

University Area Review Board

50 West Gay Street, Fourth Floor
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MEETING SUMMARY

date	April 16, 2015
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 10:38pm
members present	Ted Goodman, Brian Horne, Bob Mickley, Pasquale Grado, Doreen Uhas-Sauer, Frank Petruziello
members absent	

A.

1.	Approval of Minutes
motion by	Meeting Summary from February 2015 Mr. Horne/ Mr. Mickley
motion 6:30 - 6:33	To approve as submitted.
vote	6-0 to Approve

2.	Meeting Summary from March 2015
motion by	Ms. Uhas-Sauer/ Mr. Petruziello
motion 6:33 - 6:34	To approve as submitted.
vote	6-0 to Approve

B.

1.	Applications for Certificate of Approval
applicant:	East 8th Avenue, East 9th Avenue, Building 3&4 - SCG South Residential Gateway II Pearl Alley and Section Alley
to be reviewed: 6:34 – 7:15	Stephen M. Caplinger (Creative Design + Planning), Brad Parrish (Architectural Alliance), Erin Prosser (Campus Partners) building and site review

- Mr. Ferdelman gave a report and the proposal.
- Mr. Caplinger reviewed the site plan and landscaping for Buildings 3 and 4. Mr. Parrish reviewed the modifications to the architecture of each building.
- Mr. Horne enquired about the security fence. Mr. Caplinger reviewed the plan and commented that the fence is contained to the rear of the building and is for the resident parking area with sliding gate.
- Mr. Goodman enquired about the lighting. Mr. Parish commented that the parking fixtures are 12' tall.
- Mr. Petruziello requested a lighting plan with photometrics.
- Mr. Goodman enquired whether all the downspouts have been accounted for?
- Mr. Parish reviewed the location and route of the gutters and downspouts.
- Mr. Horne questioned the trim on the windows.
- Mr. Parish reviewed the various trim conditions based on the material used.
- Mr. Goodman asked whether any or all of the sidewalks will be replaced.
- Mr. Caplinger commented that the sidewalks that are serviceable will remain – all depends on how they survive the construction phase.
- The Board and Applicants discussed the possible rents on the units for buildings 3 and 4.
- Ms. Laura Bidwa (Weinland Park Neighbor) questioned the use of the patios and balconies on the buildings.
- Mr. Caplinger and Mr. Jones discussed the choices locations and materials for the exterior patios and balconies.

motion by | **Mr. Petruziello / Ms. Uhas-Sauer**

To approve the proposal as submitted on the condition:

- motion |
- **That site lighting with photometrics be presented at the next UARB meeting for review.**
 - **That review of the lighting shall not preclude the applicants from submitting for building permit.**

vote | **6-0 to Approve**

2. | **East 8th Avenue, East 9th Avenue, Building 2 - SCG South Residential | Gateway II**
Pearl Alley and Section Alley

applicant: | Stephen M. Caplinger (Creative Design + Planning), Brad Parrish (Architectural Alliance), Erin Prosser (Campus Partners)

to be reviewed: | building and site review

7:15 – 7:42

- Mr. Ferdelman gave a report and the proposal.
- Mr. Jones reviewed the modifications to the architecture. Mr. Caplinger reviewed the alley hardscape
- Mr. Grado questioned the height of the buildings in relation to the garage building.
- Mr. Parish reviewed the elevations to show the relationship between the buildings.
- Mr. Petruziello commended the revised design; appreciated the effort to make the garage to be just a garage; the garage walls should be dark; site sections will be helpful.
- Mr. Horne suggested some elevation changes along Pearl.
- Mr. Goodman expressed concern regarding the windows on Pearl Street between Buildings 1 & 2; depending on placement of windows there might be a lot of 'peek-a-boo' between units.

