

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
May 8, 2018**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, May 8, 2018 at 8:30 a.m.***

**Present: Architectural Review Board Members:** Dale Serne, ARB Chairman, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, George Smerigan, City Planner and Jennifer Milbrandt, City Forester.

The following was discussed:

**STRONGSVILLE SLF:** Mr. Biondillo stated that there should be wall packs added to the building on the west and north sides for security. Mrs. Milbrandt's report stated that the Taxus in the landscape plan should be switched out for Boxwood.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Biondillo Bldg. Comm. Mr. Mikula, City Engineer Mr. Smerigan, City Planner
	Also Present:	Carol Oprea, Admin. Asst.

**MOTION TO EXCUSE:**

Mr. Smerigan - I move to excuse Mrs. Milbrandt for just cause.

Mr. Biondillo – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call:              All Ayes                      APPROVED

**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of April 24, 2018. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**STRONGSVILLE SLF – PHASE 2/ Mann Parsons Gray, Agent**

Recommendation of parking lot, building colors and materials, landscape and lighting for the proposed 27,800 SF addition to the current Omni Senior Living building located at 21386-21946 Royalton Road, PPN 392-14-004, 392-16-052, 392-16-004 and 392-16-009 zoned General Industrial.

Mr. Serne– Item Number One, Strongsville SLF. Please state your name and address for the record.

Mr. Johnson – Bobby Johnson, Mann Parsons Gray, 3660 Embassy Parkway, Fairlawn, Ohio 44333.

Mr. Finley – Tom Finley, Omni, 23205 Mercantile, Beachwood, Ohio 44122.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Finley – Just a quick background. As you know we opened up a little over a month ago. It is going very well, I think we have 39 people moved in. We have 52 or 53 leases. They are kind of trickling in. We have 17 already committed to the expansion. The reason for that is our one and two bedrooms leased up first on main and studios were the only thing left over and there was so much demand that when we announced that we were going to do the expansion or proposed to do the expansion, all those folks that originally said “look I don’t want a studio, I want a 1 or 2 bedroom” will now put a deposit down on that so 17 of those are already done so we are anxious to get through the process with the intent of breaking ground hopefully in August. All the approvals go the way they are with the next year, we think April?

Mr. Johnson – April 2019.

Mr. Finley – So we are pushing this and hope to get it done. I know you want to work through this very quickly because it is pretty straight forward. I will let Bobby basically give the details on what we are proposing and how we are proposing it.

Mr. Johnson – So if you look at that photo, the first photo that I just handed out it will give you a perspective of the existing rear to the north of the building. You can see on the right side of the page, we are going to be coming in at the third window from the right. We are going to be knocking out that room, first and second floor and then you can see the addition. The building is going to be give or take 30 or 35 feet away from that, that way we have the natural light still coming in on both buildings. Not interrupting any views. It is a nice view back there, overlooking that ravine. The next photo is an enlarged view. We are going to go with a similar look with the balconies. As Tom said we are going to, this addition is 24 units. They will only be one and two bedrooms, no studios. Each one

of these is going to have an exterior balcony with a nice view overlooking that ravine or the rear property to the west. The last two photos are just an example of, we have four main materials. It is going to be two types of vinyl siding, you can see in that third photo, we have a grey siding and a tan siding to match the existing. Then at the base we are going to have a stone. Sandstone to match, the last page it is zoomed in. We are going to have a white EFIS accent, you can see that in the drawings which I will go through right now. You can see the extent of how far we are going down there. The building is give or take 220 feet long. Obviously because it is one and two bedroom it's going to be a little bit more than the studios themselves. Landscaping plan, we are obviously going to be putting more along the east side. We have a lot more space there. The west side of this, there is a bunch of existing trees along the east side, we are going to try to maintain as much as possible along there.

Mr. Finley – We are struggling with the landscaping a little bit. I think there will be additional enhancements with this. We need to open up the Baker Creek and make that the amenity that it is we just don't know how to hold that fill back. The materials that we've got and we are struggling with that right now. What we are showing you here is enough I believe to get the approval but as we get into this thing we have dirt to get rid of, how do we utilize that, how do we retain it, the Army Corp., what that water way is and doing the appropriate thing so we really can't bring back to light. My own vision is that you could walk up to it and have a seating area or something looking out over that creek and what have you and make that nicer than what we have right now. What we have right now it is scraggly and not very attractive. We don't know what it is yet but there are further enhancements planned for that as we try to figure it out for ourselves.

Mr. Johnson – As you will notice we have twelve additional parking spaces, they are under that car port. It is an open air car port just a roof over it. The users of this facility are going to be assisted living but they will have the ability to have a car and go wherever they please. That is the purpose of this car port. You can see in the Pearl Road elevations, the windows will not be blue. It is just to let everyone know. The car port as you can see is the same materials, open air and that way going back to towns point and that way we can get that view looking across looking through the car port because we want to take advantage of that. That is pretty much it.

Mr. Serne– Tony.

Mr. Biondillo – I am assuming that you are taking out an apartment on each level and that will be the extension of your corridor coming through there.

Mr. Johnson – Yes.

Mr. Biondillo – A couple of things, I know that this isn't for Planning Commission yet but do you know the location of the hydrant is coming back here is? I just want to prepare you that is going to be the one thing that will be discussed. We are going to work with the Fire Department, I am sure they are going to have some concerns given the distance off the roadway and Fire Department access back to this, especially with the car port, between the extension of this roadway and the facility. They may have some concerns. I don't know if you are going to want this roadway extended, definitely probably put a hydrant in there given the location. They are usually a minimum of 250 foot on their spacing of their hydrants. Another issue that I had, I would like to see some wall packs along the western and northern side of this building to help illuminate that just from a security standpoint and maybe Fire Department access. I know that you have some patios back there but something that is on the house that will remain lit.

Mr. Johnson – I don't know if you are familiar with the actual project along the front.

Mr. Biondillo – Fortunately yes.

Mr. Johnson – There are some wall sconces out there, some decorative wall sconces that we could probably tie something in there that also goes with the look of the building. That also plays a part to the emergency that you are looking for and while also making it look nice.

Mr. Biondillo – Okay, perfect. I see you are continuing this lower non-combustible band at the lower portion of the building.

Mr. Johnson – It varies, you will notice in the elevation that it is low here, there are some high varying which kind of matches the existing north elevation. It jumps so we are matching that and we know that stone looks nice.

Mr. Biondillo – Okay so if you can, you can do, I don't think that there is a need to come back here but if you would put those wall packs and redo your photometric we can do that at Planning Commission. We don't have any community areas so all of these will be the same type of HVAC system for serving. We don't have any rooftop equipment on here.

Mr. Finley – No.

Mr. Biondillo – I don't know how you're are going to do the connection or these lobby point where these two tie together.

Mr. Finley – There is an elevator.

Mr. Biondillo – Oh you have an elevator, okay.

Mr. Johnson – Here is our connection here and we are removing this room. We are putting a new elevator right here. This machine room is a single story on the outside, don't need access to it. Here is our actual tie in, our mechanical room is going to be on the north end and serving this corridor only and the mechanical room upstairs is also serving corridor. Each unit themselves will have their own individual unit. It is pretty straight forward. It is a lot more simple then the rest of the building.

Mr. Biondillo – Okay, that is all I had.

Mr. Serne– Ken.

Mr. Mikula – The only thing I had, like you were talking about, not knowing where you are with the wall or whatever. Depending on what that is or what that turns out to be make sure that you give us time to review that because if it is something that we can't handle we may have to send that out to be reviewed.

Mr. Finley – Initially and again this is me talking and without bringing a landscape architect is to clean up some of the scrub and the nastiness that is in there and see what that does first and then the biggest issue is going to be holding that material on the side so that we can get some level of plant material so it will be simple in nature but obviously because of the grade it complicates things. But yes we will give you a heads up, I think that initially there is some pretty scraggly Sumac and some other things there that are necessary to hold it up but there has also been a lot of material, concrete, slurry type material that was dumped down over that hill and what do you do with that? How do I break some of that up without losing the hill etc etc. It's beyond me but we will make sure people are aware of what we are doing.

Mr. Serne – Make sure Jennifer knows.

Mr. Mikula – The structural wall whether it is modular or whatever, depending on what it is, we might need more time and that is what I am saying. Once you know let us know.

Mr. Biondillo – Have you done any soil sampling back there? Are you going to need to do the dynamic compaction in this area?

Mr. Johnson – We do have soils going but I don't know when they are actually, we've requested them.

Mr. Biondillo – Hopefully they will read into the scope on the first phase of this.

Mr. Finley – The dynamic compaction was done I believe, was piece and part of that particular area and so we've since had it cored and are waiting for results on that. We believe it to be sufficient compacted enough to be able to build it with that final determination which obviously we will share with you when we have that report back.

Mr. Serne – George.

Mr. Smerigan – I think that the materials and the colors match, everything looks good. I think it ties in very nicely, I think you have done a good job with that. I think the car port is a nice touch for those residents. I think that is a good addition to the site with Tony's request for the additional lighting I am fine with it.

Mr. Serne – I agree, it looks like it is all one piece and it wasn't put together and I think it will look very good and will function very well.

Mrs. Oprea – One other thing, Jennifer Milbrandt could not be here but today but on your landscaping plan you have noted Taxus in there but she feels that that would be a mistake because they are deer food and suggested that use Boxwoods instead.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Strongsville SLF.

Mr. Smerigan – I motion to accept the Recommendation of parking lot, building colors and materials, landscape and lighting for the proposed 27,800 SF addition to the current Omni Senior Living building located at 21386-21946 Royalton Road, PPN 392-14-004, 392-16-052, 392-16-004 and 392-16-009 zoned General Industrial.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Oprea /s/*  
Carol M. Oprea, Administrative  
Assistant, Boards & Commissions

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Approved