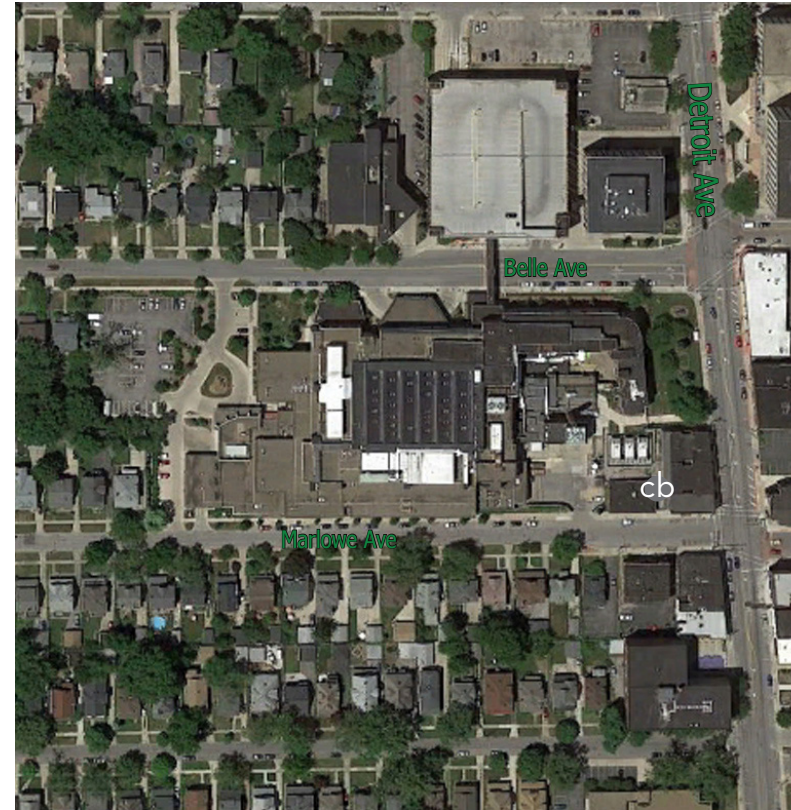




Aerial



Plan



Context: Historic Portion of Lakewood Hospital



Context: Detroit Avenue Looking West with Curtis Block

Lakewood Hospital Redevelopment Concepts



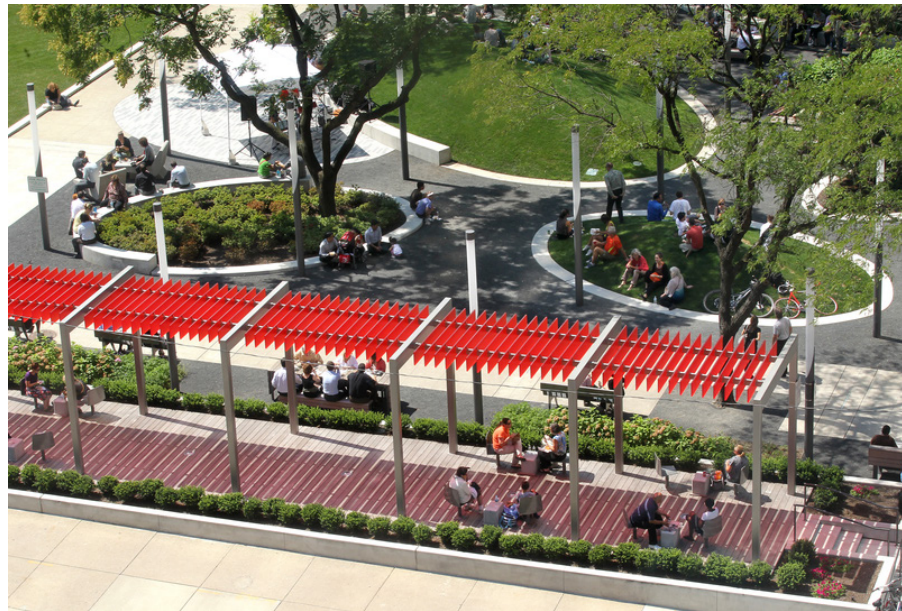
Aerial



Plan

Site Data

	hotel	35 rooms
1	Boutique Hotel (Includes 1917 Hospital Building)	
NA	commercial office	0 sf
NA	commercial retail	0 sf
1	Existing Walk-ups	0 sf
	multi-family residential	
1	First Floor Master Duplex	32 units
2	Townhouse	36 units
	public greenspace	
1	Central Park	+/- 1.0 acre
2	Urban Plaza	+/- 0.5 acres
3	Resident's Green	+/- 0.5 acres
4	Underground Parking	+/- 150 spaces
5	Curtis Block	



Perk Park, Cleveland, Ohio



Alamo Square, San Francisco



Park Boulevard, Bronzeville, Chicago, Illinois

Urban Plaza + Greenspace Concepts

Concept 1: Single Family Home Sweet Home

The focus of "Single Family Home Sweet Home" is to further diversify Lakewood's residential options.

Site Summary

boutique hotel (hospital)	35 rooms
single family residential	68 units
public greenspace	+/- 2 acres
parking	+/- 150 spaces



Aerial



Plan



Transbay, San Francisco, California

Live / Work / Play Concepts

Concept 2: Mix it Up

"Mix it Up" is an authentic downtown live, work, play district; with single family townhome and first floor master living; mixed-use apartments over street retail on Detroit and Belle Avenues; an urban pedestrian retail alley; apartment towers with terraced living and views of downtown Cleveland and Lake Erie; and a distinctive office tower addition to the Lakewood skyline.

boutique hotel	+/- 5,050 sf
commercial office	+/- 70,000 sf
commercial retail	+/- 57,000 sf
multi-family residential	+/- 182,205 sf
single family residential	51 units
public greenspace	+/- 1 acres
parking	+/- 225 spaces

Site Summary

Site Data

1	NA	hotel	0 rooms
1	Commercial Office Tower	commercial office	+/- 70,000 sf
1	Retail Bldg 1	commercial retail	+/- 20,000 sf
2	Retail Bldg 2	commercial retail	+/- 20,000 sf
3	Retail Bldg 3	commercial retail	+/- 6,000 sf
4	Retail Bldg 4	commercial retail	+/- 11,000 sf
1	High Rise Living Apt Bldg 1	multi-family residential	+/- 50,000 sf +/- 50 units
2	High Rise Living Apt Bldg 2	multi-family residential	+/- 35,000 sf +/- 35 units
3	Mid Rise Living Apt Bldg 3	multi-family residential	+/- 27,000 sf +/- 50 units
4	Mid Rise Living Apt Bldg 4 (Includes 1917 Hospital Building)	multi-family residential	+/- 30,000 sf +/- 30 units
5	Flats Above Townhouses + Retail	multi-family residential	+/- 40,000 sf +/- 40 units
1	First Floor Master Duplex	single family residential	8 units
2	Townhouse	single family residential	43 units
1	Central Park	public greenspace	+/- 0.5 acres
2	Resident's Green	public greenspace	+/- 0.5 acres
P	Parking Garages		+/- 260 spaces





Aerial



Plan

Site Data

NA	hotel	0
1	Office Bldg + Tower 1	+/- 48,000 sf
2	Office Bldg 2	+/- 68,000 sf
3	Office Bldg + Tower 3	+/- 145,000 sf
4	Office Bldg 4	+/- 45,000 sf
5	Office Bldg 5	+/- 21,000 sf
1	Retail Bldg 1	+/- 22,000 sf
2	Retail Bldg 2	+/- 18,000 sf
3	Retail Bldg 3	+/- 26,000 sf
4	Retail Bldg 4	+/- 13,000 sf
5	Retail Bldg 5	+/- 4,000 sf



8 Hopkins Street, Footscray, Melbourne, Australia



Palo Alto, California



Pinewood Toronto Studios, Toronto, Ontario, Canada

Urban Office Concepts

NA	multi-family residential	0 sf
NA	single family residential	0 units
NA	single family residential	0 units
1	Urban Plaza	+/- 0.3 acres
2	Central Green	+/- 0.4 acres
3	Resident's Green	+/- 0.4 acres
P	Parking Garages	+/- 450 spaces

Concept 3: Strictly Business

Downtown Lakewood currently does not contain class A office space. "Strictly Business" envisions a lively addition to Lakewood's central business district with a mix of street level retail along Detroit and Belle Avenues, a retail pedestrian alley, corporate office towers to add to Lakewood's skyline, and additional flex office space for start-ups.

Site Summary

commercial office	+/- 327,000 sf
commercial retail	+/- 83,000 sf
public greenspace	+/- 1.1 acres
parking	+/- 450 spaces

