

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
MAY 12, 2016
5:30 P.M.
LAKEWOOD CITY HALL
COUNCIL CONFERENCE ROOM

1. Roll Call

Bryan Evans, Vice Chairman
Amy Haney
Daniel Musson
David Robar, Chairman
Cynthia Stockman

Bryce Sylvester, Planning and Development
Michael Molinski, City Architect

2. Approve the minutes of the April 14, 2016 meeting.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the minutes of the April 14, 2016 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

There were no opening remarks.

The Chairman reads the following to the public prior to start of business:

Applicants and anyone wanting to make a statement are asked to come 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.

**Items 9, 10, 11, 12, 14 and 15 were Summary Approved at the pre-review meeting on May 5, 2016.
Need a motion and a second for approval.**

**SUMMARY APPROVED
SIGN REVIEW**

9. **Docket No. 05-53-16**

**15613 Detroit Avenue
Nature's Oasis LLC**

- () Approve
- () Deny
- () Defer

Elliott Endsley
Nature's Oasis LLC
2626 Hampton Road
Rocky River, Ohio 44116

The applicant requests the review and approval of a projecting sign and two vinyl window signs. (Page 50)

10. **Docket No. 05-54-16**

**16207 Detroit Avenue
Rite Aid**

- () Approve
- () Deny

Skip Collins
All Signs + Designs

Defer
5101 West 161st Street
Brook Park, Ohio 44142

The applicant requests the review and approval of wall, cabinet and drive-thru canopy signage. (Page 57)

11. **Docket No. 05-55-16** **17625 Detroit Avenue**
Salt + a restaurant

Approve
 Deny
 Defer
Jessica Parkison
Salt + a restaurant
17625 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of illuminated signage in the sign band and vinyl banner between double doors. (Page 73)

12. **Docket No. 05-56-16** **18428 48426 Detroit Avenue**
H + R Block

Approve
 Deny
 Defer
Skip Collins
All Signs + Designs
5101 West 161st Street
Brook Park, Ohio 44142

The applicant requests the review and approval for the installation of new L.E.D. illuminated channel letters mounted to raceway. (Page 75)

14. **Docket No. 05-58-16** **14625 Madison Avenue**
The Mission

Approve
 Deny
 Defer
Skip Collins
All Signs + Designs
5101 West 161st Street
Brook Park, Ohio 44142

The applicant requests the review and approval of front and side wall signage. (Page 85)

15. **Docket No. 05-59-16** **16821 Madison Avenue**
Pets General Store

Approve
 Deny
 Defer
Greg Schnupp
Pets General Store
16821 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of an illuminated projecting sign. (Page 89)

Zero Time Mobile

- () Approve
- () Deny
- () Defer

Ismail Awad
 Zero Time Mobile
 12211 Madison Avenue
 Lakewood, Ohio 44107

The applicant requests the review and approval of non-illuminated signage. This item was deferred from the meeting in April. (Page 10)

Aldo Dure, BNext Signs was present to explain the request.

The board was concerned about the effects of age and weather on the large sign, discussion continued about the cutouts and return.

Mr. Sylvester felt the design was still conceptual and needed to be simplified. He urged the board to defer the item.

Public comment was closed as there was no one to address the matter.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **DEFER** the request **until the meeting of June 9, 2016**. All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

7. **Docket No. 05-50-16** **R** **16615-17 Delaware Avenue**

- () Approve
- () Deny
- () Defer

Steve and Anna Bozsa
 16615-17 ~~13315-17~~ Delaware Avenue
 Lakewood, Ohio 44107

The applicants request the review and approval of a variance to the Ohio building Code; the applicants do not want to add a third electrical panel. (Page 14)

Steve Bozsa, applicant was present and asked his son, Steve Bozsa to represent him in explaining the request.

Public comment was closed as there was no one to speak to the matter. Mr. Molinski spoke on behalf of the administration and explained the process of the storm water pilot project. The need for a third electrical panel and sump pump would be determined once excavation was done.

Mr. Robar said the granting of a variance would be going against the Ohio Building Code. The board inquired if the home could be converted to a single family home. Mr. Robar wanted to defer in order to get questions answered prior rendering a decision.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER** the request **until the meeting of June 9, 2016**. All of the members voting yea, the motion passed.

8. **Docket No. 05-52-16** **14200 Detroit Avenue**
Domino's Pizza

- Approve
- Deny
- Defer

Daniel Beeman
Wagner Electric Sign Co.
7135 West Ridge Road
Elyria, Ohio 44035

The applicant requests the review and approval of sign proposal. (Page 45)

Daniel Beeman, applicant and Daniel Margulies, building owner were present to explain the request.

The board thought the “domino” would look better mounted on the canopy, and the letters illuminated. The board asked Mr. Margulies to explain the particulars regarding the comprehensive sign package.

Public comment was closed as there was no one to address the matter. Administrative staff had no further comments.

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

- **the depth was five inches (5”), and**
- **there would be no overhang of the sign and to remain flush.**

All of the members voting yea, the motion passed.

SIGN REVIEW

13. **Docket No. 05-57-16**

**13603 Madison Avenue
YUZU / Yakuza Food Services, LLC**

- Approve
- Deny
- Defer

David Bumba
YUZU / Yakuza Food Services, LLC
13603 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of the installation of a projecting sign: vinyl banner, fiberglass poles, and spotlighting. (Page 80)

Mr. Sylvester had spoken with applicant and expected him to be there. He had yet to appear.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **DEFER** the request **until the meeting of June 9, 2016**.

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

16. **Docket No. 05-51-16**

**C 14601 Detroit Avenue and 1422 Belle Avenue
Lakewood Family Health Center**

- Approve
- Deny
- Defer

Bryan Wahl
Bostwick Design Partnership
2729 Prospect Avenue
Cleveland, Ohio 44115

The applicant requests the review and approval of a 62,000 sf, 3-story family health center with a 24 hour emergency department and new parking deck to the south. (Page 18)

Michael Zambo, Bryan Wahl and Robert Bostwick, all of Bostwick Design Partnership were present to explain the request.

Mr. Robar said an opportunity existed for making something great for the community from the wedge-shaped property on Detroit Avenue. Ms. Haney agreed and thought to incorporate the inside area with the outside on the Detroit Avenue side, and was pleased with the modifications on Belle Avenue. All of the members liked the 10 foot sidewalk on Detroit Avenue. Mr. Musson felt that the canopy being extended north to Detroit Avenue was a positive design. Mr. Evans said he's like to see the canopy wrapped on the north side. Discussion continued about the concrete divider by the patient drop-off; thought it could be softened with landscaping. Ms. Stockman still wanted to see an entrance on Detroit Avenue to denote it as the front of a building. They thought the drop-off area might be too large and be shortened possibly. The members asked about the top of the building; the wall that enclosed the mechanicals. There needed to be delineation between the different floors from a pedestrian perspective.

Public comment was taken and an e-mail was read into record (made part of record).

The developers replied to the public comments and discussion continued.

- need for a traffic study to address the heavy vehicular and pedestrian traffic
- patient entrance to Family Health Center
- site access for ambulances
- design of the building

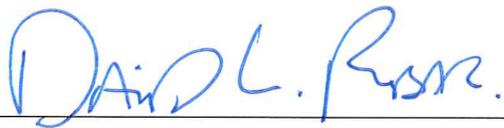
Mr. Sylvester thanked the developers and public for their participation and encouraged future discussion. Mr. Molinski stated that all parties would ensure the new facility would be an appropriate one in terms of design and function.

There were no further comments from the board members.

A motion was made by Mr. Robar, seconded by Mr. Musson to **DEFER** the request **until the meeting of June 9, 2016**. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Musson **ADJOURN** the meeting at 8:15 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. BRAD WICK
- 2. Tom Bulbeck
- 3. ALDO DORT
- 4. Steve Boyer Jr
- 5. Steve Boyer
- 6. Dan Beeman
- 7. Don Mascolini
- 8. Michael Zambo
- 9. Kyle Krewson
- 10. Wes Baker
- 11. Blakeman

- [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, May 12, 2016



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. BRYAN WAHL
2. ROBERT LEWIS BOSTWICK
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Bry Wahl
Robert L. Bostwick

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, May 12, 2016

pertaining to

Docket No. 05-50-16



CONTINUANCE OF SERVICE CONTRACT - PA

FORM X-2903.1 (REV. 05-12) Page 1 of 2

Met Ed • Penelec • Penn Power • West Penn Power

NAME OF PROPERTY OWNER(S)

DOING BUSINESS AS

NAME OF CORPORATION

WHEREAS, _____ hereinafter referred to as "Landlord" is the owner or rental agent of rental units (listed below, attached to, and/or on the reverse side of this form) receiving service from "FirstEnergy" and; WHEREAS, Landlord is desirous of maintaining continuous electrical service at such locations during periods when such units are unoccupied; NOW, THEREFORE, in consideration of the mutual agreements herein;

- 1. Landlord agrees to be responsible for the payment for all electrical service rendered during such periods when the service is in the Landlord's name, up to the connect date specified by the new renter/tenant when making application for service. It is further agreed that failure on the part of the Landlord to make payments in a timely manner will result in making this agreement null and void.
2. FirstEnergy agrees to continue its service at such locations and to transfer to the Landlord the billing for interim periods in accordance with this agreement. FirstEnergy assumes no responsibility to determine whether the premises are occupied under this Agreement.
3. Landlord agrees that by exercising the Agreement, he shall indemnify, hold harmless and assume the defense for FirstEnergy for all damages, including consequential damages that may arise from the execution of this Agreement.
4. It is mutually understood and agreed that the purpose of this Agreement is to maintain a continuity of service at rental property of the Landlord in the event of what would otherwise be the discontinuance of service by reason of the departure of a renter/tenant. This Agreement does not extend the obligation of FirstEnergy to the Landlord beyond that provided by law, nor will this agreement prevent disconnection by reason of non-payment by a renter/tenant.
5. IT IS THE RESPONSIBILITY OF THE LANDLORD TO CANCEL THIS AGREEMENT, BY GIVING SEVEN (7) DAYS WRITTEN NOTICE TO AVOID FURTHER LIABILITY FOR BILLS AT THE LISTED ADDRESS(ES). WRITTEN NOTICE OF CANCELLATION SHOULD BE SENT TO FIRSTENERGY, CUSTOMER SERVICES DEPARTMENT, AT THE FOLLOWING ADDRESS:

ATTENTION CUSTOMER ACCOUNTING
P.O. BOX 579
RED BANK, NJ 07701-0579

- 6. In the event that any provisions contained herein conflict with the laws of the Commonwealth of Pennsylvania, the laws of the Commonwealth of Pennsylvania shall govern.
7. The Landlord is responsible for notification if there is a change of address.

SERVICE ADDRESS (Or See Reverse Side for Listing)

Table with 4 columns: STREET ADDRESS, CITY, STATE, ZIP CODE

MAILING ADDRESS (Landlord)

Table with 4 columns: STREET ADDRESS, CITY, STATE, ZIP CODE

Table with 3 columns: PHONE NO., SOCIAL SECURITY NO. OR TAX I.D. NO., FAX NO.

Table with 3 columns: AUTHORIZED BY (Signature), TITLE, DATE



LISTING OF RENTAL PROPERTY

Met Ed • Penelec • Penn Power • West Penn Power

NAME (Owner(s) or Company)			
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1.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

2.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

3.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

4.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

5.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

6.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

7.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

8.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

9.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

10.	STREET ADDRESS			ACCOUNT NO.
	CITY	STATE	ZIP CODE	

Schwarz, Johanna

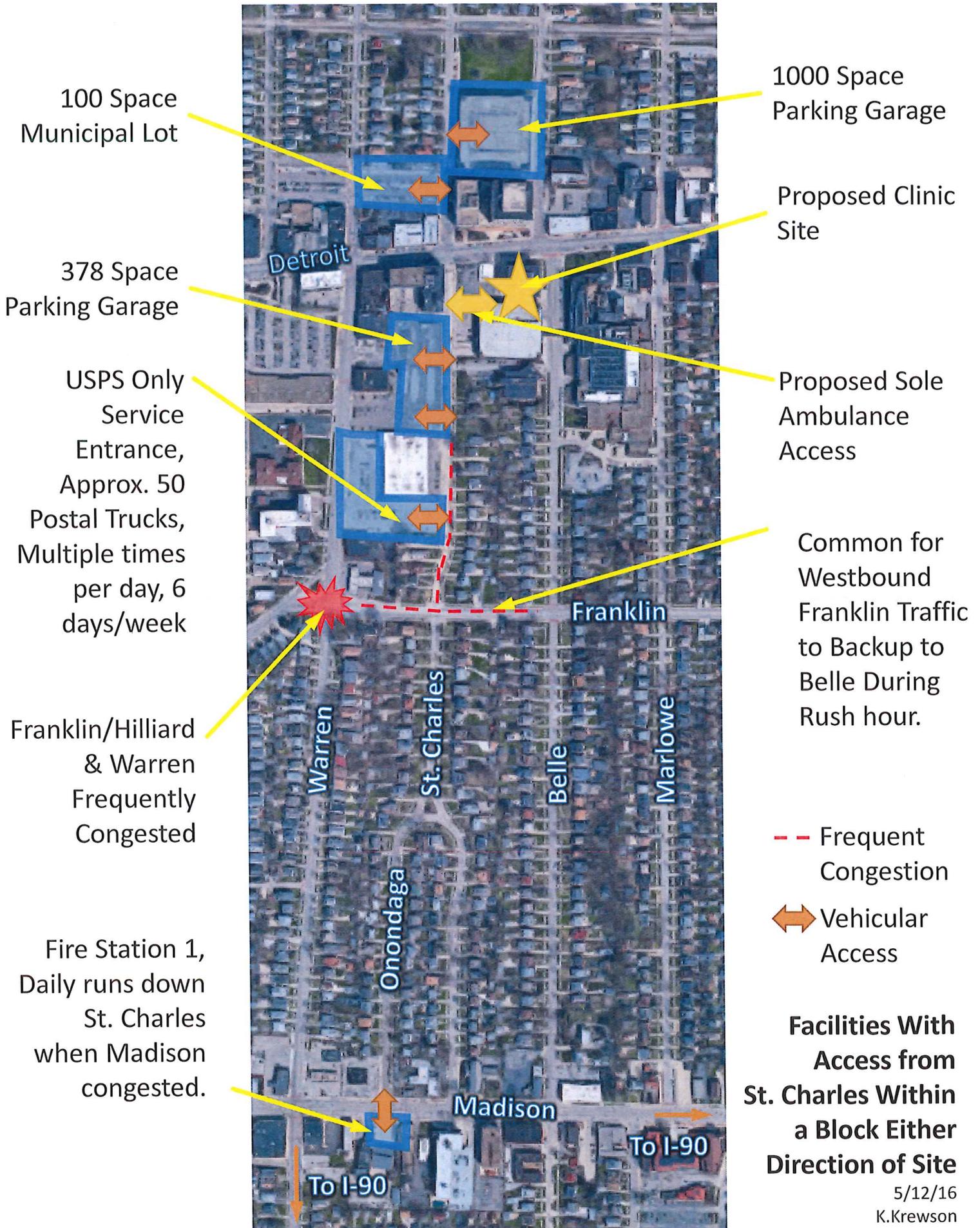
From: Barbara Coleman <cmnhdocent@aol.com>
Sent: Sunday, May 08, 2016 9:23 PM
To: Planning Dept
Subject: Planning Commission

This letter is to oppose any planning for the clinic's so-called Health Center on Detroit. IT IS PREMATURE TO BE PLANNING ANY BUILDING WHEN THERE IS A VOTE TO COME IN THE FALL. The city will say early planning is necessary, but is it?

They, Lakewood officials, should have planned for the consequence of closing Lakewood Hospital. Repercussions include overcrowding at other local hospitals, delayed medical care, and extra expense to patients.

Please read this when the public comment session occurs.

Barbara . Coleman
14916 Arden Avenue
Lakewood, Ohio 44107.



100 Space Municipal Lot

378 Space Parking Garage

USPS Only Service Entrance, Approx. 50 Postal Trucks, Multiple times per day, 6 days/week

Franklin/Hilliard & Warren Frequently Congested

Fire Station 1, Daily runs down St. Charles when Madison congested.

1000 Space Parking Garage

Proposed Clinic Site

Proposed Sole Ambulance Access

Common for Westbound Franklin Traffic to Backup to Belle During Rush hour.

-- Frequent Congestion

↔ Vehicular Access

Facilities With Access from St. Charles Within a Block Either Direction of Site

Cleveland Clinic Facility, ABR Site Plan Review

Thursday, May 12, 2016

1. Overview
 - a. Several general concerns with the site plan
 - b. Focus on my major concern with Ambulance site access
 - c. Will offer up two solutions to the design team that work given the tight site constraints
 - d. Request several actions from the city and the board.
2. General comments
 - a. Lakewood's walkable community... important that **this facility be woven into the urban fabric of our downtown district.** Would be nice to see a main entrance off of Detroit Avenue.
 - b. Currently showing ambulance drop off on West side of building... really need to sufficiently screen the ambulance drop off from the public.
 - i. As people are sitting at Panera, don't need to see injured patients being unloaded from ambulance.
 - ii. Screening for trash compactors
 - iii. A lot of concrete currently present with the adjacent Einstein's parking lot. Need to soften the landscape with some vegetation
 - c. Nice to see the **parking garage not accessible off of St. Charles. I encourage the board to continue to support this.**
 - i. Currently, all Three of the major structured parking facilities in downtown are accessible from St. Charles.
3. Main Concern: Sole Ambulance Entrance / Exit off of St. Charles Ave.
 - a. At one point in my career I worked for local architecture firm and solely specialized in designing healthcare facilities.
 - i. Involved in the site design and site layout of the Emergency Department at University Hospital Case Medical Center in University Circle, as well as other ED's in Pennsylvania and Florida. For the UH facility, we had planned for three separate access routes for the ambulance entrance.
 - b. Typically you want to include multiple access points to the ambulance drop off at an Emergency Department in the event one was inaccessible due to congestion, an accident or road construction. **Allows drivers to adjust routes based on traffic patterns and congestion.**
 - c. Ambulance Volume
 - i. Based on 14 treatment beds, based on my experience, it looks as though the Clinic is planning for 45-75 visits per day
 - ii. According to the Emergency Department Benchmarking Alliance, in 2012, 16% of all ED patients arrived by ambulance.
 - iii. According to CDC: 12 percent of ER Visits result in an admission to the hospital. Facility will not have patient beds and therefore will all have to be transferred.
 - iv. Additionally according to CDC in a normal full service hospital, 2% of all patients have to be transferred to another hospital. Would be much higher considering this facility doesn't offer other services.
 - v. Airing on the side of conservancy, this data suggests, that based on an assumed 45 visits per day, this would result in a total of 5,000 ambulance runs, in or out, per year. (or 14 per day)
 - d. As a resident of St. Charles, one block to the south on the other side of Franklin, this is great news for my 1 and 3 year old kids who clamor to the door every time an Ambulance or Fire Truck scream down our street.
 - i. Lakewood's main fire station on Madison dumps out onto our street at the other end

- of the block.
- ii. However, my main concern is the impact on the neighborhood with having the Ambulance entrance solely serviced from St. Charles.
 - 1) The current facility is accessible from Marlowe and Belle Avenues.
 - 2) Over course of the day, the Ambulance drivers will take different routes based on current traffic patterns. A light on Belle and Franklin
 - iii. Congestion:
 - 1) Other facilities that are accessible from St. Charles in a block either direction:
 - a) 50 USPS vehicles
 - b) Two other large structured parking facilities
 - c) A large municipal parking lot
 - d) City's main Fire department
 - 2) Creates significant congestion on St. Charles, particularly from 7-9am and 3-6 pm.
 - 3) Contrast that with its current main entrance off of Marlowe... You only have driveways for a church and a funeral home over the same three block stretch.
 - iv. The light at Warren and Franklin very commonly, especially at rush hour backs up for Westbound traffic on Franklin.
 - v. Coming home from work, Southbound on St. Charles in front of this site, it is very common to have to wait 5-10 minutes on St. Charles before being able to cross off Franklin.
 - vi. With over half the ambulance traffic likely going outbound, and south toward the I-90 and Fairview park, ambulances won't turn into that messy intersection; they'll continue on Southbound on St. Charles up to Madison.
4. Looking at this confined site plan, I have a few suggestions for the applicant.
- a. **Provide a secondary ambulance access point on Belle.** There is an existing light at Belle and Franklin.
 - i. This could be achieved by linking the garage to the facility on the second level rather than on the ground floor. Drive could then pass through to Belle between the structures. Maintain a crosswalk and ground floor exterior access.
 - 1) This might work well, significant 8' grade change between the buildings.
 - 2) Majority of people using parking facility will be going to doctor's offices on the upper floors anyway.
 - 3) Urban planning perspective, might result in more people on the ground floor outside. Might be inclined to engage with the neighborhood and go to a restaurant across the street.
 - ii. Long shot, and city might not support, but consider secondary access off of Detroit avenue by means of an **easement with the Einstein's drive** to the west.
5. Request of the ABR and the city staff. Three suggestions
- a. **Have the Public Safety Council Committee review the site access.** You wouldn't move a Fire Department to a new street, without having Public Safety weigh in on the impact to the community. After all, many of the ambulance runs will be conducted by the cities paramedics. This would give them an opportunity to weigh in on the impact of making runs to and from the facility with this drive location. They know the city's traffic patterns very well.
 - b. **Have the Public Works Council Committee review the site access.** They will be able to look at traffic signalization and if anything can be improved at the light on Franklin and Warren, as well as other surrounding intersections.
 - c. To that end, **require a traffic impact study be completed.** Take into account this development, the proposed ambulance traffic. Additionally should consider impact of Grant school opening back up this Fall. When that school is open, this area sees a lot of foot traffic in the mornings and afternoon that create further congestion points.
6. Conclusion

- a. Let me be clear, when my wife and I bought our home this close to Lakewood's downtown 8 years ago, we knew what we were getting into. The vibrancy and activity downtown is what drew us to our home. Our commercial corridors change and morph over time. However, given the fact that two parking garages, USPS access drive, the municipal lot, and Fire Department are all accessible from St. Charles within a block either direction of this site, does it make sense to add 5000 ambulance trips per year to this already busy street? Especially considering the site allows for two points of access for ambulance traffic without reducing the size of the parking garage or medical facility, just tweaking its layout and flow.

Kyle Krewson
1550 St. Charles Ave.
KyleKrewson@gmail.com



City of Lakewood

Commercial District Design Guidelines

Architectural Board of Review

Adopted December 2010

Revised March 2011



Created through a partnership with
The City of Lakewood's
Architectural Board of Review
Department of Planning and Development
and
Lakewood Alive's Downtown Design Committee

Introduction

The Commercial District Design Guidelines embody community values and offer direction to new development, rehabilitation, redevelopment and other improvements in Lakewood's commercial districts. The target audience is developers, designers, property owners, business owners, visitors and residents.

At the core of these guidelines are three fundamental goals that serve as the basis for the design principles. These goals are the vision and articulation of the characteristics that make for a vibrant downtown and commercial districts. The design principles are categories to describe the physical elements and manifestations of that vision.

The Prime Directive – Fundamental Goals for Design and Development

Create Places for People

Vibrant cities promote and develop places that always put people first. Lakewood's places must be safe, comfortable, varied, attractive and fun.

Enhance Existing Assets

Vibrant cities require that development respond to and engage with its setting. Lakewood's existing qualities--its density, walkability, and historic streetcar-era building stock – should be enriched and preserved whenever possible.

Create Connections

Vibrant cities make it easy for people to navigate and connect to, from and within them. Lakewood's connections will link its' attributes, amenities and public spaces physically, psychologically and visually.

The Commercial Design Principles

The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- _ Think Pedestrian First**
- _ Place Activity at the Street**
- _ Minimize the Impact of Parking and Vehicles**
- _ Compatibility with the Historic Context**
- _ Quality of Design**

I. Think Pedestrian First

Lakewood's commercial districts shall be designed and developed to provide for a safe and inviting pedestrian experience.

A comfortable, safe and attractive pedestrian experience is the key to the success of Lakewood's commercial districts. Buildings should be designed to promote walkability or rehabilitated to recapture the qualities of existing buildings and their original pedestrian orientation. The principle of Pedestrian First requires business entrances to engage the street and provide a clear entry sequence. Sidewalk areas should be wide enough to accommodate pedestrian activity while also allowing space for amenities such as landscaping, benches, transit waiting areas, and refuse containers.

Fundamental Concepts

Building Entrance on the Street

Active Uses: Dining, Retail, Business

Consistent Setbacks to sidewalk

Human scale design

Design Elements

Windows at street level

Encourage planters

Appropriate scale signage (blade & pendant)

No blank walls or blank windows

Promote window displays

Provide 4-season activity

Inviting entrances

No head-in parking

Limit curb cuts & vehicle access

Parking in the rear

Scale of buildings in context with adjacent buildings

Lighted building facades

Consistent Setbacks to Sidewalks

Promote outdoor dining

Promote mixed-use

 No residential at street level (doors only for access to 2nd floor and up)

 Residential OK at transitions/connections to residential on side streets

Prioritize Uses: Dining, Retail, Business

Provide for day and evening activity

Promote business and retail uses

Provide public market place

II. Place Activity at the Street

Lakewood's commercial districts shall have buildings that place active uses on the first floor and program elements at the street level.

The ground floor of buildings shall promote transparency by addressing the sidewalk and engaging both users of the building and casual pedestrians. Retail, dining, and active business uses with both day and evening programming are strongly encouraged at the ground floor. Building entrances, storefronts, and windows shall interact with the street with appropriate scale signage and window displays for pedestrians. Amenities in the public right-of-way are encouraged including public seating, outdoor dining, public art, planters, and seasonal decorations. Blank walls and obscured or blocked windows, as well as curb cuts, and parking lots on main streets are strongly discouraged.

Fundamental Concepts

Building entrance on the street

Street Wall - Infill gaps in street wall with compatible new construction.

Windows at street level (transparency/permeability)

Appropriate scale signage (blade & pendant)

No blank walls or obscured or blank windows

Provide benches or public seating

Design Elements

Promote mixed-use

Residential at 2nd floors and up

No street level dwelling units on main streets

Residential doors only at street level

Residential OK at transitions/connections to residential on side streets

Provide for day and evening activity

Promote business and retail uses

Parking garages behind primary structures

Public Wi-Fi

Promote window displays

Encourage public art

Provide for 4-season activity

Bike racks

Inviting Entrances

Re-design bus shelters

Provide public marketplace

Consistent setbacks to sidewalk

No angled parking

Limit curb-cuts & vehicle access

Parking in the rear

Maintain appropriate sidewalk width to building height ratio

Scale of buildings in context with adjacent buildings

Infill gaps in street wall

Unique architectural detailing

Lighted building facades

III. Minimize the Impact of Parking and Vehicles

Lakewood's commercial districts shall locate parking to the rear of the building and eliminate curb cuts along main avenues.

Parking areas and entrances to parking areas should be at the rear of commercial buildings and accessed from secondary streets. Curb cuts within blocks should be eliminated to mitigate the impact to primary pedestrian routes and to promote an uninterrupted public realm on the sidewalk and other pedestrian routes.

Fundamental Concepts

Parking in Rear

Minimize/eliminate mid-block curb cuts

No visible parking areas from the street

Design Elements

Access to parking from side streets

Pedestrian access through rear parking area

Parking areas landscaped and defined with appropriate scale fencing

Pedestrian scale lighting

Minimize heat-island effect with landscaped islands

Promote public parking areas with signage

Enhance crosswalks

Trees/landscaping

Bike racks

Wayfinding in parking lots to commercial district

Design for rear entrances from parking

Utilize environmentally friendly design including permeable pavements and bio-swales

IV. Compatibility with the Historic Context

Lakewood's commercial districts shall have a physical character that relates well to the adjacent buildings both along the corridor and in transition to residential neighborhoods.

Respect the buildings and streetscape as a whole - the mass and scale, the architectural elements and details, the rhythm of those elements, and the building materials should guide project development. Buildings should be designed to respect adjacent existing buildings and streetscape fabric. Lakewood has an active commercial district with immediate adjacency to dense residential areas. Connections from and transitions into the residential district from the commercial core must be respected.

Fundamental Concepts

- Appropriate mass and scale to commercial surroundings
- Design that enhances or highlights contributing architecture
- Retain and preserve the historic building stock
- Locate buildings to the street wall
- Respect connections & transitions adjacent to residential areas
- Buffer to residential with appropriate design elements

Design Elements

- Four sided architecture
- Engage corner conditions
- Appropriate buffers to residential districts
- Cohesive streetscape elements
- Hierarchy of buildings
- Background buildings are important – not all buildings should be designed to call attention
- Designs should not compete with significant civic and historic buildings
- Parking located behind buildings
- Four season landscape design
- Appropriate attention to architectural detail
- Use of compatible and quality materials

V. Quality of Design

Lakewood's commercial districts shall have well designed buildings of high quality materials, thoughtful detailing and have the potential to be effectively reused. The existing historic building stock should be retained, re-used, and rehabilitated.

Four-sided design is encouraged to utilize and make aesthetically pleasing all building elevations. Building rehabilitation and new construction shall include the appropriate high quality treatment of all visible elevations. The design, construction methods, and materials used in rehabilitation work should be appropriate to the period of construction of a building.

Fundamental Concepts

Building materials for new and rehabilitated structures should compliment and be compatible with existing historic buildings. Inappropriate building materials include stucco or EIFS, split face concrete masonry units, jumbo brick and vinyl siding. Design that is contextual and brings visual interest to the streetscape should be encouraged. The Secretary of the Interior's *Standards for Rehabilitation* shall be used to guide the rehabilitation of historic buildings. Demolition of historic buildings is discouraged.

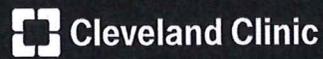
Design Elements

Maintain or reinstate bulkheads, storefronts, transoms, doors, windows, cornices and parapets. Maintain or reinstate ratio and rhythm of doors and windows along visible elevations. Maintain unused secondary door locations in storefronts.

Maintain or reinstate original interior ceiling heights. Ceilings shall not be dropped in front of window openings or transoms. Where necessary, dropped ceilings shall be held off the storefront walls.

Where appropriate, new construction and additions shall provide a transition, such as a setback or graduated height increase, to buffer visual effect and feeling when adjacent to an historic building.

Appropriate, traditional, quality building materials shall be used for repair, rehabilitation and new construction.



Lakewood Family Health Center

May 12, 2016



AGENDA

- Previous Submission
 - Agreement
 - Site
 - Plans
- New Submission
 - Building Elevations
 - Building Massing
- Discussion

AGREEMENT BETWEEN CLEVELAND CLINIC AND CITY OF LAKEWOOD

- Patient Care Services
 - Emergency
 - Imaging
 - Family Medicine
 - Multi Specialties
- 62,100 Square Feet
- West of Belle

RESPONSES TO ABR

- Staircase looks even more disengaged from the building.
- Staircase looks like a service stair case. Can it be pulled back into the building?
 - **Moved north stair inside the building.**
- What are the spacing and dimensions for the drop off area?
- How does vehicular traffic access the drop-off? May want to look at circulation issues.
 - **Delineated a turning lane northbound on Belle.**
- There are no back elevations on this building. They are all primary elevations. Four sided design.
 - **Developed all 4 sides of the building.**

RESPONSES TO ABR

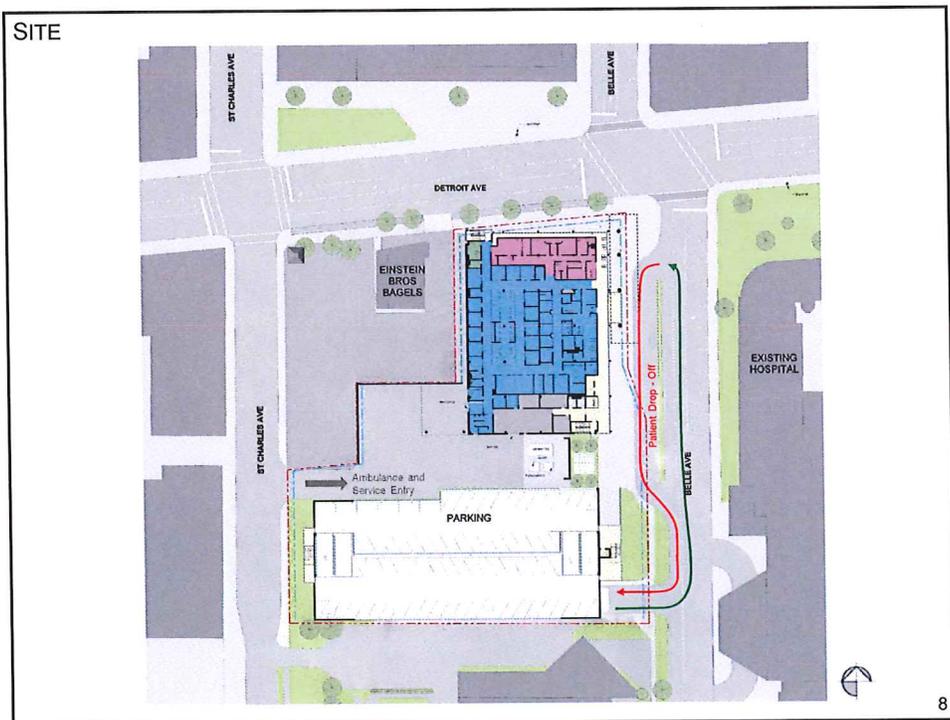
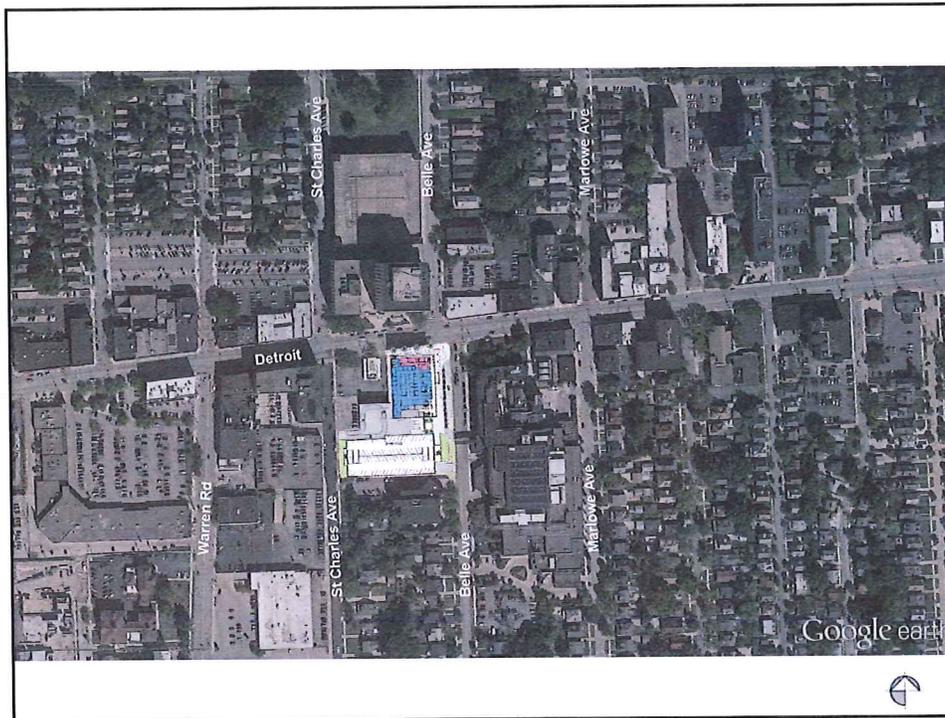
- Bring the building edge to the street. Hold the urban edge. Board does not want to repeat the ills of the past. (ex. YMCA)
 - **Moved the Family Health Center to the north property line.**
- How do pedestrians traveling on Belle who are not accessing the FHC navigate the site? Doesn't feel like a public sidewalk through that area.
 - **Provided wider sidewalk east of entry vestibule.**
- How do you activate Detroit?
 - **Added gallery to north side of the building.**

