

No.	For	Category	Question
1	Both	Amenity Access	Will the plan for the southern section of your design include "public" areas adjacent to the current single family homes? If so, can that be changed to minimize disruption to the current residents?
2	Casto	Amenity Access	I noticed there is a pool and community building in the center of the south block of the proposal. How accessible will this be for community members that do not live in the townhomes? Will residents be able to purchase access, or will this be exclusive?
4	Carnegie	Design	What does this design reflect? Who are you selling with this design? Seems more like Beachwood than Lakewood.
5	Carnegie	Design	Do you think your design helps sustain and grow our surrounding businesses and restaurants? OR How does your design incorporate with the surrounding businesses and restaurants so that they grow, instead of being hurt by this new complex?
6	Carnegie	Design	Can you achieve the same vision without building a tower?
7	Carnegie	Design	Fire pit? What is your winter public space plan?
8	Casto	Design	In regards to the plaza, how will the lawn space be sensible to pedestrians, like senior citizens from nearby living, students walking home from LHS, and so on?
9	Carnegie	Design	This design in no way holds to the historic beauty of Lakewood. This is a key piece of your mission - explain?
10	CASTO	Design	What is the acreage of the plaza, the lawn and new grove, individually and collectively? Approximately how many people could it hold, standing? Your video had lovely depictions of light up Lakewood, but sightline for tree/ open area is limited.
11	Both	Design	How big is the public space?
12	CASTO	Design	How does this incorporate the greenspace to the main street area
13	CASTO	Design	With the three blocks, do you see this as a phased in project? If so, how would you sequence it?
14	CASTO	Design	Is burying/hiding public space/ separating from Detroit intentional?
15	CASTO	Design	The grass area (south) seems very limited in access to the public. Why?
16	Carnegie	Design	I appreciate the focus on pedestrian access, but will infrastructure be added for cyclists? What about public transit access?
17	Casto	Design	How is this project setting itself apart from the other developments currently being built? I.e.: McKinley Place, Rockport
18	Casto	Design	What is a retail pavilion?
19	Casto	Design	There are projects like this in Tremont, Westlake that feel closed out and blocky. How will you ensure the south block doesn't feel isolated?
20	Both	Design	Please- no flowering pears. Boring & Invasive.

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21	Carnegie	Environmental	With the proposed green infrastructure (bioretention) is this design trying to achieve zero runoff?
22	Carnegie	Environmental	What "green" options will the offices and residences have?
23	Carnegie	Environmental	How will solar and wind power play a factor in your build?
24	Both	Finance	What is the total projected cost of the project?
25	Both	Finance	What is the portion paid by the City of Lakewood vs. Developer?
26	Both	Historic	Can any of the original hospital Detroit-facing wall be incorporated?
27	Both	Historic	Why can't the original (Detroit-facing) Lakewood Hospital building be incorporated into the design?
28	Both	Historic	Are there plans to use any of the current hospital?
29	Both	Labor	Will you use certified contractors and installers on mechanical insulation and fire stopping life safety systems? Thus ensuring the safety of residents, workers, and the public. Property installed mechanical insulation will provide energy efficiency and will pay for itself. Mechanical insulation is "the best friend a budget will ever have"
30	Both	Labor	Are you employing local construction workers for this project?
31	Casto	Labor	What steps has the developer taken to ensure that Lakewood residents will be hired to build the project and will be paid fair wages.
32	Both	Labor	How many new permanent jobs created?
33	Carnegie	Office	Will not compete for health care at site reduce you ability to recruit medical tenants for facility?
34	Casto	Other	Why is your presentation so much better than Carnegie? What do you buy into more than they do?
35	Carnegie	Other	What do you mean by "expanding the footprint"
36	Carnegie	Other	"Expanding the footprint" was mentioned. Does Carnegie plan to expand by acquiring more property? Is tax abatement part of the project?
37	Carnegie	Other	What are you going to use the Curtis block for?
38	Carnegie	Other	What happens when the anchor pulls out? What is plan B?
39	Carnegie	Other	Who will be the owner of the completed project?
40	Both	Other	What is the main difference between these two plans? What makes yours stand out?
41	Both	Other	I would like to know the quality of craftsmanship on construction.
42	Carnegie	Other	How do you think this project reflects the City of Lakewood?
43	Both	Other	My family and I own and live on Marlowe. In fact, we just moved back "home" from the East coast to Marlowe. What do you see as two major benefits to the immediate neighbors to this project and what are at least two tangible drawbacks?
44	Both	Procedure	Will the slides be on the Lakewood website?

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45	Both	Property	Is there a plan or desire to acquire additional property on Belle or Marlowe? If so, how would that change your plan?
46	Carnegie	Property	How would Carnegie expand the footprint?
47	Carnegie	Property	Please clarify "Expanded Footprint".
48	Both	Property	How many homes will be torn down?
3	Carnegie	Public Space	Who is managing the public space, and through whose funding?
49	Both	Public Space	A stated Development Objective is "#3 relate to and activate the streetscape to generate street level activity and provide a safe, inviting pedestrian experience" How does providing a large public space "unprogrammed" do so?
50	Both	Public Space	Who will maintain the public space?
51	Both	Public Space	What amenities will be required of public space such as artwork, public restrooms, drinking fountains, trees, lighting?
52	Both	Public Space	What hours of operation will be required of this public space?
53	Both	Public Space	How will the City enforce the contrast that is this public space?
54	Both	Public Space	Who manages the use of public space? Festivals, skate boards, sports, kiosks, seating areas, etc.
55	Carnegie	Public Space	Who will maintain these banners? I can see these being worn out and out of date; similar to those you see in downtown Cleveland
56	Both	Public Space	Could there be a water feature like they have in Europe in small town squares?
57	Casto	Public Space	What is the acreage of the plaza, the lawn & the grove, individually/collectively?
58	Casto	Public Space	Fire pit? What is your winter public space plan?
59	Both	Qualifications	What are some other development projects that each company has completed?
60	Casto	Residential	When you say "residential apartments" do you mean rentals or owned condos and townhomes?
61	Casto	Residential	It appears that this type of residential-based development doesn't re-invent this pivotal site with lots of public activity and office jobs. Why do this development here as opposed to other Lakewood sites?
62	Both	Residential	Regarding residential units: will they only be rental apartments? Is there any change of them being condos? (I do understand that Carnegie's townhomes will be for sale product.)
63	Both	Residential	Anticipating long term move back to 'urban' areas, will the residential components provide depth in choices for various market groups: young singles / couples / families / empty nesters / elderly who want to remain in Lakewood?
64	Casto	Residential	It seems like everything is rental. How can we raise our grandchildren here? We need ownership of condo or townhouse units! At least in the southern block and maybe the top floors of the higher building.

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65	Casto	Residential	What research led to the decision for all the residential units to be rental? Is it possible for some of the units to be owner-occupied?
66	Casto	Residential	When you say "residential apartments" do you mean rentals or owned condos and townhomes?
67	Casto	Residential	It appears that this type of residential-based development doesn't re-invent this pivotal site with lots of public activity and office jobs. Why do this development here as opposed to other Lakewood sites?
68	Carnegie	Residential	Who can afford these luxury apts? Families? Doubt it. Can businesses afford to be L/T tenants?
69	Carnegie	Residential	What is the residential price point? Are you considering the impact on existing businesses in the area? (robbing Pete to pay Paul)
70	Carnegie	Residential	Which demographic for housing? Our schools are close to capacity
71	Carnegie	Residential	Are you looking into some affordable housing options?
72	Carnegie	Residential	What demographic are you targeting for the residential portion of the proposal?
73	Casto	Residential	When you say "residential apartments" do you mean rentals or owned condos and townhomes?
74	Casto	Residential	It appears that this type of residential-based development doesn't re-invent this pivotal site with lots of public activity and office jobs. Why do this development here as opposed to other Lakewood sites?
75	Casto	Residential	I like the idea of surrounding the garage with attractive apartments, but what would be the experience of the person living there? Would they hear and feel the constant rumbling of the cars?
76	Both	Residential	Have you taken into account the existing high rise office/residential project being redeveloped right across the street (Center North)?
91	Both	Residential	So all the street fronts will be razed?
77	Casto	Retail	How much retail is incorporated into the decision? Storefronts / restaurants.
78	Both	Retail	Since we already have unused retail space on Detroit & Madison, are we certain that it is wise to add new retail space on Detroit? I am concerned that older properties will be negatively impacted.
79	Both	Retail	Will the price point for retail spaces be accessible to local & independent businesses? (vs corporations and chain stores)
80	Casto	Retail	What kind of retail? Companies? Offers made? Tenants in the works?
81	Casto	Retail	How many interested office tenants and/or retail parties do you have (total) at this time? Mitchell's is great, but are there more?

