

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
OCTOBER 10, 2013  
5:30 P.M. – Lakewood City Hall  
Auditorium  
(Audio Recording Available)

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Bryan Evans, Vice Chairman  
Carl Orban, Chairman  
Cynthia Stockman  
John Waddell

OTHERS PRESENT:

Michael Molinski, City Architect  
Bryce Sylvester, City Planner

2. **Approve the minutes of the September 12, 2013**

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the minutes of the September 12, 2013 meeting. All of the members voting yea, the motion passed.

3. **Opening Remarks**

The Chairman waived the reading of the Opening Remarks.

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**SUMMARY APPROVED**

13. <b>Docket No. 10-104-13</b>	<b>15613 B Detroit Avenue</b> <b>Men's Cuts</b>
<input type="checkbox"/> Approve	Mac Williams
<input type="checkbox"/> Deny	Men's Cuts, Inc.
<input type="checkbox"/> Defer	15613 B Detroit Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign for a new business. (Page 40)

A motion was made by Mr. Waddell, seconded by Mr. Evans to **SUMMARY APPROVE** the request. All of the members voting yea, the motion passed.

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**Applicants are asked to come forward to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.**

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**REQUEST FOR REVISIONS**

**ARCHITECTURAL BOARD OF REVIEW**

4. <b>Docket No. 01-06-12</b>	<b>C</b>	<b>15314-15412 Detroit Avenue</b> <b>Lakewood Plaza</b>
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- Approve
- Deny
- Defer

LRC-G Lakewood LLC  
1585 Fredrick Boulevard  
Akron, Ohio 44320

This item is being reopened for the review and approval of parking lot design revisions approved at the September 12, 2013 meeting. (Page 4)

Tim Moran, Discount Drug Mart, 211 Commerce Drive, Medina was present to explain the request. The driveway between the store and the property located to the west was now open for access to the rear parking lot; creating 22 additional parking spaces. The driveway entrance was from Detroit Avenue north into the lot only; vehicular traffic would not be allowed to exit onto Detroit Avenue. The Board expressed concern for pedestrians. To designate pedestrian walkway, the original thought was for aluminum fencing, in segments, with bollards but now proposed to use precast flower boxes, similar to those at the front of the building.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the administration felt the revision was appropriate. The driveway should be for vehicular entrance only. He asked for details about any potential stop bars and/or signage. A Do Not Enter sign existed already, and others would be added. The Board suggested plants in the boxes.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** the revisions with the following stipulations:

1. Install six (6) concrete planter boxes along the pedestrian pathway leading to the back door of Discount Drug Mart,
2. Submit a planting plan for the planter boxes, and
3. The driveway north from Detroit Avenue would be used an entrance only.

All of the members voting yea, the motion passed.

## NEW BUSINESS

### ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 10-99-13 R 1060 Rosalie Avenue

- Approve
- Deny
- Defer

Matthew and Melissa Kress  
1060 Rosalie Avenue  
Lakewood, Ohio 44107

The applicants request the review and approval of a dormer on the east face (front) of the house. (Page 9)

Melissa Kress, applicant and property owner was present to explain the request. As she had a growing family, she wanted a second bathroom. The architect determined it was not feasible for one to be built in the basement. With the addition of a dormer, one could be placed on the third floor above the second floor bathroom and tied into the current plumbing. The roof materials and windows would match the existing. The Board asked for clarification about the sidewalls; Ms. Kress said there would be a cove on the extended walls.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the Planning Department and Division of Housing and Building had no comments.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

9. Docket No. 10-102-13 R 1615 Alameda Avenue

Approve  
 Deny  
 Defer

City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of the renovation and conversion of a two-family to a single family home. (Page 31)

Mr. Molinski, City Architect represented the City of Lakewood in its explanation of the request for the revision/conversion of a city owned home. The project would result in it being a good addition to the neighborhood of single and two-family homes. The two-story porch would be changed to that of a first floor; the porch would not extend the entire front of the house due to obstruction of the second floor the window sills. The porch decking would be stained. The exterior would be vinyl-sided in a darker color with contrasting trim.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester stated that Federal funds were being used for the project. Upon completion, the purchaser of the home would a low to moderate income family as per mandated Federal guidelines.

A motion was made by Mr. Orban, seconded by Mr. Waddell to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

**Items 5 and 10 are called together as they are the same property.**

#### BOARD OF BUILDING STANDARDS

5. Docket No. 100-98-13 - B C 14900 Detroit Avenue  
Rozi's Wine House

Approve  
 Deny  
 Defer

Gary Rossen  
Rozi's Wine House  
14900 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of an additional business sign on the rear of the building, pursuant to Section 1329.09(d)(1) Supplementary Area and Location Standards. (Page 6)

#### SIGN REVIEW

10. Docket No. 100-98-13 - S 14900 Detroit Avenue  
Rozi's Wine House

Approve  
 Deny  
 Defer

Gary Rossen  
Rozi's Wine House  
14900 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of signage. (Page 6)

Gary Rossen, applicant and owner was present to explain the request. Material samples were handed to the Board. No exposure of the business was seen from the parking lot. The white background of the submittal has been eliminated; lettering only would be on the wall. There would be no additional lighting.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester stated that with the elimination of the white backer, the administration was in support of the request. Mr. Molinski added the parking lot was going to be resurfaced soon.

A motion was made by Mr. Orban, seconded by Mr. Waddell to APPROVE Dockets 100-98-13 B and S. All of the members voting yea, the motion passed.

**Items 7 and 11 are called together as they are the same property.**

#### ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 10-100-13 - A C 12750 Berea Road  
Tempest Inc.

Approve John Reyes  
 Deny Star Inc.  
 Defer 46405 Telegraph Road  
Amherst, Ohio 44001

The applicant requests the review and approval of an addition to the front of the building. (Page 18)

#### SIGN REVIEW

11. Docket No. 10-100-13 - S C 12750 Berea Road  
Tempest Inc.

Approve John Reyes  
 Deny Star Inc.  
 Defer 46405 Telegraph Road  
Amherst, Ohio 44001

The applicant requests the review and approval of signage. (Page 18)

John Reyes, applicant was present to explain the request. The addition would be office space attached to a warehouse. All materials would match that of the existing structure. The Board asked if the applicant had taken in to account the comments made at the pre-review meeting; Mr. Reyes replied to affirmative. A fifteen foot access for emergency vehicles was included. The signage would be non-illuminated; finalized materials had yet to be selected.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester agreed with the Board's comments about the material extending upward a bit further. The Fire Marshall and Mr. Reyes discussed the emergency vehicle's access. Mr. Sylvester said it would be discussed during plan review. Asked about the glass in the windows, Mr. Reyes replied they would be clear, vision glass.

A motion was made by Mr. Orban, seconded by to APPROVE the request with the following stipulations:

1. To submit details about the signage for administrative approval,
2. To raise the entry portal piece (frame around front door) to match appropriately, ensuring the concrete block at the bottom matches.

All of the members voting yea, the motion passed.

#### ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 10-101-13 C 15400 Detroit Avenue  
Humble Wine Bar

Approve Daniel Deagan  
 Deny Humble Wine Bar  
 Defer 15400 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of awning side panels for the outdoor patio. (Page 25)

Daniel Deagan, business owner and applicant was present to explain the request. He wanted to expand the patron seating area during the fall and spring months. The material was the same as the awning with vinyl windows. The Board was not enthusiastic with the current proposal; it looked too temporary and uninviting. Mr. Deagan said all of the vinyl windows were of the same size. The inside surface of the side awning was black. The Board said that front porch enclosures on residential homes were not allowed, and they did not like this look of the proposal; it looked like a tent.

Mr. Deagan said he did not want to pursue the issue, nor did he want to defer the request.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said he had no further comments. Mr. Molinski reinforced the Board's statement about enclosed porches; this was a front porch although it was on commercial property.

A motion was made by Mr. Orban, seconded by Mr. Evans to DENY the request as submitted. All of the members voting yea, the motion passed.

#### SIGN REVIEW

12. Docket No. 10-103-13 14410 Madison Avenue  
Broestl & Wallis Fine Jewelers

Approve Major Harrison  
 Deny Brilliant Electric Sign Co.  
 Defer 4811 Van Capps Road  
Cleveland, Ohio 44131

The applicant requests the review and approval of a panel change of an existing monument sign. (Page 36)  
~~board replacement. (Page 127)~~

Major Harrison, applicant was present to explain the request. The colors of the sign would be the same as that of the current.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester inquired about the font size of the name "Wallis". Mr. Harrison said it was reduced in size deliberately as "Wallis" was no longer associated with the business. Mr. Sylvester said it looked like a mistake; he suggested stacking some of the verbiage. Mr. Harrison said he was restricted by size of the sign. The Board said it looked different from the business' card. Discussion ensued among the Board, applicant and staff regarding the font sizes.

A motion was made by Mr. Orban, seconded by Mr. Waddell to APPROVE the request as submitted. All of the members voting yea, the motion passed.

**ADD-ON:**

15. **Docket No. 10-106-13** **Communication from Michael Molinski, City Architect, Division of Housing and Building to the Board of Building Standards/Architectural Board of Review Regarding the Hilliard Theater, 16200 Hilliard Road**

The City of Lakewood has filed a Nuisance Declaration for the property located at 16200 Hilliard Road known as the Westwood or Hilliard Theater, declaring it a nuisance pursuant to Sections 1306.521 and 1306.522 of the Property Maintenance and Safety Code. Although the Board of Building Standards/Architectural Board of Review is not required to take action on this matter, the Department is making Board members aware of the status of this property. (Page 113)

Mr. Sylvester read into record an e-letter to City Council from Director Dru Siley. The building had degraded to such a point as to require posting of notices that there would be no trespassing on the property or pedestrian traffic on the city sidewalks in front of the building as falling debris was a danger to surrounding properties and people/pedestrians. Barriers would be placed in the parking lane in front of the theater and on the sidewalk. It was most likely the theater would be demolished. The City was working on a plan to retain the storefronts and apartments facing Madison Avenue. Mr. Sylvester gave a copy of the e-mail, the Nuisance Declaration and Correction Notice to the Board members (documents made part of record).

Mr. Molinski stated the owner, Robert Dobush did not plan to appeal the Declaration of Nuisance for the property located at 16200 Hilliard Road. He read some of the items regarding the nuisance declaration and provided verbal description of the photographs on the PowerPoint presentation (made part of record).

Tim Dunphy, City Fire Marshall noticed progressive, substantial damage to the roof area during his tours of the City. Neighbors had expressed concern to him about damage to parked cars caused by falling debris. Numerous calls to the owner for inspection resulted in getting a Court Order. The interior was worse than anticipated; no emergency personnel would be permitted to enter the building. All future entry into the property would require the wearing of hard hats and respirators. The building was very unstable; there were numerous structural failures.

The Board asked if the entire building (including the Madison Avenue storefronts/apartments) was declared a nuisance. Mr. Molinski replied it was; it was not feasible to declare a nuisance to just a part of it. However, the Madison Avenue structures were salvageable, but the owner expressed his desire to raze all of it. Mr. Molinski explained that although there were steel girders; debris could not be prevented from flying into the surrounding area during a future wind storm. Asked if any of the architectural details were salvageable, Mr. Molinski said the pieces were in rough shape but hoped the owner's demolition contractor would look to save some of it. The City had no say in that matter.

No action was required on the part of the Board.

**COMMUNICATION**

14. **Docket No. 10-105-13** **Communication from Bryce Sylvester, Planning & Development to the Board of Building Standards/Architectural Board of Review**

The City's Park System Master Plan outlined principles to prioritize improvements to all of Lakewood's parks. The plan envisioned that master plans for individual parks would be developed that identified specific improvements based on specific needs, size and location of a park. In August 2013 the city contacted with Environmental Design Group (EDG) to design the second phase of waterfront improvements at Lakewood Park. In preparation for your review of the proposed design, please reviews the Master Plan for Lakewood Park in addition to the Park System Strategic Plan -- both documents are attached. (Page 44)

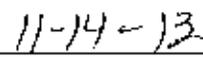
Mr. Sylvester wanted to present the communication to the Board members because the Environmental Design Group would present its design proposals to them at the November 7, 2013 meeting. Federal funds were available for the City to improve Lakewood Park. The City hoped to implement some of the improvements in 2014. The BBS/AIR members would be the first to see the proposal in the process of adopting an amended Master Plan.

No action was required on the part of the Board.

16. **ADJOURN**

A motion was made by Mr. Orban, seconded by Mr. Waddell to **ADJOURN** the meeting at 6:53 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



### Oath

I, the undersigned, hereby agree 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. Tim Moran
2. MEUSSA KRESS
3. Gary
4. John Ryan
5. Daniel Deagan
6. MAJOR HARRISON
7. Tim DUNPHY
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

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

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, October 10, 2013

Dear Members of Council, Boards and Commissions-

As you know the Hilliard Theater has been a vacant structure for more the 20 years and has been owned by Mr. Bob Dobush for the last approximately 12 years. The condition of the theater has continued to degrade due to Mr. Dobush's inability to fund the maintenance of such a big structure. The theater that fronts on Hilliard is connected to the apartment building/retail space the fronts on Madlson all of which is owned by Mr. Dobush. The apartment building is inhabited by three tenants and there are a total of eight apartment units. The first floor retail space in the apartment building is currently vacant.

Just over a week ago Fire Marshall Dunphy, Mike Molinski and Inspector Dave Kulcsar from Building did an inspection of the Hilliard Theater with the owner of the property Bob Dobush. Our staff had obtained a warrant to enter the building to do the inspection but at the last moment the owner showed up to let them into the theater. FM Dunphy had been working for months to try to get access to the building and was ignored by the owner. Finally, once a warrant was obtained Mr. Dobush was cooperative.

The inspection took several hours and revealed the severity of the damage to the theater structure. The roof has caved in in several locations, there is no electric, gas or water service to the theater, and the water damage from years of weather infiltration has destroyed the interior and made the theater unsafe to enter. Additionally, we have had reports from adjacent business owners that vehicles have been damaged by roofing material coming off of the building during storms as well as other debris occasionally falling onto the sidewalk. Due to these circumstances, the City has declared this building a nuisance under our building code.

We have notified the owner and the tenants and have posted the theater building with signs the state the nuisance declaration. Additionally, the Fire Department has posted placards on the theater building that indicate to safety forces that they should not enter the building during an emergency situation such as fighting a fire at the theater. Nuisance declaration attached.

Since the theater and the apartment building are all on the same parcel and under the same ownership all tenants have been notified of the nuisance declaration that encompasses the entire property. The apartment building itself is not in critical condition structurally but has to be vacated because of its connectivity to the theater building. We have put the tenants on notice that they need to prepare to vacate the building in the near future. We will work with the owner and his tenants to manage their leaving in a fair but timely a manner.

We are meeting with Mr. Dobush to talk through his options for the property later this week. We will be fencing off the Hilliard sidewalk in front of the theater and placing concrete barriers in the parking lane to accommodate pedestrian traffic. We are concerned with school aged pedestrians on their way to Harding MS walking under near the building and want to ensure they have a safe route past the theater.

This is a complicated matter and we will keep you posted and the situation evolves. Unfortunately, the theater is most likely going to have to be demolished. However, we are trying to develop a strategy that would preserve the apartment building if feasible. We regret that the owner of the property has made such poor choices over the years that the City has been forced to take these steps.

Please let me know if you have any questions.

Best,

Dru

**Dru Siley, Director**  
Department of Planning and Development &  
Division of Housing and Building  
City of Lakewood  
p. 216.529.6634  
f. 216.529.5936  
[dru.siley@lakewoodoh.net](mailto:dru.siley@lakewoodoh.net)  
[www.onelakewood.com](http://www.onelakewood.com)

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DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270  
FAX (216) 529-5930

housing.building@lakewoodoh.net  
www.onclakewood.com

September 30, 2013

ROBERT W. DOBUSH  
16021 MADISON AVE., APT # 8  
LAKEWOOD, OH 44107-5631

**YOU HAVE BEEN IDENTIFIED AS A POSSIBLE OWNER, LIENHOLDER OR INTERESTED PARTY IN THE PROPERTY KNOWN AS THE HILLIARD THEATER, 16009-21 MADISON AVENUE, 16600-02 HILLIARD ROAD, LAKEWOOD, OH 44107; PARCEL #313-14-007**

Per Sections 1306.521 and 1306.522 of the Lakewood Codified Ordinances, the building structure at this location has been **Declared a Public Nuisance**. Copies of the ordinances are enclosed for your review.

This letter serves as written notice of our **Intent to Repair or Demolish** under the above stated ordinances, and specifically pursuant to Lakewood Codified Ordinance 1306.522(f).

Due to repeated inspections of the property and/or court appearances, or whereby the owner failed, neglected, or refused to comply with previous correction notice(s), this structure has been deemed unsafe to occupy, is vacant, or constitutes a fire and/or safety hazard by reason of the fact that the structure is injurious to or a menace to the public health, safety or welfare; is structurally unsafe, unsanitary or not provided with adequate safe egress; is a fire hazard; is otherwise dangerous to human life or injurious to the public; in relation to existing use, is a hazard to the public health, safety or welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment; and due to its advanced state of dilapidation, substantial fire damage or structural infirmity, the structure is an immediate hazard to human life or health. More specifically, the property is in a general state of disrepair and neglect. The theater is not habitable. Parapet and other stonework is in danger of falling from the building onto surrounding sidewalks. Numerous failures of the roof and supporting structure portend further degradation of the building. Roofing material has and will continue to become dislodged and sent airborne to surrounding properties. The open nature of the theater structure and accumulation of organic debris create conditions favorable to propagation of noxious microorganisms. Airborne release of this and other potentially toxic material contained within

the structure pose a health risk to the surrounding area. See the enclosed correction notices for support of these findings.

Pursuant to Section 1306.522(d), the undersigned require that the residential apartments and commercial storefronts within the structure be vacated, and not be reoccupied or used, until the following specific repairs and improvements are completed, inspected, and approved by the undersigned Commissioner: the theater and arcade roof must be stabilized, and debris must be removed from the interior.

Under Section 1306.522(e)(1), the owner, agent or person in control of a public nuisance structure shall have a **Right to Appeal** this order to the Lakewood Board of Building Standards and Building Appeals **within ten (10) days of the service of this notice** and the Board of Building Standards and Building Appeals shall hold and conduct a public hearing **within twenty (20) days of the receipt of the notice of appeal**. Under Ohio Revised Code 119.13, a party or affected person may be represented by an attorney.

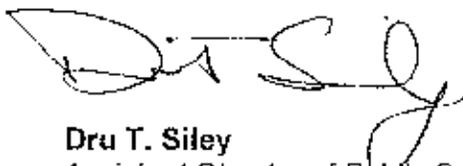
Contact this office at 12650 Detroit Ave., Lakewood, Ohio between the hours of 8AM-4:30PM, Monday through Friday, should you wish to file a written appeal.

Unless the public nuisance is brought into compliance by the manners outlined, the City may proceed with abatement, including demolition, no sooner than October 17, 2013.

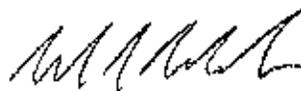
Abatement of the nuisance structure can be achieved by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure.

Should the owner not abate the nuisance within the required time, the Commissioner or designee may take the appropriate action to repair or remove the nuisance structure, including demolition. Costs of the abatement are the responsibility of the property owner(s) and will be collected by the City per the ordinance provisions.

**FAILURE TO ABATE THE NUISANCE PER THIS NOTICE COULD RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW.**



**Dru T. Siley**  
Assistant Director of Public Safety  
City of Lakewood



**Michael J. Molinski**  
Assistant Building Commissioner  
City of Lakewood

Attachments:

- Lakewood Codified Ordinances Sections 1306.521 and 1306.522
- Correction Notice dated September 26, 2013
- Fire Dept. Notice dated September 25, 2013
- Cuyahoga County Dist. Board of Health report dated N/A

CC: File Copy; Law Dept.; Planning & Development Dept.  
Cuyahoga County Fiscal Officer, 1219 Ontario Street, Cleveland, OH 44113  
Cuyahoga County Treasurer, 1219 Ontario Street, Cleveland, OH 44113 (certified mail)  
Ross Keller, Italian Creations, 16104 Lilliard Road, Lakewood, OH 44107 (certified mail)  
Carmen Trunkett, 4425 SW 2nd Ave., Cape Coral, FL 33914-5919 (certified mail)  
Gene Summa, 2715 W. Pleasant Valley, Cleveland, OH 44134-6503 (certified mail)  
Mary Dobush, 126 S. Main Street, Wellington, OH 44090-1344 (certified mail)  
James Wood or Victoria Wright or Tenant, 16021 Madison Ave. Apt. 2, Lakewood, OH 44107 (certified mail)  
Ryan Fernandez or Tenant, 16021 Madison Ave. Apt. 4, Lakewood, OH 44107 (certified mail)  
Mike Hudak or Tenant, 16021 Madison Ave. Apt. 5, Lakewood, OH 44107 (certified mail)  
Jelf Morin or Tenant, 16021 Madison Ave. Apt. 6, Lakewood, OH 44107 (certified mail)

**1306.521 PUBLIC NUISANCE BUILDINGS AND STRUCTURES; REPAIR OR DEMOLITION THEREOF.**

(a) Public Nuisance Structures Defined. For the purposes of this Building Code "public nuisance structures" are hereby defined as those buildings or structures that are any of the following:

- (1) Injurious to or a menace to the public health, safety or welfare;
- (2) Structurally unsafe, unsanitary or not provided with adequate safe egress;
- (3) A fire hazard;
- (4) Vacant and open to public entry;
- (5) Otherwise dangerous to human life or injurious to the public; or
- (6) In relation to existing use, a hazard to the public health, safety or welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

(b) Unsafe Structures.

(1) For the purposes of this Building Code those buildings or structures that meet the definition of public nuisance structures are declared to be "unsafe structures" as well.

(2) All unsafe structures or conditions as defined in other parts of the code are likewise declared to be public nuisance structures under this code section.

(c) Per Se Public Nuisance Structures. Vacant and unsafe structures in which utility services have not been shut off are declared to be a public nuisance because of the risk of harm from explosion, accidental fire or flooding.

**1306.521 DECLARATION OF PUBLIC NUISANCE; REPAIR OR DEMOLITION OF UNSAFE STRUCTURES AND EXTERIOR PROPERTY NUISANCES; VIOLATIONS AND REMEDIAL NOTICES; APPEALS PROCESS; COST RECOVERY.**

(a) Declaration of Public Nuisance. All public nuisance structures are declared to be public nuisances. The public nuisance shall be abated by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or by demolition.

(b) Examination and Condemnation.

(1) The Building Commissioner, Assistant Building Commissioner or his or her designee (for the purposes of this section, the "Commissioner") is authorized to examine or cause to be examined every building or other structure reported to be unsafe or damaged or injurious to or a menace to the public, and shall make a written record of the examination.

(2) The Commissioner may designate as a public nuisance structure any structures or conditions, or any portion thereof, found to be unsafe under the criteria established in Section 1306.521.

(3) The Commissioner may also declare that a public nuisance structure which, due to its advanced state of dilapidation, substantial fire damage or structural infirmity, is an immediate hazard to human life or health, may only be abated by immediate repair and rehabilitation to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition.

(4) Whenever the Commissioner finds a vacant structure open to entry at doors, windows or other points accessible to the general public, the Commissioner may cause the structure to be secured at those points of entry. The Commissioner shall be authorized at any time to enter the premises to secure the structure in order to lessen the severity of the

public nuisance. In securing the structure, the Commissioner may call any department, division or bureau of the City for whatever assistance may be necessary, or may, by private contract, secure such structure, and may notify any public utility to shut off service to the property.

(c) Notice of Violation.

(1) Whenever the Commissioner finds a building, structure or a portion thereof to be unsafe, and determines it or the property on which it is located to be a public nuisance structure, the Commissioner shall forward by certified mail to the owner, agent or person in control of the public nuisance structure and to any mortgagee of record a written notice of violation stating the defects in the building or structure. The notice of violation shall require the owner to abate the nuisance condition of the public nuisance structure by correction of the violations and defects to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure or a portion thereof within a stated time. The notice also shall state that if the nuisance is not abated within the required time, the Commissioner may take appropriate action to repair, remove or otherwise abate the public nuisance structure, and that the owner, agent or person in control shall be responsible for the costs. The handing of the violation notice to the owner, agent or person in control of the public nuisance structure or a portion thereof shall be deemed actual notice, and is legal and valid service, and no other form of service is necessary.

(2) If the person to whom the notice and order is addressed is not found after a reasonable and diligent search, then the notice and order shall be sent by certified mail to his tax mailing address, if available, as indicated on the County tax duplicate, and a copy of the notice shall be posted in a conspicuous place on the premises to which it relates. The mailing and posting shall be deemed legal service of the notice.

(3) An owner, agent or person in control of the public nuisance structure, a mortgagee of record, or a lien-holder of record who has received a notice of violation or a notice to make corrections to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or to demolish and remove, as provided for in this section, shall inform prospective purchasers, vendors, grantees, assignees, leasees, or land contractors of the notice of violation or the notice to make corrections, or to demolish and remove. No person shall transfer to a vendor, grantee, assignee, lessee, land contractor or any other transferee any interest in a public nuisance structure after receiving a notice of violation to make corrections, or to demolish and remove the same, without first providing the transferee with a copy of the notice.

(4) No person, agent, firm or corporation shall sell, by land contract or otherwise, any interest in any public nuisance structure without furnishing the buyer, prior to the sale, a copy of any outstanding notice or order from the City, including any notice of violation or any outstanding notice to make corrections to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or any outstanding notice to demolish and remove. No buyer or grantee, by land contract or otherwise, shall obtain any interest in any public nuisance structure without obtaining from the seller, prior to sale, the documents described above.

(5) No person, agent, firm or corporation acting in the capacity of an escrow agent in any real estate transaction involving the sale of a public nuisance structure in the City, shall disburse any funds unless the provisions of this section have been met.

(6) Any buyer or grantee, by land contract or otherwise, of a public nuisance structure, shall begin at the date of transfer to comply with any notice or order obtained or to be obtained under this paragraph and, within ten (10) days of the date of transfer, shall notify the Commissioner, in writing, of the actions that will be taken to comply. The Commissioner may then establish a reasonable time to comply.

(d) Vacating Buildings and Prohibiting Use. The Commissioner may also require in the notice issued under subsection (c)(1) of this section

that the public nuisance structure or a portion thereof be vacated, not be reoccupied, or used until the specified repairs and improvements are completed, inspected, and approved by the Commissioner.

The Commissioner may cause to be posted at each entrance to the public nuisance structure a notice as follows:

**"THIS STRUCTURE IS IN A DANGEROUS CONDITION AND HAS BEEN CONDEMNED AND ITS USE HAS BEEN PROHIBITED BY THE BUILDING COMMISSIONER"**

The notice shall remain posted until the required corrections are made, or until demolition is completed. No person shall remove the notice without written permission of the Commissioner, nor shall any person use or enter the public nuisance structure, except for the purpose of making the required corrections, or effectively boarding, or demolishing the public nuisance structure.

(c) Right to Appeal.

(1) Board of Building Standards and Building Appeals.

A. The owner, agent or person in control of a public nuisance structure shall have a right to appeal to the Board of Building Standards and Building Appeals from the notice and decision of the Commissioner as provided in this section within ten (10) days of the service of the Commissioner's notice.

B. The Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of appeal.

C. In any such appeal, the City must show by preponderance of the evidence the existence of the condition or defects that are noted in the Commissioner's notice.

D. The Board of Building Standards and Building Appeals, upon hearing all the facts and evidence, shall make a determination as to whether the City has met its burden to show the existence of the condition or defects in the Commissioner's notice.

E. If the Board of Building Standards and Building Appeals makes a determination that the City has met its burden, then the decision of the Board shall become a final order.

F. The Board shall publish its decision and serve notice by certified mail to the owner, agent or person in control of the public nuisance structure or portion thereof and to any mortgagee of record.

G. Any notice served by the Commissioner shall automatically become a final order if a written notice of appeal before the Board is not filed in the office of the Board within the time set forth above.

(2) Appeal to court of competent jurisdiction. Notwithstanding any provisions contained herein, the owner or person in control of the structure shall have the right to appeal the decision and order of the Board to a court of competent jurisdiction. In the absence of an appeal, all actions taken shall constitute a valid exercise of the police powers of the City of Lakewood.

(f) Noncompliance with Notice.

(1) Commissioner authorized to abate, demolish, remove. In case the owner, agent or person in control fails, neglects or refuses to comply with the notice to repair or rehabilitate, or to demolish and remove a public nuisance structure or a portion thereof, the Commissioner may take appropriate action to abate, demolish or remove the public nuisance structure or portion thereof or to abate or remove any condition constituting the nuisance.

(2) Action by Director of Law. The Commissioner may advise the Director of Law of the facts in the case, who may institute appropriate action in court to cause correction of the violations and defects, or demolition and removal, or effective boarding of the building or structure pending rehabilitation.

(3) Rehabilitation permits not a bar to Commissioner's action to abate. The securing of rehabilitation permits for the building or structure shall not in and of itself bar the Commissioner from taking action to abate the nuisance.

(4) Failure to comply with notice. In case the owner, agent or person in control fails, neglects or refuses to comply with the notice to repair or rehabilitate, or to demolish and remove a public nuisance structure or a portion thereof, or to remove or abate any other condition that is defined as a nuisance under this section, the Commissioner may take appropriate action to take repair or maintenance measures or cause utility services to be shut off or to otherwise abate the public nuisance. The Commissioner shall specifically state in writing the findings with respect to the public nuisance structure, and shall determine whether to perform repair or maintenance based on factors which may include the following: the distance of the structure from neighboring structures, the type of structure, the extent of deterioration, the likelihood of vandalism or arson, the economic likelihood of eventual complete rehabilitation of the structure, and the cost of repair or maintenance.

(5) Notice of intent to demolish. The Commissioner shall give written notice informing the owner, agent or person in control of the public nuisance structure or a portion thereof, as well as any mortgagee and lienholder of record, of the City's intention to demolish and remove the unsafe building or structure at least thirty (30) days before the intended action by the City. The notice may be effective concurrently with the violation notice.

(g) Costs.

(1) Any and all expenses or costs incurred under this section for the removal, repair, alteration, securing or boarding of a public nuisance structure or for abating any other nuisance identified under this section shall be paid by the owner of such building or structure, except when such expenses or costs are incurred with respect to a government or school building owned by a governmental entity or political subdivision and are funded by federal money.

(2) Whenever an inspection is made after the compliance date stated on a Commissioner's notice issued under this section, or after a compliance date established by a court of competent jurisdiction, which inspection is made to determine whether the violation has been remedied and the violation has not been remedied, or whenever an additional permit is obtained for work previously permitted and the original permit has expired or was appropriately voided, a fee of one hundred dollars (\$100.00) shall be charged for each inspection, except that this fee shall not apply to owner-occupied one- and two-family dwelling structures.

(3) If within thirty (30) days from the date the Commissioner sends a statement of charges and costs incurred hereunder, the owner fails to pay for the costs of removal, repair, alteration, securing or boarding or of inspections of violations that have not been remedied, the Commissioner may certify the amount to the City including collection agency fees. The City may make written return to the County Auditor of the action under this section with a statement of the charges for services, the amount paid for the performing of labor and a proper description of premises. Certification to the County Auditor is for the purpose of making expenses and costs a lien upon the lands, to be collected as other taxes and returned to the City of Lakewood.

(4) Notwithstanding the method of collection set forth in this subsection, the Director of Law may take any action necessary to collect the costs of demolition, boarding or other nuisance abatement from the owner or other responsible party.



12650 Detroit Avenue • 44107

# CORRECTION NOTICE

Building Commissioner: (216) 529-6270  
Commercial Division: (216) 529-6278  
Housing Division: (216) 529-6285  
Fax: (216) 529-5930

www.onelakewood.com

ROBERT DOBUSH  
16021 MADISON AVE STE 8  
LAKEWOOD, OH 44107

DATE: 9/26/2013  
ZONING DISTRICT: C2  
TYPE OF STRUCTURE:  
AUTHORIZED OCCUPANCY:  
PRESENT OCCUPANCY:  
GARAGE PARKING SPACES AVAILABLE:  
OPEN PARKING SPACES AVAILABLE:

RE: 16009 MADISON AVE

DATE OF INSPECTION: 9/17/2013  
TYPE OF INSPECTION: Complaint - CN13-006309

CONDITIONS ON DATE OF INSPECTION:  
TEMPERATURE ON DATE OF INSPECTION: °F

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
503. Provide/maintain approved heating facilities (1306.18/19)	Replace boiler access cover. Provide approved repairs to all boiler lines under storefronts.	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(R))	16019 Madison, Sink and bsmt. water closet	10/17/2013
304. Eliminate dead end wiring/exposed live parts (NEC 90.4)	16019, Bsmt	10/17/2013

9/26/2013

310. Provide covers to all junction boxes (NEC 314.28(C))	16015 Madison, Bsmt.	10/17/2013
118. Repair plaster (1306.29(k))	16013 Madison, ceiling	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(8))	16011 Madison, sink	10/17/2013
309. Seal unused openings in all boxes/panels (NEC 110.12(A))	16011, Bsmt	10/17/2013
310. Provide covers to all junction boxes (NEC 314.28(C))	16011, Bsmt	10/17/2013
317. Secure elec. equipment to surface (NEC 110.13(A))	2nd floor Apt. hall light	10/17/2013
125. Maintain window(s) operable/in good repair (1306.25/29(d))	Apt. 4 screens	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(8))	Apt. 4 tub faucet	10/17/2013
114. Provide/maintain fire-rated doors (1306.55)	Apt. 3 closer, lockset	10/17/2013
125. Maintain window(s) operable/in good repair (1306.25/29(d))	Apt. 3 screens	10/17/2013
118. Repair plaster (1306.29(k))	Apt. 3 bath ceiling	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(8))	Apt. 3, bath room.	10/17/2013
305. Replace broken/missing switch/receptacle covers (NEC 406.5/404.9(A))	Apt. 3 kitchen	10/17/2013
114. Provide/maintain fire-rated doors (1306.55)	Apt 2, closer and self latch.	10/17/2013
301. Provide approved installation of elec. conductors (NEC 300.4)	Apt. 2, closet light.	10/17/2013
125. Maintain window(s) operable/in good repair (1306.25/29(d))	Apt. 2, bath screen.	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(8))	Apt 2, Secure vanity and caulk top at wall.	10/17/2013
118. Repair plaster (1306.29(k))	Apt 2, bath walls and under sink.	10/17/2013
304. Eliminate dead end wiring/exposed live parts (NEC 90.4)	Apt. 1, Broken fuse in panel.	10/17/2013
125. Maintain window(s) operable/in good repair (1306.25/29(d))	Laundry	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(8))	Laundry tray faucet.	10/17/2013
303. Eliminate extension cord used as permanent wiring (NEC 400.8)	Laundry	10/17/2013
118. Repair plaster (1306.29(k))	Apt. 5	10/17/2013

9/26/2013

412. Maintain plumbing fixture(s) (1306.29(g)(8))	Apt. 5 bath room	10/17/2013
125. Maintain window(s) operable/in good repair (1306.25/29(d))	Apt. 5	10/17/2013
118. Repair plaster (1306.29(k))	Apt. 5 kitchen	10/17/2013
119. Maintain walls/floors/ceiling structurally sound (1306.29(a))	Apt. 5, Kitchen	10/17/2013
118. Repair plaster (1306.29(k))	Apt. 6, Kitchen	10/17/2013
125. Maintain window(s) operable/in good repair (1306.25/29(d))	Apt. 6, screens.	10/17/2013
114. Provide/maintain fire-rated doors (1306.55)	Apt. 7, closer	10/17/2013
402. Cap unused gas line terminal(s). (G2415.12)	Apt. 7	10/17/2013
412. Maintain plumbing fixture(s) (1306.29(g)(8))	Apt. 7, bath faucet	10/17/2013
305. Replace broken/missing switch/receptacle covers (NESC 406.5/404.9(A))	Apt. 7	10/17/2013
307. Maintain receptacles/switches/fixtures (1306.22)	Apt.7	10/17/2013
118. Repair plaster (1306.29(k))	Apt. stairwell to arcade.	10/17/2013
304. Eliminate dead end wiring/exposed live parts (NESC 90.4)	Meter room panel cover	10/17/2013
119. Maintain walls/floors/ceiling structurally sound (1306.29(a))	Theater and 16202 Hilliard apartment.	10/17/2013
220. Repair/Replace roof (1306.29(c))	Structural repairs to theater and arcade. Plans and permit required.	10/17/2013
122. Remove debris from interior (1306.29(k))	Theater, arcade	10/17/2013
998. "THE OCCUPANCY OF THIS STRUCTURE CREATES A RISK OF IMMINENT HARM AND HAS BEEN VACATED. ITS OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING COMMISSIONER" (1306.74)	Theater, arcade, all apartments not currently occupied. The storefronts are permitted for Business Use, and can not be utilized as a Storage Use.	10/17/2013
212. Provide/maintain gutters/downspouts (1306.29(c))	West	10/17/2013
227. Paint exterior surfaces where weathered/peeling (1306.30(c))	West doors, gutter and downspouts.	10/17/2013

221. Maintain foundation/exterior walls (1306.29(a))	Tuck point all areas of missing mortar on exterior walls.	10/17/2013
506. Seal flue pipe at chimney (M 1801.3.2)	Boiler	10/17/2013

PER THE REQUIREMENT OF LAKEWOOD CODED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

**David A. Kulcsar**  
**Building Inspector**  
Phone: (216) 529-6689  
E-Mail Address: [David.Kulcsar@lakewoodoh.net](mailto:David.Kulcsar@lakewoodoh.net)  
CC:



SCOTT K. GILMAN  
FIRE CHIEF

Lakewood Fire Department • 14601 Madison Avenue • Lakewood, Ohio 44107  
Fire Chief 216-529-6658 • Fire Marshal Tim Dunphy 216-529-6660 • Fire Inspector Mike Matwjlw 216-529-6665  
Administrative Office 216-529-6656 Fax 216-226-9963 • www.onclakewood.com

September 25, 2013  
Mr. Robert Dobush  
16021 Madison Avenue  
Lakewood, Ohio 44107

Robert,

On September 17, 2013 a fire safety inspection was conducted at the following locations listed: 16011, 16013, 16015, 16019, 16021 Madison Avenue, 16200, 16202 Hilliard. At that time the following items that need correction were noted.

1. **16200 Hilliard Theater, 16202 store front and apartment:** This structure shall be considered an unsafe structure. 1301-7-7-01(J) (1) 110.1
2. **All locations listed above:** Remove all electrical extension cords being used as permanent wiring. OFC 1301-7-7-06 (E)605- (5) 605.5
3. **All Locations listed above:** Repair all fire separations throughout the entire facility. 1301-7-7-07 (C) (1) 703.1
4. **16021 Madison:** All apartment doors must be capable of opening fully and fully closing automatically 1301-7-7- 07 (C) (2)(c) 703.2.3
5. **16021 Madison:** Remove all combustibile storage from all of the vacant apartments. 1301-7-7-03 (O) 315
6. **16011, 16013, 16015, 16019 Madison Avenue:** Remove all miscellaneous combustibile storage 1301-7-7-03 (O) 315.
7. **16011, 16013, 16015, 16019 Madison Avenue:** Fire extinguishers shall be test and or replaced on all floors. 1301-7-7-09 (F) (2) 906.2
8. **16011, 16013, 16015, 16019 Madison Avenue:** Install exit signs were required 1301-7-7-10 (K)[B] (1)1011.1
9. **16011, 16013, 16015, 16019 Madison Avenue:** All suits shall be equipped with proper smoke detectors and CO detectors. Lakewood Codified Ordinance LCO 1331
10. **16011, 16013, 16015, 16019 Madison Avenue:** All emergency lights shall be made operable throughout the facility 1301-7-7-10 (F) [B] (1)1006.1

All work shall be completed prior to October 17, 2013. If you have any questions please call me at 216-529-6660. This was a visual inspection. The City assumes no liability or responsibility for failure to report violations that may exist, and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Timothy P. Dunphy  
Fire Marshal

Cc: Dru Siley  
Michael Molinski  
David Kulscar



# Master Plan for Lakewood Park

Prepared by:



Brandstetter Carroll Zofcin Inc.  
Architects Engineers Planners

Adopted by the Lakewood Planning Commission  
as Amended on November 26, 2001  
and revised January 7, 2002  
and Amended on May 17, 2004



12650 DETROIT AVENUE • 44107 • 216/521-7580 • FAX 216/529-5936

May 17, 2004

PLANNING COMMISSION

Lakewood City Council  
Lakewood, Ohio 44107

RE: Planning Commission recommendations regarding  
the Amended Master Plan for Lakewood Park  
referral from City Council December 17, 2001

Dear Members of Council:

The Lakewood Planning Commission at its meeting of May 4, 2004 accepted a referral from City Council regarding revisions to the November 26, 2001 amended Master Plan for Lakewood Park.

As a result of the May 4, 2004 Planning Commission meeting, final action was taken regarding the Master Plan for Lakewood Park to include the following revisions:

The lakefront development program, which will consist of:

1. Installation of an architecturally appealing promenade walkway on the existing access road.
2. Installation of a fishing pier structure designed to withstand the Lake Erie environment, modifying the existing near-shore slope north of St. Augustine Academy to stabilize it and to create room for other lakefront structures.
3. Provide Code-compliant handicap access from the parking lots to the lakefront.
4. Installation of offshore break walls and a usable beach between the Lakewood Park shore and the west side of the area north of the St. Augustine Academy.
5. Provide extensive landscaping and planting of appropriate native species.

This amendment to the Master Plan for Lakewood Park is through the efforts of many individuals within the City of Lakewood. As a result of these efforts, the opportunity for a major expansion to Lakewood Park has become available. The Sisters of Charity of Saint Augustine have agreed in principle to allow the City to develop the Lake Erie shoreline north of their property. During 2003, three grants were obtained from the State of Ohio, which, along with a City match, were committed to perform engineering and environmental services and to begin construction of the first elements of the overall design.

CITY OF LAKEWOOD, OHIO

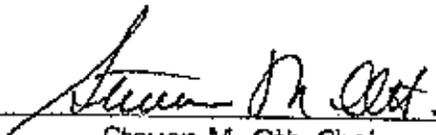
Lakewood City Council  
May 17, 2004  
Page 2 of 2

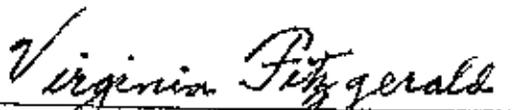
The Planning Commission voted unanimously to incorporate the above revisions in the adopted November 26, 2001 Amended Master Plan for Lakewood Park and to refer this correspondence to City Council. The Commission urges City Council to take favorable action on the revisions submitted this evening as incorporated in the adopted Master Plan for Lakewood Park. This plan is consistent with the *Community Vision* and will serve as the next step toward the improvement and beautification of this important Lakewood community asset.

Please refer this correspondence and the related resolution to the Committee of the Whole.

We look forward to continuing to work with the Administration and City Council as the implementation of the Master Plan for Lakewood Park to continue. The Commission shares the Administration and City Council's vision that our lakefront "jewel" shall continue to meet the recreational needs of Lakewood's citizens today and well into the future.

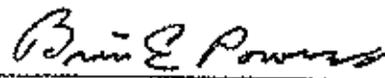
Very truly yours,

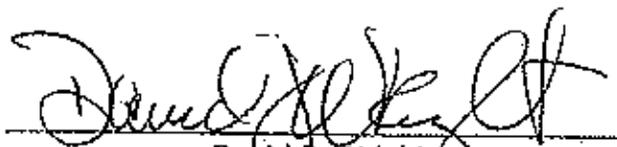
  
\_\_\_\_\_  
Steven M. Ott, Chairman

  
\_\_\_\_\_  
Virginia Fitzgerald, Vice Chairman

  
\_\_\_\_\_  
William Grulich

  
\_\_\_\_\_  
John C. Kilgore, P.E., City Engineer

  
\_\_\_\_\_  
Brian E. Powers

  
\_\_\_\_\_  
David J. Wright



12650 DETROIT AVENUE • 44107 • 216/521-7580 • FAX 216/529-5926

January 7, 2002

PLANNING COMMISSION

Lakewood City Council  
Lakewood, Ohio 44107

RE: Planning Commission recommendations regarding the  
Amended Master Plan for Lakewood Park  
referral from City Council December 17, 2001

Dear Members of Council:

The Lakewood Planning Commission at its meeting of January 2, 2002 accepted a referral from Lakewood City Council regarding revisions to the November 26, 2001 amended Master Plan for Lakewood Park.

As a result of the January 2, 2002 Planning Commission meeting, final action was taken regarding the Master Plan for Lakewood Park to include the following revisions:

1. Improving access to the waterfront level through both an eastern stairway and a centrally located multi-purpose ADA-accessible pathway built into the hillside with resting places and overlooks along the length of the path.
2. Upgrading the existing service drive to a paved pedestrian "lakewalk" skirting the Lake Erie shoreline -- to increase public access to the water's edge -- including benches and lighting and incorporating an enhanced cul-de-sac at the eastern end for park users to relax and take in the views of Lake Erie and downtown Cleveland's skyline.
3. Constructing a new, state-of-the-art swimming pool including facilities for lap swimming and youth team practices as well as a new toddler area, slides and ADA-accessible zero-depth entry.
4. Subject to further study, the lakefront redevelopment phase envisions environmental improvements that are consistent with use as a municipal park and which can offer educational opportunities.

The Commission understands that the Master Plan for Lakewood Park is a conceptual plan. As each major element of the plan is taken to the next level of more detailed design and engineering study minor deviations may result to the location and specifications of these elements. Minor refinements to the Master Plan would not require review by the Planning Commission.

CITY OF LAKEWOOD, OHIO

Lakewood City Council  
January 7, 2002  
Page 2 of 2

This next level of more detailed analysis will also provide an opportunity for the City to further consider ideas proposed by Lakewood residents, particularly regarding the lakefront and the swimming pool.

The Planning Commission voted unanimously to incorporate the above revisions in the adopted November 26, 2001 Amended Master Plan for Lakewood Park and to refer this correspondence to City Council. The Commission urges City Council to take favorable action on the revisions submitted this evening as incorporated in the adopted Master Plan for Lakewood Park. This plan is consistent with the Community Vision and will serve as the next step toward the improvement and beautification of this important Lakewood community asset.

Please refer this correspondence and the related resolution to the Committee of the Whole.

We look forward to continuing to work with the Administration and City Council as the implementation of the Master Plan for Lakewood Park commences. The Commission shares the Administration and City Council's vision that our lakefront "jewel" shall continue to meet the recreational needs of Lakewood's citizens today and well into the next century.

Very truly yours,



Donald G. Sharp, Jr., Chairman



Kevin Burtzloff



Virginia G. Fitzgerald



Steven M. Ott



John C. Kilgore, P.E., City Engineer



12650 DETROIT AVENUE • 44107 • 216/521-7580 • FAX 216/529-8936

December 3, 2001

PLANNING COMMISSION

Lakewood City Council  
Lakewood, Ohio 44107

RE: Planning Commission recommendations  
regarding the Master Plan for Lakewood Park  
referral from City Council -- February 2, 2001

Dear Members of Council:

The Lakewood Planning Commission at its special meeting of November 26, 2001 took final action on a referral from Lakewood City Council on the Master Plan for Lakewood Park. An extensive community review process has been underway for several months leading up to the November 26<sup>th</sup> meeting. This process began in May 2000 when the City's consulting firm of Brandstetter Carroll Zofcin, was commissioned to update the City's Parks and Recreation Plan and to develop a master plan for Lakewood Park.

The methodology utilized for this planning study was a five-step process, which included data collection, a stakeholder needs assessment and analysis (including citizens, School Board and Recreation staff, City parks staff and other user groups), physical planning, capital cost requirements, and preparation of an action plan.

From the start of the planning process, it was imperative to gauge public sentiment about Lakewood Park and formulate a master plan incorporating the community's vision. Therefore, a resident survey was conducted and six community meetings were held between August and October 2000. In addition, two work sessions were conducted in November and December 2000 with the Planning Commission to discuss the draft master plan for Lakewood Park. At the February 2001 meeting, the Planning Commission accepted a referral from City Council regarding the completed draft master plan.

In October 2001 the Planning Commission held a public hearing on the plan to obtain comments and recommendations from the general public. Newspaper ads were run in the Plain Dealer along with the Sun Post and over a thousand flyers were hand delivered to the residential neighborhoods surrounding Lakewood Park. Over a hundred people attended the public hearing to review the proposed master plan for Lakewood Park. Based on all of the comments received and meetings held the Planning Commission has gauged the level of community support and consensus for the recommendations in the draft master plan for Lakewood Park.

After considering the input received throughout the community review process, the Planning Commission, together with the Administration and consultant suggested several revisions to the master plan for Lakewood Park.

CITY OF LAKEWOOD, OHIO

Lakewood City Council  
December 3, 2001  
Page 2 of 3

As a result, at the November 26, 2001 Special Planning Commission meeting final action was taken regarding the revised Master Plan for Lakewood Park including the following modifications and recommendations for further study:

- The Planning Commission is recommending further detailed study on Foster Pool with respect to renovating or rebuilding the entire pool.
- The reduction of parking adjacent to the Old Stone House to accommodate a new barn for the Historical Society in combination with a new skate house facility.
- The relocation of the proposed Skateboard Park to the western end of the park to eliminate conflicts with events at the Woman's Pavilion and to allow the potential for occasional temporary use of the adjacent tennis courts as a spectator viewing area. This would require the elimination of three tennis courts to make room for the Skateboard Park.
- The inclusion of access to the Skateboard Park for users and for surveillance from the western service road.
- The inclusion of a full court basketball court south of the tennis courts next to the new barn.
- The inclusion of an ADA approved ramp in lieu of the mechanical incline ramp to the waterfront. The ramp should be as gradual a decline as possible.
- A ten-foot wide path around the perimeter of the park designed to minimize the impact on existing trees.
- The elimination of the grass pavers on the eastern side of the park to continue to accommodate youth sport activities in this area.
- The overall layout of the entrance driveway to the park shall remain as proposed. However, it is recommended that the traffic circulation and bus drop off design be studied further. The archway structure should be eliminated and replaced with a low stone wall entry feature similar to those typical of residential properties along Lake Avenue.
- The Rhodes estate stone wall should be retained at its existing location, if possible, or the stone re-used at the entrance.
- The Commission emphasizes the need to respect the existing trees and suggests removal of them only when absolutely necessary. Where practical, the Commission recommends the existing trees should be retained.
- The Commission recommends when new trees are planted that they be a variety of trees that will grow into a large canopied tree, where appropriate.

CITY OF LAKEWOOD, OHIO

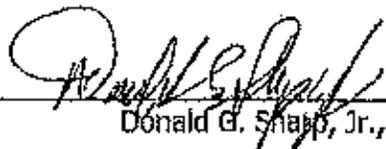
) Lakewood City Council  
December 3, 2001  
Page 3 of 3

- The Commission recommends further detailed design and engineering analysis of the north embankment and the lower level shoreline to refine the proposal to improve access to the waterfront and to make these areas more inviting to park users.
- The Commission understands that as specific design plans are prepared, minor deviations to the location and specifications of the major elements of the Master Park Plan are possible which would not require review by the Planning Commission. However, if specific substantial changes result from the suggested further analysis, such changes shall be referred to the Planning Commission for review and approval prior to implementation.

The Planning Commission voted unanimously to adopt the Master Plan for Lakewood Park as amended and refers this correspondence to City Council. The Commission urges City Council to take favorable action on the amended Master Plan for Lakewood Park. This plan is consistent with the *Community Vision* and will serve as the next step toward the improvement and beautification of this important Lakewood community asset.

) We look forward to continuing to work with the Administration and City Council as the implementation of the Master Plan for Lakewood Park commences. The Commission shares the Administration and City Council's vision that our lakefront "jewel" shall continue to meet the recreational needs of Lakewood's citizens today and well into the next century.

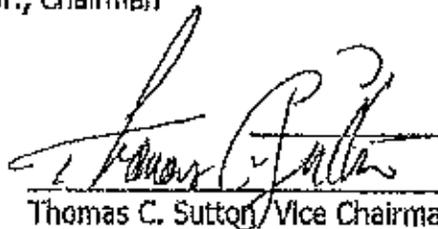
Very truly yours,



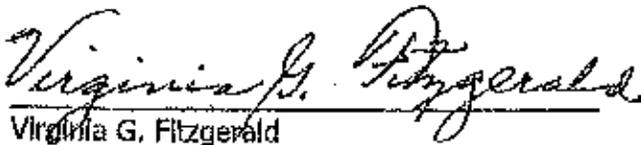
Donald G. Sharp, Jr., Chairman



Kevin Burtzloff



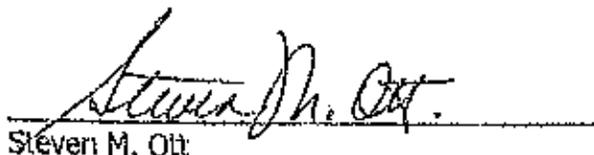
Thomas C. Sutton, Vice Chairman



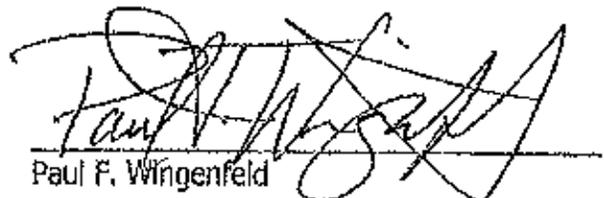
Virginia G. Fitzgerald



John C. Kilgore, P.E., City Engineer



Steven M. Ott



Paul F. Wingenfeld

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- III. Recommendations and Capital Cost Requirements

## **I. Summary of Plan Recommendations**

In July, 2000, the City of Lakewood commissioned the architectural, engineering and planning firm of Brandstetter Carroll Zofcin Inc. to provide planning services for a master plan of the cities park and recreation facilities with special emphasis and focus on a new master plan for Lakewood Park.

The methodology utilized for this planning study is a five-step process. The five steps are:

- ❖ **Data Collection**
- ❖ **Needs Assessment and Analysis.**
- ❖ **Physical Planning**
- ❖ **Capital Cost Requirements.**
- ❖ **Action Plan**

During the **Data Collection** phase the consultant visited each of the parks within the City of Lakewood and recorded observations of the facilities available to residents at each location. The consultant received a base map of Lakewood Park from the City's engineering department in order to study that park in detail. Specific locations of each improvement at Lakewood Park along with the sites topography, utility services, orientation and natural features were reviewed. This map also provided information on pedestrian and vehicular access for use in the subsequent physical planning phase. The consultants also reviewed reports previously prepared including the Lakewood Community Vision report prepared in April, 1993 and the **Long Range Parks and Recreation Plan** prepared in December, 1995.

During the **Needs Analysis and Assessment Phase** of the project, several tools were utilized to assess the outdoor recreational needs within the community. A community-wide random telephone survey prepared by a professional market research firm was conducted during August, 2000. Its purpose was to determine resident's perceived needs for specific outdoor recreation facilities community-wide and to evaluate Lakewood's existing outdoor recreation facilities. Meetings were then conducted with specific user groups to focus in on the needs at Lakewood Park.

The meetings were held as follows:

- ❖ August 3, 2000 – Kid's Cove Playground Committee
- ❖ August 9, 2000 – Parks Department
- ❖ August 23, 2000 – Pool Users
- ❖ August 28, 2000 – City Council

- ❖ September 27, 2000 – Stake Holders and Frequent Users
- ❖ October 18, 2000 – General Public
- ❖ November 8, 2000 – Planning Commission
- ❖ December 5, 2000 – Planning Commission

The purpose of these meetings was to spur people's thinking as to how they utilized Lakewood Park, the things they liked and the things they did not like about the park. All of these items were recorded during the meetings and, at the end of the meetings as a last exercise, attendees were asked to prioritize those items that they would like to see as improvements to Lakewood Park.

Public hearings were also held by the Planning Commission on October 2<sup>nd</sup>, and November 26, 2001 and January 2, 2002.

Certain consistencies emerged during the course of these meetings. Those items are:

- a) Lakewood Park users did not feel that there was a need for radical change or a complete redesign of the park.
- b) Residents and users felt that Lakewood Park is a valuable asset to the community.
- c) People feel safe and secure at the park and feel that, while certain things are in need of repair the overall maintenance is adequate.
- d) Users of the park feel that there is an overwhelming need to revamp the entrance and parking area to provide better safety and eliminate as much as possible vehicular and pedestrian conflict.
- e) The playground areas, as they existed before the construction of Kid's Cove, are inadequate and unsafe.
- f) The park should, as much as possible, retain passive activities that are available presently.
- g) Better emphasis needs to be placed on the lakefront and access to the lakefront.
- h) The pool and bandstand are valuable assets at the park and should be retained and enhanced.
- i) While availability of public transportation is good, improvements need to be made to the RTA Bus layover.
- j) Accessibility to all facilities for handicapped and disabled persons needs to be provided to all of the facilities at Lakewood Park.

- k) The Kiwanis Pavilion is highly utilized to the point of congestion and additional pavilions are desirable.

While there were a multitude of other ideas and suggestions, the items noted above were consistently mentioned and represent the most reasonable opportunities for improvements to Lakewood Park.

Brandstetter Carroll Zofcin Inc. then proceeded into the **Physical Planning** phase of the project based on input received from the public meetings, telephone survey and review of existing facilities and other data provided by the city. A map which graphically illustrates the recommendations is included in Section II of this report and a description of those recommendations, along with **Capital Cost Requirements**, is included in Section III of this report. The summary of the recommendations is as follows:

- ❖ Create a new and exciting entryway to Lakewood Park that is sympathetic to the existing stone entryways found along Lake Avenue estates and at Lakewood Park. This is intended to set a tone for the park by introducing cohesive elements that are found throughout the park and that will thematically unify all of the facilities within the park. Presently, it is felt that the park was haphazardly developed and lacks a consistent theme.
- ❖ Create an oval drive off the main entrance eastward and westward of Belle Avenue. The eastward drive will be used for RTA bus layovers and both the eastward and westward can also be used to disperse traffic more readily at the conclusion of events such as fireworks and band concerts.
- ❖ Renovate the parking area to park more cars in an efficient manner and provide landscaping to soften the effects of the pavement.
- ❖ Work in conjunction with the Kid's Cove Playground to install state-of-the-art and safe play equipment.
- ❖ Take better advantage of the available resource of the lakefront into the park. Virtually all of the residents that attended meetings felt strongly that development and integration of the lakefront into Lakewood Park was essential for its future success. This can be accomplished by creating a multi-use pier, accessible from a stairway at the east end of the Park, and by a handicapped accessible ramp integrated into the hillside which connects to a boardwalk and an overlook at the top of the cliff on the north side of the Park. A lake walk at the beach level would tie into this ramp and have a focal point at the east to provide views of downtown Cleveland and to the west to provide views of the sunset.
- ❖ Provide more opportunities for picnicking and family events by installing a pavilion at the east and west ends of the upper level boardwalk. These elements would all be tied in thematically with the elements utilized at the park entry and new parking areas.

- ❖ Connect all of the elements of the park with a perimeter trail that can be used for walking and jogging. The perimeter trail would be approximately  $\frac{3}{4}$  of a mile if traversed around the entire site. The trail should be designed to have a minimal impact on existing trees.
- ❖ Replace the pool with a state-of-the-art facility that includes 8 lanes of 25 meter lap swimming, a diving well, an activity area, wading pool and other features such as water slides and interactive play features, along with the zero-depth entry for ADA accessibility.
- ❖ Provide ADA accessibility for all of the facilities at the park by making the perimeter trail accessible. The access to the lakefront for disabled persons would be from a handicapped accessible ramp integrated into the hillside from the boardwalk down to the multi-use pier.
- ❖ Maintain passive recreational opportunities on the eastern half of the site and concentrate active recreational facilities on the western half of the park.
- ❖ Eliminate the lone tennis court at the north end of the existing tennis area and two other courts to accommodate installation of a skate park. This skate park, if possible, should be a bowl below grade so as to minimize its visual impact on the site.
- ❖ Provide landscaping and other improvements at the Historical Society's Old Stone House to enhance its appeal and stature at the site. This could be accomplished by eliminating the existing skate house and building a new barn-type structure adjacent to the existing Old Stone House. The new barn structure will serve many functions including that of replacing the skate house and will have a fireplace and closeable walls. This will allow the Historical Society to move their offices into the new barn structure.
- ❖ Maintain the passive recreation theme by relocating the sand volleyball courts from the eastern part of the site to the western part of the site adjacent to the ball field at the northwest corner.
- ❖ Provide improvements to the bandstand by creating a shell over the stage and paving underneath the bench area.
- ❖ Maintain the location of the Veterans Memorial and Heritage Park and enhance them by cleaning them up and providing better landscaping.
- ❖ Renovate, to the extent practical, the Kiwanis Pavilion, the restroom concession building and the pool bathhouse to help unify thematically all of these facilities.
- ❖ Install one full-size basketball court to the south of the existing tennis court area.

- ❖ Provide new trash receptacles, bollards, signage and lighting in a unified theme to provide a cohesive design throughout the park.

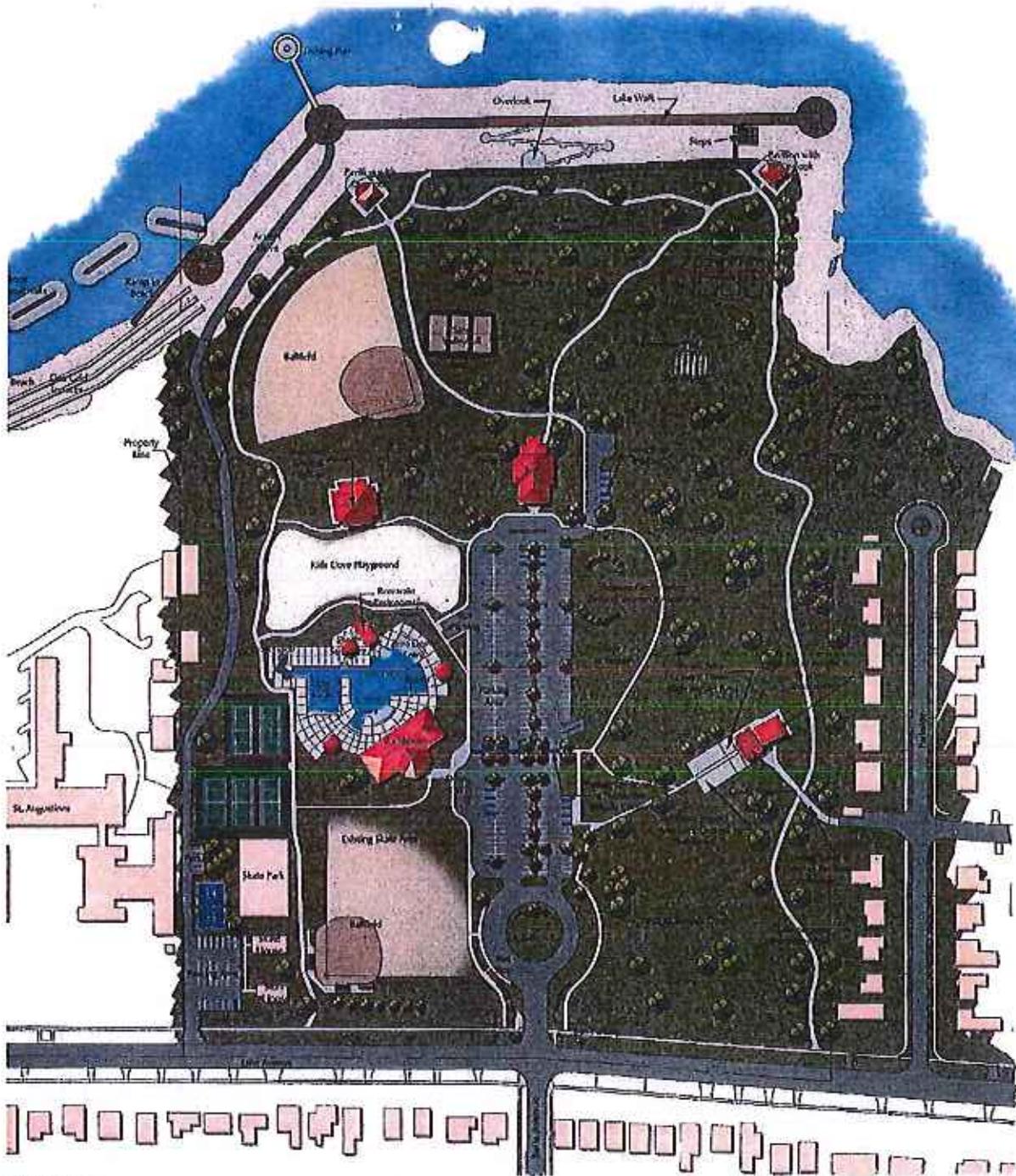
These items along with the cost requirements for each item, are detailed in Section III, **Recommendations and Capital Cost Requirements**. As part of the recommendations, a list of priorities has been developed in projects grouped together that make sense from a scope of work and priority standpoint. They have been grouped into five phases as follows:

- ❖ Phase I - Entry / Parking Lot / Kid's Cove Playground
  - Estimated Cost     \$1,151,160
- ❖ Phase II - Multi-use Pier / Lakefront Project
  - Estimated Cost     \$1,371,600
- ❖ Phase III - Foster Pool Replacement Project
  - Estimated Cost     \$1,860,000
- ❖ Phase IV - Tennis Basketball Courts, Ball Field / Volleyball Courts, Skate Park and Miscellaneous Improvements
  - Estimated Cost     \$1,220,368
- ❖ Phase V - Historical Society, Pavilion and Bandstand Project
  - Estimated Cost     \$ 822,144

This report focuses on the master plan for Lakewood Park. Recommendations on improvements to other parks and their impact on the City's operational budget are yet to be determined.

Lakewood Park is a community park in the true sense of the word. It is all things to all people in the City of Lakewood. Nearby local residents perceive it as their neighborhood park. It is utilized by the community as a whole and at times borders on being a regional park, as it draws people from outside the community as well. As is the case with many inner-ring suburban communities, the park has been developed over the years without the benefit of a Master Plan. The recommendations contained in this report do not propose a wholesale revamping of the park. Rather, this plan has been sensitive to facilities, as they exist at the park and perceives them as strengths that need to be enhanced. There are certainly, most notably the lakefront, areas of the park that are highly under utilized and are a valuable resource to be explored. The number and types of facilities available at Lakewood Park create an intense usage among Lakewood residents.

While participation and attendance levels are difficult to determine for outdoor facilities, as compared to indoor recreational facilities, one can say with certainty that Lakewood Park is among the most highly utilized recreational facilities in the region. Enhancements and improvements to the park are necessary to maintain its stature as the crown jewel of the Lakewood Park system.



MAY 4, 2004  
**Concept Plan**

fcin Inc.  
 Planners  
 ton



Lakewood Park Master Plan  
 City of Lakewood, Ohio

### III. Recommendations and Capital Cost Requirements

### **III. Recommendations and Capital Cost Requirements**

The drawing in Section II illustrates graphically the proposed improvements to Lakewood Park as recommended by Brandstetter Carroll Zofcin Inc. These recommendations are formulated based on input received by the consultant from various groups within the community. Meetings were conducted with frequent users of the park in general, users of the pavilions, citizens in the neighborhood, Kid's Cove playground and pool users. Recreation department staff and service department personnel were interviewed to garner input on operational concerns. Members of the Historical Society and Lakewood citizens in general were also interviewed.

Separate meetings were held with members of City Council and the Planning Commission to garner their input and subsequent feedback on the proposed improvements to the park. A final set of public hearings was conducted by the Planning Commission to seek final input on the concept plans.

The following recommendations and phasing of the proposed improvements are based on the input received from all of these diverse groups within the community. They are listed in priority levels based on that input and from the telephone survey that was conducted citywide. During the public meetings, comments were elicited from the citizens on the things that they liked, disliked and would like to see improved at Lakewood Park. At the end of each citizen meeting, the attendees were asked to prioritize the items they felt most strongly about as constructive needs at Lakewood Park. The following priority list and capital cost requirements for the proposed improvements are a result of this input.

#### **A. Phase I**

##### **Park Entrance / Parking and Kid's Cove Project**

A universal comment made at all of the meetings conducted was the need for a resolution of the conflict between vehicles and pedestrians at Lakewood Park. There was also a strong sentiment for more appealing sense of entry to the park and a way to minimize the impact of the RTA bus turnaround at the park entrance. More cohesion in all park elements, such as lighting and signage, are also highly desirable in order to create a coordinated theme throughout the entire park. Presently, there are various elements, which are unrelated in the areas of graphics and lighting.

It was felt that redoing the entryway and improving the parking lot as well as associated items adjacent to it, such as the Heritage Park and Veterans Memorial, will create a major impact, provide an impetus and set the tone for all future development at the park. Further, it is recommended that the Kid's Cove playground be included in this first phase. There is a highly motivated grassroots organization that has spent considerable time and raised funds to get that project off the ground. Providing the space and assisting in the means to develop the Kid's Cove playground will create a major sense of accomplishment for an important stakeholder group at the park.

The elements of this first phase are as follows:

-  Demolition of all items that are extraneous and do not need to remain in the development of this first phase. This includes removal of existing pavement, bollards, lighting, walks and other miscellaneous items.
-  Earthwork required regrading the parking lot and adjacent areas.
-  Proof rolling and supplementing existing base for proper installation of new asphalt pavement and the associated curbing, walks and striping and sealing.
-  Landscaping at the front entry and around the Heritage Park and Veteran's Memorial.
-  Development of an entry element at the entrance on Lake Avenue.
-  Coordinated signage and an informational kiosk to serve as a focal point for dissemination of information regarding park activities.
-  Coordinated overhead parking lighting with appropriate light levels and sharp cut off features along with subtle accent walkway lighting.
-  Cleaning up and sprucing up of the Heritage Park and Veteran's Memorials.
-  Proper storm drainage to allow for long-term maintenance of the new parking and drive areas.
-  Development of the Kid's Cove playground along with associated walks and other appurtenances.

A listing of the preliminary estimate of probable construction cost for work in this phase is as follows:

## Phase I

### 1. Parking Lot Project

a. Demolition	\$33,240
b. Earthwork	\$55,000
c. Pavement	\$277,560
d. Striping/Sealing	\$21,000
e. Curbs	\$71,100
f. Landscaping	\$31,900
g. Walks	\$65,000
h. Entry	\$50,000
i. Signage/Kiosk	\$40,000
j. Lighting/Electrical	\$56,000
k. Heritage Park	\$15,000
l. Veteran's Memorial	\$15,000
m. Storm Drainage	\$63,500

### 2. Kid's Cove Playground

a. Playground	\$150,000
a. Walks	\$15,000

Sub Total	\$959,300
Soft costs & Contingency @ 20%	\$191,860
Total Phase	\$1,151,160

## B. Phase II

### Multi-use Pier / Lakefront Project

Very few communities are blessed with ownership of public park property along a lakeshore of one of the Great Lakes of North America. To say that Lakewood Park does not take advantage of its lakefront location is a gross understatement. All of the user groups and citizen meeting participants felt strongly that development and integration of the lakefront into Lakewood Park was essential for its future success. Brandstetter Carroll Zofcin Inc. concurs with this assessment and makes the following recommendations for development along the lakefront at Lakewood Park:

 Provide for a new multi-use pier which extends out approximately 100' (feet) into Lake Erie similar to the type of piers at Edgewater Park and Bradstreet Landing.

 Provision of access to the lakefront by stairs going down from the top of the cliff on the east side of the park as well as a handicapped accessible ramp integrated into the hillside to take disabled users down to the lakefront.

-  Development of an upper level boardwalk with an overlook jutting out in the center of the site with decorative fencing and accent lighting along its length.
-  Development of a perimeter trail to link the boardwalk and all other developments within the park to users entering the park from Lake Avenue, Edgewater Drive and the parking area.
-  Improvement of the service road from the western edge of the park along its north side for pedestrian usage as a paved "Lake walk", including amenities such as benches and lighting.
-  Provide focal points at the east and west end of the "Lake walk" to view downtown Cleveland and sunsets, respectively.
-  "Subject to further study, the lakefront redevelopment phase envisions environmental improvements that are consistent with use as a municipal park and which can offer educational opportunities."

Funding for this project may be able to be obtained from several sources. The Ohio Department of Natural Resources has monies available for lakefront development and funds may also be obtained from the federal government through the ISTEA program. This program is for intermodal surface transportation improvements linking bikeways, walkways and hiking paths to other recreational developments. The cost for the Phase II improvements are as follows:

## Phase II

### 3. Multi-use Pier / Lakefront Project

a. Multi-use Pier	\$800,000
b. Ramp	\$110,000
c. East Stairs	\$25,000
d. Boardwalk/Overlook	\$160,000
e. Electrical/Lighting	\$40,000
f. Perimeter Trail	\$60,000
g. Fencing	\$48,000
h. Lake walk with focal points	\$100,000

Sub Total	\$1,143,000
Soft Costs & Contingency @ 20%	\$228,600
Total Phase	\$1,371,600

## C. Phase III Foster Pool Replacement Project

The Foster Pool at Lakewood Park serves as a magnet for citizens throughout the community and is highly attended and supportive of a variety of programs in the community. Notwithstanding the pool's stature within the community, there are advancements in Municipal Aquatic Facilities that this pool lacks. These include:

- ❖ ADA accessibility
- ❖ The present mechanical system of raising and lowering the floor is a maintenance headache and installation of a zero depth bay will solve this problem in a permanent fashion.
- ❖ Proper depths of water for competitive swimming. The State of Ohio mandates a minimum of 5 foot in depth to dive from the deck off of a starting block into the pool. Presently the Foster Park Pool does not meet this requirement.
- ❖ Play features such as water slides and interactive water attractions.
- ❖ Shade structures to protect people from UV radiation.
- ❖ Proper orientation for lap swimming and competition. These should be oriented in a north south direction so that the sun is not in a swimmer's eyes. Presently the lap lanes are run in an east west direction.

The proposed new pool to replace Foster Park Pool at Lakewood Park would have the following state-of-the-art features:

-  A zero-depth or beach type entry to meet ADA Requirements as well as provide for easy access for elderly and children.
-  A large activity play area which would include inter-active water features.
-  An 8-lane 25-meter lap pool for competition and lap swimming.
-  A diving well with a 1-meter board which can be used for both recreational and competitive swimming.

 A water-slide as a high-quality attraction.

 A large Kiddy area integrated into the main pool.

 Adequate deck area for pool patrons as well as grass beach areas for sunbathing.

 Adequate number of sunshade structures for UV Radiation protection.

The Foster Pool at Lakewood Park has exceeded its useful life. The pool is in excess of 40 years old and any improvements to the pool would be of a temporary nature. In order to meet the requirements of a wide constituent group, including recreational, competitive, instructional and therapeutic users, the pool needs to be replaced in its entirety. The existing pool cannot adequately serve all of these various constituent groups. The new pool will do this. It will be constructed of stainless steel walls and gutters for long life with a concrete floor. This is a highly durable and low maintenance type of construction for pools in the climate found in northeast Ohio.

Other improvements related to the pool project include:

 General improvements to the bathhouse to include upgrades to the floor drainage system, bathrooms and exterior improvements to help develop a unified theme throughout the park.

 Improvement to the concession building similar to that of the bathhouse to help develop a cohesive theme.

 Associated filtration and pumping system for new aquatic features and water slide.

 Lighting and electrical improvements to coordinate with the overall lighting theme throughout the park.

 Associated walkways connecting the pool improvements to the perimeter trail.

The cost for this **Phase III** work is as follows:

### **Phase III**

#### **5.Pool Project**

a.Domolition	\$70,000
b.Excavation/Grading	\$80,000
c.Pool w/zero depth entry, lap & diving areas	\$750,000
d.Waterslide/Play Features	\$225,000
e.Shade Structures	\$15,000
f.Bathhouse Improvements	\$50,000
g.Concrete Deck	\$110,000
h.Filtration/Pumps	\$85,000
I.Concession Improvements	\$75,000
j.Lighting/Electrical	\$80,000
k.Walks	\$10,000

Sub Total	\$1,550,000
Soft Costs & Contingency @ 20%	\$310,000
Total Phase	\$1,860,000

#### **D. Phase IV**

### **Tennis/Basketball Courts, Ball Field/Volleyball Courts Skate Park and Miscellaneous Improvements**

The existing tennis courts are in a state of disrepair and need improvement in order to maintain high standards of play. All of the user groups and the citizen attendees felt that the lone tennis court sitting on the north end of the tennis court complex was extraneous and could be eliminated.

The existing basketball courts adjacent to the skate house are inadequate as they are both serving only a half-court and are too close together. The asphalt pavement is also in a state of disrepair and prohibits safe play. The two half-courts would be replaced with one full-court basketball court.

The master Plan for the park shows allocation of the western half of the park to more active pursuits and the eastern half of the park, along with the northern lakefront, as separated for more passive uses. To this end it is recommended that the volleyball courts be relocated from the northeastern part of the park and be brought closer to the active recreation facilities on the western side of the park. It is also recommended that the existing ball field at the northwest portion of the site be moved a little bit further east to allow for the perimeter trail to traverse around the outfield and closer to the lakefront for better vistas from that point.

Throughout the community, as is the case in most cities, there is an expressed desire for an inline and skateboarding park. Brandstetter Carroll Zofcin Inc. is proposing a location just north of the existing tennis court area for a skate park. This will maintain the philosophy of keeping the active recreation on the western part of the park and will provide for good visibility from the western service drive for patrol cars to perform surveillance of the activities at the skate park. While skate parks can be controversial, there was an expressed desire to have one in the community at virtually all of the citizen meetings.

The barn structure adjacent to the Old Stone House would serve many functions. The Historical Society's office would be housed there as well as multi-purpose rooms and a fireplace for use during the winter as a skate house.

Miscellaneous improvements to the site would enhance the coordinated theme that should be developed at the park. This would include trashcans, bollards and signage that carry a motif that provides visual coordination of the elements at the park.

The cost for each of these items is as follows:

## Phase IV

### 6. Tennis/Basketball Project

a.	Demolition	\$9,774
b.	Renovate 7 Courts	\$120,000
c.	New Basketball Court	\$50,000
d.	Historical Society Barn/Skate House with Fireplace	\$400,000
e.	Landscaping	\$20,000
f.	Lighting/Electrical	\$40,000
g.	Parking	\$18,000
h.	Ball Field Improvements	\$40,000
i.	Walks/Curbs	\$5,000
7.	<b>Ball Field / Volleyball Courts</b>	
a.	3 Courts	\$30,000
b.	Lighting/Electrical	\$10,000
c.	Demolition	\$15,000
d.	New Ball Field	\$75,000
8.	<b>Miscellaneous</b>	
a.	Trash Cans	\$5,000
b.	Bollards	\$15,000
c.	Signage	\$20,000

<b>9. Skate Park</b>	
a. Excavation	\$4,800
b. Concrete with Base	\$59,400
c. Equipment	\$70,000
d. Electrical/Lighting	\$10,000
<b>Sub Total</b>	<b>\$1,016,974</b>
<b>Soft costs &amp; Contingency @ 20%</b>	<b>\$203,394</b>
<b>Total Phase</b>	<b>\$1,220,368</b>

## **E. Phase V Historical Society, Pavilion and Bandstand Project**

As a supplement to the picnicking and family-oriented activities that take place in the passive areas of the park, and to coordinate with the lakefront, it is recommended that two new pavilions be installed at the park. These would be at either end of the boardwalk at the northeast and northwest corner of the site. These pavilions would have an integrated theme that is carried out through all the other developments at the lakefront. They should be constructed so as to withstand the vigorous weather at the lakefront. To this end, they must be custom-built and cannot be of the prefabricated variety. The existing Kiwanis Pavilion is in need of an upgrade of the roofing, fascia boards, cleaning and painting of the interior wood elements and installation of new concrete decking. The existing concrete exhibits differential settlement and is a safety hazard.

Enhancements are recommended to the existing Historical Society Old Stone House at the southwest corner of the site. The house needs some exterior improvement in order to maintain it's long-term viability and should be landscaped appropriately to improve its visibility, aesthetics and stature at the park.

The bandstand and the variety of activities it supports is one of the most beloved features of Lakewood Park. Sunday band concerts and Friday Nite Movies are enjoyed by people of all ages. Even so, the facility can use improvements. The recommended improvements for the bandstand include:

-  New walks from the new parking area and Edgewater Drive to improve accessibility.
-  Installation of concrete under the area for the seating benches which can also serve as a hard surface dance area for users who wish to let down their hair at band concerts. A designated area for disabled persons should be part of the new surfacing.

 Installation of a cover for the bandstand to protect musicians and be able to be used as a sunscreen in the early evening hours.

 General maintenance of the facility.

The cost of the improvements are as follows:

## Phase V

### 9 Historical Society

a. Upgrade Landscaping	\$20,000
b. Exterior Improvement	\$50,000

### 10 Pavillion Project

a. East Pavilion	\$150,560
b. West Pavilion	\$150,560
c. Electrical/Lighting	\$15,000
d. Renovate Kiwanis Pavilion	\$100,000
e. Concrete	\$6,000

### 11 Bandstand Project

a. Walks	\$24,000
b. Concrete Dance Area	\$24,000
c. Cover For Bandstand	\$100,000
d. General Maintenance	\$45,000

Sub Total		\$685,120
Soft Costs & Contingency @ 20%		\$137,024
Total Phase		\$822,144

The combined total of all projects is \$6,425,272. It should be noted that these cost estimates are prepared based on year 2001 dollars and must be adjusted for inflation for projects implemented in subsequent years. The present rate of inflation for the last five years has been averaging between 3 and 4 percent per year. A conservative estimate of the inflation rate for subsequent years would be 5 percent per year.

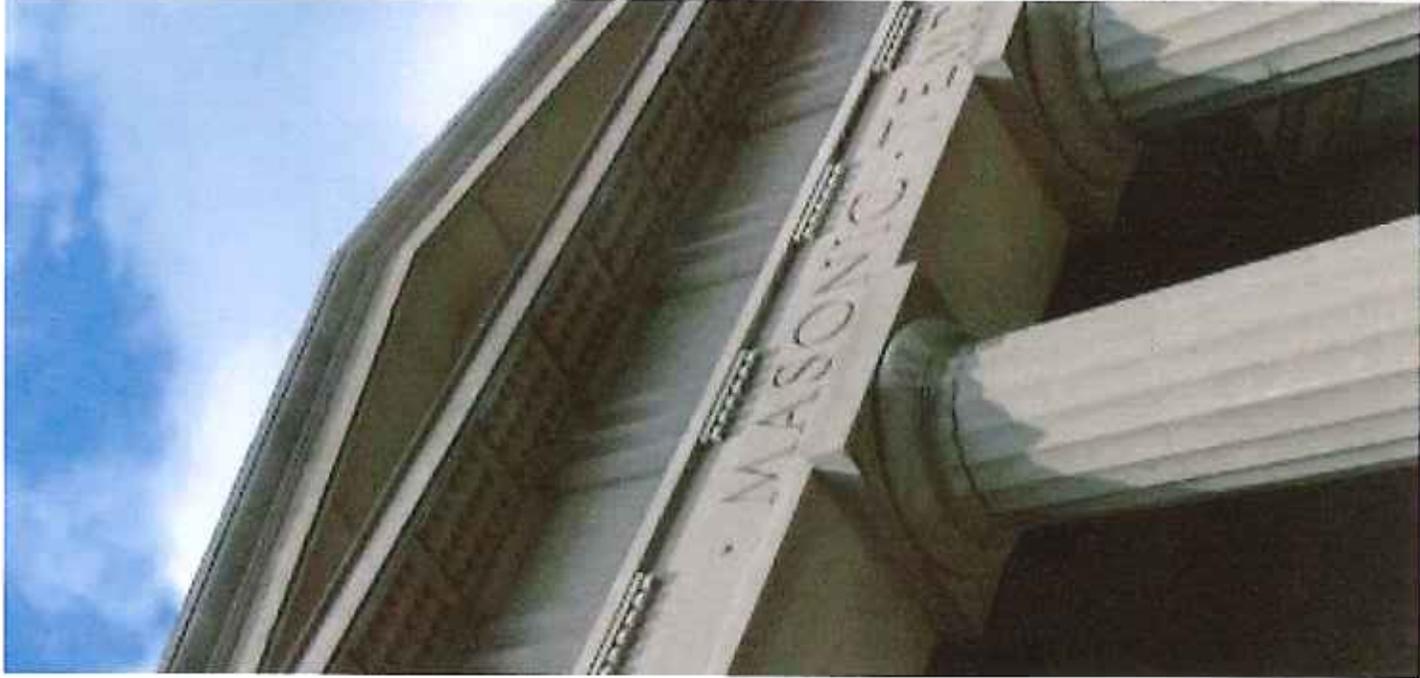
The five phases listed above represent a combination of items of work which can be grouped together in logical packages, while at the same time placing them in phases according priorities. The five phases represent the sum total of the recommended improvements to Lakewood Park. If, for some reason, The City does not decide to proceed with all of the work items, Brandstetter Carroll Zofcin Inc. recommends that the following items of work be performed, at a bare minimum, to maintain the viability of Lakewood Park as a valuable community asset.

These items are as follows:

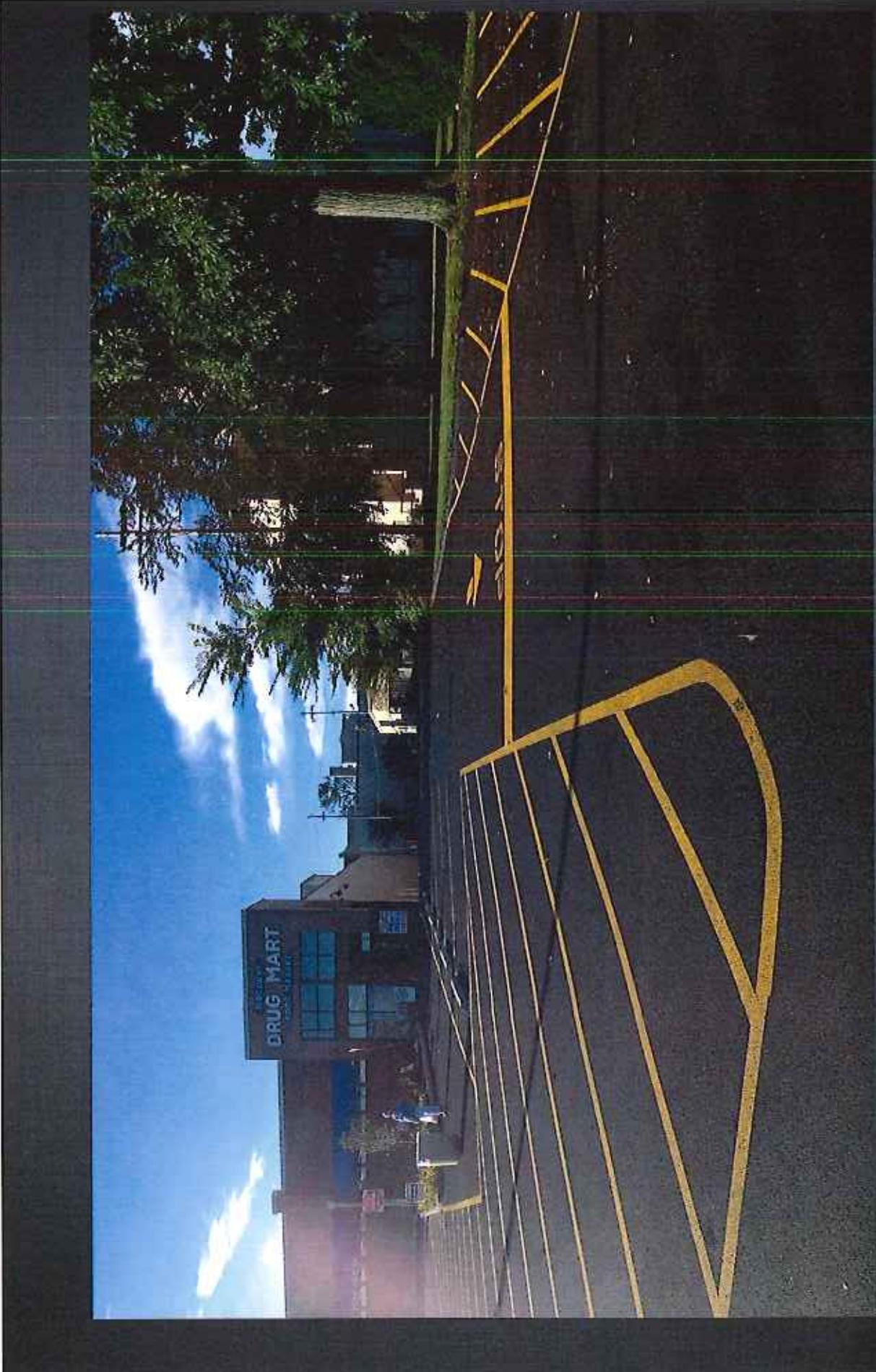
- Kid's Cove playground and parking lot, entryway and bus layover modifications	\$1,151,160
- All items to provide handicapped and disabled person accessibility to all facilities at Lakewood Park including the Bandstand, bus and car drop-off areas, restrooms and pathways to the Kiwanis Pavillon.	\$ 200,000
- Required maintenance at all facilities	\$ 242,000
<b>Total</b>	<b>\$1,593,160</b>

**Board of Building Standards  
Architectural  
Board of Review  
Sign Review Board**

October 2013

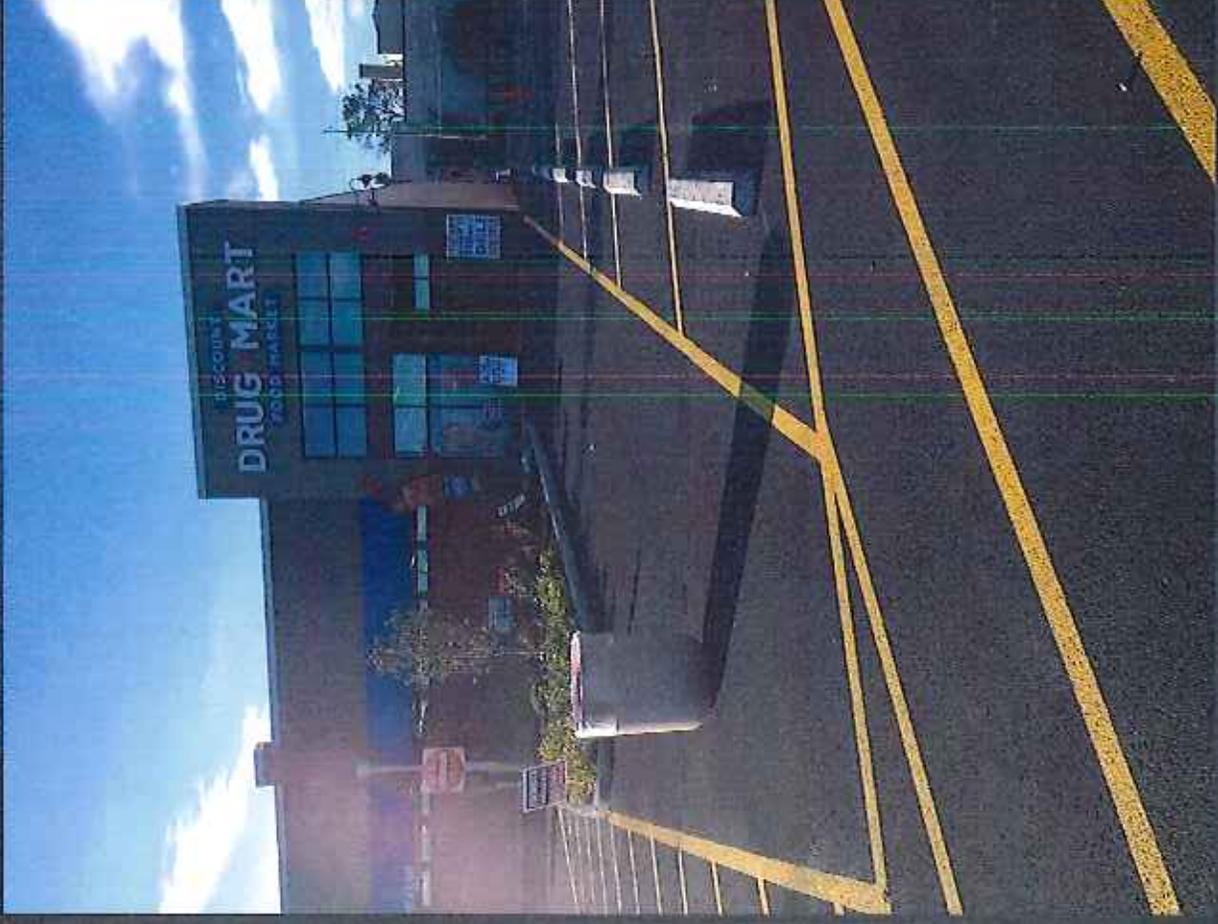






AKR October 2015

15314 Detroit Avenue



15314 Detroit Avenue



MSR October 2013



GetGo



Walgreen's



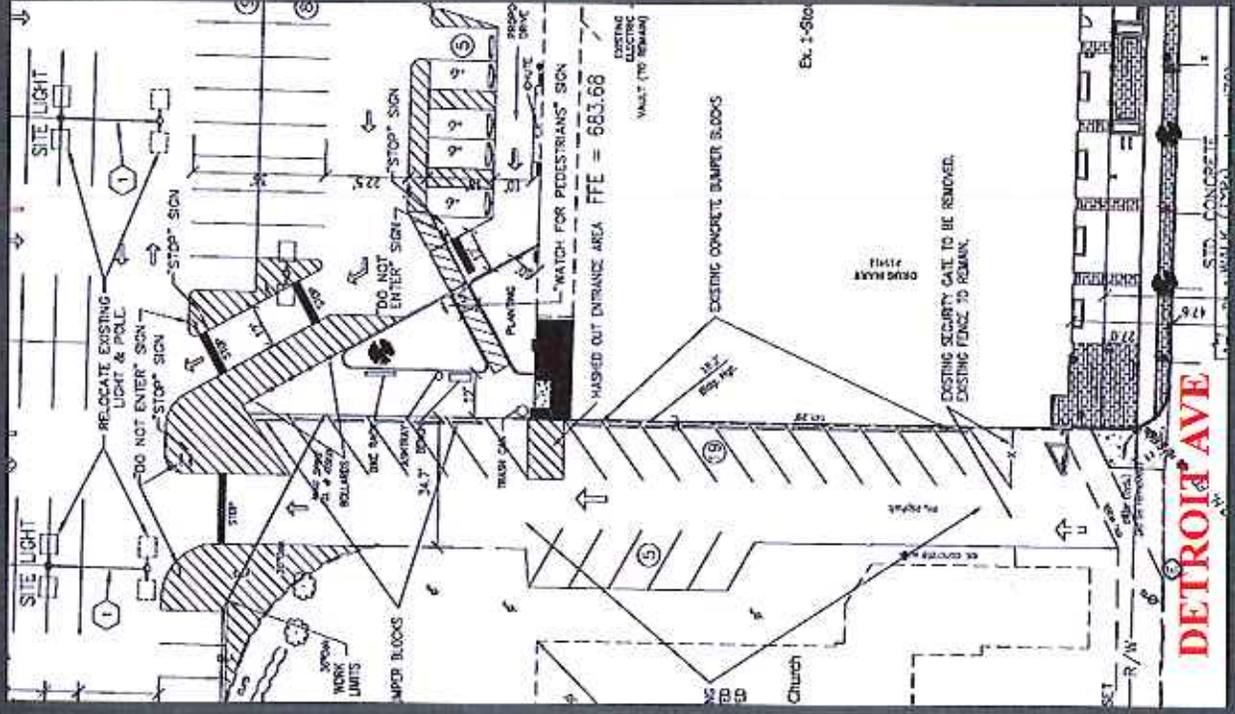
MSB-C-010-01-2013

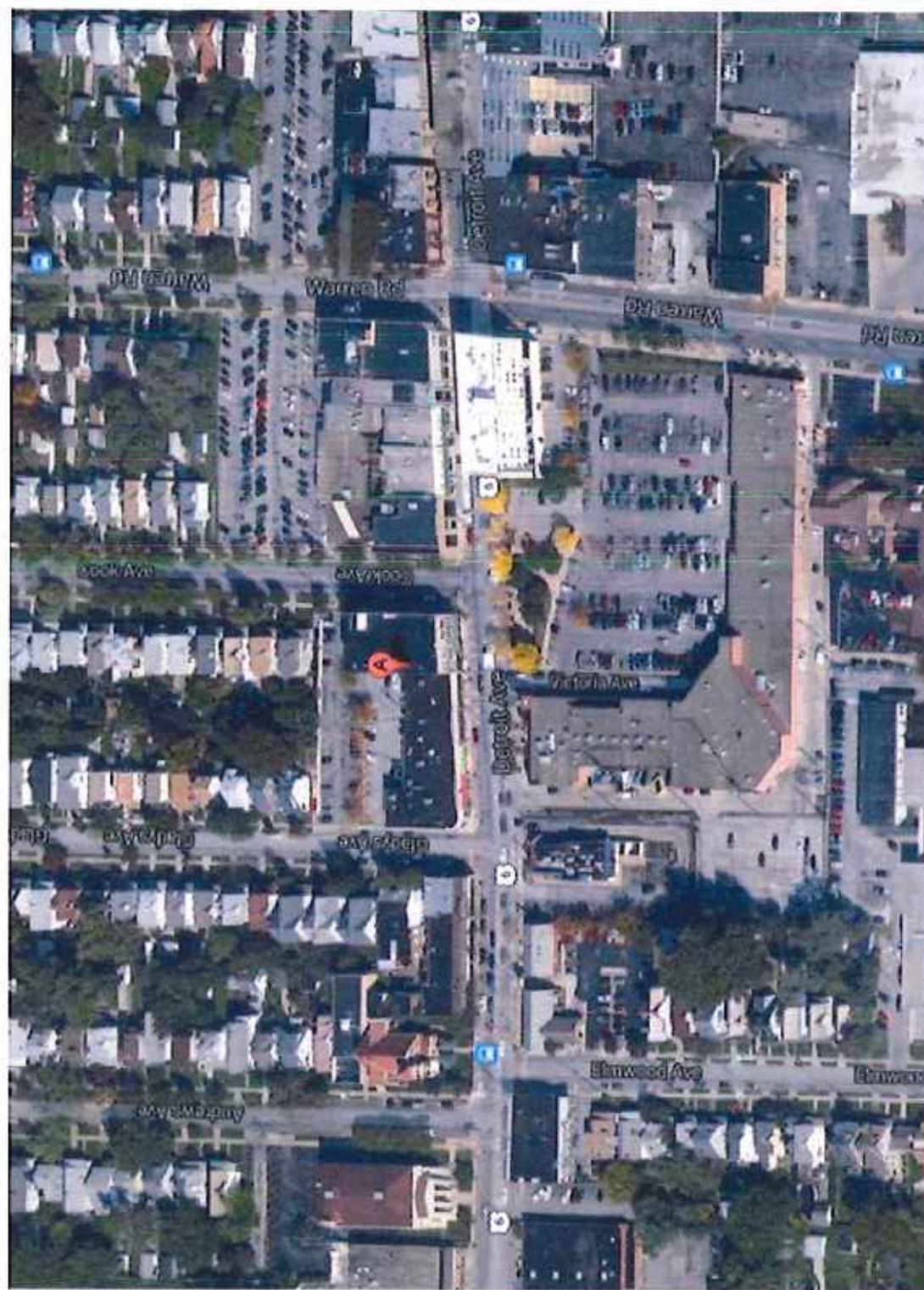
15314 Detroit Avenue



DATE: 01/20/13

# 15314 Detroit Avenue

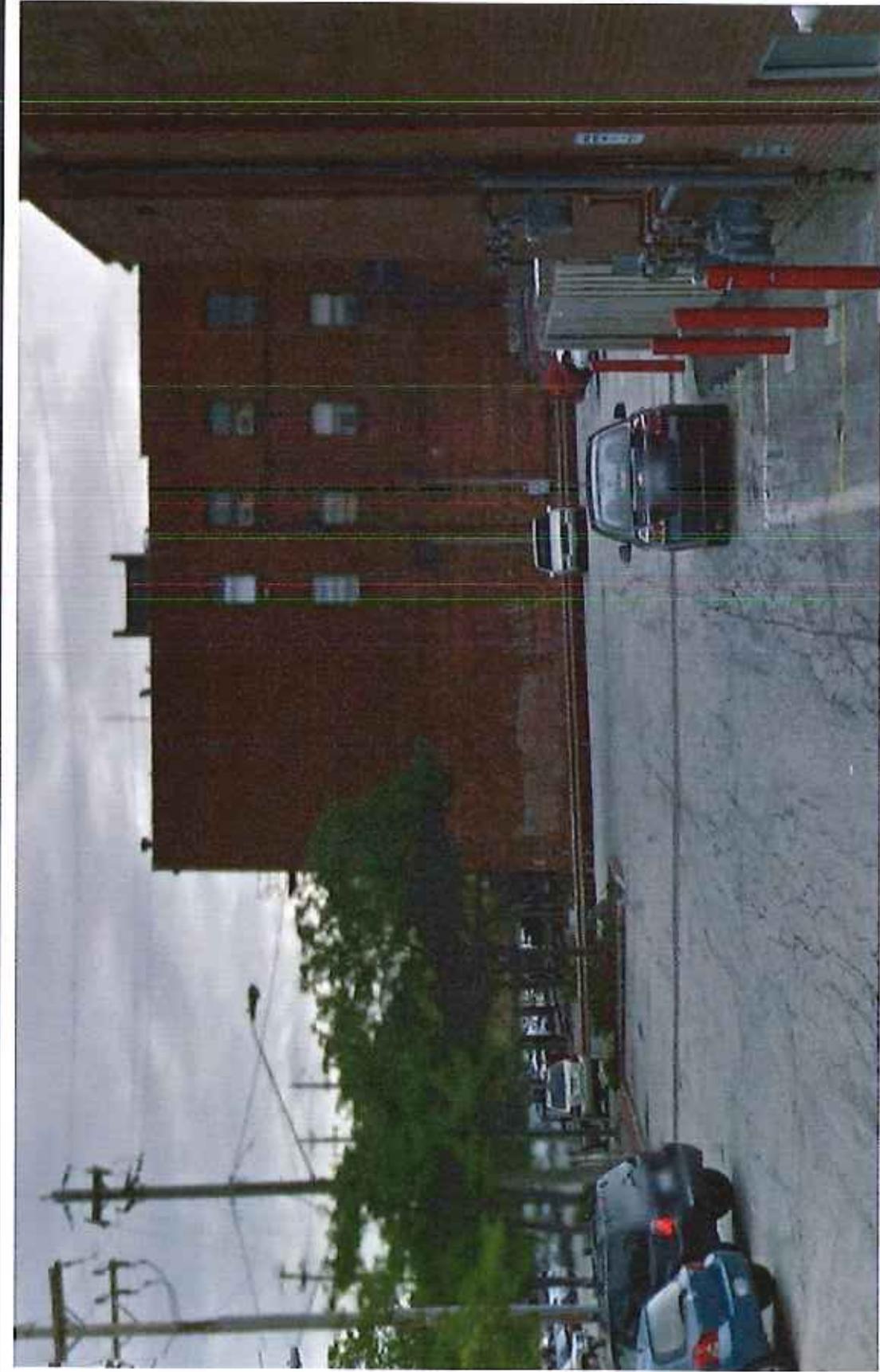




# 14900 Detroit Avenue



As of October 2015

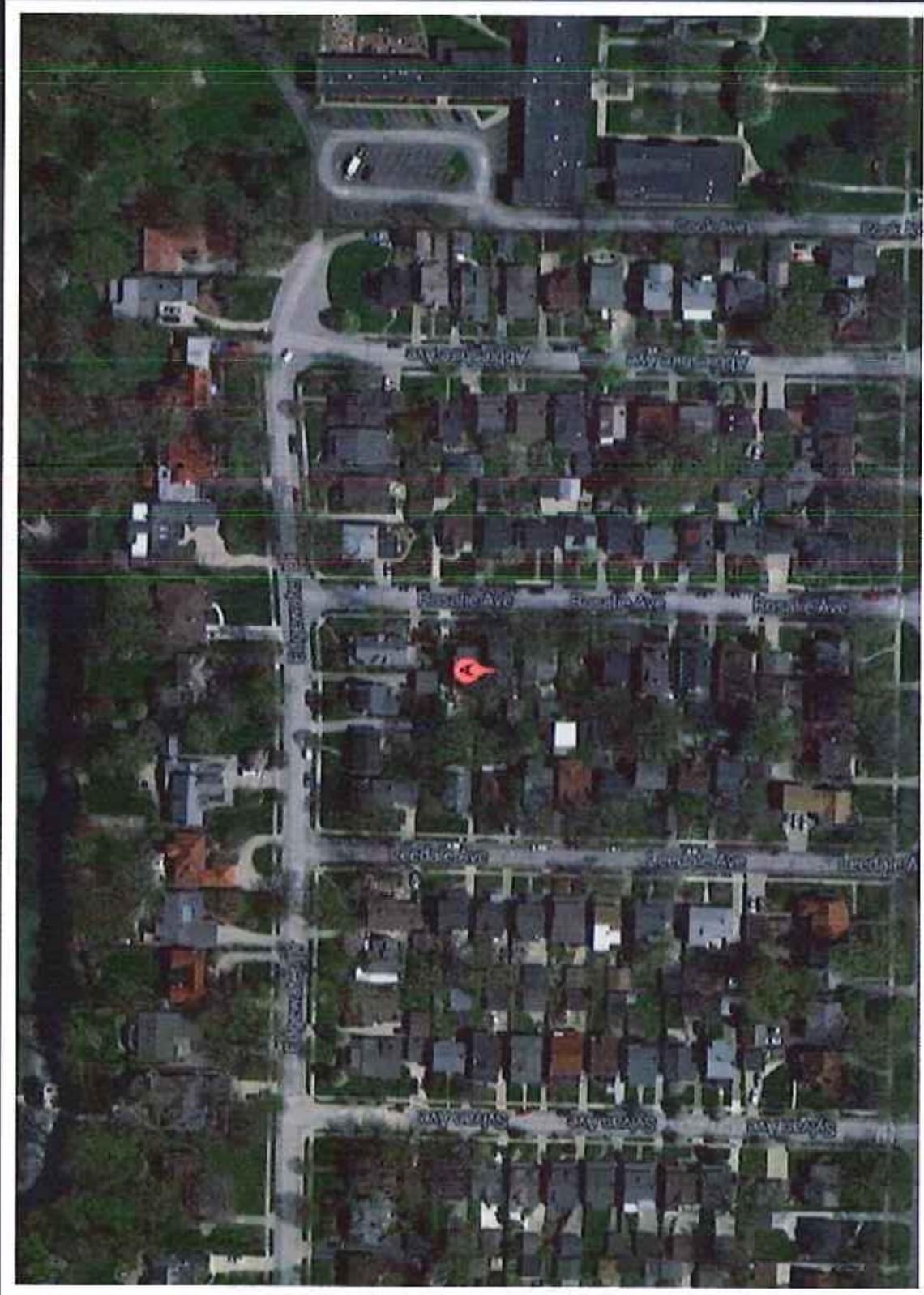


14900 Detroit Avenue



As of October 2013

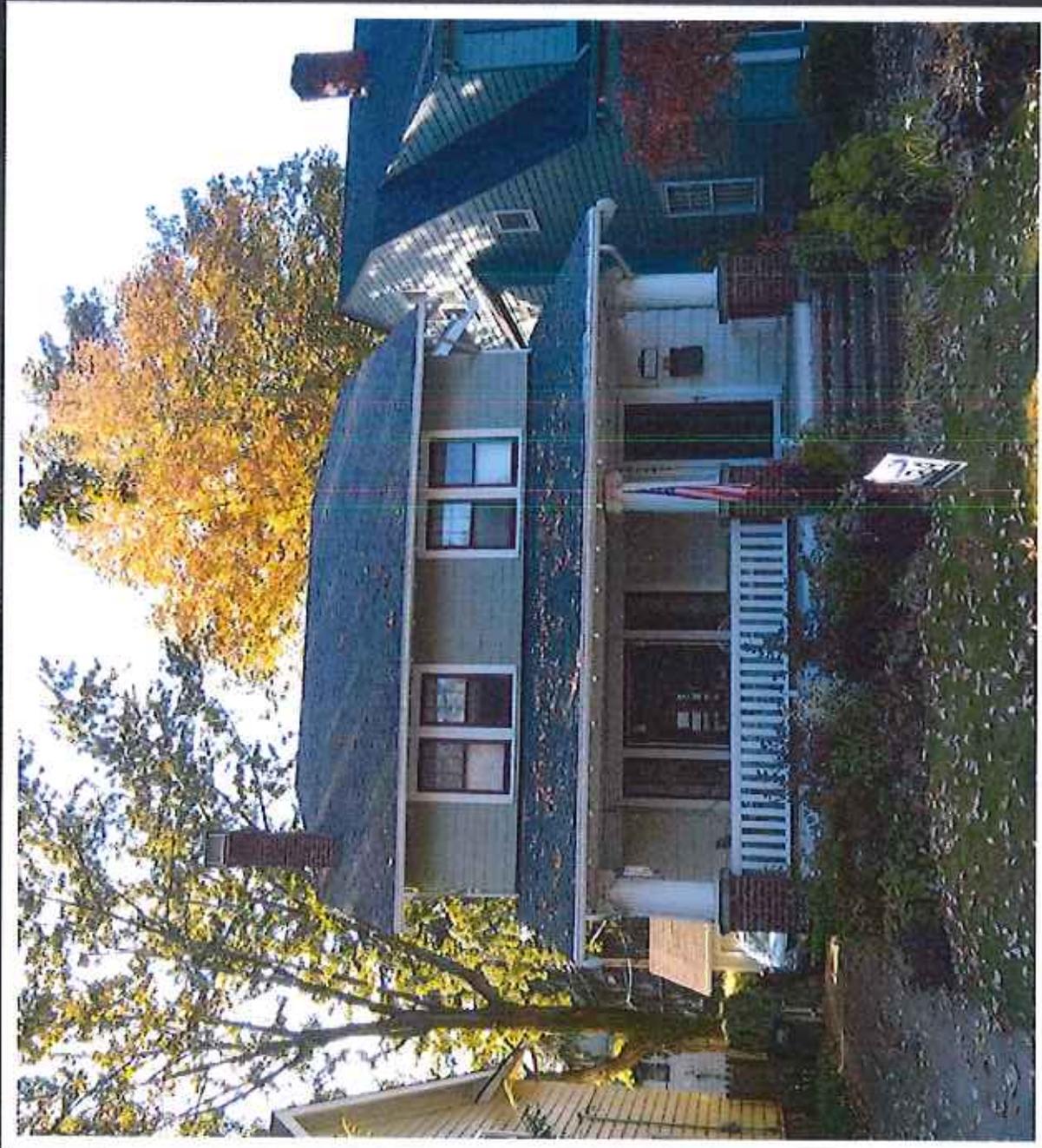
14900 Detroit Avenue



10660 Rosalie Avenue



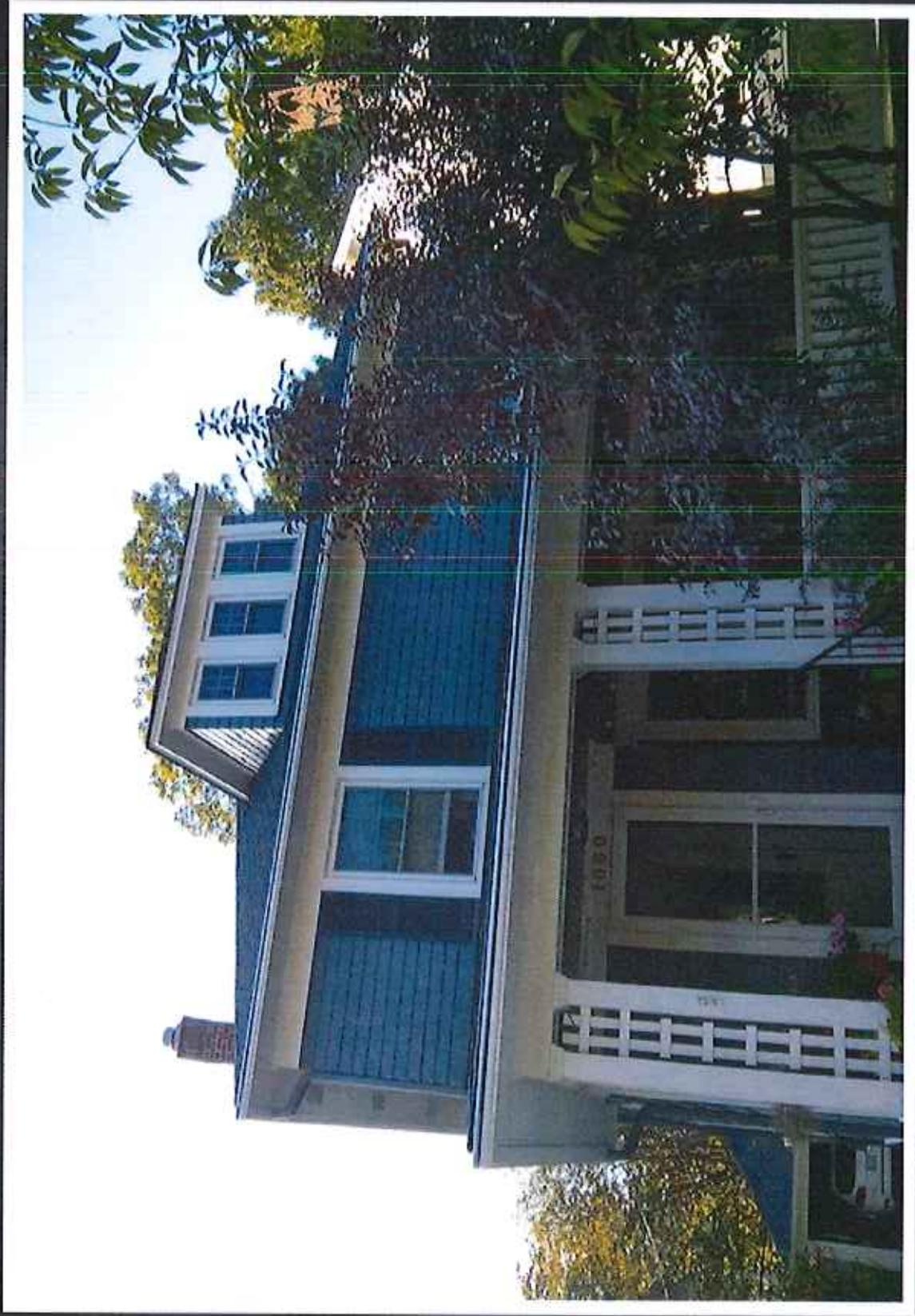
2198 Colobert 5013



J&R Capital 2013

1060 Rosalie Avenue





© 2012 Lakewood Ohio

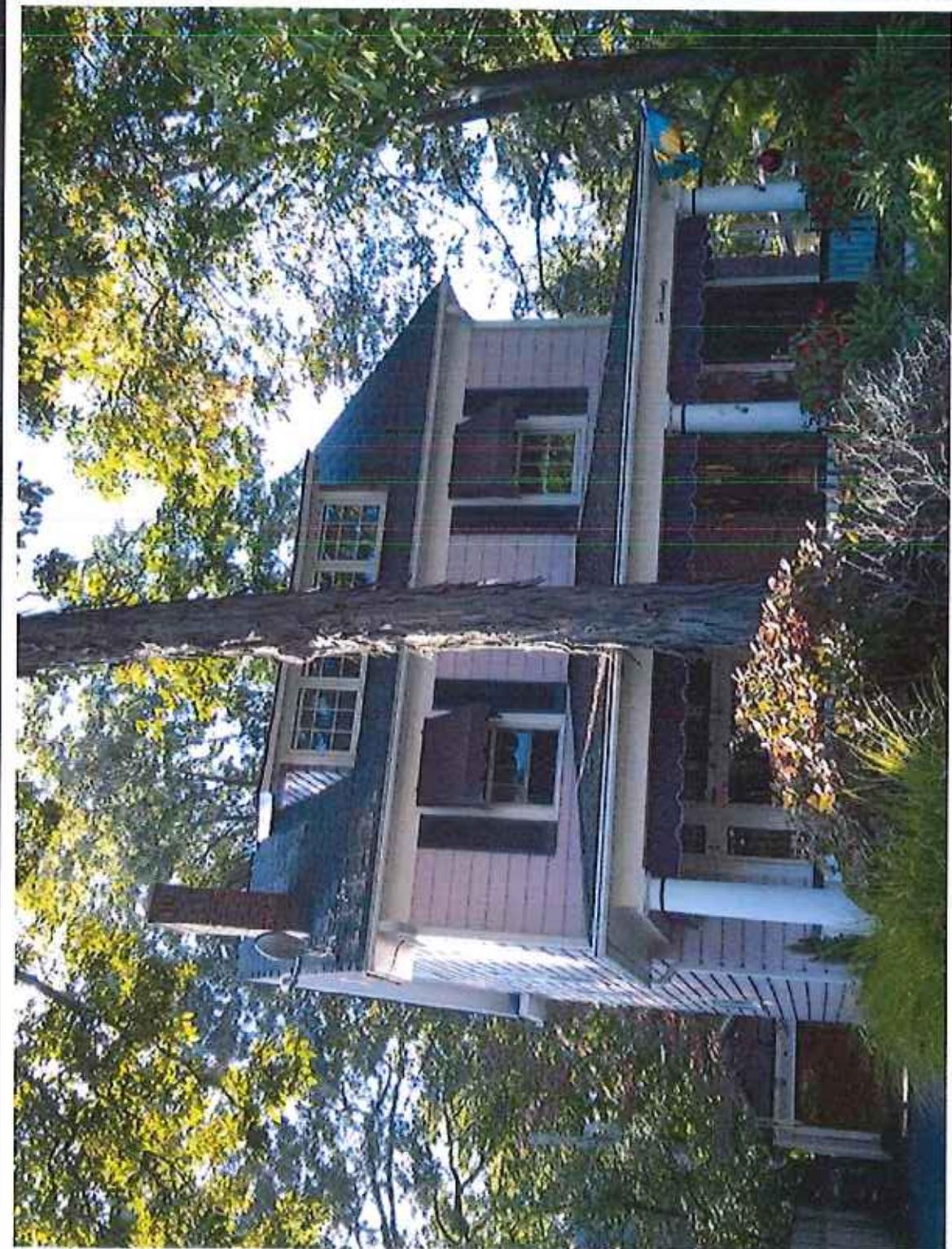
1060 Rosalie Avenue



1060 Rosalie Avenue

LAKELAND  
OHIO

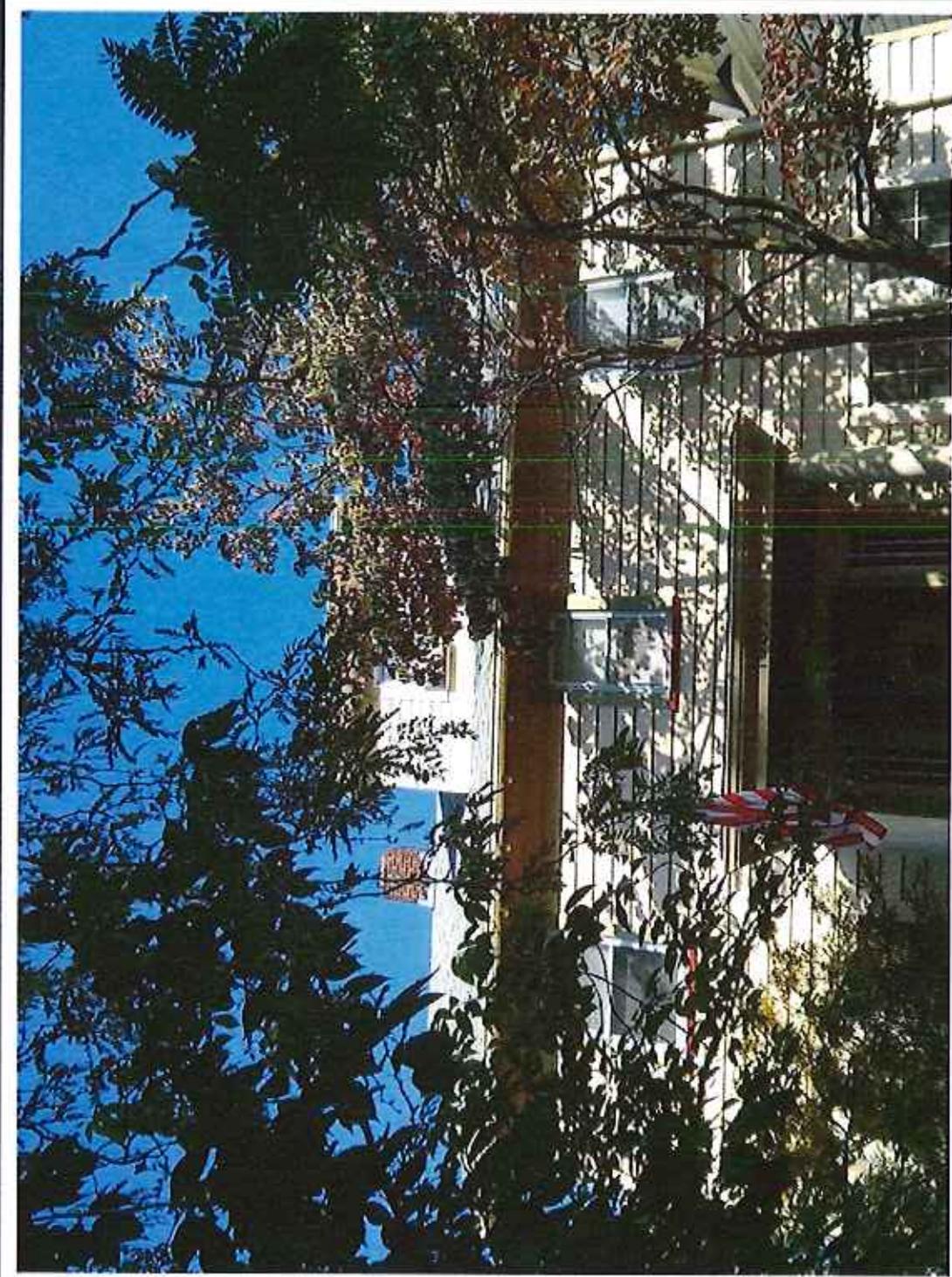
7.031 October 2013



© 2013 Keller Williams



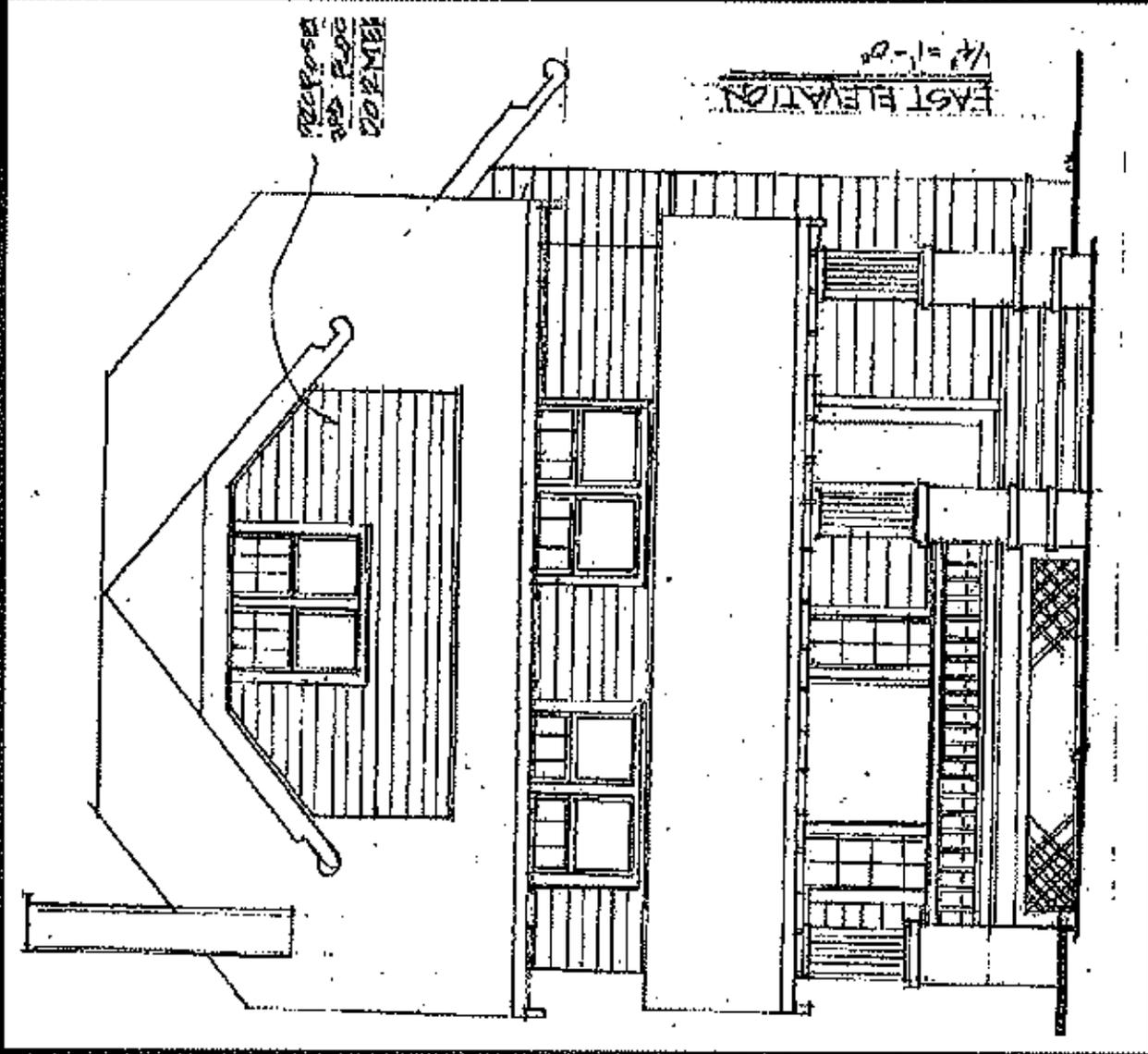
1060 Rosalie Avenue



7133 October 2013

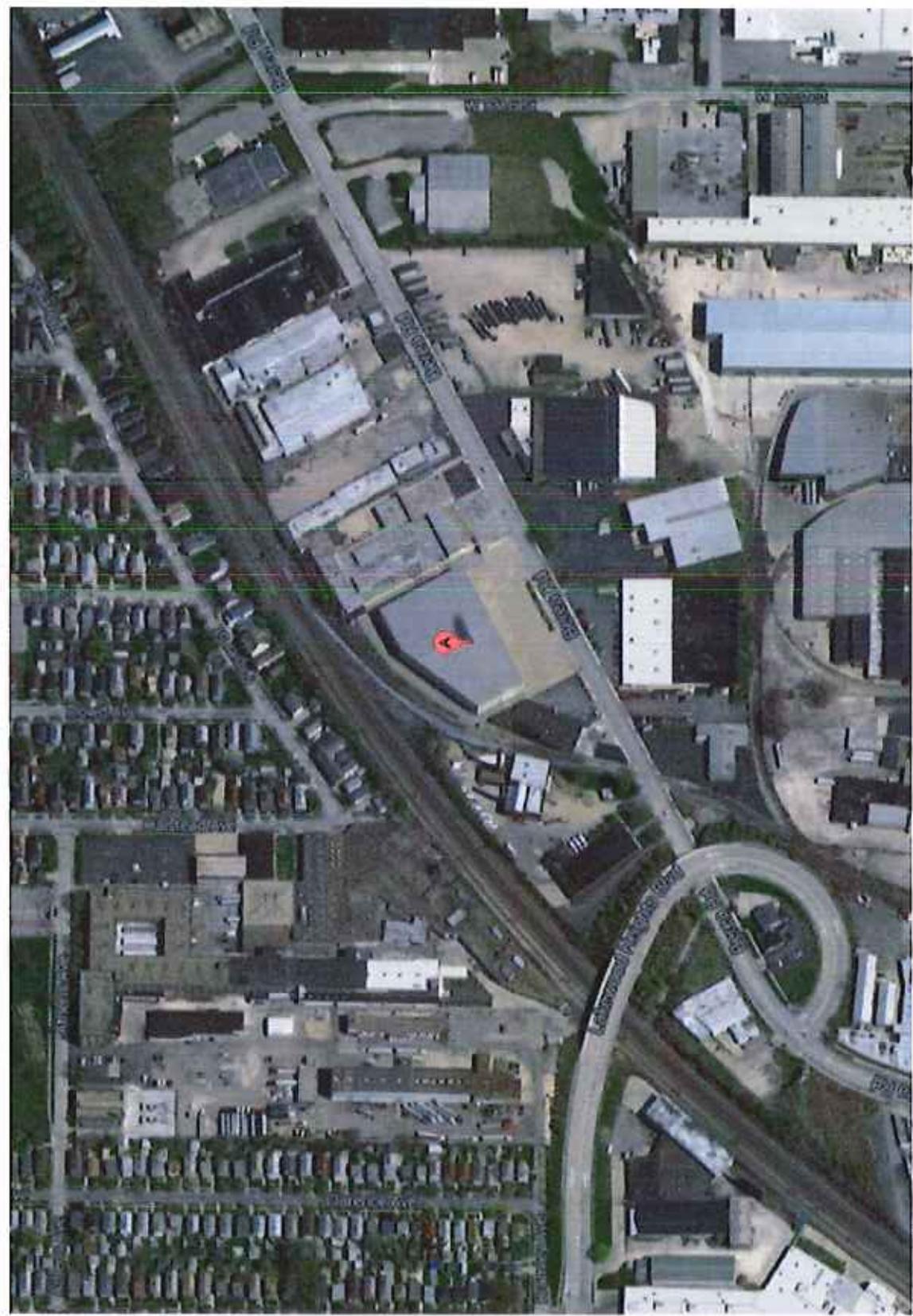
1060 Rosalie Avenue

1060 Rosalie Avenue



1060 Rosalie Avenue





# 12750 Berea Road

Map: October 2013

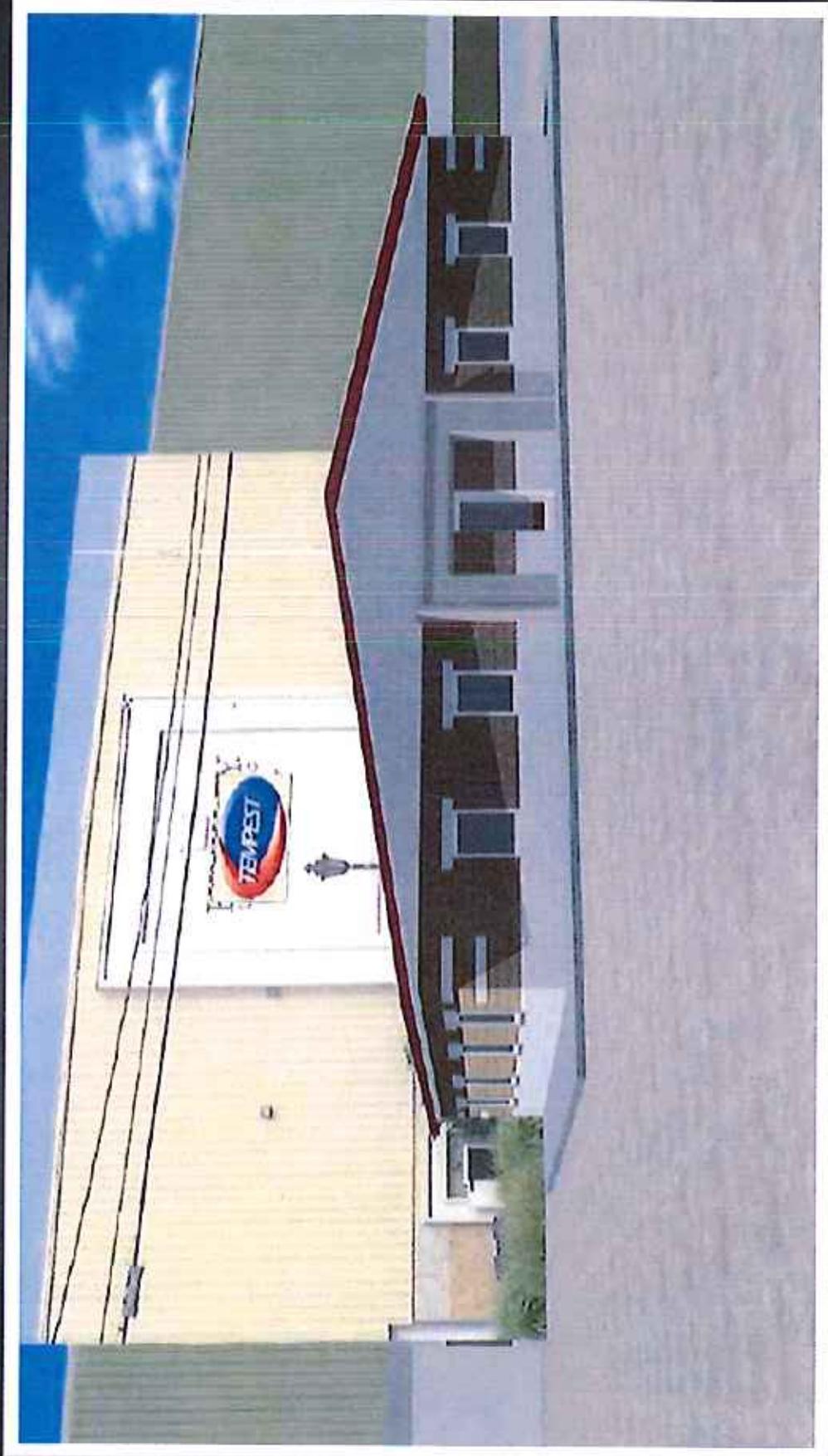




12750 Berea Road

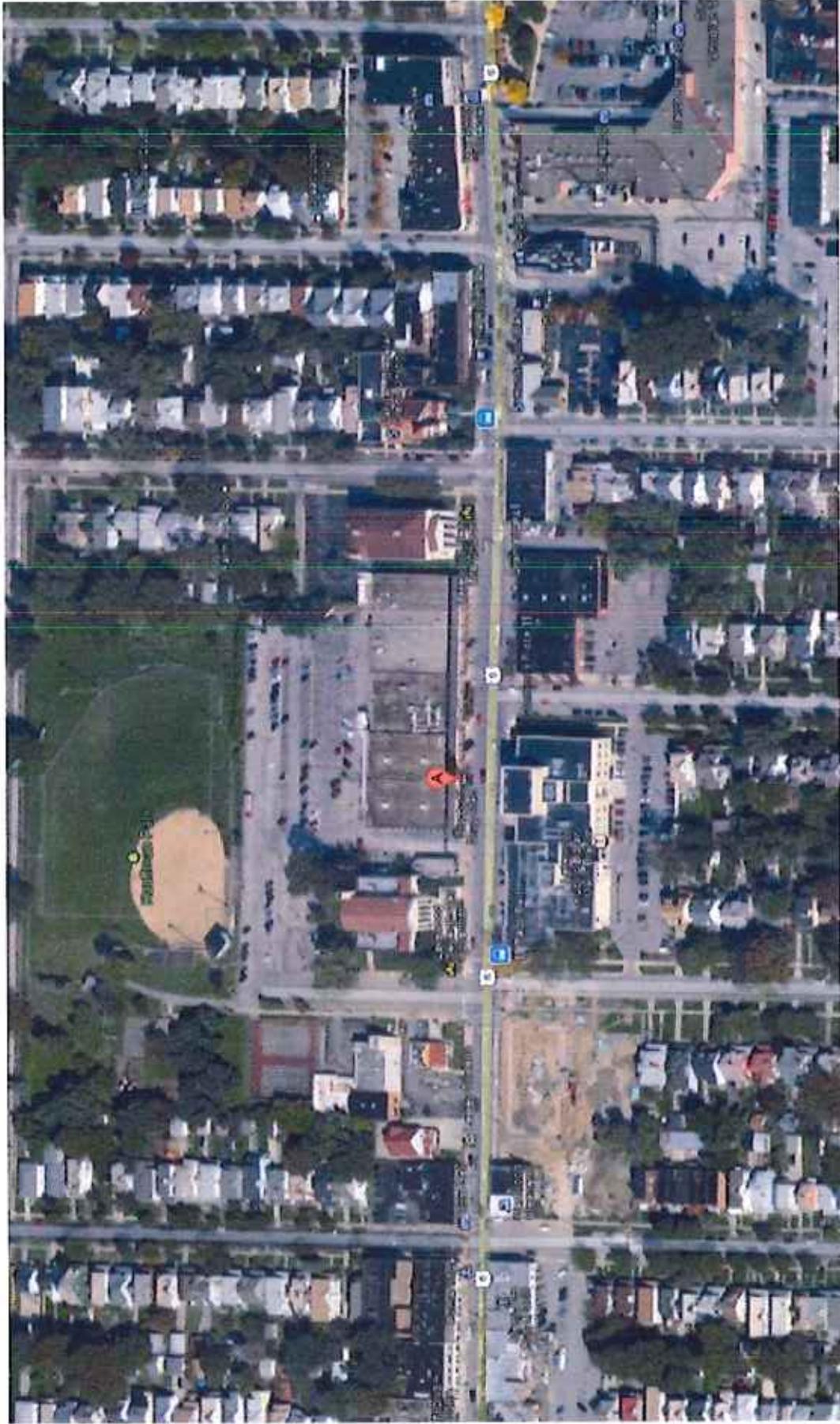


As of October 2012



100% COMPLETE 2013

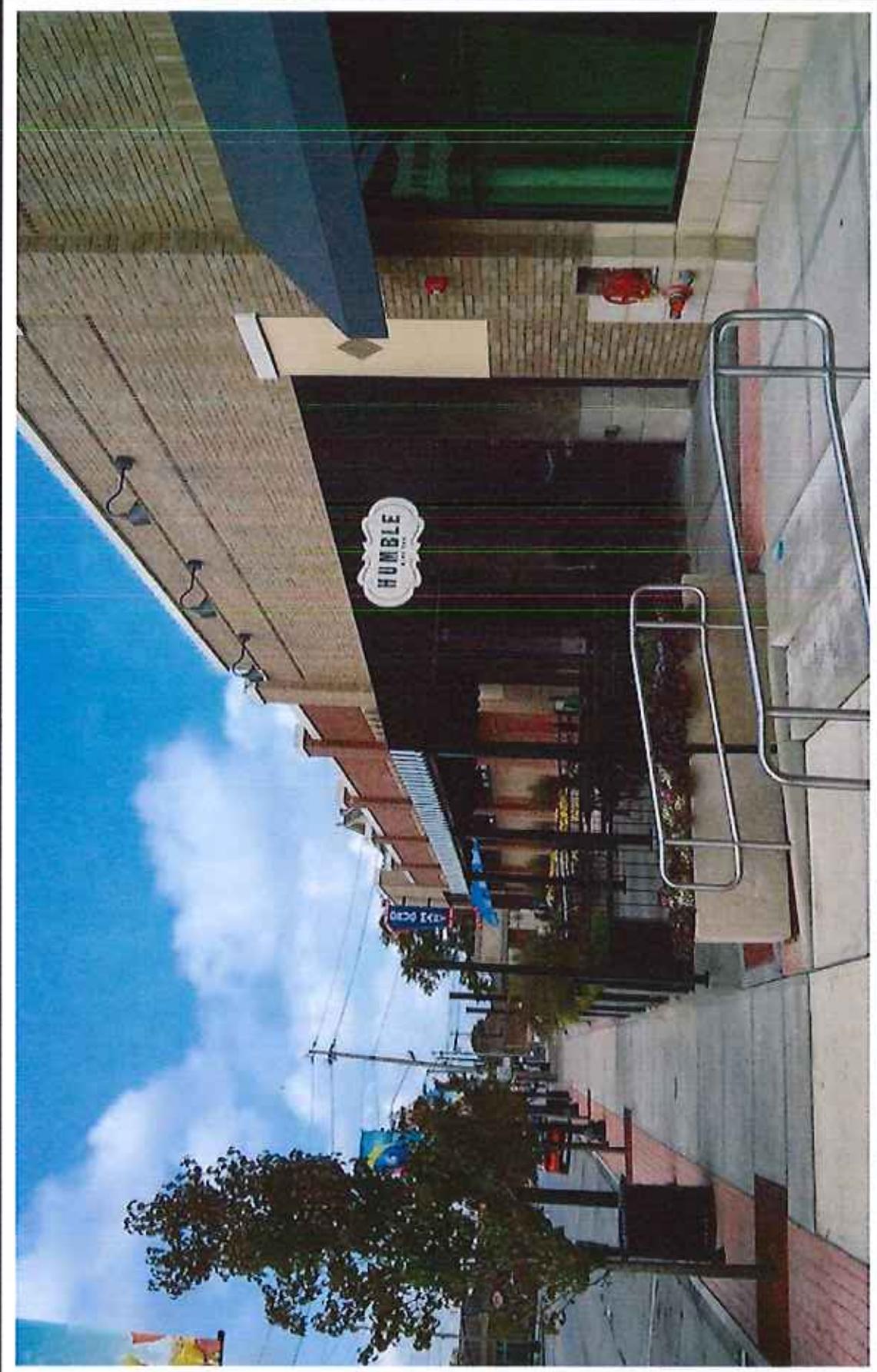
12750 Berea Road



# 15400 Detroit Avenue



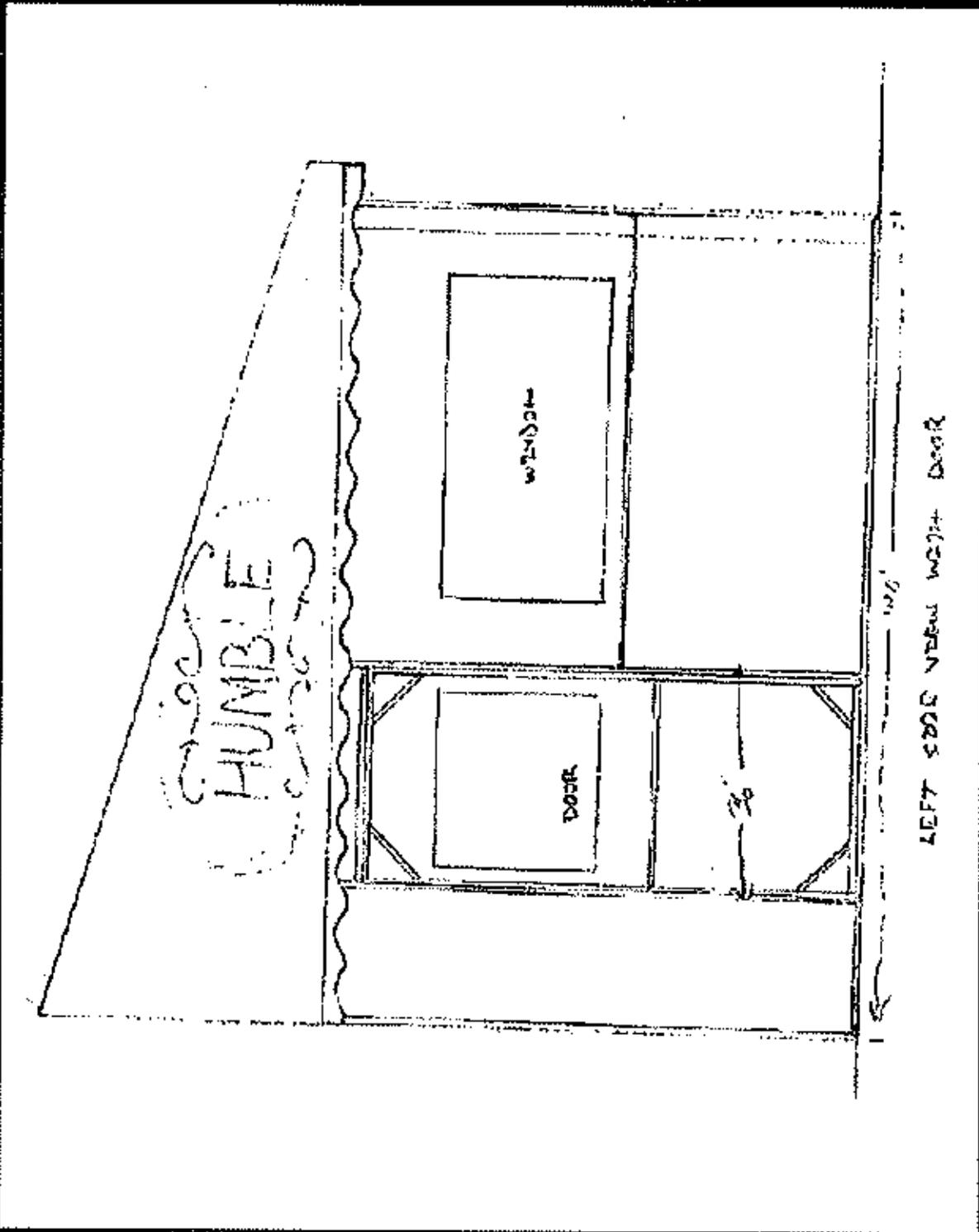
July 2013



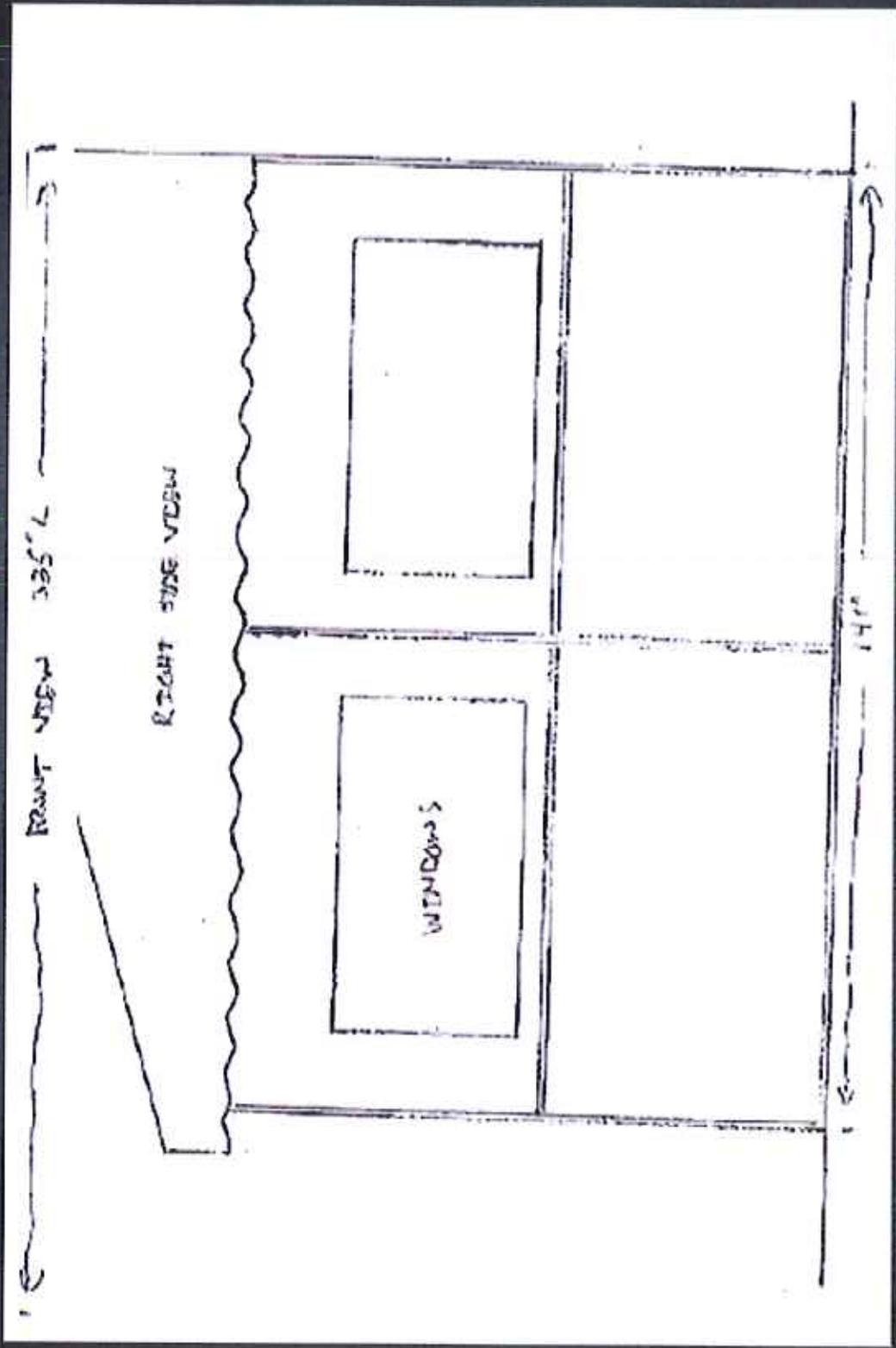
APR 2015



15400 Detroit Avenue

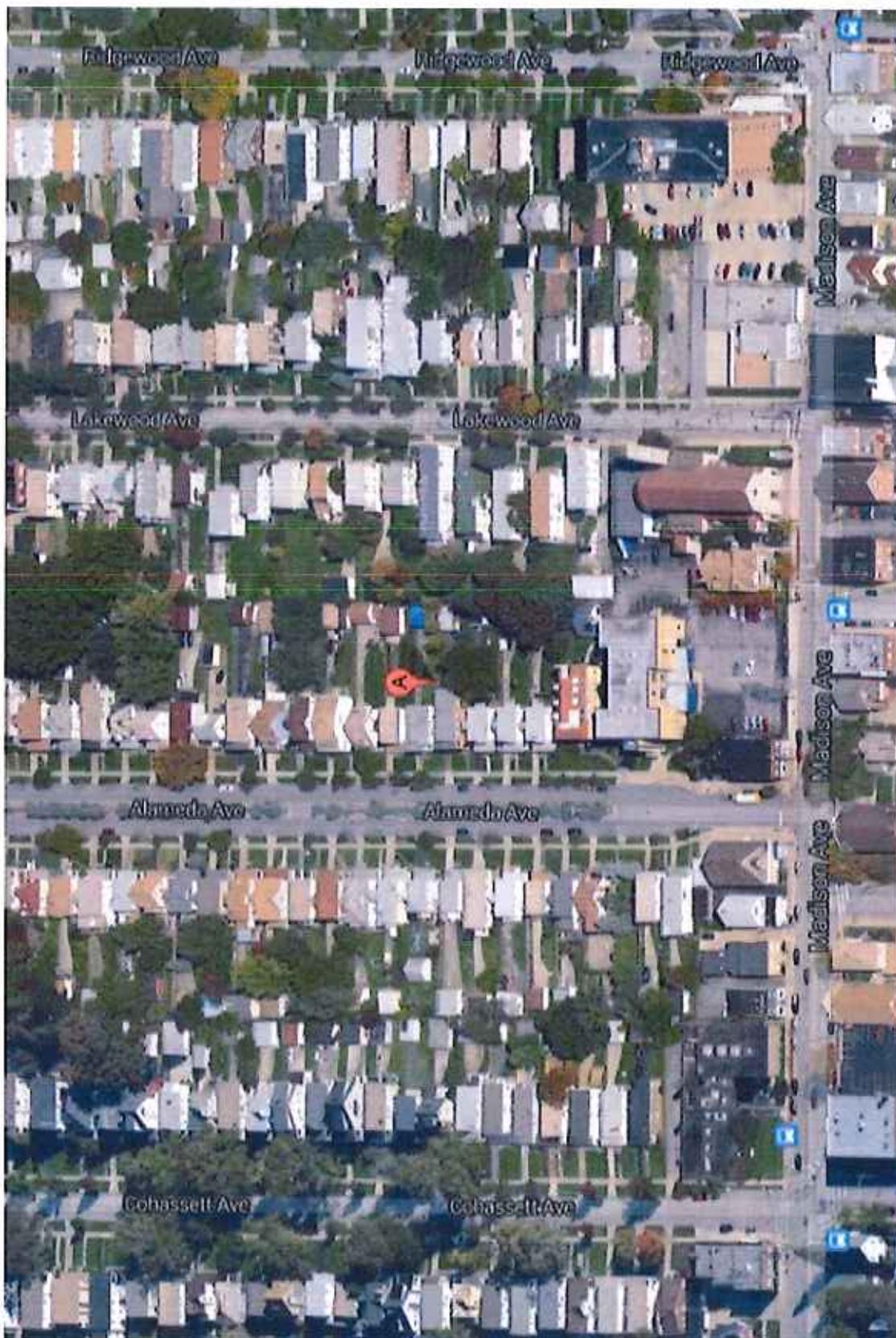


15400 Detroit Avenue



7888 May 2014

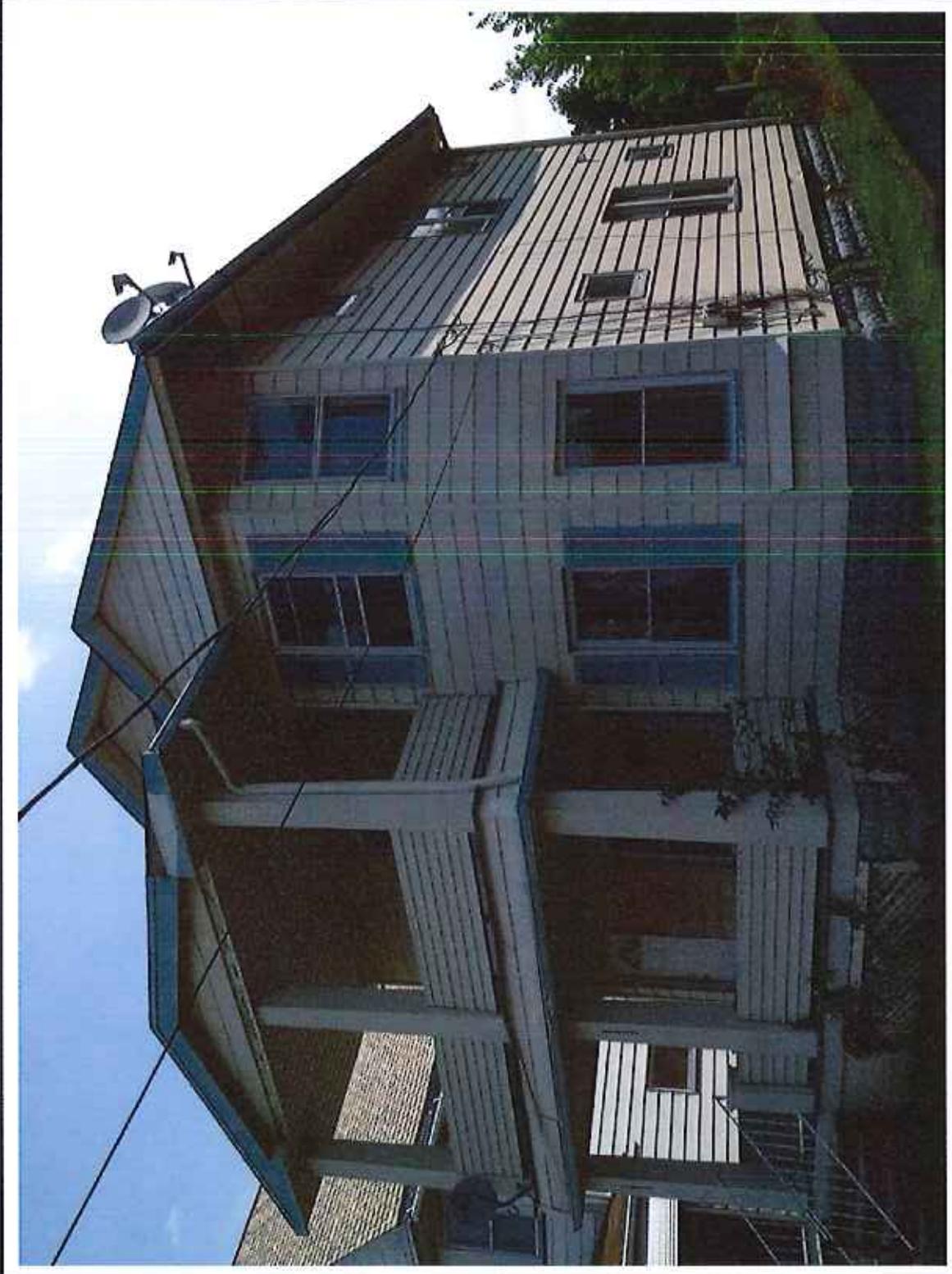
15400 Detroit Avenue



ASB, June 2013



# 1615 Alameda Avenue



MLS June 2012

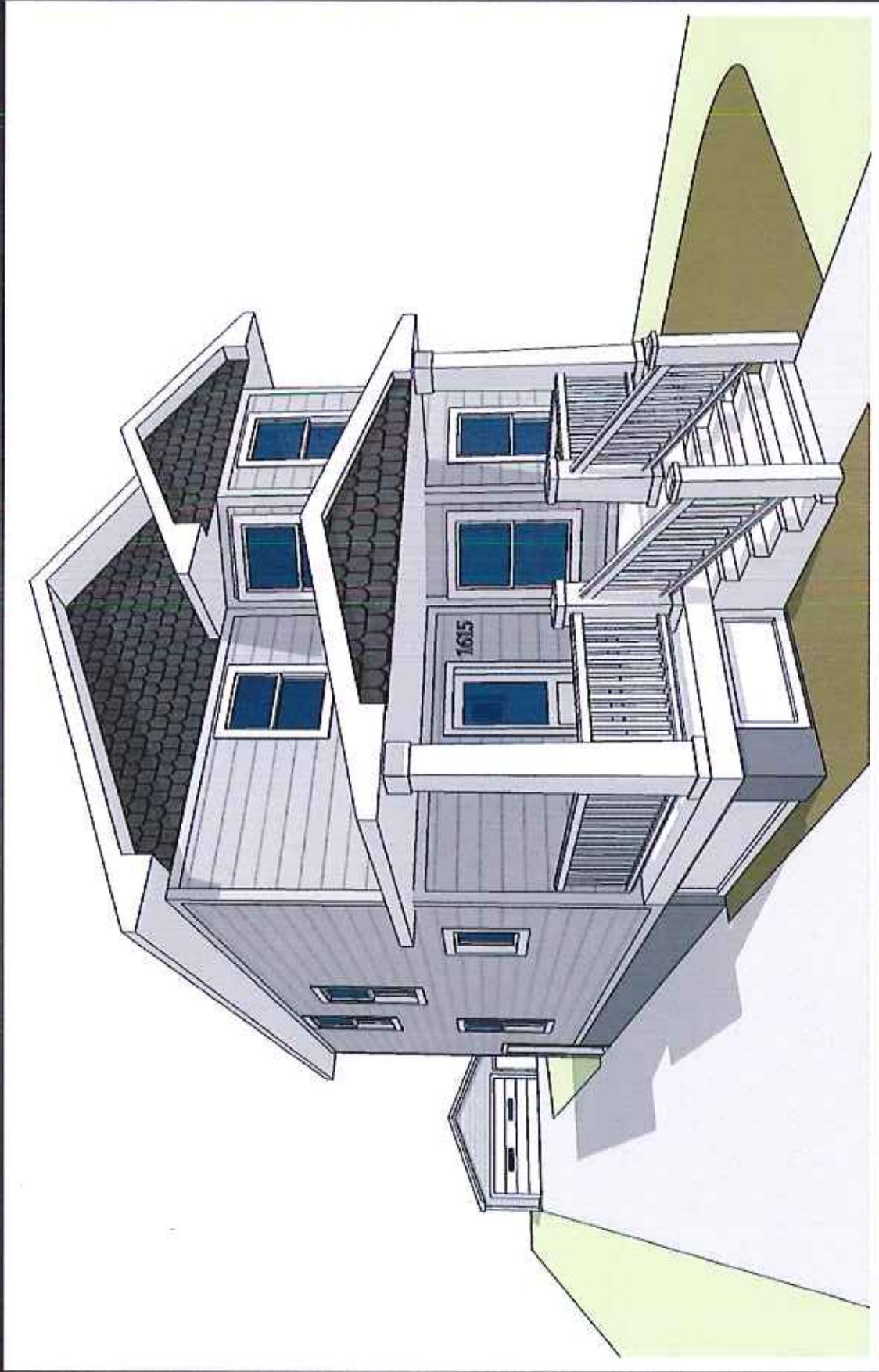
1615 Alameda Avenue



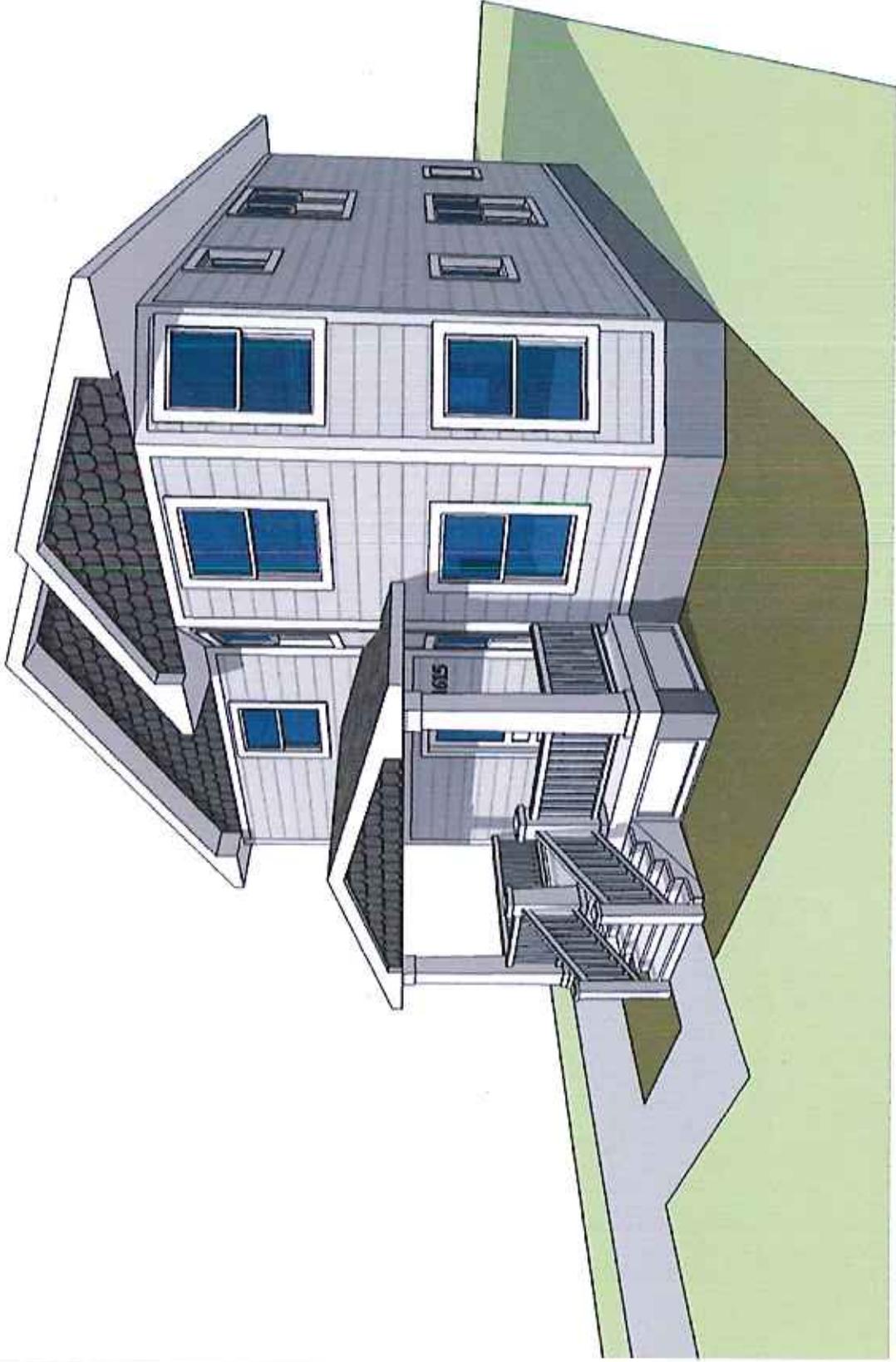
1615 Alameda Avenue



2587 Lake 2013

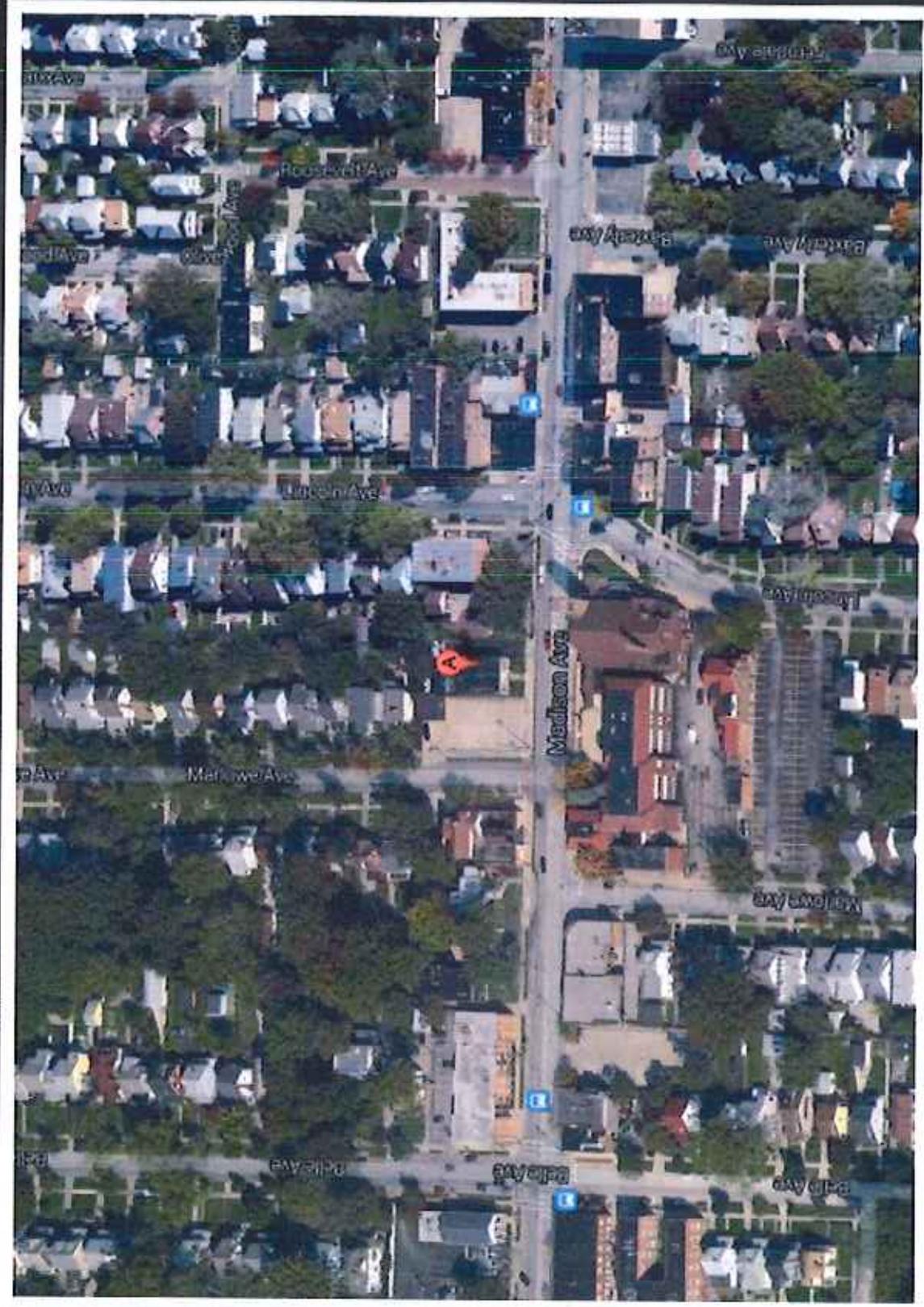


1615 Alameda Avenue



APR JUN 2013

# 1615 Alameda Avenue



# 14410 Madison Avenue



© 2013 June 2013



1005 June 2018



# 14410 Madison Avenue

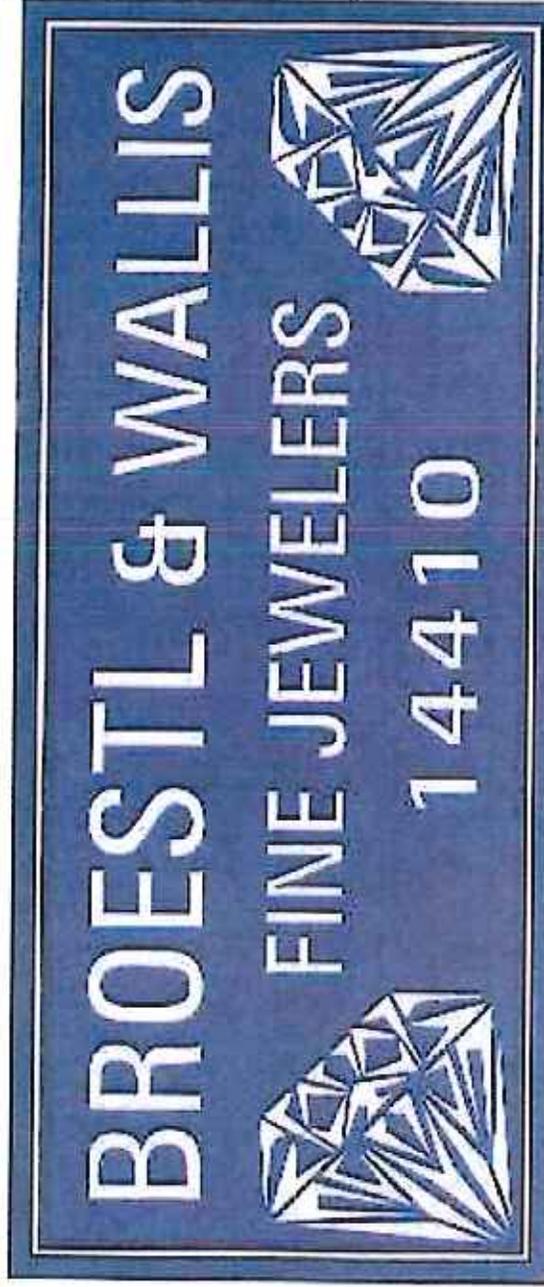


© 2012 Lakewood Ohio

14410 Madison Avenue

7'-4"

3'-0"  
7 1/2"



6 1/4"  
1'-4 1/2"  
4 3/8"  
5"

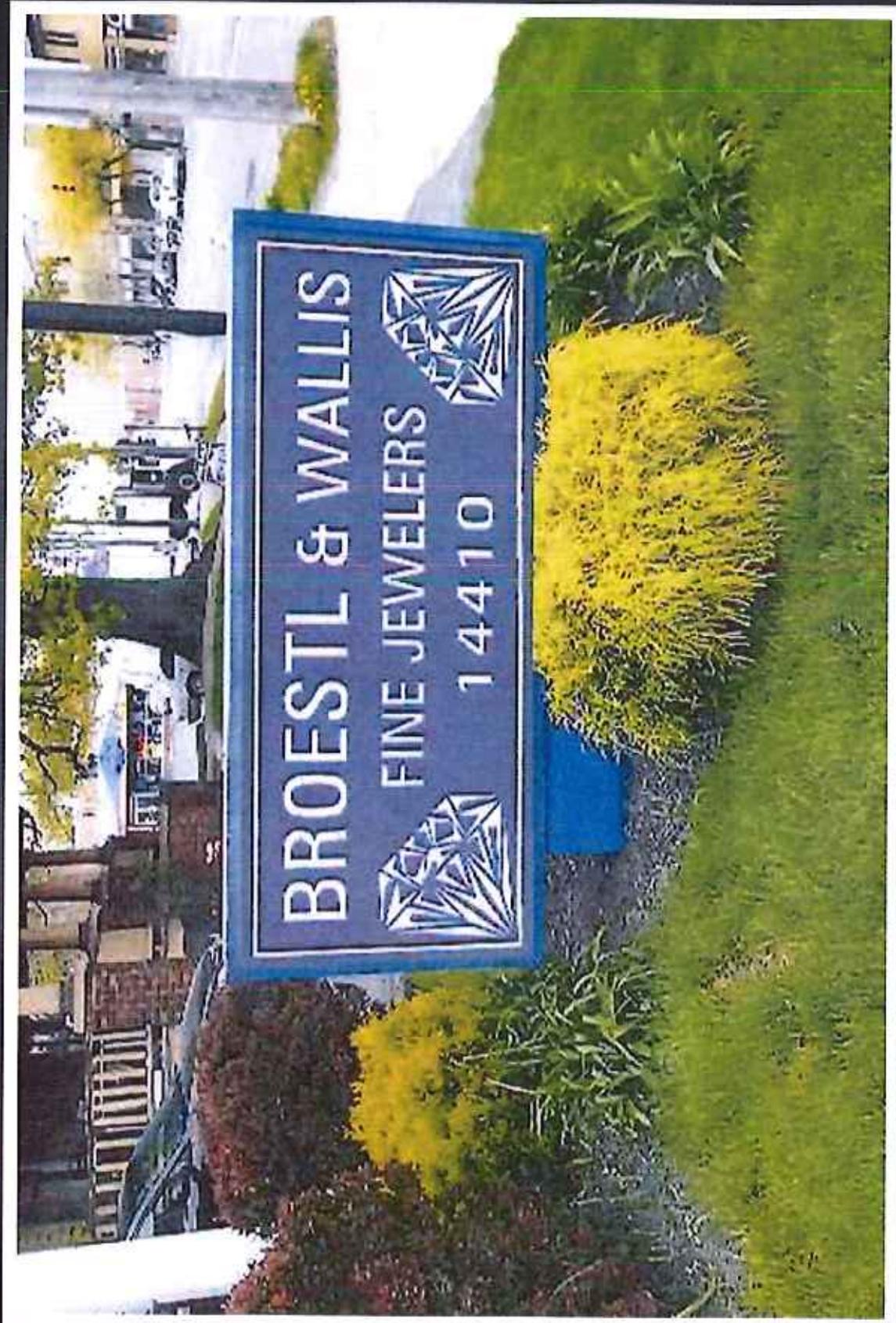
sign elevation: 3/4" = 1'-0"

existing cabinet & trim



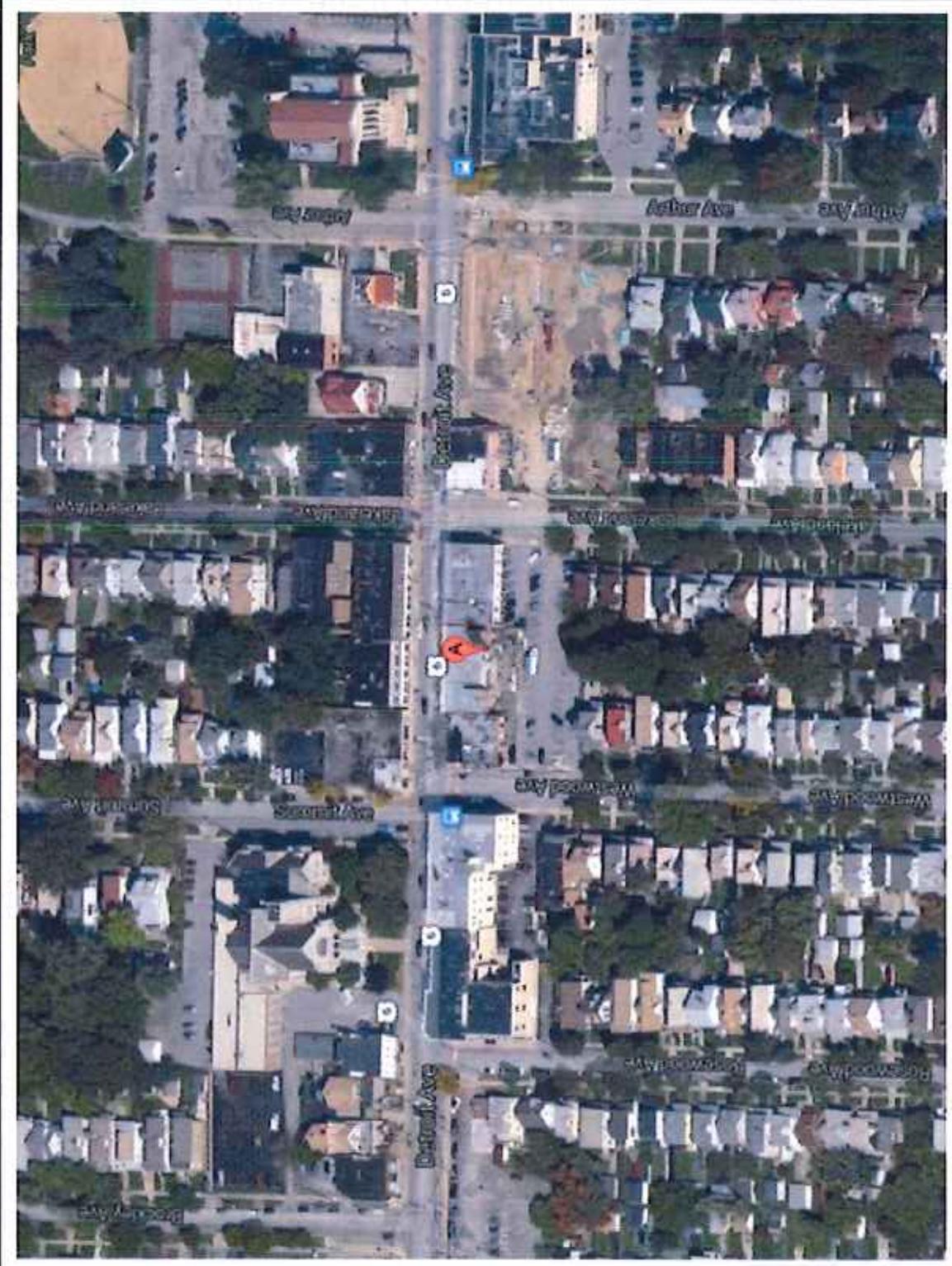
© Jay Jano 2013

14410 Madison Avenue



JASB June 2014

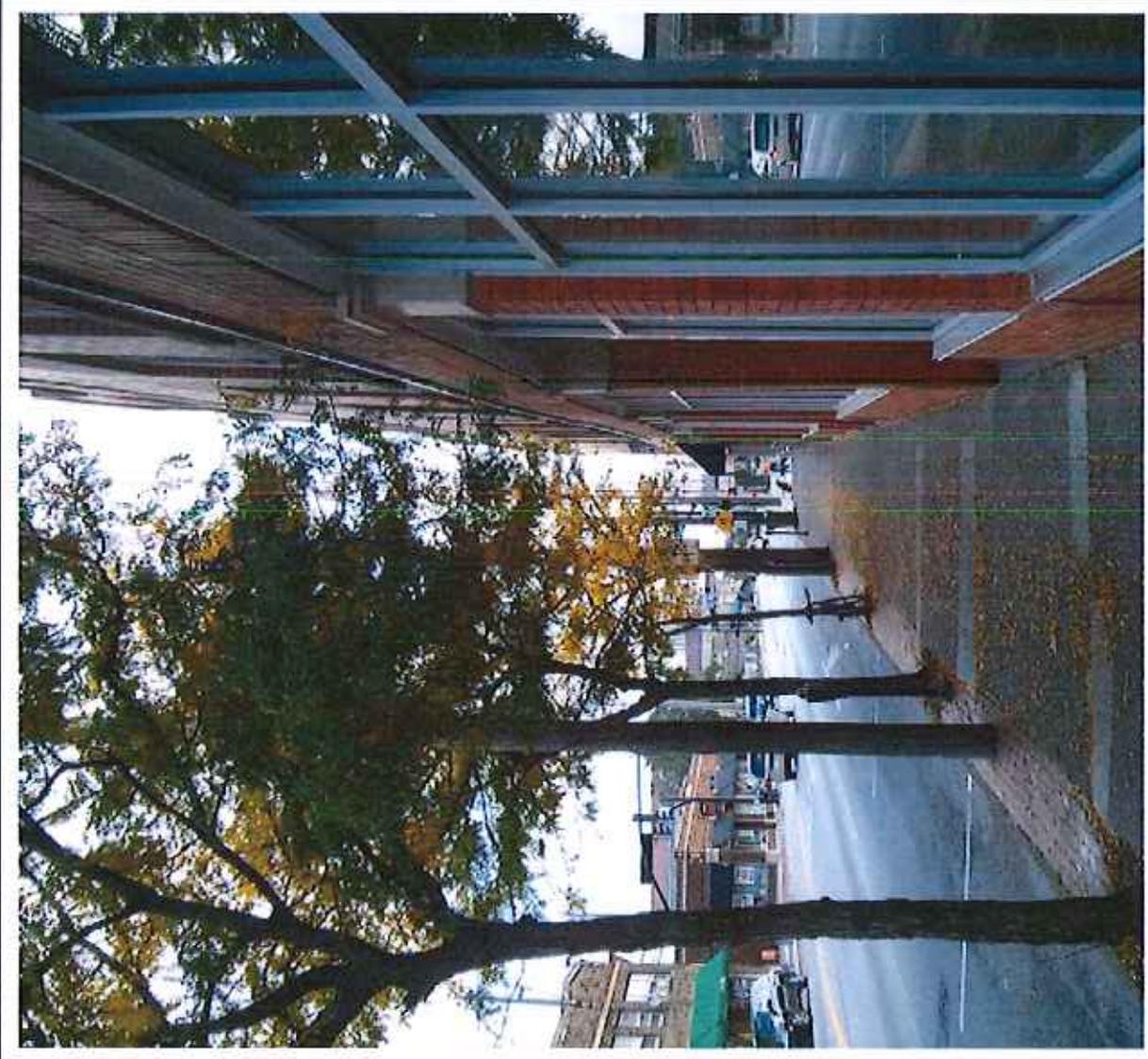
14410 Madison Avenue



# 15613 B Detroit Avenue

As of August 2013

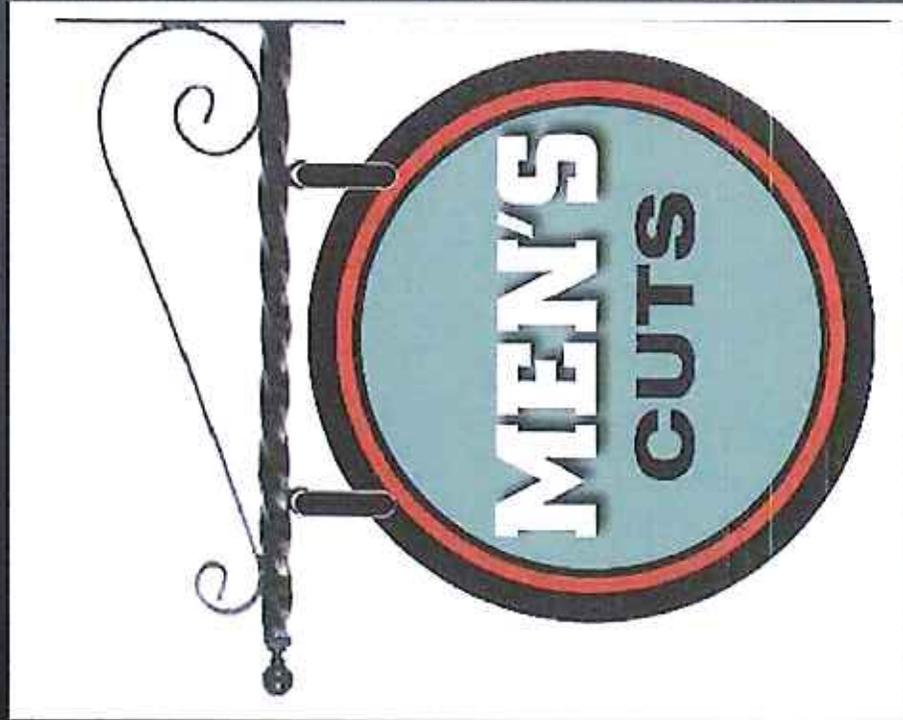




15613 B Detroit Avenue



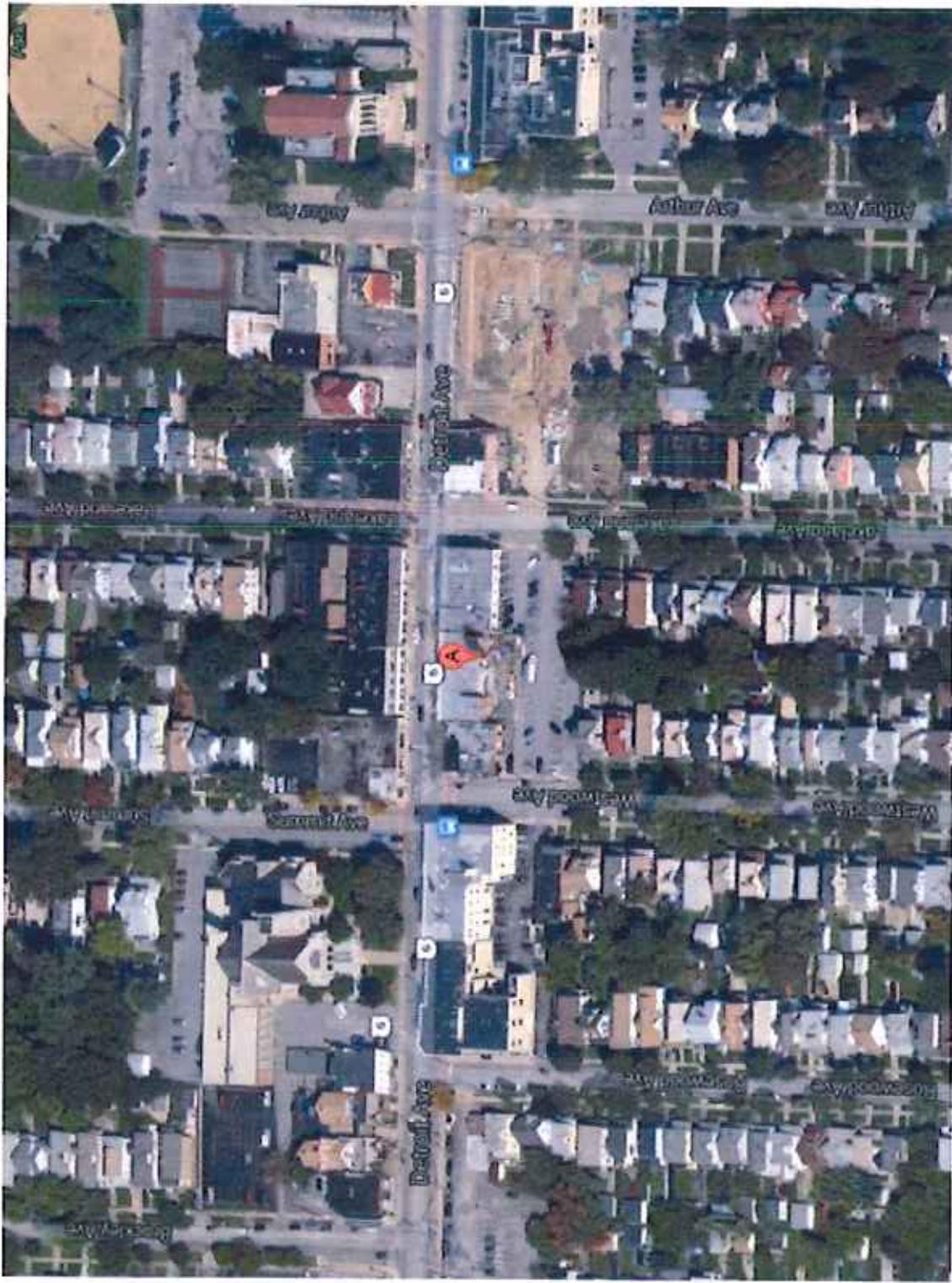
2019 August 2013



LAKELWOOD  
OHIO

1805 August 2013

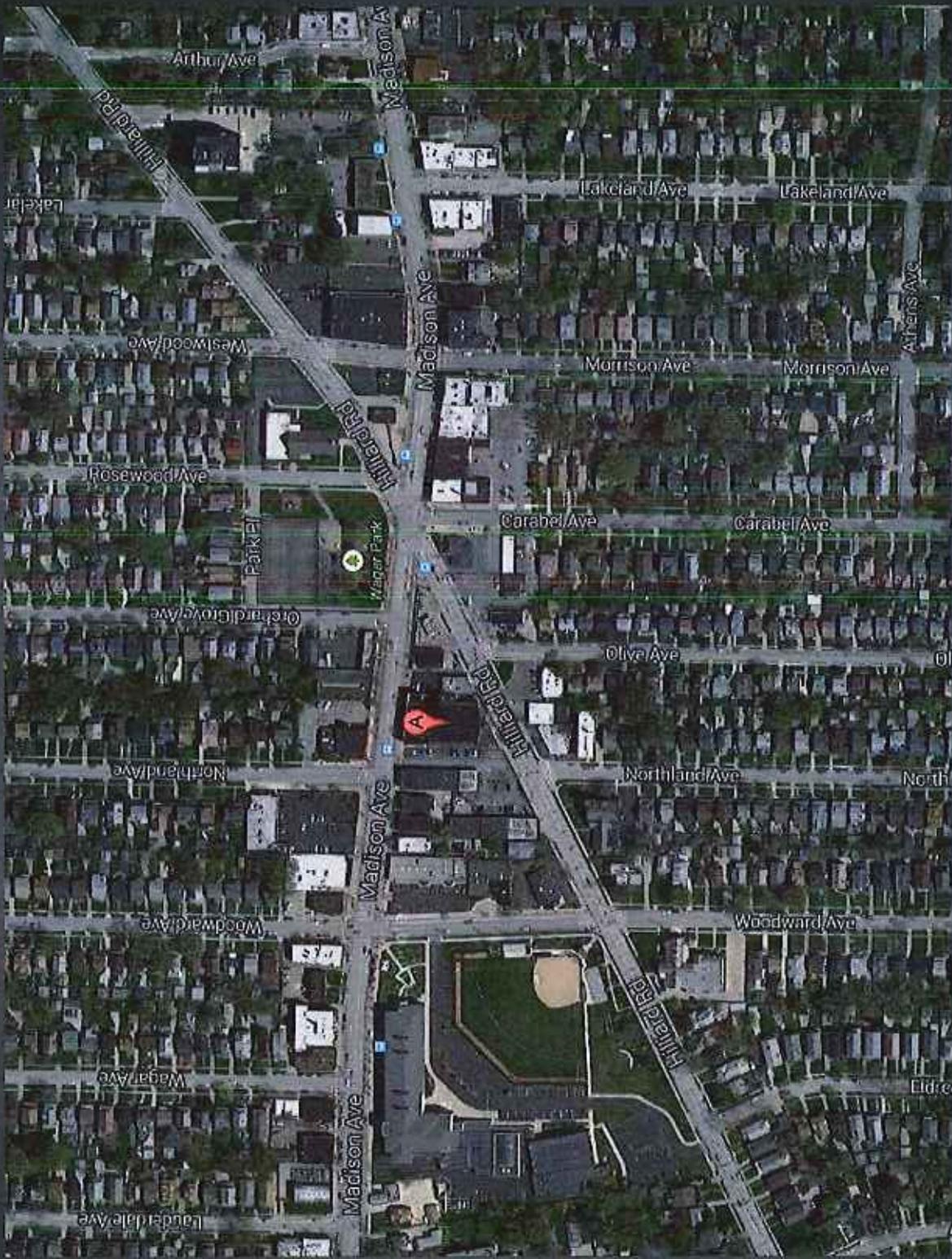
15613 B Detroit Avenue



15613 Detroit Avenue



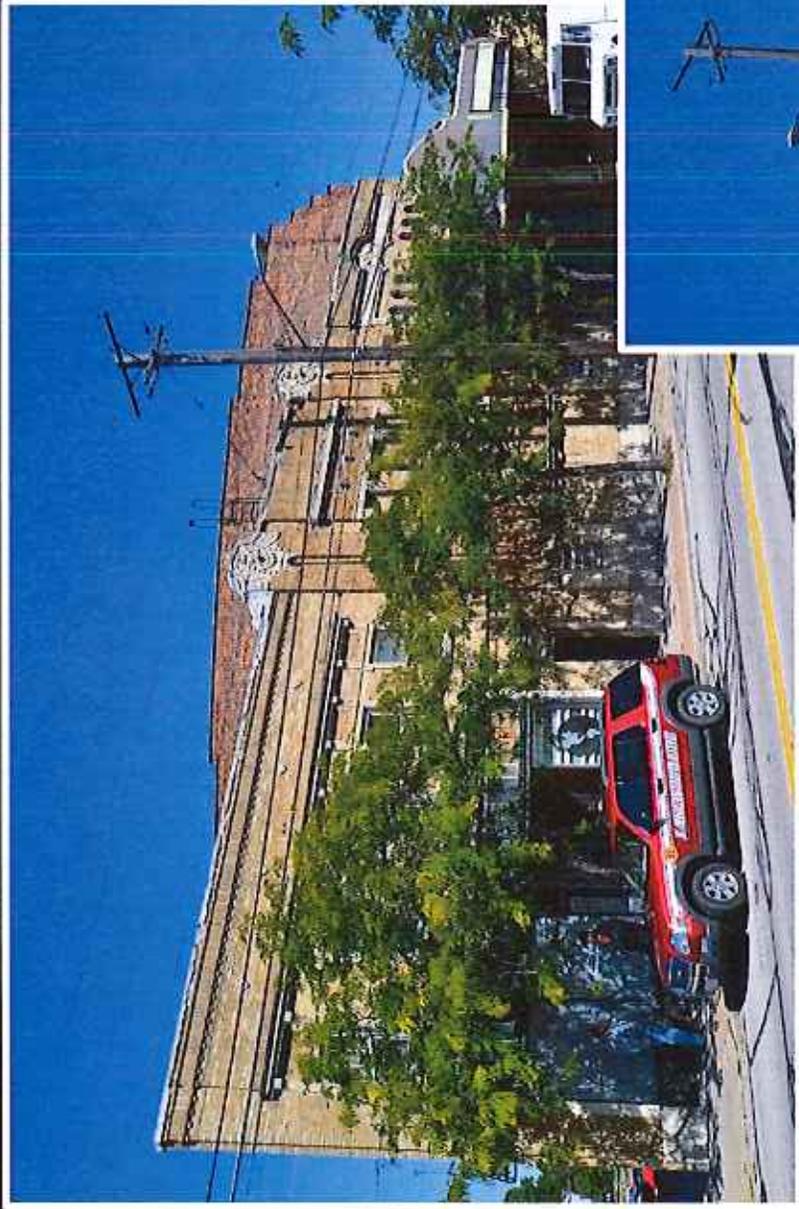
© 1998 August 2013



# 16200 Hilliard Ave

Map August 2013





2016 Yearbook 2013



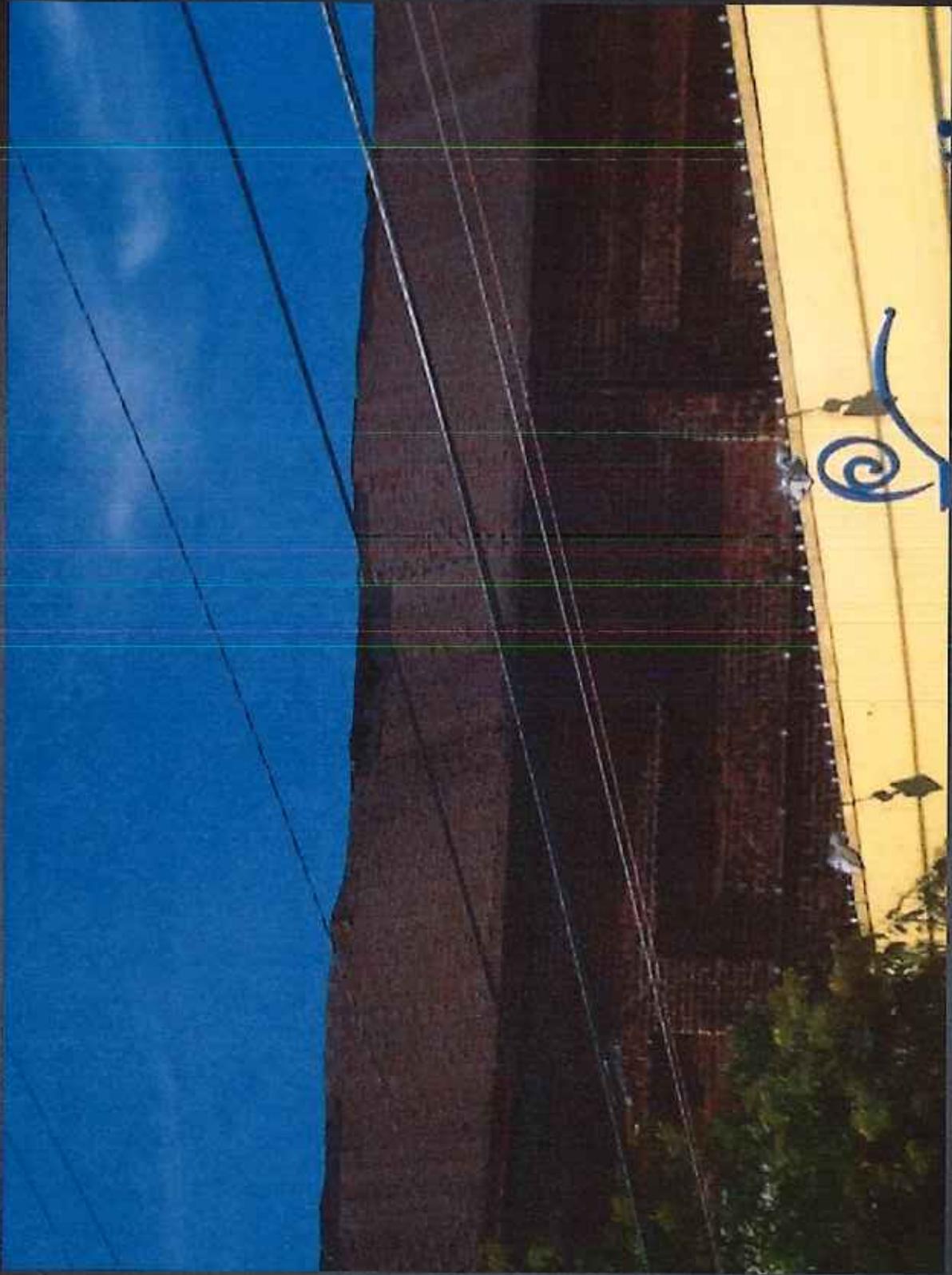
# 16200 Hilliard Ave



JUNE-August 2013

LAKWOOD  
OHIO

16200 Hilliard Ave



16200 Hilliard Ave

7349 Dayton Ave, 43115

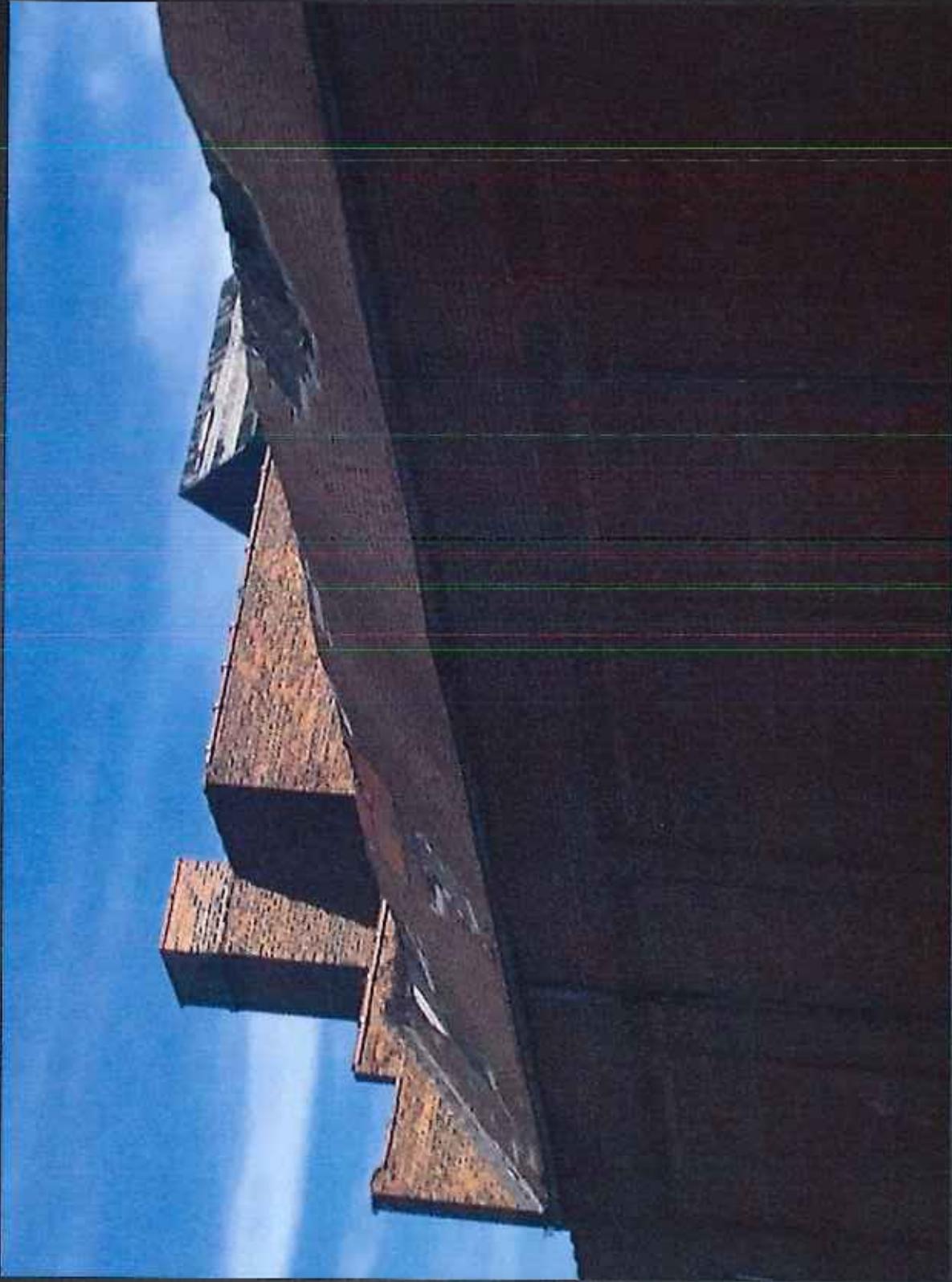




1000 August 2013



16200 Hilliard Ave



Aug. August, 2013

16200 Hilliard Ave



16200 Hilliard Ave

16200 Hilliard Ave





LAKELWOOD  
OHIO

1833 August 2013

16200 Hilliard Ave



16200 Hilliard Ave

LAKWOOD  
OHIO

City of Lakewood, Ohio



ARF Program 2013

LAKWOOD  
OHIO

16200 Hilliard Ave



16200 Hilliard Ave



218 August 2013



REP. August 2013

16200 Hilliard Ave



A.B.E. August 2012

LAKELAND  
OHIO

16200 Hilliard Ave



ALB. Gouptan (C) 2012

LAKWOOD  
OHIO

16200 Hilliard Ave



16200 Hilliard Ave



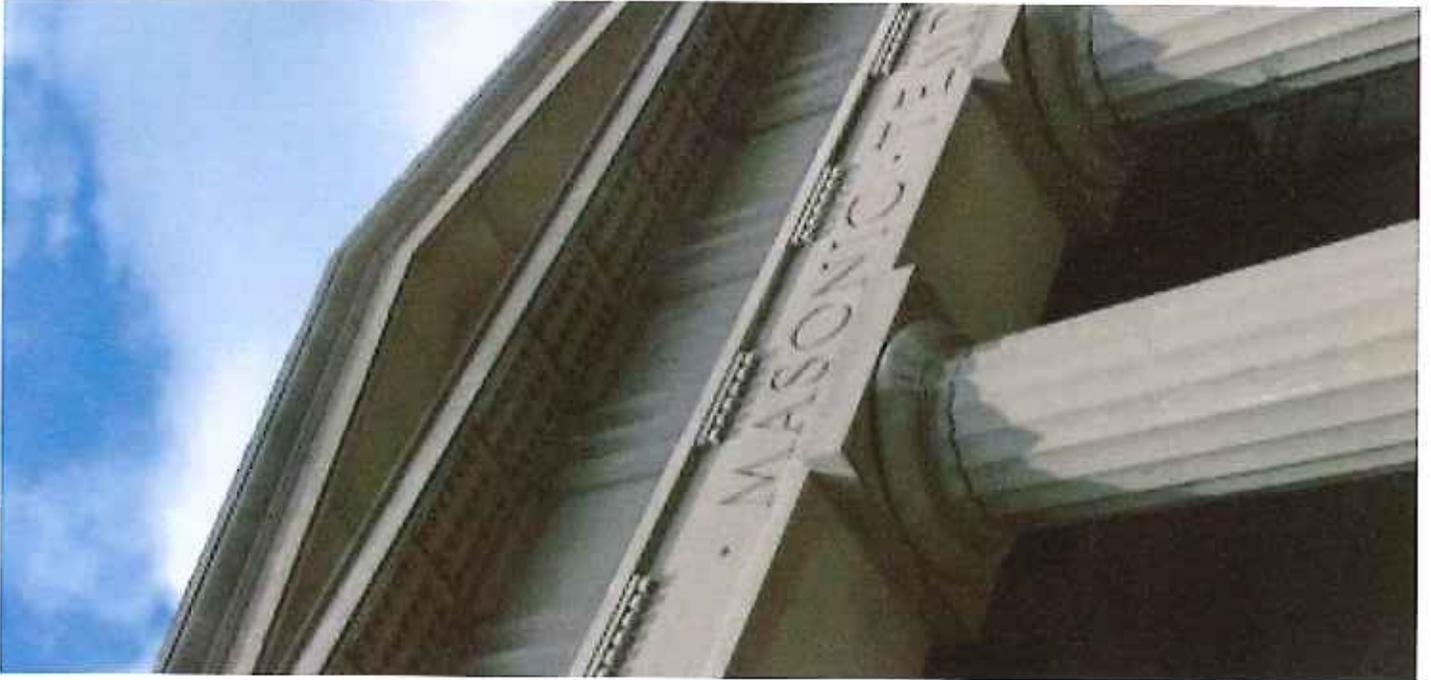
ASB Program #1112



AGR August 2012

16200 Hilliard Ave

# City of Lakewood Parks Master Plan Review



**The Parks System Strategic Plan is a guidebook to effectively maintain and improve our parks while being mindful of the need to prioritize limited resources.**

**The plan considers the City's parks as a system, not just individual parks, and works toward consistency in appearance, maintenance and improvement design.**

**The plan outlines an on-going community input process, articulates a clear vision and recommends implementation of strategic park improvements over a 5-year timeline.**



2012-2013

### The Why?

**Our goal is to preserve our park assets and continually improve the physical elements in our parks to best serve the community as a whole.**

### The What?

**Our plan (the document) records the process, current needs, values, priorities and strategy.**

### The How?

**Our method is a public process that establishes a forum for the community to work together.**



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Community Priorities

Safety

Quality of Facilities

Access

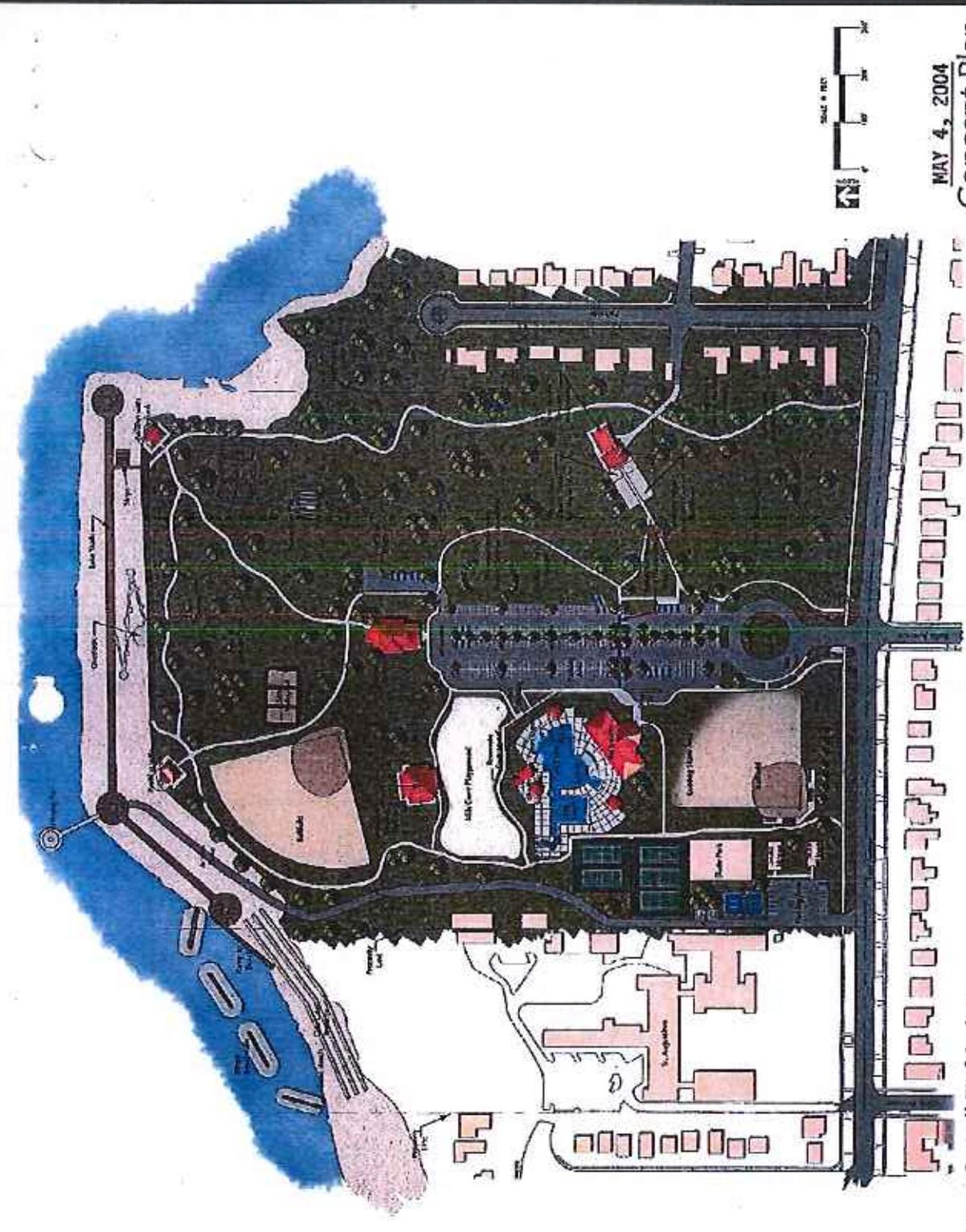
Natural Resources (Protection/Enhancement)

Cultural and Social Resources (Highlight)

Year Round Use



2017-2020



MAY 4, 2004  
 Concept Plan

Stetter Carroll Zofcin Inc.

2008 August 2010

# Lakewood Park Master Plan: 2004



**Board of Building Standards  
Architectural  
Board of Review  
Sign Review Board**

October 2013

