

**Meeting Minutes  
State College Borough  
Design Review Board  
June 4, 2019**

The State College Borough Design Review Board (DRB) met on Tuesday, June 4, 2019 in the State college Municipal Building, 243 South Allen Street. Chairman Jones called the meeting to order at 2:00 p.m.

**Members Present**

Laird Jones, Chairman; Eric Boeldt; Veronica Iacobazzo; Richard Devon; and Michael Sanzotti, Vice-Chairman.

**Others Present**

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

**Approval of Minutes**

Mr. Devon requested a change to the minutes on the topic of the new agriculture building. “Mr. Devon said that 50 years was inadequate and an undue burden on the environment. He said people keep the things they love, and we must design better buildings that are kept for far longer. He noted that we don’t change Old Main every 50 years.” Mr. Boeldt motioned to approve as amended and Vice-Chairman Sanzotti seconded. 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 - 880 Fraser Apartments (formerly Hamilton Plaza Apartments); University Park Plaza Corporation, Owner; CP3 Zoning District; PennTerra Engineering, Engineer; Albert Drobka, Architect

Mr. Drobka's presentation included:

- The proposed apartment building consisted of a 3-story building and was an 18-unit multi-family apartment building.
- The building would contain 12 three-bedroom and 6 two-bedroom units.
- Parking was located on the south side of the building.
- The building would utilize hardi-plank siding with a faux stone base, all in a tan palate. The roof was a composite shingle roof.

DRB's comments included:

- Chairman Jones noted there was very little closet space and Mr. Drobka added closets detract from floor space.
- Chairman Jones asked if there was still consideration for solar panels and Mr. Drobka replied there was.
- Mr. Boeldt suggested the addition of more windows to the building and Ms. Iacobazzo agreed. Mr. Drobka proposed installing faux windows on the ends of the building. Mr. Boeldt asked about the reluctance to put in additional windows and Mr. Drobka noted it decrease interior wall space. Mr. Devon suggested higher windows as an alternative.
- Mr. Boeldt suggested a larger kitchen.
- Mr. Devon remarked he liked the proposed rain garden. He also asked about the invasiveness of the proposed viburnum plantings. Mr. Drobka would check the species.
- Vice-Chairman Sanzotti asked about the style of the building and Mr. Drobka remarked it was country contemporary. He added it would fit into the neighborhood.

Staff comments included:

- Mr. Sam asked about the types of plants in the rain garden and Mr. Sepp state no plants had been specified at the time. Mr. Drobka asked Mr. Sam for any recommendations.
- Mr. Sam also suggested keeping the tree line vegetation in the back of the property.
- Mr. Sam asked about renewable energy and alternative energy sources. Mr. Drobka replied the windows were energy efficient, high quality insulation, LED lighting, and recyclable products.

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

Mr. Peck and Mr. Boskey's presentation included:

- Mr. Peck stated the current building was built in 1920 and held the Collegian and PSU Communications College.

- He remarked most tenants would be relocated to the Willard Building.
- He noted the current building does not have Americans with Disabilities (ADA) access and had no sidewalks in the alley. He stated there are structural issues with the building.
- The new building would house Invent Penn State, Launch Box, PSU College of Earth and Mineral Sciences, and the College of Information Sciences and Technology.
- The proposed building would be a 6-story building and have 32 underground parking spaces.
- The goal was to have pedestrian entries at both ends and put emphasis on the Burrowes Street façade.
- He explained the first two levels would house Invent Penn State and Launch Box, levels 3, 4, and 5 would house the dean suites and level six would be the community area.
- Mr. Peck added there would be a patio located on the 6<sup>th</sup> floor as well as a green roof.
- Mr. Boskey noted the first floor would be 20 feet floor to floor.

DRB comments included:

- Mr. Devon felt the building lacked creativity in its design. Mr. Boskey replied they would be coming back with a second design.
- Vice-Chairman Sanzotti added there are many square brick buildings in the downtown.
- Mr. Devon suggested lights and cameras in the alleys. Mr. Peck explained there would lighting in the overhangs and light through the glass.

Staff comments included:

- Mr. Sam asked about glazing on the window to prevent birds from running into the glass.
- Mr. Garthe asked for an explanation on how they determine their eligibility for a few incentives when the final plan was submitted.
- Mr. Garthe would like to review the lighting plan.

## **Official Reports and Correspondence**

### Borough Council

No report given.

### Planning Commission

No report given.

## **Adjournment**

There being no further business, Vice-Chairman Sanzotti adjourned the meeting at 2:56 p.m.

Respectfully submitted,

Denise Dobo  
Administrative Assistant