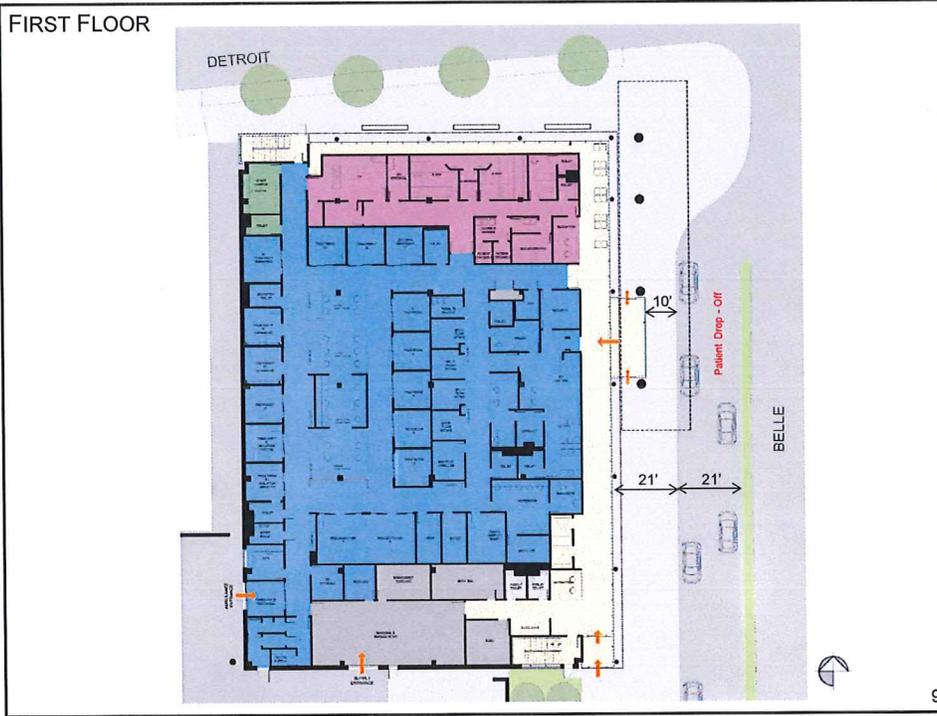
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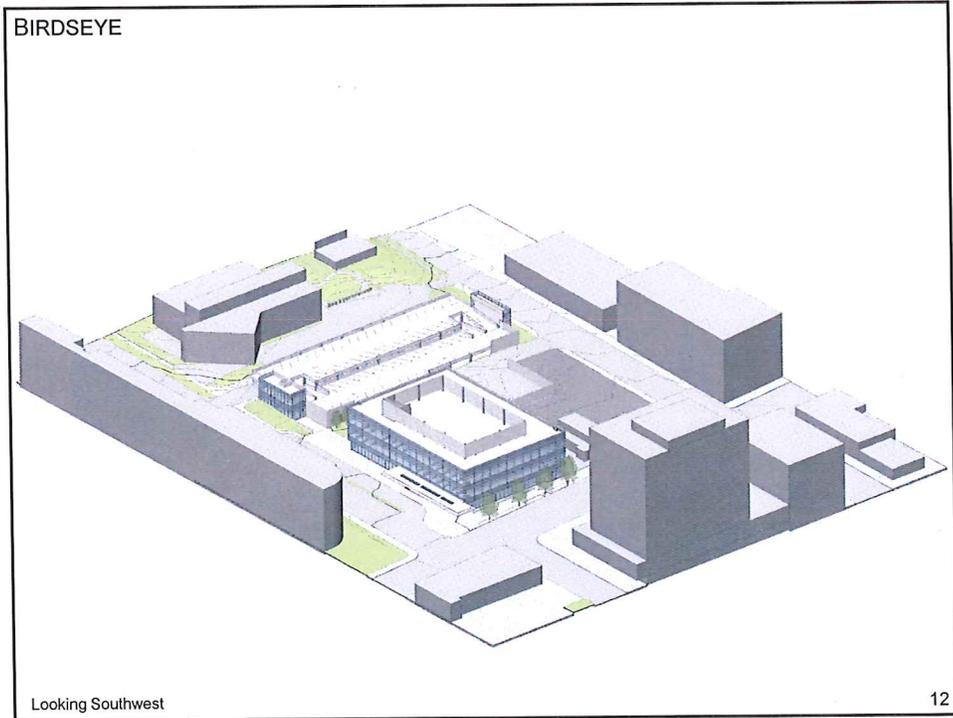
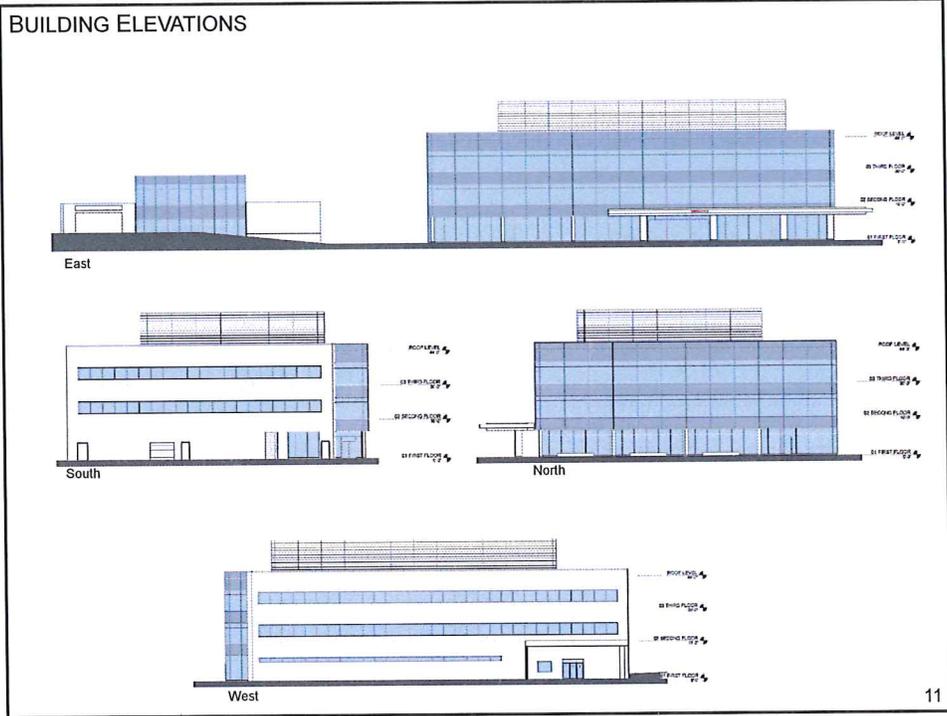
RESPONSES TO ABR

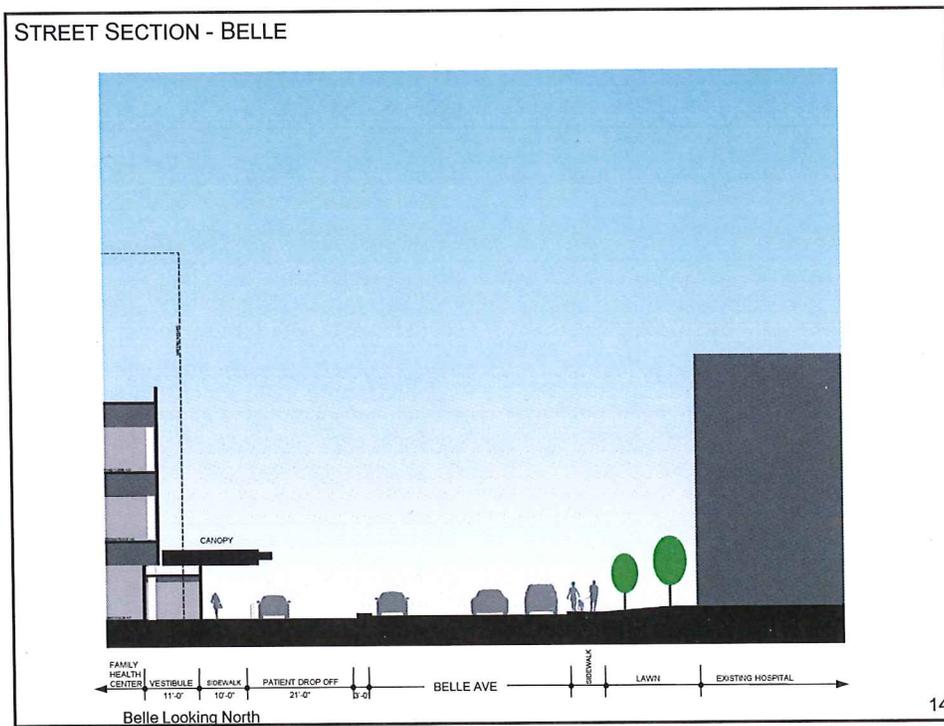
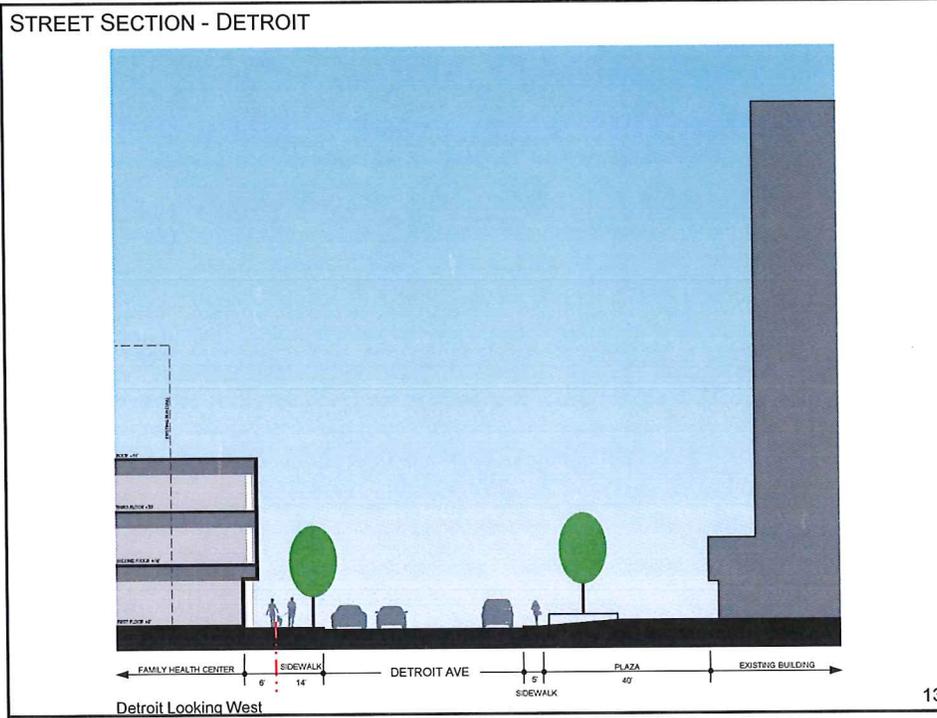
- Wrap canopy around to Detroit to help incorporate staircase so it looks less like a utility stair on our commercial corridor.
 - **Eliminated external stair allowing extended Canopy to be more visible and engaging.**
- Can there be transparency and gallery on the third floor as well?
 - **Transparency in exterior with attention to ceiling surfaces and lighting to relate to gallery spaces below.**
- Redundant pedestrian circulation between patient parking garage and FHC entrance.
 - **Deleted the pedestrian link between the garage and Family Health Center.**

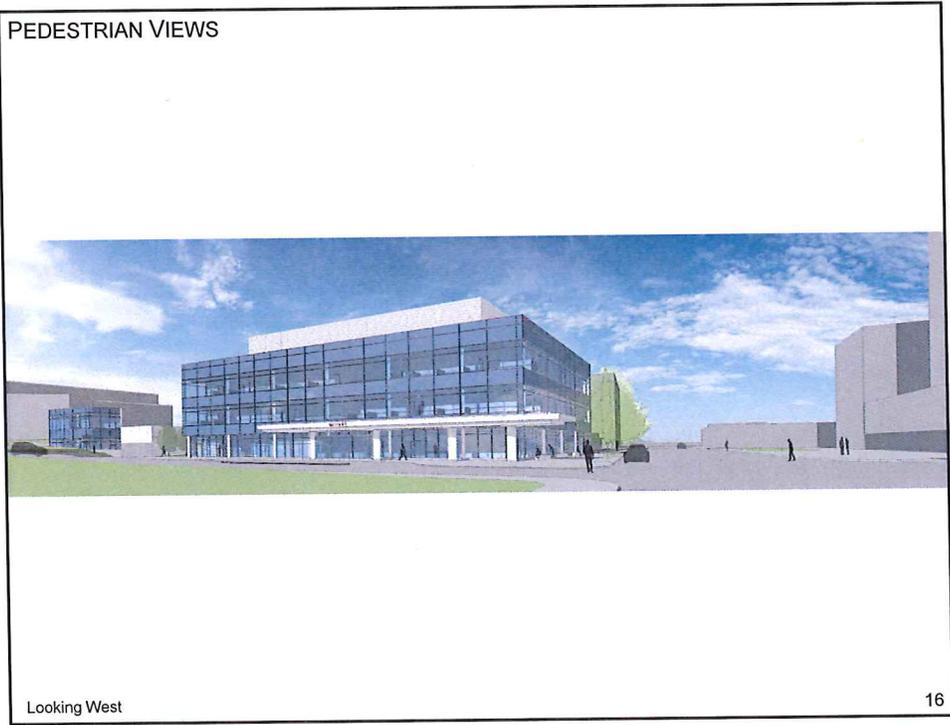
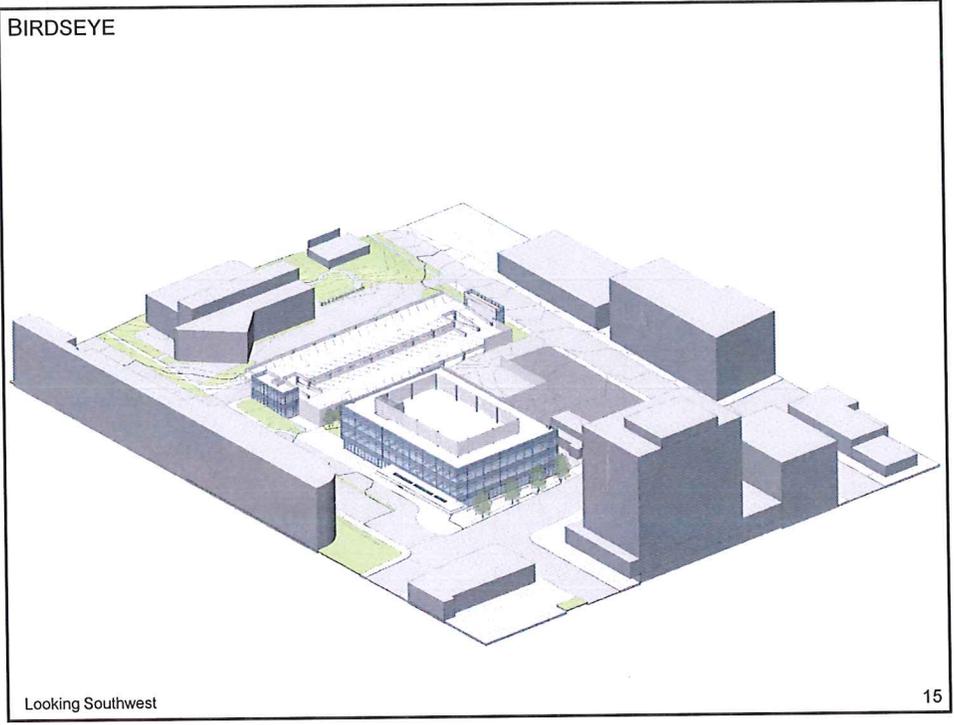
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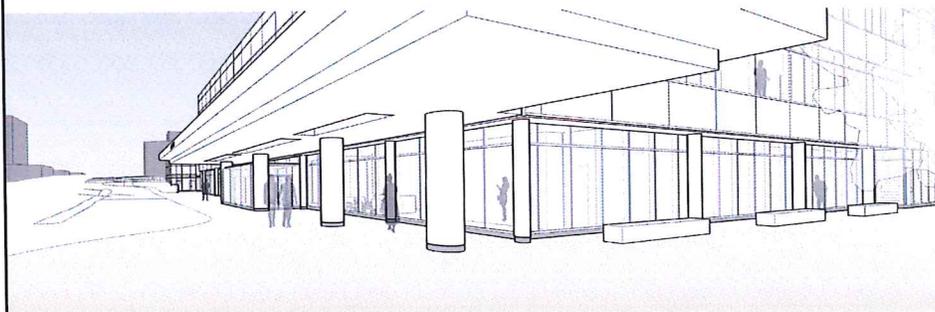
PEDESTRIAN VIEWS



