

CITY OF KENT
ARCHITECTURAL ADVISORY BOARD
SUMMARY MINUTES
FEBRURY 2, 2016

MEMBERS: Howard Boyle
Allan Orashan
Kevin Koogle
Bill Willoughby

STAFF: Bridget Susel, Community Development Director
Heather Phile, Development Planner
Jennifer Barone, Development Engineer
Eric Fink, Assistant Law Director
Jamella Hadden, Administrative Assistant

OTHER: Dave Ruller, City Manager
Gene Roberts, Service Director
Chief Michelle Lee, Police Department

I. Call to Order

The meeting was called to order by Chair Boyle at 4:00 pm.

II. Roll Call

Mr. Orashan, Mr. Koogle, Mr. Willoughby and Mr. Boyle were present.

III. Administration of Oath

Mr. Fink instructed those members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. He administered the Oath: "Do you solemnly swear or affirm that the testimony that you are about to give at this is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do." The participants responded, "I do."

IV. Project Review

A. **ARB15-020 HALLMARK CAMPUS COMMUNITIES
1700 Holly Drive**

The applicant is requesting review of the proposed new apartment project.

It was stated that the applicant for Hallmark Campus requested that the project review is tabled indefinitely while the development continues to work on the site plan.

MOTION: Mr. Orashan moved to table ARB15-020/Hallmark Campus Communities. Mr. Koogle seconded the motion. The motion carried 4-0.

B. **ARB16-003 CITY OF KENT / DS ARCHITECTS
200 East College Avenue
Southeast Corner of Haymaker Parkway and
South Depeyster Street**

The applicant is requesting review of the proposed new police station building and comprehensive sign plan.

Mr. Jeffrey Meyers representing DS Architects made the presentation. Mr. Myers stated that new Kent police station primary design is for public safety and efficient function for the police department. He reviewed the changes from the previous presentation. He stated that the project meets the seven Design Guideline Goals.

The building setbacks, exterior materials, massing, and the pattern of solid and void, compliment the fabric of the downtown. The cornice is less obtrusive and a bigger corner sign. Masonry, red and white split face brick and terra cotta facade panels will make up the three main materials for the building, as well as concrete and kalwall glass panels. The size of the panels are 4' x 1'. Mr. Meyers displayed samples of the material.

The proposed building will consist of three levels. The Haymaker elevation engages the downtown Kent community and allows for pedestrian public accessibility. The southeast side of the building is a two story elevation that faces Tonkin Court. This side of the building provides public vehicular access to both the general police department to promote safe navigation of the site and to help guide visitors to the different functions of the building and also to the jail reception and release area. The public areas will be highlighted by directional signage to the jail, training & community room, and day to day operational areas of the police department.

There are two entrances; one from the public parking and one from the downtown area that are connected with a covered public plaza. The plaza will provide a physical connection between the police station and downtown. It also provides a space for public gatherings.

The building is approximately 33,750 SF and is required to be a LEED Silver building. The parking, landscaping, detention pond, and other site amenities are designed to help achieve this requirement. Mr. Meyers stated he will work with City staff regarding the landscape for the property. The bike path will also be extended.

There are five proposed signs; two monument signs, two wall-mounted building signs, and one blade sign.

The signage for the building and the site are designed to promote safe navigation of the site and assist visitors to the different areas of the building. The major sections of the building are to the administrative area, operations, detective bureau and jail.

Mr. Fink summarized the authority of the Arch Board to review City projects in compliance with City ordinance KCO 1120.03. He referred to the two memos (*on file*) he submitted regarding jurisdiction and the Comprehensive Sign Plan, KCO 1165.12 (a), (b), (c), and (e) as it applies to the Kent Police Station.

Doug Fuller (DS Architects) expressed his support for the project and urged the Board to approve the Certificate of Appropriateness. He stated that this project is outside of the historic district, but close to downtown.

Dave Sommers (DS Architects) stated that he is excited by the design of the building; it meets the design requirements and this is a stunning design. He asked for the support of the Board for the building.

Mr. Boyle feels the footprint of the building is well done. It is a functional building. He is concerned about the material; would like to see more brick on the exterior. He does not like the terra cotta metal elements; likes the brick detail, does not like the bay window design and the glass on the west wall looks like a marquee. He suggested that the Kent Police sign is changed from horizontal to vertical. He stated this building needs to be functional for a long time and have community pride.

Mr. Koogle agreed with the comments from Mr. Boyle. He would like to see more masonry and he likes the brick. The design appears to be a conflict between contemporary vs. traditional design. He expressed his concern about the form. He likes the pass-thru area. He also suggested more framing of the windows on the top floor.

Mr. Willoughby stated that he likes the combination of historic city and new elements of the downtown area. He is also concerned about the durability of the aluminum panels, nice layering of the building and the pass-thru section is strong. He would like the elevation facing College Street to be more inviting with additional lighting. It is a good hardscape at the corner where the public can sit. It was his opinion that the layering is lost on the kalwall material and the jail facade is too simple. Mr. Willoughby suggested that the Kent Police sign could be painted because he is concerned about the weathering of the aluminum panels.

Mr. Orashan stated that he is a traditionalist. He stated that he is not impressed with the off-center signage on the monument sign. He feels it is crowded. He is not in favor of the inverted flag on the pole. He would like to see more masonry; does not like the terra cotta color; and does not like the window spacing that looks like it is crowded into the corner and off-centered. He stated that the "bump-out" area does not work with the other parts of the building. It looks like boxes on top of boxes. He would like a darker color for the ground base. He feels that framing around the window appears to be missing or select a different window frame.

There was a discussion about the size of the windows.

Mr. Meyers explained that the window design is per state specifications for police stations. It is designed so that the public cannot see the jail cells.

Mr. Orashan stated that he feels the kalwall design does not fit in with the rest of the building.

Mr. Willoughby suggested frosted windows instead of the kalwall.

There was a discussion about the signage on Depeyster Street.

Mr. Boyle feels the sign would look better horizontally under the "bump-out". He stated his concern about the address of the building on College Street that is really into the parking lot. He feels the public will be confused about the access to the police building. He suggested tabling the case in order to give the architects time to incorporate the comments from the Board and return with an adjusted site plan.

Mr. Meyers asked if the site plan review can still proceed to the Planning Commission and Board of Zoning Appeals without the Certificate of Appropriateness.

It was stated that they Kent Police can proceed to the other plan reviews. An approval can be given with conditions.

Mr. Meyers summarized the Boards issues and concerns. The designers will review the metal panel color, cantilever space, kalwall element, and blade sign design to determine if it is too crowded or off balance, the approach from College Street walk thru, determine if there is not enough breaks in the building design, window spacing and the facade anchor on Depeyster Street.

The idea is to pick a structure and texture that is consistent with the surroundings of downtown Kent. He stated that they want to develop a solution to these issues.

Mr. Meyers asked if there could be a special meeting next week to present the adjusted site plan.

The Board agreed to a special meeting.

MOTION: ***Mr. Willoughby moved to table the ARB16-003/City of Kent (Police Station) to a special meeting on February 9, 2016. Mr. Koogle seconded the motion. The motion carried 4-0.***

V. Other Business
 NONE

VI. Minutes Summary: January 19, 2016

MOTION: ***Mr. Orashan moved to approve the January 19, 2016 meeting minutes summary. Mr. Koogle seconded the motion. The motion carried 4-0.***

VII. Adjournment

MOTION: ***Mr. Orashan moved to recess the meeting to February 9, 2016. Mr. Koogle seconded the motion. The motion carried 4-0.***

The meeting recessed at 5:21 p.m.