

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
December 3, 2019**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, December 3, 2019 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:

CCL: Mrs. Milbrandt stated that some of the plant material should be switched out to a deer resistant species. Mr. Biondillo stated that the photometric plan is in approvable form. The Board was in agreement that the feature element should be changed to a color pallet that coordinated with the other colors on the building.

Roll Call:

Members Present: Mr. Serne, Chairman
Mr. Biondillo Bldg. Comm.
Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forrester
Mr. Smerigan, City Planner

Also Present: Carol Brill, Admin. Asst.

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of November 19, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

CCL/ FMC Architects, Agent

Recommendation of Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 112,139 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial.

Mr. Serne— Item Number One, CCL. Please state you name and address for the record.

Mr. Castrovillari – Frank Castrovillari, FMC Architects, 9664 Akins Road, North Royalton, Ohio 44133.

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

Mr. Castrovillari – Hopefully you guys have had time to look at the site plan and elevations. These are samples of the panels but they are not the colors, I have the colors here. Most of the building in the back will be 3 inch, this is a 2 inch insulated metal panel. We have 2 different types and the good thing is that they combine it for me. The horizontal bands will be this one, so you will see a little bit of a horizontal profile instead of flat and it will have this little stipple to it as well. The vertical ones will be this one, this texture so we will get a couple of little bit different contrast between and that would be these panels back here. Obviously the horizontal ones would be this one here and the vertical ones would be this one here except the colors would be these two colors here. Obviously the darker one and the white. So these are the actual colors but they couldn't rib this one. That is what that pattern would be. In the front would be these panels, we have two different colors, can't match exactly but we got close enough to the dark one and then we are introducing a lighter one and that is this panel. So it is a 12 inch panel with a groove down the middle and it will be in these two colors, obviously in that pattern that you see there. The blade, is going to be Nichiha panel or equal and it's going to be this color here.

Mr. Serne – It's a fiber cement?

Mr. Castrovillari – Yes it is a fiber cement board. Originally we wanted cedar which is that is like a cedar color but I got the cedar pattern and it looked like dull wood so I am changing it to redwood.

Mr. Serne – Which is basically the color of the brick then.

Mr. Castrovillari – The brick is this color.

Mr. Serne – The same family.

Mr. Castrovillari – Yes, the same family, it matches it a lot nicer, unfortunately the color of the cedar was really nice looking but when they gave me the sample it was horrible so we changed it at the last minute. I think the change got on the drawings. So we want redwood instead of cedar because believe me you would not like the cedar. Then this panel is not insulated so it will be attached to a studded structure that would have the insulation inside of it. This panel is an lluko bond panel and that is that composite material, again this is not going to be insulated, it will be attached to a wall that is insulated and these will have, this is basically a 2 foot panel just smooth, there are no grooves in it.

Then these are the two colors that we have for that as well. I don't have a color for this but it's black. That is going to be a corrugated to give some shadow lines to it and that happens in two different areas, there is a very small one off to the side, the employee entrance and this is the main entrance.

Mr. Serne – That coincides with the awnings that you have over the windows too.

Mr. Castrovillari – Yes the awnings they would not give me a sample, it would have been really cool to have that sample in here but the one that I am looking at has a slight curve to it and comes out about 30 inches and it has a, they call it diamond, because they take a square and rotate it but there are 5 diamond blades that will help with the sun screening. Then there will be a contrasted color to the windows, we are just going to do a clear anodized window film and I think that will be a nice contrast to the two instead of having everything all black.

Mr. Serne – Then you have a black cap on all of the metal panels.

Mr. Biondillo – Is this an accurate depiction of how these colors look?

Mr. Castrovillari – Yes and I will have, I tried to shade these so that you guys can tell where they are going but the final product I think I am going to put a numbering system to help with that pattern but yes. I have a feeling that I am going to be there going that one goes there and that one goes there. They know how close I live so I think I am going to be here a lot.

Mr. Serne– Tony.

Mr. Biondillo – From Building it's as far as I am concerned in approvable form. The lighting plan that you submitted and the photo metric and the fixtures are approvable. We talked some time ago about roof top screening and you are far back enough.

Mr. Castrovillari – Actually the reason why I did these two angles is the roof tops are actually on these photos and I am standing obviously to the corner of the building but even if you were to go and I am going to be honest with you, I took an angle from the middle of the street and I can see just like one foot of the top of the roof top units. I wanted to let you know that, you will see a small little sliver of it and if that is an issue then we will do screening or I can see if I can push it back.

Mr. Biondillo – See if you can push it back, if not, you are going to have some sort of stacks or exhaust or something on there for your equipment.

Mr. Castrovillari – Actually no equipment, all the equipment is in the back one which is so high I don't think you are going to see anything back there. It's the front one where the offices are, we are going to see a little sliver of the top.

Mr. Biondillo – I would rather leave it as it is as opposed to having other penetrations and screenings on the rooftop that can create issues. That is all I have from Building, I like it, it's a nice deviation from the standard stand up wall industrial building, I think it looks good.

Mr. Castrovillari – The main purpose that we going to this metal panel is they actually keep their facility extremely clean. They will power wash the inside of their building. Even though we have an abuse wall it's easier to paint 10 foot high then to paint 25 foot high. So they would rather paint the wall on the inside every 4 or 5 years but then up above, since this is a nice metal, they just power wash it every now and then because you could eat off the floor in there is it just unreal how clean they are. So that is the main reason that we are going to this metal panel, just because of the function on the inside of the building.

Mr. Biondillo – What is the R value of that?

Mr. Castrovillari – It's over 20, I don't remember exactly what it is but it's an unbelievable number and I will have that on the drawings when I submit it to you. It's over 20, this is going way beyond the Code. We are putting 2 layers of 2.2 on the roof, we are doing 3 inches on the walls. The abuse wall would get obviously some insulation value, we will lose a little bit there but we will gain so much here. Of course the offices are all insulated as well so we are going to be way above what we really need. I could shrink up the roof insulation but I told them why bother. The issue is that this is not a warehouse where we are just heating only, we are air conditioning the entire facility so they want it to be as air tight as possible. I am building them a big cooler.

Mr. Serne– Ken.

Mr. Mikula – I like the building. Who is doing your site engineering?

Mr. Castrovillari – Civil is Weber, actually I got those drawings yesterday so he has finalized them and I'll be hopefully tomorrow or the next day submitting those for the next meeting. I was hoping, we talked about submitting it 2 weeks ago but when I talked to him, he found a huge issue so he had to redo some stuff. I told him I just wanted one package not twice.

Mr. Mikula – Does anything on that huge issue change any of the site plan?

Mr. Castrovillari – No, he just for some reason he messed up one of the calculations and it ended up being the same answer but he wasn't 100% comfortable with what he did so he just went back and took another look at it, he said he tweaked a few things, I didn't bother asking him what and I asked him if my site plan changed. He said no so the architectural site plan remains the same.

Mr. Mikula – You are also coordinating with the wetland?

Mr. Castrovillari – I am, I got that covered, we have our fingers crossed and again I will be honest with you guys, his recommendation was to go out there and cut everything down. He believes that the wetlands was taken care of years ago, it was mitigated and then someone went out there and did some construction, moving around dirt and that caused some wetlands to reoccur. He did say that there is a little stipulation in the Code that if it was due to construction, you can just get rid of it. So, he has sent that to the engineers, they said cut it down or someone said cut it down, let it air out for a month or two and then they will come out and look at it. So we are not going to know our answer until the end of December or sometime in January if they can even go walk the site. If it is a bunch of snow they are not going to but we are hoping that issue kind of just disappears.

Mr. Mikula – That sounds good so then the other thing that is a little interesting to me with this layout and the access sanitary sewer easement, from a practical point of view I would expect that that property owner is going to want to use this access easement for some other thing and things get kind of tricky in here so I would just look at it.

Mr. Castrovillari – What do you mean tricky?

Mr. Mikula – You've got an access easement that was supposedly for a driveway which is right next to your parking area which is for your cars.

Mr. Castrovillari – Maybe I misunderstood, I thought that the easement was for underground stuff but you are saying that he is allowed to put parking lot there of a driveway there.

Mr. Mikula – Yes, because when you did the lot split and satisfied the requirement of the agreement with the City to provide access to the property the access was shown to be over this sanitary sewer easement. So then it gets to be a little bit of a conflict down in here so Lori and your site engineer will figure out how to work that out. It just looks to me like there is a conflict.

Mr. Castrovillari – I was under the impression that was all sanitary and underground easement only. I will talk to Weber and honestly if we have to move that thing over 5 feet in order to get a landscape buffer between the two it really is not going to affect anything.

Mr. Mikula – I am not making an issue out of it.

Mr. Castrovillari – I am glad you are telling me now because like I said I thought it was all underground easement so I pushed that thing right up against it.

Mr. Mikula – What they did was rather than create another easement they just put the access over the sanitary.

Mr. Castrovillari – Right and I am sorry I did not know that I thought it was just underground easement but I will let Weber know. I agree that we should give a little buffer and why don't you guys help me out with how much of a buffer you want.

Mr. Mikula – Let Weber and Lori work it out.

Mr. Castrovillari – Perfect, we have plenty of room to move this thing over.

Mr. Serne – It is a generous lot.

Mr. Castrovillari – Yes but they also want to put another building on there too so I have to be careful how much I push it.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I got your tree preservation plan and it looks like you are preserving enough trees to meet our requirement. Prior to any tree clearing you are going to have to pull an application for tree clearing and then you will do that through the Building Department. In terms of landscaping, everything looks good, there are a couple of different items that I wanted to point out to you. There is the Taxus and the Arborvitae that both are preferred by deer so you might want to look at some alternatives there.

Mr. Castrovillari – I will let Ray know.

Mr. Serne – George.

Mr. Smerigan – I like the canopies and awnings, I think they give it some really nice character. I also like that you picked up the black trim at the top. It just kind of ties it all together. That works for me. I am good with those materials and colors. The only thing

I had a concern about was your accent element and with this picture it didn't seem to fit the rest of the building. You've got the red block and you've the grey and white and black tones and then you had something that was totally different and that was a concern to me. I know you are trying to make a statement with that but it just seemed to me to be not fitting the rest of the building.

Mr. Castrovillari – Are you okay with that color?

Mr. Smerigan – I think if you go the darker in the red it at least ties to that base. The light brown just did not do it for me.

Mr. Castrovillari – Okay.

Mr. Serne – I concur with George it is basically the same family of colors. It is different if you are making the whole thing out of brick but you are doing it a different texture but the same family which is nice.

Mr. Castrovillari – It was hard to match the photo and once we got the panel in it was like no that is why we decided to change the color. We agreed too that it just didn't fit.

Mr. Smerigan – That color just didn't fit the rest of the building, it was sort of out of character and I realize that it is an accent thing but still it needs to fit.

Mr. Serne – I can see what you are doing around the building, you are making different parts of the building, manufacturing and storage and the offices, they are all pretty much tied together in the same colors but in different textures. I think that will work out well and as George said, changing the blade to a matching color I think will help it very well.

Mr. Castrovillari – Good, we had the same thought.

Mr. Serne – And then the black ties it all together.

Mr. Smerigan – I think you did the accent with the black very nicely and I like the window awnings, I think they really add a lot. It is tough with a big building like this and I think they add a lot to it and I like the canopies.

Mr. Castrovillari – No I just have to nail it in the coffin because we got a price for those and those screens are \$40,000.00 just for the screens. The good thing is I got them in early and it is in his budget so his overall budget is within, the one that is in his head so it is not like we are over budget so I think because it is already in there I am 99% sure he will be fine with it. I already told him I want them in there.

Mr. Smerigan – I think they add, that changes, if you look down that building that changes the whole appearance of the building. Otherwise you have a long flat wall.

Mr. Castrovillari – That is one reason we changed it to this panel with the groove in the middle and then we added that second color to break up that wall. It was just too much of a, it was just too much.

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

Mrs. Milbrandt – I motion to accept the Recommendation of Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 112,139 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial.

Mr. Smerigan – 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. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved