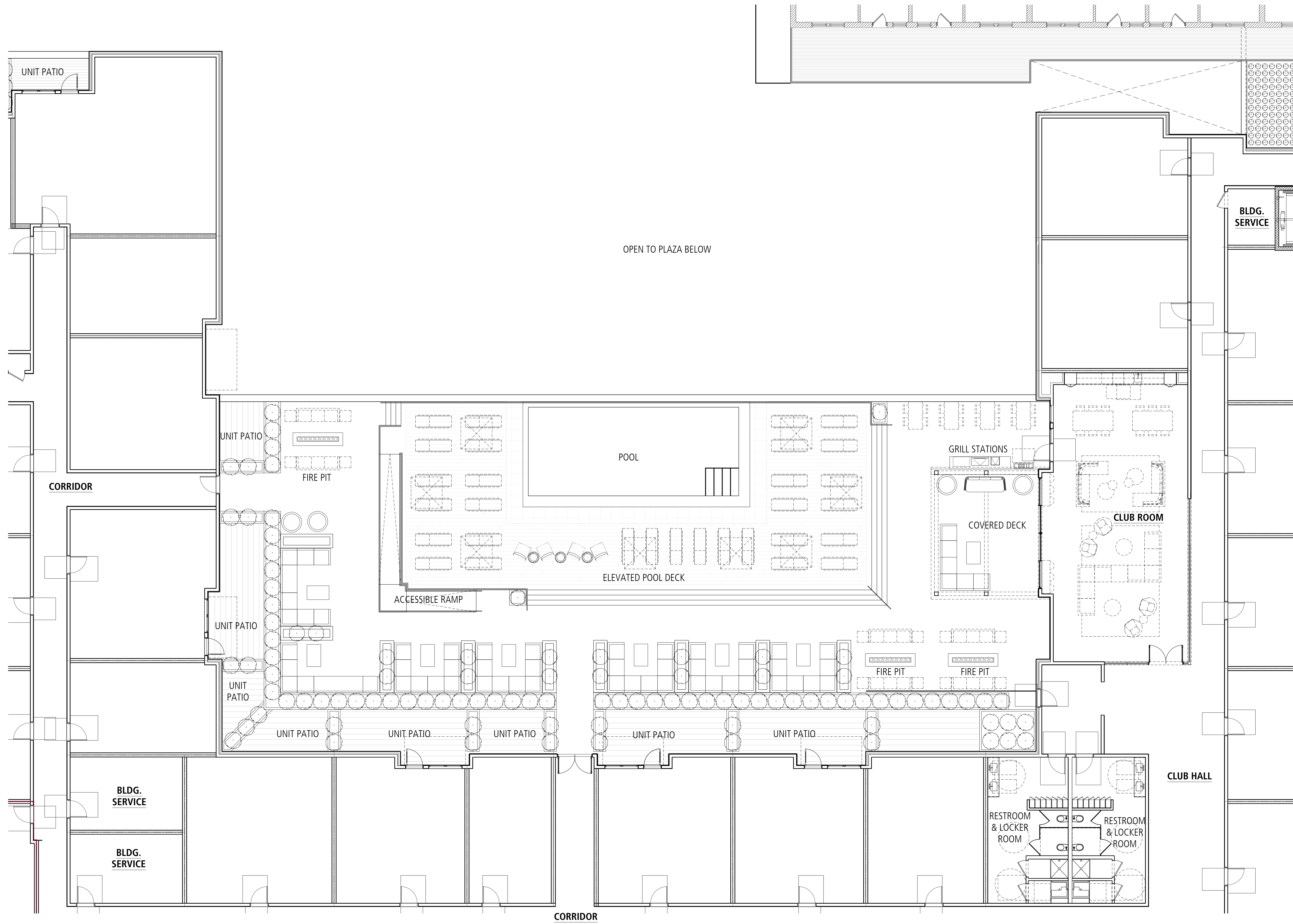




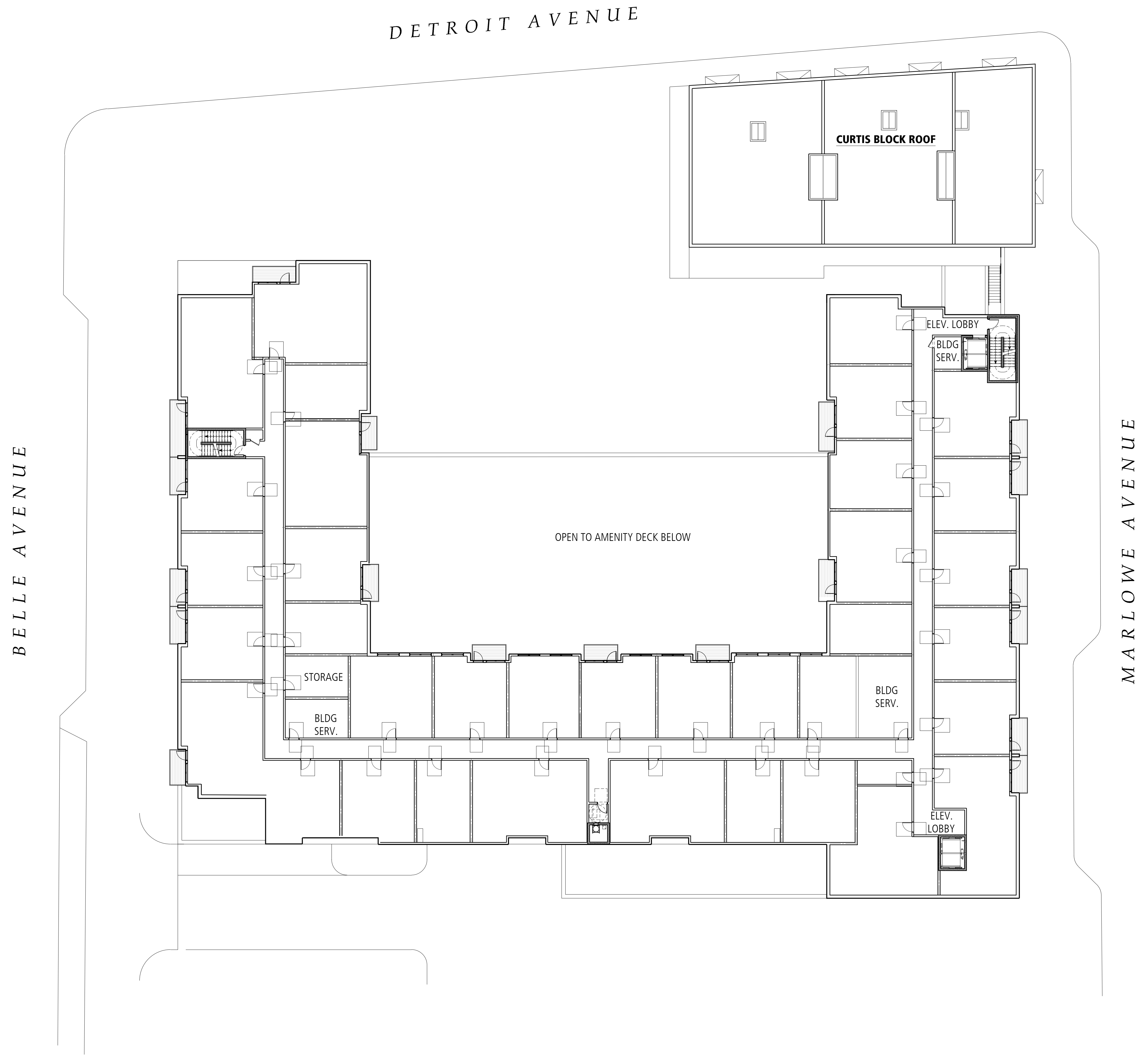
BUILDING 1	AREA	TABLE	CURTIS BLOCK	AREA	TABLE
LVL 1		43,850 GSF			
GARAGE		12,400 GSF	LVL LL		6,586 GSF
COMMERCIAL TENANT		27,800 GSF	STORAGE		6,256 GSF
C.A.M.		3,650 GSF	C.A.M.		330 GSF
LVL 2		31,000 GSF	LVL 1		6,552 GSF
RESIDENTIAL		21,500 GSF	LOBBY & AMENITY		6,244 GSF
AMENITY		2,900 GSF	C.A.M.		308 GSF
C.A.M.		5,850 GSF	LVL 2		6,208 GSF
UNITS		31	RESIDENTIAL		6,118 GSF
LVL 3		31,000 GSF	C.A.M.		90 GSF
RESIDENTIAL		25,750 GSF	UNITS		4
C.A.M.		6,025 GSF	TOTALS		
UNITS		36	FLOOR AREA		19,346 GSF
LVL 4		31,000 GSF	RESIDENTIAL		6,118 GSF
RESIDENTIAL		25,750 GSF	LOBBY & AMENITY		6,244 GSF
C.A.M.		5,250 GSF	STORAGE		6,256 GSF
UNITS		36	UNITS		4
LVL 5		30,380 GSF			
RESIDENTIAL		23,850 GSF			
C.A.M.		5,250 GSF			
AMENITY		1,280 GSF			
UNITS		33			
TOTALS					
FLOOR AREA		167,230 GSF			
RESIDENTIAL		96,850 GSF			
AMENITY		4,180 GSF			
UNITS		136			
COMMERCIAL TENANTS		27,800 GSF			



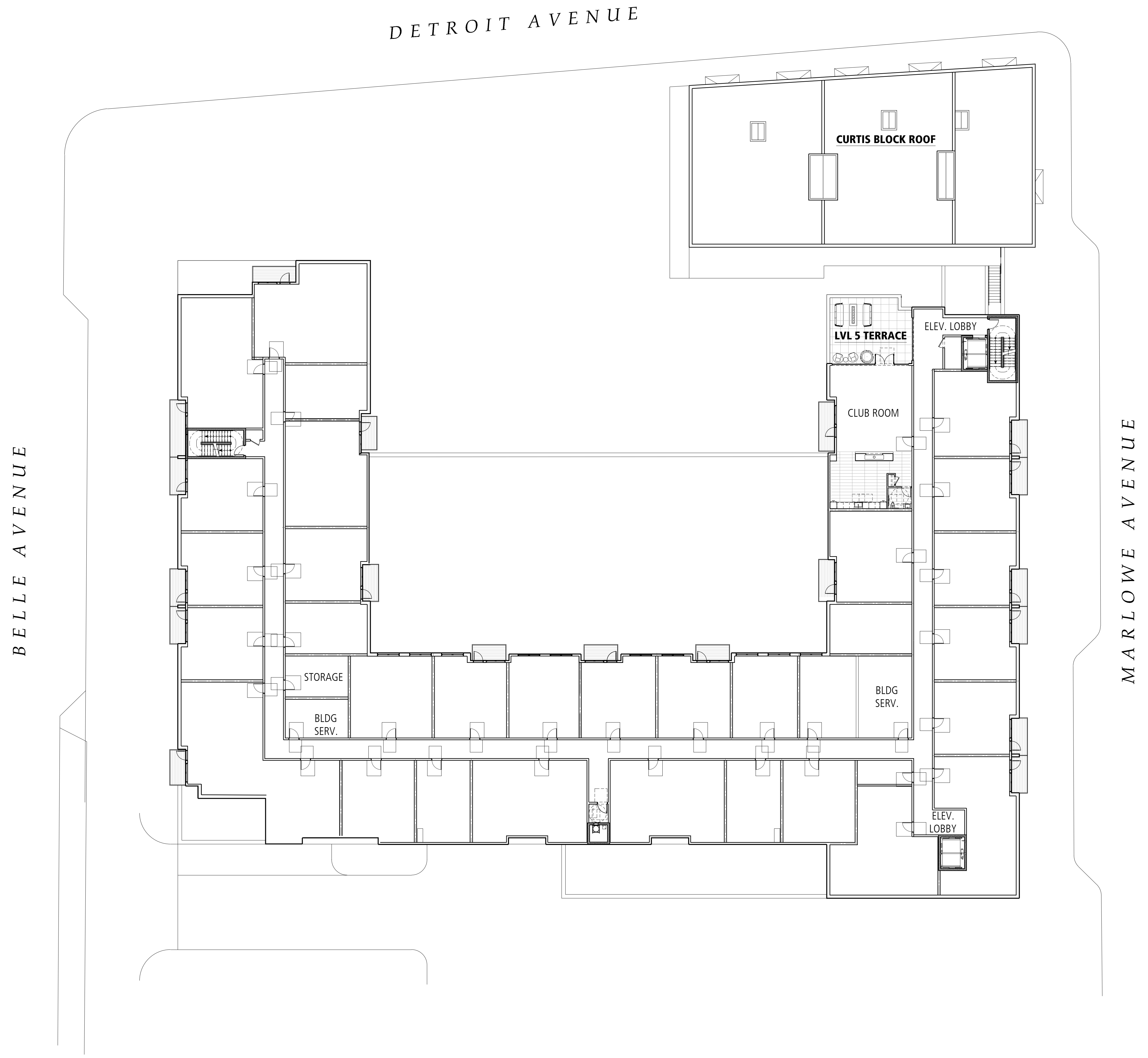
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LVL 1		43,850 GSF	LVL 1		6,552 GSF
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UNITS		36	TOTALS		
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<b>TOTALS</b>			UNITS		136
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*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Corner of Detroit and Belle Ave. Looking Southeast**

