

Ms. Gibbon – Elicia Gibbon, CCH Architects, 23240 Chagrin Boulevard, Suite 350, Cleveland, Ohio 44122.

Ms. Nacht – Eileen Nacht, Project Manager, CCH Architects, 23240 Chagrin Boulevard, Suite 350, Cleveland, Ohio 44122.

Mr. Riguez - Anthony Riguez, CCH Architects, 23240 Chagrin Boulevard, Suite 350, Cleveland, Ohio 44122

Mr. Jovanov – Rudy Jovanov with the Altenheim.

Ms. Nacht - Interns Emily and Bryan are here learning.

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

Ms. Gibbon – We had two additions, two major additions going on to the existing Altenheim Community building. The first one is off of Pearl Road, it's a short term rehab unit, 32 units, it is a one story project. There is a small addition going into where the existing dining room is so they are tearing off the existing dining room there which is not sized for the appropriate amount of people and we are adding there. There is a small storage addition here near the entry. The other major addition is a two story memory care unit and that is the rendering of the memory care unit. This is the rendering of the rehab off of Pearl Road. The aesthetic is in the style of an Alpine Village. It is a German community and we wanted to harpen back to the aesthetic roots of the community. The materials that we are using as you can see here, from some of the renderings, we do have an elevation. So this is the main entry to the short term rehab. You can see from the elevations that the lower band is going to be lap siding in this color. All the colors coordinate with the existing building that is on-site. We wanted to make sure that aesthetically it is cohesive canvas. The trim color is going to be cream band. We are doing shingles above the band as well and the windows match this cream color. The stone base as well as the stone base that goes around the entire buildings. The color our manufacture has not gotten us a composite sample. The profile is the lighter buff color that you are seeing on the left. The color is going to be the one on the right. We wanted something a little darker so that the façade was in one very neutral palate, we needed a punch.

Mr. Serne – Can you show where those colors are on your renderings. On your color renderings.

Ms. Gibbon – So this trim color is going to be the color of all of the trim, this will be cream, this will be cream and this buff color is going to be here, here and here, here, here, where ever there is a field color. This is that color, this beige color is here and here, this is the stone here.

Mr. Serne – That is why I asked because it doesn't quite match what you have.

Ms. Gibbons – These are earlier renderings. When we went out there, there is a lot of pink tones in the existing masonry on site, so while we liked some of the rust tones and obviously there is a lot of brick options with the rust tones, the rust color would have clashed with the pink on site so we wanted to do something that would look like it belonged right next to each. This is an artistic license.

Mr. Serne – Do you have any photographs of the existing building.

Ms. Gibbons – I don't know that we have any photographs of the existing building. I have them on my phone but that is not going to help.

Mr. Serne – We would like to see what you are matching up to.

Ms. Nacht – It is a light cream with vinyl siding and some reddish brick.

Mr. Serne – We are trying to figure out continuity on how things fit together.

Ms. Gibbons – Right now we are using the hardy shingles, the hardy lap siding and hardy trim and then of course the masonry for accent pieces.

Mr. Smerigan – It is shingled?

Ms. Gibbons – Yes and that is to match the existing profile and colors. Our contractor is the contractor who has done all the work on this campus so we are working very closely with him to get the correct specifications for what has been used elsewhere so that again, we are not throwing up a bunch of new products at the site and expecting everything to look like it was.

Mr. Serne– Tony.

Mr. Biondillo – Can you go back to your overall site plan?

Ms. Gibbons – That view right here is looking from this corner. This is that front entry, so we wanted to have this building to have its own presence on the site. It meant to look more on a residential scale because for memory care we want to approximate a home like environment or residential scale. For people with dementia it helps to have those visuals references to jog your memory back to what kind of behavior is expected of you. Instead of sitting in a lunch room type setting for dining for example, you have a residential style table with a table cloth. We have had instances where that tells the person with dementia, I need to put a napkin on my lap. Whereas before that person would have had to be fed with assistance. Those kinds of visual cues are really important. The interior layout of that memory care unit is also laid out as a household so the units are like bedrooms and instead of having them off of a hallway they open onto living spaces with views out to the exterior gardens and to the outdoors so it is like your bedroom off of your great room. There is a residential style kitchen in there as well, so again we are trying to get those visual cues for people who are living in this environment so that it feels much more like what they are used to, it causes less agitation and issues with behavior. Then the aesthetic of the short term rehab was meant to be more of a hospitality environment. That is why we have the big vaulted space with a lot of rich materials inside as well as exterior, so we are bringing the exterior stone inside to a double story fireplace, a stone floor, we are looking for those glue lamb trusses that are exposed inside as well so we are looking for the rustic aesthetic. Something that makes you feel like you are in a lodge in the Alps. That is the imagery that we are going to pull up to Pearl Road because that is really kind of the front door for the campus so we wanted to give them something to be proud of. That main façade, that is on the back of this where the two story backs this right here.

Mr. Smerigan – The other glass faces back to the dining room?

Ms. Gibbon – Correct and that is the rehab area so that is under this roof and that is a rehab gym that has the biggest bases. A lot of the equipment that they use for the physical therapy and occupational therapy need the double height because they have equipment that has towers associated with it or they are hanging things from the ceiling that people can have their weight supported.

Mr. Serne – Tony.

Mr. Biondillo – You obviously have controlled access to the memory care and those courtyard areas, what type of fencing is involved with that?

Ms. Gibbon – The fence it needs to be at least 8 feet high because of risks with the population but what we have done is taken the same stone piers at 16 feet on center with black powder coated fencing between. We tried to from the interior that fencing gets

Evergreen treatment so that somebody from inside the courtyard doesn't see the fence and perceive it as a jail situation. We try to use a landscape to buffer the visual of that from inside. You and I don't see that as a jail type thing because it is a beautiful fence but somebody who feels like they are stuck already in a locked facility might perceive that so we try to buffer that.

Ms. Nacht – We'll have a secured courtyard but the gates will be tied into the fire alarms and we have egress control out of those courtyards.

Mr. Biondillo – Okay that was going to be my next question.

Ms. Nacht – So we would have the appropriate lighting levels to meet those requirements. We are also still developing the landscape plan with our landscape architect. We are sensitive to the buffer between the existing memory care and the neighbors. We met with the neighbors and talked about the project. When you start looking at the site lines that is not a view that they would be concerned with but we are thinking of putting some landscaping along that buffer. The other element that we were asked to look at when we met with you at the preliminary level was that we are using the existing curb cut for short term rehab entry. We did get the traffic study and I think that the traffic study supports that we can use that entrance so we are thinking that you will certainly want to use it for our entry into the site because it is focused on the new rehab entry and the new identity. That is where the new ground sign would go when we submit the ground sign for your review and approval. We still would be able to use the service entry up further to the north as a way out if there some protection with the light.

Mr. Mikula – Did you submit that traffic study?

Ms. Nacht – We have the traffic study and we will get that to you.

Mr. Mikula – I just want to make sure, I did not know if Lori got it. That would be good. The question I have is, we have these architectural standards now for fence and stuff along Pearl Road. Is this going to be part of this element or not?

Ms. Gibbon – We will, that is along here where we will need to comply with that. I think it is fairly similar to what we are showing to do the courtyard, which is this down here and the fencing. That is one of the reasons that we went with that aesthetic for the courtyard because we wanted it to be cohesive between the buildings and what is required by the City. We are well aware of that and it has certainly been taken into account. Eileen had mentioned that we had met with the neighbors, the residential neighbors are along this side. As you notice, none of the parking spaces face into their lots. Similarly, we have this gas easement which is has required us to put a retaining wall here as well because

it can't grade over the easement. What that retaining wall is a secondary buffer so just in case you are coming in here and you are turning around and your lights do face their lot, this is a 4' high retaining wall which will capture those lights. In addition to that we have a layer of evergreen shrubs which are just behind the retaining wall which will be an added visual buffer from our site. We've definitely taken to account, we want to be good neighbors to the people living around us.

Mr. Mikula – So is your parking lot 4' higher or lower?

Ms. Gibbon – Lower.

Mr. Mikula – Okay.

Ms. Gibbon – This ground is 4' higher and in order to tie this building back into the existing we had to grade this level down so that is why this is lower than that.

Mr. Mikula – You haven't submitted a site plan with grading and all that, storm, right.

Ms. Gibbon – The civil will.

Mr. Mikula – There is also that main storm sewer that you guys are relocating.

Ms. Gibbon – That is currently located along here and that will get relocated here along the property line between us and Giant Eagle. There is already a gully there.

Mr. Biondillo – Just so that you know, regardless of whether you have the public meetings or not, as soon as that lot was cleared we started receiving phone calls. The earlier discussion was that we wanted to look at your materials and the architectural design and some of those things but we couldn't make a final recommendation to the Planning Commission until we did receive the civils and the site plan elevations. Not to speak for the entire Board but those were some of the discussions that we were having here just so that you know, you are going to have to come back to the Architectural Review Board, we want to see, obviously the detailed landscaping plan in conjunction with the site plan but it will not delay your process, because of our scheduling we can do it right before you are ready to go to the Planning Commission for your approval. The buffering was a big concern obviously, even the buffering between the Giant Eagle site and your short term rehab. Some of my other comments are; I really appreciate the detail that you put into this, it's one of the premier sites of its kind within the City of Strongsville. You have done a great job architecturally with the mixing of the materials and the elevations and the reverse pitches coming back. I am assuming that it is a 5B building.

Ms. Nacht – It is a 5A.

Mr. Biondillo – It is a 5A, okay. I like the fact that you are using noncombustible materials and siding, especially at grade. Those are some of the things we would have required anyhow because of the chance of fire in you mulch beds and landscaping. I know you probably do not permit smoking on site but you can't control a lot of people coming into that site either. Will the long term memory care be, do you have video surveillance of the exterior areas, a control access point from a security standpoint? Because it is going to be like a true institutional type use where you controlled lock access.

Ms. Nacht – It is an assisted living, it is just designed as a residence center, more of a residential environment but there are, there will be some security cameras and locked doors and we conceal the doors inside to help that resident from coming out. I think that the staffing is such that it is really more of a maintaining eyes on the floor so that as we work with the staff to develop the programming, they are there to make sure that they have maximum visibility of the residents.

Ms. Gibbon – Those kind of interior grand room layouts with the kitchen off the dining room off the living room, much like it is in your own house. They have that visibility internally and there is, while this is the front door and it looks very residential, because we are trying to get away from that institutional aesthetic, we are using a lot of architectural tricks, like taking the door, instead of seeing it, you place it in an alcove and it's on the side instead of right in front of you and then we paint that alcove dark so for somebody with dementia, when they see a dark carpeting and a dark hole they think, "I am stepping into a hole" and they don't go there. So, we are using a lot of those aesthetic tricks as well as vestibules and doors on the bias just to help with that. We are meeting codes as well as egress as well.

Mr. Biondillo – I don't have any other comments.

Mr. Serne– Jennifer.

Mrs. Milbrandt – I think it is going to be a nice addition to the campus. I think you put a lot of thought into it and it is really beautiful. I do have concerns about the landscaping and the buffers on both property lines. I didn't get a chance to review this because we just got it so I will just look it over and will have to get back to you.

Ms. Nacht – I talked to Ed briefly before we sat down and we were going to get him in contact with the civil engineer and we will get you the site drawings that you need, the coordinated civil and landscape plans.

Mr. Serne– George.

Mr. Smerigan – From the landscaping standpoint, you will need to pick up the City's Standard along Pearl and those buffers. I like what you have done with the architectural treatment of the building. I like the use of the glass up front and facing back toward the dining area. I think that changes the whole feel of the thing, gets away from the institutional. Makes it a little more exciting. I think that is very positive. I also like the fact that the memory care unit has its own private front door and I think that those are all very positive things. I am comfortable with the materials and the color palate. I think architecturally, as far as I am concerned, we are good to go, we just need to clean up the landscaping.

Mr. Serne – I think it looks very good, it's nicely articulated and you are bringing in some of the features that you really don't see around here with the half timbering and the brackets and everything. My only comment is that when you come back, can you bring back renderings with the colors that you have?

Ms. Gibbon – With the renderings?

Mr. Serne – Yes, I think that would really help.

Mrs. Oprea – Maybe a photo of the existing to show how it ties in.

Mr. Serne - It is just adjustments. Your definition of where the colors go. I think that is a very important part of it. Very nice, it will be a nice addition to that neighborhood out there.

Mr. Smerigan – We will table it for now pending the landscape information but I think you have the sense of the Board in terms of the fact that we are comfortable with what you have done architecturally. We are comfortable with your materials and your color palate. I think you have done a very nice job with them.

Mr. Biondillo – One last thing because we don't have the site plan, you will need to have accessibility from the public way into the site so we don't have anything to look at right now but you'll need to meet those requirements as well.

Mrs. Oprea – Make sure when you bring in that landscape plan along with the buffering and stuff that he is showing the fencing along the Pearl Road Corridor to meet what our guidelines are.

Mr. Smerigan – Just for the record, I think that the lighting was fine.

Mr. Biondillo – Yes, the lighting was fine from what I saw with the photometric.

Ms. Gibbon – Again, we are using the same contractor so the lights will be the same.

Mr. Serne - Okay, we will table it for today.

ALL AROUND CHILDREN/Earl DiMalanta, Agent

- a) Recommendation of a 3'-8" x 25' internally illuminated channel letter Wall Sign having white copy stating "All Around Children", blue, black and green logo, black trim and returns; and
- b) Recommendation of two 1.45' x 10.75' non-illuminated channel letter Wall Signs having white copy stating "Children" for the Pearl and Royalton Road elevations; and
- c) Recommendation of two 1.45' x 11.67' non-illuminated channel letter Wall Signs having white copy stating "Preschool" for the Pearl and Royalton Road elevations for property located at 13895 Pearl Road, PPN 396-17-111 zoned General Business.

Mr. Serne– Item Number Two, All Around Children. Please state you name and address for the record.

Mr. DiMalanta – Earl DiMalanta, Fast Signs, 5221-A Northfield Rd., Bedford Hts., Ohio 44146.

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

Mr. DiMalanta – Representing All Around Children. The request is for an illuminated channel letter on a raceway on the corner side of the building and then on the sides, non-illuminated ½" thick calling out the services that they provide, child care and preschool. Two sets, one facing Royalton Road and one facing Pearl Road. Stud mounted to the building for those.

Mr. Serne– Tony.

Mr. Biondillo – From a Building standpoint, I have spoken with the owner over the course of the construction of this project. The sign that he has on the rotunda portion is acceptable, the other ones would require a variance. He doesn't qualify as being located on a corner lot, his frontage is Pearl Road, within the specifications of the signs and the ordinance within the Business Districts. All the other signage would require a variance. He can put this sign, it is in compliance and meets the maximum allowable square footage area based on his Pearl Road frontage.

Mr. DiMalanta – So technically it is not on a corner lot.

Mr. Biondillo – Correct, it is not. If you wanted to resubmit those as a separate application we could approve that so that he has some signage that will coincide with his anticipated opening. Then submit the other ones under separate application in the event that you wanted to go through the variance process.

Mr. DiMalanta – Okay so that it with the Board of Zoning Appeals, is that here as well?

Mr. Biondillo – No not in this facility but it is through the City.

Mr. DiMalanta – For something like that does he have to be present?

Mr. Biondillo – It is helpful. A representative has to be present.

Mr. DiMalanta – Just for options, it's just the fact that it is not on a corner.

Mr. Biondillo – Well that and that type of use doesn't qualify for the additional signage for additional services.

Mr. Smerigan – The multiple signs are creating the issue.

Mrs. Oprea – He has to prove to the Board of Zoning Appeals that there is a hardship involved with not having the signage.

Mr. DiMalanta – Can he have childcare on one side and preschool on the other? That is irrelevant, it's the fact that it is the multiple signs.

Mr. Biondillo – When they apply for the variance those Code sections will be spelled out. Those will be the ones you are requesting a variance from. So we will identify exactly what they are. The other question that I had, is this going to show in another color or is this illuminated? Some of the acrylics now show white and red at night or vice versa.

Mr. DiMalanta – It would be 100% white, black trim.

Mr. Serne – Green and blue globe.

Mr. DiMalanta – That is a translucent vinyl.

Mr. Biondillo – What is the overall height of that?

Mr. DiMalanta – Primarily dictated by the globe, almost 46 inches tall.

Mr. Biondillo – Okay.

Mr. DiMalanta – Then the raceway will match the stucco.

Mr. Smerigan – Painted to match the building.

Mr. DiMalanta – Correct. As I review back with the owner, where can I find in the Codified Ordinances that particular section that talks about, ok you are not on a corner, here is where you are at and here is what you are allowed to have?

Mr. Biondillo – Section 1272 is the sign code. If you go to the City of Strongsville website under the City Council link and it will take you to the Codified Ordinances.

Mr. DiMalanta – I think I missed the subsection.

Mr. Biondillo – There is a separate section for buildings on a corner lot. That is a separate parcel now. It was separated out from CVS so you don't have frontage theoretically on the street on the corner.

Mr. DiMalanta – Is he aware of that?

Mrs. Oprea – Yes.

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

Mrs. Milbrandt – I motion to accept the Recommendation of Recommendation of a 3'-8" x 25' internally illuminated channel letter Wall Sign having white copy stating "All Around Children", blue, black and green logo, black trim and returns for property located at 13895 Pearl Road, PPN 396-17-111 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of Recommendation of two 1.45' x 10.75' non-illuminated channel letter Wall Signs having white copy stating "Childcare" for the Pearl and Royalton Road elevations; and recommendation of two 1.45' x 11.67' non-illuminated channel letter Wall Signs having white copy stating "Preschool" for the

Pearl and Royalton Road elevations for property located at 13895 Pearl Road, PPN 396-17-111 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Nays DENIED

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

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/

Dale Serne, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved