

**Meeting Minutes
State College Borough
Design and Historic Review Board
February 6, 2018**

The State College Borough Design and Historic Review Board (DHRB) met on Tuesday, February 6, 2018, in the Municipal Building, 243 South Allen Street. Chairman Boeldt called the meeting to order at 2:00 p.m.

Members Present

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

Members Absent

Richard Bryant, Vice-Chairman; W. Bond Rhinehart; and Eric White

Others Present

Anne Messner, Planner/Zoning Officer; Alan Sam, Arborist; Jenna Wargo, Planner; and Judy Altieri, Office Manager

Approval of Minutes – January 16, 2018

Several Board members made comments regarding their discussion at the previous meeting on the proposed land development plan at West College Avenue and South Atherton Street (Collegiate Development Group), indicating the Board questioned their ability to make decisions on the plan because they did not have the right tools and were frustrated with the process. Mr. Boeldt indicated the building did meet the requirements, but it was far from being fine.

Ms. Messner noted there had been consensus and the building met the requirements of the ordinance. She noted the minutes from that meeting would be edited and brought back for review and approval.

She continued, adding the consulting team heard the Boards' concerns and they were looking at other options, but she did not have a good sense of the direction they planned to take.

The Board continued to discuss other feasible options for reducing the overall volume of the proposed building. Ms. Messner noted that until the zoning rewrite project was completed, the Borough was limited on what design aspects they could control as it was written in the zoning ordinance. Mr. Devon noted the Board was the only gatekeeper of building facades, which would dictate the future of State College.

Chair Report

Mr. Boeldt indicated he had recently presented the DHRB's annual report to Borough Council, highlighting 2017 activities as well as their plans for 2018.

Public Hour - Hearing of Citizens

There was no one who spoke during the Public Hour.

Land Development Plans

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

Representatives from Foxdale Village and Nittany Engineering presented information to the Board regarding their plans for lot consolidation, an existing office building, and parking lot.

Tibben Zerby, Nittany Engineering, presented the Board with GIS aerial maps from 2006 and 2014 to highlight the history of the properties. He presented details related to the resurfacing of the parking lot and renovations to the office building. In general, they planned to clean up the site, add landscaping elements, and incorporate several rain gardens. He noted plans to add a ramp and sidewalks to the rear of the building that would help tie access into the rear lot.

Adam Day, Foxdale Village, indicated they planned to use the building for Human Resource office space, meeting rooms, and career development for Foxdale staff. He added they planned to make the office building similar to campus, by changing the roof structure and matching the existing façade (brick & vinyl siding). He added the enhanced parking area would help the campus out tremendously, because they relied upon their neighbors and street parking daily. Lastly, he noted the building's sign design had not been completed yet.

Mr. Sam asked several questions related to the rain gardens design. He suggested the center island be designed as a bioswale. He also suggested the team look at the parking lot over at Millbrook Marsh. Mr. Zerby noted there was a plan to install several curb cuts to allow the water into the rain gardens.

Mr. Sam also noted there was a tree by the lower driveway that may have to be removed. He suggested they move access for the parking lot to avoid cutting the tree, adding the removal would cost Foxdale approximately \$2,000. Ms. Messner noted if the curb cuts were already in place for the parking lot, they would predate the ordinance and could be used as part of the project. If the curb cuts were relocated, they would have to abide by the current ordinance.

Mr. Sam also noted after the development was complete, the Borough would consider planting street trees along Science Street. Mr. Day asked Mr. Sam about the trees located on Atherton Street, noting they were in rough shape. Mr. Sam indicated they were not Borough trees. He stated he could make recommendations for that area as well.

Board comments included:

- Liked that the structure will blend in with the rest of the Foxdale campus.
- Not fond of red brick, but general design is nice.
- Liked the improved parking area that included rain garden elements, i.e., grasses, small trees, shrubs, and sage.