**CASTO**

**DIMIT ARCHITECTS**  
architecture • interiors • urban design  
**EDGE** LANDSCAPE ARCHITECTURE  
July 16, 2024





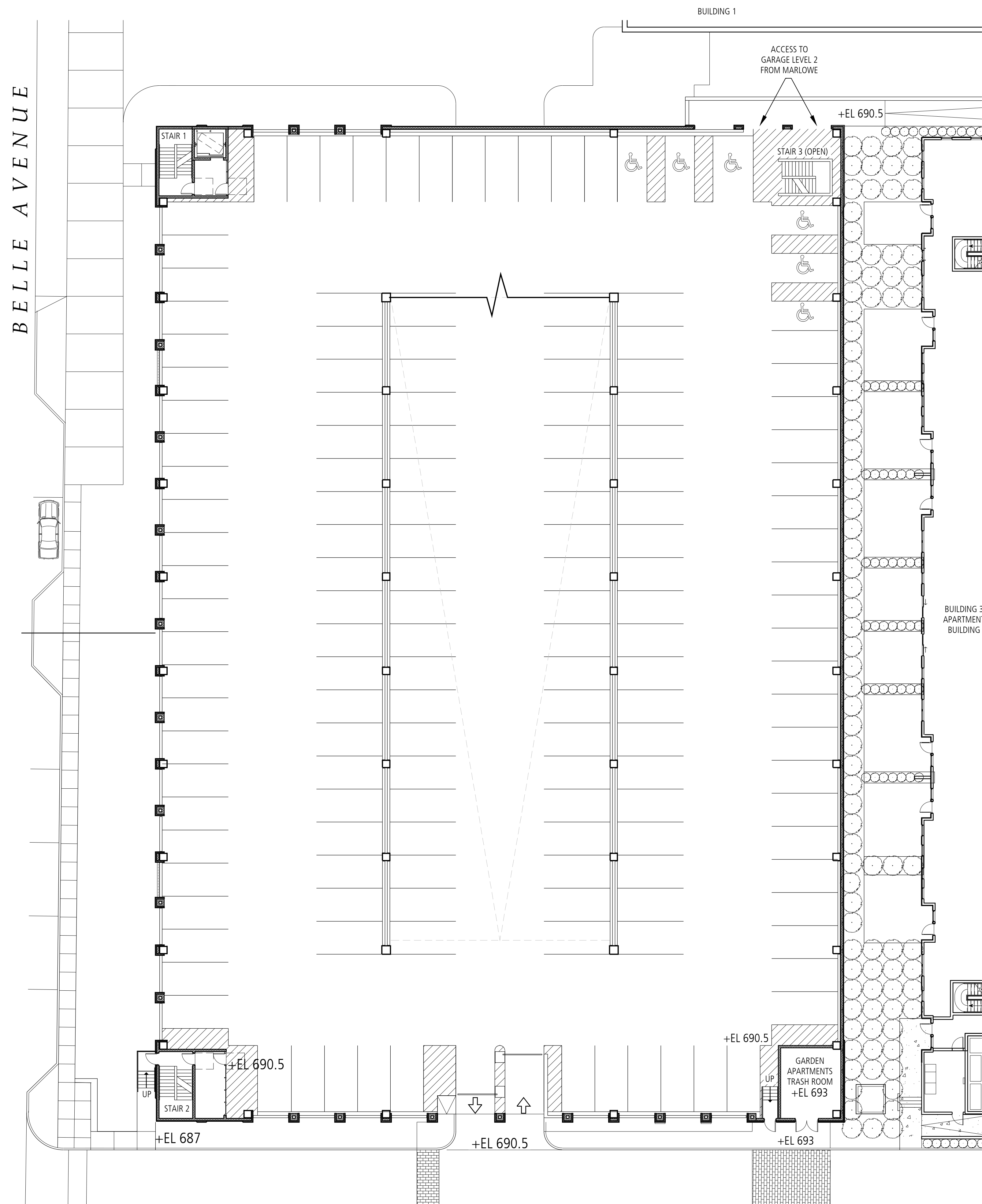




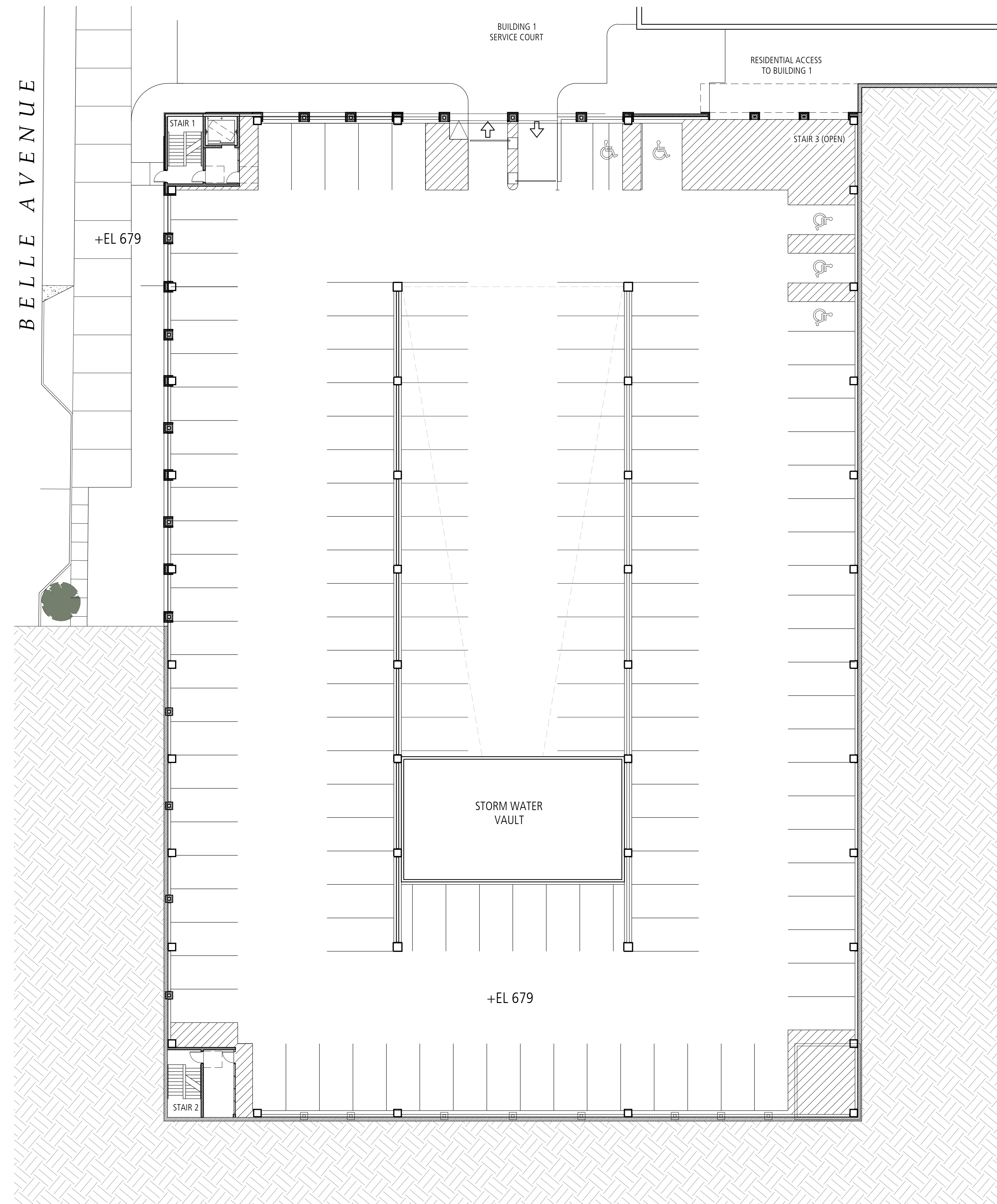
*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**View from Public Plaza Looking Southeast**