Tabled

To consider:

- motion |
- **Additional drawings to show relationship of the existing and proposed buildings.**
 - **Darken the material color of the garage wall along Pearl Street.**
 - **Provide several site sections.**
 - **Relationship of windows in Building 2 along Pearl Street in relation to the windows in Building 1.**

3. | **1918 Indianola Avenue Alpha Gamma Sigma Fraternity**

applicant: | Jim Clarke (Clarke Architects), Dan Huffman (AGS Fraternity)

to be reviewed: | exterior siding and site review

7:42 – 8:00

- Mr. Huffman expressed concern that the corner detail and color the Board requires has added \$10,000 to the project.
- Mr. Horne questioned why the deck needed to be so large; the deck is out of character with the building.
- Mr. Huffman explained the need for the deck based on rules coming from the University regarding sophomore housing and large gatherings. He stated that social functions will require permits and a certain allotment of space is required.
- Mr. Grado commented that the site already has a large patio area; the deck seems redundant.
- Mr. Hoffman commented that the patio area is not secured with a fence. Mr. Petruziello suggested removing the patio to allow the deck.
- Mr. Huffman commented that he will replace the siding and repair the deck and will deal with a social area later.
- Ms. Charlie Michaels (Chi Omega Sorority) suggested that the Board allow the deck because the gatherings do spread out over the property if they are not contained as proposed.

motion by | **Mr. Mickley / Mr. Grado**

To approve the proposal as submitted on the condition:

- motion |
- **That the fiber cement siding be approved as submitted, with mitered corners.**
 - **That the existing deck be repaired; if expanded the deck shall be reviewed at a future meeting of the UARB.**

vote | **6-0 to Approve**

4. | **2471 North High Street**
applicant: | Logan Dilts (DaNite Sign Co.)
to be reviewed: | sign
8:00 – 8:05

Vapor FI

- Mr. Ferdelman gave a report and the proposal.
- Mr. Petruziello requested that the sign be lowered on the building or be reduced in size to fit within the herringbone pattern; Mr. Grado concurred.
- Ms. Uhas-Sauer asked the nature of the business.
- Mr. Dilts confirmed that it is an alt smoke shop.

motion by | **Mr. Petruziello / Ms. Uhas-Sauer**

motion | **To approve the proposed wall sign on the condition:**

- **That the sign be reduced in size to fit within the herringbone pattern of the brick façade.**

vote | **6-0 to Approve**

5. | **1437 North High Street**
applicant: | Joan Janning (180Co.), Andrew Kern (Artist)
to be reviewed: | sign
8:05 – 8:12

Daredevil Dogs

- Mr. Ferdelman gave a report and the proposal.
- Mr. Kern reviewed the design of the sign.
- The Board and Applicant discussed the composition of the sign elements.
- Mr. Petruziello requested additional details of the frame.
- Mr. Goodman expressed concern regarding the inconsistencies between drawings.

motion by | Mr. Petruziello / Mr. Mickley

motion

To approve the proposal as submitted on the condition:

- **That the sign be constructed out of expanded PVC and acrylic**
- **That a frame of the same material be so noted and detailed in the drawings**
- **That the sign band on the existing structure be accurately documented.**

vote | 6-0 to Approve

C. Applications for Zoning, Code Enforcement and/or Conceptual Review

1. | **15 East Avenue**
applicant: | Mike Fitzpatrick, Jeff Meacham, Paul Kwapich (Elford Development) , Brad Parrish (Architectural Alliance)
to be reviewed: | conceptual review | building and site review
8:12 -8:33

Lane & High | Mixed-Use

- Mr. Ferdelman gave a report and the proposal; he reported that based on zoning the combination of uses would require 105 spaces, where 9 are provided.
- Mr. Grado raised objections to parking strategy that would require vouchers or parking agreement with OSU.
- Mr. Fitzpatrick stated that he did not see the need for parking for the type of units, and the restaurants will mostly by local – walking residents.
- Ms. Uhas-Sauer stated that she does not support the zoning but the building design itself is coming along. She commented that the Applicants should consider other uses other than restaurant; the area is lacking a Kinko/Fed Ex use.
- Ms. Uhas-Sauer enquired whether they were working with the neighbors to the South regarding parking.
- Mr. Fitzpatrick commented that they have talked to the owners but will most likely not come to an agreement.
- Ms. Uhas-Sauer stated that the balcony does not work well and is not practical for the design.

