

**Meeting Minutes  
State College Borough  
Design Review Board  
March 26, 2019**

The State College Borough Design Review Board (DRB) met on Tuesday, March 26, 2019 in the State College Municipal Building, 243 S. Allen Street. Chairman Jones called the meeting to order at 2 p.m.

**Members Present**

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

**Others Present**

Anne Messner, Planner/Zoning Officer; Alan Sam, Arborist/Environmental Coordinator; Mark Saville, Sweetland Engineering; Judy Larkin, Kurt Coduti, and Neil Sullivan, The Pennsylvania State University (PSU); and Denise Dobo, Administrative Assistant

**Approval of Minutes**

A motion was made by Mr. Boeldt and seconded by Mr. Devon to approve the March 12, 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.

**Sign**

Edward Jones Office, 611 University Drive, CP2 Zoning District; Gavek Graphics, Sign Applicant

Staff comments included:

- Ms. Messner mentioned one of the signs met ordinance requirements but the other sign did not and noted the sign located on the door would need to be reduced in size.

DRB comments included:

- Mr. Devon noted the font on the door was small and Ms. Messner explained the sign was intended to be viewed by pedestrians.

A motion was made by Mr. Boeldt and seconded by Vice-Chairman Sanzotti to approve the signs pending compliance with ordinance requirements. The vote was unanimously in favor.

### **Land Development Plan(s)**

Final Plan, The Pennsylvania State University Arboretum, Pollinator's and Bird Garden; UPD Zoning District Subdistrict 7; The Pennsylvania State University, Owner; Sweetland Engineering, Engineer; Didier Design Studio, Landscape Architect; Preliminary Plan, The Pennsylvania State University West Campus Parking Structure and Roadway Connection; UPD Zoning District Subdistrict X; The Pennsylvania State University, Owner; Sweetland Engineering, Engineer; Didier Design Studio, Landscape Architect

Mr. Saville and Ms. Larkin's comments included:

- Mr. Saville stated the project was a collaboration between bees and pollinators.
- The project was located along Bigler Road and would be Phase 3 of the project.
- The project encompassed 3.3 acres and would accommodate a pollinator and bird garden.
- Ms. Larkin explained the garden would provide research for undergraduate and graduate students.
- She stated the mission was to provide a habitat for birds and creatures as well as offer visitors a chance to learn about creating bird habitats.
- The schedule showed construction to begin in late summer 2019 with substantial completion in the fall of 2020.
- The plan consisted of 5 zones:
  - The Pollination zone would be planted to attract pollinators.
  - The Contemplation zone contained the "Bird House" which would encourage roosting and nesting.
  - The Transition zone included a shade garden and rock boulder.
  - The Food Production zone would be planted with fruit trees.
  - The Domestication and Research zone would have small scale displays, agricultural displays, a research component, and planting designs.
- There would be 3 water features as well as a viewing pavilion for visitors.
- An arrival disc covered in corten steel, which would develop a patina over time, would be implemented into the garden.
- The disc would be planted in layers containing bulbs, flowering plants, and shrubs for year-round interest.
- An observation plaza would accommodate approximately 20 people and would contain a seating bench.
- The first water feature would contain a bird bath and dripping bowl.
- The second water feature would be located at the viewing pavilion and would contain a bird pond with a wetland area.
- The third water feature would be located in the Pollinator Garden and would contain a larger pond with a surrounding boardwalk. The pond would be heated and recirculated as well as manually refilled.

DRB comments included:

- Mr. Devon asked if there were any examples of this type of garden and Ms. Larkin replied the garden would be cutting edge. The goal would be to attract as many PA pollinators as possible.
- Chairman Jones warned the heated pond may attract geese and Mr. Sam replied the plantings around the pond would most likely deter them.
- Mr. Devon asked if there would be fish and insects at the water feature. Ms. Larkin explained there would be and the birds flying over the water would eat those insects.
- Mr. Devon inquired if there would be binoculars in positions for viewing. Mr. Saville noted there would be different viewing areas, for close and distant viewing.
- Mr. Boeldt asked about the color of the roof of the “Bird House” structure and Ms. Larkin explained the roof would be partially covered with plant material.
- Mr. Devon asked about wind with the design of the structure’s roof and Mr. Coduti noted when the trees develop, the structure would be protected. Ms. Larkin added they would initially plant quick-growing trees to provide a canopy but would replace them after the slow-growing trees matured.
- Mr. Devon asked if other indigineous trees were considered for the structure and Ms. Larkin replied southern yellow pine was being utilized since it is a durable wood.
- Ms. Iacobazza asked if the research plot would be accessible to the public and Ms. Larkin replied yes. She also remarked the PSU student class gift was a gateway into the pollinator garden and there would be tent tie-downs in the plaza for events.
- Ms. Iacobazzo inquired of restrooms and water fountains and Ms. Larkin mentioned future development would require those facilities.
- Ms. Iacobazzo questioned the plans to deter individuals from touching and engaging in the water feature and Mr. Sullivan replied dense vegetation would be planted around the pond which would deter that type of activity.

Staff comments included:

- Mr. Sam inquired of the maintenance of the pollinator garden and Ms. Larkin replied there would be a team of individuals who would maintain the gardens.
- Mr. Sam asked if there would be concern about bird nesting at the structure and Ms. Larkin replied there would be daily maintenance and bird houses for nesting.
- Mr. Sam asked about their plan for stormwater issues and Mr. Conduiti replied the stormwater would be draining to the existing marsh meadow which still had capacity for future development.

A motion was made by Mr. Boeldt and seconded by Mr. Devon to approve the project as presented. The vote was unanimously in favor.

Preliminary Plan, The Pennsylvania State University West Campus Parking Structure and Roadway Connection; UPD Zoning District Subdistrict X; The Pennsylvania State University, Owner; Sweetland Engineering, Engineer; Didier Design Studio, Landscape Architect

Mr. Saville and Mr. Coduti's comments included:

- Mr. Saville explained access to the site would be from Atherton Street.
- While the parking garage would be under construction, the current parking lots would be active. The garage would provide for 1,676 parking spaces and when construction would be complete, the current parking lots would be closed. The new garage would provide an additional 866 spaces to the current number of parking spaces.
- Mr. Coduti explained a basin at the western edge of the property would be expanded to handle stormwater as well as protect a well located near the property. The basin would handle all future development as well.
- Mr. Coduti replied one of the goals would be to encourage the majority of the pedestrian traffic to use the Westgate Building to cross Atherton Street for safety.
- Mr. Coduti noted landscaping for the site would be focused on the access and entry as well as the space between the White Course Apartments pedestrian accessway. He also mentioned most of the landscaping would occur when the additional building would be built.
- He noted there would be a bicycle maintenance area with workshop and storage.
- There would be no restrooms.
- Elevators and stair towers would be situated in 3 locations.
- A mixture of metal fins would be installed to allow for airflow so mechanical airflow would not be needed.
- An awning would be installed for protection against weather for bus drop-off and pickup.
- The future building would have a connector to the garage and the construction of that building would determine the finish on that side of the garage.
- The roof would be solar panel ready and conduits would be put in place to allow for the panels in the future.

DRB comments included:

- Mr. Boeldt inquired of the traffic impact study. Mr. Sullivan replied there would be a turning lane from Atherton Street and an extension to the turning lane at Park Avenue. He noted the turning lanes would be part of PennDOT's Atherton Project.
- Mr. Devon asked if the Atherton Street access would be the only access and if they anticipated an increase in traffic. Mr. Coduti replied yes. Mr. Devon asked if there were plans to have access at the western side and Mr. Coduti replied no.
- Mr. Devon asked if White Course Drive would serve as the only access and Mr. Coduti replied it would.
- Mr. Devon asked if there would be charging stations and Mr. Coduti said there would be.
- Chairman Jones inquired if the parking garage would be utilized for event parking and Mr. Coduti acknowledged it would.
- Mr. Devon asked if the garage would be connected to a future building and Mr. Coduti replied it would.
- Chairman Jones asked if the roof would be open and Mr. Coduti replied it would be open.
- Mr. Devon inquired if security cameras would be installed and Mr. Sullivan replied they would.

- Vice-Chairman Sanzotti asked if the slats on the exterior of the garage would be steel and Mr. Coduti replied the slats would be aluminum.
- Vice-Chairman Sanzotti inquired of the long-term plans for parking for Rec Hall and Mr. Coduti explained the plan would be to use the Westgate Building access to the proposed garage.
- Ms. Iacobazzo inquired when the Traffic Impact Study would be completed and he said it would need to be reviewed by State College Borough, Ferguson Township, and PennDOT.
- Mr. Devon asked if there were any plans for foot traffic for the tunnels and he replied the tunnels were designated only for utilities.
- Mr. Boeldt asked if a final bicycle route had been designed and he commented the route was currently being designed.

Staff comments included:

- Mr. Sam asked if pervious pavement had been applied to the present parking lots and Mr. Coduti replied the pervious pavement was removed after a sinkhole developed.
- Mr. Sam asked if any of the residences would be using the garages. Mr. Coduti explained the garage would be utilized by the existing lots, which would be eliminated after completion of construction, as well as for any future buildings.
- Mr. Sam asked about the existing trees at the proposed turning lanes and Mr. Coduti noted the road was to be built to retain as many existing trees as possible.

## **Official Reports and Correspondence**

### Borough (BC) / Planning Commission (PC)

Ms. Messner reported BC and PC have been working with the State College Area School District (SCASD) on the lighting ordinance text amendment for the South Track. The text amendment notes an operational agreement would be required. The operational agreement would not be part of the ordinance to allow for changes for future adjustments. BC would be reviewing the lighting ordinance text amendment on April 1, 2019.

## **Adjournment**

There being no further business, Chairman Jones adjourned the meeting at 3:16 p.m.

Respectfully submitted,

Denise Dobo  
Administrative Assistant