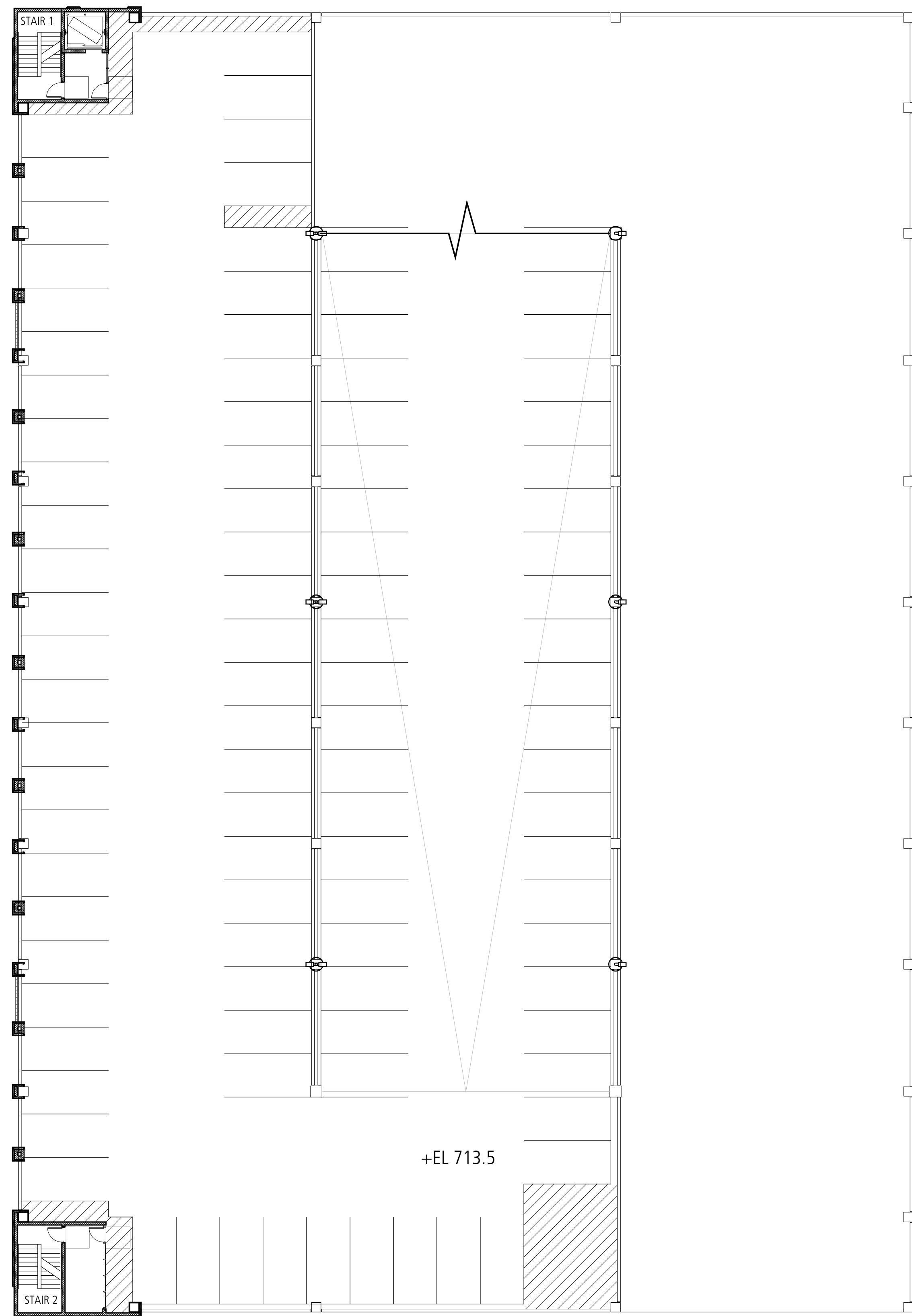




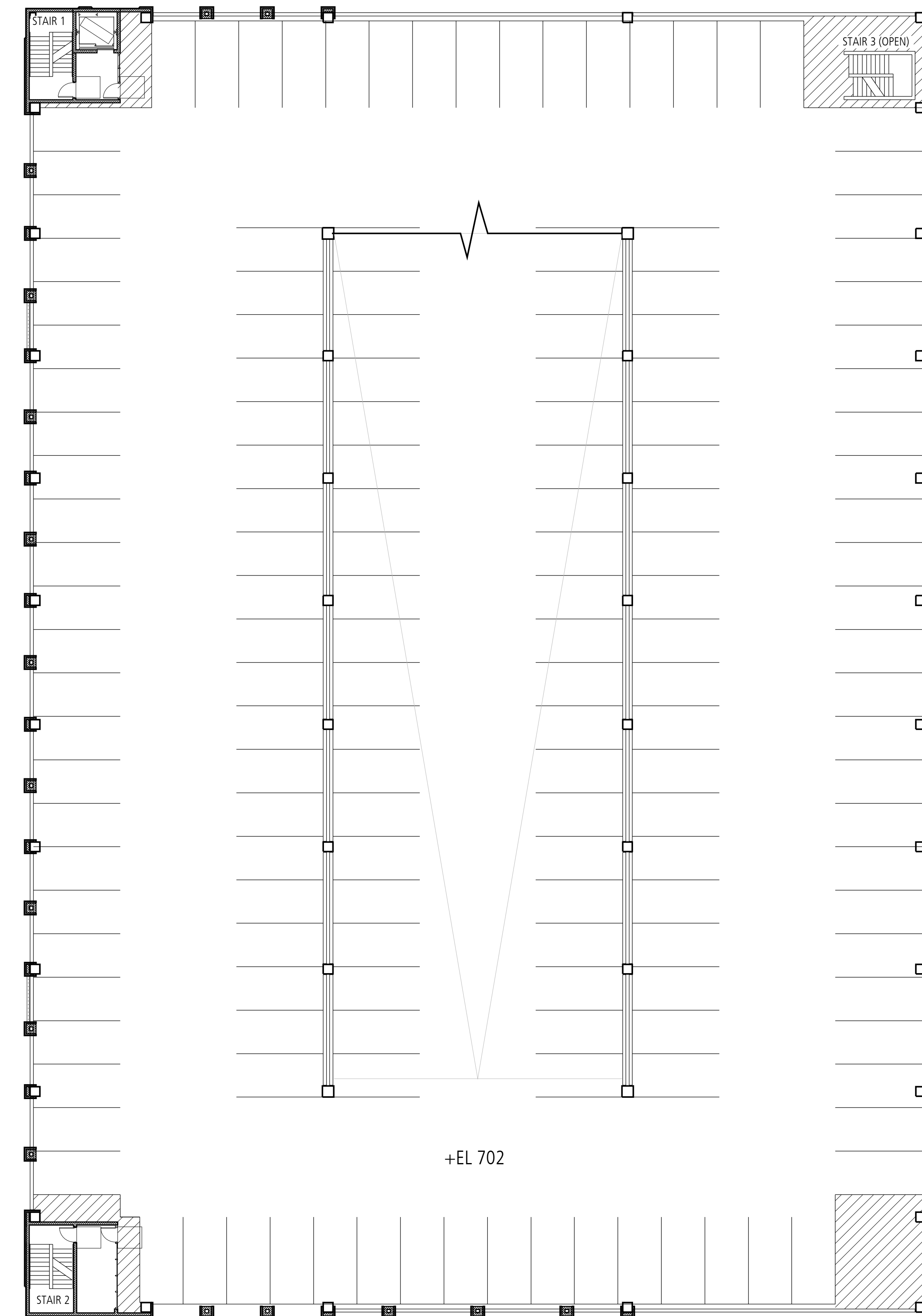
**Level 02:** 154 spaces  
ELEVATION: +690.5



**Level 01:** 120 spaces  
ELEVATION: +679