Final Plan, Memorial Field Phase 2, State College Area School District, Owner, ROA Zoning District, PennTerra Engineering, Inc. and Urban Engineers, Engineers, Weber Murphy Fox, Inc., Architect

Representatives from PennTerra Engineering and Weber Murphy Fox presented the final land development plan to the Board, which proposed additional modifications to the Memorial Field complex. The school district planned to demolish the offices in the existing building and in its place, renovations would provide amenity space for the use of patrons. The basement would house restrooms, classroom meeting space, and storage. Bleacher work and improved access to the playing field was also proposed.

Anna Childe, Weber Murphy Fox, began the presentation, highlighting the removal of the stone foundation up to the district's office building, removing old bleachers, new walkways, ramps, and connections, multiple entry locations, new ticket booths, public restrooms, and a new concession area.

She added the new concession area would help to increase parking space along Fraser Street and the finished project would accommodate almost 3,000 seats.

She added there were plans to improve the landscaping elements and they would be working with the Borough for planting recommendations. She added there were no plans to use brick on the site, except for some along the sidewalk area. Exterior elements would include similar stone work for new field walls with recessed mortar work. She explained they preferred to use the natural product and the design team was "OK" with the minor differences. The new building's façade would include some multi colored concrete blocks and metal panels. She noted some of the center bleachers would also include seatbacks in school colors. She added they hoped to repurpose some of the exterior window elements on the new ticket booth to help blend the old with the new.

Ms. Childe continued, reminding the Board of the existing sinkhole that continued to take care of a lot of storm water for the Borough. She noted any additional work on that system was beyond the current project. Robert Lingenfelter, Weber Murphy Fox, stated he was working with the Borough Engineer on an easement agreement that would continue to allow Borough access to the drainage system. He also noted the Borough was exploring installation of a stormceptor unit to aid in cleaning the storm water flow.

Mr. Sam asked if the existing stone wall, along Sidney Friedman Park, would be raised. Mr. Lingenfelter indicated it would be raised and a fence would be reinstalled.

Board comments included:

- Liked the practical approach taken for additional stonework walls.
- Liked the natural product that would continue to change over time.
- Did not think the historical building, designed by a nationally recognized architect, should be demolished.
- Put up a sign or plaque to memorialize the old building.
- Plenty of parking available on Borough streets and garages.
- Work with Borough Arborist to determine best plantings along bike path, bank stabilization.

The Board continued to make comments regarding the planned demolition of the existing historical building.

Mr. Boeldt motioned to note the Board was disappointed with the SCASD's plan to remove the building but was appreciative of the use of natural stone for the project. Ms. Schneider seconded the motion. The motion was approved (3-1) with Mr. Devon abstaining from the vote.

Work Program

2018 Work Program

Ms. Messner noted the Board's 2018 Work Program was approved by Council without edits. She asked the Board to start thinking about possible Holtzman Award nominations as well as taking a few minutes to prioritize the work items listed in the program.

Mr. Boeldt suggested the Historical and Architectural Review Board (HARB) review, etc., be listed as their highest priority item. Ms. Messner reminded the Board there was nothing to review yet and updates related to the zoning rewrite would be reviewed by multiple groups.

Mr. Boeldt suggested the DHRB be invited to upcoming ZRAC meetings.

Ms. Schneider confirmed there would be some reorganization of the DHRB when the HARB was formalized sometime in June or July of 2018.

Ms. Wargo noted the Borough would soon be accepting applications for the HARB membership, reminding the Board the formal appointments would be made by Borough Council.

Mr. Devon suggested that Dan Willis from the Penn State campus come and speak about the changing population density of State College.

Official Reports and Correspondence

Borough Council

Ms. Messner noted Council had reviewed the Conditional Use Permit request that was submitted for the Garner Street development project.

Planning Commission

Ms. Messner indicated the Commission would review both Land Development Plans the Board reviewed at this meeting.

Adjournment

With no further business to discuss, Chairman Boeldt adjourned the meeting at 3:26 p.m.

Respectfully submitted,

Judy Altieri
Office Manager