

From: planthm@aol.com
To: [Bullock, Tom](#)
Subject: Re: Developing site plans for hospital redevelopment
Date: Tuesday, March 03, 2015 10:39:00 AM

That would be great!

-----Original Message-----

From: Bullock, Tom <Tom.Bullock@lakewoodoh.net>
To: planthm <planthm@aol.com>
Sent: Tue, Mar 3, 2015 10:36 am
Subject: Re: Developing site plans for hospital redevelopment

Sounds great. How about I meet you at your store at 12 noon and we walk over together? I would like to learn more about your businesses.

On Mar 3, 2015, at 10:34 AM, "planthm@aol.com" <planthm@aol.com> wrote:

Tuesday the 10th? Namaste?

-----Original Message-----

From: Bullock, Tom <Tom.Bullock@lakewoodoh.net>
To: planthm <planthm@aol.com>
Sent: Tue, Mar 3, 2015 10:33 am
Subject: Re: Developing site plans for hospital redevelopment

Lunch on March 9 or 10? Morning coffee can also work.

On Mar 3, 2015, at 10:29 AM, "planthm@aol.com" <planthm@aol.com> wrote:

This week is bad

-----Original Message-----

From: Bullock, Tom <Tom.Bullock@lakewoodoh.net>
To: planthm <planthm@aol.com>
Sent: Tue, Mar 3, 2015 10:18 am
Subject: Re: Developing site plans for hospital redevelopment

Would lunch this Friday work at 12:15 pm-- Namaste India Garden?

On Mar 3, 2015, at 9:43 AM, "planthm@aol.com" <planthm@aol.com> wrote:

Tom-

I would love to discuss some ideas.

Lets work out scheduling

Thank you,

David

-----Original Message-----

From: Bullock, Tom <Tom.Bullock@lakewoodoh.net>
To: planthm <planthm@aol.com>
Sent: Mon, Mar 2, 2015 8:28 pm
Subject: Fwd: Developing site plans for hospital redevelopment

David,

Thanks for attending Council tonight and for making thoughtful arguments regarding the proposed hospital change and flagging the crucial issues of redevelopment. Please see some issues I've marked out as priorities for me around this issue, in case Pam Smith hasn't already shared this with you.

I welcome your feedback on this, and ask if you have additional or different points, or whether you'd recommend edits to any of those I've made.

I do think DLBA and Chamber advocacy will be important here since I don't know that we've spent sufficient time, at least so far, identifying the priorities and opportunities, as well as hazards and risks, of this potential project.

I'd welcome the chance to discuss this over lunch in the next couple weeks.

Sincerely,
Tom

Begin forwarded message:

From: "Bullock, Tom" <Tom.Bullock@lakewoodoh.net>
Date: February 27, 2015 at 9:32:50 AM EST
To: Pam Smith <pamsmth@aol.com>
Subject: Fwd: Developing site plans for hospital redevelopment

Pam, FYI

Begin forwarded message:

From: "Bullock, Tom" <Tom.Bullock@lakewoodoh.net>
Date: February 27, 2015 at 9:30:29 AM EST
To: "Summers, Mike" <Mike.Summers@lakewoodoh.net>, "Siley, Dru" <Dru.Siley@lakewoodoh.net>
Subject: Developing site plans for hospital redevelopment

Mike and Dru:

I understand from the conference call discussion I participated in yesterday that Dru may soon be meeting with the Clinic to explore options hospital building and property redevelopment.

I want to let you know ahead of time that I have strong views on several key points related to building design and site plans, and I suspect other Councilmembers do too. I don't want to get into a situation in drawings are developed and presented without Council and community input. In addition, members of the community will care very much about these issues, and Council needs to fulfill its representative function by having a full and open deliberation on these points, up to and including amendments to Clinic proposals.

I haven't had the time to fully think through all the principles and goals I'd like to see addressed, but they include, at a minimum:

- 1) Integrating with, *and improving*, the walkable nature of Lakewood's downtown. In the words of former Councilwoman Pam Smith, this is a once-in-a-century opportunity to use "found acreage" to improve the continuity of our downtown, to enhance street amenities (benches, lights, tree lawns, patio areas), to potentially reconfigure parking to support Detroit retail, to create more Detroit retail and commercial office (or whatever's needed) in the most valuable location for commercial real estate, and to do so with building lines, materials, and architectural style that integrates with and improves our brand-distinctive Lakewood built environment.
- 2) Implicit in the above: I am highly skeptical of giving a new Clinic facility the entirety of Detroit Avenue frontage. This is our most valuable and repurpose section of that parcel and at a minimum should be purchased by the Clinic at a very high premium if they were to occupy that space. Better yet, they should occupy a setback portion, reserving the Detroit frontage for new economic development that would have the best chance of replacing some of the lost economic activity from the hospital. A setback location would not materially harm a new Clinic facility since it is a destination location that would draw patients regardless.
- 3) I attach great value to the Curtis block and would like to see it preserved. It puzzles me why we wouldn't want to do that. I recognize we may have an honest difference of views on this particular.
- 4) As the mayor has heard me argue repeatedly to the LHA Trustees, in my view it is of first tier importance, equal to the medical services themselves, that any new Clinic building be not only high quality, but distinctive, unique, and architecturally convey the innovation that the proposed plan aims to achieve. Both Google and Apple, in building new corporate headquarters, deigned buildings that in both form and function embody the innovative, inventive culture each organization embodies. If such a building design costs more, my response is, it's worth it, since we are contemplating an investment that will last for decades at the heart of Lakewood's downtown. The right kind of anchor, landmark building and design (which itself is home to cutting edge health management practices) could generate excitement and multiply redevelopment value of nearby acreage.

Thanks for your leadership on this complex and important issue. This may be the biggest single decision any of us make during our service to the City. I look forward to working with you to hit a home run.

Sincerely,
Tom

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