

## One Lakewood Place Presentation

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Breakout Groups focusing on four Development Objectives

1. Architecture  
What is the character of the development?
2. Public Space  
How will the community gathering space be used?  
What infrastructure is required to support these activities?
3. Function & Amenities  
As a business or user, what amenities would you look for on the site?  
How should the entrances interact with the public space and street?
4. Historic Significance  
What does the hospital site mean to you?  
How is this best represented on the site?

### *Breakout Group Notes:*

## Recognize and restate the historic significance of the site

### **Group 1**

- Keep pieces like the rod-iron railing to incorporate in the site
- Hospital represents volunteerism in the community.
- Hospital represented serenity. There were calming and peaceful places inside.
- The corner element is the most impressive. Is there opportunity to somehow align with the Three Arches Foundation and represent this in the architecture?
- The atrium in the middle of the hospital used to be open-air. The new plaza would reconnect to what was there.
- Represent growth and healing in the landscaping and seating areas.
- Opportunity to repurpose the historic photos in the atrium?
- A living wall or water feature would be a nice element to represent the serenity.
- Integrate a health walk in the site.
- Focus on lighting on the site.
- Focus areas of the hospital were: surgery, orthopedics, neurology, birth center. Opportunity to represent these areas?

### **Group 2**

- For Light-up Lakewood the hospital served as the centerpiece of Detroit and the center of town.
- Want to bring the dead space back to life, make it vibrant.

- Used the hospital as a frame of reference and direction in the city. “Do you know where the hospital is? Well...”
- Something important happened there. Represented safety and security.
- People from the Westerly, senior citizens, and residents would love a place to walk and rest.
- Give it a name.
- Using portions of the original property, use the brick to outline plaza, use arches.
- Buy memorial bricks as tribute.
- Don't get stuck in the past.
- Use public art as a gateway into the site.
- The Curtis Block acts as the historic cornerstone.
- The hospital supports the community. It isn't competition to any of the businesses. Should be very conscious of the retail we're putting in.

### **Group 3**

- The physical presence of the building is most important, not what happened there.
- Materials and quality should be a priority.
- Make the space quaint- not like Crocker Park.
- Curtis Block is the historic element. Look at stepping back the addition so the corner can be seen.
- Current property has beautiful mix of trees. Hope that the site continues to make a priority of trees and mix of evergreens, birches, etc.
- Maybe add a plaque or something in stone.
- Feature wall highlighting history in winter garden.
- The people make the place. Give Lakewood a blank slate to work with and they'll make it special.
- Move on from the hospital and look to what is ahead.

### **Group 4**

- The hospital represented neighborhood healthcare and a high quality standard.
- Foster Community on the site.
- Lakewood Hospital had special group of people that built the community. People that everyone knew. Work to commemorate the people that created the community and made the hospital what it is.
- Artwork from the doctors.
- Fountain.
- Draw people.
- Public Art.
- Tie in Cleveland Clinic FHC and merchants across the street.
- Pay attention to the materials.
- Get historic tax credits to restore the Curtis Block. This is the cornerstone of the site.
- City of front porches. Represent this on the site.
- There used to be an event called Starry Night. Consider recreating this.

## Multi-functional community gathering space

### Group 1

- I want to meet my friends there
- Private gatherings
- Have bike Lakewood community rides meet here
- Think about food trucks in the design
- Perk Park is an excellent example
- Add a splash pad or elements that invite parents with kids in an un-programmed way
  - Design the space to invite parents with kids regularly
- The space needs be adaptable and flexible design
- Simple design, of high quality
- Not permanent fixtures, but more movable options (chairs, tables, etc.)
- Can St Charles Green take on some of the great ideas coming out of these discussions?
- Needs to be designed for 12 months out of the year (not just summer)

### Group 2

- It needs to feel occupied and active
- Don't design for the biggest event of the year – think about everyday use
- Do not add a lot of fencing
  - Outdoor seating should be transparent
- “I just want to lay in the grass”
- “Urban oasis”
- Adaptable
  - Wide range of textures
  - Somewhere to people watch
  - Very interesting space
- Flexible
- Add public art
  - Cincinnati River Walk area as an example
- “Let's play outside in the winter”
- Allow the furniture to be movable
- “No chains on the chairs – flexible and inviting”
- Large planters along Detroit
  - Space needs to hold the edge but also be inviting

### Group 3

- Think about how an event space inside would interact with the public space outside
  - This should be connected
- Focus on active living and an area for kids to play
- Event inside should hold 200-350 people

- Consider infrastructure for special events:
  - Sound system, lighting, infrastructure for tents
- Should appeal to a diverse set of activities just like the solstice steps
- Would be great for weddings to be held here
- The space could have some structures

#### **Group 4**

- “I see this as the center of downtown - or of Lakewood”
- This is landmark worthy – similar to the Solstice steps
- Farmers markets
- Blend of greenspace and hardscape
- Put in tables and chairs to eat lunch and dinner
  - Think about the experience of ordering food from a truck – where do you eat?  
Where can you sit? Tables? Chairs? Accessible? Comfortable?
- Places to plug in
- Wifi accessibility?
- Design it so people want to linger in this space
  - Not necessarily about just retail consumers or office consumers – draw everyone in
- Wade Oval has great examples
- Edges are so important – hold the street edge but also be very welcoming

### **Creatively integrate visionary architecture**

#### **Group 1**

- Housing component should tie in character of residential, through scale and rhythm and texture.
- Relate to single family homes along Belle and Marlowe: Especially along southern edge.
- Front porches are an important element to Lakewood homes and a similar feel should be duplicated here.
- Good transition between residential and commercial is important
- Good material and scale make buildings more pleasant
- Green space, growing things can make development more part of neighborhood
- Buildings should be authentic
- Make it real through thoughtful details.
- Should not be a movie set, like Crocker Park looks
- This project has unique visibility from different approaches and should respond to that.
- Welcoming, not exclusive, not a gated community
- Create architecture on all 4 sides
- An open, inviting feel even for residential sections creates better fit and better space.

- Exploit urban pockets: those “leftover” spaces that allow people to claim a portion of a larger space.
- An open question: Should the Curtis block be emulated or current zeitgeist expressed?
- The plaza needs to be activated: Not a barren place.
- Buildings should provide an anchor and/or backdrop for the plaza
- Architecture that incorporates simple details at scale will provide character.

## Group 2

- Lakewood incorporates eclectic design from different periods of development: embrace it.
- The transition from retail to residential is important
- The Curtis block is an important element.
- Character through fine details
- Looking forward to “fresh and exciting” but strong character will reinforce the longevity of the project.
- The detail on buildings are important: at the cornice, at the sill, at places people touch
- First Federal is a good example of a building with detail.
- Cadence of the street should be emulated.
- Make it open and welcoming
- Proximity of retail to Marlowe is a concern. Tower is too close to the sidewalk edge. Don't leave a blank box facing the sidewalk.
- Provide gathering space for people: a front porch or stoop
- Water should have a presence on site.
- Daylight the stream?
- Original tin ceilings, crown molding, french doors and other interior details will make spaces more pleasant
- Balance of old vs. new
- Foot traffic is not great east of Belle: How can we encourage people to walk more
- Expand the epicenter of downtown: stretch it out
- Provide activity in plaza: A movie theater or outdoor films?

## Group 3

- Is there an opportunity to save façade of hospital or repurpose elements: re-utilizing pieces of the hospital: saving ricks? saving walls?
- Gardens and landscaping will make the development more approachable.
- Leave space for an adopt a spot?
- Lakewood homes are solid, the residential component should reflect this.
- The townhomes along the perimeter should be for sale product.

- Single floor masters should be provided, but not in the apartment tower(?)
- Aging in place is a big issue for Lakewood.
- What makes Lakewood, Lakewood? Those pieces that take some weather, that age gracefully.
- More stone, more textural building elements are preferred.
- The development should be a landmark –The center of town, a point from which direction is referenced.
- Include environmentally friendly aspects to the design: renewable energy, green roofs, elements that improve air quality.
- Make it a landmark.
- The high-line in NYC is a good example of excellent public space.

#### **Group 4**

- FHC is not a good example to be followed: It came out of nowhere to stand out, not fit in.
- Likewise Garfield Middle School ineffectively tries to mimic the preserved historic façade, but the scale and rhythm of openings falls short.
- The new buildings that flank Warren at Madison are examples of bland detailing and inappropriately scaled materials.
- Stay away from trendy materials: horizontal wood slats, corrugated metal, etc. (industrial chic)?
- Materials should be high quality. Fenestration should be well proportioned.
- Scale is important
- C.V.S. is a recent example of a successful project here in Lakewood
- First floor masters are a desirable housing type in Lakewood.
- The streetscape should be well thought out and friendly to pedestrians, cyclists and then cars.
- Important for the retail to have front doors.

#### **Key Takeaways**

##### **Authenticity**

- Scale and materials throughout the exterior and interior of the project.
- Traditional design elements received no distinct preference, but character is important.
- Leave some space for grit and the accrual of age.
- Provide elements that ground this project in its place.

##### **Engagement with the surroundings**

- “The Streetscape should be intentionally designed around the entire perimeter of site.”

- “This project has unique visibility from different approaches: Along the residential streets, coming from Lakewood Park at the far end of Belle, traversing the city via Detroit Ave, exploring on foot, riding a bicycle, dropped off by a rideshare or parking a vehicle.”

### **Welcoming feel**

- “Create a place for engagement between people. Do not erect barriers that separate this development from the rest of the community. People who make this their home will be welcomed in to the community, and hopefully will welcome us in to their homes.
- Front porches are a defining feature of many neighborhoods and are an expression of the neighborly sentiment that permeates our city.

### **Create a Landmark**

- “It would be nice to have the extents of what most consider *downtown* Lakewood expand eastward. This area does not get the same pedestrian traffic as the area west of Warren. Creating a dynamic space that attracts people will accomplish this.”
- “The development should be a landmark –The center of town, a point of orientation, a point from which direction is referenced.”

## **Attract diverse businesses that provide residents with a wide range of opportunities**

### **Group 1**

- Will restaurants be open on both ends, that is, to the public space and to the cut-through street?
- Be cautious when designing the loading dock behind the Curtis Block. If that 3-point turn is too tight, trucks may delay customer/resident traffic coming to the site.
- Pay special attention to the Marlowe elevation of the retail space. This should have windows, articulation, and potentially even an entrance to avoid being a blank wall.
- Reserved spaces for office users should be clearly defined and separated from public parking
- Valet service for the restaurants may be beneficial. Customers could drop off in the cut-through road and valets could use a designated area in the garage
- Free parking is crucial for the success of any retail

### **Group 2**

- Complementing existing business rather than competing directly with existing businesses in the district will be crucial to getting community buy-in

- First floor retail ought to interface with the public space both in design and offering. Outdoor dining is important, but also offering things that can be brought outside--coffee, ice cream, street food, etc.
- Retailers should make you want to come and stay in the district not pay and go
- High ceilings are not available in much existing Lakewood commercial space. This will be key to attracting tenants.
- Character of the facades will be key to drawing people onto the site
- There ought to be a terrace or balcony within the winter garden to allow for "outdoor" dining from second floor restaurants and/or retail to be more open to the space.
- Signage for parking will be crucial (counters, etc.)
- Cut-through must be safe, well-lit, landscaped, etc. or else it will be seen as a back alley
- Street level crossing of the cut-through street should be at least as attractive as the skywalk

### **Group 3**

- Include the development on existing Downtown signage and wayfinding
- Visibility will be key in parking and circulation. Sight lines should be modeled and studied
- How does the 25 MPH Detroit auto user see the retail uses? Signage and how it plays with landscaping on the plaza will be key.
- What will prevent adjacent office users from parking in the public parking and locking up retail spaces for an entire work day?
- Interior event space is a key need.
- Public restrooms should be considered for the plaza. Do they make sense in the Winter Garden, in the Garage, or elsewhere?
- Perception of parking is a bigger issue than parking availability.

### **Group 4**

- Experience retail is on the rise. Pure purchasing is in steep decline. How can we ensure that we recruit retailers who are out to provide an experience?
- Loading out is just as important as loading in. Where will trash enclosures be located and how will they be serviced?
- Diverse and attractive signage is a hallmark of Lakewood. Signage should not be standardized or overly constrained.
- Exemplary directional signage will be necessary to get people to use the garage if it is hidden by residential liner units.