- Mr. Petruziello commented that industrial windows are not inexpensive and the corner ones need to be different.
- Mr. Goodman commented that the industrial look looks applique. The parking issue seems unresolved.
- Mr. Mickley concurred with the comments regarding the terrace patio.
- Mr. Horne commented that the windows need to be different at the Lane & High corner.

motion

Tabled

To consider:

- **Resolve the parking situation.**
- **Review choice of windows for corner and industrial windows.**
- **Terrace balcony was determined problematic.**
- **Other uses than restaurant may be supported.**

2.

applicant:

to be reviewed:

8:33 – 8:52

1452 Indianola Avenue

Mixed-Use to Multi-Family

Daniel Imlay, Karrick Sherrill (Schremshock Architects), Kevin Lykens (Owner)

conceptual review | building alteration

- Mr. Ferdelman gave a report and the proposal.
- Mr. Sherrill reviewed the scope of the project, including the need for variances based on additional units.
- Mr. Petruziello commented that the windows on the ground floor need to be similar double hung windows.
- Mr. Sherrill commented that the windows will be Quaker Vinyl windows in a dark bronze or black.
- Mr. Petruziello stated that items in the recess are odd proportionally.
- Mr. Horne commented that the surrounds on the West and South elevation should be different.
- Ms. Uhas-Sauer commended the reuse of the building, though something is off about the first floor articulation.

motion by

Mr. Horne / Mr. Mickley

motion

To approve the roof replacement, tile coping and new windows in existing openings. The windows shall have dark frames, not white.

vote

6-0 to Approve

3.

applicant:

to be reviewed:

8:52 – 9:25

1423 North High Street

Northside Library

Wendy Tressler, Nikki Scrapetti (CML), Tony Murray, Tracy Perry, Michael Suriano (NBBJ Architects)

variance recommendation | conceptual review | building and site review

- Mr. Ferdelman gave a report and the proposal.
- Ms. Scrapetti introduced the team. Mr. Murray stated that the project is approximately 24,500sf with n43 parking spaces; variances for setback, parking setbacks, less than the minimum of parking spaces. The main idea is a central living room for the community and reading loft.
- Mr. Horne stated that the character of the building is significantly different than any other building along High Street.
- Ms. Uhas-Sauer commented that she was surprised how much space the designers fit on to the site and still come close on the parking; stated that she came up an in era of Beaux-Art libraries and is coming to terms with the use of glass, steel and concrete of different forms.
- Mr. Petruziello commented that the sloped ramp wall seems inappropriate on the High Street, a blank six foot high concrete wall along a pedestrian corridor; the deep overhang in this climate is problematic – they are dark dank spaces. The design team should consider how one walks on and around the site not just from distant angles.
- Mr. Goodman commented that the project is a winner; the front and rear entries are of equal weight.
- Ms. Uhas-Sauer asked if the Librarians were integral to the programing of the spaces.
- Mr. Murray stated that they had several sessions with the management and staff along the process.
- Mr. Horne concurred about the overhung space; it should be well considered.
- Mr. Petruziello commented that overhung spaces have an evolution which usually leads to bare concrete.
- Mr. Horne suggested that the space could be truly cantilevered, remove the sculptural vertical support.
- Mr. Petruziello recommended that the glass on the High Street facade should be laid over the concrete.

motion

Tabled

To consider:

- **How to light the underside of the building overhang.**
- **Review the walkway wall along the East façade.**

4.

applicant:

1400 North High Street

7th & High | Mixed-Use

Jeff Brown, David Hodge (Smith & Hale Attorneys), Chris Johnson (CA Ventures), Tim Hollerian (Architect)

to be reviewed:

variance recommendation | conceptual review | building and site review

9:25 -9:55

- Mr. Ferdelman gave a report and the proposal. Mr. Hollerian reviewed the building design.
- Mr. Petruziello enquired about the variances. Mr. Brown reviewed the requested variances.
- Mr. Petruziello commented that should the building have restaurants consider where you are going to put the exhaust hoods. Where are the compressors units for the commercial spaces? He cautioned about the necessary plumbing and mechanical that needs to be accommodated in the design prior to approval.
- Mr. Petruziello stated that the corner of 7th and High is bland; the entire building needs to be less ridged.
- Mr. Horne commented that the design is reminiscent of the old hotels. He expressed a concern regarding the party patio on the second floor.
- Mr. Johnson commented that they have strict rules regarding alcohol in the outdoor areas and have been successful at several locations in university areas.
- Mr. Mickley raised concerns regarding the party patio; the parking remains an issue of concern.
- Mr. Goodman commented that the design seems appropriate; it breaks down the mass in a good manner. He concurred regarding the corner of 7th and High, it needs a little more articulation.
- Mr. Petruziello expressed concern that the first floor height seems low; the storefront head should be set higher – a 20' floor to floor may be more appropriate.
- The Board and Applicants discussed the pool design; it was confirmed that the pool rests above the 2nd floor platform.
- Ms. Uhas-Sauer expressed concern should the UARB vote prior to the UAC.
- Mr. Mike Milligan (Euclid Resident) expressed concern regarding material and height.

motion by

Mr. Horne / Mr. Grado

motion

To support the Zoning Variances necessary to promote the current design proposal.

vote

4-2 to Approve (Ms. Uhas-Sauer, Mr. Grado)

5.

applicant:

East 15th Avenue and North High Street

14th, 15th, 16th & High | Mixed-Use | Gateway III

Erin Prosser, Keith Meyers, Amanda Hoffsis (Campus Partners)

to be reviewed:

variance recommendation | conceptual review

9:55 – 10:30

- Ms. Hoffsis gave a presentation regarding the proposed Rezoning through CPD. She stated that the proposal is the redevelopment of 9 acres at the corner of 25th and High Street, extending from 14th Avenue to 17th Avenue and approximately on block in from High Street. Infrastructure and parking structures are the main components of the first phase of the plan.
- Mr. Myers commented that the main organizing element is an axis from the Main Library through the Oval that will terminate in a new piazza at 15th and High (43,000 sf), High Street will be reoriented to meet High Street at a perpendicular.
- Mr. Petruziello asked whether the Eisenman piece will be removed to allow the axis to read. Mr. Myers stated that they are working to resolve that design problem.
- Ms. Prosser commented that the project will be phased unlike Gateway and will be completed by different developers.
- Ms. Hoffsis discussed the parking garage capacity; she stated that the garage will be large enough for the residents and some of the retail, but the office users will be able to access the garages on the West side of High Street with excess capacity.
- Mr. Grado asked what will be the net gain in the development.
- Mr. Myers stated that 200 residential units will be destroyed but most will be replaced, retail might be reduced, but the

real gain will be in office use.

- Mr. Petruziello asked what the ownership would be at the end.
- Mr. Myers stated that the university would own most of the key parcels including the garage, hotel and office spaces along High Street; the other areas will most likely be sold off to the developers.
- Ms. Hoffsis commented that residential uses will limited or eliminated around the piazza.
- Mr. Myers stated that the public space and the uses that will surround it is the important component that Campus Partners brings to this equation; no other private or public entity could pull this off.
- Mr. Mickley asked who would maintain. Mr. Myers stated that property Management Company similar to Gateway will maintain the grounds. Mr. Ferdelman commented that the SID will be in place by the time they are completed.
- Mr. Grado enquired about Pearl Street. Mr. Myers replied that Pearl Street will be designed with brick streets and granite curbs – the space will be more inviting to pedestrians and less like Gateway where service bays rule the realm.
- Mr. Petruziello asked about a building placed in the plaza. Mr. Myers stated that the building would be a little pavilion, possibly a café or some other use to enliven the piazza.
- Mr. Petruziello asked how this will be different than Gateway. Mr. Myers stated that the street network is intact and the blocks are smaller.
- Mr. Grado asked about the Theater Department. Mr. Myers commented that Drake Union will be removed to realign Cannon Drive and at that point the OSU Theater Department will move to 15th and High.

motion

Tabled

To consider:

- **Who will maintain the property and public space?**
- **Activate all the spaces when possible.**
- **Phase construction in order to not recreate Gateway delay.**

D.

Staff Issued Certificates of Approval

- | | | |
|----|-----------------------------------|---|
| 1. | 148 West 9th Avenue | items approved
repair fire damage |
| 2. | 1493 N. High St. (Yau's) | ADA ramp |
| 3. | 1556 N. High St. (SCG Management) | sign reface |
| 4. | 1689 North 4th Street | porch repair |
| 5. | 1770 Summit Street | roof |

motion by

Mr. Petruziello / Ms. Uhas-Sauer

motion

To approve as submitted.

10:30 – 10:35

vote

6-0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

- | | | | |
|----|--|--|---------------------------------|
| 1. | 1457 Neil Avenue (Multi-Family) | approved : items approved
03/19/2015: addition, site | COA issued
04/01/2015 |
| 2. | 1469 Neil Avenue (Multi-Family) | 03/19/2015: addition, site | 04/09/2015 |
| 3. | 2591 North High Street
(Old North Arcade) | 12/18/2015: sign | 03/26/2015 |

F.

1. **Next Meeting**
Thursday May 21, 2015 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)