

# STRONGSVILLE ARCHITECTURAL REVIEW BOARD

## MINUTES OF MEETING

**JANUARY 23, 2007**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, January 23, 2007 at 8:30 a.m.***

**Present: Architectural Review Board Members:** Ken Mikula, City Engineer, Bill Boron, ARB Chairman, Tim Huffman, Frank Bohac, Bob Hill, City Planner, Fred DeHoff, Assistant Building Commissioner and Jennifer Milbrandt, City Forester

The following was discussed:

**STRONGVILLE CHAMBER OF COMMERCE:** Mr. Huffman stated that it went before the Town Center Commission and it received approval. They were really good at looking at alternatives and did a nice job with it. The board was in agreement. Mr. Boron asked what colors the building was going to be. Mr. Bohac was concerned about the building colors being compatible with the Old Town Hall. Mr. Huffman agreed.

**WESTFIELD/SOUTHPARK MALL:** Mr. Boron stated that they had submitted this morning the overall site plan showing the new tenants and an updated grid map for all the signs. He noted that the numbers on the Agenda were not correct due to this newest submission. Mrs. Oprea stated that the Agenda was according to the original information which was included in the packets. The revision changed the numbering system for the signage and separated them into categories. Mrs. Oprea also stated that the Westfield was looking for Board confirmation on the grid map and its structure. Mr. Boron stated that the Revision to the Master Sign Program needed to be approved before moving on to the actual mall signs for each tenant.

**JOSEPH A. BANKS:** Mr. DeHoff stated he had no issues with the signage. That it meets the City Codes.

**HOULIHAN'S:** Mr. DeHoff stated that he had no issue with the signage and that it meets the City Code.

**COLDWATER CREEK:** Mr. DeHoff stated that he had no issues with the signage and that it meets the City Code.

**CHICO'S:** Mrs. Milbrandt asked if the roof was made of copper. Mr. Huffman stated that there were several different options to do which looked like copper, it could be real copper like the Turnpike Service Center, and it could be a metal roof that is patina green



**Approval of Minutes**

Mr. Boron – You have had a chance to review the minutes of January 9, 2007. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**STRONGSVILLE CHAMBER OF COMMERCE/ R. A. Kalfas, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors for an exterior renovation to the Chamber of Commerce Building located at 18829 Royalton Road, PPN 397-10-009 zoned Public Facility. \*Certificate of Appropriateness granted 10-24-06.

Mr. Boron –Item Number One, Strongsville Chamber of Commerce. Please state your name and address for the record.

Bob Kalfas with R. A. Kalfas, 12001 Prospect Road, Strongsville, Ohio 44149.

Mr. Boron – Please explain to the Board what you are planning to do.

Mr. Kalfas – We are reframing the roof. We are taking off the mansard roof off and putting on a gable roof. It is going to be white siding, black timberline roof with decorative columns.

Mr. Boron – It's a black roof.

Mr. Kalfas – Black roof, timberline roof with white siding. The only difference is that this is showing vertical and we are going to go with horizontal siding because it matches the building next door. The Old Town Hall, so we are going to change that to horizontal instead of vertical.

Mr. Boron – New columns?

Mr. Kalfas – New columns.

Mr. Boron – The building stays the same though.

Mr. Kalfas – The brick still stays the same. Everything else stays the same.

Mr. Boron – The overhang with the walkway underneath.

Mr. Kalfas – Yes, the overhang is exactly the same. The whole mansard comes off.

Mr. Boron – Are there any lights or anything in the copula?

Mr. Kalfas – I don't think there is a light in that copula. We could put one, its going to have windows. The copula is trying to match the one next door too.

Mr. Boron – You don't have any lights underneath.

Mr. Kalfas – Yes, there will be 22 can lights. There are wall mounted lights that we are going to change to a little more modern lighting.

Mr. Boron – Frank.

Mr. Bohac – No problem.

Mr. Boron – Tony.

Mr. Biondillo – Approvable form.

Mr. Boron – Ken.

Mr. Mikula – I think this looks nice.

Mr. Boron – Tim.

Mr. Huffman – It was approved at Town Center Commission and I think it continues to look good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Looks nice.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for the Strongsville Chamber of Commerce.

Mr. Bohac – I motion to accept the recommendation of the Site, Building Elevations, Building Materials/Colors for an exterior renovation of the Chamber of Commerce Building located at 18829 Royalton Road, PPN 397-10-009 zoned Public Facility.  
\*Certificate of Appropriateness granted 10-24-06.

Mr. Hill – Second

Roll Call: All Ayes APPROVED

**REFERRALS FROM PLANNING:**

**WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Amendment to the Master Sign Program for Westfield Shopping town SouthPark Mall adding (5) signs and (3) awnings for the Joseph A. Banks store, adding (1) sign for the Chipotle Mexican Grill, (2) signs for the Coldwater Creek (3) signs for the Houlihan's Restaurant and (2) signs for Chico's for property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Boron –Item Number Two, Westfield/Southpark Mall. Please state your name and address for the record.

John Slagter, 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio.

Larry Powers, 2510 N. Kedsie, Chicago, Illinois 60647.

Mr. Boron – You are hear for a revision to the Master Sign Program for Westfield/Southpark Mall. We received your tabular listing of the signage for the Mall. We also appreciate your bringing in the elevations. Before you start, is that a new tenant or is that part of the building?

Mr. Powers – That is a vacancy.

Mr. Boron – There will probably at some point probably one coming in for that.

Mr. Powers – This is the mall brick back here.

Mr. Boron – If you want to explain what you plan to do.

Mr. Powers – We just wanted to lead off because we want to start by approving or presenting, the quantity and sizes for all the tenants on the exterior. Starting with

actually updating the existing wall, I think we fell a little bit behind with whether is Jacobs or Westfield, along the line of just where we had signs and how many we have on the site, before we even begin to talk about the signs that we are proposing today. That grid should accomplish that, its getting us up to speed. Today, I think we have a pretty good handle on how many signs and where they are located for these exterior tenants.

Mr. Slagter – One issue that we wanted to bring to the attention of the Board. We have actually put the grid in electronic format but one concern that we are having, one difficulty that we are having technically, because there is so much information, each time we try to produce the document it gets corrupted and have to create it again. One thought was and we wanted to talk to the Board was, whether or not there is a desire to have it laid out the way it currently is with the different geometric shapes for the different types of signs. We could probably much easier use a separate listing for mall signs, site signs, the building signs and have numbers next to them that would correspond to the location. The current format that we have is just in the practical manner, the technology creates a real difficulty in terms of updating. I don't know if the Board has an issue . . .

Mr. Boron – I think that way you have presented it as shown with the squares, the diamonds and the circles. You go back and forth to look at what a mall sign is, what a building sign is, I think that works out pretty well.

Mr. Slagter – So you want us to keep the same format?

Mr. Boron – Other than the formatting, I guess you could put them on separate pages. I think that they are fine the way it is. The way you show them with the plan, it is pretty clear of where it is.

Mr. Slagter – Ok then we will keep that same format.

Mr. Bohac – We kind of liked it the way it was.

Mr. Boron – It makes a lot of sense, you can just find out where it is.

Mr. Slagter – I'm sure that technically someday we will figure it out.

Mr. Huffman – I guess my only comment would be, what is that alternative format?

Mr. Slagter – The alternative would be that we have a separate listing of mall signs with a number M and whatever the number is and probably without the geometric shapes.

Have a separate listing on each page. A list of mall signs, building signs and the site signs.

Mr. Huffman – Would there be a site plan showing where those are located?

Mr. Slagter – Yes. I think we will just keep it the way it is.

Mr. Boron – It is easy to pick out either the diamonds, squares or circles whatever we are looking for.

Mr. Slagter – Ok.

Mr. Powers – One of the things that we talked about a couple of weeks ago was trying to group all these tenants together as far as the signage goes. Somehow miraculously we have been able to accomplish that and we are here today to try and group it all together and present it as one.

Mr. Boron – Fred

Mr. DeHoff – For every sign, they all meet the City Code. If you are happy with the new sign program then I have no problem with it.

Mr. Boron – Frank.

Mr. Bohac – Like I always say, if Fred says it ok, then I don't have any other comment.

Mr. Boron – Tony.

Mr. Biondillo – Approvable form.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – I think they look fine. I didn't check the actual numbers but what I have seen in all the packages, they look good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – The question I have, Fred, when you said it meets the City Code, it meets their sign program, correct?

Mr. DeHoff – It meets our code, it meets their sign code.

Mr. Huffman – There is a special section in the Code regarding Regional Shopping Centers I believe.

Mr. Hill – With what the code says, other than that does not apply. It's the Master Sign Program.

Mr. Huffman – Right.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Revision to the Master Sign Program for Westfield/Southpark Mall.

Mr. Huffman – I motion to accept the Amendment to the Master Sign Program for Westfield Shopping town SouthPark Mall adding (5) signs and (3) awnings for the Joseph A. Banks store, adding (1) sign for the Chipotle Mexican Grill, (2) signs for the Coldwater Creek (3) signs for the Houlihan's Restaurant and (2) signs for Chico's for property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**JOSEPH A. BANK'S/ Jim Briola, Agent**

- a) Recommendation of a 26" x 32" (5.78SF) Blade Sign having raised satin bronze copy and border on a dark aluminum panel background;
- b) Recommendation of (3) 5" x 5'-10" (2.43 SF) green awnings having white copy;
- c) Recommendation of a 30" x 18' (64.74 SF) internally illuminated channel letter Wall Sign having black copy on a white background; and

d) Recommendation of (2) 20" x 24" (3.33 SF) Wall Plaques having Satin Bronze copy on a 313 Dark Bronze background for property located at Southpark Center, part of PPN 396-22-001, zoned Shopping Center.

Mr. Boron –Item Number Three, Joseph A. Bank's. Please state your name and address for the record.

Jim Briola, North Coast Sign & Lighting, 310 N. Broadway, Medina, Ohio 44256

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

Mr. Briola – What we want to do is, the first item is a 26" x 32" blade sign on a metal bracket which extends off the front of the store front. The second item is a sunbrella fabric, forest green awnings which are shown in the elevation drawings of the store front. Those will have the Joseph A. Banks lettering on the valance. They have an all aluminum frame and the sunbrella fabric is stretched over that. The third item is the illuminated channel letter sign which are individual letter mounted directly on the fascia of the storefront with remote transformers. Those letters are black but in the evening they show up white. The last items are two individual 20" x 24" bronze cast plaques. Those are actual bronze cast material. Those will be anchored to the fascia of the building on either side of the door in those vertical pillars there.

Mr. Boron – How big are those?

Mr. Briola – Those are 20" x 24".

Mr. Boron – We have 26" x 32", what is that?

Mr. Slagter – That is the blade sign.

Mr. Boron – Oh, the hanging one.

Mr. Briola – This is the standard sign and awning package for Joseph A. Banks.

Mr. Boron – So the blade sign is on the end, basically by the Chico's side, correct? That is where the blade side would be?

Mr. Briola – Yes.

Mr. Boron – Fred.

Mr. DeHoff – They are within code and they are within their sign program so I have no problem with it.

Mr. Boron – This blade sign, they say its 8' from the ground. Is that good with the code?

Mr. DeHoff – Yes.

Mr. Boron – Frank.

Mr. Bohac – No problem.

Mr. Boron – Tony.

Mr. Biondillo – Very nice. The only questions is the awnings, are the white letters illuminated from the backside?

Mr. Briola – No, they are silk screened directly on the fabric.

Mr. Biondillo – Ok.

Mr. Boron – Ken.

Mr. Mikula – I agree, it's very nice.

Mr. Boron – Tim.

Mr. Huffman – Very nice package.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Looks good.

Mr. Boron – Bob.

Mr. Hill – I don't think we permit a blade sign but a blade sign and a projecting sign are the same so you might want to put blade (projecting) on those two. Other than that, it's very nice.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Joseph A. Banks signage.

Mr. Huffman – I motion to accept the Recommendation of a 26" x 32" (5.78SF) Blade/Projecting Sign having raised satin bronze copy and border on a dark aluminum panel background; Recommendation of (3) 5" x 5'-10" (2.43 SF) green awnings having white copy; Recommendation of a 30" x 18' (64.74 SF) internally illuminated channel letter Wall Sign having black copy on a white background; and Recommendation of (2) 20" x 24" (3.33 SF) Wall Plaques having Satin Bronze copy on a 313 Dark Bronze background for property located at Southpark Center, part of PPN 396-22-001, zoned Shopping Center.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**COLDWATER CREEK, Steve Garand, Agent**

- a. Recommendation of a 2' x 18'-2" (36 SF) externally illuminated plastic letter Wall Sign having PMS #5606 green copy on a cultured stone veneer and
- b. Recommendation of a 2' x 18'-2" (36 SF) externally illuminated plastic letter Wall Sign having PMS #560C green copy on a sand dollar fine textured EIFS for property located at Southpark Center, part of PPN 396-22-001, zoned Shopping Center.

Mr. Boron –Item Number Five, Coldwater Creek. Please state your name and address for the record.

Steve Garand, Cowan & Garand Architects, Inc., 438 E. Wilson Bridge Road, Suite #100, Worthington, Ohio 43085. Here to answer any questions you might have regarding the two 24" x 18'-2" pin mounted individually mounted, indirectly lit storefront letters that we are proposing. I mention that we light these with gooseneck lighting, indirectly as opposed as to internally illuminated. The two signs that are being proposed are 2' tall by 18'-2" long that are individually pin mounted letters, that are dimensional approximately 2" in profile depth. They are indirectly lit with gooseneck lighting. They are a green color, I brought a sample, a PMS color but it is a dark forest green, if you are interested in seeing that. The color of the signage is the bottom green and I brought the pantone color matching system so you could see exactly what that color 560C, it's a very dark forest green. That is their nationally branded signage color.

Mr. Biondillo – Is there any coordination between the fabric on the awnings of this one and the last one?

Mr. Garand – Not between us and Joseph A. Bank. We happen to also use a sumbrella product, this is a spruce fire resistant fabric that we use. It is nearly the same color as our signage so those two are meant to work together. There is no signage on the awnings themselves.

Mr. Mikula – Color wise, is it the same as Joseph A. Banks?

Mr. Garand – Yes the sumbrella spruce is as close a match as we can get to the PMS 560, which is the signage color, so they are nearly identical.

Mr. Bohac – I think you might be asking a different question.

Mr. Biondillo – Yes, I am asking if the colors are the same, the fabric color on Joseph A. Banks and on Coldwater Creek.

Mr. Garand – I know he left but I do know my color is specifically 8056 Sumbrella.

Mr. Powers – If they do happen to be the same color Tony I think it is a coincidence, it wasn't our intent to have the awnings be the same color.

Mr. Hill – There is quite a separation between the two. It really doesn't make that much of a difference.

Mr. Boron – I bet they are similar. I bet they are really close.

Mr. Bohac – On the picture it looks darn close.

Mr. Garand – The same manufacturer, I'm spruce, I'm not sure what the other one is.

Mr. Biondillo – My only comment is that if they are so close in shading, I realize that they are far enough in shading, if they are so close or coordinating the same color, that is the only comment I had.

Mr. Huffman – Is Joseph Bank's is forest green, 8637, forest green.

Mr. Garand – Which is different that I know than the spruce. Subtly I have looked at both samples, its quite literally, the spruce is hard to describe, it's like a black interwoven to give it slightly darker shade but I do know they used to use the forest greens, I am familiar with that as well. The spruce is slightly darker to the perception, when you look at the two samples its very hard to perceive there is an extra element of black in the spruce that gives it a slightly different look then that forest green.

Mr. Hill – You won't be able to see the difference to begin with.

Mr. Bohac – If you would say for instance, if you put them on the table you would be able to tell the difference.

Mr. Garand – In lighting that is correct because you have to really look hard for that subtle black. From a distance perception I think you really won't spot that. Especially what you are looking for, that subtle difference, it makes it look uncoordinated. I think from the separation between the two and from a perception in daylighting, I think you would be very hard pressed to tell the two apart.

Mr. Boron – Frank.

Mr. Bohac – No comment, looks good.

Mr. Boron – Fred.

Mr. DeHoff – No problem, looks good.

Mr. Boron – Tony.

Mr. Biondillo – Approvable form.

Mr. Boron – Ken.

Mr. Mikula – No additional comments.

Mr. Boron – Tim.

Mr. Huffman – Nice looking signs.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Looks very nice.

Mr. Boron – Bob.

Mr. Hill – Looks fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Coldwater Creek signage.

Mr. Bohac – I motion to accept the Recommendation of a 2' x 18'-2" (36 SF) externally illuminated plastic letter Wall Sign having PMS #560C green copy on a cultured stone veneer and Recommendation of a 2' x 18'-2" (36 SF) externally illuminated plastic letter Wall Sign having PMS #560C green copy on a sand dollar fine textured EIFS for property located at Southpark Center, part of PPN 396-22-001, zoned Shopping Center.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

**CHICO'S/ Scott Widdows, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors for a now 4,500 SF Women's Clothing Store to be located at South Park Center, Part of PPN 396-22-001 zoned Shopping Center.

Mr. Boron –Item Number One, Six, Chico's. Please state your name and address for the record.

Scott Widdows, FWH Architects, 3336 Grand Blvd. Holiday, Florida.

Mr. Boron – Please explain to the Board what you want to do.

Mr. Widdows – The exterior, Westfield is providing the space and the tenants are providing the exterior storefront. We are proposing to match the brick of the center through most of the finish. We do have an EFIS band at the top which is an off-white color and matches an EFIS trim that the Mall has. We are proposing EFIS above the windows and behind the awnings as well and then at the entry, a small area of EFIS here but then a wainscoting of limestone tile because of the durability of it. The storefront frames are a medium bronze and the awnings are a black. The landlord is providing the copper roof.

Mr. Boron – So the first time we will just go through the building, we won't do the signage right now. Lighting wise?

Mr. Widdows – There are also sconces, light sconces here that will light down and give accent lighting to these. That's specifically just at the radius there, will light the pier itself between the window elements.

Mr. Boron – But they don't shine up.

Mr. Widdows – They just shine down. We don't have the sconces there it's just the rotunda area.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – Is this Chico's corporate image?

Mr. Widdows – Well because of the extensive use of the brick its not quite the same materials that they would normally have, the limestone is a consistent material. The bronze is a consistent material and the black awnings are consistent.

Mr. DeHoff – Curved front and all that?

Mr. Widdows – Curved is a product of the space. Occasionally we've had those but we are filling the envelope that we are given.

Mr. DeHoff – Looks good. No problem.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Ken.

Mr. Mikula – Looks fine.

Mr. Boron – Tim.

Mr. Huffman – Building looks good. Is there a any outdoor seating?

Mr. Widdows – Not as provided by the tenant. I know that the landlord does have some landscaping and seating.

Mr. Huffman – For this store?

Mr. Widdows – Not specifically for this store, I believe it's for the whole center.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – Looks fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Chico's Elevation.

Mr. Huffman – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors for a new 4,500 SF Women's Clothing Store to be located at South Park Center, Part of PPN 396-22-001 zoned Shopping Center.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mr. Powers – Bill there was one thing that I wanted to talk about with the Board here and that is that since we submitted that package to the Board, the space has changed. The Chico's space. The space that we are leasing to the tenant has gained slightly more frontage and there will be more frontage on that elevation. We have an illustration of what we would propose and what way to fill this extra wall space. I guess that question is would this be considered a significant variation from what we just looked at? This just developed recently, we didn't have time to submit it to the Board.

Mr. Boron – How much more are you talking about?

Mr. Powers – Ten feet of frontage.

Mr. Bohac – Five on each side?

Mr. Powers – Just ten feet along, if you look at this elevation that we distributed, you can see there is a little bit more wall space here. We are proposing to drop in another one of these windows in that wall space to break it up.

Mr. Slagter – That was done in the morning right before the meeting, they did not have time to put that together.

Mr. Widdows – Previously the lease line was here, this is the extent of the tenant space. The lease line has moved over now so they picked up additional wall so this brick will extend over to here and then rather than have a blank wall there we are taking one of these similar window elements and putting it to fill the wall. Same material, same design, same style, this just got moved over.

Mr. Hill – Where does that show on here?

Mr. Widdows – This wall is out to here now. This comes across to here. This demising wall is actually located here now. This section of wall is extended so we are putting in a vendor right there.

Mr. Powers – Would that be considered a significant change that we would need to resubmit?

Mr. Boron – No, what I am going to do is I am just going to go around the Board and take a vote on this revised plan that you just submitted for that 10 feet and the extra window.

Mr. Bohac – Before you take a vote, can I ask, is this going to be, is this still going to be equal? When you look on this over here, is this going to be equal then?

Mr. Powers – Its hard to describe it, this actually wraps and this wall that you see here is actually set back about 30 feet.

Mr. Widdows – This is our tenant space here, this is the site out in front, the elevation here, the color elevation is looking in this direction. We have grown here but the comparison you are making of this to this wall here is actually way back in here.

Mr. Boron – So this is over here now so your tenant space is there?

Mr. Widdows – Correct, this is the demising wall between us and the adjacent Joseph A. Banks space. What happened is leasing for whatever reasons they have, they moved this wall over 10 feet.

Mr. Mikula – All the way back?

Mr. Widdows – No in fact we got cut off to here so the back end gets reorganized in the interior. This wall moved over so we pick up extra and we are adding another one of these window elements into that spot.

Mr. Huffman – You already have window elements?

Mr. Widdows – That is correct.

Mr. Mikula – So overall what does that do to Joseph A. Bank then, do they still have the same number of windows?

Mr. Widdows – I believe that the Joseph A Banks space from the overall elevation that Westfield provided today, their store is accurate.

Mr. Powers – Right, there is no change in the Joseph A. Banks.

Mr. Bohac – What I am saying is, I have no problem with you putting in another window but is it going to still be equal or is it going to come over that you are going to have a very small space in between the two store?

Mr. Boron – There is going to be a window right there.

Mr. Widdows – Yes. The window will go here and they'll be probably two feet of brick.

Mr. Bohac – Ok, and then how much is this? This is a lot more than two feet, right?

Mr. Powers – It is.

Mr. Bohac – Even though it's set back.

Mr. Widdows – Correct, it's a lot more. This is actually the mall.

Mr. Powers – Right, we've actually finished that. Our finishes are from here to here. This is actually mall wall right here.

Mr. Mikula – So how far are back to Joseph A. Banks set back from that corner that comes out? Or do they go straight across from there? Are the lines going to conflict now? Or overhang each other?

Mr. Powers – No, is there going to be an awning on the window that you are proposing for this additional wall?

Mr. Widdows – Yes.

Mr. Huffman – The first awning is over here somewhere. Their awning is over here.

Mr. Widdows – Correct.

Mr. Boron – They go in the other direction.

Mr. Bohac – All I'm saying is it going to throw the dimension totally off? You are going all the way across here, you have this over here looks, you know what I'm saying. All the different dimensions and all of a sudden you had a bigger one and you are going down to a smaller one.

Mr. Widdows – I don't think so, I think if you look at the relation, this is the only place you could compare, Joseph A. Banks.

Mr. Bohac – There is a divider here.

Mr. Widdows – Yes, true. I think this is probably left without a window is much larger considerably larger than what the separation is in most other cases. I think it probably puts it more into proportion with what is happening.

Mr. Powers – It will be at least 2 feet.

Mr. Huffman – So, this space here, nobody had it for a while there.

Mr. Powers – Correct it was unoccupied and we realized that there was some space there that we would never be able to use. It was only 10 feet wide, it was really unfeasible. As a landlord we put high tall windows to help break up the brick.

Mr. Bohac – You are also accumulating more space to rent.

Mr. Powers – Exactly.

Mr. Widdows – They negotiated to take this but then give back that. They still end up with the same square footage.

Mr. Boron – Ok, I am going to go around the Board just on this revised plan that we just got. Frank.

Mr. Bohac – You are the architect, if it is ok with you it's alright with me.

Mr. Boron – Fred.

Mr. DeHoff – Same thing.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Ken.

Mr. Mikula – I have no problem with the building but I think we should get a revised elevation at some point in time. Revised overall.

Mr. Powers – We will do that.

Mr. Boron – That is a good point. Tim.

Mr. Huffman – I have no issues with it.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – Ok, lets take a vote on this Revised Plan. Please call the roll.

Roll Call: All Ayes APPROVED

All Ayes provided they submit a Revised Elevation.

Mr. Powers – Thank you, we appreciate your flexibility.

**CHICO’S/Scott Widdows, Agent**

- a. Recommendation of a 2'-6" x 16'-4 7/8" (41 SF) Internally illuminated channel letter Wall Sign having black copy; and
- b. Recommendation of a 1' x 6'-6 3/4" (6.58 SF) internally illuminated channel letter Wall Sign having black and white copy for property located at South Park Center, Part of PPN 396-22-001 zoned Shopping Center.

Mr. Boron –Item Number Seven, Chico’s signage. Mr. Widdows remains at the microphone.

Mr. Widdows – The proposal is for two signs, one is a 30” reversed channel halo lit sign, roughly 16’-5” wide and the second which is mounted up on the rotunda. Up here and then a smaller sign directly at the entrance that gets mounted to a beam here. This is an internally illuminated sign with white flexed face letters that will be internally illuminated. This is a halo type sign with opaque black letters.

Mr. Boron – Is the black illuminated? Illuminated from Behind?

Mr. Widdows – The black is illuminated from behind. There is white neon in side and it creates the halo effect around the letters at night.

Mr. Boron – The white is illuminated from internal?

Mr. Widdows – Internally illuminated, correct. That is suspended on a decorative beam here that gets mounted at the entrance.

Mr. Boron – Fred.

Mr. DeHoff – It meets their master program, it meets the city code. No problem.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Frank.

Mr. Bohac – Fine.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Chico's signage.

Mr. Huffman – I motion to accept the Recommendation of a 2'-6" x 16'-4 7/8" (41 SF) Internally illuminated channel letter halo lit Wall Sign having black copy; and Recommendation of a 1' x 6'-6 3/4" (6.58 SF) internally illuminated channel letter Wall Sign having white copy for property located at South Park Center, Part of PPN 396-22-001 zoned Shopping Center.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**CHIPOTLE MEXICAN GRILL/Jennifer Saum**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for a new 2,309 SF tenant space to be used for a Restaurant located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

Mr. Boron –Item Number Eight, Chipotle Mexican Grill. First we will do the building and then we will go to the signage after. Please state your name and address for the record.

Jennifer Saum, Glavan, Feher Architects, 2 Miranova Place, Suite 700, Columbus, Ohio 43215. What we are proposing to you is the existing mall brick, same color, everything of that sort for the majority of our storefront. The other large portion is this Chipotle red metal tower. That is what the signage is mounted to. The storefront that we have is clear anodized aluminum storefront and the three sort of awning elements are a galvanized metal.

Mr. Boron – You have an outdoor patio?

Ms. Saum – Yes we do have an outdoor patio.

Mr. Boron – What is the railing and everything?

Ms. Saum – The railing is the Chipotle red color and the mesh, the color that turned out sort of black on your elevations is this.

Mr. Biondillo – Where is that railing placed in relation to the parking lot?

Mr. Boron – It does not show on the plans.

Mr. Bohac – It doesn't go out to the parking lot?

Ms. Saum – Oh no! Between our railing and I think it's the planters that the landlord is providing, there is 1 pinch point of 4 feet but everything else is clear about 6 feet.

Mr. Biondillo – That was our concern. I know that the Planning stage earlier on, that is how you are protecting those area, with planters. What's the spacing on those planters?

Mr. Powers – There is a curb that is approximately every 25 feet and between there is a planter pole and another light pole.

Mr. Boron – Can you draw where this thing is?

Ms. Saum – It does go straight over from here. Then it follows part of the building and our towers here, it goes here, here and then it breaks back to the building.

Mr. Boron – There is 4 feet there?

Mr. Saum – There is a 4 foot pinch point between our railing and the planters and then it goes up to, everywhere else is around 6 feet.

Mr. Huffman – When you say the planters. . .

Mr. Saum – These little planters right here.

Mr. Huffman – Those are yours?

Mr. Saum – No those are the Mall's.

Mr. Powers – That is a planter pole. It's a light pole with two planter arms that come down.

Mr. Bohac – Like at Crocker Park.

Mr. Powers – Yes, exactly like that.

Mr. Bohac – Now what do you have in between your 25 foot spaces of your trees?

Mr. Powers – Just the planter poles. From an architectural standpoint, there are potted plants and benches in the light but it is similar to what we had proposed for the other side with Houlihans where it's a standard raised curb and a separation of 4 to 6 feet from the patio.

Mr. Boron – This is just the fence or whatever you want to call it, the rail.

Ms. Saum – Yes.

Mr. Bohac – Tony, when they came in to Planning, weren't they supposed to have bollards in there?

Mr. Biondillo – Well we thought that they were adequately addressed with the planters that they had. Providing some sort of protection we are obviously always concerned with having outdoor areas with traffic flow in and around.

Mr. Powers – Westfield on our own, we have our own policy of bollards and we have incorporated bollards at the main entrances where we see that as a, where there is no raised curb and the pavers come flush with the sidewalk. There is no curb to protect a vehicle. At the main entrances we do have those bollards.

Mr. Boron – Are these surface mounted or do they do into the footers, do you know?

Ms. Saum – They go into the footers.

Mr. Boron – Ok.

Ms. Saum – They will be core drilled.

Mr. Huffman – What shape are they?

Ms. Saum – They are round.

Mr. Huffman – They are round, and do you know the diameter?

Ms. Saum – Not off the top of my head, no.

Mr. Huffman – Could they be concrete filled? Are they hollow?

Ms. Saum – I believe that they are hollow. I could see if they could be concrete filled.

Mr. Huffman – That would add extra support in case a car did accidentally go off.

Mr. Biondillo – That is something that we may have to look at again. I know our biggest concern is when you come in and park with the curb stop or just use a curb where you're facing the building, facing those areas. With traffic flow parallel with those areas, it might not be as big of a concern. I think it is something we may look at and then report back to the Planning Commission because this is still, this plan is evolving, they are going to be here for another year before you are all built out, correct? Or are you supposed to be done with this at the end of this year?

Mr. Powers – This space should open in May.

Mr. Biondillo – I am talking about your overall.

Mr. Powers – The whole project will open in May. We will have a grand opening in May.

Mr. Huffman – Is this a 6" curb.

Mr. Powers – I believe it is, yes. I can double check on that.

Mr. Huffman – It's not rolled.

Mr. Powers – No.

Mr. Boron – Ok, Frank.

Mr. Bohac – No, nothing on the building. The outside, if we are going to get into not putting bollards like we make other outdoor restaurants put them in, I mean there is no on the side of Panera's they have a fence. There is no pulling in. I would think we would really concentrate on some type of cement planters in between, 25 feet is nothing. Maybe benches, granted you are going to put benches but even Crocker Park has big cement, the flowers are phenomenal and I am sure you guys are going to try to do the same thing. There is a big concern of mine. One person, the mall and its money, one person dies, you don't put a value on their life.

Mr. Powers – No sir.

Mr. Bohac – Even a person walking along there, slides car goes out of control, who knows. Goofy things happen, that is my only comment. The building is fine, I don't have a problem with that.

Mr. Boron – Fred.

Mr. DeHoff – No report.

Mr. Boron - Tony.

Mr. Biondillo – No further comments.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – Looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – What is the wood, is that the door?

Mr. Saum – Yes that is the door we use wood style doors.

Mr. Hill – Looks good.

Mr. Boron – I think that the comment is valid. I think that Building has to investigate the outdoor patio and fencing and if they are going to require anything else along the street frontage. If there are no other questions or comments, I would entertain a motion for Chipotle Mexican Grill elevations.

Mr. Huffman – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting, Landscaping and Screening for a new 2,309 SF

tenant space to be used for a Restaurant located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

**CHIPOTLE MEXICAN GRILL/Jennifer Saum, Agent**

Recommendation of a 4'-9" x 7'-1" (33 SF) non-illuminated channel letter Wall Sign having brushed aluminum copy on a red background for property located at Southpark Mall, part of PPN 396-22-001 zoned Shopping Center.

Mr. Boron –Item Number Nine, Chipotle Mexican Grill signage. Ms. Saum remains at the microphone

Ms. Saum – We are proposing just the one sign on our Chipotle red tower. The sign faces are a brushed aluminum with black returns and they'll be halo lit like the Chico's letters.

Mr. Boron – So they are silver?

Ms. Saum – Yes, this color against the red.

Mr. Boron – Fred.

Mr. DeHoff – Meets the code, the sign program and the City Code, no problem.

Mr. Boron – Frank.

Mr. Bohac – No problem.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Ken.

Mr. Mikula – It looks fine.

Mr. Boron – Tim.

Mr. Huffman – Looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – Looks fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Chipotle Mexican Grill signage.

Mr. Huffman – I motion to accept the Recommendation of a 4'-9" x 7'-1" (33 SF) halo lit channel letter Wall Sign having brushed aluminum copy on a red background for property located at Southpark Mall, part of PPN 396-22-001 zoned Shopping Center.

Mr. Hill – Second.

Roll Call:

All Ayes

APPROVED

**HOULIHAN'S/Gary Master, Agent**

- a. Recommendation of a 3'-6" x 26' (91 SF) internally illuminated channel letter Wall Sign having red and black copy, black trim and returns;
- b. Recommendation of a 3'-4" x 21'-6" (72 SF) internally illuminated channel letter Wall Sign having red and black copy, black trim and returns; and
- c. Recommendation of a 4'-8" x 4'-5" (21 SF) internally illuminated channel letter Wall Sign having red copy and black trim and returns for property located at Southpark Center, part of PPN 396-22-001, zoned Shopping Center.

Mr. Boron –Item Number Four, Houlihan's. Please state your name and address for the record.

Mr. Boron – Is Houlihan's here? Do you want to proceed?

Mr. Slagter – Sure if we could.

Mr. Powers – Houlihan's is proposing 3 signs. Black open channel letters, double red neon on the internal. The tree sign sizes are 26' x 3'-6", 21'-6" x 3'-4" and the large "H" is 4'-8" x 4'-5".

Mr. Boron – Oh, this is going in the back.

Mr. Powers – Right, this space has a couple of different frontages, three different faces to the store.

Mr. Boron – It kind of wraps around.

Mr. Powers – Right, facing pillars on the one side.

Mr. Boron – Fred is there any problem with three signs?

Mr. DeHoff – No because the code says if they have a parking lot anything on that side, you can have a separate sign regardless of whether or not you are on the corner. It meets our code and meets their signage program.

Mr. Boron – Kind of overkill but.

Mr. Powers – I see what you mean.

Mr. Huffman – They have two.

Mr. Boron – That is true.

Mr. Powers – The only reason for that is the different frontages. People that are approaching that way. If you came out of Kaufman's you may not be able to see one of the other signs.

Mr. Boron – Fred, any other comments?

Mr. DeHoff – No, it looks good.

Mr. Boron – Frank.

Mr. Bohac – No problem.

Mr. Boron – Tony.

Mr. Biondillo – Its good. I'm just not crazy about the hanging "H" that's all. That is right over the doorway and I know you guys want it.

Mr. Powers – Right over the vestibule. This is the most current prototype of Houlihan's, it is obviously going to look a lot different than what is there now. They are changing the prototype.

Mr. Biondillo – They are changing their interior motif?

Mr. Powers – Yes it is much more open, there is almost no dividers in the space. It has a sort of industrial look to it.

Mr. Biondillo – I'm ok.

Mr. Boron – Ken.

Mr. Mikula – What color is the "H"?

Mr. Powers – Black open channels with red neon.

Mr. Mikula – You can hardly see it on the elevation. Are you going to be able to see it out in the light out there, besides the fact that I don't like the way it is hanging there sideways either.

Mr. Powers – I think you will only because it's a little bit higher than the rest of the sites. It's out farther than the rest inside this vestibule.

Mr. Mikula – I was thinking color wise. What color is the background building and the "H", are they both red because it is invisible on the elevation?

Mr. Powers – I think that is because on the elevation, you don't see the channels black.

Mr. Boron – The returns are black?

Mr. Powers – Yes.

Mr. Huffman – This is the red architectural feature here, this what is it EFIS back here?

Mr. Powers – Yes.

Mr. Huffman – Then you have a red "H" on top of that red EFIS.

Mr. Powers – Yes.

Mr. Huffman – The red “H” is the returns probably.

Mr. Powers – Its going to sit in black.

Mr. Mikula – Its going to be invisible.

Mr. Boron – That could be good.

Mr. Bohac – Compared to the whole front of the whole shopping center, this is going to stick out like a sore thumb compared to all the contrast of the colors.

Mr. Powers – It originally was, our internal discussions, a little larger so we have toned it down I think in the interest of making it a little more subtle. It is mainly for the nighttime benefit.

Mr. Huffman – Did this go before us for the red? That was red in the elevation?

Mr. Boron – Ken, anything else?

Mr. Mikula – That is enough.

Mr. Boron – Tim.

Mr. Huffman – Two things, I agree about the “H” and I’m not so sure how well its going to show up so I guess we will let it be but, secondly on this current list there are four Houlihan’s signs, a fourth sign a 2’ high by 22’ long, clear green sign for Houlihans. What is that?

Mrs. Oprea – I think that was error, I think they missed that. That is the existing, current sign.

Mr. Slagter – That one we will make sure is deleted. On the grid, the 2’ x 22’ clear green?

Mr. Boron – Right, that is the old sign.

Mr. Huffman – I think that is it, I guess I would suggest maybe thinking about a different color for that red, not necessarily the “H” but the background.

Mr. Bohac – Too late now.

Mr. Powers – I see your point, we will take that into consideration.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I concur with the group, I don't particularly care for the "H" in the center there but the rest look fine.

Mr. Boron – Bob.

Mr. Hill – What do the white lines signify?

Mr. Powers – That is the tube neon. That is a neon tube.

Mr. Boron – That is behind the face.

Mr. Powers – Well there is no face on the sign. It is an exposed neon sign.

Mr. Hill – On the "H", I mean this is internally illuminated?

Mr. Powers – Yes.

Mr. Hill – So does the white show when it's illuminated?

Mr. Powers – No the white won't show. That just indicates the neon tube.

Mr. Boron – So the neon is going to be exposed?

Mr. Bohac – The tubing is going to be exposed is that what you are saying?

Mr. Powers – Yes.

Mr. Boron – You are going to be able to see the neon.

Mr. Hill – Well that will give you some contrast.

Mr. Huffman – The white will look more white then.

Mr. Boron – So essentially the outside is basically like a box that holds the neon that is inside.

Mr. Powers – Yes the box does more work I think, during the day. The neon at night.

Mr. Huffman – Is the box, is that red?

Mr. Powers – No its satin black.

Mr. Huffman – So it really becomes a black “H” not a red “H”.

Mr. Powers – During the daytime, you are right.

Mr. Huffman – Then at night it’s a white “H”.

Mr. Powers – I believe that it glows red.

Mr. Huffman – Well if it is white neon, how would it be red?

Mr. Powers – Its only white on that image to help you see where the tube are.

Mr. Huffman – Oh, the tube is actually red?

Mr. Powers – Yes. Here is a photograph to help you.

Mr. Biondillo – Mr. President, could we get a consensus if we could even table the “H”. Me personally, I think they did a fabulous job with the front of all these stores and the different materials and everything and still blending them and let each one of these stores be individual. Even the signs are classy looking. I don’t know if I particularly care personally from having that letter, not so much, even the “H” stand alone. Maybe their new prototype and I’m just not crazy about it.

Mr. Powers – What they are trying to achieve Tony and I appreciate your comment, I think they are trying to make this a little bit more trendy and hip versus what is there today which is almost like a sit down pub. TGI Fridays. . .

Mr. Bohac – Don’t go there.

Mr. Powers – I don’t know what your laws are on patios.

Mr. Boron – That is Fred DeHoff.

Mr. Powers – It is very similar Bill to what you will see for a P. F. Chang’s. P. F. Chang’s does these exposed neon’s. It can be done well.

Mr. Boron – I don't have any problem with that. It is just that I am trying to decide if we hold this off. . .

Mr. Hill – They are creating an image here so I don't think its up to, this is something that is not objectionable. People look at it, probably more people would enjoy it than not. I don't think you gain a lot by taking it off.

Mr. Powers – I think you guys hit upon the fact that its more usable and more visible at night and that is exactly the intention. I think that the restaurant is going to do better at night with the theatre open on the weekends and I think that is exactly what they are shooting for here.

Mr. Boron – We could vote for it with it on and see how the vote comes out.

Mr. Mikula – As an alternative what did you have in mind?

Mr. Hill – Nothing.

Mr. Boron – The other thing is to have the applicant say, we are not going to have that, that is the only other option. Vote on the sign package and with it in or take the "H" out of there, the sign package.

Mr. Mikula – They would want something above the door. What would we as a Board suggest in light of what Bob has just said?

Mr. Powers – It is almost too small of a space to cram in Houlihan's.

Mr. Hill – Right.

Mr. Boron – You already have that on the side of your building.

Mr. Biondillo – I'm not going to vote against it. As part of the Architectural Review Board, I have a personal opinion about it. I'm not crazy about it but everything else looks good. I'm not going to vote against it though.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Houlihan's signage.

Mr. Bohac – I motion to accept the Recommendation of a 3'-6" x 26' (91 SF) internally illuminated channel letter Wall Sign having red and black copy, black trim and returns; Recommendation of a 3'-4" x 21'-6" (72 SF) internally illuminated channel letter Wall

Sign having red and black copy, black trim and returns; and Recommendation of a 4'-8" x 4'-5" (21 SF) internally illuminated channel letter Wall Sign having red copy and black trim and returns for property located at Southpark Center, part of PPN 396-22-001, zoned Shopping Center.

Mr. Hill – Second

Roll Call: All Ayes APPROVED

Mr. Slagter – We will remove from the grid and forward to you probably today, the Houlihan's signage, designated as a 2 foot by 22 foot clear green sign.

Mr. Boron – If you could also revise your elevation to show the new window.

Mr. Huffman – I have a general comment. I will say that you have done a nice job using the field brick of the mall and then providing accents for each store and the signs are all very festive looking and I think the "H" with a white, not thrilled about the tilt of the "H" but I think with the neon lighting that won't show up good at night and during the day.

Mr. Powers – We have other projects that we are underwriting, developing right now that we are using this as a model for so we've been very successful so far. I don't think we will be in here for a while. We have two or three other spaces that . . .

Mr. Boron – Do you know what that is going to be?

Mr. Powers – No, I wish that I did.

Mr. Boron – Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 10:10 a.m.

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William P. Boron, Chairman