

# **STRONGSVILLE ARCHITECTURAL REVIEW BOARD**

## **MINUTES OF MEETING**

### **May 22, 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 22, 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:

**Ledges of Avery Walden:** The Board was in agreement that the colors and materials were in approvable form.

**Royalton Collection:** Mr. Biondillo stated that the overall site plan should indicate the accessible route in and out of the site. He also stated that the lighting was in approvable form. Rooftop equipment must be screened and must also provide access to the rooftop equipment. The Board was in agreement that the materials and colors were in approvable form. Mrs. Milbrandt stated that the Royalton Road landscaping could be impacted by the Illuminating Company easement for transmission lines.

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 Oprea, Admin. Asst.

### **APPROVAL OF MINUTES**

Mr. Serne— You have had a chance to review the minutes of May 8, 2018. If there are no additions or corrections they will stand as submitted.

### **NEW APPLICATIONS**

#### **LEDGES OF AVERY WALDEN, Phase 3/ Jim O'Connor, Agent**

Recommendation of additional elevations to be added to the previous approval given by the Architectural Review Board on June 18, 2013 for the Ledges of Avery Walden Reserve Phase 3 detached cluster units located on Prescott Lane, PPN 398-17-032 zoned R1-100.

Mr. Serne— Item Number One, Ledges of Avery Walden. Please state your name and address for the record.

Mr. O'Connor - I would like to take this opportunity to get started. I am Jim O'Connor with Pulte Homes, 387 Medina Rd., Medina, Ohio 44256

Mr. Filipkowski – Keith Filipkowski, 387 Medina Road, Suite 1700, Medina, Ohio 44256.

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

Mr. O'Connor – Just wanted to give you a brief overview of what we are doing from a project standpoint and specifically I will have Keith talk about the products and the houses. Avery Walden was a, The Ledges of Avery Walden was a continuation, Phase 3 of the Avery Walden community. It is designed as a high end cluster community. There are 25 lots, it was originally developed by Legacy Karrington and they have done an exceptional job with the community. There are 25 lots that remain and are on the ground right now, buildable lots. We have entered into an agreement with them to purchase the 25 remaining lots and what we would like to do today is present the products that we would plan to use in that subdivision and walk you through those and see if you have any questions. I think as we put the presentation together, I highlighted a map of the lots that are available and so that was very important to us as we considered this community and what we did and I will let Keith speak to the architecture but our goal, we actually studied that existing community and picked up a lot of the design cues that were already there so that our houses will blend in seamlessly with the existing product that is on the ground right now. With that I will turn it over to Keith.

Mr. Filipkowski - We are trying to blend it in to the existing community and I think if you look through the elevations that I have created here, compared to the existing community, you will find that it is not a matter of matching, I think we are going to come in maybe an upgrade to what is existing there. This product is consistent with what we have done at Fieldstone at the Enclave with respect to the nuts and bolts of the overall configuration of the homes but we've in addition to customizing the elevations which we are still currently still working through, we are also creating new option platforms that are available to our customers so that we can offer more variety for them but also to blend into the characteristics of the product in the existing community and take advantage of the terrain that is there. What I mean by all this is that the rear of the homes, we are going to offer covered patios for outdoor living options that you see existing in the community that we otherwise would not have offered on this product. Much of the communities' terrain requires that it is a walk-out garden scenario and we just haven't had that availability in this product line before. So, in essence we have done a lot of pre-work here to customize the product to make it look, make the streetscape look really nice and to match the

community but in total we will have 4 floor plans. As the presentation indicates, those square footages will range from 1,683 up to about just under 2,000 in its base format which you have to remember too that all these floor plans are also going to offer second floor space to it. Loft option which are anywhere from 625 SF to 800 SF additional to those numbers that I just quoted. Don't forget as well that we offer our sunroom options, which add a couple of hundred square foot as well. Matching the existing product in the community is not just a function of the floor plan configurations but also the color schemes, we want to make sure that again, the street scape matches what is already there so, in your packets I did also include a variety of 40 different sequences that we are able to offer, think about the amount of product and the work that has gone into making sure that we fit the mold here. Four floor plans with 6 elevations, 40 different color schemes over the spread of 25 home sites. I am not sure how much more effort we could put in to making sure that we hit the nail on the head here. We are really excited about introducing this product, more specifically the elevations into the market place. Again, it is absolutely custom for this community, we are offering it nowhere else in the Cleveland market, and frankly we are offering it nowhere else in the country yet.

Mr. Biondillo – How do these sizes compare to what is there now?

Mr. O'Conner – The average floor plan is 2,200 to 2,400, a lot of that they include about 800 to 1,000 SF of finished basement so base footprint of the house, our footprint will actually be a little bit bigger. We are actually a little deeper. Our first floor is actually bigger, as Keith mentioned and the immediate option is the second floor loft and bedroom option which adds another 300 to 600 feet total.

Mr. Filipkowski – To put it into perspective our smallest floor plan, that Abbeyville at 1,683 SF with a loft option would put you at 2,308 SF so that is above the community average. Let me just say that any one of our options in the home whether it is finish selections, structural options, our whole business model is, we promote the selection of options by way of more desirable configuration etc. We feel that this price point and everything is going to come in where we are going to be able to have those buyers that want those options. If it is not a matter of livability in the home, they just generally just should be able to afford it. So there is no reason to think why the vast majority of these homeowners wouldn't be selecting these options but we do want to give them the choice. In general terms with our loft options across the cities where we do offer these floor plans, we are finding a very high take rate on the lots themselves.

Mr. O'Connor – We would anticipate our average finished square feet to be about 2,400 SF plus.

Mr. Smerigan – Where do you think you will be able to get the 3 car garage in on these lots?

Mr. O'Connor – There are five lots that can accommodate the three car garage. We do extensive lot fits and then it just sits on the side. They are mostly concentrated in the front of the community. There is one on the turn is also a three car garage.

Mr. Filipkowski – You bring up a good point though, just generally speaking, I just want to point out in the presentation that by way of default and simplicity of the presentation, we are showing you sort of a default configuration of the two car so I was careful to note here that we will have an optional third car available.

Mr. Smerigan – It just didn't seem to me that there were very many lots where it was possible.

Mr. Filipkowski – Yes, just five. The other thing that is noteworthy is that on the Abbeyville elevations we need to make sure that we accommodate, we want to accommodate a larger garage for that floor plan, being the smallest floor plan and so the elevations may slightly vary in that regard, meaning that for the extension of the garage we might have to pull out a, we might extend the roofline a little further to accommodate that. Substantially the elevations will be the same but I just want to point out those characteristics. Learning from my past experience, coming to this Board and getting approvals through Enclave for example, we didn't clearly notify you guys that we would be offering the third car option, so that albeit it was a technicality and we made it through it, just want to be careful to explain that to you on the record that those semantics will go on. At the end of the day it will not compromise the overall motif of the community or the product itself.

Mr. Serne – It just depends on the availability of the lot size.

Mr. Filipkowski – Right, yes. Another thing we've done with the project is insure, again to match the community, we are doing a 12 standard roof pitches which is atypical of this product as well.

Mr. Smerigan – I notice you have a number of lots that have the option for a walk out basement.

Mr. O'Connor – Yes, the south side of the street with the exception of one lot, the first lot is not a walk out. The whole south side of the street is walk out. The north side is standard basement.

Mr. Serne– Tony.

Mr. Biondillo – When do you turn this over to the Association, at what percentage of build out?

Mr. O'Connor – They have turned it over and it is currently managed by Associated Property Management. They have had discussions with the residents and apparently several residents express very high regard for us stepping in. Apparently one of the people that lives there now had previously lived in Avery Walden and was very pleased with our performance in that subdivision.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – My only comment was in landscape plan B, the birch tree, you might want to find a smaller species or move it further away from the house because it is a larger growing species.

Mr. Serne – George.

Mr. Smerigan – I am fine with the combination of colors and materials, I think it works. I think it will fit well with what is already established in the neighborhood, you did a nice job there.

Mr. Serne – The combinations outweigh the number of houses you have.

Mr. Filipkowski – That is why we are really excited about the project, it's going to be great.

Mr. O'Connor – I forgot about the mailboxes, they are already in and existing.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Ledges of Avery Walden.

Mrs. Milbrandt – I motion to accept the Recommendation of additional elevations to be added to the previous approval given by the Architectural Review Board on June 18, 2013 for the Ledges of Avery Walden Reserve Phase 3 detached cluster units located on Prescott Lane, PPN 398-17-032 zoned R1-100.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**ROYALTON COLLECTION/SOMERA ROAD/ RDL Architects, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 16,040 SF Multi-Tenant Building also known as Building #1; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

**ROYALTON COLLECTION/SOMERA ROAD/ RDL Architects, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 16,544 SF Multi-Tenant Building also known as Building #2; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

**ROYALTON COLLECTION/SOMERA ROAD/ RDL Architects, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 30,490 SF Multi-Tenant Building also known as Building #3; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

**ROYALTON COLLECTION/SOMERA ROAD/ RDL Architects, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 4,800 SF Building also known as Building #4; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

Mr. Viola – Matt Viola, Parker, Jackson, Grant.

Mr. Soltis – Greg Solotis, RDL Architects, 16102 Chagrin Blvd., #200, Shaker Heights, Ohio 44120.

Mr. Osterhout – Joshua Osterhout, Langan, 6000 Lombardo Center, Ste. 210, Cleveland, Ohio 44131.

Mr. Loomis – Eric Loomis from the Loomis Company.

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

Mr. Soltis – This is the site plan for the Royalton Collection which you all are familiar with. You have seen this a number of times and it adheres to the rezoning that was done. I am sure you all have seen this a number of times. There is an outlot here that we are going to come back for at a later date to get that worked in as a part of the plan. There are essentially four buildings that we are looking at today. This building one up front which is retail, building two and three that have a service court or service hallway that goes between them but it does look like one cohesive building from the front. People when they are visiting the center they won't be able to tell that there is a service court back there. This building four back here and then the existing building in the back.

Mr. Osterhout – Basically we are very cognizant of the lighting into our neighbors. Everything is below .5 at the property lines. Everything meets the 2 foot candles per Code. We do have and I believe that it was submitted in the packet the copies of all of the lighting fixtures that we are proposing.

Mr. Soltis – I will talk about it a little bit more when we start talking about the architecture of the building. We are kind of going for a contemporary, very clean sort of timeless feel. Something that does feel very 21<sup>st</sup> Century but at the same time 20 years from now will still feel contemporary and won't feel dated. We have these simple sort of light wands that we are going to use as kind of a gateway elements so they will be positioned at the entries of different retailers. Then we have these cordia pedestrian fixtures which are these really nice metal fixtures with the flat tops so that the light goes down. There is not a lot of seep going up toward the sky so it will help reduce light pollution and they also have a very clean contemporary feel to them and then these bollards, which will be placed when restaurants come in later for patios that will be a whole separate approval process but when we had our initial meeting and you said put some bollards in where you think you might want patios in the future so we did put some of those bollards in and those will be an additional light source which will kind of, it will be nice to have this variation of different types of lighting for pedestrians on the sidewalks. These fixtures are sconces which will be on the walls. So, it will be this really nice layering effect of lighting and the intent is that the lighting will be warmer at and near the buildings and we will use a cooler light in the parking lots so that you get a really nice clear color temperature for cars but when you are sitting out in the patio for a restaurant or you are walking up and down the shops, it is a little bit warmer light which is more comfortable for people.

Mr. Biondillo – On the lighting, you indicate raised islands at your pedestal locations. Is it the intent to redo that parking lot and put curbed islands in?

Mr. Osterhout – Yes.

Mr. Soltis – Yes, I think that was something that we had talked about a couple of months back. This is the landscape plan.

Mr. Osterhout - I brought some references to give you a feel of some of the plants that we have. These are actually in order with going down top to bottom from the plant list.

Mr. Soltis – If it is more helpful for any of you to pass the board around instead of putting it on the table let us know.

Mr. Osterhout – As far as the landscaping we tried to really get a nice full color for all seasons. Everything was very lush. We added quite a few trees since we are removing quite a few trees back here. We are still working on the actual count for the tree preservation plan that we will do for Planning Commission, we will make sure that we work with the department to make sure that we meet the Code. Along Royalton we tried to make sure that we made it nice and full and lush but we didn't want to prevent visibility to the buildings or the signage. Like I said, we kind of alternated things as well as far as, up here is more for plantings for spring and fall, back here we kind of do a combination of spring, summer and fall.

Mr. Soltis – We made it nicer like the City requested.

Mr. Osterhout – One more thing we did also, we are removing some of the walls and stuff around the existing building so we are replanting everything around the existing building.

Mr. Soltis – As far as elevations are concerned which you've all, we sent these a couple of months back so you all have seen this but we did take the designs a little further so I will start with building one and just the overall concept. The overall concept was to create a base that is flexible because just the way that this works, a retailer might be in there for 4, 5 or 10 years, hopefully they will be there for quite a while but sometimes you have to be able to switch in and out different retailers and adjust the interior space so we wanted to create this overall architectural language that was flexible and also thinking from a color and materials standpoint, something that was very neutral and utilized wherever entries are to get pops of color and we chose a color pallet. So this is building 2 and this is building 1 but we chose a color pallet that has really nice saturated hues. They just have a touch of grey in them to kind of elevate the feel of them because we wanted something that felt sophisticated and more high end and we are using these two contrasting earthy type bricks and one of the things that we are doing is using the mortar will be something that kind of matches the bricks so there will be these almost like color blocked. You have the color blocking going on where you have these wood textures and then this brick color block at the bottom interrupted with these punches of color and what we want to do is transition the color in the gradient from a saturated hue up to something that might fade



just to add some visual interest and that will be accented by the lighting in the evening time. These colors obviously are a good base color pallet that we would like to keep but in working with tenants that may move in, sometimes we might have to insert their color but that was part of the design too, being able to have a tenant that has trade color that you could just incorporate into the design and make that part of the architecture instead of having to totally alter the architecture to look like a certain tenants building that is replicated 500 times over the whole United States to something that would be little bit more local and unique to Strongsville. The materials are these bricks here and then we have these cement fiber board paneling that is going to replicate wood. We like these three that we've chosen. There is this commonality between the buildings but then we start to change it up a little bit with the types of wood selections and then the colors and then if you want to pass this around to feel any of this. That is building 1, this is building 2 and then, one thing that we've also done is, you can see there is a lot of detail on the front of the building. The façades of the building that are going to be seen from Royalton Road. We still did wrap that whole language of the architecture all the way around on building 1 because we needed to treat it as a four sided building. If you are parked in the parking lot you are going to see the back of the building.

Mr. Smerigan - That is a concern I have is the back of that building really can't look like the back of a building.

Mr. Soltis – Right, so we've added awnings where the service doors are, sconces and then continued the language of the pilasters and the spaces in between them with the brick and everything all the way around the building.

Mr. Smerigan – Are you going to do any tenant identification on the back of the building?

Mr. Soltis – That is a really great question. We probably will so there probably will be smaller signs when we come in later for the signage package that we should put on here.

Mr. Smerigan – I think you almost need to, if you have no entrances in the back then that becomes a wall. It needs to relate to that common parking area in some manner.

Mr. Soltis – You are right, so yes, so imagine signs on this wall because that is definitely going to be something that will make that wall more visually interesting.

Mrs. Oprea – You guys are not going to indicate any tenants at this stage except for Panera?

Mr. Viola – That is not even a done deal yet.

Mr. Smerigan – What about the pedestrian route from that big common parking area around to the front of the building? Just looking at the drawing it doesn't seem like it is clear or inviting.

Mr. Biondillo – That is one of the things I was going to bring up not even within the site but accessible route from the public way into the site and also all the way through the site, how that was going to be accomplished.

Mr. Soltis – So, initially we were looking at having pedestrian or sidewalks that come up the main through to the center but because of the timing of the light and some other issues, this got very wide so that people don't have to wait. What we did is that we created this that comes in and right now we are showing you an outlot but we've drawn through there and this connects onto whatever tenant is going to go here and then further connects over to building 4. You can see here that we have a sidewalk that comes in and we've created these sidewalks that connect all the way through the site, down here, all the way back to the building. This sidewalk goes to here. So we really thought about how someone would circulate through the site because God willing there is going to be 300 or more people working in this building and we want it to be an option for them at lunch time to be able if it is a nice day and even if it is snowing or whatever, to be able to go out and walk down and get something to eat at one of these places. When we go to Planning Commission I have an illustrative site plan that is going to show the cross walks and it is going to feel very connected for pedestrians. The other thing that we've also tried to do, notice we've created really wide sidewalks on this facades that are going to be places that are going to be intended for people to hang out. It is not just about you go in like convenience shopping because there will be some restaurants in some of these tenant spaces so they are intended as places where people can sit and hang out and we have already started to think about, again with package, the benches and furniture that is going to make it feel like a comfortable environment. In addition to that you will see, also thinking about the tree canopy so there is always this dance that you play between having a tree and not hiding the tenant sign. We want to be able to plant trees that once they mature within a couple of years will provide a nice tree canopy and shade and a place where people can sit. Those are all things that we are thinking about. These sidewalks here are 15 feet wide and this one here goes from 20 feet wide, there is a little pinch point here but then it opens back up where there is an area where if a restaurant ends up there where they can have an outdoor patio and then Josh and I were working on this. This façade is not going to be as important for pedestrians because there is not as much parking here so people will walk right over to here and engage in everything so we need this sidewalk wider because this is going to be a place where people actually circulate up and down through here and these two islands of activity connect. We have thought about that.

Mr. Smerigan – Do you have those taller lighting fixture at the corners of building one.

Mr. Soltis – Oh yes, the light wands. They are as you can see in the renderings here, they are where the towers are and where entries are so those act as punctuation, they are like an exclamation point in a sentence.

Mr. Smerigan – Well how about something maybe using those or something like that along with whatever signage or whatever you are going to do at the corner of building 1 and 2. That is going to be your main pedestrian connection but I am in the back of the building. Something needs to pull me there because coming around the other side of the building as you indicated is kind of like the loser. You need to go that way, something needs to pull me there. That little spot between the buildings to me has to be very inviting.

Mr. Soltis – I totally agree with you. This is something, like right now there is some green space there and we have some bollards there and a pedestrian crosswalk here and here but I think it is a great idea to use those types of light fixtures to kind of make it special so that people know that is where I go and cross.

Mr. Smerigan – Those are easy to see from the parking lot. You have the little bit of verticality with them.

Mr. Osterhout – It's more of a romantic light too, you are really trying to draw people to you.

Mr. Soltis – Have you ever been to Park Park Downtown? It is on East 12<sup>th</sup>, if you have been there at night when the light wands are lit up it feels really good. I think it is going to be something fun for Strongsville and they will draw people in like at dusk and evening hours to go hang out.

Mr. Serne – It is a good point to just get people to the front because all the parking is in the back, the majority of the parking is in the back. Do you have elevations of buildings 2 and 3?

Mr. Soltis – Yes, so this is the back of building 2 and 3 and this is the north façade of building 2. The office building would be right here, so this entry tower wraps the corner and then again that language is repeated along the whole façade. The front of building 2 and 3. It is fun, I think there is a nice rhythm to it.

Mr. Smerigan – This service lane gets totally lost and that is good.

Mr. Soltis – Yes, people won't be able to tell that this is a service lane.

Mr. Serne – Your west elevation on building 2 and 3, I think something needs to be done to that. All the other buildings are highly articulated and here we have a truck dock and a huge monolithic wall. There is no possibility of planting in front of it or anything?

Mr. Soltis – Perhaps what we can do is we could alternate the brick material to create that rhythm too. So the pilasters continue around the building. There is going to be lighting on this obviously because you are going to need lighting for the trucks and service vehicles that come in and out.

Mr. Biondillo – What is located in this parcel immediately adjacent to that west facade?

Mr. Soltis – There is a bridal shop.

Mrs. Oprea – David's Bridal, there is an AT & T store.

Mr. Soltis – The building is right here and this is all trees, this faces the back of the building so there are not going to be very many people that ever see this side of the building.

Mrs. Milbrandt – Greg, I know currently out there you have a little bubbles for trees, are those remaining because I was over there and right now there is a nice tree line.

Mr. Soltis – Yes, that is going to stay. That is why we were in some ways looking at this façade as a way where we could save a little bit of money so that we could use that to gussy up the other sides of the building because no one is really going to see this side of the building that much.

Mr. Osterhout – That drive that comes back here is actually just for truck access, it is a one way road. Just so that the trucks can come in and back out. There will be do not enter signs from both sides for cars. Anybody that is parked back here has to come back out this way.

Mrs. Milbrandt – So that whole tree line is going to be maintained then.

Mr. Soltis – Yes.

Mr. Smerigan – I guess I'm not as uptight about the building 3 because it is far enough back behind everything.

Mr. Soltis – But this here maybe we extend it up there.

Mr. Smerigan – I am thinking because you may catch glimpses of that as you are coming down.

Mr. Soltis – I think that is a good idea. I think it would be pretty easy to do to take this language and extend it down here. Then can we leave this kind of blank then?

Mr. Smerigan – I am okay with that because I don't think anybody is going to see that. You are behind another building back there. You would have to be behind the bridal shop to see that. If you are behind the bridal shop you are already have an ugly view. The back of their building is nothing special.

Mr. Serne – It will help to at least turn the corner.

Mr. Viola – There is also a tree line there.

Mr. Smerigan – As long as that tree line stays I think you are okay. I am comfortable with that kind of compromise.

Mr. Soltis – That sounds really good to me because I did think it would be nice to have this extended more because you will get glimpses of it as you are driving down Royalton Road.

Mr. Biondillo – The service entrance between the buildings, is that wide enough for vehicular traffic or is that just foot traffic?

Mr. Soltis – That is just foot traffic. So people will bring their trash out through there to put it in the dumpster.

Mr. Smerigan – Similar to what they did with the old Giant Eagle building when they divided it up.

Mr. Soltis – This is open and it is just an open hallway because we had to keep under the 75,000 SF per the agreement that was made when it was rezoned.

Mr. Biondillo – That was one of our concerns too, access to the dumpsters. They were very sparsely spaced around the site so all these people have access to those dumpsters. They will just roll them out when they come to pick them up.

Mr. Soltis – Yes, so here we are again using the same language on the front of the building but it is a little bit of a different sort of interpretation of it so it keeps things lively and fun but still maintains a cohesiveness to the overall design of the center. The same things I

mentioned before, and again trees, variation in the different light fixtures, seeding, trash receptacles that are attractive and go along with that very clean contemporary design.

Mr. Biondillo – Your parapet, I know we talked about the rooftop screening. The parapets are going to be high enough to shield all your rooftop equipment?

Mr. Soltis – Yes, this right here is about 22 or 23 feet the way it is currently designed, once the structural engineer gets done with this I might have a couple of modifications but there is a significant parapet because we are talking about 12 to 14 foot high interior ceilings, then you think about your joist so there is plenty of space there for the parapet to come up and screen everything that is going to be behind it.

Mr. Biondillo – You could put all your rooftop access within that service wall area and not have anything exposed on that area.

Mr. Soltis – Yes, so are there any questions or comments about this? Building number 3 was done by another architectural firm but we worked together to have them keep within the same architectural language that we are using for the first two buildings. All the materials he has chosen here are pretty much the same. We have the same brick going on, the same mortar that is used for the bricks, similar colors. These are more neutral colors and then the wood on that building is actually this aluminum cladding material that is made to look like wood. It still has the same feel, it has that rectangular sort of geometry, kind of like these tower elements, some of these pilaster elements repeated but it is a little bit different.

Mr. Biondillo – I kind of like what you did with these corner stones and I think that would tie nicely if they might extend those up higher and do something similar with the blending, you did a great job with your colors.

Mrs. Milbrandt – I agree, I think that looks nice.

Mr. Biondillo – It gives it that verticality that is a standalone squattier looking building. You should be able to yield your influence on it.

Mr. Soltis – I will pass that on.

Mr. Smerigan – I think that the colors and the materials are tying and the basic shape ties but I think you are right, I think those corner elements are kind of the signature for your building. They haven't grabbed that and I think they sort of need to.

Mr. Soltis – I will pass that on.

Mrs. Milbrandt – Even adding the color to it.

Mr. Smerigan – I would like to see some change to that building that is more reflective of what you are doing. I am not saying that it's bad, it does kind of tie but it doesn't completely fit. I think that there is an opportunity to do that and I think we should. I think what you've done there is very good. I made some suggestions about some things but for the most part I feel like you have something that is working and I think you've done a nice job, these are big buildings, they are hard to make feel good but you've broken them up in a nice way, you have a lot of articulation in there between the awnings and the column elements and the way you are doing the shading, coloring and lighting. I think you've made it more human scale than what the buildings are naturally and I applaud you for that.

Mr. Soltis – We think about a person wanting to get out of their car. I wish we didn't have to spend so much time on parking and all that stuff but we try to be very thoughtful about someone being there.

Mr. Smerigan – This isn't quite to that standard that we are counting on. You need to pass on to them that we want to see some modifications to this to make it more in keeping with what you've done there.

Mr. Soltis – I guess other than that . . .

Mr. Smerigan – We are concerned about some to the site features. We were looking at you dumpster enclosure locations and most of them are out of the way and pretty well hidden but you've got the one that is behind Building One.

Mr. Soltis – Oh this one, we do have a bunch of screening around that.

Mr. Osterhout – We tried to heavily landscape that.

Mr. Smerigan – We sat here and talked about whether or not there was a better location for that and we couldn't come up with one so I understand why it is where it is. Because there is no good place to put it.

Mr. Soltis – I think it is better here than over here.

Mr. Smerigan – Now that we've talked about that being your main pedestrian path, I totally agree with you. I don't think you want it anywhere near that. I think you want that to be inviting and welcoming and I think the dumpster is not going to be part of that. There is

no good place to put that dumpster. So it is a matter of making sure that you minimize its visual impact to the greatest extent.

Mr. Osterhout – We are matching materials as well with that plus I like I said we are trying to screen as much as possible with landscaping.

Mr. Soltis – They are going to be wrapped with the same.

Mr. Biondillo – Those are all 8 feet tall enclosures.

Mr. Soltis – Yes, we will be very thoughtful about that in minimizing it because it is kind of ugly although I think we've kind of gotten used to it because we deal with shopping centers so much that we've seen them and not seen them in a way when you pull in but we will make sure that they look really nice with the brick on the outside and we will put lots of landscaping around the enclosure. They really planned for a bunch of landscaping around it. We are going to flush this out a little bit more before we go to Planning Commission.

Mr. Smerigan – Again, it concerned me because as my earlier comments about that being the back of the building and needing to tie it to the front a little bit better.

Mr. Serne – Tying your north south access so Building 1 and Building 2 to the front. You have to get all the people out of the back into the front somehow. You need to make it very inviting.

Mr. Soltis – I was imaging using this and I am thinking that most people are going to try to park here if they are using one of these shops. If you do have to park here, they are going to park here, so maintaining this sort of connection here will be important and perhaps even like this where this tree is, there will be a little sidewalk with a crosswalk here so that this gets treated like a four way intersection in a way for pedestrians where you cross all the way.

Mr. Smerigan – Even if that corner becomes almost like a mini plaza like you have out in front of the main office building. Just to pull people to that spot. That is why looking at the light wand, to me you need those markers, those keys for people.

Mr. Soltis – You've given me ammunition so when I go to the client I will be like they told me I have to make this intersection nice. I do feel like for a strict shopping center that this is actually going to feel like something really great. It's going to actually be a point of activity too potentially, depending on if one of the tenants that they are talking to ends up



here. This is going to become more of an activity zone so I think it is going to be kind of cool.

Mr. Smerigan – I think from the tenanting standpoint those two corner tenants at that corner are kind of critical because if one of them is a dud that is not going to help you at all.

Mr. Soltis – I am not at liberty to say who it is but the one is not a dud, it's going to be pretty cool so I think it'll be good.

Mr. Smerigan – That is what is going to help pull people there too. That is what is going to make all those spaces work better.

Mr. Soltis – It kind of even though there is a curve in the site but there is this kind of triangle that ends up here where we can create landscaping but it also allowed us to have this sort of pedestrian connection here because the truth is, people walk where they want to walk. You can put sidewalks down all day long but after a year or two where you see where the desire lines are in the grass, then you know where you should have put the sidewalks. I think that these, thinking and hoping that these are going to be kind of natural desire lines, as people go from here to here instead of walking this way, they can do this or they can do this. Are there any other questions, concerns or comments?

Mr. Serne – Tony.

Mr. Biondillo – What it be crazy to actually make that a pedestrian area and prohibit vehicular traffic between those buildings or would that cause too much of an issue moving traffic through the site? Just throwing it out there, if you were to prohibit vehicular traffic there and make that more of a landscape plaza type area, the only problem with that would be if people wanted to get from this point to they would have to walk over here or drive around. Just a thought.

Mr. Osterhout – We could do more traffic calming as far as making that a raised intersection. My only worry is that if you completely eliminate that from traffic then the only way to get to this is coming around through here and you have to exit the same way. We could always raise that up, we could change pavement, and we could put the stamped concrete, something like that to give it a different feel.

Mr. Soltis – I think it would be great to do stamped concrete at that intersection.

Mr. Biondillo – Just do it a little bit differently.

Mr. Serne – It breeds more than just a road.

Mr. Biondillo – As far as the lighting plan I think you've done a great job with the lighting. I like the fixture selection that you used. I think you were cognizant of these people along here. I've been out there too many times to count but all of these people along that have no windows on that exposure anyhow. The only thing that they see is at the end of the cul de sac when they come through there and that landscaping is being maintained through there. I was half thinking about having perimeter lighting with the cutoff shields on the house side of those but I think you are almost better off with what you have here with these things centered rather than having a lighting at the extreme perimeter. I don't think that would be offensive to anybody. I think that the site lighting is great. I really do like those vertical pedestals that draw people into there. The only thing I would comment on is that we don't have anything in between here from a security standpoint. Make sure that is lit well enough within there.

Mr. Soltis – Between Building 2 and 3?

Mr. Osterhout – We have wall packs right through here.

Mr. Biondillo – The Police Department or even people are going to go back there and smoke. Just so that area is lit. One of the issues that we have to address is if you do have restaurant uses in there, I think we talked about that before you either have provided an area with an underground waste oil receptor or with the approved interior version tanks into those restaurant spaces so that they are not, we don't allow the dumpster style waste oil containers, those things just get to be a mess over time. So you have two options there with that. We talked about screening parapets that should not be an issue. I think that is all I had. I think you've done a great job with the blending of the materials and it will be unique.

Mr. Serne– Ken.

Mr. Mikula – I was just going to say when you get to the site plan done give us plenty of time to review it. Especially you showed a traffic impact study and all that that we need to see that deals with the signals over there and your storm water management and all that so just give us some extra time.

Mr. Osterhout – We've already completed the traffic impact study. If you guys want that now we can submit that now.

Mr. Mikula – I think that would be good.

Mr. Biondillo – Again on the Civil, make sure you identify your accessible route getting through that site. I know that out parcel you are waiting to develop that but something that shows us from the, that is our site plan approval, the Civil drawings.

Mr. Soltis – You mean for the pedestrians or the fire trucks?

Mr. Biondillo – For pedestrians, meeting your accessibility requirements.

Mr. Mikula – What is your schedule on this? Just a ballpark because we have other projects going on.

Mr. Viola – If you remember this client is sooner rather than later so they want to get going as soon as possible.

Mr. Mikula – Looking at your entrance drive we have a City Wide Traffic Signal Project that we are going to have to coordinate that with. That is why I am pushing for your impact study, if you would be adding fixtures.

Mr. Osterhout – The reason why we have 5 lanes is because we didn't know that you were doing a City Wide Traffic Study but we didn't want to impact Royalton at all. We could, depending on how the signaling comes out, we could actually reduce the amount of pavement that we get in the front of the property there.

Mr. Mikula – Submit what you have.

Mr. Soltis – It would be nice if you are going to do that anyway when you do your traffic study, to retime this signal so we don't have to have all these lanes and then we can put more trees and stuff up towards the front.

Mr. Osterhout – We, I think if I remember correctly in our traffic study, that signal for our end is 2 and a half minutes which usually we try to stay under 2 minutes because people get very impatient.

Mr. Mikula – You did that?

Mr. Osterhout – Langan did.

Mr. Mikula – Let me see it and then we'll see.

Mr. Serne – With stacking and people leaving and only one entry point they are going to have to go all the way around the back to get to the buildings.

Mr. Osterhout – It is roughly 250 feet so there is enough stacking in here where it won't block this intersection so we do have the left turn as well. This is all free form coming in and then they would have to yield to anything that might be blocking the intersection.

Mr. Mikula – Right now our corridor works pretty good on Rt. 82. I just want to see your study. I am more concerned about adding weight to mast arms and that sort of thing but it doesn't sound like you are doing that.

Mr. Osterhout – We tried not to touch anything with the signals.

Mr. Smerigan – You could get away with that longer signal time when it was just the office building. But when you have a retail center that is not going to work.

Mr. Mikula – Well people get impatient on Royalton Road.

Mr. Biondillo – I would like to interject one more thing, Building 4 I think should come back with those changes.

Mr. Smerigan – I think we want to see how they address the comments that we have. As we said, they have to do something with that building so they need to come back.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I think your buildings look really nice. I like your materials and the selection, I think it looks really nice. The landscaping, I appreciate all the work that was put into it. Good choice of trees and diversity. A couple of comments, you addressed the issues that I had over here. I am happy to see that that tree line is going to stay for the back of Building 3 and wrap around. On this boarder with the residents, just be conscience when they lay out the trees that it is going to screen them a little bit more. I know you are going to maintain the existing tree line but we just want to make sure that is laid out.

Mr. Osterhout – We tried to actually fill it in where there were bare spots.

Mrs. Milbrandt – That is why I was over there driving around looking at it. The Lindens that are spec'd for some of the islands, they are currently but they are going to be new right? You might want to substitute something else because they are not doing very well. My other concern is up here, I don't know if you have been in contact with First Energy or not, this is a transmission line the runs along the front of there and you might have an issue with how much distance you have to maintain from that transmission line.

Mr. Osterhout – I will check on that because I think right now we are 25 feet off.

Mrs. Milbrandt – It has to be 50 feet from the transmission line.

Mr. Soltis – For the roots of the trees?

Mrs. Milbrandt – No for the height, because of the transmission lines, it is a high power line and since that blackout that occurred they have new rules in place.

Mr. Osterhout – I will drive by there on my way back to the office and see how high those lines are.

Mrs. Milbrandt – Just something to keep in mind, we have to check with First Energy.

Mr. Soltis – Well maybe we just do a bunch of lower plantings and ornamentals or something.

Mr. Osterhout – Yes, we could actually do that. We tried to tie in all the landscaping on Royalton.

Mrs. Milbrandt – I like what you did here, I think it looks really nice, I just would hate to see issues. It is something you need to check into before you move forward.

Mr. Serne – George.

Mr. Smerigan – I think you've done a really nice job. I appreciate the effort you put into it. You have obviously spent a lot of time and effort getting this think right. I think it all comes together really well. I had a couple of earlier comments, other than addressing those I am fine.

Mr. Serne- Similar comments that the important thing is getting the coordination between buildings to make them look more like a hall rather than separate buildings. Other than that it looks very nice. If there are no other questions or comments I will entertain a motion for Royalton Collection.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 16,040 SF Multi-Tenant Building also known as Building #1; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services subject to the comments made by the Board.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 16,544 SF Multi-Tenant Building also known as Building #2; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 30,490 SF Multi-Tenant Building also known as Building #3; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- We will table Building #4 for revisions. 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