

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
OCTOBER 4, 2016**

MEMBERS PRESENT: Howard Boyle
 Allan Orashan
 David Basista
 Steve Balazs

ABSENT: Kevin Koogle

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

I. CALL TO ORDER

The meeting was called to order by Chair Boyle at 4:05 p.m.

Attorney Fink swore in Steve Balazs, appointed by Kent City Council to uphold the duties as a member of the Architectural Review Board.

II. ROLL CALL

Howard Boyle, Allan Orashan, David Basista and Steve Balazs were present.

Motion: Mr. Basista moved to excuse Mr. Koogle from the meeting. Mr. Balazs seconded the motion. The motion carried 4-0.

III. ADMINISTRATION OF OATH

Mr. Fink instructed members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the oath, "Do you swear or affirm that the testimony that you are about to give this evening 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 98-unit apartment project.

Ryan Pearson from The Edge Group made the presentation (site plan on file). He also introduced the project team, Dean Wenz, Architect, Gus Cook and Pat McGuire. This proposed apartment development is 98 units. The leasing office will be on the ground level of Building #1. There will be two buildings with four (4) stories in each building. The units are one and two bedrooms. He stated that the elevations are intentionally broken up for a better visual effect. The architecture is a modern loft style with flat roofs. The air condensers will be housed on the roof. There will be a air conditioning in each unit that will be screened on all sides.

The long facade will be broken up by projections in the facade and a complimentary mix of building materials. The material includes brick, board and batten, and lap siding. There will be 16" deep balcony on each unit that cannot be occupied. The windows are single hung aluminum that will be dark brown in color.

The tower will anchor the two corners of the building and will face the street. The building will have an elevator.

There was a discussion about the parking lot. It was stated that special attention will be placed on the pedestrian/bike path connection along Holly Drive.

Mr. Boyle asked about the ventilation of the units.

Mr. Wenz stated that each unit will have air conditioners.

Mr. Basista stated that he hoped much of the green area and trees will remain as a buffer since there will be 94 units that total 184 beds.

Mr. Balazs asked if the neighbors at the rear of the development will have screening. He asked if there will be a parapet around the whole building.

Mr. Wenz stated yes. Some of the existing vegetation along the southern property line will remain and they will keep as many trees as possible. The green area will service recreational activities. He briefly reviewed the plant materials including trees, shrubs and perennials.

Mr. McGuire stated the building also will have a Type A elevator. There will also be canopy at the entrance of the building.

Mr. Orashan said he liked the outside earth tone colors. He inquired if there will be any problems with cooling.

Mr. Cook stated no.

There was a discussion about the variances that will be requested due to the shape of the site that will be presented at the next Board of Zoning Appeals meeting.

Mr. Orashan asked about fencing around the property. He suggested installing fencing that is almond or beige instead of white.

Mr. Wenz stated there will be a 6' high perimeter fence along the boundaries of the property.

Mr. Boyle asked if this is a Certificate of Appropriateness.

It was stated that this is action for a recommendation to the Planning Commission.

MOTION: *Mr. Orahshan moved to recommend approval of the site plan for ARB15-020/ Hallmark Campus Communities to the Planning Commission as presented. Mr. Basista seconded the motion. The motion carried unanimously.*

**B. ARB16-017 HUAQING WANG - PACIFIC EAST
 100 E. Main Street**

The applicant is requesting review of proposed building signage.

The applicant stated that there are two units at 100 and 110 E. Main Street. They will be combined to make one facility. He would like to install the logo sign in the middle. The colors are white with an orange background. The height of the letters will be 20" and the length of the sign is 360" for a total of 50 sq. ft. The material is iron. He displayed a photo shop picture.

Mr. Boyle advised the applicant that the orange color does not fit the historic downtown appearance. He said there is not enough information to discuss the sign. He requested that the applicant come back to the next meeting with a better sign layout.

MOTION: *Mr. Orashan moved to table ARB16-017/PACIFIC EAST to the October 18, 2016 meeting. Mr. Balazs seconded the motion. The motion carried unanimously.*

V. MEETING SUMMARY - AUGUST 2, 2016

Accepted without approval. Quorum not available. Summary Minutes on File

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

Motion: Mr. Orashan moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried unanimously.

The meeting adjourned at 4:35 p.m.