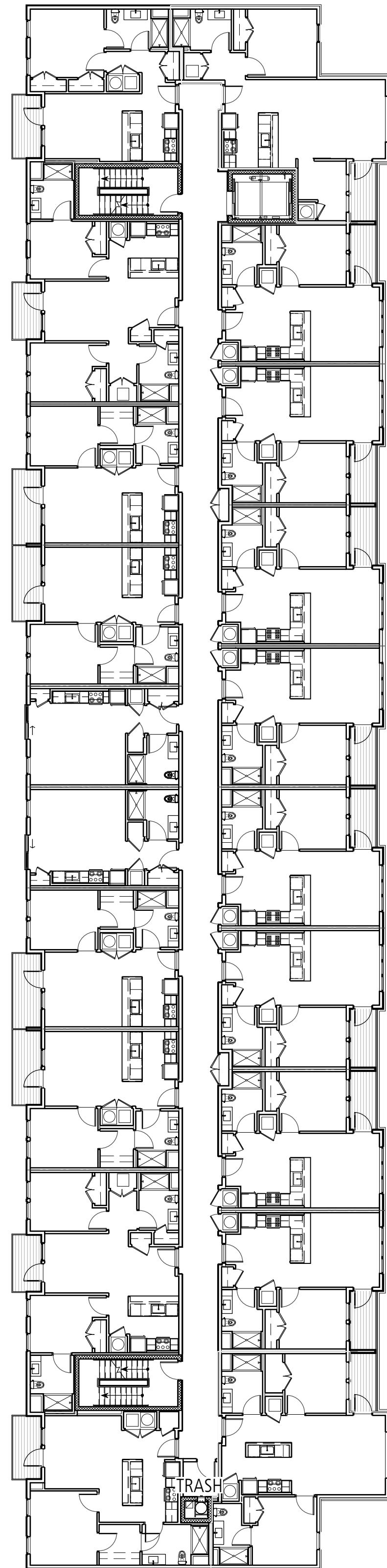


**Level 04:** 100 spaces  
ELEVATION: +713.5



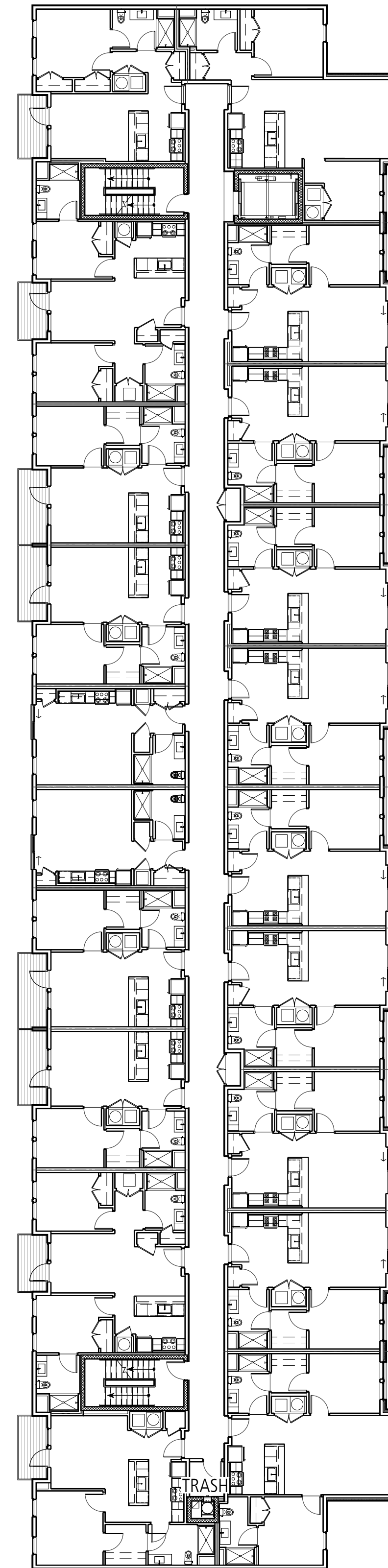
**Level 03:** 161 spaces  
ELEVATION: +702





