

**Meeting Minutes
State College Borough
Design Review Board
October 1, 2019**

The State College Borough Design Review Board (DRB) met on Tuesday, October 1, 2019 in the State College Municipal Building, 243 S. Allen Street. Chairman Jones called the meeting to order at 2:00 p.m.

Members Present

Laird Jones, Chairman; Eric Boeldt; and Richard Devon

Members Absent

Michael Sanzotti, Vice-Chairman and Veronica Iacobazzo

Others Present

Greg Garthe, Senior Planner – Planning & Community Development; Alan Sam, Arborist/Environmental Coordinator; David Peck, Pennsylvania State University (PSU); Chris Boskey, Kieran Timberlake; Albert Drobka, Architect; Denise Dobo, Administrative Assistant, and Esther Matthews, Administrative Assistant

Approval of Minutes

A motion was made by Mr. Boeldt and seconded by Chairman Jones to approve the September 3, 2019 minutes. The vote was unanimously in favor.

Chair Report

No report was given.

Public Hour – Hearing of Citizens

No comments or concerns were heard during the public hour.

Land Development Plans

Final Plan - Center for Innovation, Making, and Learning; The Pennsylvania State University, Applicant; CID Zoning District; Pennoni, Engineer; Kieran Timberlake, Architect

Mr. Peck's presentation included:

- The plan proposed to demolish the James Building and construct a seven-story building with parking below.
- The new facility would house Happy Valley Launch Box and Invent PSU as well as dean's offices of Earth and Mineral Sciences and IST.
- The top floor would consist of a common shared space as well as conference space.
- The dean's offices would be moved to the downtown building to free up space for the students on campus.
- The lower level would consist of 31 parking spaces. Parking would be accessed from Miller Alley.
- The top floor would have a view of campus.
- The proposed building was set back to accommodate a sidewalk.
- A bend in the building allowed for additional glazing to bring in added natural light.

DRB's comments included:

- Mr. Devon asked about the street view and Mr. Peck explained there was a landscaping plan as well as benches.
- Mr. Devon inquired of the color and Mr. Peck replied it would be a steel color. Mr. Peck also explained the light from the building would spill outside of the building in the evening.
- Mr. Devon asked about the sustainability and Mr. Peck explained a LEED consultant had been involved with the planning, water conservation fixtures would be used, and adding shower facilities for biking. Mr. Boskey added the building would have 40% glass, operable windows in the private offices and a green roof.
- Mr. Devon asked what Mr. Boskey's thoughts were regarding a green roof and he replied the roof would slow down water, reduces water going into the storm sewer and makes people aware of a green roof because of its placement on the building.
- Mr. Devon inquired about public accessibility to the green roof and Mr. Boskey replied there would be none.
- Mr. Devon noted there appeared to be a hole in the building and Mr. Boskey explained everything was pushed down to encourage visibility of the skyline.
- Mr. Boeldt suggested additional conduit for future solar panels.
- Mr. Boeldt inquired about bicycle racks. Mr. Boskey replied there were none and there were looking for alternative bike parking.

Staff comments:

- Mr. Sam noted the tree removal was approved by the Tree Commission (TC). TC suggested additional trees to be planted.
- Mr. Sam asked about electric charging stations and Mr. Boskey explained conduit would be provided for future installation.

Preliminary Plan - 430 West Irvin Ave; Valient Real Estate Investments LLC, Applicant; CP-3 Zoning District; PennTerra Engineering, Engineer; Albert A. Drobka, Architect

On August 28, 2019, staff received a preliminary land development plan for construction of two multi-family residential structures at the former site of 430 West Irvin Avenue; a small office building that was demolished earlier this year. The plans propose a 4-unit and an 8-unit building. A total of 36 parking spaces are proposed in an onsite surface parking lot. In addition, accommodations for parking 10 bicycles are proposed.

Mr. Drobka's presentation included:

- The land development plan consists of two multi-family residential building, a 4-unit and 8- unit buildings.
- There would be shared parking off Irvin Avenue.
- The smaller building would consist 4 units, two per floor.
- The larger building would have a similar floor plan.
- The building would have a composite shingle roof, siding, and stone with dormer features at the front of the building.

DRB's comments included:

- Mr. Boeldt recommended additional windows at the ends of the buildings.
- Mr. Devon suggested smaller, higher windows at the ends of each building.
- Mr. Devon questioned the sustainability of the building and Mr. Drobka replied solar panels were not being considered at this time.
- Mr. Jones inquired about the type of insulation and Mr. Drobka replied it would be R-38 fiberglass.
- Mr. Boeldt suggested conduit for solar in the future.
- Mr. Boeldt asked what colors were being considered and Mr. Drobka replied tan colors.
- Mr. Devon suggested indigenous plantings in the landscaping.

Official Reports and Correspondence

Borough Council (BC)

No report given

Planning Commission (PC)

No report given

Adjournment

There being no further business, Mr. Jones adjourned the meeting at 2:48 p.m.

Respectfully submitted,

Denise Dobo, Administrative Assistant