Detroit - Looking West

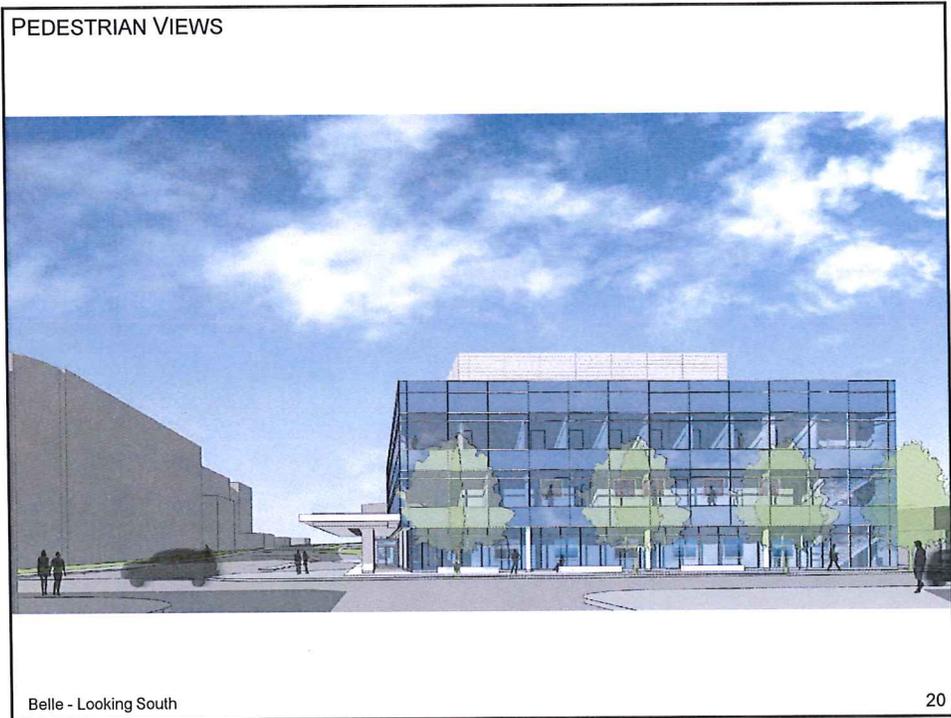
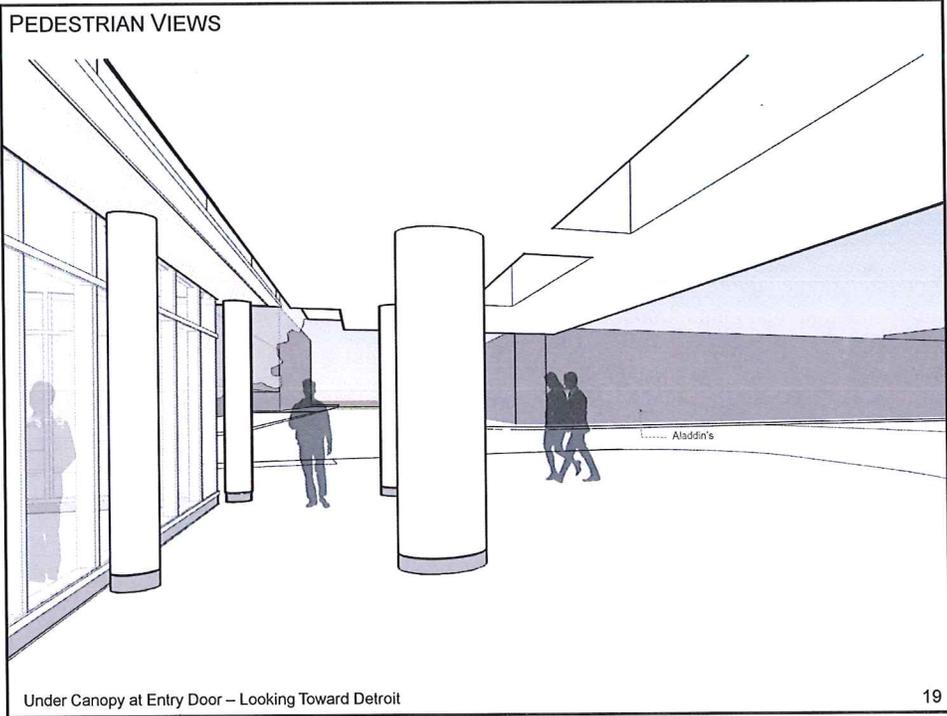
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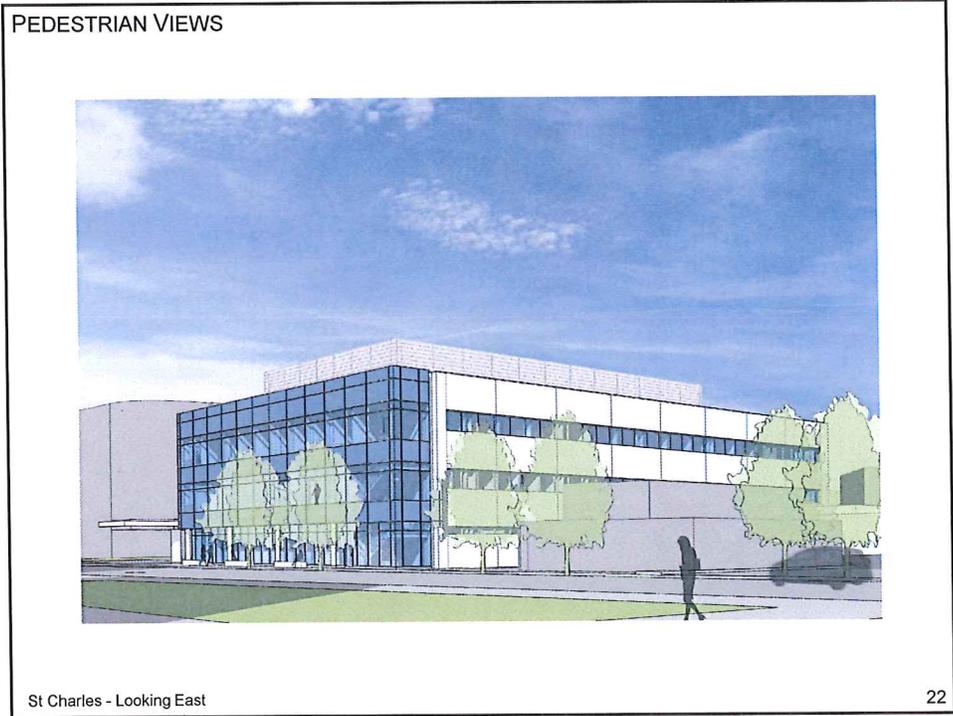
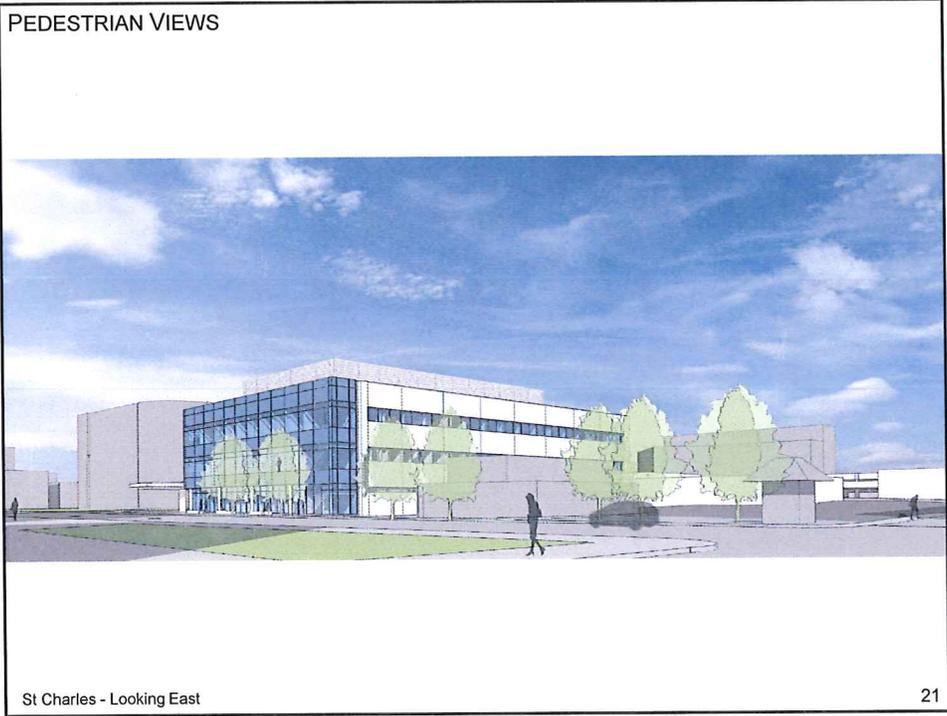
PEDESTRIAN VIEWS

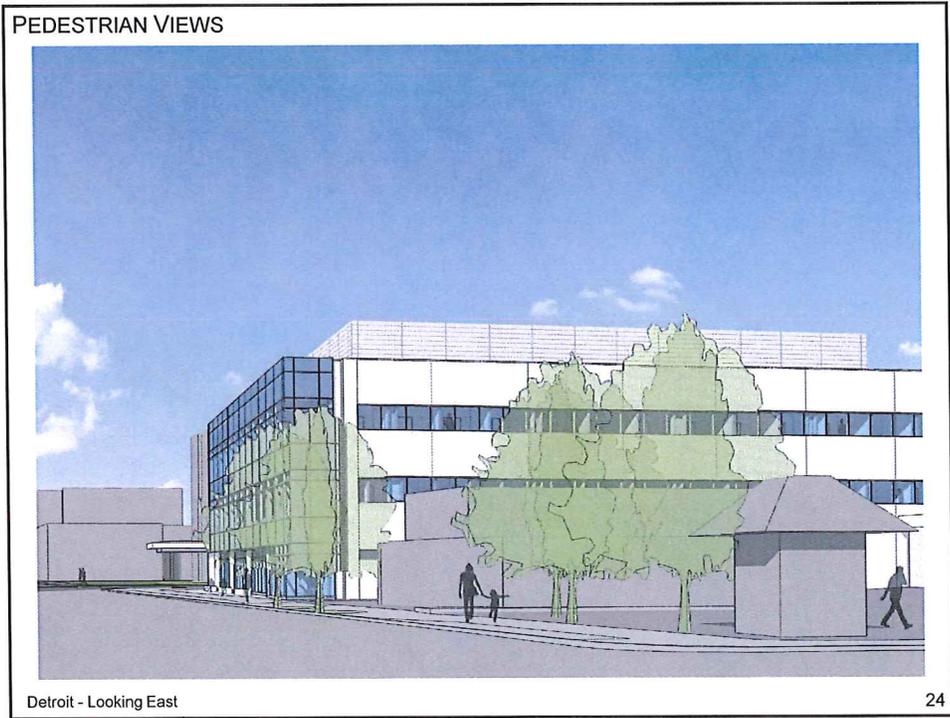
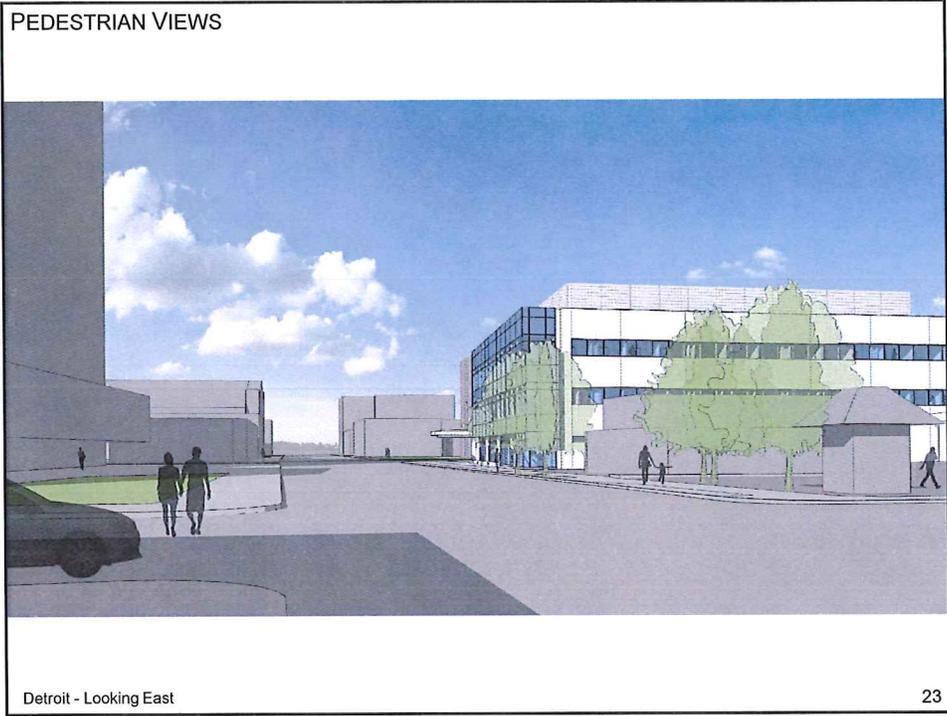


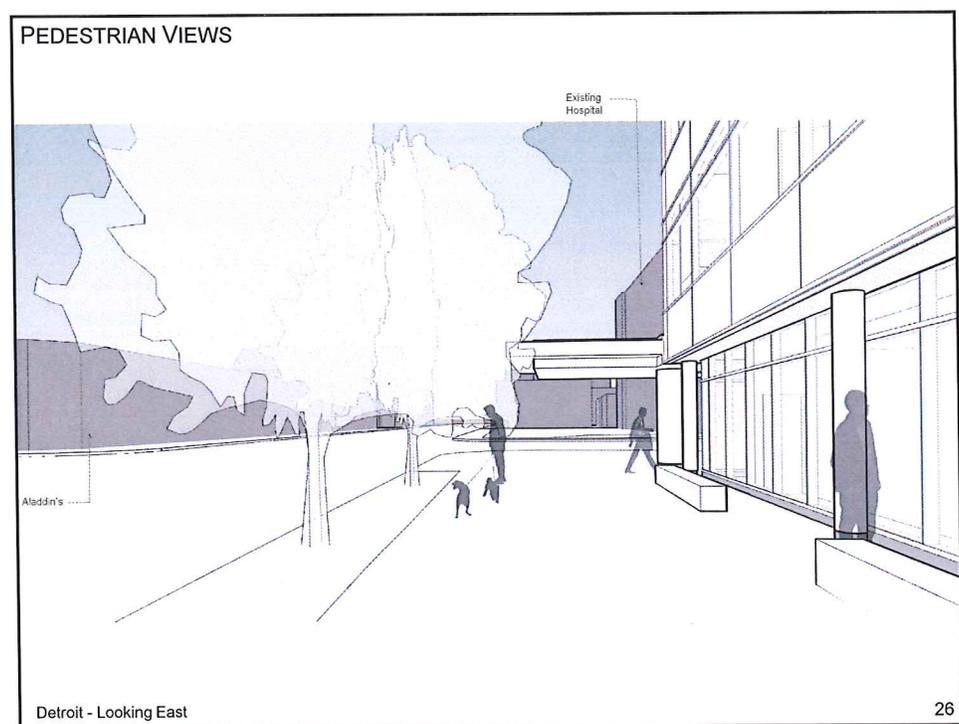
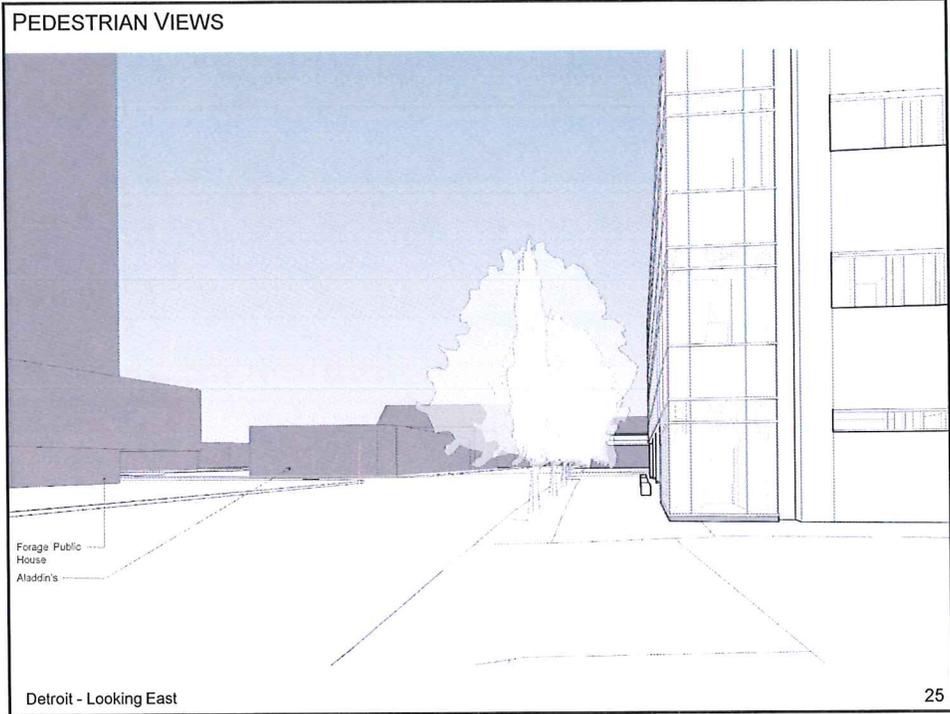
Northwest Corner of Detroit and Belle - Looking South

18









PEDESTRIAN VIEWS



Belle - Looking North

27

FOR THE JUNE SUBMISSION

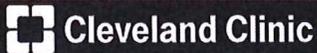
- Study the character of Detroit Avenue
- Building Materials
- Exterior Color Palette
- Landscape Plan

28

PEDESTRIAN VIEWS



Looking West



Lakewood Family Health Center

May 12, 2016



Existing CC Buildings



Gallery – Main Campus

31

Existing CC Buildings



Twinsburg - Family Health Center

32

CONTEXT



Detroit Looking East from Above

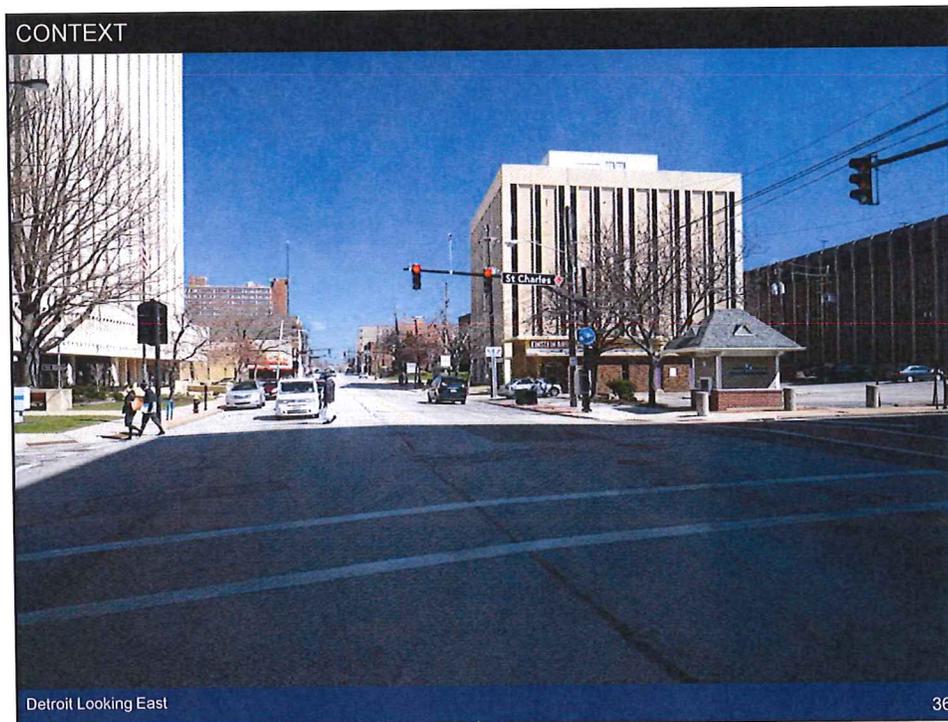
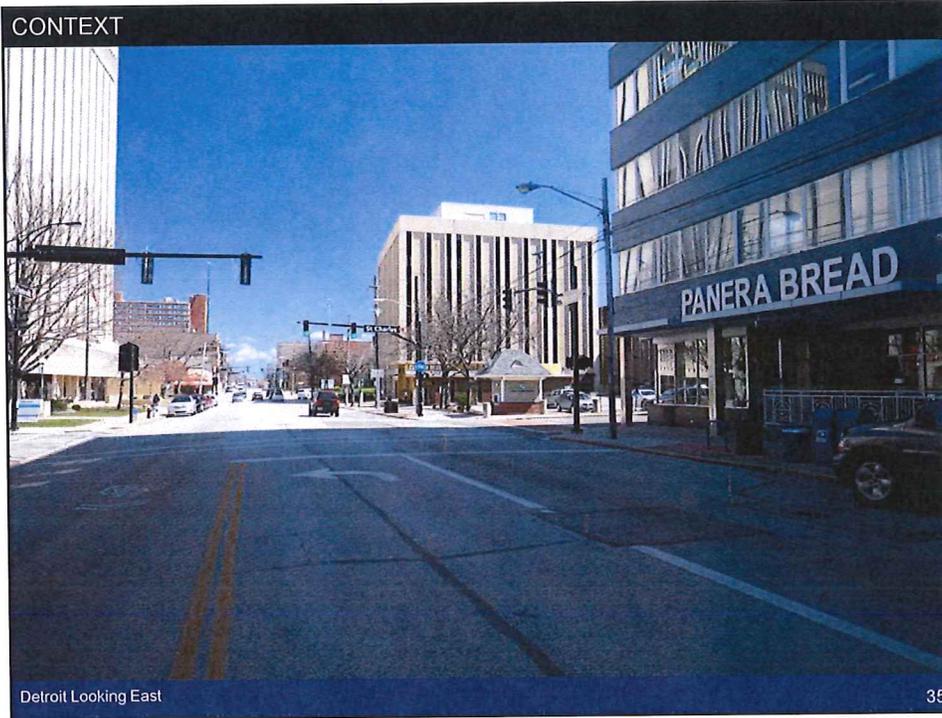
33

CONTEXT



Detroit Looking East

34



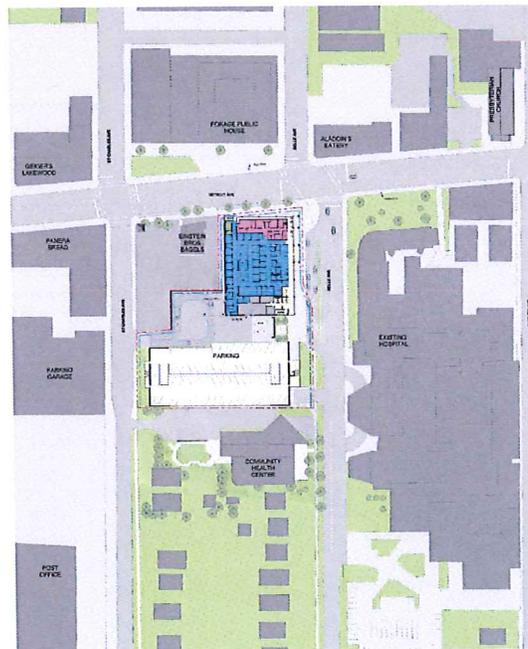
CONTEXT



Detroit Looking West

37

Site Plan

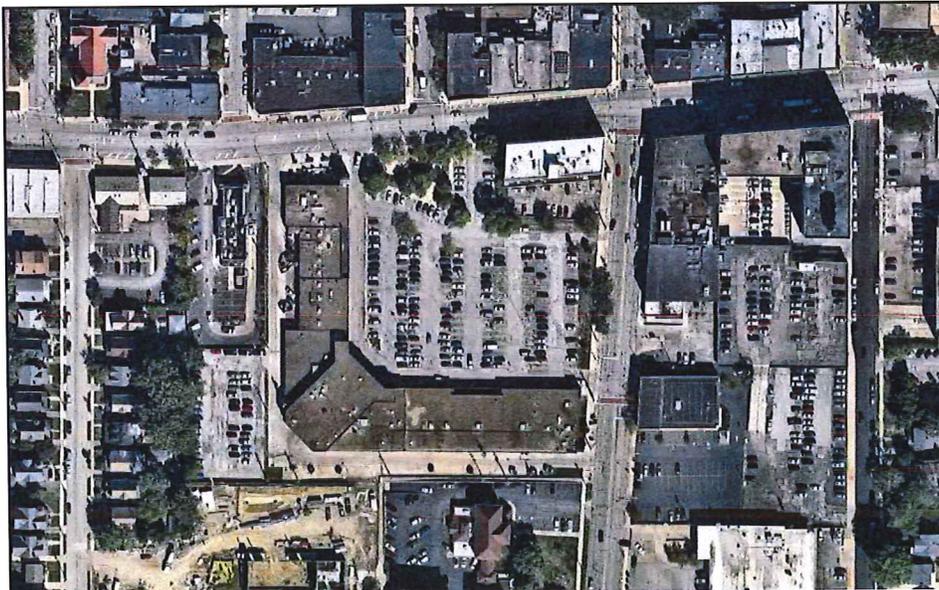


Twinsburg - Family Health Center

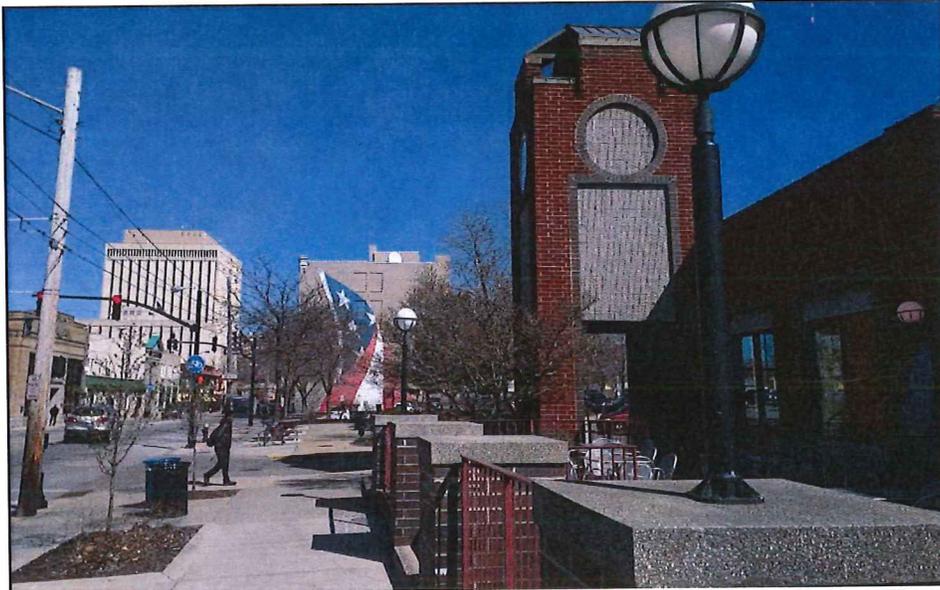
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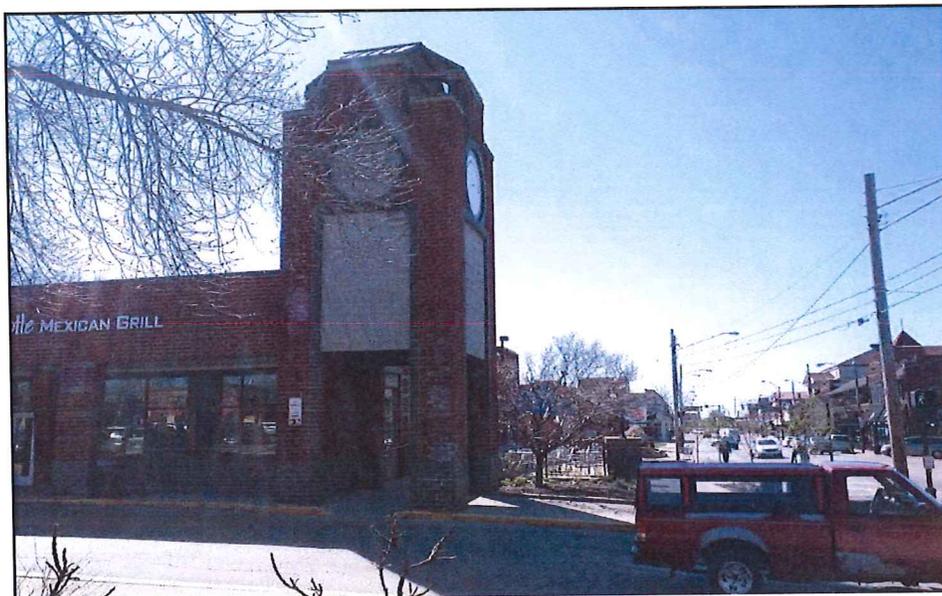
Architectural Board of Review
May 12, 2016



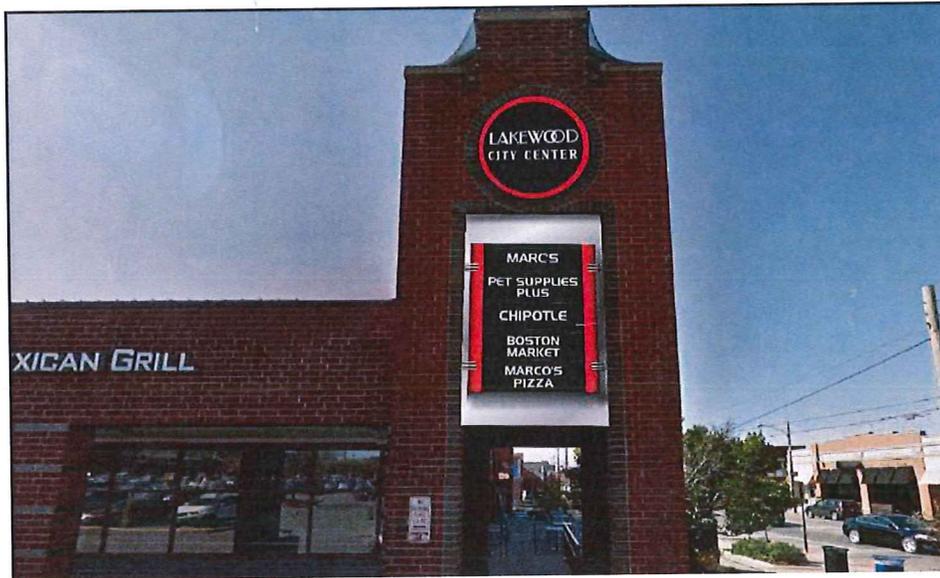
14833-15009 Detroit



14833-15009 Detroit



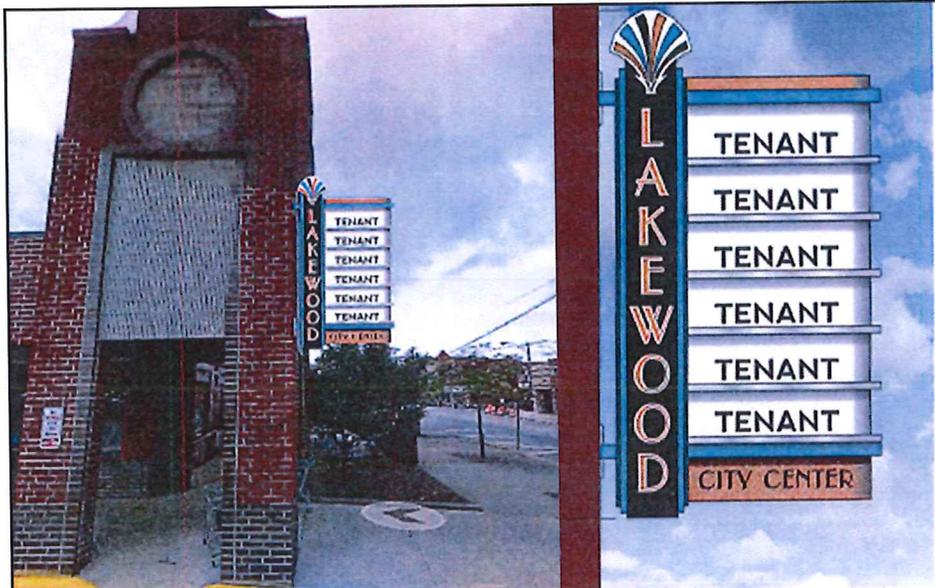
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14833-15009 Detroit

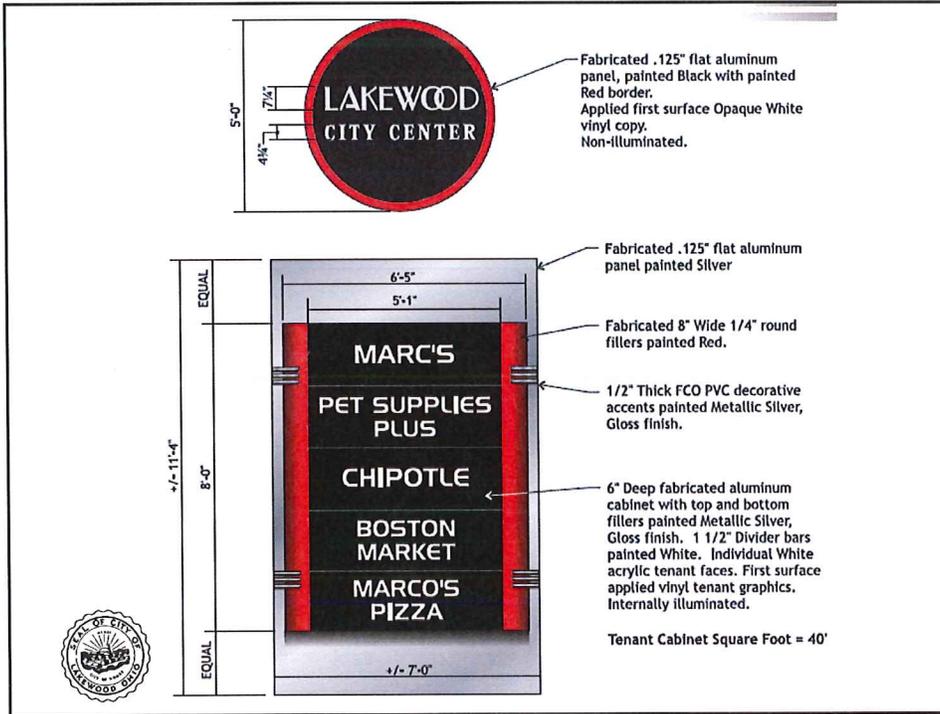


14833-15009 Detroit



14833-15009 Detroit





12211 Madison



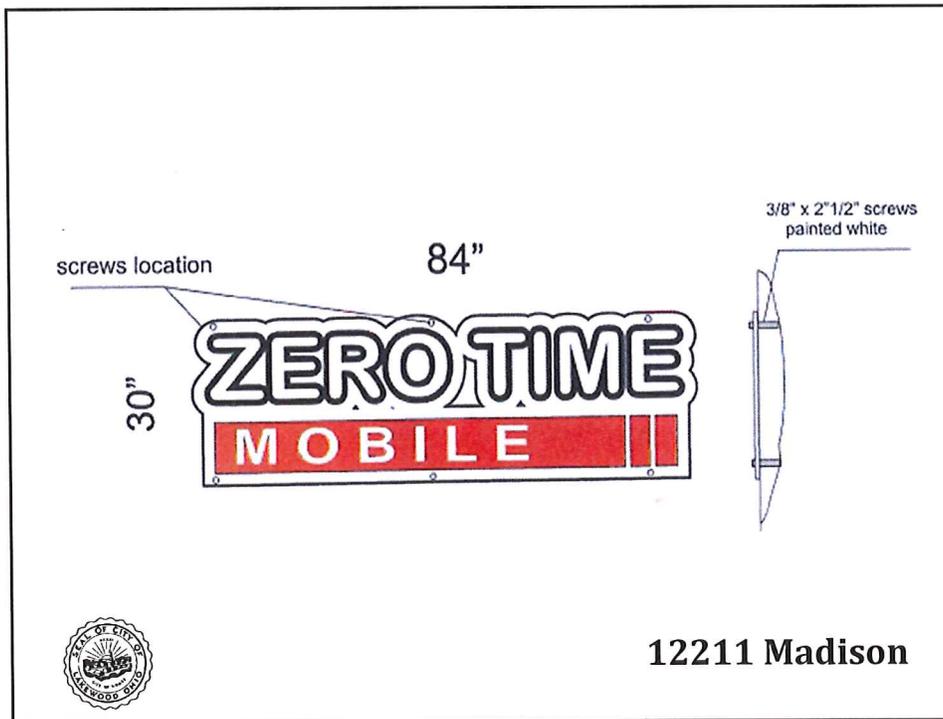
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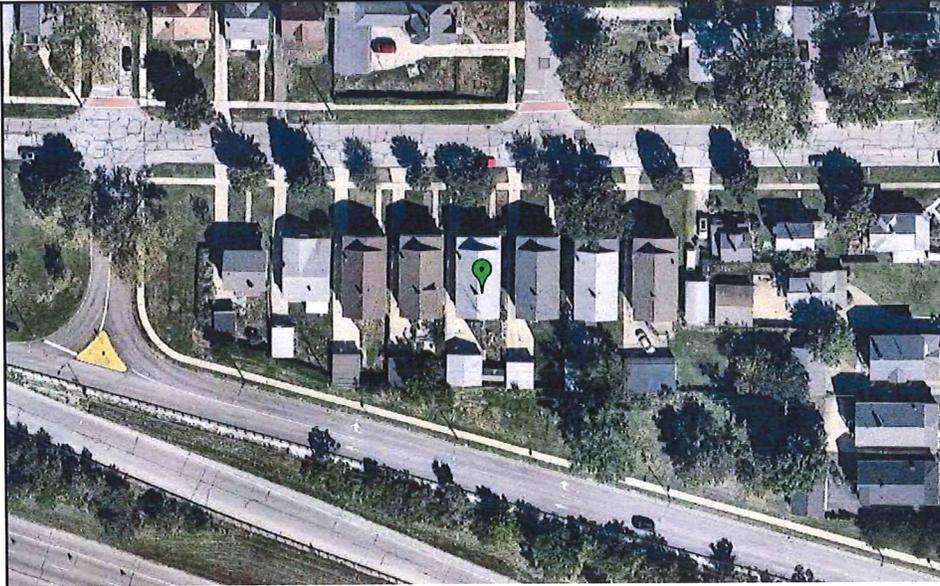
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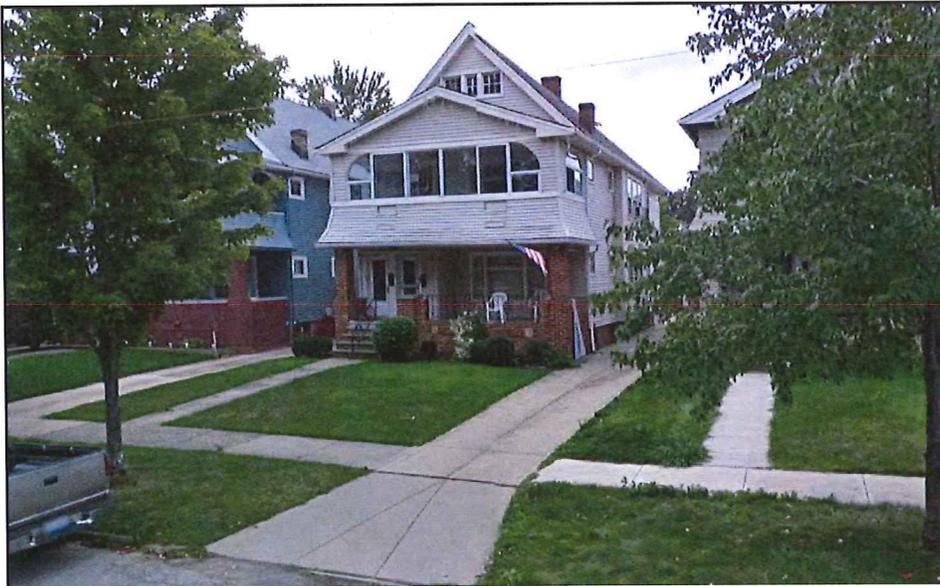
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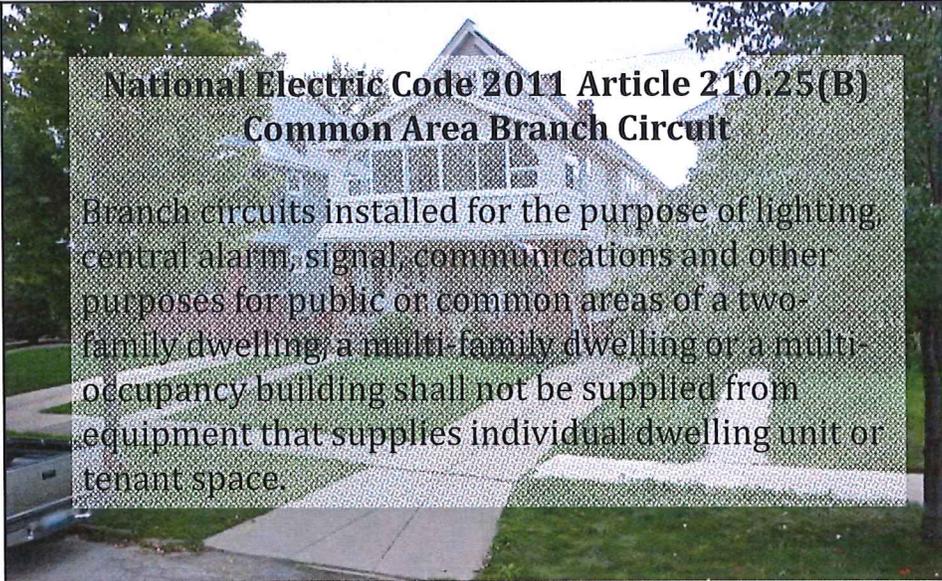
12211 Madison



16615 Delaware



16615 Delaware

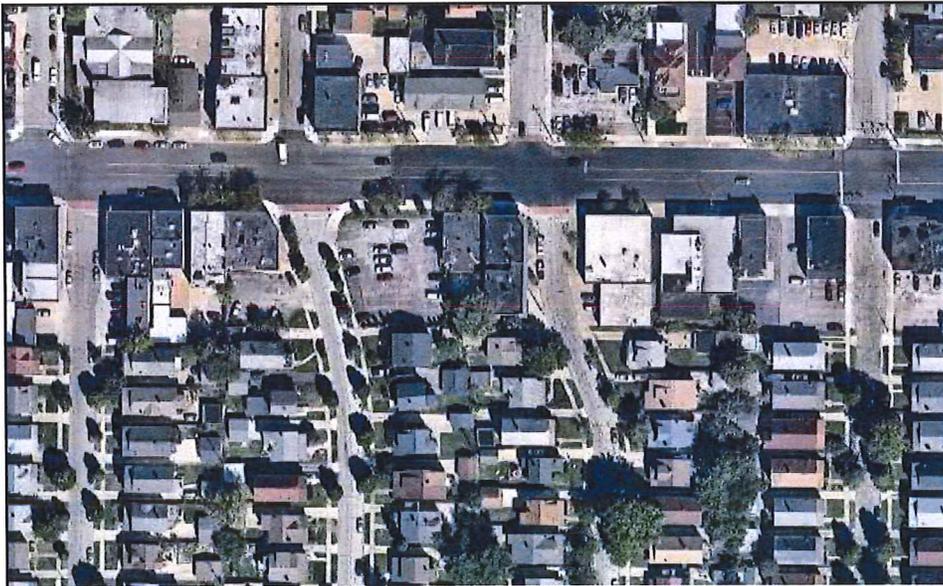


**National Electric Code 2011 Article 210.25(B)
Common Area Branch Circuit**

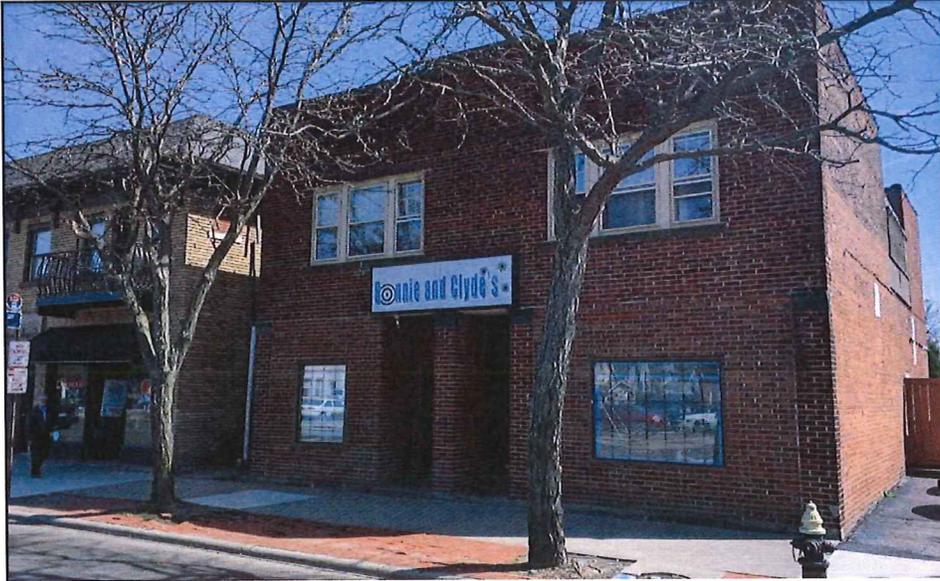
Branch circuits installed for the purpose of lighting, central alarm, signal, communications and other purposes for public or common areas of a two-family dwelling, a multi-family dwelling or a multi-occupancy building shall not be supplied from equipment that supplies individual dwelling unit or tenant space.



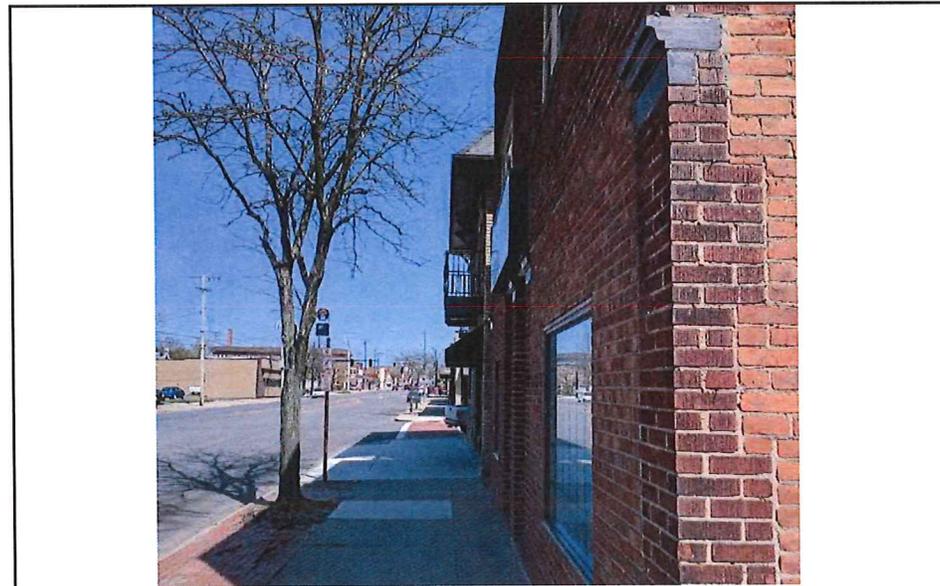
16615 Delaware



13603 Madison



13603 Madison



13603 Madison



7'

2.5'



2.5'

13603 Madison





14200 Detroit



14200 Detroit



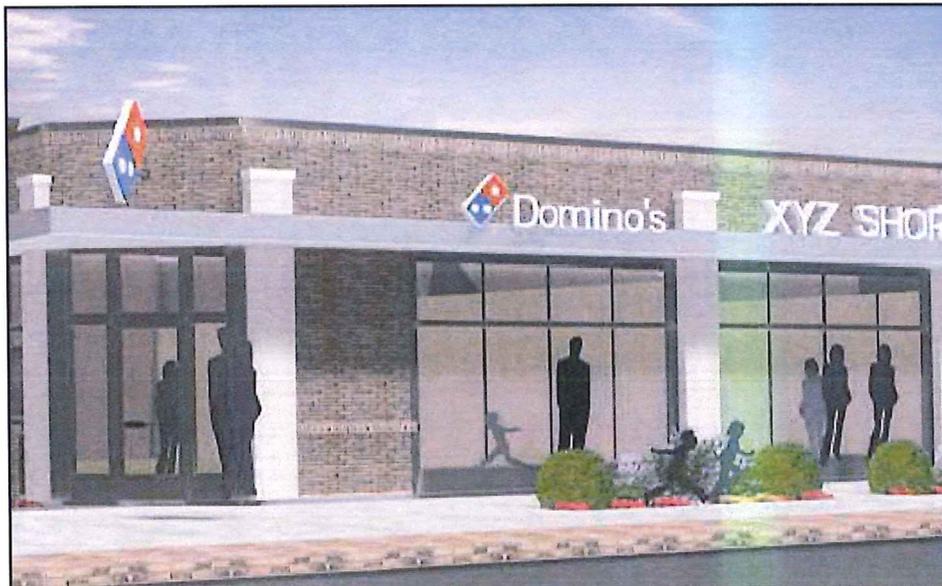
14200 Detroit



14200 Detroit



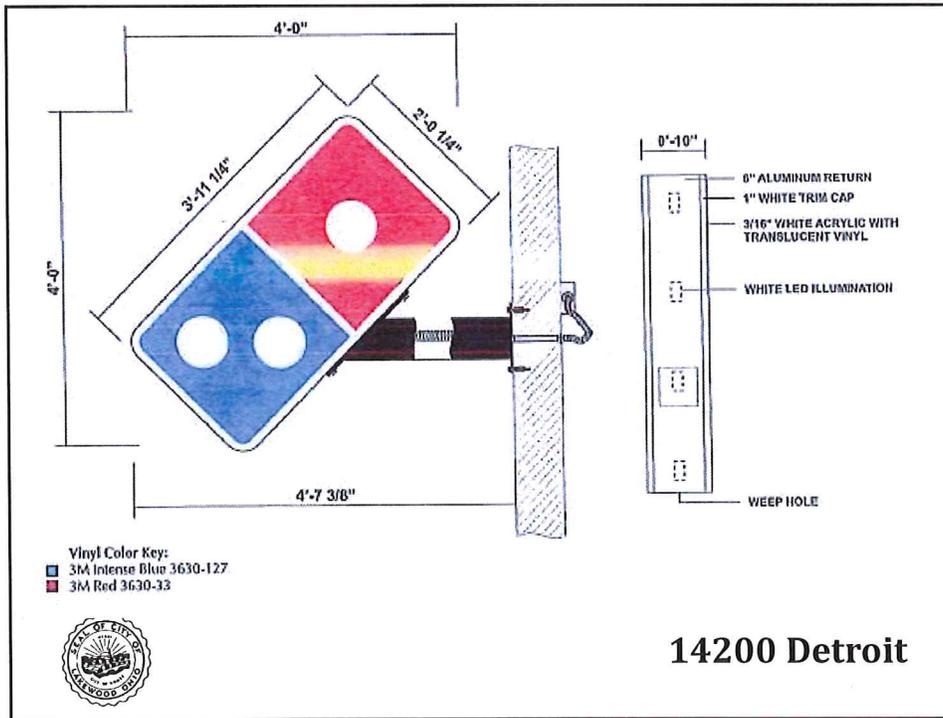
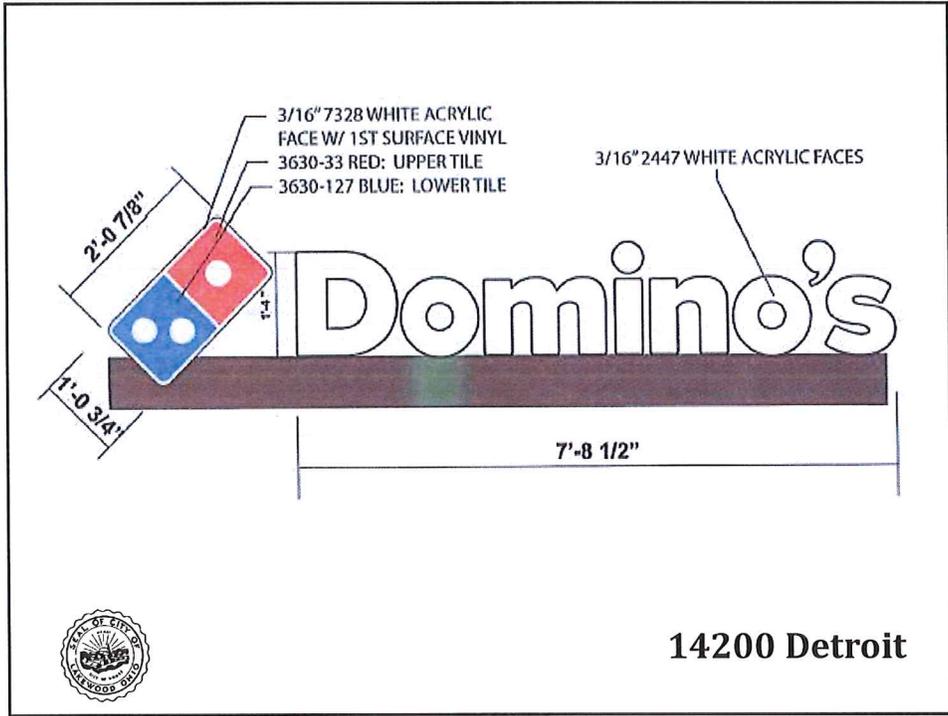
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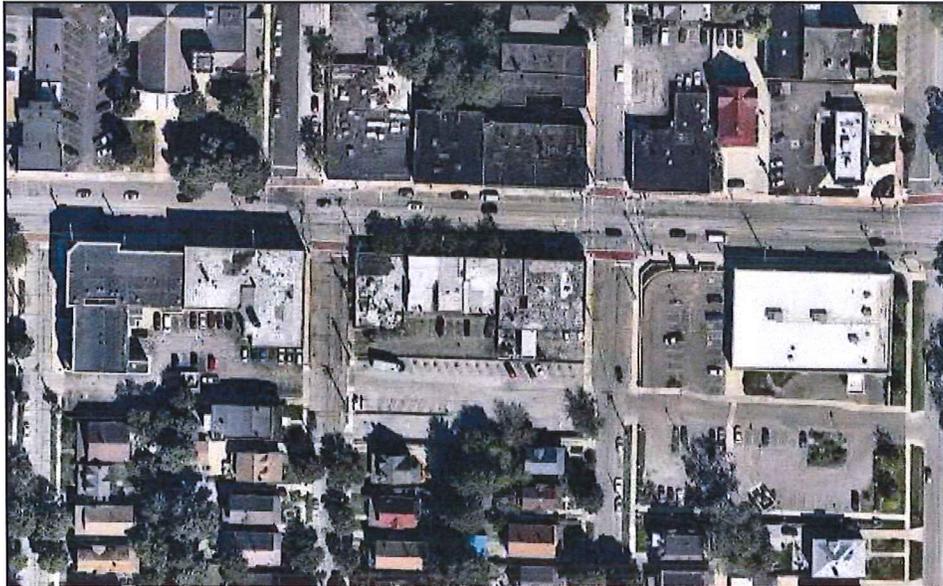


14200 Detroit



14200 Detroit





15613 Detroit



15613 Detroit



15613 Detroit



15613 Detroit



50" SCROLL BRACKET
40" DIA. 2 SIDES
MAX METAL SIGN
TEXT 8" X 33"
8" X 20"



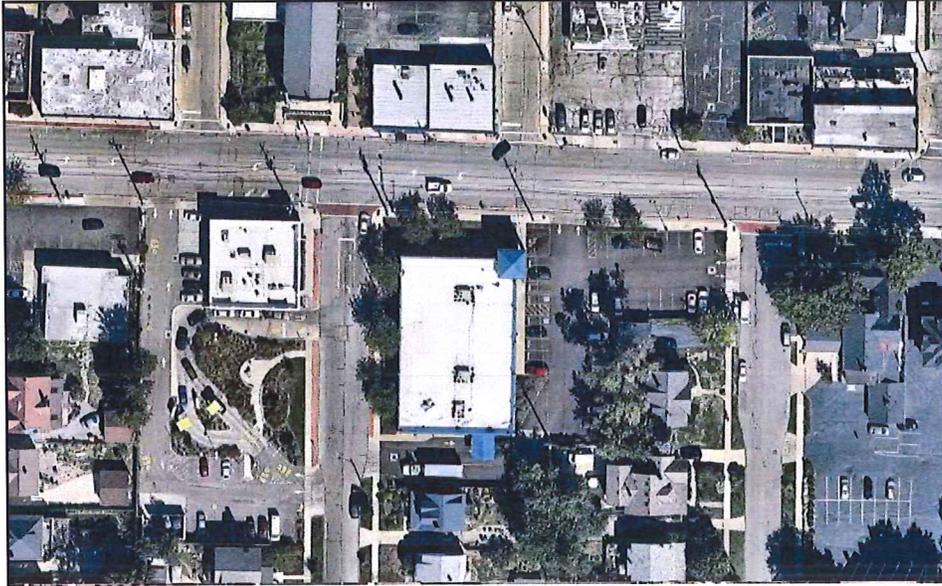
15613 Detroit



WINDOW STICKER
24" TOP 4 SQ.FT.
12" DOOR 1 SQ.
WITH HOURS



15613 Detroit



16207 Detroit



16207 Detroit



16207 Detroit



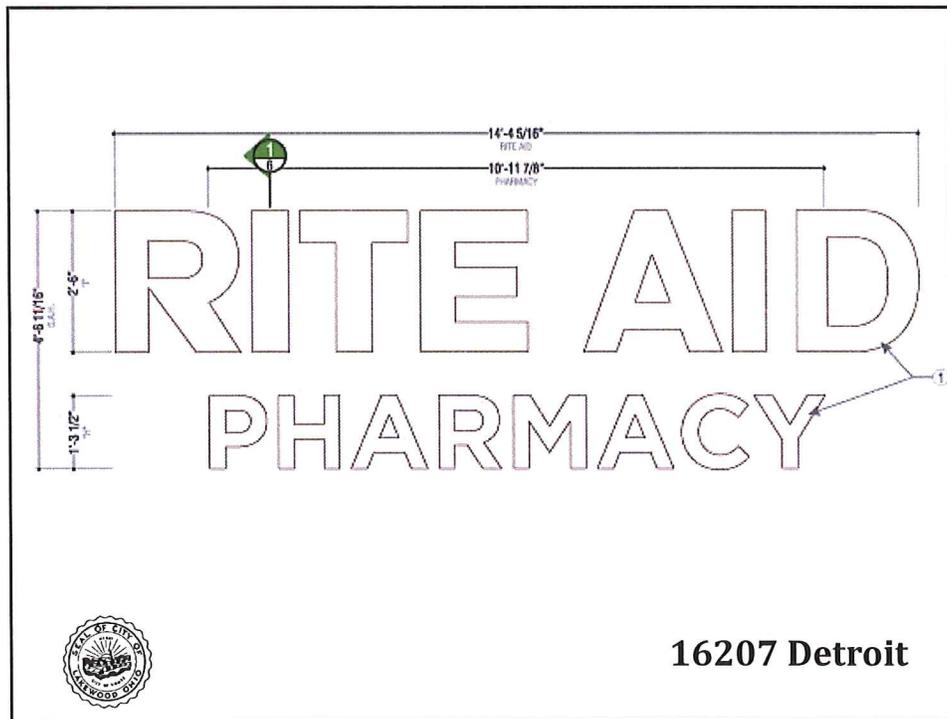
16207 Detroit



16207 Detroit



16207 Detroit





16207 Detroit



16207 Detroit





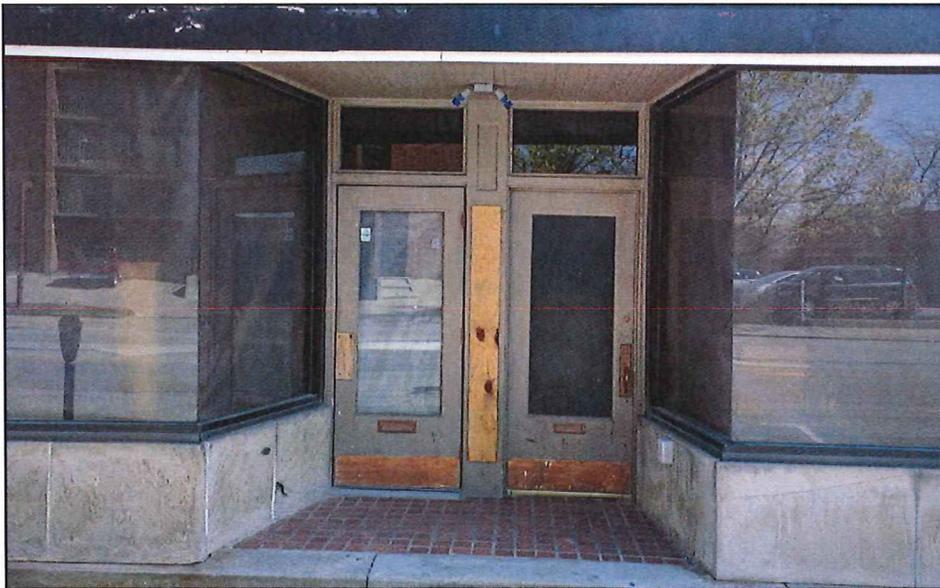
17625 Detroit



17625 Detroit



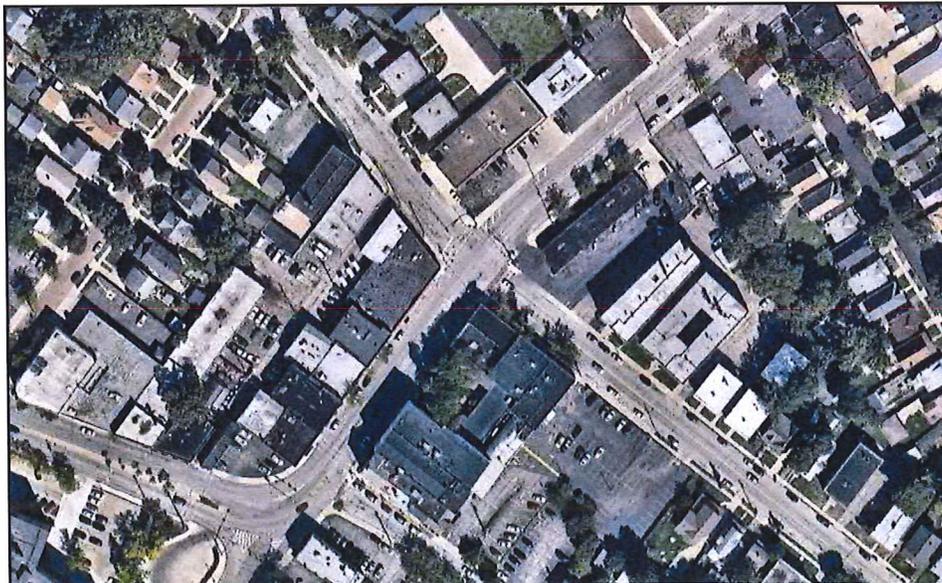
17625 Detroit



17625 Detroit



17625 Detroit



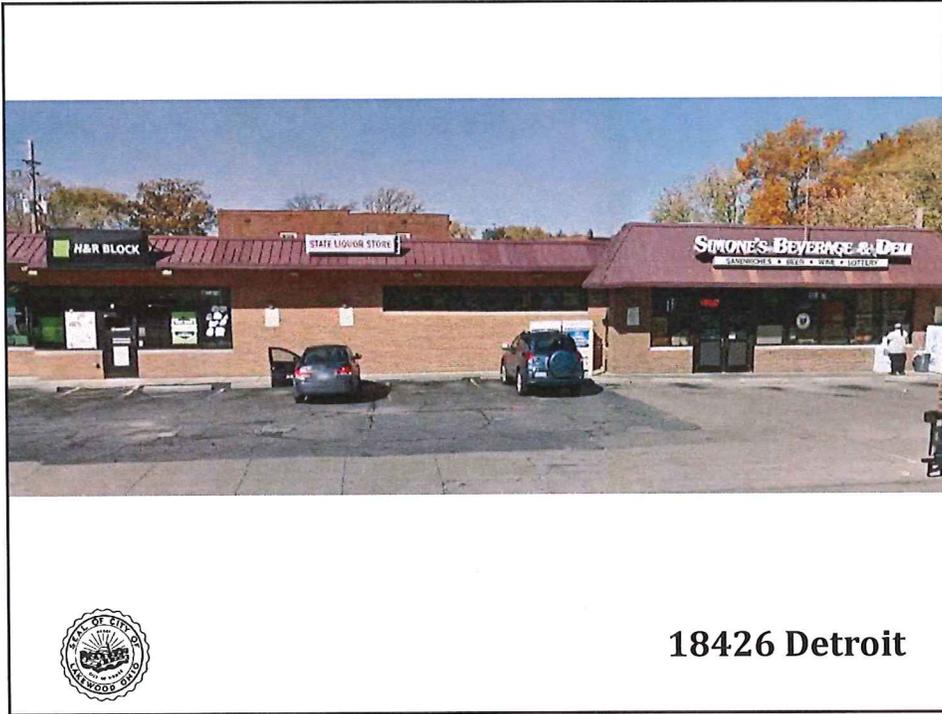
18426 Detroit



18426 Detroit



18426 Detroit



18426 Detroit

14'1-5/8"

30"

15-3/4" H

H&R-BLOCK

RACEWAY MOUNTED CHANNEL LETTERS
 L.E.D. ILLUMINATION

Colors to Match

Raceway Color
SW 6300

Letter Returns
PMS 430C Gray

Trim & Returns - PMS 376C
 Faces - #2447 Arkema Plexiglas
 with 3M 3630-106 Brilliant Green

1. TRIM CAP WITH RETURN CHANNEL
2. 3/4" DIA. 48" TAPPER PLUG (AS APPLIC.)
3. WIRE END W/ALUM.
4. ALUMINUM BEZEL BACKS/IMP. RETURN
5. WING
6. DISCONNECT SWITCH
7. EXTERIOR WIRE (RATED AT 4 1/2" AT)
8. TRIM AND CHANNEL LETTERS
9. RACEWAY IN WALL PER.

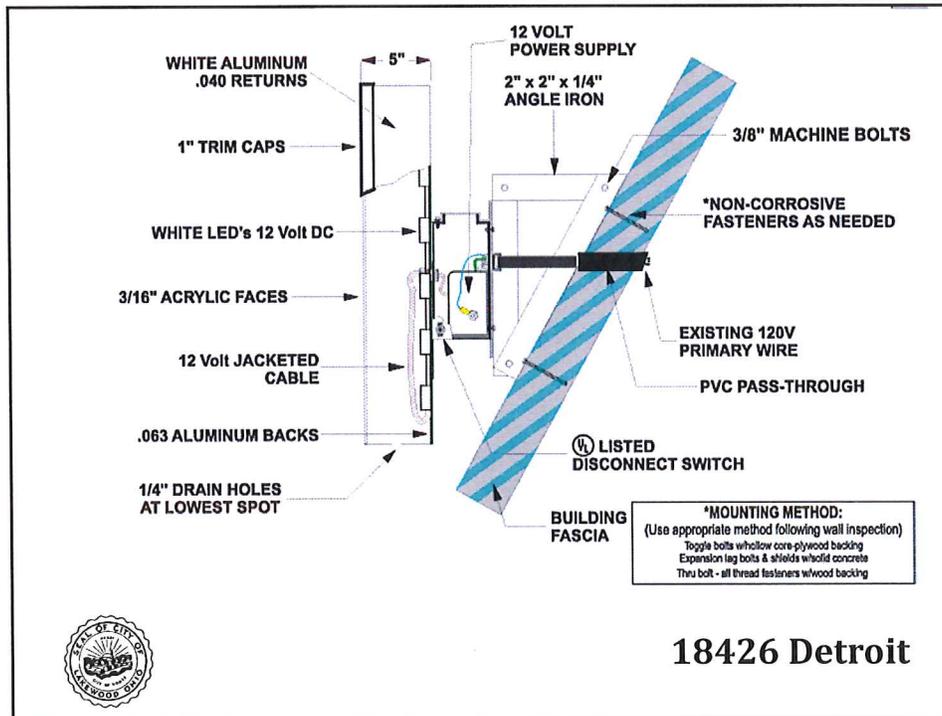
LED



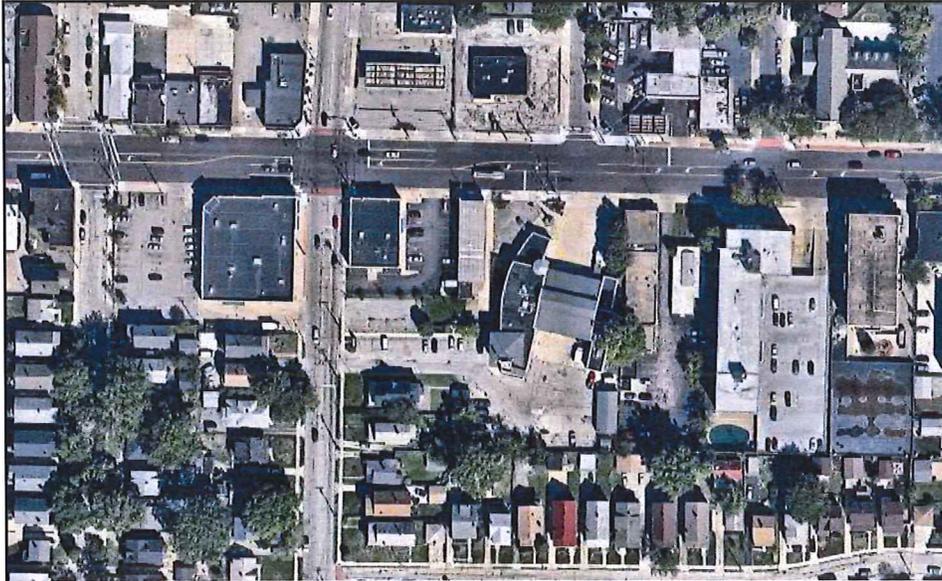
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18426 Detroit



18426 Detroit



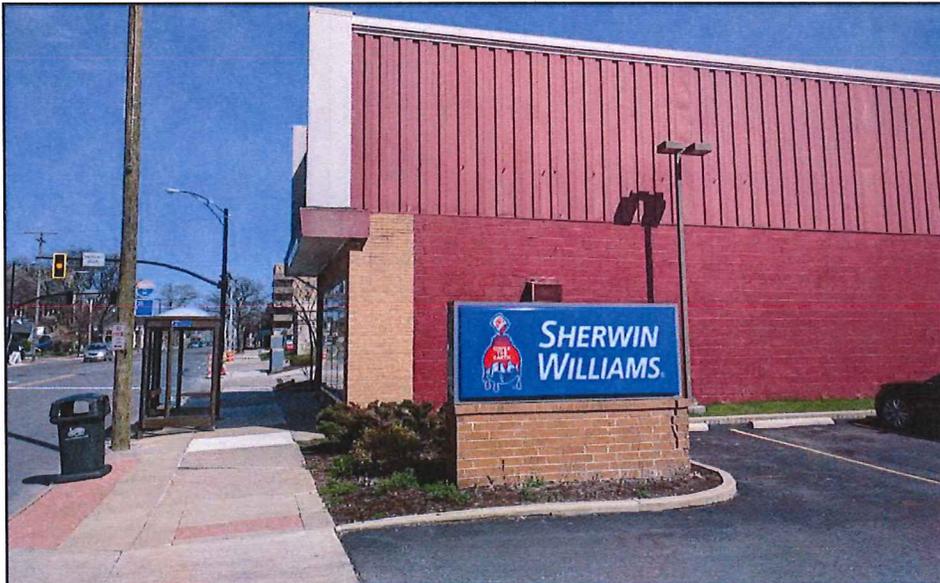
14625 Madison



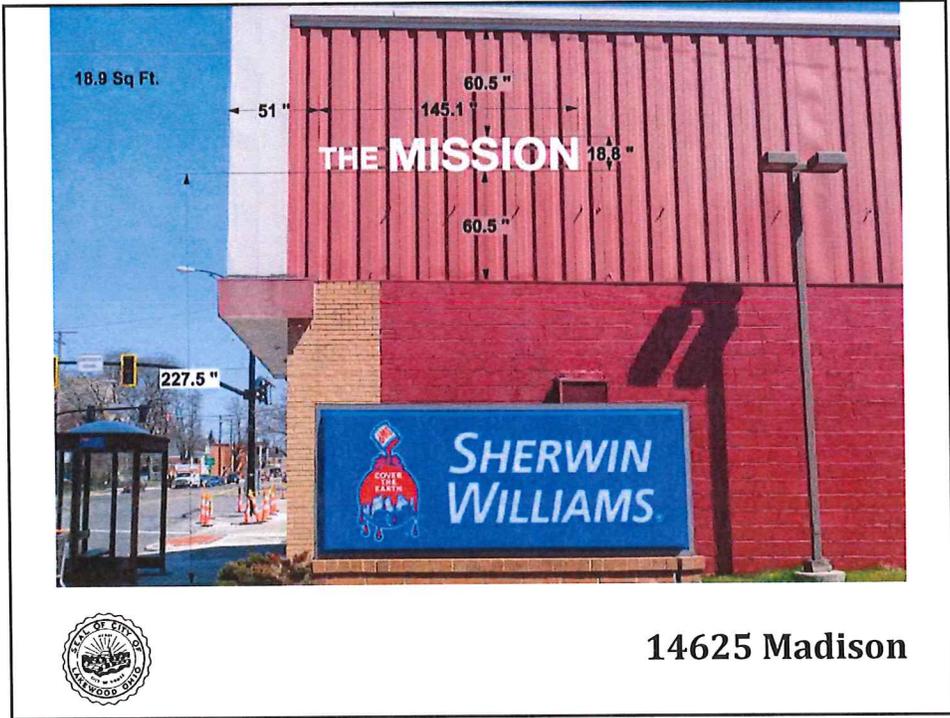
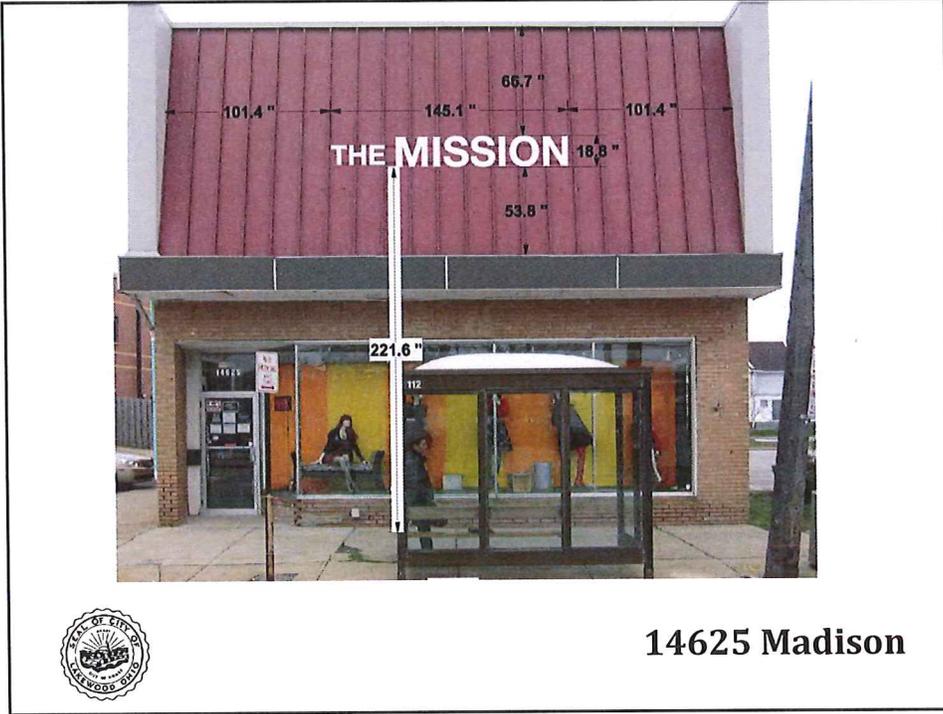
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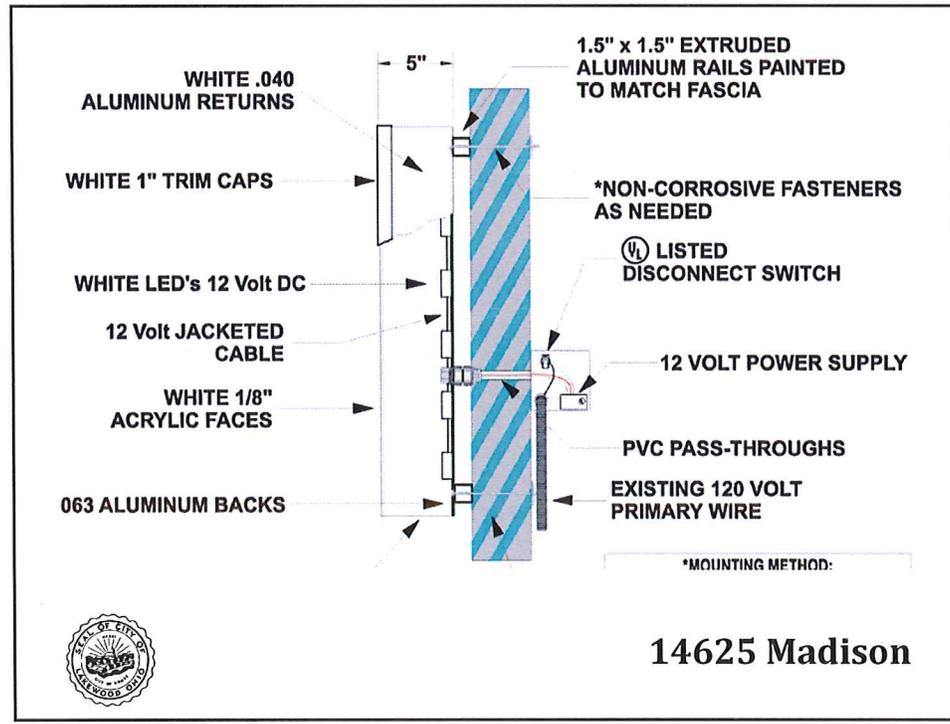
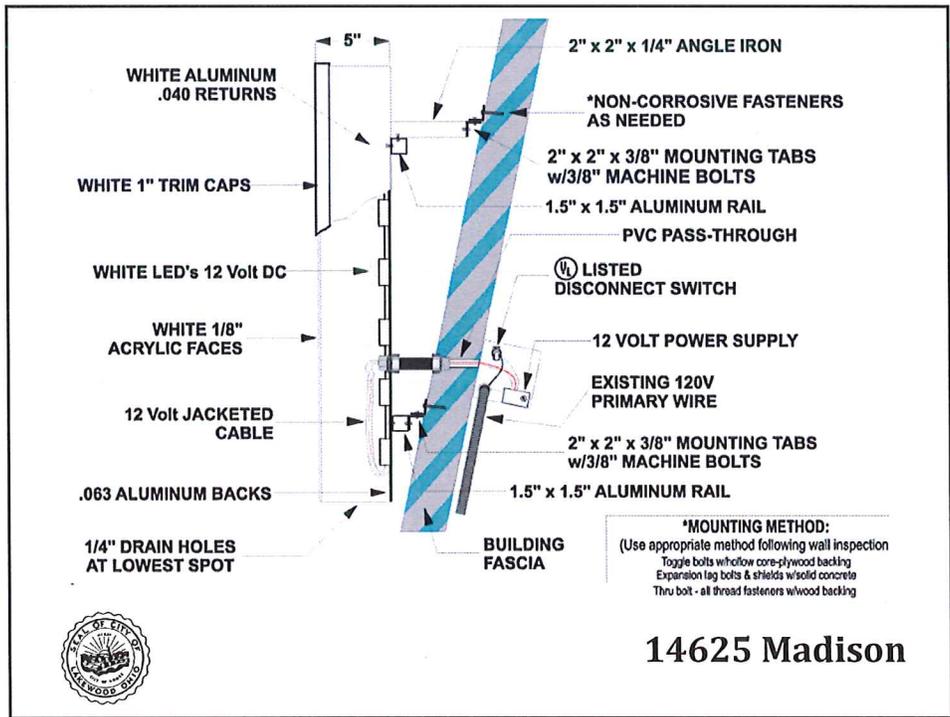


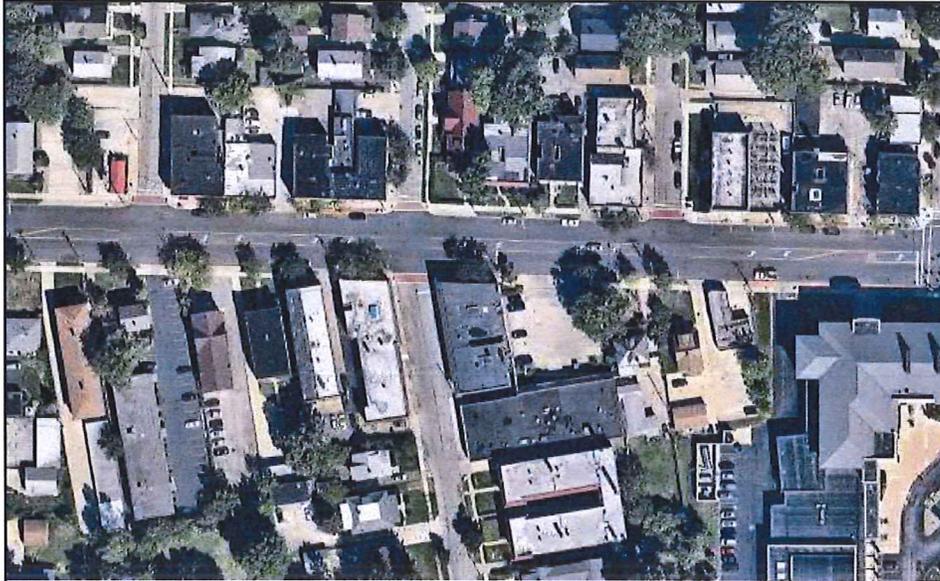
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14625 Madison



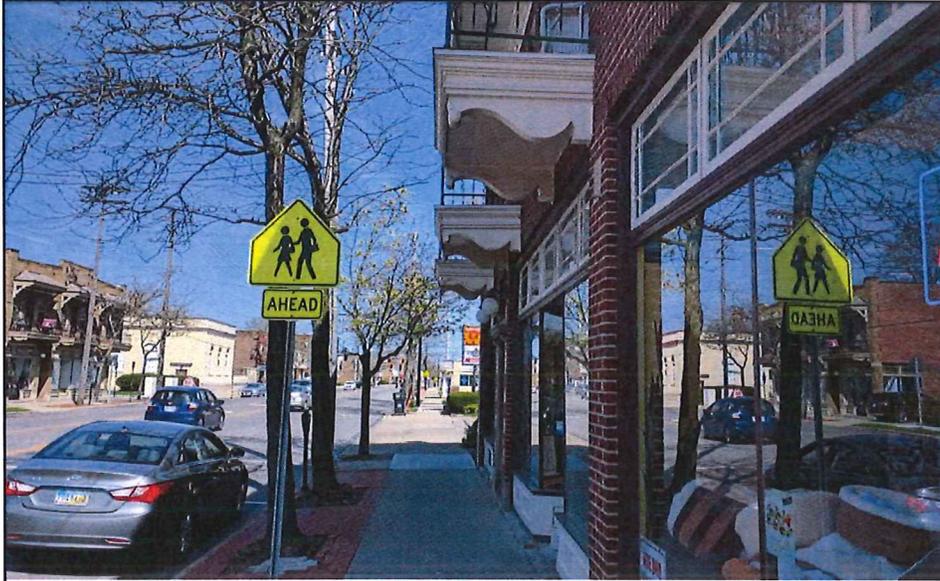




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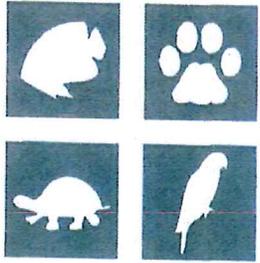


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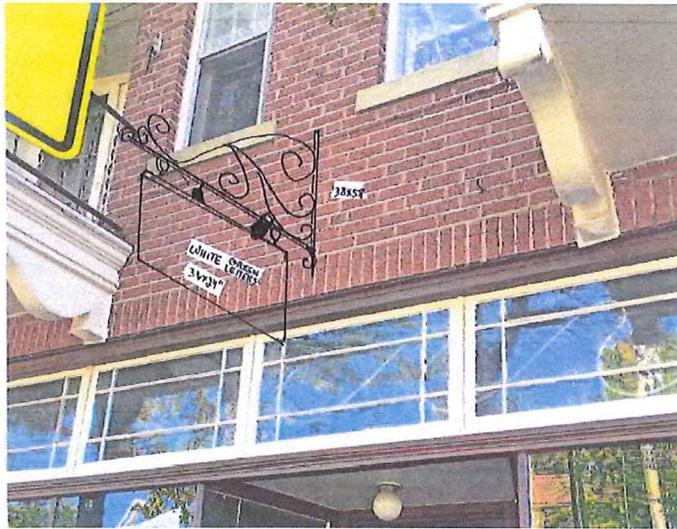
16821 Madison

Pet's general store

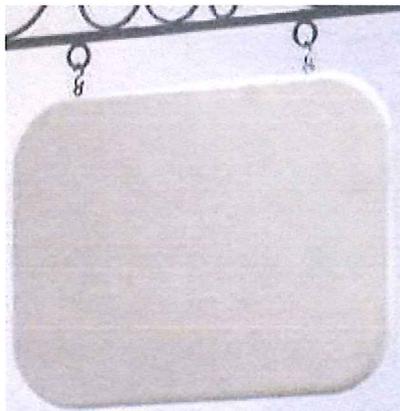


16821 Madison





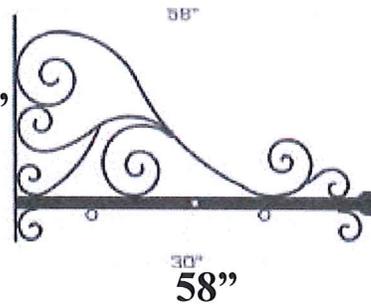
16821 Madison



24"

36"

38"



58"



16821 Madison