

RESOLUTION NO. 2020-71

BY: Bullock, Kepple, Litten, Neff,  
O'Malley, Rader, Shachner

A RESOLUTION to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, authorizing the Mayor to negotiate a non-binding term sheet with CASTO / NORTH POINTE REALTY, INC. (hereinafter referred to as "CASTO"), as the basis for a development agreement for the city-owned former Lakewood Hospital site.

WHEREAS, CASTO submitted its proposal as part of the request for qualifications issued by the city on February 6, 2017, and as presented in response to the request for proposals issued by the city on May 8, 2017; and

WHEREAS, CASTO's proposal is a multi-story mixed use office/retail/residential development on approximately 5.7 acres of city-owned real property located at Detroit Avenue and Belle and Marlowe Avenues in Lakewood; and

WHEREAS, CASTO was previously identified and selected by the citizen-led real estate advisory panel as one of the two preferred developers to redevelop the site in a manner that supports the Community Vision, the commercial design guidelines and the following articulated development objectives:

- A transformative mixed-use development that meets community housing, employment, shopping, and service needs, including growth opportunities for existing Lakewood businesses.
- Creatively integrate visionary architecture engaging and complementary of the character and quality of Lakewood's building stock, including design characteristics of the original hospital building.
- Relate to and activate the streetscape to generate street level activity, and provide a safe, inviting pedestrian experience.
- Serve multiple modes of transportation on site, while meeting realistic vehicle parking needs
- Design Lakewood's finest multi-functional outdoor community gathering space.
- Position the development to respond to shifting market conditions.
- Recognize and restate the historical significance of the site for the community in built form.
- Support environmentally sustainable development practices, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Sensitivity to the directly adjacent single-family neighborhood.

- Promote joint venture partnership structures to achieve a catalyst economic development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of opportunities.
- Provide housing types that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values; and

WHEREAS, CASTO's submissions, as well as communications and updates about the process can be found at the webpage: [www.onelakewood.com/DowntownDevelopment](http://www.onelakewood.com/DowntownDevelopment); and

WHEREAS, this Council hereby determines that it is the City's better interest to affirm that CASTO is the best and most qualified developer, and to move forward with negotiation of a non-binding term sheet as the basis for a development agreement for the city-owned former Lakewood Hospital site; and

WHEREAS, pursuant to the Constitution of the State of Ohio and the Ohio Revised Code, municipalities have the power of local self-government; and

WHEREAS, pursuant to the Constitution of the State of Ohio and the Ohio Revised Code, municipalities have the power to enact laws that are for the health, safety, welfare, comfort and peace of the citizens of the municipality; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this resolution is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments, in that the negotiation of a non-binding term sheet should begin at once; now, therefore

BE IT RESOLVED BY THE CITY OF LAKEWOOD, OHIO:


Section 1. The Mayor is hereby authorized to negotiate a non-binding term sheet with CASTO as the basis for a development agreement for the city-owned former Lakewood Hospital site located at Detroit Avenue and Belle and Marlowe Avenues in Lakewood.

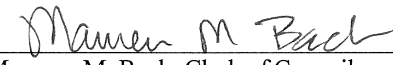
Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. This resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the city and for the usual daily operation of the city for the reasons set forth and defined in its preamble, and

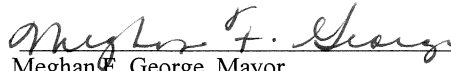
provided it receives the affirmative vote of at least two thirds of the members of Council, this resolution shall take effect and be in force immediately, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: 12/21/2020

  
Daniel J. O'Malley, President of Council

  
Maureen M. Bach, Clerk of Council

Approved: 12/23/2020

  
Meghan F. George, Mayor