

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
AUGUST 2, 2016**

MEMBERS PRESENT: **Allan Orashan
Bill Willoughby
David Basista**

ABSENT: **Howard Boyle
Kevin Koogle**

STAFF PRESENT: **Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Eric Fink, Assistant Law Director
Jamella Hadden, Administrative Assistant**

I. CALL TO ORDER

The meeting was called to order by Vice-Chair Orashan at 4:04 p.m.

II. ROLL CALL

Allan Orashan, Bill Willoughby and David Basista were present.

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. ARB16-010 ALDEN KENT PROJECT, LLC
PRESBYTERIAN CHURCH
1456 E. SUMMIT STREET**

**The applicant is requesting review of a proposed multi-family
residential building on the existing church property.**

David Yung, Principal from The Preston Partnership made the presentation. Mr. Yung stated that the developer is requesting to construct a multi-family, student housing building next to the existing church.

The project consists of a 5 story building above podium parking with 126 units and containing 384 beds. Each unit will have a balcony facing the street.

The masonry on the first floor will match the hardie board in earth tones similar to the church. The building will also contain a church administrative office, exercise room, mechanical room, pool courtyard and a study courtyard. The active courtyard will consist of the pool, BBQ and tanning sections. The passive study courtyard is intended for reading and casual activity. Mr. Yung said they are still working on the details for these areas.

This is transitional architecture and simplistic style. The colors will blend in with the neighborhood. The proposed building is strictly for residential.

Mr. Willoughby asked about the colors of the building. There seems to be a difference in the brick color. The colors should tie in better with the church. He asked if the building will be connected to the church.

Mr. Orashan said the hardie panels and board colors should relate more to the church rather than the buildings on campus.

Mr. Yung stated that the masonry on the church building is important. He stated that they can modify the color to blend in with the church. He displayed the material color board for the proposed building: off white for exterior paint, cementitious siding, beige window trim, silver rails and dark louvers and several brick colors. There will be no physical connection of the apartment building to the church.

Mr. Orashan stated he preferred the dark color metal. The basic design is good.

Mr. Willoughby stated the colors of the building should compliment the church and not just imitate the look. The transitional style is good between the buildings. He likes the glass percentage of 40% of the facade. He questioned if there is enough green space for the number of units. Are there any vestibules in the building?

Mr. Yung replied that there are vestibules and stairways. The landscaping layout meets the City's code requirements. They have a landscape architect for the development. Crosswalks will also be included in the design.

There was a discussion about the amount of green spaces. The development includes a fitness center, club room, pool and courtyards. There will be one elevator to the parking deck.

Mr. Basista agreed that there is not enough outdoor green space. The site is very tight. It was his opinion that the layout is a sea of asphalt. He asked about the amount of new parking spaces verses the existing parking.

Mr. Yung stated the parking lot is 65 feet back from Summit Street. There will be a significant buffer.

Mr. Willoughby asked if the development could reduce the number of units. He feels the building is too high for the neighborhood.

Mr. Yung stated the building will be high on the Summit Street side. The size is driven by the number of parking spaces.

Mr. Orashan asked about the monument signage.

Mr. Yung stated the signs are just conceptual. They have not determined the final design. They will come back to the Board when the sign design is completed.

Mr. Basista stated he would like a shorter building. It was his opinion that five stories is too tall. He suggested omitting one story.

Rev. Meadows stated the church is seven stories. The liquid crystal building is five stores. He feels two stories will be too short.

Mr. Fink advised the Arch Board that they can not make recommendations on elements dealing with the site plan. Those elements are a function of the Planning Commission.

MOTION: Mr. Willoughby moved to recommend to the Planning Commission the approval of the project subject to selecting a brick color that is complementary to the red tone of the existing church brick. Mr. Basista seconded the motion. The motion carried 3-0.

**B. ARB16-012 FAIRMOUNT PROPERTIES
220 S. DEPEYSTER ST - PARCEL D**

The applicant is requesting review of the Comprehensive Sign Plan for Building D.

Norm Elbin, representing Fairmount Properties stated this is the final building under development by College Town Kent. Mr. Elbin referred to the submitted building plan (on file). He summarized the request for storefront identification signs. Each tenant will have a storefront sign with business name, logo and taglines. Blade signs on the first floor and corner; window graphics will be allowed for ground floor tenants. The graphics will be no more than 20% of the area of the glazing panel. The graphics can be applied to the door. Also building canopy sign and lobby entrance address signs. The signs will be internally illuminated. The Avant 220 sign on the east elevation is indicated to be placed on the canopy. Mr. Elbin stated that is still being discussed and may not be installed on the canopy.

Mr. Willoughby stated he is concerned with the masonry zone versus the panel. This should not go all the way to the corner. This element may make the corner crowded.

There was a discussion about matching the blade sign the same size and height of the hotel sign.

Mr. Elbin stated he would like to install a larger blade sign. He agreed to match the blade sign to the same size as the hotel sign.

Mr. Orashan expressed a concern with the height of the letters in the band. He suggested a lower sign in the panel.

Mr. Basista suggested 18" maximum for lettering and 24" for logo.

There was a discussion about the location and height of the signs based on the proportions of the building. The maximum spread of the signage will be 75% of the de-minimis frontage. The maximum height of letters for storefront identification signs will be 24" with 30" maximum height allowed for the logo. Taglines components will be limited to 12" in height.

Individual letters will be attached directly to the building or a raceway. The raceway colors will match the building material.

Mr. Elbin stated the tenants will submit the sign request to the landlord for review and then to the City to obtain permit prior to installation.

MOTION: Mr. Willoughby moved to approve the Certificate of Appropriateness with modifications. Mr. Basista seconded the motion. The motion carried 3-0.

- 1) ***Blade sign maximum size: 2'6" wide, 12" high***
- 2) ***Blade sign maximum projection from building is 2 feet.***
- 3) ***Commercial building signs: 18" maximum height of letters and 24" maximum height for logos.***

Mr. Elbin said he will make the changes to the Comprehensive Sign Plan for submission to the Planning Commission.

V. MEETING SUMMARY April 19, 2016

No quorum - hold to next meeting.

VI. OTHER BUSINESS

Motion: Mr. Basista moved to excuse Mr. Boyle from the meeting. Mr. Willoughby seconded the motion. The motion carried 3-0.

Motion: Mr. Willoughby moved to excuse Mr. Koogle from the meeting. Mr. Basista seconded the motion. The motion carried 3-0.

VII. ADJOURNMENT

Motion: Mr. Willoughby moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 3-0.

The meeting adjourned at 5:25 p.m.