

Meeting Minutes
State College Borough Design Review Board
March 1, 2016

The State College Borough Design Review Board (DRB) met on Tuesday, March 1, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Rick Bryant called the meeting to order at 10:03 a.m.

Members present

Rick Bryant, Chairman; Justin Wheeler, Vice-Chairman; Richard Devon and Alexandra Staub

Others Present:

Anne Messner, Planner/Zoning; Denise Rhoads, Staff Assistant; Alan Sam, Environmental Coordinator/Arborist; Mark Saville, Sweetland Engineering and other interested parties

Approval of Minutes

Ms. Staub made a motion to approve the February 16, 2016 minutes as submitted and Mr. Wheeler seconded the motion. The vote was unanimously in favor.

Chair Report

Public Hour

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

Land Development Plan

Modified Final Plan, East Halls Renovation Project including Findlay Commons, UPD Zoning District, Subdistrict 5, The Pennsylvania State University, owner, Sweetland Engineering & Associates, Engineer, WTW Architects, Architect

Rick O'Donald, Adam Stech and Mr. Saville's highlights included:

- This revised final plan includes the modification of Findlay Commons that is part of the East Halls Renovation Project.
- Penn State University intends to renovate the existing interior of the Findlay Commons building and construct a vestibule and floor space area on the north side of the building. The new build out will be a two-story stairwell with a glass exterior surface.
- The project will demolish an existing overhang (approximately 682 square feet of demolition) on the north side of the building to construct the new build out.
- The final floor space will be approximately 125,361 square feet; proposed improvements provide an overall increase of 4,373 square feet.

- Building renovation will include a new thermal envelope, windows, doors, and insulated walls; new interior doors, hardware, and finishes throughout; and plumbing, HVAC, fire protection, lighting, power, and fire alarm system upgrades throughout.
- The first floor will be converted into a study space.
- Exterior features such as landscaping and sidewalk are part of the East Halls Residence project. Stormwater management will be permitted as part of the East Halls Renovation and Addition NPDES Permit.
- Existing building is precast concrete and basic steel. They will be freshening up the paint.
- All the glazing will be replaced.

Boards' comments included:

- Mr. Devon stated this building looks utilitarian. He suggested some plantings to help with this. He encouraged the developer to use some sort of art to make the building “pop”.
- Ms. Staub stated the existing building reminded her of North Halls. She also asked if there will be exterior seating. Mr. O’ Donald stated there will be. She stated she liked the plan. She also suggested using the large windows for displays.
- Chairman Bryant stated he would have liked to see more pictures of the building to give the Board a better idea of the plan.
- Mr. Wheeler stated it is an attractive building but, it seemed bare. He suggested placing some planters or anything that would soften that area up.

Mr. Sam stated he had met with some students in Johnson Hall about putting in a Farmers Market. Mr. O’ Donald stated there is a program to buy locally grown food. He said there may be an opportunity for something like this.

Preliminary Plan Agriculture Engineering Replacement Building and renovation of Klauder Building, UPD Subdistrict 5 Zoning District, The Pennsylvania State University, owner Sweetland Engineering and Associates, Engineer

Mr. Saville’s Highlights:

- The project will include the renovation of the existing Klauder Building and the demolition and replacement of the remainder of the Agricultural Engineering building.
- There will be a slight modification to the parking area.
- They will be adding bike racks.
- The project will result in 76,551 floor area. Also included in this project will be utility upgrades, site grading and repaving of the parking lot and some of the walk ways.
- Will try to maintain the underground utilities.
- Together this will result in a 3,200 square foot increase in impervious area.
- The current “breather” area between the current Klauder Building and what will be the new addition will then become the new entrance.
- There will be laboratory spaces on the first floor.

- The addition will be a contemporary building while utilizing the historical aspect of the current Klauder Building.
- They will maintain the original brick and limestone.

Boards' comments included:

- Mr. Wheeler stated he does not think what is intended as the new entrance looks much like an entrance.
- Ms. Staub and Mr. Wheeler suggested bringing the entrance out more closer to Shortlidge Road.

Mr. Sam asked if they will be eliminating the sidewalk on the North side. Mr. Saville stated yes they will be removing that.

Ms. Messner stated she will summarize the Board's comments.

Work Program

2016 Holtzman Award

After some discussion some possible candidates suggested were:

- Liberty Craft House – façade change
- Kitchen Kaboodle window display
- Local Whiskey
- State Theatre

Official Reports and Correspondence

Borough Council (BC): Ms. Messner reported will be acting on the Work Program on March 14. She noted Mr. Wheeler gave a nice presentation.

Planning Commission (PC): Ms. Messner reported the PC will be seeing the same proposals that DRB saw today.

Zoning Hearing Board (ZHB): Ms. Messner reported ZHB will be hearing a variance on Fraser Centre signage.

Adjournment

With no further business to discuss, this meeting was adjourned at 11:13 a.m. by Chairman Bryant.

Respectfully submitted by,
Denise L. Rhoads, Staff Assistant