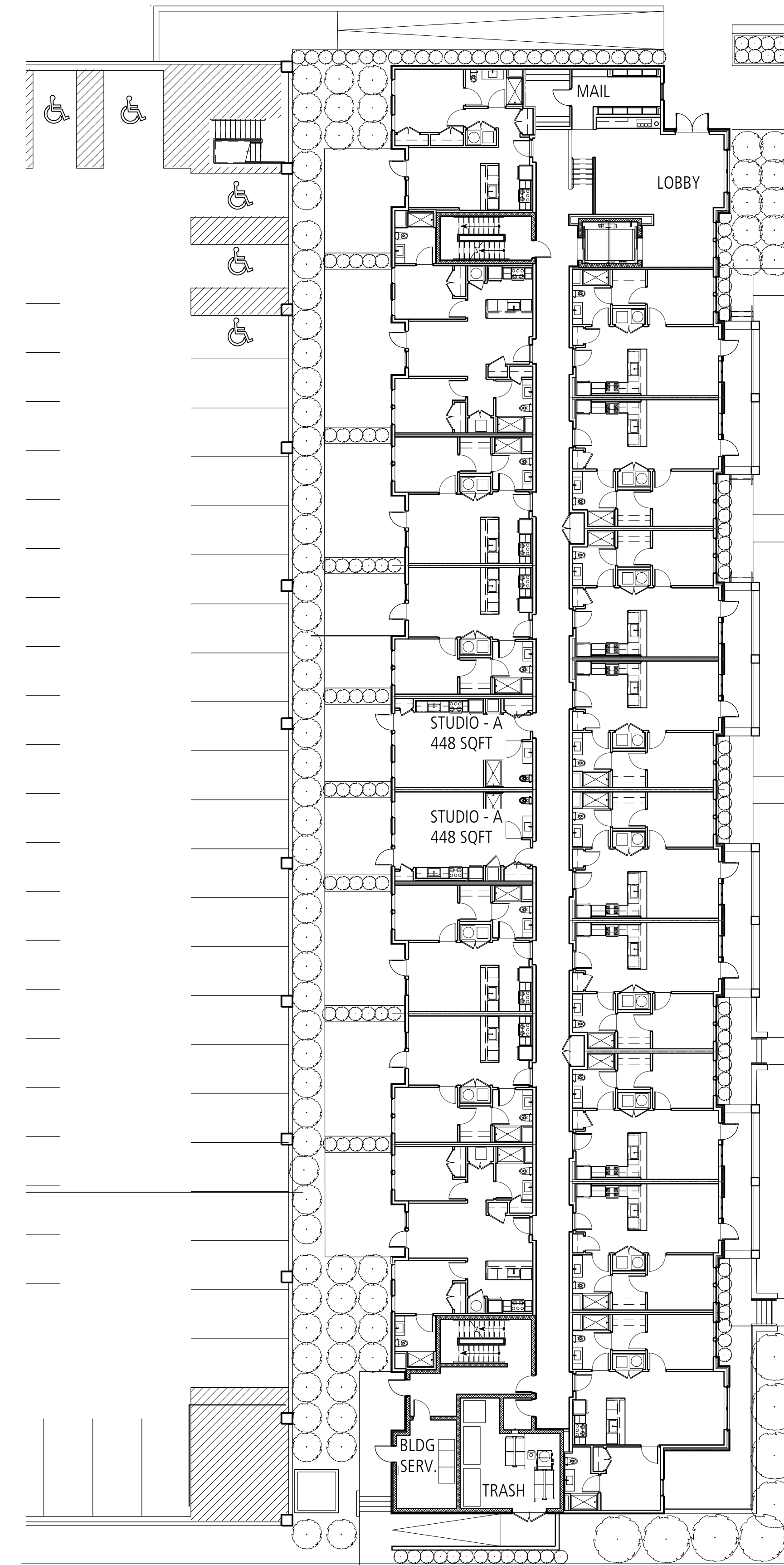
**Level 04**

1/16" = 1'-0"



**Level 02-03**

1/16" = 1'-0"



