

**Meeting Minutes
State College Borough Design Review Board
December 6, 2016**

The State College Borough Design Review Board (DRB) met on Tuesday, December 6, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Bryant called the meeting to order at 10:00 a.m.

Members Present

Rick Bryant, Chairman, Richard Devon and Eric Boeldt, Chairman of the Historic Resources Commission (HRC)

Others Present

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; Denise Rhoads, Staff Assistant; Richard Francke, University Park Plaza Corporation(UPPC); John Sepp, Penn Terra Engineering; Rich O'Donald, Penn State University (PSU); Mark Saville and Charles Tabb, Sweetland Engineering; Andrew Kilmer, Forum Studio; John Sickles, DLA Architects; Melanie Kozak, Sekula Signs; Barry Gordon and Rick Pratt, OGP Architects and other interested parties

Approval of Minutes

A motion was made by Mr. Devon and seconded by Mr. Boeldt to approve the November 9, 2016 Design and Historic Review Board minutes as submitted. The vote was unanimously in favor.

A motion was made by Mr. Devon and seconded by Mr. Boeldt to approve the November 15, 2016 DRB minutes as submitted. The vote was unanimously in favor.

Chair Report

Chairman Bryant had nothing to report.

Public Hour

No one in the audience wished to discuss items not on the agenda.

Sign(s)

New Signs, Hamilton Square Shopping Center, CP3 Zoning District, Applicant

Mr. Francke's brief overview included:

- He noted they will be adding a directory sign attached to the building as well as signs for the new commercial spaces.
- Ms. Messner noted she did not receive the height of the sign yet.

The DRB's comments included:

- Mr. Devon stated the sign is hard to read.
- Chairman Bryant asked if this sign is their corporate brand. Ms. Kozak stated it is their corporate brand.

- Chairman Bryant asked where the actual door is because it is not visible in the rendering. Mr. Francke stated it is in the alcove.

A motion was made by Mr. Boeldt to approve the sign as submitted and seconded by Mr. Devon. The motion was unanimously in favor.

Land Development Plan

Final Plan for proposed Improvements, Additions and Renovations to 243 South Pugh Street, Project Design by Michael C. Haluga, Inc., Registered Architect, Dean and Linda Spanos, Owners.

Ms. Messner's presentation included:

- This 3-story frame structure is permitted as a home.
- The structure at the corner of Orchard Alley and South Pugh Street is a rental property.
- The property is approximately .18 acres in the Commercial District.
- The project proposes to add to the front of the building to create a total of four dwelling units. The parking lot configuration illustrates that 15 parking stalls exist and the proposal requires nine parking stalls.
- The Historic Resources Commission (HRC) reviewed the proposal on November 15, 2016 and was appreciative of the modifications made to the south façade.

Mr. Tabb's presentation included:

- They want to expand upon the existing structure to include a finished basement.
- Plans are to offset storm water management by installing a deep basin. They did encounter bedrock and will install a rubber lined filtration system. They will install a sump for utilizing a capture and reuse system. This will decrease suspended solids.
- Mr. Tabb noted the water and electric will come from existing lines.
- The sewer will tap into an existing line on Pugh Street.
- Next discussed architectural plans: In response to a previous question regarding the blank wall on the south side, it was decided to install faux windows.
- Mr. Tabb stated the color palette is olive/gray with a yellow tint. There will also be vinyl siding.
- There will be a retaining wall along the front like the property at the corner of Foster Avenue and Pugh Street.
- Next discussed: Landscaping: Mr. Tabb stated the landscaping will be mostly behind the retaining wall. Ms. Messner noted because they are not altering the parking lot no landscaping plan is required. Any landscaping presented would be reviewed by our Borough Arborist, Alan Sam.
- They will be building an ADA apartment with ADA access into the existing building.
- Mr. Devon asked about a lighting plan. Mr. Tabb stated they will use standard luminaries.

The DRB's comments included:

- Mr. Boeldt asked why they are using rubber lining. Mr. Tabb stated the Department of Environmental Protections (DEP) requires this.
- Mr. Devon asked what the height of the retaining wall will be. Mr. Tabb stated about two to three feet.

- Mr. Devon asked if they plan to use cameras in the parking lot. Mr. Tabb stated they are not planning to.
- Mr. Boeldt commended the architect for putting in the faux windows.

Ms. Messner will combine the Board's comments showing the Board approved this final plan.

