

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of December 1, 2009. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CLEVELAND CLINIC/ Brian Smith, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, and Landscaping for the proposed 2,135 SF building addition at the basement level for a new Linear Accelerator Suite, property located at 16761 Southpark Center, PPN 396-24-013 zoned Shopping Center.

Mr. Boron –Item Number One, Cleveland Clinic. Please state your name and address for the record.

Mr. Krymowski – David Krymowski with the Cleveland Clinic, 10465 Carnegie Avenue, Cleveland, Ohio 44106.

Mr. Ownings – Thomas Ownings, Ambuske, Architects, 21403 Chagrin Blvd., Cleveland, Ohio 44122.

Mr. Newman – Jim Newman with the Cleveland Clinic, 16761 Southpark Center, Suite 10, Strongsville, Ohio 44136.

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

Mr. Krymowski – I would like to first off is I would like to thank the Board for their consideration and time to view this project. I am with the Operations Support Services Division of the Cleveland Clinic. With me is Jim Newman, he is the Administrator for the Strongsville Family Health Center. Mr. Tom Ownings is the Vice President of Ambuske Architects. We are very excited to be developing this project which is an expansion of our clinical services to be better responsive to the needs of our patients. This project is bringing forward is bringing a cancer program into the facility in response to an ever growing need for the services.

Mr. Ownings – Currently in the basement of the facility is shell space. They are going to be filling a portion of that to create exam rooms and the ancillary spaces that would support the Linear Accelerator. The Linear Accelerator will be built in a vault that due to height constraints inside the building will not be able to fit in the basement and just the

weight and shielding required, we are extending out from the basement with the concrete vault enclosure and what is actually going to be seen from the outside is really a 3 or 4 foot high wall which we are going to be using the matching brick for the exposed parts. We are trying to keep it as low as possible but still maintain proper clearance on the inside but when you have a 6' thick primary barrier of concrete for the Linear Accelerator it is a matter of how low you can keep it. What you see there is a wall that is going to come up and enclose everything. We will put the plantings back around, matching brick and we have two roof options. The base bid is going to be a black or white ballasted roof which would be the most aesthetic as far creating rock gardens appearance and the alternate bid would be for a green roof which would be the sedum pots. In that you would still have the required rock surrounding, it would be a combination of rock and green potted sedum that would go on top of it. That is the Clinic's preference but it is going to be budget driven. It would be either the stone ballast or the combination of the stone and green roof. Most of the project is going to be on the inside, filling up the space and we have 1,800 SF that will be coming out. There is a portion that does not project above grade that we are going to keep low. This is a light well which will allow us to get some natural light into the inside but also that will be the equipment delivery guide. In lieu of putting up a railing that is more visible from the outside, we are going to be putting in a removable grading system. It helps secure the vault but it also adds protection. The area that shows a grid has the grading system over it and that is essentially going to come up to grade, not much if any above grade. The grading would just be placed over the top of it. The reason that there are two of them is that the Linear Accelerator itself has some condensing units that are required to get the water in there. We build a wall to divide that area to keep some of the sound from transmitting into the work space, tech area.

Mr. Boron – If someone went on that space they are not going to fall through.

Mr. Ownings – Correct, that is a steel grading, there will be some supplemental beam members to help support the grade that will just be like bolting connections so that if they ever have to replace the equipment they unbolt those, pull the grade off on both the beams, pull those out and then drop in any new equipment in or out.

Mr. Boron – Tony.

Mr. Biondillo – I really don't have any questions.

Mr. Boron – Ken.

Mr. Mikula – No questions.

Mr. Boron – The only question I had was on your site plan, you showed that you were going to do permanent seeding in front. On your landscaping plan you called for mulch. Personally I would like to see the permanent seeding

Mr. Ownings – The area out there we are seeding but back in here where it gets to be in a more enclosed area we want something that does not require a lot of maintenance. I think certainly out in that area we would be able to seed.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob

Mr. Hill – Describe the option for the green roof.

Mr. Ownings – The option one is just a standard ballasted roof. They have another option which is considered a green roof, it is sedum where it is pots of green planting.

Mr. Hill – It would be continuous not in pots?

Mr. Ownings – It would sit in pots but it would grow over, you are not planting a lawn. They are potted items that are put in and they grow over so you don't see the pots and they grow into each other. The only thing that you would see other than the green would be whatever routing, you have to maintain a parameter with the ballister rock for walking paths.

Mr. Hill – You have to provide for drainage and irrigation.

Mr. Ownings – Right and right now we have that all sloping out to the front with a skupper that would come out to the front and feed into the storm drainage.

Mr. Hill – I think that we would prefer the green roof.

Mr. Boron – Yes, it would be a lot nicer.

Mr. Ownings – That is definitely the route that we want the numbers to come in at.

Mr. Boron – When would the Clinic know that?

Mr. Krymowski – We are anticipating January or first half of February is when we will have our numbers. The Clinic has a large concern on the patient experience. It is recognized that the patients are visiting a health care facility it is usually not because they have nothing better do to. We recognize that these people when they come to these facilities have some anxiety and confusion in their life so it is really important to us that we try to cater to that from the very inception of arriving on the property. That initiative adds such high levels of character to our organization that Dr. Cosgrove had established what we refer to as the office of healthy environment. Christina Erris is the Director of that program.

Mr. Hill – It is a small area too. I think that the Clinic is a leader in medical activity and you should be a leader in helping the environment as well.

Mr. Krymowski – That is right and that is why it would be our preference to go this route but like any other organization we are all wheeling from the past years from financial predicaments and our first core mission is to provide for the clinical requirements of that but certainly if the project can afford, within the budget that it has to go with this green roof it is a great compliment to that overall patient initiative. We are hoping that it comes forward that way.

Mr. Boron – If there are no other questions or comments I will entertain a motion for the Cleveland Clinic.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, and Landscaping for the proposed 2,135 SF building addition at the basement level for a new Linear Accelerator Suite, property located at 16761 Southpark Center, PPN 396-24-013 zoned Shopping Center.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – Because you are an out parcel of the Mall property the addition will have to be confirmed by City Council. We understand your time constraints and deadlines so we are proposing is that on the 17th we are going to move this from ARB to Planning Commission, the Planning Commission will forward the revised overall development plan to City Council. You will be back to Planning Commission for consideration of your site plan on the 22nd. A representative really needs to be present at the meeting on the 22nd. Both meetings will take place here in the Mayor's Conference Room at 5:30 p.m.

STRONGSVILLE PLAZA/Greg Harris, Agent

Revision to the Master Sign Program for Strongsville Plaza as outlined in their letter dated and received by the City on December 14, 2009 to allow Romeo's Pizza a sign height of 2'-8" for property located 14769 Pearl Road, PPN 396-19-001 zoned General Business..

Mr. Boron –Item Number Two, Strongsville Plaza. Please state your name and address for the record.

Mr. Harris – Greg Harris with Global Signs and Graphics, 10147 Royalton Road, Suite M, North Royalton, Ohio 44133. Because of the location of this particular site, it is back in the corner. He has 20 feet of frontage but he has only 10 feet or less of exposed frontage as part of the sign band because it sets back under the canopy. For that reason we requested a slightly large increase in the sign program of 8" to accommodate that and give more visibility. The last company that was in there was also a pizza shop and it went out of business. We are just trying to make a recommendation that would help them be more successful.

Mr. Boron – Tony

Mr. Biondillo – What is the overall height of that exposed fascia? We are trying to get a feel for what the exposure on either side of that would be. I know that this is photo shopped in there.

Mr. Harris – The vertical height of the fascia is 42".

Mr. Biondillo – Okay so your sign is at 32".

Mr. Boron - So the "M" must be bigger than 24".

Mr. Harris – I don't know I should have measured but I didn't.

Mr. Boron – The only concern is that you obviously don't want that sign eating up that whole space.

Mr. Harris – It definitely won't.

Mr. Biondillo – You have 5" of exposure top and bottom. If you are 42" high and your sign is 32" you have 10" to divide between the top and bottom.

Mr. Boron – So the revision would be an 8” variance.

Mr. Boron – Ken.

Mr. Mikula – No comments

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Strongsville Plaza.

Mrs. Milbrandt – I motion to accept the Recommendation of a Revision to the Master Sign Program for Strongsville Plaza as outlined in their letter dated and received by the City on December 14, 2009 to allow Romeo’s Pizza a sign height of 2’-8” for property located 14769 Pearl Road, PPN 396-19-001 zoned General Business..

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

ROMEO’S PIZZA/ Greg Harris, Agent

Recommendation of a 2’-8” x 6’-9” (18 SF) internally illuminated channel letter Wall Sign having red and white stating “Romeo’s” and white copy with a green background stating “Pizza”, dark bronze trim and returns for property located at 14769 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number Three, Romeo’s. Mr. Harris remains at the microphone.

Mr. Boron – Tony

Mr. Biondillo – It is in compliance with the ordinances and the Sign Program.

Mr. Boron – Ken.

Mr. Mikula – It looks fine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Romeo's Pizza.

Mrs. Milbrandt – I motion to accept the Recommendation of a 2'-8" x 6'-9" (18 SF) internally illuminated channel letter Wall Sign having red and white copy stating "Romeo's" and white copy with a green background stating "Pizza", dark bronze trim and returns for property located at 14769 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 9:19 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved