

**Meeting Minutes  
State College Borough  
Design and Historic Review Board  
January 16, 2018**

The State College Borough Design and Historic Review Board (DHRB) met on Tuesday, January 16, 2018, in the Municipal Building, 243 South Allen Street. Chairman Boeldt called the meeting to order at 2:01 p.m.

**Members Present**

Eric Boeldt, Chairman; Richard Bryant; Richard Devon; Laird Jones; Wendy Schneider; and Eric White

**Other Present**

Anne Messner, Planner/Zoning Officer; Alan Sam, Arborist; Denise L. Rhoads, Administrative Assistant; Brian O'Connor, Cube 3 Studio; and Brandt Stiles, Collegiate Development Group (CDG)

**Election of Officers**

A motion to nominate Mr. Boeldt for Chairman was made by Dr. White and seconded by Ms. Schneider. The vote was unanimously in favor.

A motion to nominate Mr. Bryant for Vice-Chairman was made by Mr. Boeldt and seconded by Mr. Devon. The vote was unanimously in favor.

**Approval of Minutes**

A motion was made by Mr. Devon and seconded by Ms. Schneider to approve the meeting minutes from December 19, 2017 as submitted. The vote was unanimously in favor.

**Chair Report**

Chairman Boeldt had nothing to report.

**Public Hour**

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

**Sign**

New Sign, GoPuff, 206 West Hamilton Avenue, CP3 Zoning District

Ms. Messner stated this new business had already installed a sign before coming to this Board. She noted this business was a delivery service.

After a brief discussion, the DHRB approved the sign.  
312, 322, 324, 332, 338 West College Avenue and 109 and 113 South Atherton Street Final Plan, Commercial Incentive District with Signature Development Project, Collegiate Development Group, Developer, Cube 3, Architect, Penn Terra, Engineering

Ms. Messner stated the CDG, proposed to consolidate the seven parcels and build a mixed-use building. CDG proposed to include underground parking, two floors of non-residential use and the remaining ten floors would be multi-family housing. They also proposed to provide the inclusionary housing units on site.

Ms. Messner noted the project would be under the Signature Development Conditional Use Permit, which was allowed in the Commercial Incentive Zoning District. A conditional use was also requested to modify the bedroom mix for the affordable units. The conditional use permits were granted by Council in 2017. The inclusionary housing mix was modified and the affordable units would be 32-bedroom units to maintain the 62 bedrooms required in the building.

Ms. Messner stated the applicant made modifications to the building to respond to comments made during the preliminary plan and conditional permit review process.

Mr. O'Conner - Cube 3 Studio's presentation included:

- This project proposed at the West College Avenue/Atherton Street intersection.
- 277,700 square feet for residential use.
- 243 units with 30 of those units used for inclusionary housing – approximately 745 beds.
- Equivalent to 429 parking spaces in three levels of parking below grade.
- Ground floor level retail along West College Avenue.
- Leasing office would be on the corner of West Calder Way/Burrowes Street.
- Proposed retail drop-off/pickup and refuse area on the West Calder Way side.
- Proposed second floor would be for office and amenity spaces and would be arranged around the outdoor courtyard.
- The remaining floors would hold typical apartment spaces.
- Materials discussed were tan/white pre-cast concrete, metal frames, and a glass store front glazing system.
- Proposed mid-block connector.
- Exterior design strategy discussed: 1) projected gray volumes on primary building mass would create scale and rhythm; 2) two layers of texture would reinforce the massing moves; 3) tan/white precast panels and storefront glazing would create a strong vertical rhythm that would define the primary building mass.
- Colors of the first two floors would match the top two floors. Mr. O'Connor brought samples of the materials for the Board to review.
- Construction would start sometime in June 2018.

The DHRB's comments included:

- Mr. Devon stated there was a need to have an area for Uber and Lyft customers.
- Mr. Devon stated the building was too massive.
- Mr. Bryant stated he liked the "stepped back" approach at the top level and noted this was a noble effort on the part of the developers.
- Mr. Boeldt stated the retail delivery system did not work for the Metropolitan and was hoping this project would find a way to make it work.
- Dr. White asked if there was a name for the style of the building. The developer stated there was not. Dr. White stated this style of building may not last for the next 40 or 50 years.
- Mr. Jones asked how well did the architects expect the colored concrete to hold up. Mr. O'Connor stated they were working closely with the manufacturers on this.
- Mr. Jones asked what drove the decision to use concrete. Mr. O'Connor stated it was the durability of the product.
- Mr. Bryant asked where the inclusionary housing units would be. Mr. O'Connor stated they would be split among all floors.
- Ms. Messner asked what the installation system would look like. Mr. O'Connor stated it would be the precast concrete.

Alan Sam, Borough Arborist, stated he did not see a developed landscaping plan yet. Mr. O'Connor stated the developers were not there yet.

Mr. Boeldt asked staff to share the following comments with the Planning Commission and Borough Council: 1) the Board was concerned they did not have the right tools or guidance to make decisions on the new downtown development projects; and 2) there was consensus the building project met ordinance,

but Mr. Devon stated the Board would like more direction from Council regarding how the facades should be designed. He also noted the Borough's new zoning ordinance should include requirements for negative space and he was concerned about the aesthetics of downtown development. Ms. Messner noted the information would also be shared with the consultants working on the Borough's zoning rewrite project.

### **Land Development Plan**

1500 South Atherton Street and 1519 Science Street, Preliminary Plan and Lot Consolidation Foxdale Village Staff Development Center, owner, Nittany Engineering & Associates, Engineer, RLPS Architects, LLP

This land development plan was deferred to the next DHRB meeting due to the presenters' absence.

### **Official Reports and Correspondence**

Borough Council (BC): Ms. Messner reported there would be a public hearing and a decision for the Garner Street parking lot project at a February 2018 meeting.

Planning Commission (PC): Ms. Messner reported the PC would meet January 18, 2018 and would review the 312, 322, 324, 332, 338 West College Avenue and 109 and 113 South Atherton Street Final Plan.

2018 Conflict of Interest Memorandum: Members received this document in their agenda and Ms. Messner reported staff was required to distribute this information annually.

Mr. Boeldt asked Ms. Messner if the zoning rewrite was still in progress. Ms. Messner stated it was and staff was waiting for the first draft. She noted consultants asked staff to review it first.

Mr. Boeldt asked how the Historical and Architectural Review Board process was coming along. Ms. Messner stated staff had a conversation, today, with the consultants and discussed what guidelines should be addressed. She noted a survey would be posted online via the Borough's Heritage State College web page.

### **Adjournment**

With no further business to discuss, Vice-Chairman Bryant adjourned the meeting at 3:03 p.m.

Respectfully submitted,  
Denise L. Rhoads, Administrative Assistant