

**AGENDA
SPECIAL JOINT MEETING
PLANNING COMMISSION AND
ARCHITECTURAL BOARD OF REVIEW
CITY OF LAKEWOOD
12650 DETROIT AVENUE
TUESDAY, JULY 23, 2024**

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

REVIEW DOCKET ITEMS

**REGULAR MEETING
6:00 P.M.
AUDITORIUM**

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

NEW 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.”



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.



PLANNING COMMISSION

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July 23, 2024

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Re: Docket No. 07-33-24
Planned Downtown Development
14501-14519 Detroit Ave.**

Dear Members of the Planning Commission:

The Downtown Development will be discussed at a Special Joint Meeting of the Architectural Board of Review and the Planning Commission. Kolby Turnock, V.P., CASTO will present for the review and approval of a Planned Development to allow for a mixed-use development consisting of office, retail, commercial, and residential uses pursuant to Chapter 1156 – Planned Developments.

Sincerely,

David Baas, Assistant Director

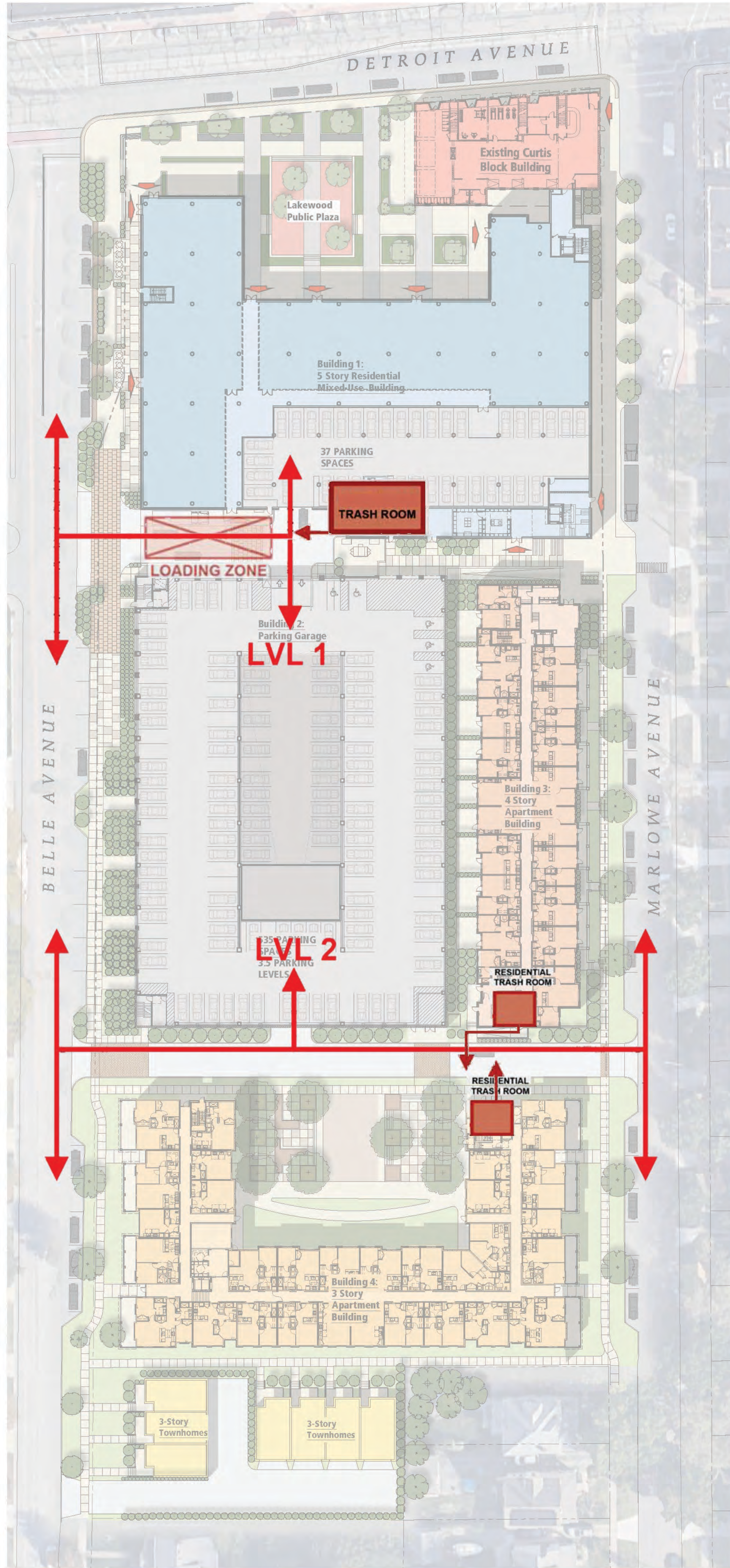


Site Summary

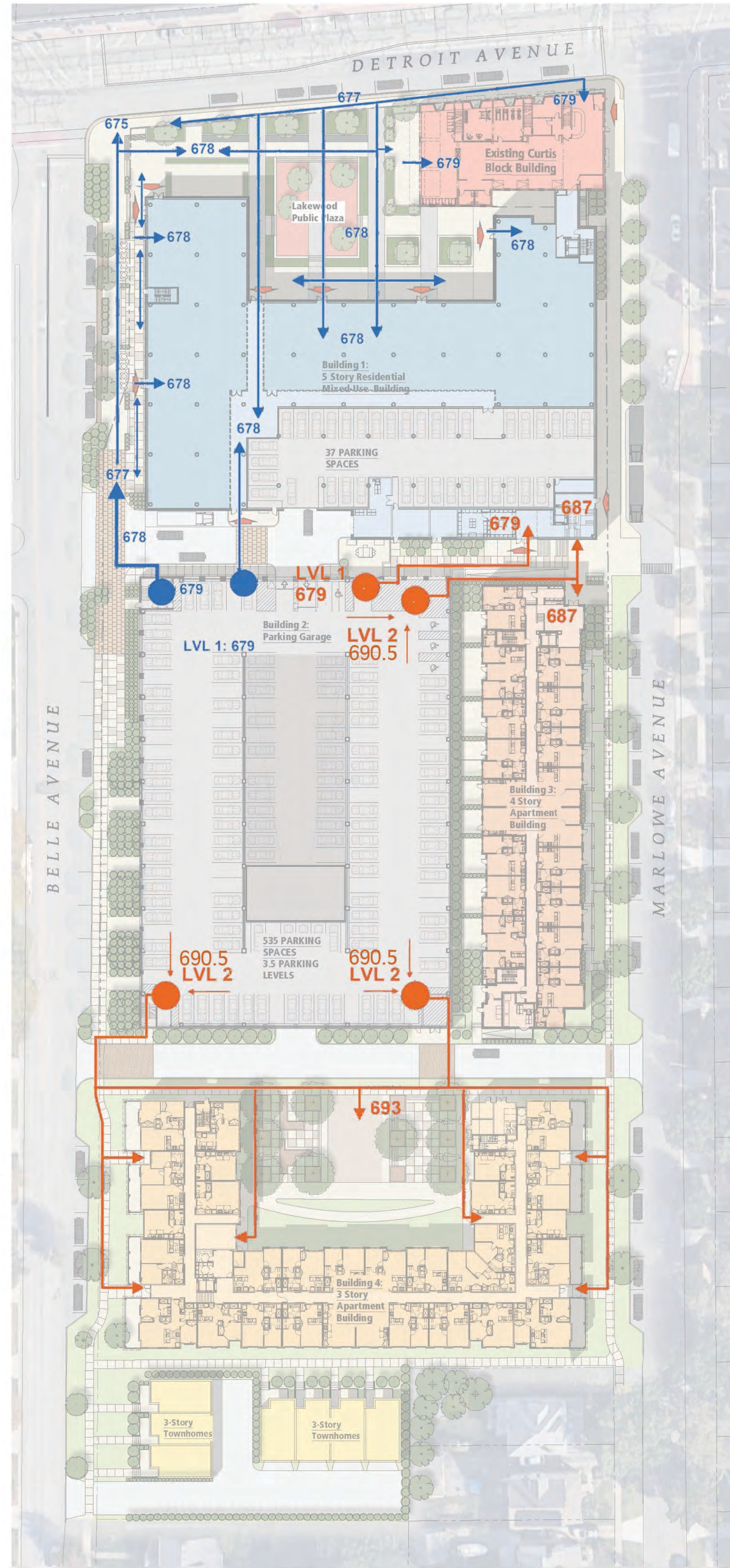
Building 1: Mixed Use Residential Building	+/-137 Units	160,000 GSF
Retail Space (lvl 1)		28,000 GSF
Garage (37 spaces)		12,000 GSF
Residential Apartments (lvs 2-5)		120,000 GSF
Building 1a: Curtis Block:		12,800 GSF
Building 2: Parking Garage: 3-Story	535 Spaces	165,960 GSF
Building 3: 4 Story Apartment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

Site Parking Summary

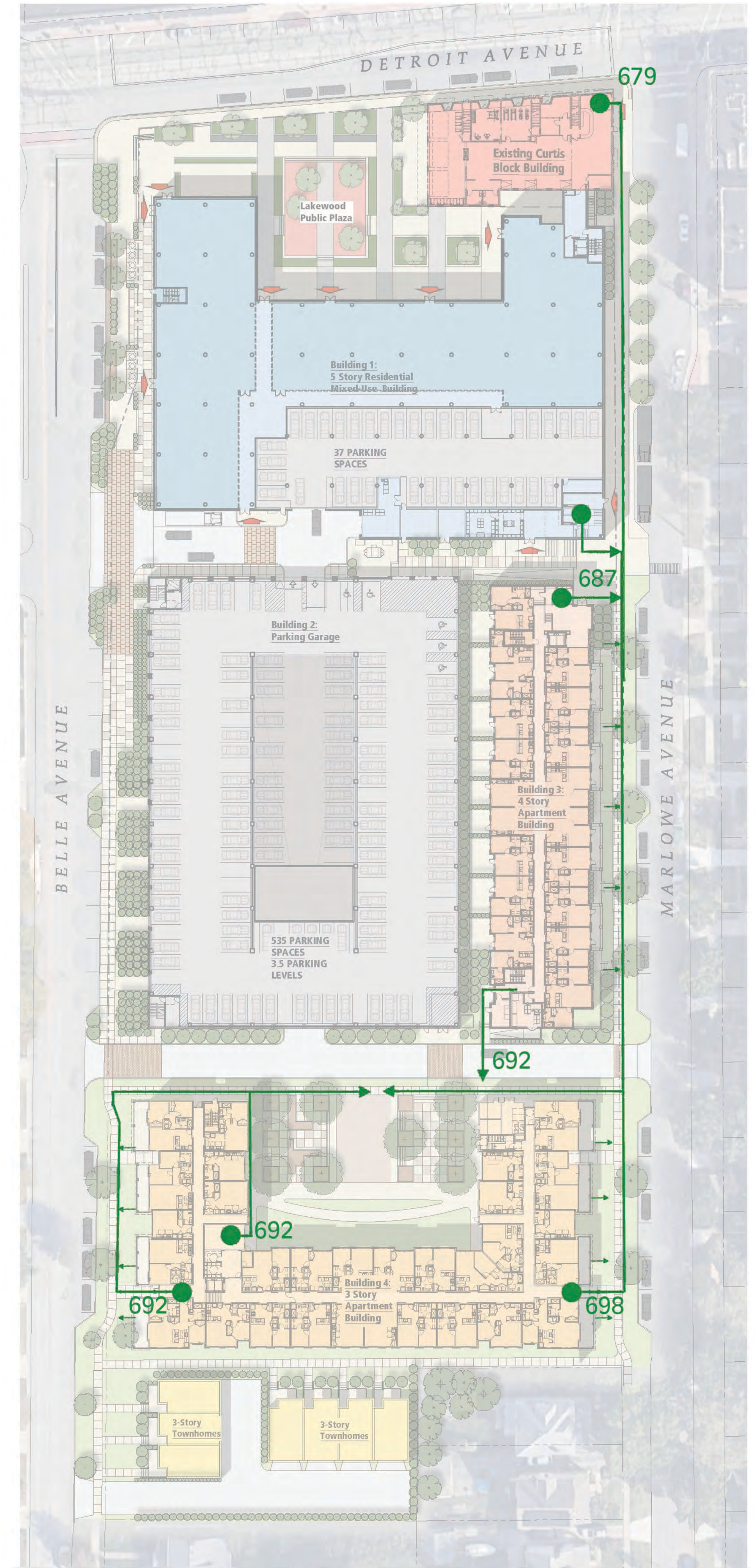
Structured Garage Parking:	572 Spaces
Street Parking:	50 Spaces
Total Parking Spaces:	622 Spaces



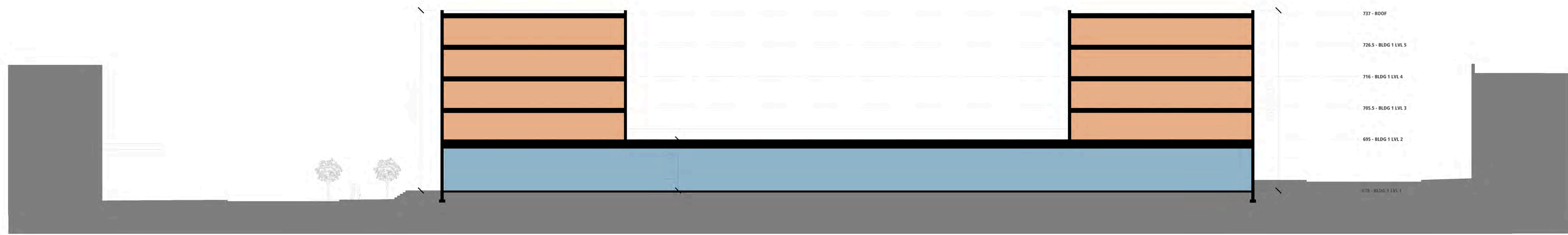
Automotive Circulation / Loading / Service



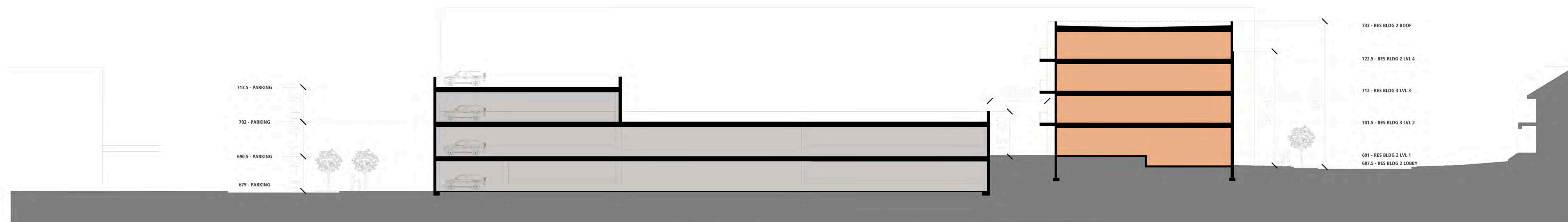
Circulation from Parking



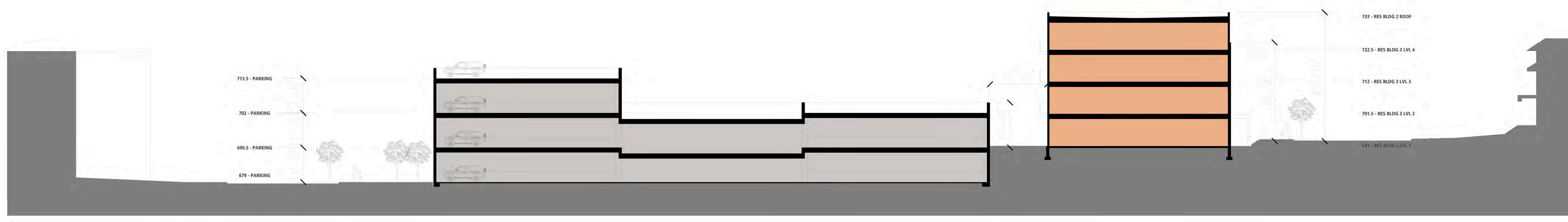
Residential Circulation



Site Section 4: East / West Looking North



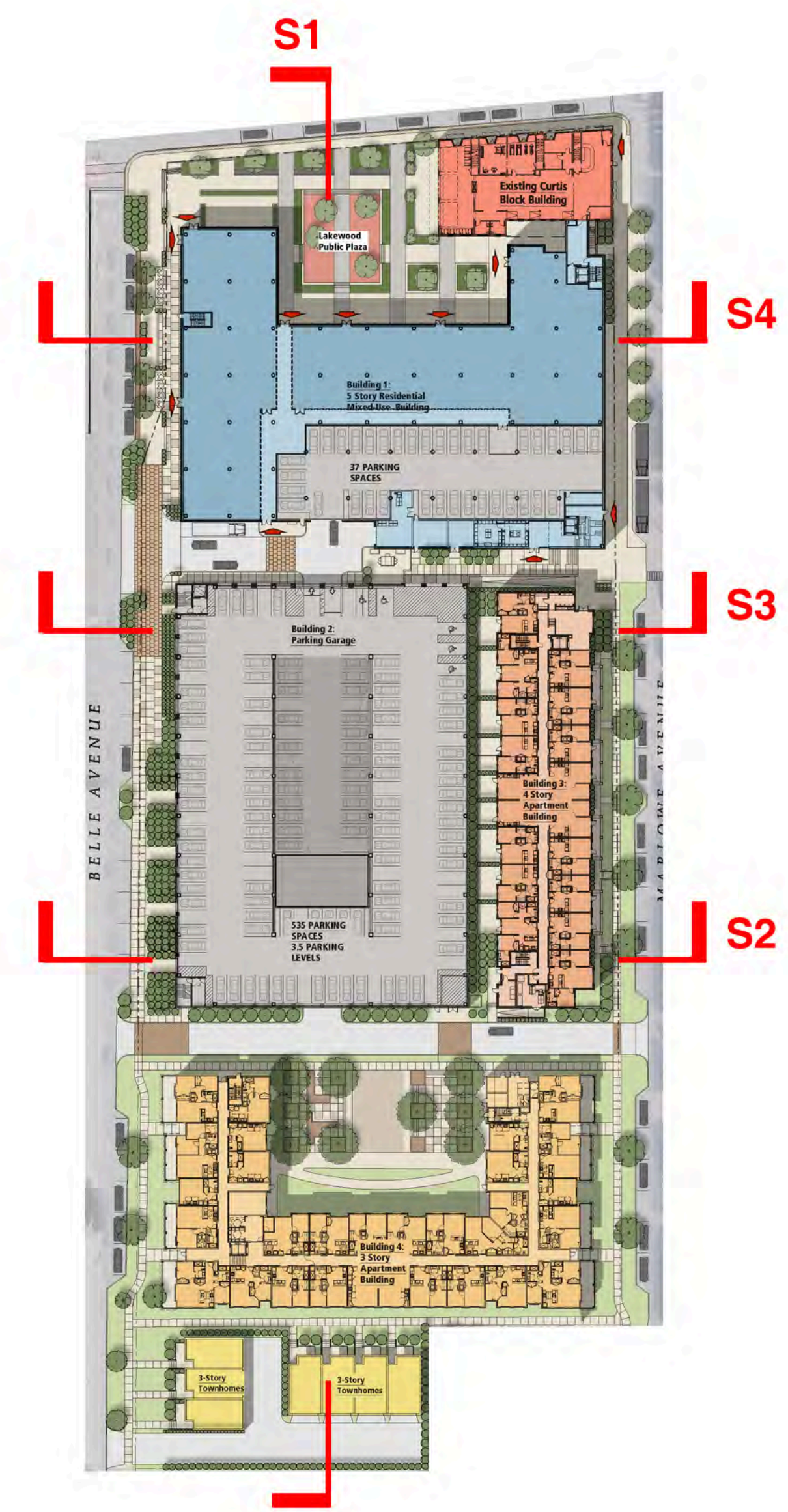
Site Section 3: East / West Looking North

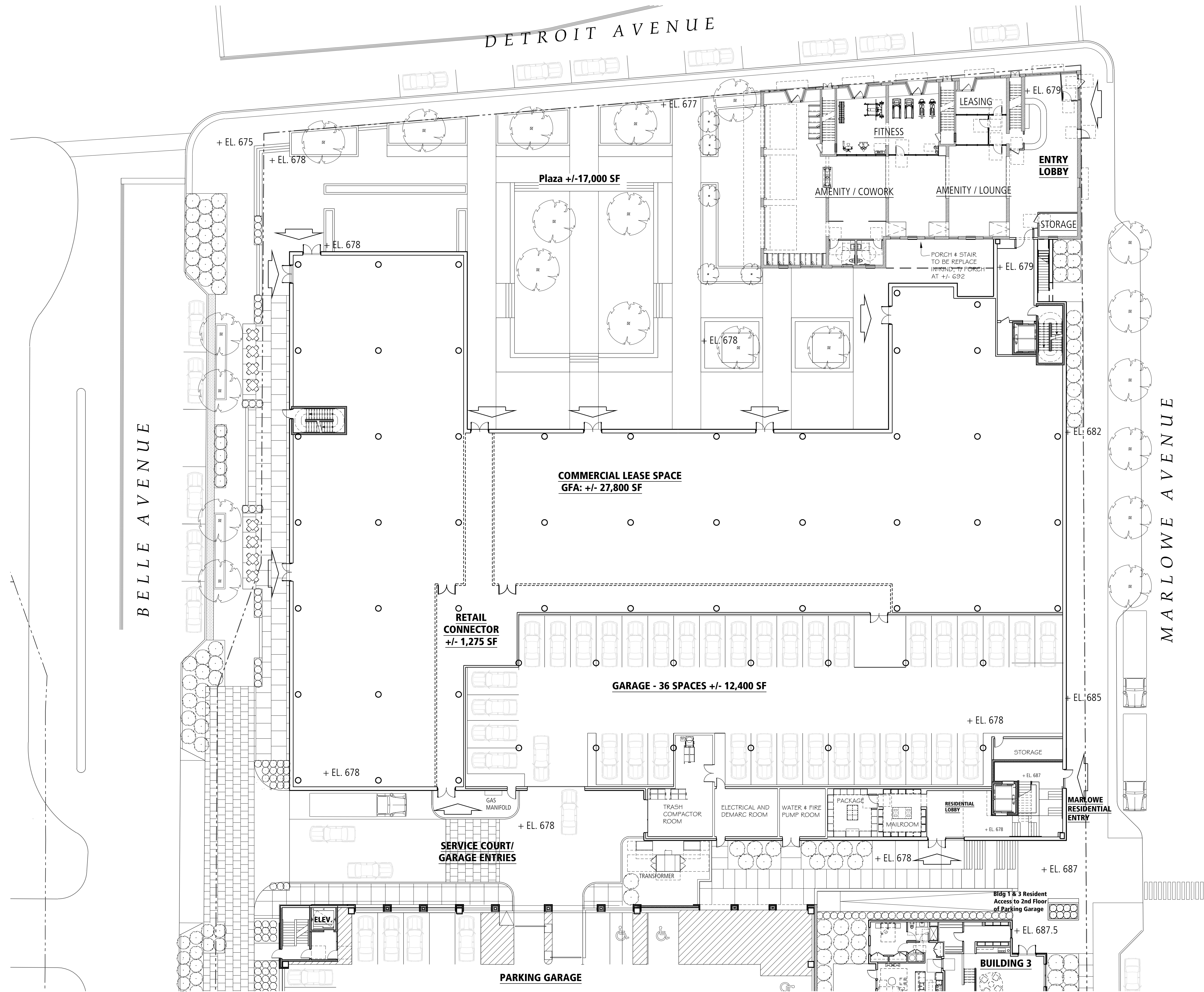


Site Section 2: East / West Looking North

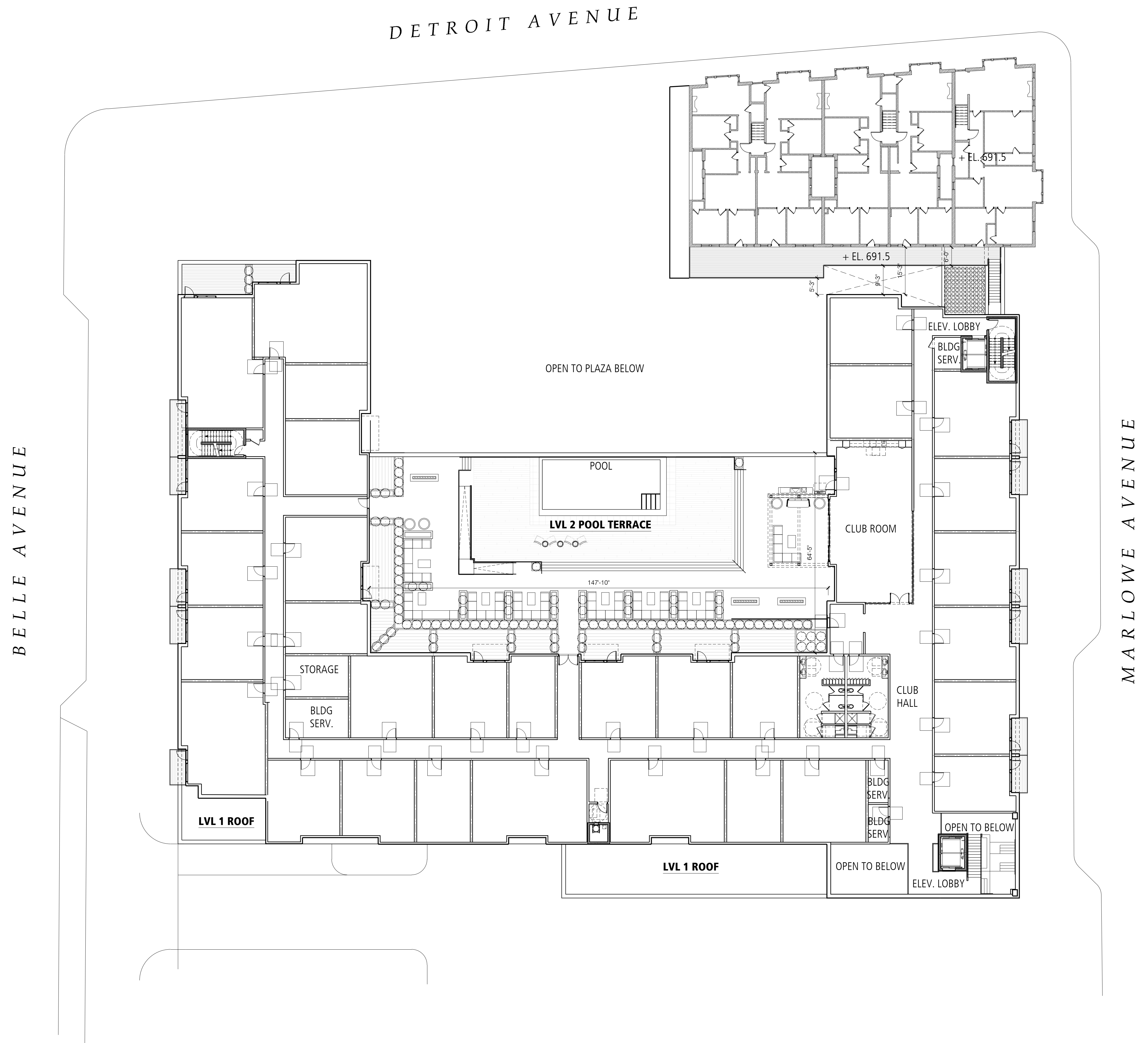


Site Section 1: North / South looking West

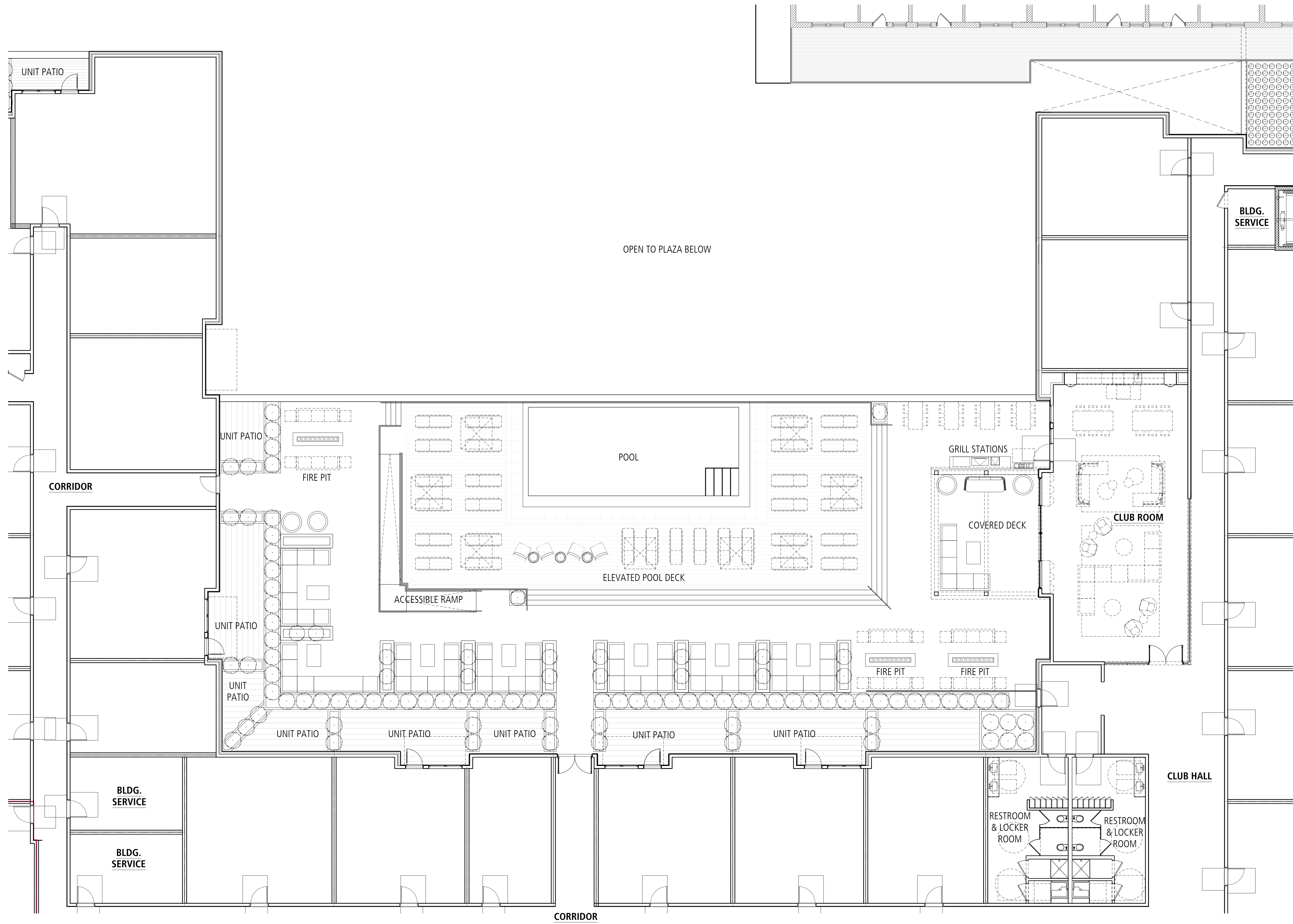




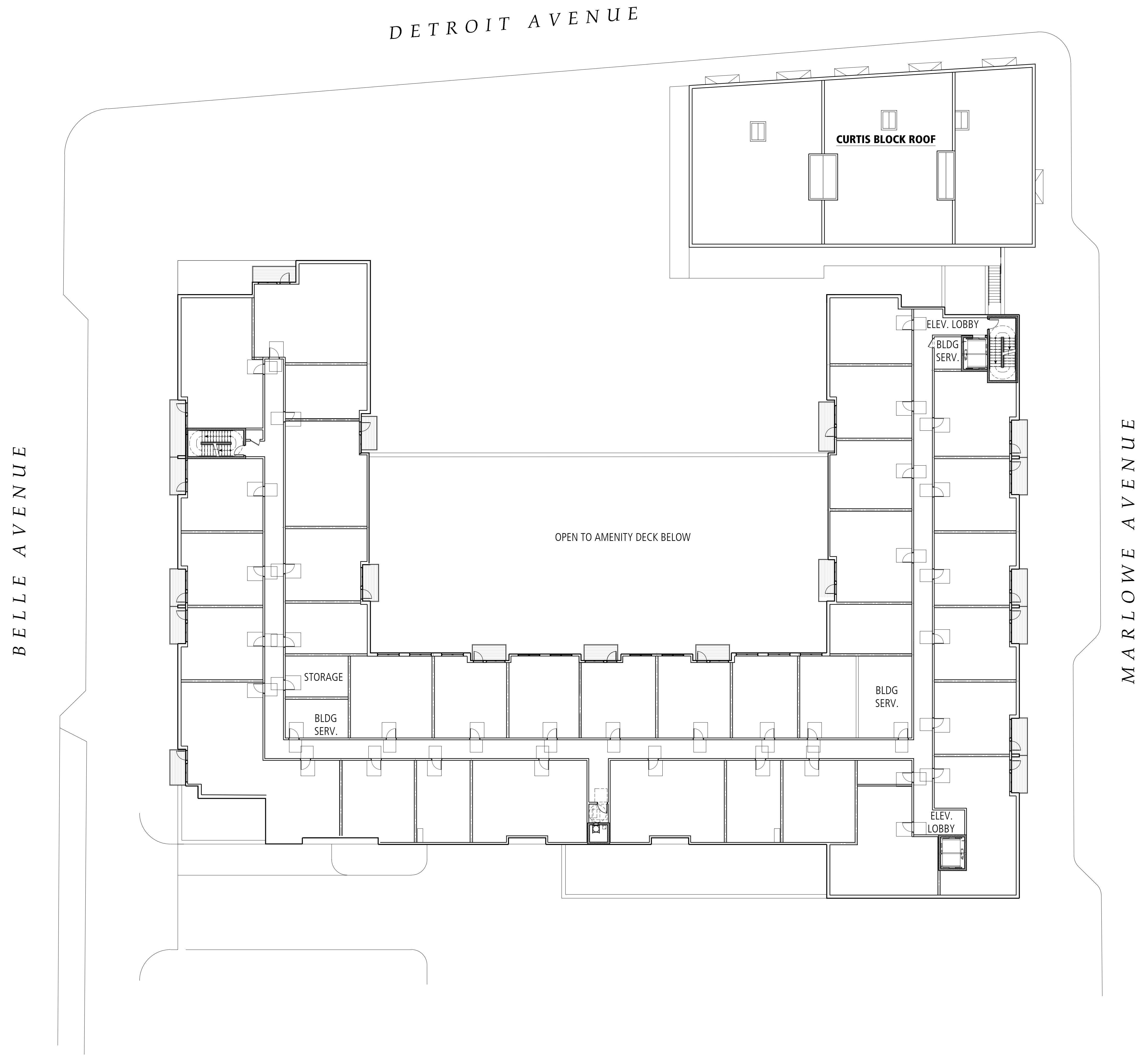
BUILDING 1	AREA	TABLE	CURTIS BLOCK	AREA	TABLE
LVL 1		43,850 GSF			
GARAGE		12,400 GSF	LVL LL		6,586 GSF
COMMERCIAL TENANT		27,800 GSF	STORAGE		6,256 GSF
C.A.M.		3,650 GSF	C.A.M.		330 GSF
LVL 2		31,000 GSF	LVL 1		6,552 GSF
RESIDENTIAL		21,500 GSF	LOBBY & AMENITY		6,244 GSF
AMENITY		2,900 GSF	C.A.M.		308 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			



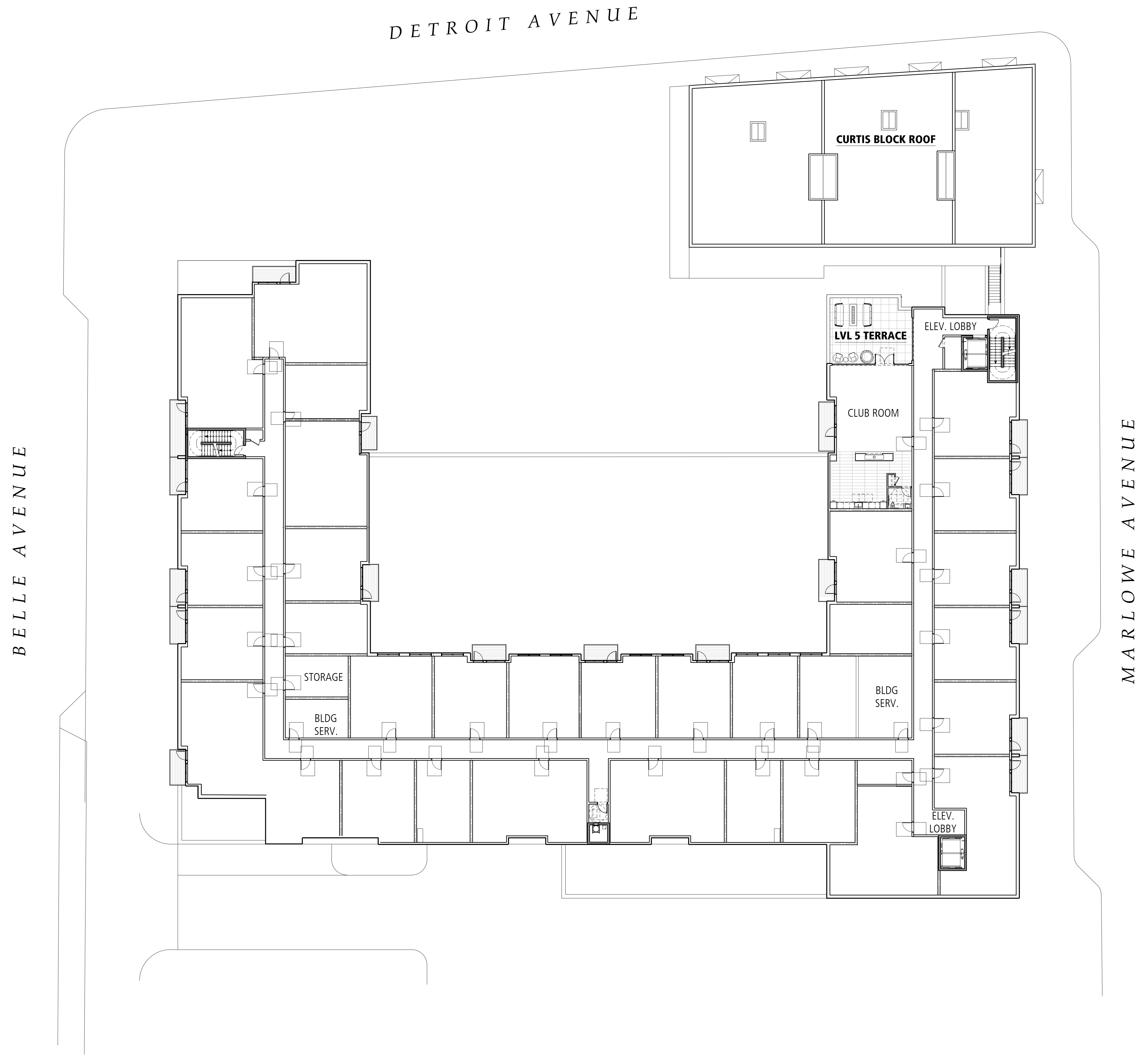
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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Belle Ave. Looking Southeast

CASTO

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





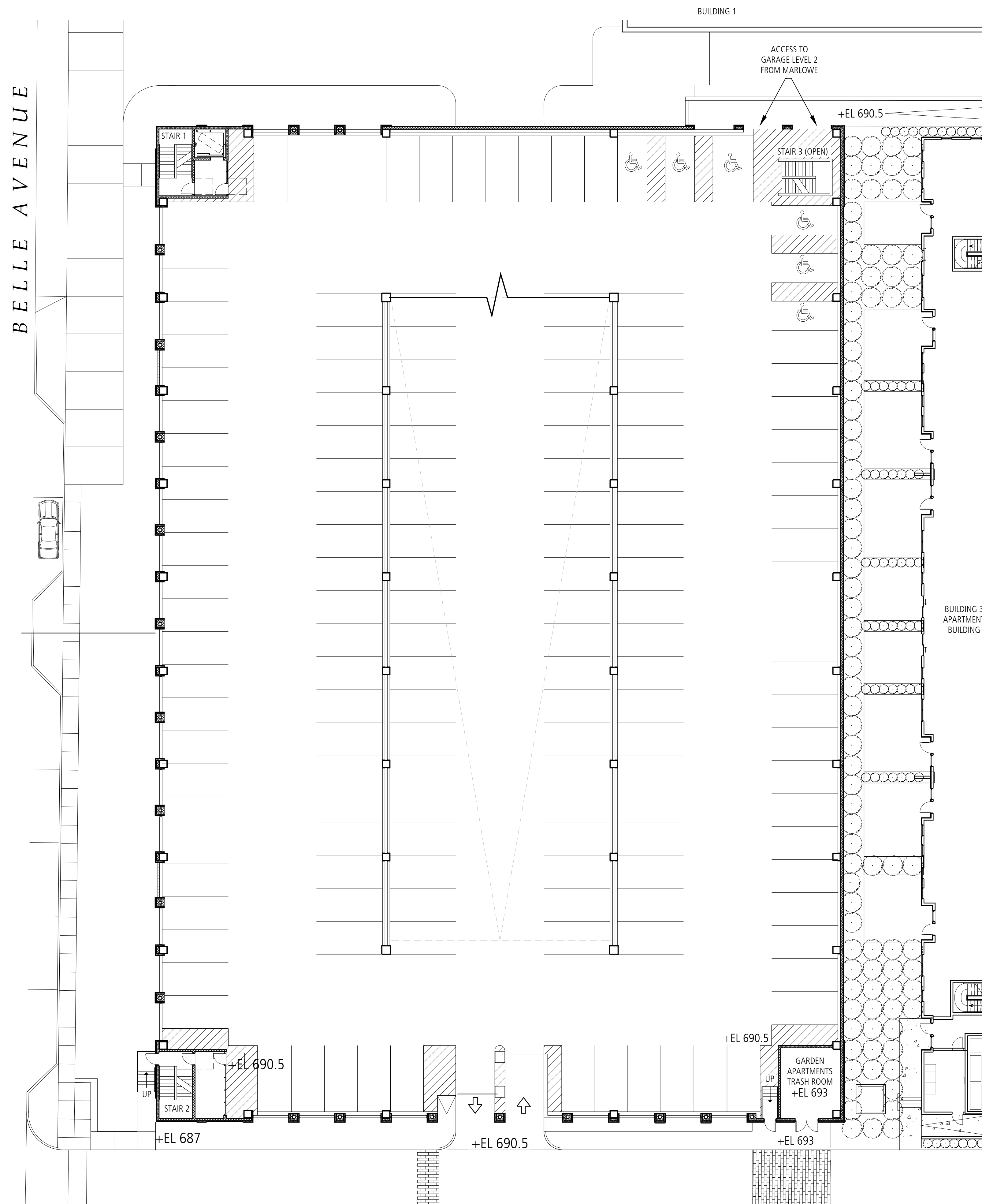




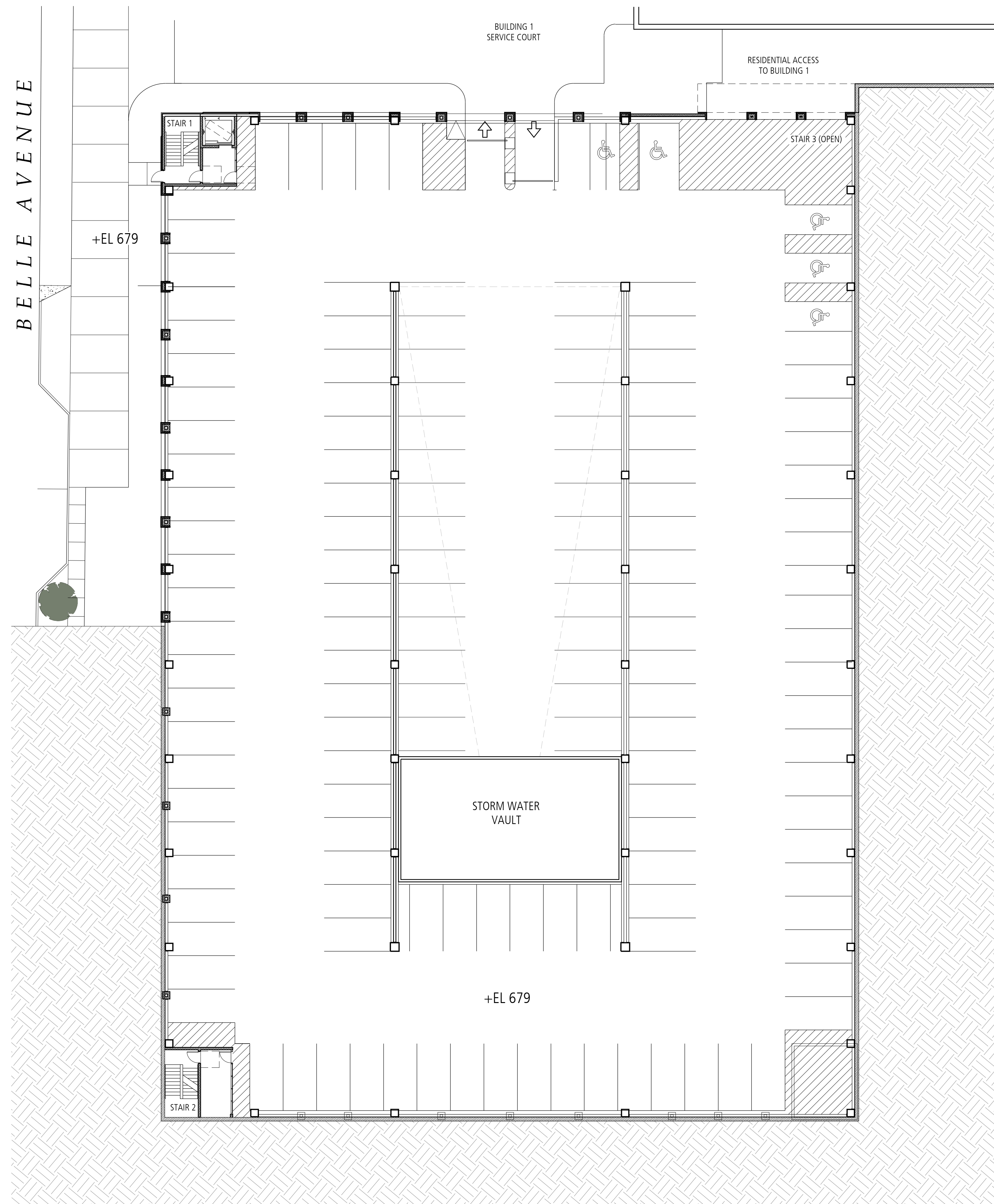
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast

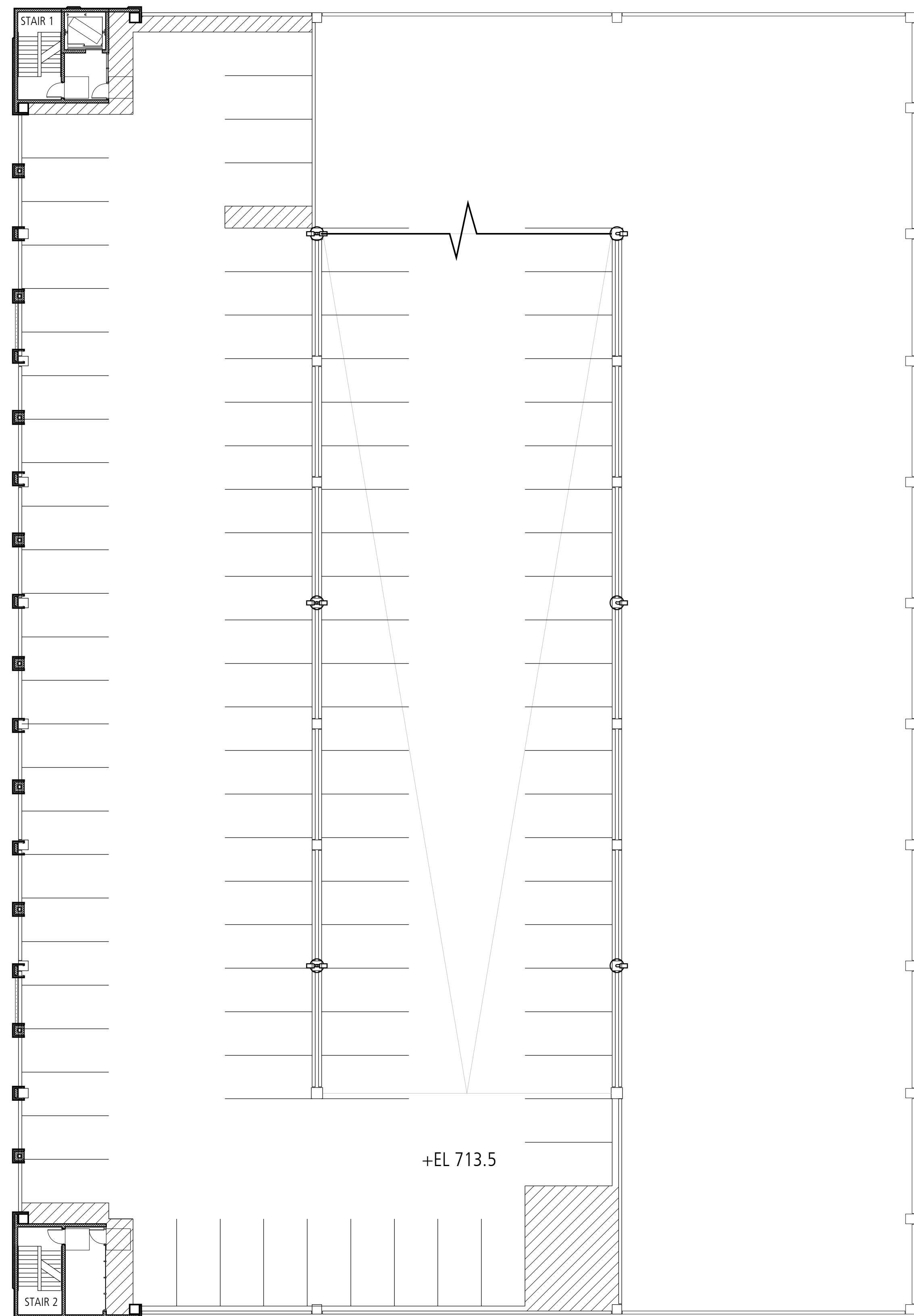




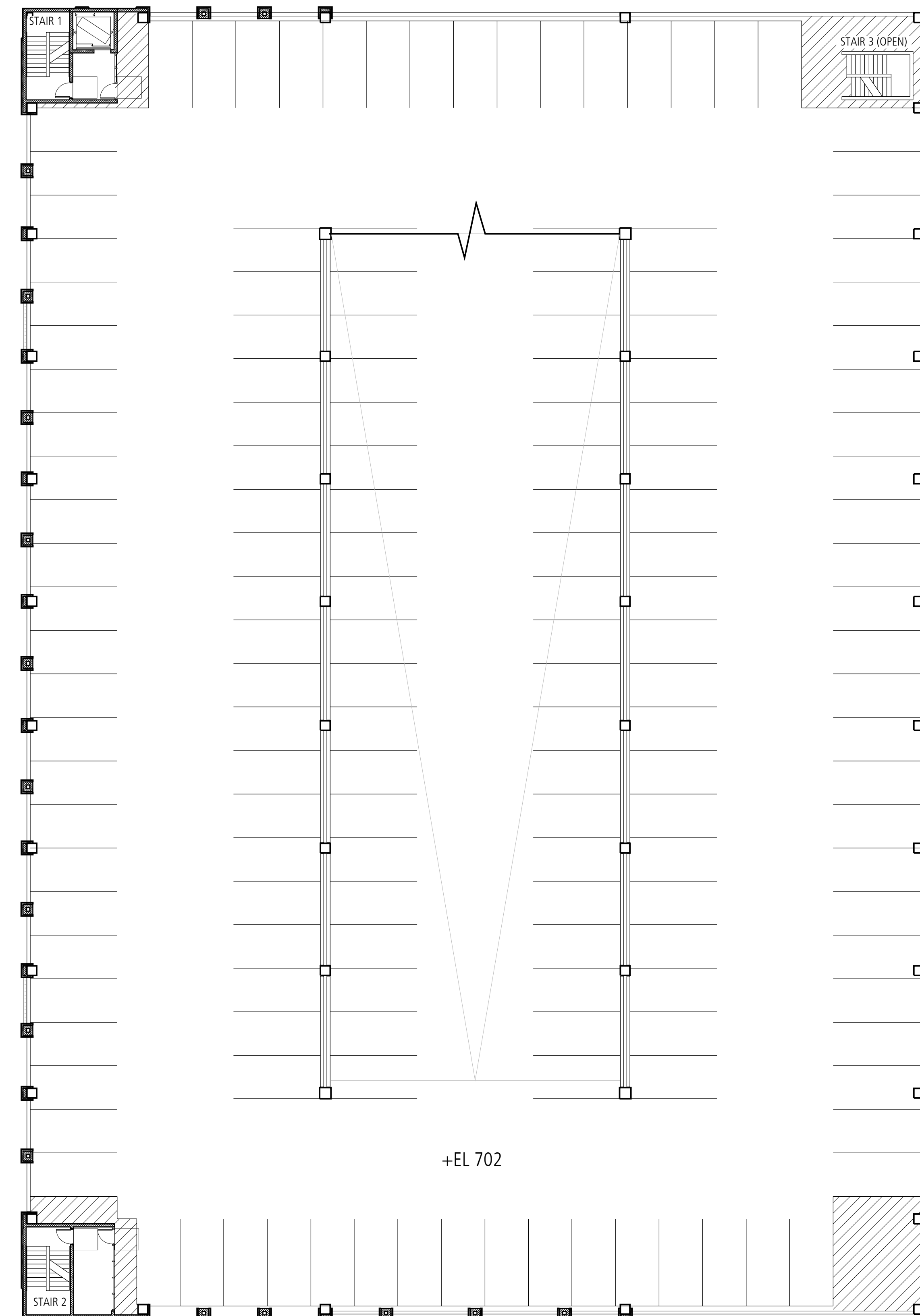
Level 02: 154 spaces
ELEVATION: +690.5



Level 01: 120 spaces
ELEVATION: +679

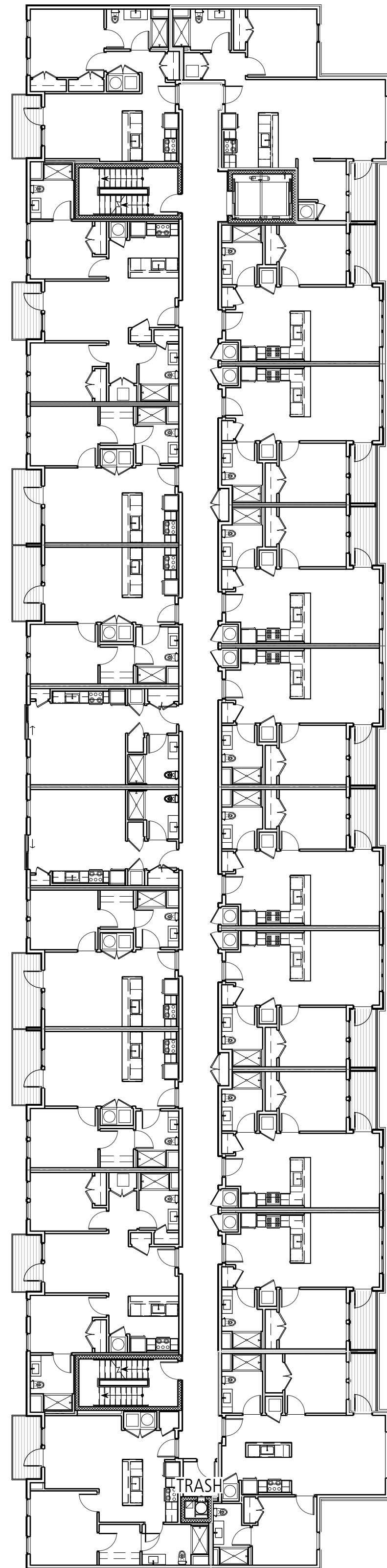


Level 04: 100 spaces
ELEVATION: +713.5



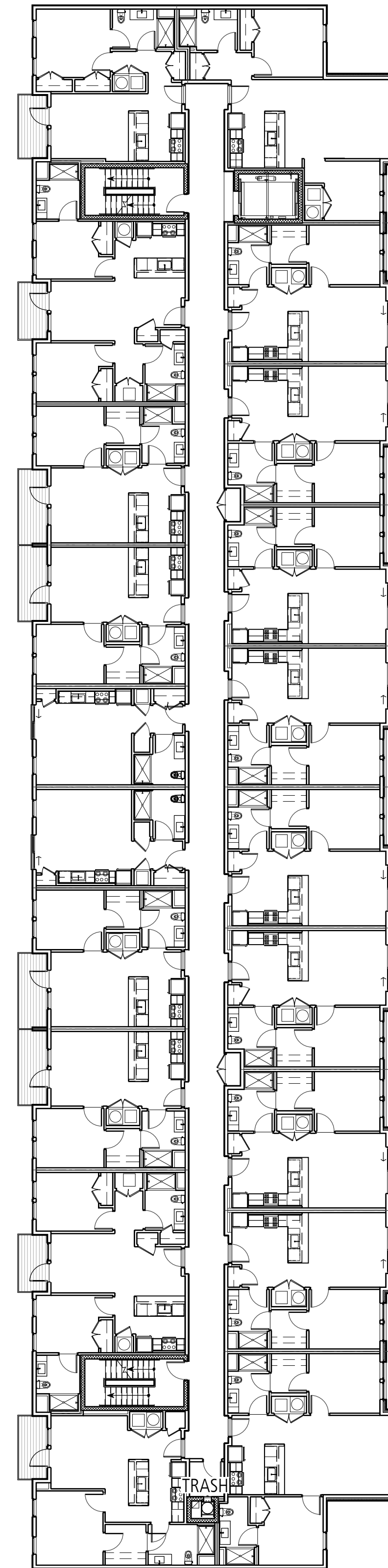
Level 03: 161 spaces
ELEVATION: +702





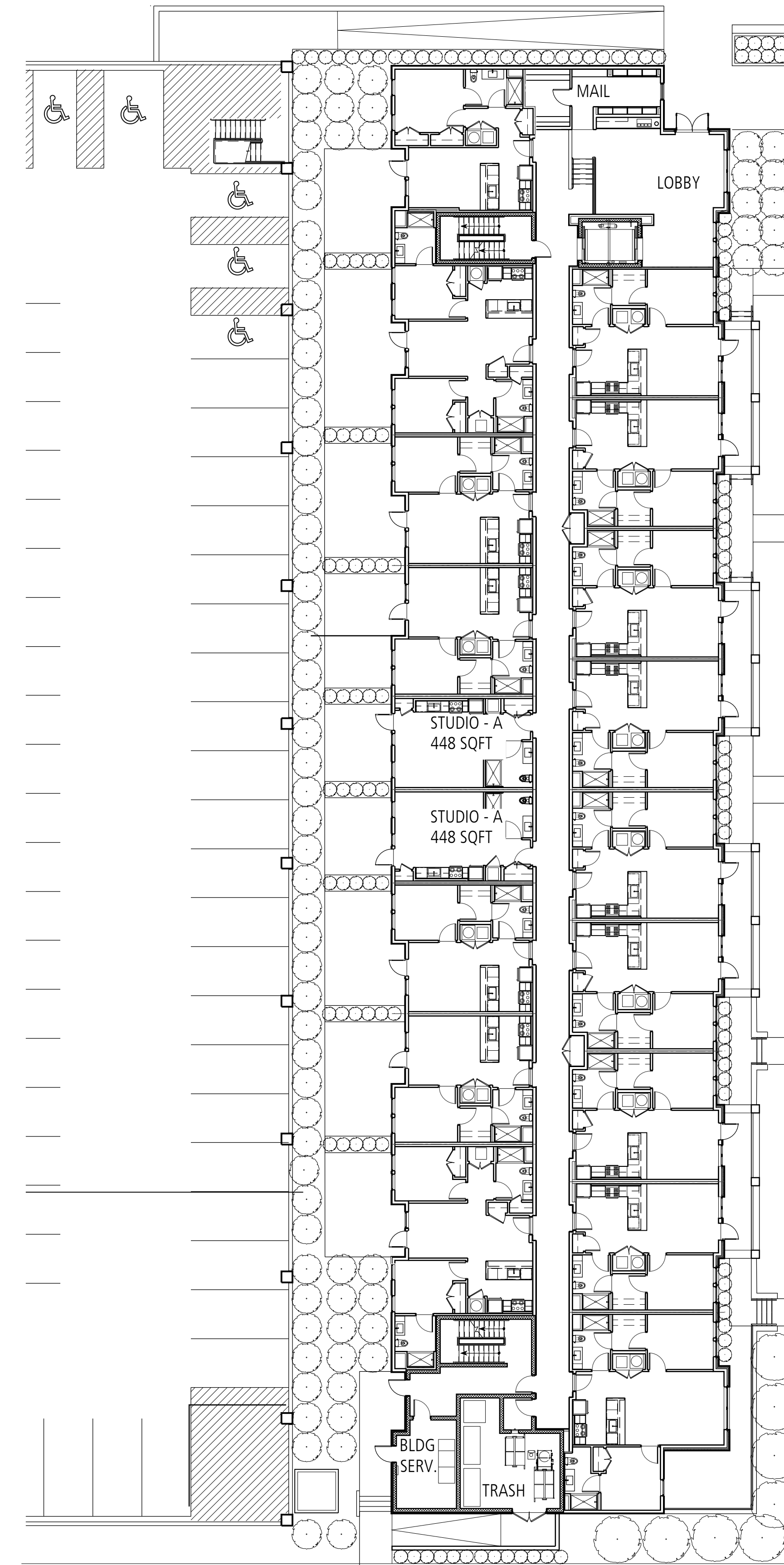
Level 04

1/16" = 1'-0"



Level 02-03

1/16" = 1'-0"



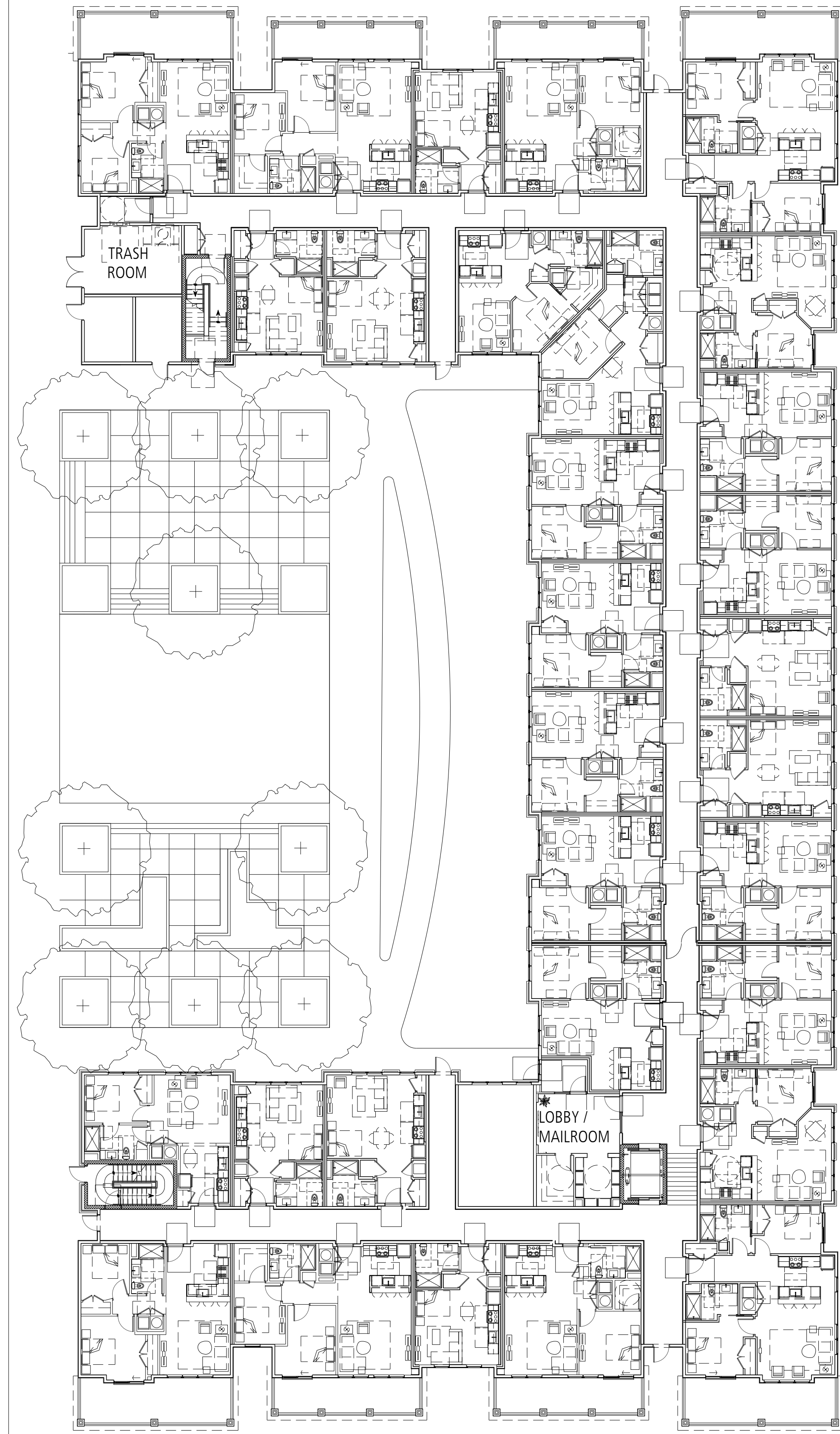
Level 01

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"

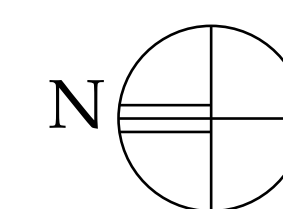
BELLE AVENUE



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



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





Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Southeast Towards Building 4





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

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

CASTO

EDGE PLANNING
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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