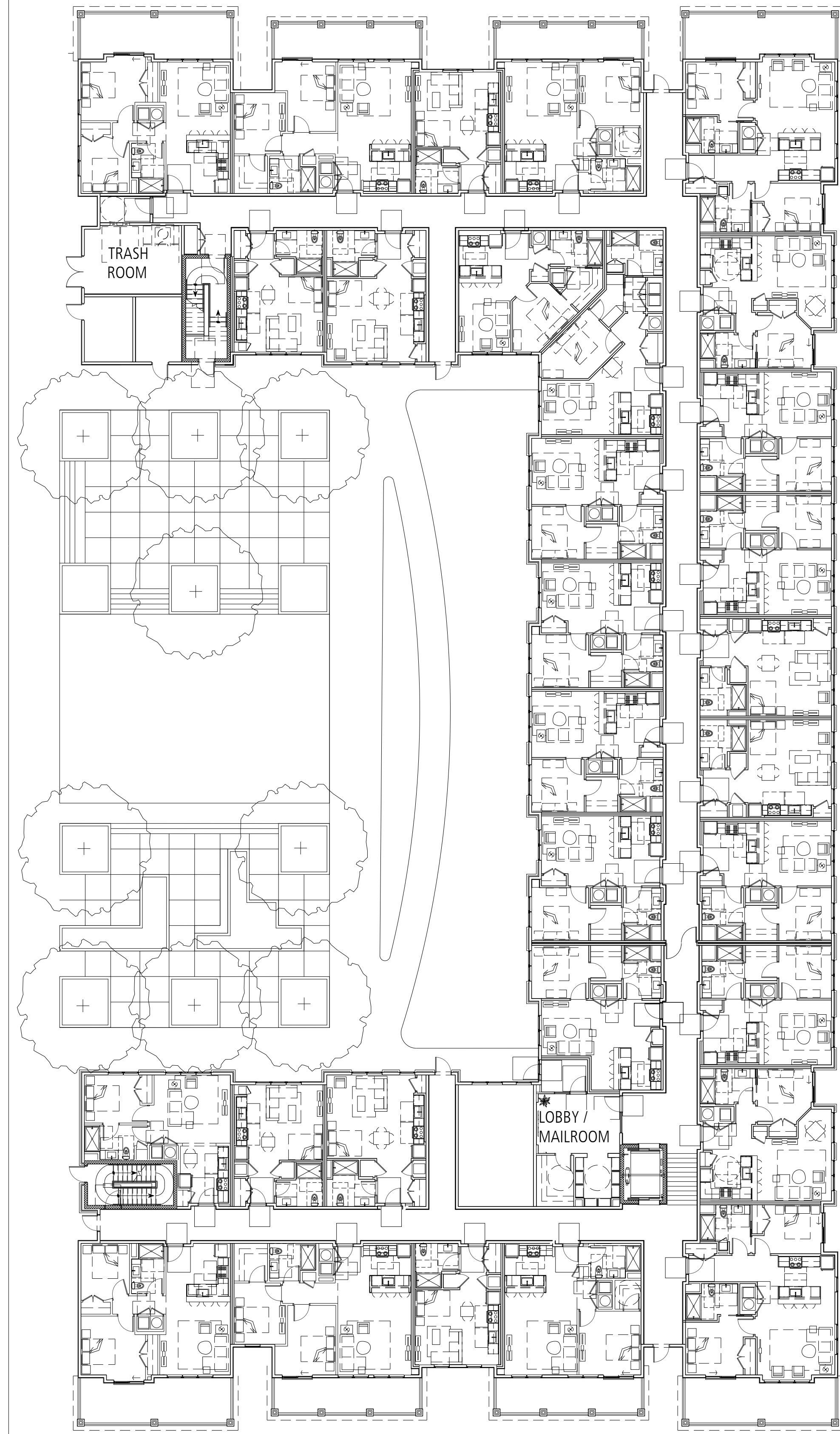
**Level 01**

1/16" = 1'-0"

**TOTAL UNITS LVL 1-4: 78**  
 - STUDIO UNITS: 8 - 10%  
 - 1 BED UNITS: 55 - 71%  
 - 1 BED + DEN UNITS: 3 - 4%  
 - 2 BED UNITS: 12 - 15%



MARLOWE AVENUE



**Level 01**  
1/16" = 1'-0"

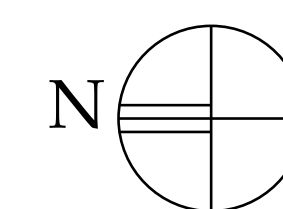
BELLE AVENUE



**Level 02**  
1/16" = 1'-0"



**Level 03**  
1/16" = 1'-0"







*Lakewood Downtown Redevelopment Site*  
*Lakewood, Ohio*

**Marlowe Ave. Looking Northwest Towards Building 4**





**West Elevation (Belle)**

$\frac{1}{8}'' = 1'-0''$



**North Elevation**

$\frac{1}{8}'' = 1'-0''$



**East Courtyard Elevation**

$\frac{1}{8}'' = 1'-0''$

**North Courtyard Elevation**

$\frac{1}{8}'' = 1'-0''$



**West Courtyard Elevation**

$\frac{1}{8}'' = 1'-0''$



**East Elevation (Marlowe)**

$\frac{1}{8}'' = 1'-0''$



**South Elevation**

$\frac{1}{8}'' = 1'-0''$



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Aerial View from South East**





*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Aerial View looking



PLAZA



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

CASTO

EDGE PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

DIMITARCHITECTS  
architecture + interiors + urban design

PLAZA



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

CASTO

EDGE PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

DIMITARCHITECTS  
architecture + interiors + urban design

PLAZA



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



*DETROIT & BELLE AVE CORNER*



*Lakewood Downtown Redevelopment Site*  
*Lakewood, Ohio*



*BELLE AVE RETAIL FRONTAGE*



*Lakewood Downtown Redevelopment Site*  
*Lakewood, Ohio*



*BELLE AVE STREETSCAPE*



*Lakewood Downtown Redevelopment Site*  
*Lakewood, Ohio*

BELLE AVE LINEAR PARK



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

POCKET PARK



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



POCKET PARK



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio