



**NEW APPLICATIONS:**

**OMNI SLF STRONGSVILLE, INC/ Randy Parsons, Agent**

Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 91,326 SF Senior Residence to be located at 21386-21946 Royalton Road, PPN 392-14-004, 392-16-004, 005 and 009 zoned Public Facility.

Mr. Serne– Item Number One, OMNI SLF Strongsville. Please state your name and address for the record.

Mr. Parsons – Randy Parsons, Mann Parson Gray Architects, 3660 Embassy Parkway, Fairlawn, Ohio.

Mr. Finley – Tom Finley, OMNI Property Companies, 23205 Mercantile Road, Beachwood, Ohio 44122.

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

Mr. Finley – A little bit about the project. I have had an opportunity to work with a few of you through the planning portion of this thing and it has been very helpful. We are working in 3 or 4 different communities right now as a professional development process and I can't say how much I appreciate that. It is not easy but it is professional. We understand, it is well documented. Thank you Carol for helping with that process. OMNI for 30 years has been developing projects in Northeast Ohio for other states, 27 communities and Strongsville is now 28, we actually keep track. We are thrilled to do that. Our primary development has been office space, a small amount of retail and other things and residential, although we have partnered and aligned ourselves with Pride One Construction and Redwood and those sort of things to develop projects over these last 30 years. We are here as you know to discuss an assisted living, memory care facility. The finished plans we are really excited about what it is going to bring Strongsville architecturally and how it's going to look and the benefits to Strongsville overall for a piece of land that is well suited for this. Randy Parsons, Mann Parsons Gray is here to basically present all the pieces and parts associated with it and obviously to hear what you think and how we can get this thing done.

Mr. Parsons – This is a custom stone blend that we got from Prestige Stone that is going to be the base of the design. It is an 80% gray, 20% tan color and then 10% white stone which will be on the stone aspects of the building which you can see on the exterior elevations. The shingle color is driftwood. I could not get a large sample for you in time.

Mr. Finley – It is pretty much all these colors.

Mr. Parsons – Where we have cast stone on the building, we are going to go with a Graham color which complements everything else that we are doing here. This is what the windows will look like when they are done. They are single hung windows, only the bottoms operate. The second floor windows only open 4 to 6 inches. Memory care windows open 4 to 6 inches. Assisted Living, Independent Living, first floor will open all the way. The tops don't open, you can't pull the tops down it's only the bottoms up. Where we have standing seam metal roof on the building. The cast stone, if you primarily look at the front elevation, you can see where that cast stone on wings that flank the front entryway, there is a band that runs all the way along the bottom of the building. At the front entryway there is also stone. At the front of the memory care there is a stone entryway as well as a major focal point, so the front of the building has a lot of stone on it and as you go around the sides of the building and then in the back, here is an elevation of one of the sides and we try to mix and match materials so that it is not covered with all the same material and we have stone coming up the first floor and siding above that. The primary materials on this building are stone, EFIS and vinyl siding.

Mr. Foulkes – You are continuing that around the entire perimeter?

Mr. Parsons – Correct.

Mrs. Oprea – How far up is that stone band?

Mr. Parsons – I believe that it is 3 feet. We have a maximum height of 3 feet that we can take our windows off the floor so it might be 32 inches up.

Mr. Finley – The challenge is to maintain a residential feel in the project, so it still feels like home but still have a commercial aspect and contemporary enough that it will indeed will maintain the test of time and continue to look good not just for the first 3 or 4 years but 25 year down the road it still has a good look. We were kicking around the color of the windows and some things that could keep this thing right and we found that the materials the way that they have been presented will run the test of time over the long term.

Mr. Parsons – This is the color of the EFIS, the name is Ibis White and that will be the color of the trim on the building and the EFIS color on the building so it really tries to tie everything together. Unfortunately I don't think that we can get the windows in that color. The windows are going to be a stark white or an off white of that style.

Mr. Finley – The trim also ties back to the same white and what have you so I think it carries well throughout and that was a challenge as we were going through this, to say, how much blending do we want to do and how much blending do we want to do and then how much contrast do we want to create. We felt like that was a good spot for some of the trim and the windows to create that contrast and say hello and how are you a little bit as you went down. Rather than just a blur of earth tones and what not.

Mr. Serne – The siding color?

Mr. Parsons – We have two siding colors that we are using onsite, the Smoke and Tumbleweed. Smoke is a gray and Tumbleweed is a khaki.

Mr. Findlay – Picking up again the stone and some of the features. This is also trending throughout the United States, although we are not trying to stay consistent with what everybody else is doing because I think it is our own design here but this also what markets and what people are wanting because again, it doesn't feel like a nursing home, brick, 1 or 2 story brick nursing home kind of thing. It feels more residential.

Mr. Serne – The Lentils over the windows?

Mr. Parsons – So where you have stone those will be the cast stone and where you have vinyl siding it will be just the trim.

Mr. Serne– Keith.

Mr. Foulkes – I think it looks good. I think considering the size of the building, I think that you have done a nice job to diffuse the size and it is a much less institutional thing.

Mr. Serne– Ken.

Mr. Mikula – I think it looks good.

Mr. Serne– Jennifer.

Mrs. Milbrandt – I think it is a great use of the property. It looks really nice. In terms of the landscaping, some concerns or suggestions, in the front, you have overhead utilities at the street so you might want to think about getting smaller type tree in there. We were interested in possibly getting some shrubbery on the assisted living portion where the patios are or up against the building.

Mr. Parsons – Where are you talking about?

Mrs. Milbrandt – Here, these patios.

Mr. Parsons – Ok.

Mr. Smerigan – Something to kind of . . .

Mr. Parsons – To enhance it a little bit?

Mr. Smerigan – That way it sort of defines those semiprivate areas a little bit. It does not have to be extensive but I think some because it is bare the way it is. The big things with landscaping were around those patios and then the trees out front.

Mr. Finley – Eventually we would like to come back to you at some point, once we have defined or have worked the site out and understand a little bit better for real, the grading and what have you. Personally I would like to create some walking areas and what have you to take advantage of the scenery as it relates to Baker Creek and what have you. I think there are going to be some enhancements with that trail, whatever it is ultimately, that will bring more landscaping back, much like that, as we try to get around this whole thing. These are still, the assisted portion of this thing, some of the folks are still pretty active and we want to be able to accommodate them for exercise, not just, these are going to be wonderful beautiful areas right here for people to go and to enjoy and what have you but there is something to be said for walking down along the creek and what have you. My point to all that is, we see future enhancements as it relates to landscaping with the trail and all that sort of thing as we go there and right now it is just like, how do I figure this out, what will the grades be and can we really accomplish what we need to.

Mrs. Milbrandt – I think that is a wonderful idea.

Mr. Finley – We are excited about that and believe it will be good for the residents and what have you.

Mrs. Oprea – You understand the process, once you get approval on this at Planning Commission, this is your site plan so anything that you would do in the future with that would be a revision to the site plan and you would have to go back through the Boards.

Mr. Finley – Understood, that was why I started, once we have this thing done, I am more than happy to roll back in here because I see that nobody from the City's standpoint is going to say, "what walking trail". Absolutely but I we also want to do it right and I didn't want to make engineers try to figure that out right now, until we physically get out there and say, "do we just want to do it right here, do we want to loop it", my sense is that they'll

come out and primarily spend time here. That is an out in the future kind of thing, within the first couple of years.

Mr. Serne– George.

Mr. Smerigan – I think you have done a really good job with making it residential and giving it a real residential feel. Getting away from the institutional look. I think you have done a nice job with that, I think that the materials and the colors work well together. I think you are headed in the right direction with this whole thing. You did a very good job. I think with those few landscaping enhancements you are in good shape.

Mr. Serne – One thing we talked about a little bit earlier is just to keep as many trees as you can between the railroad and the property. I think that is a big thing. The idea of trails is really good because you do realize there are a lot of people visiting too.

Mr. Findley – Right, you want to take mom or dad out and be able to spend some time over here in a nice area, yes.

Mr. Serne – It is a nice development, it is very residential in feel which good. It is like they are moving from their home to another home. Which is I am sure what your challenge was and you come up very well with it. Siding wise, did you think at all about going with a hardi board or something like that?

Mr. Parsons – We did but we don't know what the final budget is going to be for this project so we don't want to commit to a hardi board and say where else do we have to scale back to now to accomplish the hardi board that we promised you. I would rather come in with vinyl siding and say, if we can accomplish it within the budget, we would go to a hardi board. It is easier to upgrade then downgrade.

Mr. Serne – I understand.

Mr. Finley – Our trade off on that was, we are adding much more stone throughout, more than what quite frankly I am comfortable with from a pricing standpoint and so the tradeoff was how can I get a long term product with the right look? I would prefer hardi board as well, I want it all day long but if I save those dollars and put it in stone will I get a higher advantage and esthetically more pleasing and yes my tradeoff is vinyl but that is not, Oh, my gosh that is vinyl kind of a thing. That was kind of a let's give it more stone, again, the visual part of it is that you are still going to see what they see and they are not going to appreciate the hardi board as much. I would, but that was kind of the idea, let's give it more stone.

Mr. Smerigan – I think the additional stone makes the difference.

Mr. Serne – Gives it a nice base and breaks it up where you brought it up.

Mr. Smerigan – I think you have done a nice job with that bringing that stone up in places so that it give is more a flavor of, I think you did a nice job.

Mr. Serne- Looks very good. If there are no other questions or comments I will entertain a motion for OMNI SLF Strongsville.

Mrs. Milbrandt – I motion to accept the Recommendation of the Elevations, Materials, Colors, Lighting and enhancements to the Landscaping for the 91,326 SF Senior Residence to be located at 21386-21946 Royalton Road, PPN 392-14-004, 392-16-004, 005 and 009 zoned Public Facility.

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. Oprea* /s/  
Carol M. Oprea, Administrative  
Assistant, Boards & Commissions

\_\_\_\_\_  
Approved