

**AGENDA  
SPECIAL JOINT MEETING  
PLANNING COMMISSION AND  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
MAY 23, 2024  
5:30 P.M.**

- 1. ROLL CALL**
- 2. OPENING REMARKS**
- 3. PLANNED DEVELOPMENT PRELIMINARY PLAN**

**DOWNTOWN DEVELOPMENT, 14501-14519 DETROIT AVENUE**

CASTO to present for review and approval of a Preliminary Planned Development Plan to allow for a mixed-use development consisting of office, retail, commercial, and residential uses pursuant to Chapter 1156 – Planned Developments. (Page 2)

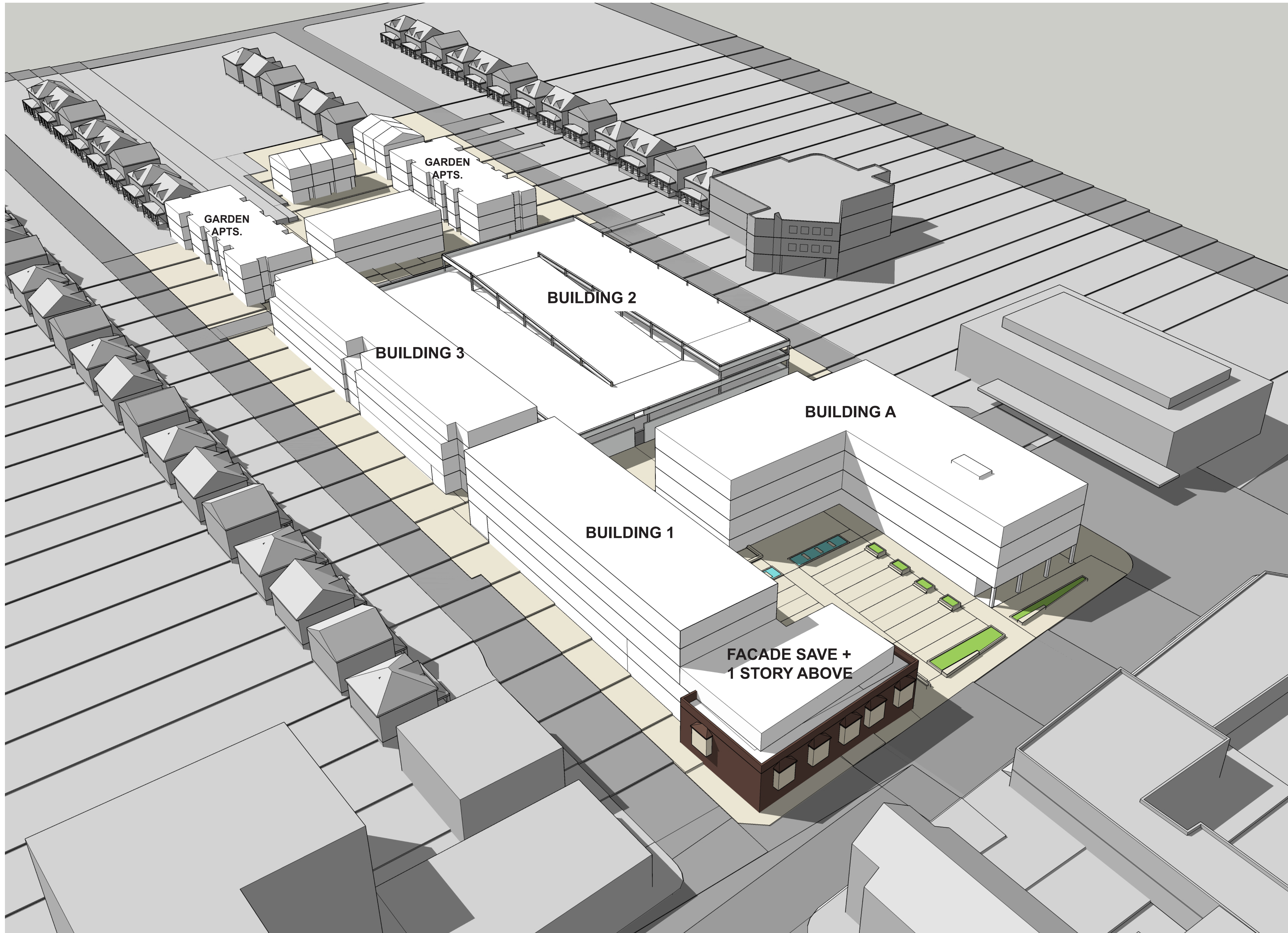
Note: the purpose of this meeting is to introduce the project and no action will be taken on the request other than that necessary to continue the discussion at future meetings with the Planning Commission and Architectural Board of Review.

- 4. ADJOURN**



**Site Summary**

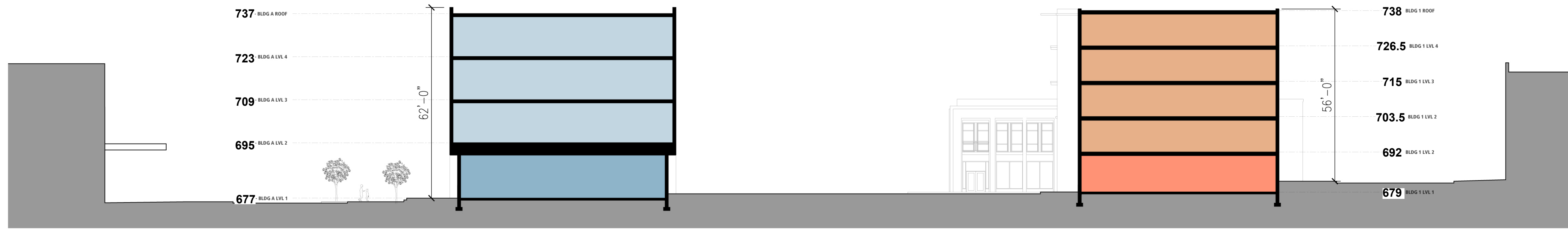
<b>Building A: Mixed Use Commercial Building</b>		<b>79,578 Total GSF</b>
Retail Space (lv 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
<b>Building 1: Mixed Use Residential Building</b>	<b>82 Units</b>	<b>87,645 Total GSF</b>
Commercial Space (lv 1)		17,000 GSF
Residential Apartments (lv 2-5)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



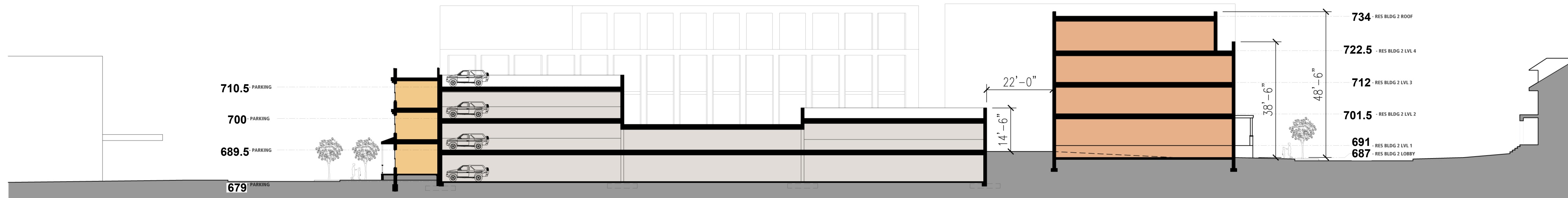
## SITE SUMMARY

- BUILDING A: 4-Story Office
  - BUILDING 1: 5-Story Mixed Use - 82 Units
  - BUILDING 2: PARKING GARAGE  
3-1/2 Story, 540 Spaces
  - GARAGE LINER APTS: - 5 Units
  - BUILDING 3: 4-Story Residential - 78 Units
  - GARDEN APTS: 3 Story Residential - 68 Units
  - 7 For Sale Townhomes
- TOTAL UNITS: +/- 240

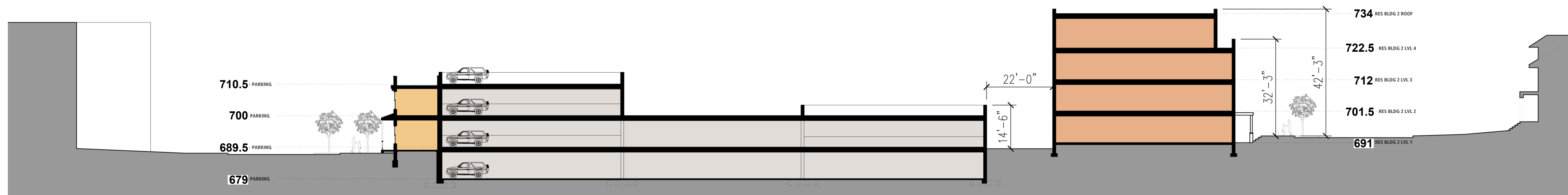




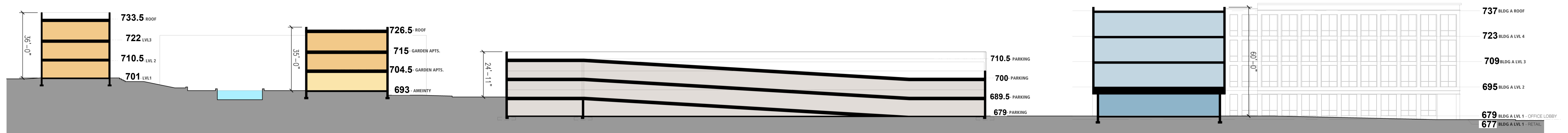
Site Section 4: East / West Looking North



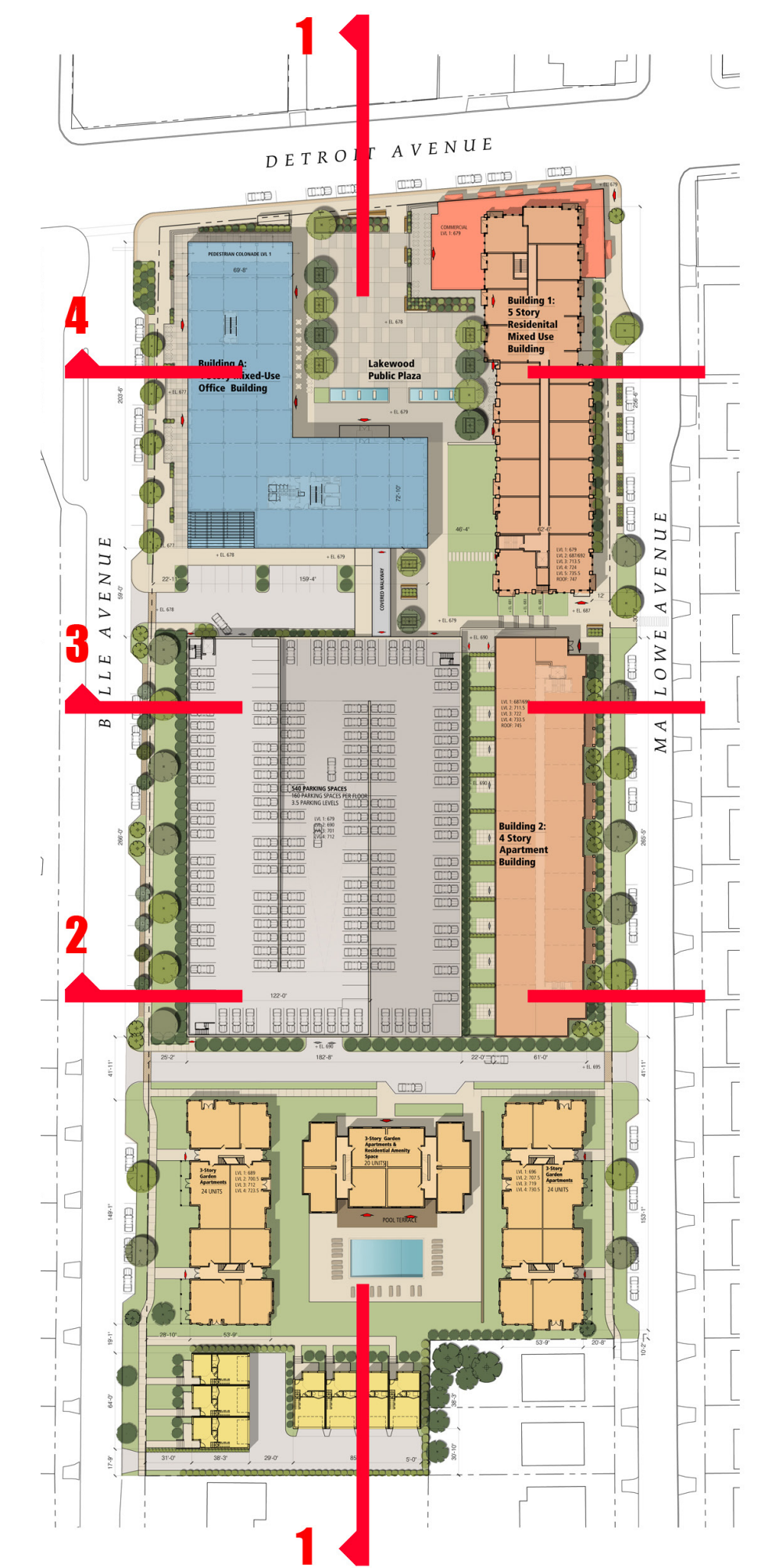
Site Section 3: East / West Looking North

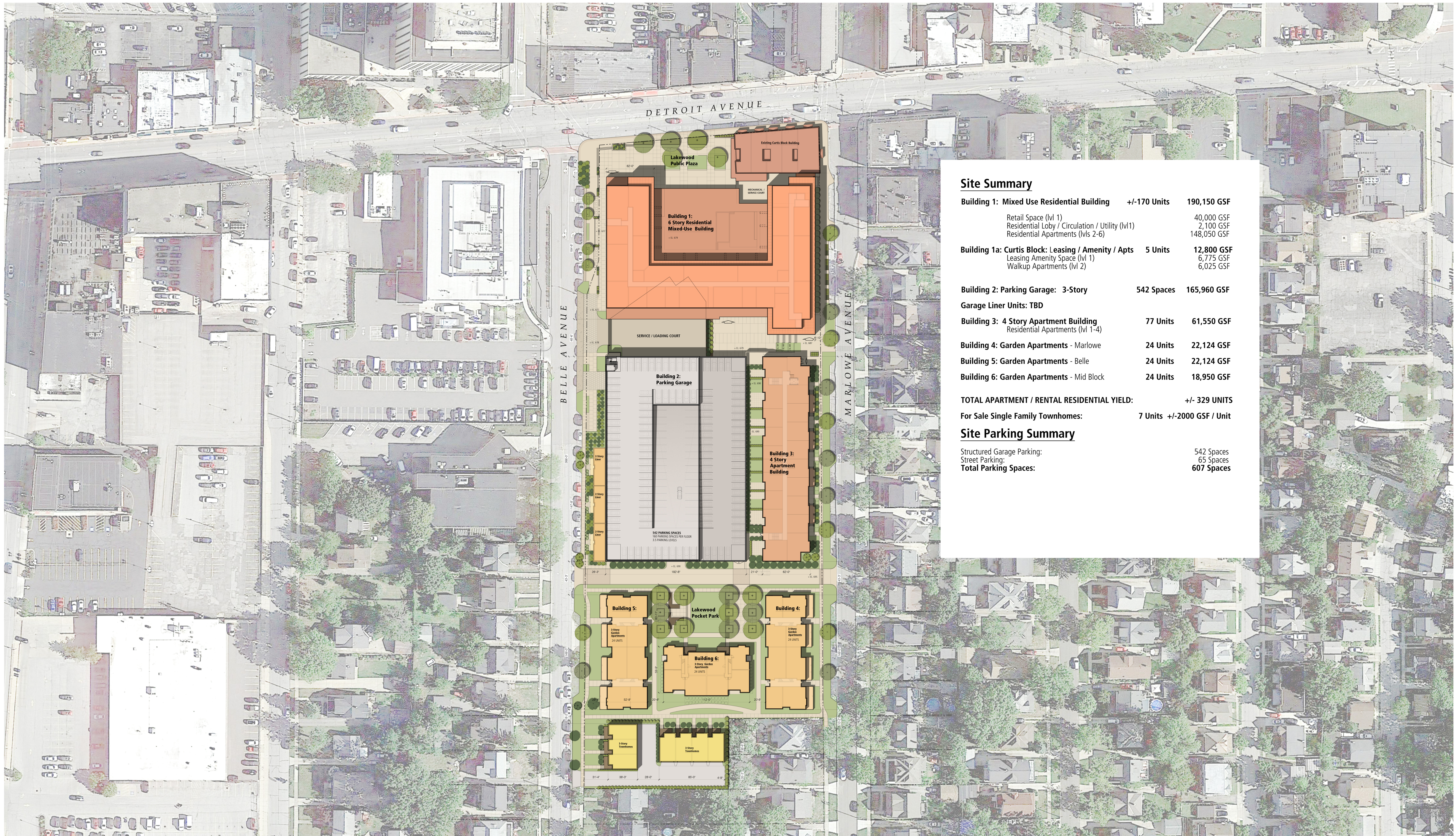


Site Section 2: East / West Looking North



Site Section 1: North / South looking West  
2022 - Site Sections





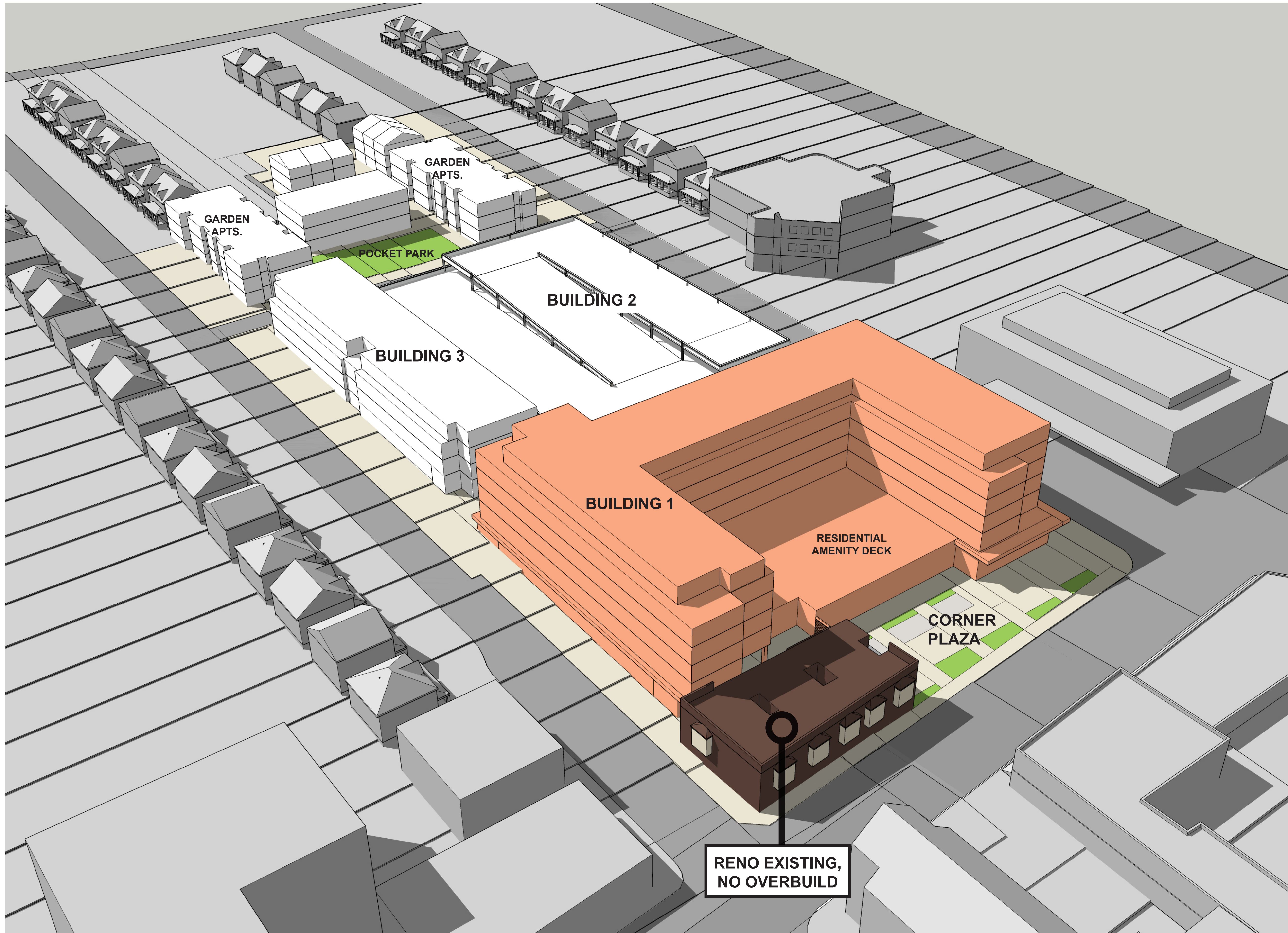
### Site Summary

<b>Building 1: Mixed Use Residential Building</b>	<b>+/-170 Units</b>	<b>190,150 GSF</b>
Retail Space (lvl 1)		40,000 GSF
Residential Lobby / Circulation / Utility (lvl1)		2,100 GSF
Residential Apartments (lvls 2-6)		148,050 GSF
<b>Building 1a: Curtis Block: Leasing / Amenity / Apts</b>	<b>5 Units</b>	<b>12,800 GSF</b>
Leasing Amenity Space (lvl 1)		6,775 GSF
Walkup Apartments (lvl 2)		6,025 GSF
<b>Building 2: Parking Garage: 3-Story</b>	<b>542 Spaces</b>	<b>165,960 GSF</b>
<b>Garage Liner Units: TBD</b>		
<b>Building 3: 4 Story Apartment Building</b>	<b>77 Units</b>	<b>61,550 GSF</b>
Residential Apartments (lvl 1-4)		
<b>Building 4: Garden Apartments - Marlowe</b>	<b>24 Units</b>	<b>22,124 GSF</b>
<b>Building 5: Garden Apartments - Belle</b>	<b>24 Units</b>	<b>22,124 GSF</b>
<b>Building 6: Garden Apartments - Mid Block</b>	<b>24 Units</b>	<b>18,950 GSF</b>
<b>TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:</b>	<b>+/- 329 UNITS</b>	
<b>For Sale Single Family Townhomes:</b>	<b>7 Units +/-2000 GSF / Unit</b>	

### Site Parking Summary

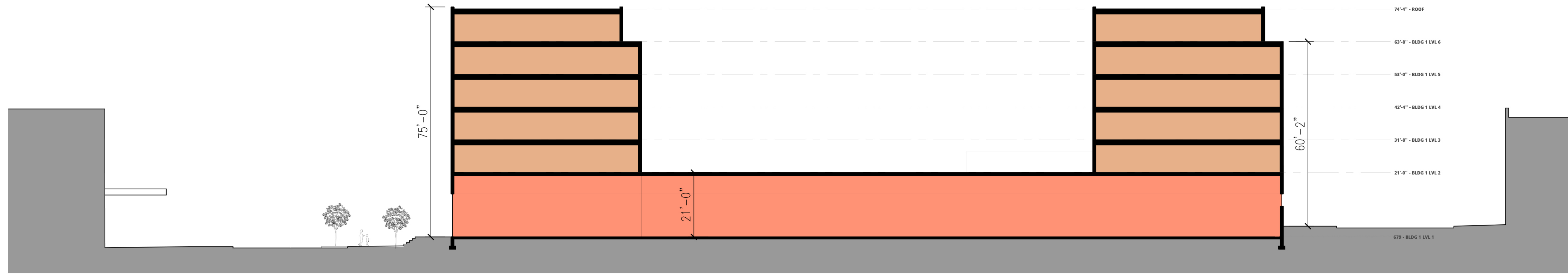
Structured Garage Parking:	542 Spaces
Street Parking:	65 Spaces
<b>Total Parking Spaces:</b>	<b>607 Spaces</b>



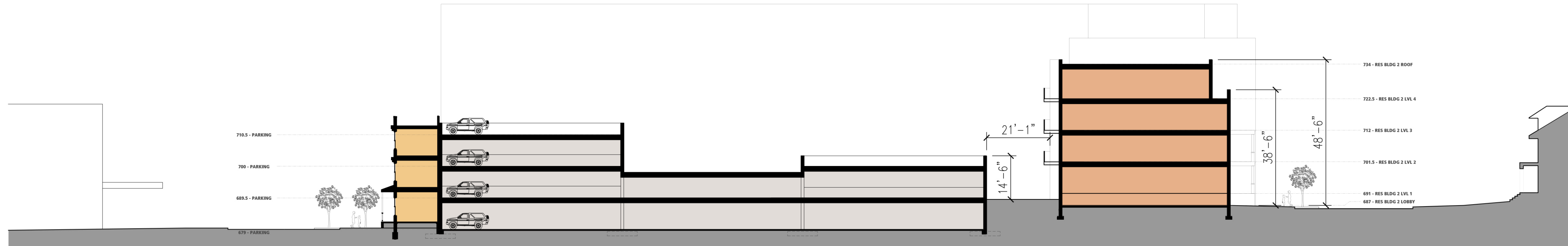
## SITE SUMMARY

- BUILDING 1: 6-Story Mixed Use  
40,000 SF Grocer  
160 Units
  - RENOVATED CURTIS BLOCK  
LVL 1 - Leasing / Amenity for site residential  
LVL 2 - 5 Renovated Units
  - BUILDING 2: PARKING GARAGE  
3-1/2 Story, 540 Spaces
  - GARAGE LINER APTS: - TBD
  - BUILDING 3: 4-Story Residential - 78 Units
  - GARDEN APTS: 3-Story Residential - 72 Units
  - 7 For Sale Townhomes
- TOTAL UNITS: +/- 322

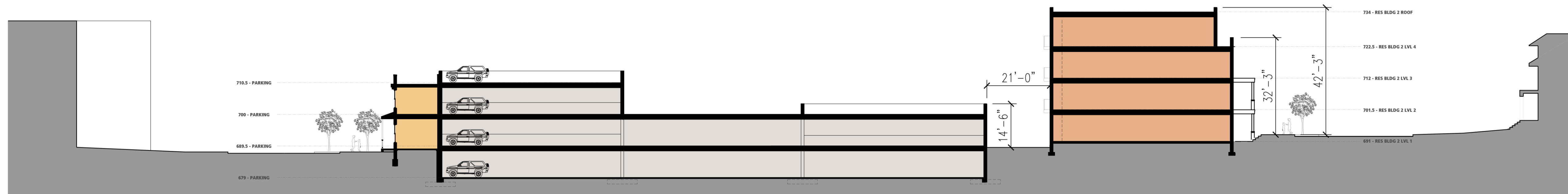




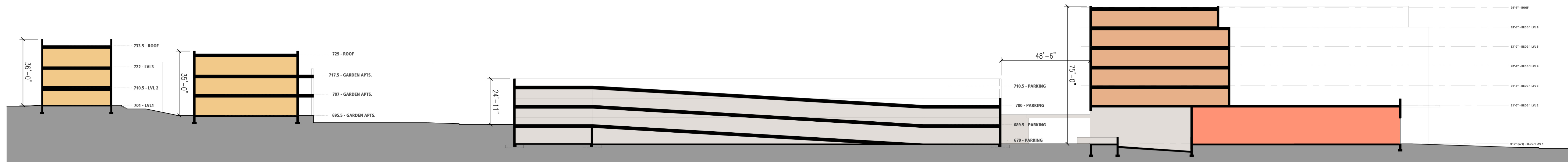
Site Section 4: East / West Looking North



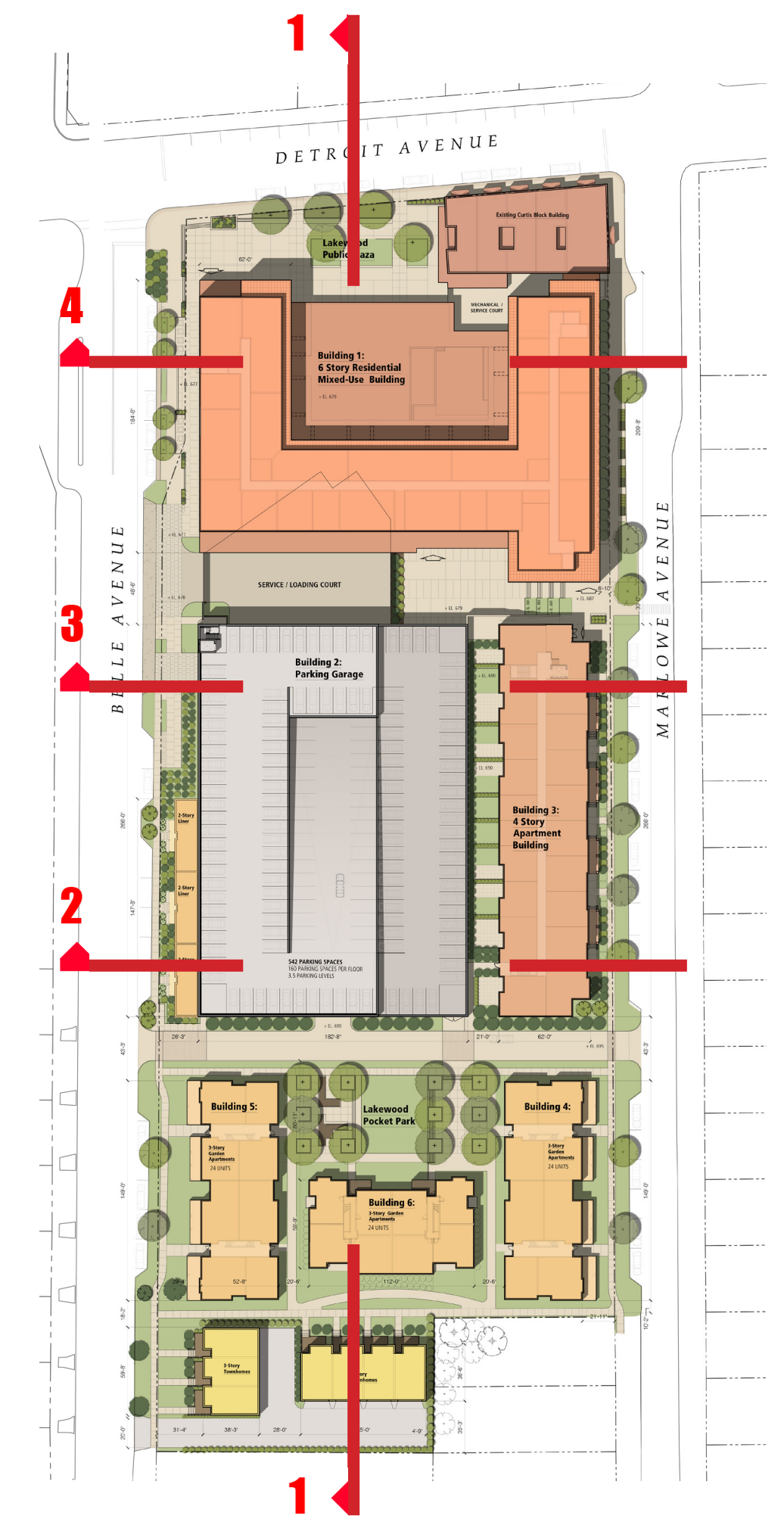
Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West









**MARKET / FAIR**



**CONCERT**



**REVISED - Plaza Views**

