



Architectural Review Board Working Session Minutes October 19, 2023 8:30 AM

Chairperson Toney called the working session to order and described how the session will work, starting with the architect and then comments from board members.

Members present: Scott, Heyer, Jones, Toney.

(---) and Jason Hockstock were sworn in.

Ms. Bokor explained that the applicants have sent her updated revisions which will be looked at during this brainstorming session. She said this working session is only an opportunity for the Board to engage with the applicant and there will not be a decision made at this workshop, but the public will have the opportunity to comment on this project at the regular meeting.

5:00 explained a diagram to show the surrounding buildings and how the pieces and parts are put together. He said that at the last meeting, a courtyard was discussed and one has been proposed, and the massing has been broken up. He shared that there is still a strong two-story retail portion of the building and showed various drawings of the proposed building including various elements to create depth. He explained they are contemplating a six-story building and displayed elevations of a five-story building, with a one-story parking lot on the east side. He stated the dimensions of the club house and accessibility to the roof plaza.

Mr. Kass said there is a recessed sixth floor of the building that cannot be seen from the street level and he feels it will be most economical to add this floor. He explained that there is a TIF that will pay for the entire parking lot. Furthermore, he stated the changes made were based on feedback and that they'll continue to listen to feedback but must be mindful of cost, including considering the sales tax exemptions that come from the buildings.

Chairperson Toney stated the design has improved. 17:50 and 18:25 explained the drawings.

Mr. Heyer explained how pocket parks are important to the landscapes. The Bexley Square lot was discussed including exiting via a right turn and the median. Mr. Heyer asked that public space be considered and said that the proposed courtyard feels private. He suggested staying away from levels and thinks that the sixth level could be stepped back more.

25:45 discussed the floor spacing and Mr. Kass explained the west side is the most logical space for the restaurant and explained his reasoning why the patio should be private. Mr. Heyer then said that another

section of the sixth floor on the north side may create depth without being visible and Mr. Kass indicated this will change the cost. Mr. Heyer said ideas brought forth by board members will help the building designers improve the design.

Chairperson Toney gave her opinion that the indentation on the side of the building may be more user-friendly. Mr. Heyer indicated an area to be emphasized to make the building feel like it belongs on Main Street. Ms. Bokor explained her thought that there might be separate pocket parks and that this might address Mr. Kass' concerns. Mr. Kass discussed entrances and exits and available spaces; he said they're happy to activate the east elevation but there are certain constraints and they don't want to lose parking spaces.

Mr. Scott reiterated that the Board's job is to review the design and discuss massing. He explained that breaking down the facade is extremely successful and also discussed pocket parks. He agreed with Mr. Heyer's comments about the brick details and suggested trying to add other units to the sixth floor and trying to step the building down. He said this is a much nicer building but to him, but the massing is still a challenge. He indicated a hope that the old growth buffer will stay and mentioned the parapet work. He also explained he thinks the parking garage feels foreign to the brick work happening above.

46:44 said there will be some walls with entry and stairs and a lot of it will be open. Mr. Kass said there is space to build green pockets if the City is willing to lose a few parking spaces. He also indicated the garage will be public for the restaurants and office users, and that some parking spaces will be available to the public and some who are in the building. The calculations used to discuss parking numbers were discussed.

Mr. Heyer asked if the restaurant would be more successful if it faced a public plaza where people can sit outside; the logistics of this were discussed, as were the types of businesses that could be placed in various locations of the building.

Ms. Rose discussed the history of zoning in the City and explained that there used to be various commercial types of zoning on Main street but now it is entirely mixed-used commercial.

Mr. Heyer said it would be beneficial to have a pocket park that was active until late at night.

Mr. Kass discussed the various amenities which may thrive in the building.

Ms. Bokor and Mr. Heyer mentioned activating the pocket park space and Mr. Kass mentioned the types of businesses that may occupy the space. Activities and leisure spaces for building residents and visitors were discussed. It was mentioned that the building will allow for tenant changes.

Ms. Scott would like to see what it will look like from the perspective of the nearby homes; Mr. Kass discussed this.

Mr. Heyer asked how the architecture gets quieter as it moves towards the residential district.

Mr. Kass stated that he is in the business of building squares, not triangles, and described the types of apartments people are wanting to rent. He indicated they will work on the north elevation, landscaping, and bringing additional diagrams. He said the building is 70 feet from the property line and over 100 feet from houses. He said the most important thing they can do is landscape.

Ms. Bokor said there are separate meetings happening with City Staff to discuss various aspects of this project.

The traffic light at College and Main was discussed; various difficulties, potential solutions, and proposals were mentioned. Ms. Bokor stated Staff will determine the correct solution based on a well-designed building.

Ms. Bokor said they're looking at the landscape in the front-east corner, potentially including a pocket park and plan with the City; the cornice lines and hierarchy of materials in the buildings; a really good look at the north and west corner turns, and where there is residential homes on the west side; and at the sixth story. Chairperson Toney suggested the applicant present the available amenities at the next meeting.

It was mentioned that there should not be white vinyl and floor plates and ceiling height influencing various businesses are discussed.

Mr. Scott said that continued exploration of the north side would be beneficial.

The meeting was adjourned.