Final Plan East Halls New Residential Dormitory, UPD Sub District 5 Zoning District, The Pennsylvania State University (PSU), owner, Sweetland Engineering, Engineer, DLA Architecture, Architect

Mr. Saville and Mr. Kilmer's presentation included:

- This Phase II is in the southern portion of the East Halls complex.
- The proposal is to build a second residence hall and to renovate nine additional residence halls in the East Halls residence complex.
- In addition to the building work, the project will also involve reconfiguration of sidewalks, parking lots and the construction of a multi-sport court and volleyball court as well as landscaping.
- Mr. Kilmer stated pedestrian circulation and connectivity is organized around the open spaces. There will be recreational opportunities.
- Mr. Kilmer stated they are trying to bring a sense of pride to East Halls.
- He stated to make this safer for the students, they are moving the parking to the peripheral edges of the site. They are removing about 85 spaces total.
- There are plans to consolidate the dumpsters that are currently scatter over East Halls into two areas.
- Mr. Kilmer discussed landscaping strategy. He noted they looked at this plan holistically. The plan they have come up with will look at longevity, low maintenance and have a functional purpose. They are focusing on the ground level areas.
- He noted they are working with the PSU Tree Commission in removing some trees related to improvements for the campus. Some of the trees have reached their life expectancy.
- Mr. Kilmer stated there is opportunity in bringing in columnar and canopy trees back into the area. He stated they are thinking about placing evergreens in some buffer areas within East Halls.

Mr. Saville discussed storm water:

- He stated there is a net increase of impervious area.
- The plan is to push drainage into the Fox Hollow basin to alleviate the pressure off the Thompson Run basin. They worked with DEP to accomplish this.
- They will be adding in sub-surface retaining systems.

Mr. Sickles stated there are seven midrise buildings, three low rise, four towers and two new buildings for a total of 16 buildings. He noted all the buildings will have blended red and buff brick and precast concrete with lantern areas on both sides. He also noted the lantern areas will have floor to ceiling glass. There will be student rooms, public areas, and lounges on second floor and up.

The Boards' comments included:

- Mr. Devon stated this plan is unique and he likes it. He also asked if the design team has ideas of what they want to happen in the gathering spaces. Mr. Kilmer stated

they have been working with PSU and the students to find out what they like to do in these open spaces.

- Chairman Bryant asked if they are looking at using these spaces as celebratory spaces for students.
- Mr. Devon asked if they have a policy for adding parking stations for electrical cars. Mr. Kilmer stated it is in the discussion process.
- Ms. Messner asked if they had addressed the dogwood tree question previously asked by the Board. Mr. Kilmer stated dogwoods are not in the palette.

Ms. Messner will combine the Board's comments showing the Board approved this final plan.

Final Plan 254 East Beaver Avenue, Replacement Building, Mixed-use, Zoning District, RO with Overlay District, Highland Holding Group, Owner, Penn Terra, Engineering, OGP Architects, LLP, Architect

Mr. Gordon and Mr. Pratt's presentation included:

- This project involves the demolition of the existing building and the construction of a new mixed-use building which will include first floor retail.
- It is 100,000 square feet with seven stories.
- They noted the incentives they will be using will be underground parking, mixed use and LEED.
- There will be onsite inclusionary housing.
- There will be an upper and lower parking deck.
- Commercial spaces will be along Beaver Avenue on the first floor. There is potential for retail in the basement level.
- There will be two elevators going to the residential floors. There will be a barrier between so that office and residential do not mix.
- The second floor will have apartments and more commercial space.
- All apartments will be four bedroom units.
- Mr. Gordon stated they have added a pergola with a glass roof on the roof.
- They decided to put the offices on the top floor.
- Materials will be fiber glass panels, stucco, reinforced concrete, corrugated metal and copper along the side and porcelain tile. The window frames will be dark bronze.

The Boards' comments included:

- Mr. Boeldt asked if there will be opportunities for bike parking on the first floor closer to the alley or underground deck. Mr. Gordon stated there could be opportunities for this on the second floor.
- Mr. Devon asked about parking for retail. Mr. Gordon stated there will be no parking for retailers.
- Mr. Devon likes the variety of the materials on the outside of the building.
- Mr. Devon asked what types of tenants will be living there. Mr. Gordon stated mostly students with families in the inclusionary housing (IH) units.
- Chairman Bryant asked what the name of the building is going to be called. Mr. Gordon stated they have not named it yet.
- Mr. Boeldt was concerned about the corrugated metal attracting magnets.
- Mr. Boeldt noted that the kitchens look too small to accommodate the IH families.

Public Comments:

David Stone, 539 East Foster Avenue, asked the developer if they are asking for a waiver or variance for the IH units. Mr. LeClear stated there is no need for this. Mr. Stone stated he likes the brick that will be added to the back side of the building and thinks it will enhance Highland Avenue. He also stated they missed an opportunity to use the traffic study that was done. He stated he would like to see the developers address the traffic patterns in the neighborhood and would like to see parking for the commercial spaces.

A motion was made by Mr. Boeldt and Mr. Devon seconded the motion to approve this final plan. The vote was unanimously in favor.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear stated there will be a hearing on the IH text amendment. Two citizens made comments and staff will be prepared to respond to those. They also discussed the Property Maintenance Code (PMC).

Redevelopment Authority (RDA): Ms. Messner reported they discussed the State College Town Centre proposal and stated a boring test was done in the Allen Street lot.

Upcoming Meeting included:

Tuesday, December 20, 2016 at 10 a.m.

Adjournment

With no further business to discuss, Mr. Devon adjourned the meeting at 11:50 a.m.

Respectfully submitted by:
Denise L. Rhoads, Staff Assistant