



12650 DETROIT AVENUE 44107 216-529-6055

www.lakewoodoh.gov

Lakewood City Council

SARAH KEPPLER, PRESIDENT
KYLE BAKER, VICE PRESIDENT

Council at Large
THOMAS R. BULLOCK III
TRISTAN RADER
SARAH KEPPLER

Ward Council
KYLE BAKER, WARD 1
BRYAN EVANS, WARD 2
CINDY STREBIG, WARD 3
CINDY MARX, WARD 4

Noticed 11/26/24

PUBLIC NOTICE – COMMITTEE OF THE WHOLE

Committee of the Whole will meet Monday December 2, 2024 at 5:30 p.m. in the Auditorium of Lakewood City Hall at 12650 Detroit Avenue. The meeting is open to the public.

The meeting will be livestreamed on the City's website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 6/21)

The public is invited to comment on agenda items in person or by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account.

The agenda is as follows:

Approval of the minutes of the November 11, 2024 Committee of the Whole.

RESOLUTION 2024-71 – 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 and be in force after the earliest period allowed by law, appointing _____ to the office of At Large Member of Council on Lakewood City Council beginning immediately and ending December 31, 2025. (*referred to COW 11/18/24*)

ORDINANCE 20-2024 - AN ORDINANCE to amend Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood by changing and revising the Zoning Map of the City with respect to certain property as set forth and described collectively as the Downtown Development Project, 14519 Detroit Avenue (PPNs 314-07-017, 314-07-014, 314-07-008, 314-07-007) from C2 (Commercial, Retail) or R1H (Residential, Single Family, High Density) to PD (Planned Development). (*1st read & referred to COW 11/18/24*)

ORDINANCE 21-2024 - AN ORDINANCE authorizing a development agreement with CASTO, Inc., an Ohio corporation in connection with the redevelopment of certain real property in the City of Lakewood, Ohio as part of a tax increment financing program under Ohio Revised Code Section 5709.41. *(1st read & referred to COW 11/18/24)*

ORDINANCE 22-2024 - AN ORDINANCE to take effect immediately provided it receives the 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 execute a compensation agreement between the City of Lakewood and the Lakewood City School District. *(1st read & referred to COW 11/18/24)*

****Pursuant to Ohio Revised Code Section [121.22 \(G\)](#), a motion to enter executive session may be made for the purpose of considering confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance and to consider the sale of property.****

Sarah Kepple, Chair
COMMITTEE OF THE WHOLE

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net.

RESOLUTION NO. 2024-71

BY: KEPPLE

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 and be in force after the earliest period allowed by law, appointing _____ to the office of At Large Member of Council on Lakewood City Council beginning immediately and ending December 31, 2025.

WHEREAS, the resignation of At Large Councilmember Tristan Rader has caused a vacancy on Lakewood City Council beginning January 1, 2025; and,

WHEREAS, Article 2.2 of the Third Amended Charter of the City of Lakewood authorizes the remaining councilmembers to appoint a qualified individual to fill the vacant position; 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 this position should be filled immediately so as to ensure that City Council may deliberate thoroughly; now, therefore,

BE IT RESOLVED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. Council appoints _____ to the office of At Large Member of Council on Lakewood City Council beginning immediately and ending December 31, 2025.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were passed in open meetings of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were in meetings open to the public and in compliance with 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 the preamble to this ordinance, 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 upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor

ORDINANCE NO 20-2024.

BY:

AN ORDINANCE to amend Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood by changing and revising the Zoning Map of the City with respect to certain property as set forth and described collectively as the Downtown Development Project, 14519 Detroit Avenue (PPNs 314-07-017, 314-07-014, 314-07-008, 314-07-007) from C2 (Commercial, Retail) or R1H (Residential, Single Family, High Density) to PD (Planned Development).

WHEREAS, it is desirable and necessary to rezone the property to allow for the redevelopment of the property in accordance with the Final PD Plan and Lot Split and Consolidation Plat submitted by CASTO, Inc. (the “Developer”), which has been approved by both the City Planning Commission and Architectural Board of Review in compliance with the procedures outlined in the PD zoning chapter (1156); and

WHEREAS, Section 3 of Article XVIII of the Constitution of the State of Ohio permits municipalities to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other regulations as are not in conflict with general laws; 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 ordinance 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 moving forward with the development of this property is in the best interest of the public; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKEWOOD, OHIO:

Section 1. The Final PD Plan and Lot Split and Consolidation Plat submitted by the Developer is hereby approved in accordance with the procedures outlined in the PD zoning chapter (1156).

[See Final PD Plan and Lot Split and Consolidation Plat attached hereto as Exhibits A and B, respectively]

Section 2. Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood be and the same is hereby amended by changing and revising the Zoning Map of the City from C2 (Commercial, Retail) or R1H (Residential, Single Family, High Density) to PD (Planned Development) for the following properties collectively described as the Downtown

Development Project, 14519 Detroit Avenue (PPNs 314-07-017, 314-07-014, 314-07-008, 314-07-007).

[See Exhibit B]

Section 3. The Director of Planning and Development is hereby authorized and directed to make the reclassification change on the zoning map of the City of Lakewood, Ohio, in order to reflect the amendment designated in Section 2 of this ordinance.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed in an open meeting of this Council, and that all 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 including R.C. Section 121.22.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

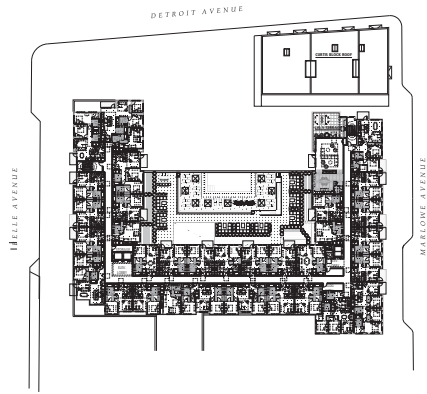
Approved: _____

Meghan F. George, Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. ____ - 24 duly adopted by the Council of the City of Lakewood, Ohio on _____, 2024.

Maureen M. Bach, Clerk of Council
City of Lakewood, Ohio



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	10,000	YD	1.00	10,000.00
2	REINFORCING STEEL	100	TON	100.00	10,000.00
3	FORMWORK	100	YD	100.00	10,000.00
4	BRICK	100,000	BRICK	0.10	10,000.00
5	GLASS	10,000	SQ FT	1.00	10,000.00
6	ALUMINUM	100	YD	100.00	10,000.00
7	STEEL	100	YD	100.00	10,000.00
8	CEMENT	100	YD	100.00	10,000.00
9	PAINT	100	YD	100.00	10,000.00
10	ROOFING	100	YD	100.00	10,000.00
11	MECHANICAL	100	YD	100.00	10,000.00
12	ELECTRICAL	100	YD	100.00	10,000.00
13	PLUMBING	100	YD	100.00	10,000.00
14	LANDSCAPE	100	YD	100.00	10,000.00
15	CONCRETE	10,000	YD	1.00	10,000.00
16	REINFORCING STEEL	100	TON	100.00	10,000.00
17	FORMWORK	100	YD	100.00	10,000.00
18	BRICK	100,000	BRICK	0.10	10,000.00
19	GLASS	10,000	SQ FT	1.00	10,000.00
20	ALUMINUM	100	YD	100.00	10,000.00
21	STEEL	100	YD	100.00	10,000.00
22	CEMENT	100	YD	100.00	10,000.00
23	PAINT	100	YD	100.00	10,000.00
24	ROOFING	100	YD	100.00	10,000.00
25	MECHANICAL	100	YD	100.00	10,000.00
26	ELECTRICAL	100	YD	100.00	10,000.00
27	PLUMBING	100	YD	100.00	10,000.00
28	LANDSCAPE	100	YD	100.00	10,000.00
29	CONCRETE	10,000	YD	1.00	10,000.00
30	REINFORCING STEEL	100	TON	100.00	10,000.00
31	FORMWORK	100	YD	100.00	10,000.00
32	BRICK	100,000	BRICK	0.10	10,000.00
33	GLASS	10,000	SQ FT	1.00	10,000.00
34	ALUMINUM	100	YD	100.00	10,000.00
35	STEEL	100	YD	100.00	10,000.00
36	CEMENT	100	YD	100.00	10,000.00
37	PAINT	100	YD	100.00	10,000.00
38	ROOFING	100	YD	100.00	10,000.00
39	MECHANICAL	100	YD	100.00	10,000.00
40	ELECTRICAL	100	YD	100.00	10,000.00
41	PLUMBING	100	YD	100.00	10,000.00
42	LANDSCAPE	100	YD	100.00	10,000.00
43	CONCRETE	10,000	YD	1.00	10,000.00
44	REINFORCING STEEL	100	TON	100.00	10,000.00
45	FORMWORK	100	YD	100.00	10,000.00
46	BRICK	100,000	BRICK	0.10	10,000.00
47	GLASS	10,000	SQ FT	1.00	10,000.00
48	ALUMINUM	100	YD	100.00	10,000.00
49	STEEL	100	YD	100.00	10,000.00
50	CEMENT	100	YD	100.00	10,000.00
51	PAINT	100	YD	100.00	10,000.00
52	ROOFING	100	YD	100.00	10,000.00
53	MECHANICAL	100	YD	100.00	10,000.00
54	ELECTRICAL	100	YD	100.00	10,000.00
55	PLUMBING	100	YD	100.00	10,000.00
56	LANDSCAPE	100	YD	100.00	10,000.00
57	CONCRETE	10,000	YD	1.00	10,000.00
58	REINFORCING STEEL	100	TON	100.00	10,000.00
59	FORMWORK	100	YD	100.00	10,000.00
60	BRICK	100,000	BRICK	0.10	10,000.00
61	GLASS	10,000	SQ FT	1.00	10,000.00
62	ALUMINUM	100	YD	100.00	10,000.00
63	STEEL	100	YD	100.00	10,000.00
64	CEMENT	100	YD	100.00	10,000.00
65	PAINT	100	YD	100.00	10,000.00
66	ROOFING	100	YD	100.00	10,000.00
67	MECHANICAL	100	YD	100.00	10,000.00
68	ELECTRICAL	100	YD	100.00	10,000.00
69	PLUMBING	100	YD	100.00	10,000.00
70	LANDSCAPE	100	YD	100.00	10,000.00
71	CONCRETE	10,000	YD	1.00	10,000.00
72	REINFORCING STEEL	100	TON	100.00	10,000.00
73	FORMWORK	100	YD	100.00	10,000.00
74	BRICK	100,000	BRICK	0.10	10,000.00
75	GLASS	10,000	SQ FT	1.00	10,000.00
76	ALUMINUM	100	YD	100.00	10,000.00
77	STEEL	100	YD	100.00	10,000.00
78	CEMENT	100	YD	100.00	10,000.00
79	PAINT	100	YD	100.00	10,000.00
80	ROOFING	100	YD	100.00	10,000.00
81	MECHANICAL	100	YD	100.00	10,000.00
82	ELECTRICAL	100	YD	100.00	10,000.00
83	PLUMBING	100	YD	100.00	10,000.00
84	LANDSCAPE	100	YD	100.00	10,000.00
85	CONCRETE	10,000	YD	1.00	10,000.00
86	REINFORCING STEEL	100	TON	100.00	10,000.00
87	FORMWORK	100	YD	100.00	10,000.00
88	BRICK	100,000	BRICK	0.10	10,000.00
89	GLASS	10,000	SQ FT	1.00	10,000.00
90	ALUMINUM	100	YD	100.00	10,000.00
91	STEEL	100	YD	100.00	10,000.00
92	CEMENT	100	YD	100.00	10,000.00
93	PAINT	100	YD	100.00	10,000.00
94	ROOFING	100	YD	100.00	10,000.00
95	MECHANICAL	100	YD	100.00	10,000.00
96	ELECTRICAL	100	YD	100.00	10,000.00
97	PLUMBING	100	YD	100.00	10,000.00
98	LANDSCAPE	100	YD	100.00	10,000.00
99	CONCRETE	10,000	YD	1.00	10,000.00
100	REINFORCING STEEL	100	TON	100.00	10,000.00



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 - Plan Level 5



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 - Building Elevations



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 - Building Elevations



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 - Partial Building Elevations







Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk View of Public Plaza



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk Corner of Detroit and Marlowe Ave. Looking Southwest





Lakewood Downtown Redevelopment Site Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block
Lakewood, Ohio



Lakewood Downtown Redevelopment Site Dusk View of Marlowe Ave. looking East between Curtis Block and Building #1
Lakewood, Ohio



Lakewood Downtown Redevelopment Site Marlowe Ave. Looking Northwest Towards Building 1
Lakewood, Ohio



Lakewood Downtown Redevelopment Site Belle Avenue Looking Northeast towards Building #1
Lakewood, Ohio





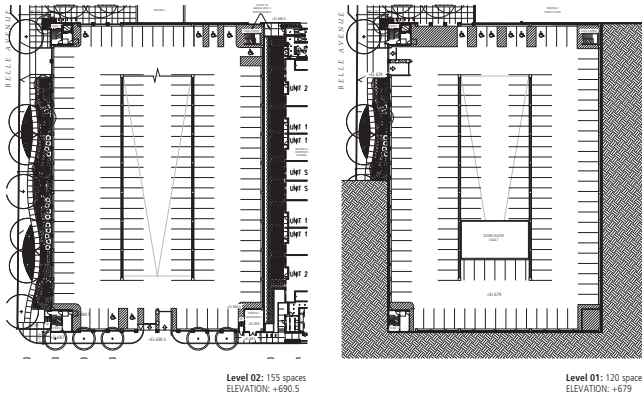
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. looking East between Building #1 and #2



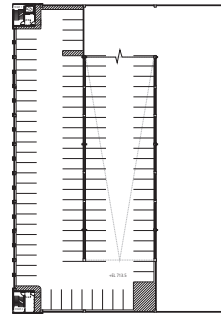
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk View from Belle Ave - Pocket Plaza between Building #1 and Garage

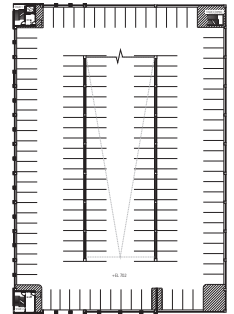


Level 02: 155 spaces
ELEVATION: +690.5

Level 01: 120 spaces
ELEVATION: +679



Level 04: 100 spaces
ELEVATION: +713.5



Level 03: 161 spaces
ELEVATION: +702

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Parking Garage Plans : 536 SPACES (11 ADA - 2 VAN)



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Parking Garage Plans : 536 SPACES (11 ADA - 2 VAN)

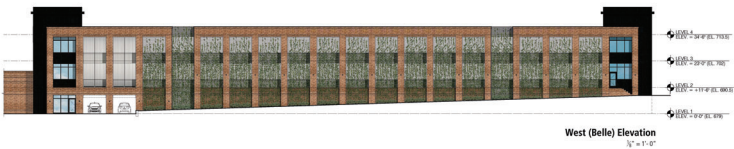




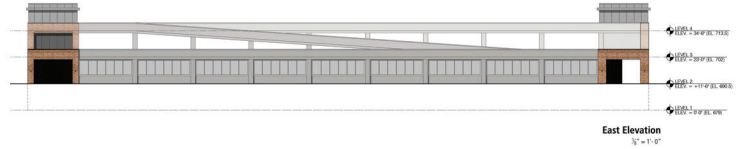
North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



West (Belle) Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



STRUCTURES IN REDUCED ASIDE GARAGE ENTRIES



TO MATCH WIRE MESH FINISH

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - North & West Elevations



"Greenwall" vertical shaft system. Color to match window frame



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - South and East Elevations

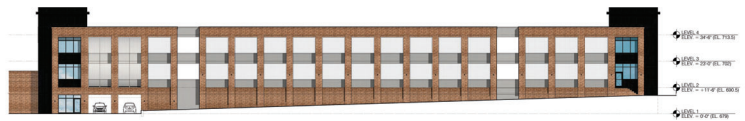


Enlarged West (Belle) Elevation
1/4" = 1'-0"

Enlarged West (Belle) Elevation
1/4" = 1'-0"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - Enlarged Elevations



Elevation
1/4" = 1'-0"



Landscaped
1/4" = 1'-0"



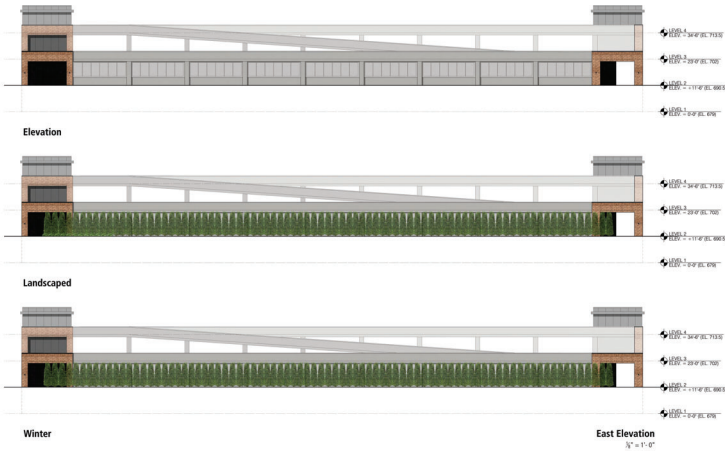
Winter
1/4" = 1'-0"

West (Belle) Elevation
1/4" = 1'-0"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - West Elevation





Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - East Elevation
3/8" = 1'-0"



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - Enlarged Elevations
3/8" = 1'-0"



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. looking South at Building #2



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk View - Belle Ave looking at Garage

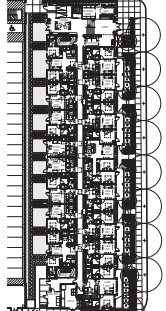




Level 04
1/4" = 1'-0"



Level 02-03
1/4" = 1'-0"



Level 01
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



East (Marlowe) Elevation
1/4" = 1'-0"



South (Cross Street) Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



West Elevation
1/2" = 1'-0"

East (Marlowe) Elevation
1/2" = 1'-0"

East (Marlowe) Elevation
1/2" = 1'-0"



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Southwest Towards Building 3



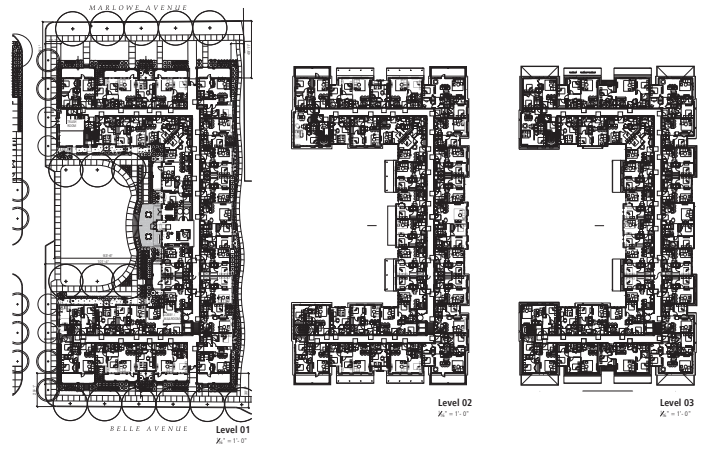
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk View of Building #3



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

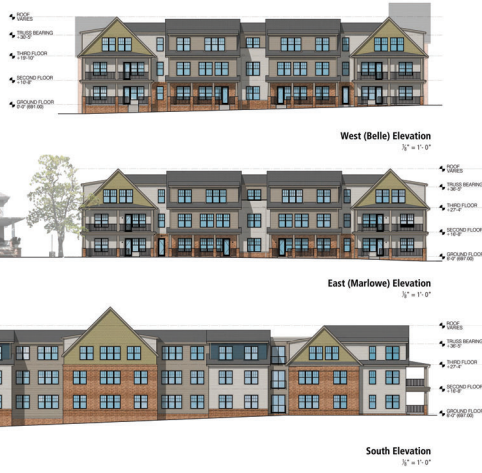
Marlowe Ave. Looking Northwest Towards Building 3



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Floor Plans





Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Elevations



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Elevations



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Enlarged Elevations



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Southeast Towards Building 4 (Black Option)





Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Northeast Towards Buildings 4 & 2



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk View of Building #4 from Belle Avenue looking Northwest



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 4



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast





Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Dusk Corner of Detroit and Belle Ave. Looking Southeast



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Aerial View from South East



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

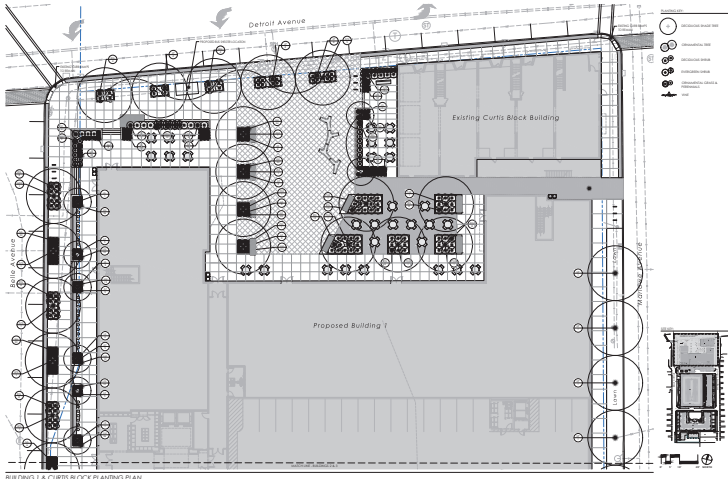
Aerial View from North East



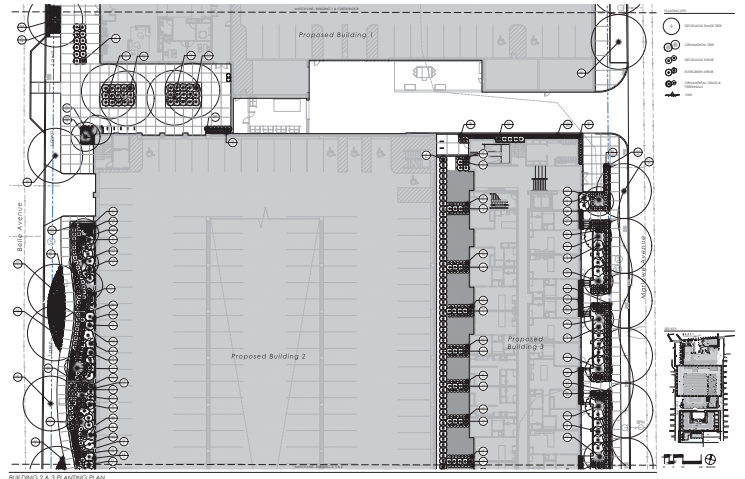
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Public Art





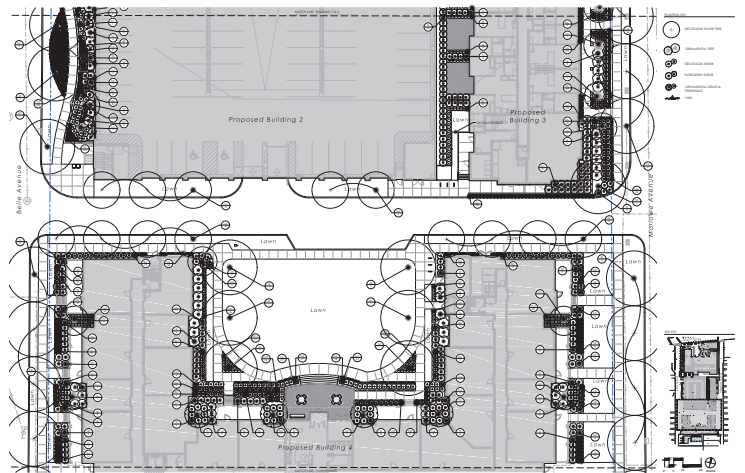
BUILDING 1 & CURTIS BLOCK PLANTING PLAN
 Lakewood Downtown Redevelopment Site
 Lakewood, Ohio



BUILDING 2 & 3 PLANTING PLAN
 Lakewood Downtown Redevelopment Site
 Lakewood, Ohio

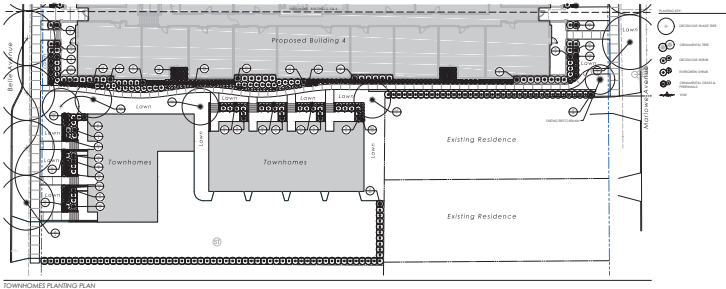


GARAGE GREEN WALL - PROPOSED PLANTING
 Lakewood Downtown Redevelopment Site
 Lakewood, Ohio



BUILDING 2, 3 & 4 PLANTING PLAN
 Lakewood Downtown Redevelopment Site
 Lakewood, Ohio





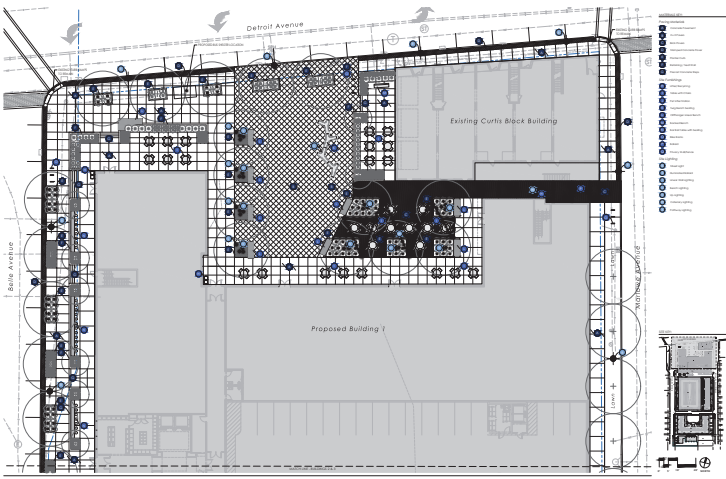
TOWNHOMES PLANNING PLAN

Lakewood Downtown Redevelopment Site
Lakewood, Ohio



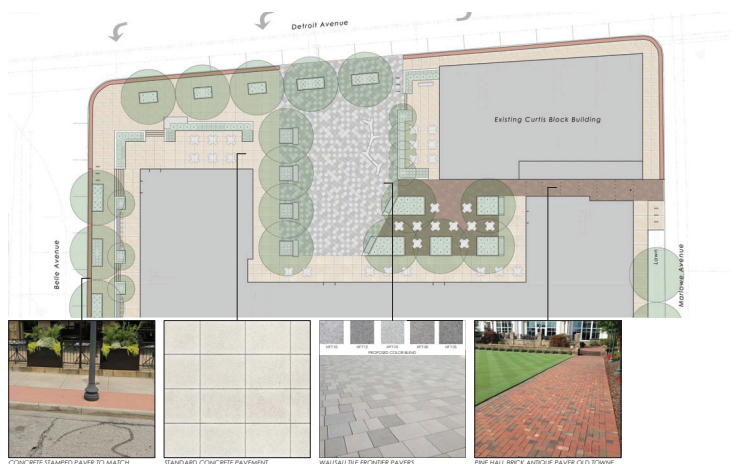
Plant Name	Quantity	Plant Name	Quantity	Plant Name	Quantity
	10		15		20
	5		12		18
	8		10		14
	6		9		11
	7		13		16
	4		11		15
	9		14		17
	3		8		12
	11		16		19
	5		10		13
	12		17		21
	6		14		18
	13		19		24
	7		15		20
	14		20		25
	8		16		21
	15		22		27
	9		18		23
	16		24		29
	10		20		25
	17		26		31
	11		22		27
	18		28		33
	12		24		29
	19		30		35
	13		26		31
	20		32		37
	14		28		33
	21		34		39
	15		30		35
	22		36		41
	16		32		37
	23		38		43
	17		34		39

PLANT SCHEDULE
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



BUILDING 1 & CURTIS BLOCK MATERIALS PLAN

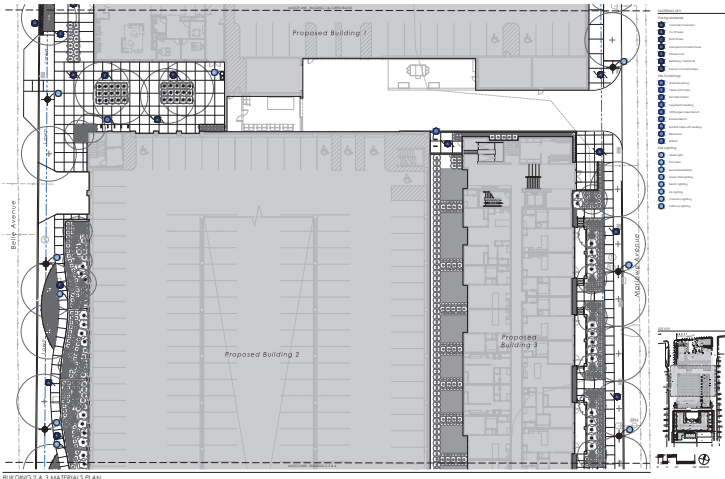
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



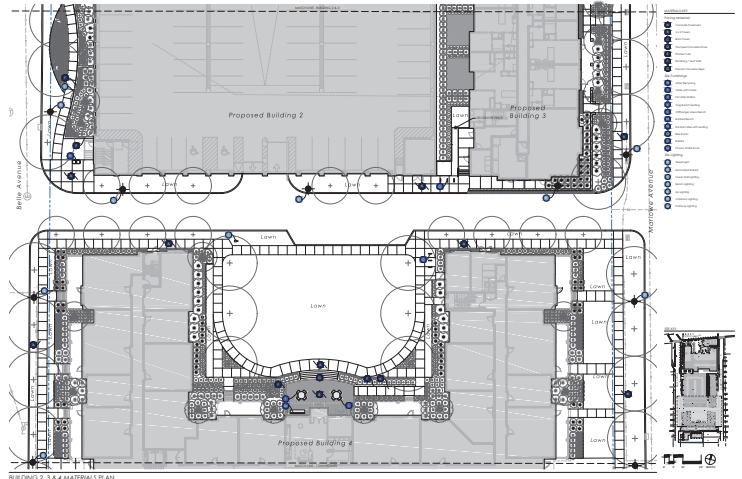
PLAZA - PAVING MATERIALS

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

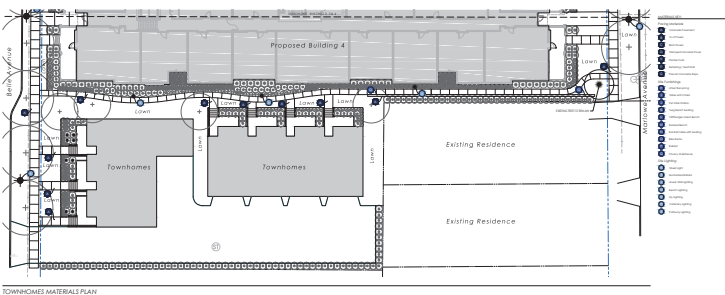




BUILDING 2 & 3 MATERIALS PLAN
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



BUILDING 2, 3 & 4 MATERIALS PLAN
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



TOWNHOMES MATERIALS PLAN

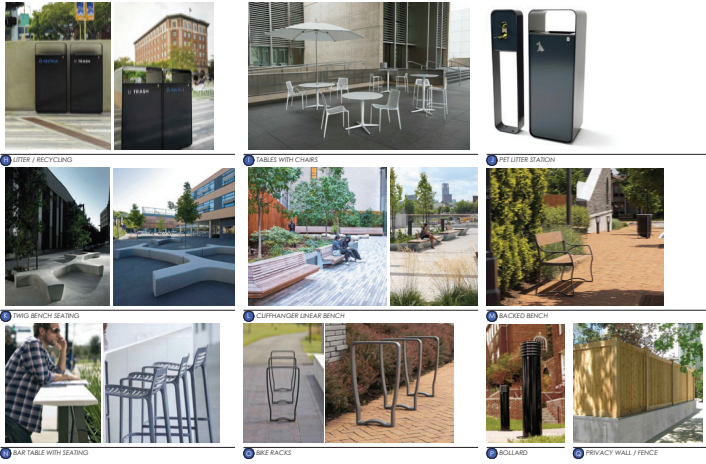
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



1 CONCRETE PAVEMENT
2 P&G PAVERS
3 BRICK PAVERS
4 STAMPED CONCRETE PAVEMENT
5 PLANTER CURB
6 RETAINING / SEAT WALL
7 PRECAST CONCRETE STEPS

SITE PAVING MATERIALS
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

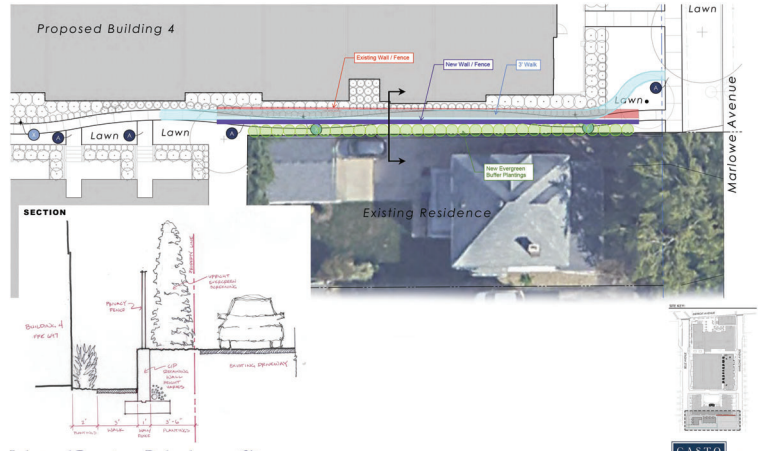




SITE FURNISHINGS

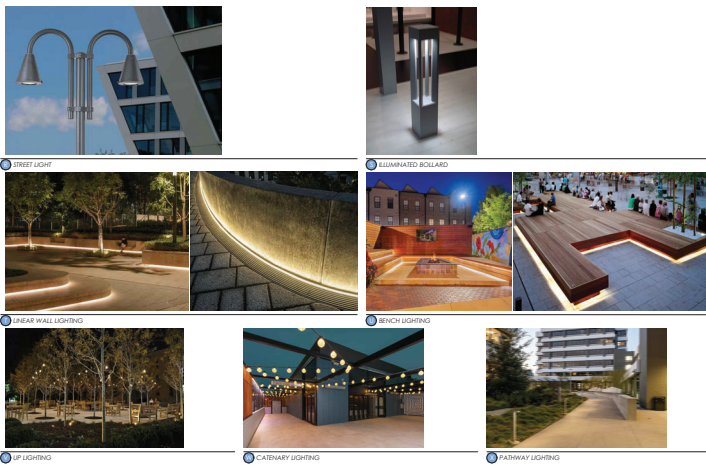
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

CASIO
DIMITARCHITECTS
EDGE



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

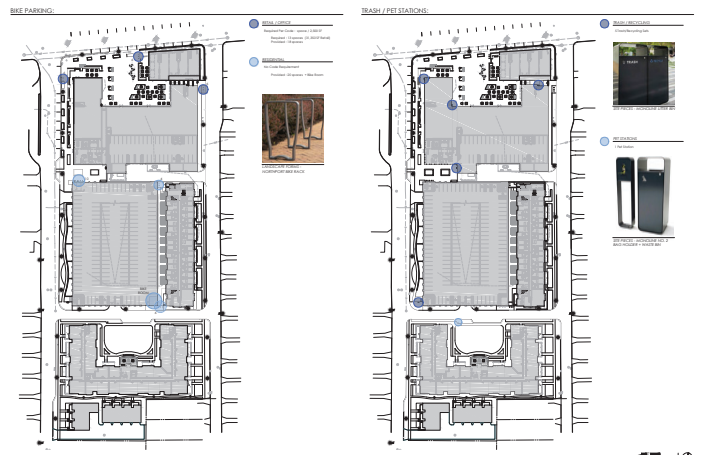
CASIO
DIMITARCHITECTS
EDGE



SITE LIGHTING

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

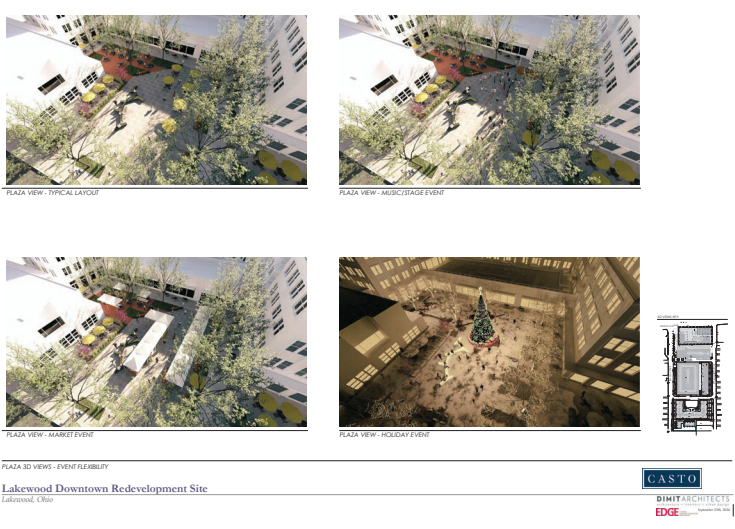
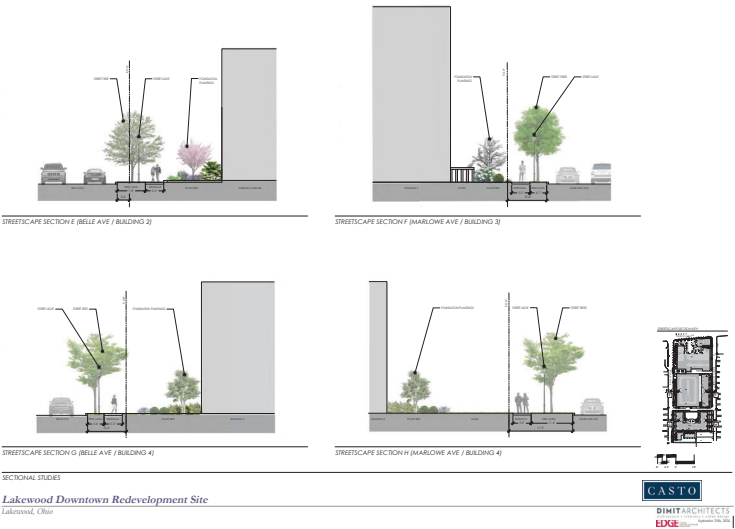
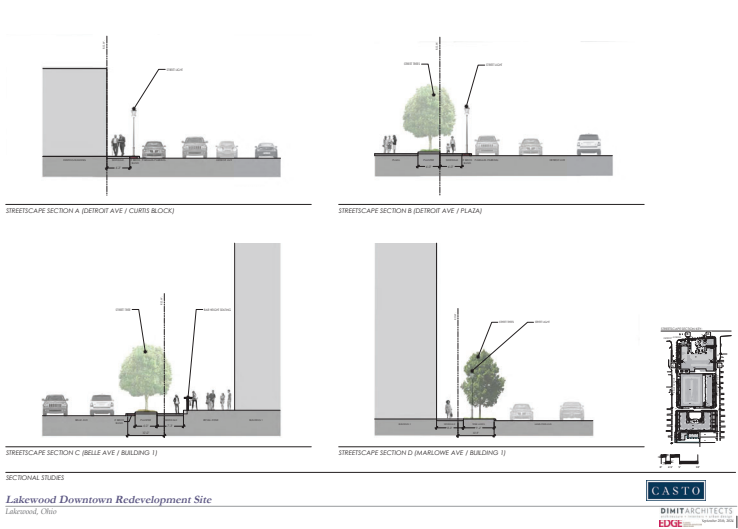
CASIO
DIMITARCHITECTS
EDGE

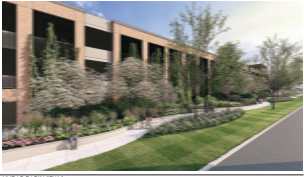


SITE FURNISHINGS

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

CASIO
DIMITARCHITECTS
EDGE





LINEAR PARK VIEW 1



LINEAR PARK VIEW 2



LINEAR PARK VIEW 1



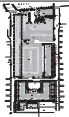
LINEAR PARK VIEW 2



BELLE AVE COURTYARD VIEW



BELLE AVE COMMERCIAL FRONTAGE STREETSCAPE VIEW



BELLE AVE 3D VIEWS

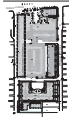
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



BELLE AVE COURTYARD VIEW



BELLE AVE COMMERCIAL FRONTAGE STREETSCAPE VIEW



BELLE AVE 3D VIEWS

Lakewood Downtown Redevelopment Site
Lakewood, Ohio



EXHIBIT B

LOT SPLIT AND CONSOLIDATION PLAT
(See Attached)

LOT SPLIT & CONSOLIDATION PLAT

State of Ohio, County of Cuyahoga, City of Lakewood Being part of Original Rockport Township Section No. 22

THE INTENT OF THIS PLAT IS TO CONSOLIDATE PPN'S 314-07-017, 314-07-014, 314-07-008, AND 314-07-007 INTO ONE PARCEL AND THEN SPLIT IT INTO PARCELS "A", "B", AND "C" AS SHOWN.

AREA TABULATION	
PARCEL "A"	0.366 Ac. - PART OF 314-07-017
PARCEL "B"	0.254 Ac. - PART OF 314-07-014 1.299 Ac. - PART OF 314-07-008
PARCEL "C"	0.408 Ac. - PART OF 314-07-017 1.073 Ac. - PART OF 314-07-014 0.370 Ac. - PART OF 314-07-007 1.851 Ac. - PART OF 314-07-008

Pertinent Documents and Sources of Data Used:

- Plats
MAP OF SURVEY AND RE-PLAT FOR LAKEWOOD HOSPITAL Vol. 228 Pg. 59
- LOT CONSOLIDATION FOR THE CITY OF LAKEWOOD Vol. 310 Pg. 66
- LOT CONSOLIDATION FOR THE CITY OF LAKEWOOD Vol. 310 Pg. 67
- The Genck Realty Company's LAKEWOOD SUBDIVISION Vol. 35 Pg. 26
- Belle Avenue Allotment Vol. 41 Pg. 23

Deeds
AFN 201602230181

STORM SEWER EASEMENT
Does hereby grant the City of Lakewood "Storm Sewer Easement" as shown herein with rights to access, lay, maintain, replace, or remove storm sewers, detention/retention basins, manholes, ditches, weaves, earth mounds, plantings, and/or other appurtenances. The property owner, over which said easement lies, shall be responsible for the city-normal maintenance of the easement area. Any regrading of the easement area shall be subject to city codes.

PUBLIC ACCESS EASEMENT
Does hereby grant the City of Lakewood and its residents "Public Access Easement" as shown herein with rights to access and/or travel in accordance with executed agreements associated with the redevelopment of this property. The property owner, over which said easement(s) lie, shall be responsible for the maintenance of the easement area also in accordance with said executed agreements.

OWNERS ACCEPTANCE
I, A REPRESENTATIVE OF _____ OWNER OF THE LANDS 314-07-017, 314-07-014, 314-07-008, AND 314-07-007, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION OF THE SAME.

BY: _____ AUTHORIZED SIGNATORY PRINTED NAME _____

NOTARY PUBLIC
COUNTY OF _____
STATE OF _____ SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, SHOWN HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED PERSONALLY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ COMMISSION EXPIRATION _____

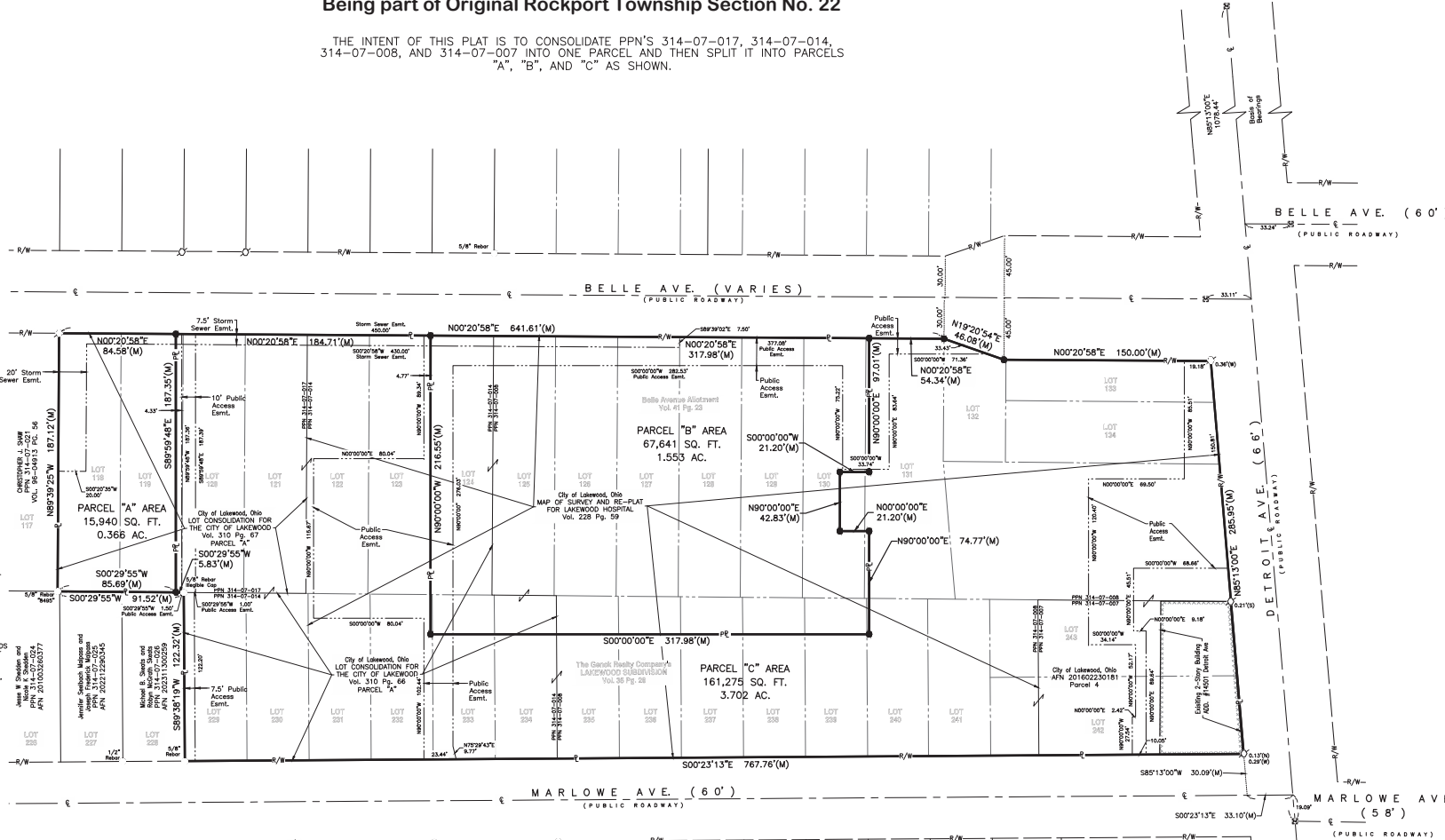
APPROVALS:
CITY ENGINEER
THIS PLAT IS HEREBY APPROVED, BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD, OHIO THIS _____ DAY OF _____, 2024.

LAKEWOOD, OHIO COUNTY ENGINEER _____ PRINT NAME _____

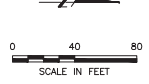
PLANNING COMMISSION
THIS PLAT IS HEREBY APPROVED, BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, OHIO THIS _____ DAY OF _____, 2024.

PLANNING COMMISSION CHAIRMAN _____ PRINT NAME _____

PLANNING COMMISSION SECRETARY _____ PRINT NAME _____



- LEGEND**
- ⊠ Monument Box Found with 5/8" Iron Pin
 - Drill Hole Found
 - Iron Pin/Pipe Found
 - Iron Pin Set
 - (M) Measured Bearing/Distance
 - Property Line
 - Proposed Property Line
 - R/W Right-of-Way
 - Centerline of Right-of-Way



BASIS OF BEARINGS
Ohio State Plane Coordinate System, Ohio North Zone, NAD83 (2011) as determined by GDOT RTN measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set one 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted.

CERTIFICATION
Field survey was conducted between January 2023 and August 2024.
All monuments found are in good condition unless otherwise noted.



BY: _____
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797
DRAWN BY: BAS CHK BY: GGB DATE 2024-11-11 958.013

E. P. FERRIS ASSOCIATES INC.
2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com
Consulting Civil Engineers and Surveyors

ORDINANCE NO. 21-2024

BY:

AN ORDINANCE authorizing a development agreement with CASTO, Inc., an Ohio corporation in connection with the redevelopment of certain real property in the City of Lakewood, Ohio as part of a tax increment financing program under Ohio Revised Code Section 5709.41.

WHEREAS, CASTO, Inc. (the “Developer”) is actively pursuing the redevelopment of certain real property located in the City of Lakewood, Ohio (the “City”), which real property is identified on Exhibit A attached hereto (the “Property”); and

WHEREAS, the Developer desires to develop and redevelop the Property for a mixed-use development for commercial and residential purposes (collectively, the “Project”), in accordance with the terms, conditions, covenants and warranties in the Development Agreement that has been negotiated by the Developer and City attached hereto as Exhibit B; and

WHEREAS, the Project will be in furtherance of the City’s urban redevelopment activities, and accordingly the City anticipates providing project-based tax increment financing for the Project, to be authorized by a separate ordinance pursuant to Ohio Revised Code (“R.C.”) Section 5709.41; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that it is in the public interest and proper public purpose for the City to support economic development and improve the economic and general well-being of the people of the City to create or preserve jobs and employment opportunities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKEWOOD, STATE OF OHIO:

Section 1. That the Development Agreement, substantially in the form attached hereto as Exhibit B, which Development Agreement specifies, among other things, that (A) the plans for the Project be prepared and submitted to the City for approval in accordance with all customary City requirements, and (B) the Developer obtain all building permits, zoning approvals, and other governmental approvals required for the Project, is hereby authorized and approved, together with such revisions or additions thereto as approved by the Mayor and Law Director as are consistent with the objectives and requirements of this Ordinance and not otherwise materially adverse to the City. The Mayor, for and in the name of the City, with the approval of the Law Director, is hereby authorized to execute the Development Agreement and any amendments thereto deemed by the Mayor to be necessary. The approval of changes or amendments by the Mayor, and the character of the changes or amendments as not being inconsistent with this Ordinance and not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof by the Mayor, with the approval of the Law Director.

Section 2. That this Council authorizes the Mayor and the Director of Planning and Development and all proper City officials to take actions necessary to fulfill the terms of this Ordinance and the Development Agreement, including the execution of any and all documents or amendments, necessary to enter into, implement, and administer the Development Agreement.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed in an open meeting of this Council, and that all 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 including R.C. Section 121.22.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. ____ - 24 duly adopted by the Council of the City of Lakewood, Ohio on _____, 2024.

Maureen M. Bach, Council Clerk
City of Lakewood, Ohio

EXHIBIT A

PROPERTY

(See Attached)



Site Summary		
Building 1: Mixed Use Residential Building	132 Units	167,700 GSF
Commercial Tenant Space (M 1)		24,750 GSF
Garage (M 1)	31 spaces	11,970 GSF
Residential Lobby (M 1)		3,400 GSF
CA/M (M 1)		3,600 GSF
Residential Apartments (M 2-5)		124,000 GSF
Building 1a: Curtis Block:	5 Units	12,800 GSF
Retail Space (M 1)		6,800 GSF
Residential Apartments (M 2)		6,200 GSF
Building 2: Parking Garage: 3-Story	536 Spaces	165,960 GSF
Building 3: 4 Story Apartment Building	74 Units	63,300 GSF
Residential Apartments (M 1-4)		
Building 4: Garden Apartments	87 Units	75,000 GSF
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:	298 UNITS	
Studios	34 Units	
1 BR/1BA	169 Units	
2 BR/2BA	88 Units	
3 BR/2BA	7 Units	
For Sale Single Family Townhomes:	7 Units	47,200 GSF / Unit
Site Parking Summary		
Structured Garage Parking:		567 Spaces
Street Parking:		21 Spaces
Total Parking Spaces:		588 Spaces

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

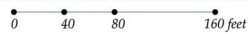


EXHIBIT B

DEVELOPMENT AGREEMENT

(To be Provided)

ORDINANCE NO. 22-2024

BY:

AN ORDINANCE to take effect immediately provided it receives the 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 execute a compensation agreement between the City of Lakewood and the Lakewood City School District.

WHEREAS, the former Lakewood Hospital site, which includes approximately 5.7 acres located at 14501 and 14519 Detroit Avenue (the “Project Site”), is a visible and important landmark in the community which, prior to its closure in 2016, was a hub of economic activity and a substantial source of tax revenue for the City of Lakewood, Ohio (the “City”); and

WHEREAS, the City and the Board of Education of the Lakewood City School District (the “School District”) share a mutual interest in the redevelopment of the Project Site and potential generation of tax revenue in connection with the same; and

WHEREAS, a developer has proposed, subject to approval of incentives as described herein, the acquisition of the Project Site and its redevelopment to include (i) approximately space of retail, restaurant, and commercial space, (ii) approximately 290 multi-family apartment units, (iii) structured parking, (iv) seven (7) townhomes, and (v) a public plaza (collectively, the “Project”); and

WHEREAS, the City wishes to establish tax increment financing (the “TIF”) with respect to portions of the Project Site to provide revenue to support certain costs of the Project, and the proposed TIF would establish a 100%, 30 year exemption from real property taxation for increases in real property value (the “TIF Exemption”) on the Project Site and require certain payment in lieu of taxes by the Project owner in connection with the same; and

WHEREAS, to facilitate the construction of the Project and to compensate the School District for a portion of the tax revenue that the School District would have received had the Project been improved and not been exempted from taxation, the City and the School District have determined to enter into a Compensation Agreement, which Agreement fully describes and sets forth their mutual understanding as to the obligations of the City relating to compensation to the School District for so long as the Project Site remains exempt pursuant to the TIF Exemption;[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 ordinance 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 moving forward with the development of this property quickly is in the best interest of the public; now, therefore

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. The Council approves the Compensation Agreement in substantially the form attached to this Ordinance as Exhibit A, and authorizes and directs the Mayor to sign the

Compensation Agreement. The Mayor is authorized to execute and deliver any other agreements, documents or certificates, and take all other actions, necessary to accomplish the purposes of this Ordinance.

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

Adopted _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved _____

Meghan F. George, Mayor

EXHIBIT A
COMPENSATION AGREEMENT

(To be Provided)