

## ARB MINUTES

NOVEMBER 7, 2005

The ARB held a work session on Monday, November 7, 2005 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Vice-Chairman, Ed Kundla at 6:11 p.m. Roll called.

Members Present: Ed Kundla (Vice-Chairman), Frank Castrovillari, Ray Priest and Donna Babinec (Secretary).

Absent: Joe Kapitan. Mr. Kundla moved to excuse Chairman Kapitan's absence. Motion seconded.

Minutes: Reading of the Minutes from October 24, 2005 meeting were waived. The minutes will be reviewed at meeting on November 14, 2005. Motion made by Mr. Kundla, seconded by Frank Castrovillari.

### Unfinished Business:

#### Discussion of Streetscape/Landscape:

Mr. Priest offered handouts of Crocker Park Design Standards and Builders Exchange articles. Discussion was had and agreed that the major street should be a boulevard with a landscaped median strip. Parking on the boulevard should be parallel parking only. Public entrances onto a city street should have a landscaped median.

Discussion was had as to trees. Should specify type, caliper and spacing of trees, especially in TCD 4&5. Trees should be 4 to 6 inch caliper. Spacing should be no greater than 30' on center with consideration give to specific tree character and growth pattern.

#### Discussion of Hardscape:

Next to retail and office buildings, pedestrian walks should be about 12' minimum; other walks 6' minimum. Between street and curb (Landscape/Hardscape Zone) should be minimum of 5' and alternately include planting, site furnishings with a minimum of 10% varied materials, color or finish.

#### Discussion of Site Furnishings:

Site furnishings (i.e., bike racks, trash receptacles, light poles, etc.) must be uniform and fit character of buildings. No plastic or fiberglass should be used. Suggested limiting use of containers to 10%. Materials used must be varied as to color, finish, etc. The bollards in the front of buildings should be decorative, uniform in style and blend in.

Discussion of Surface Parking Lots:

Discussion was had and agreed that parking lots should be small and strategically located to allow easy access to retail/office buildings. Lots should not be conspicuous. The perimeter should be screened with landscaping. Lots should have landscape islands at the beginning and end of parking bays and said islands should be located throughout the lot (i.e. no more than 30 contiguous spaces without a landscape island) and said islands should be at least the size of one parking space.

Discussion of Parking Structures:

Parking structures should be inconspicuous, approved materials for facades, should complement surrounding buildings.

Mr. Kundla suggested contacting Law Department to determine what they have received to date and obtain an update. Also inquire as to how they wish to receive from Board, piecemeal or the total package.

Meeting adjourned at 7:11 p.m.

Approved: \_\_\_\_\_  
Chairman - Architectural Review Board

Attest: \_\_\_\_\_  
Secretary - Architectural Review Board

Date: \_\_\_\_\_