

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 03, 2015

Special Work Session

The Special Work Session of Council was called to order by President Berry at 6:30 p.m. in the Lower Level, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

Also in attendance were members of the City's Planning Commission and the Library Committee.

This Planning Session reviewed the interior layout of the Library and showed the exterior ideas, to date.

1. President Berry turned the meeting over to Mayor Stage, who introduced members of HBM Architect and Braun & Steidl.

Mr. Dan Meehan, HBM Architects, took those present through a "presentation shred". He said this is what they do in their offices to go through their thought process to develop a concept for a project. He had everyone stand up and walk along the wall and view the pictures & drawings that were posted. He explained that they start by looking at the neighboring structures and area to capture the character and what is special about it. He commented that they didn't see a clear architectural style in the Town Center (such as Federalist or Colonial) but they did notice pocket parks. He said they are showing a pocket park at Broadway/Grant corner of the building, to help invite people in and create an indoor-outdoor atmosphere. He explained that the building is divided into quadrants on the inside. The center is an open area with flexible space and clear site lines. There is an entrance from the parking lot that is at grade. There is an entrance from Broadway that will have stairs and a ramp. It is a two store structure and between them, they are proposing a raised access floor for the HVAC, which will be more efficient and have movable vents for the upstairs rooms.

There was a question about meeting space.

Mr. Meehan said there are nine (9) options for meetings with a wide variety of sizes – from a small room for two to a large space for a good size group.

There was a question about the size of the delivery trucks.

Mr. Shaw, Library Director, said they typically have UPS & Fed Ex sized trucks. Very rarely is there something larger.

There was a question about having a basement.

Mr. Meehan said a basement must be built with "book stack loading" for a library. It can be expensive. Additionally, each floor of the library needs to be staffed. Mr. Berry asked what a basement would cost. Mr. Meehan said he wasn't sure. A member from Pizzuti said they would work up an estimate for a basement. Mr. Berry commented that once you build this, you won't go back and add a basement. He said thinking of the future, it would be worth considering now. There is always a need for emergency space, storage space, safety space, etc. Mr. Meehan said they can put one in. It is just a matter of dollars.

Mr. Meehan then showed a wall of pictures of different buildings that they call "reference photos". He said none of them are proposed for the library. This is just what they use to get ideas. He then explained that a series of exterior elevations were explored and when through those in order.

There was a question about what type of roof would be used.
Mr. Meehan said it will be a sloping roof (no pitch).

Mr. Meehan said they are focusing on the Broadway side right now. Once they have that set, they will move around the rest of the building, but believe that this front will set the tone. He showed the many concepts they have considered so far. He said they want it to be iconic.

There was a question asking if it could be more Stately. Mr. Meehan said it is a work in progress. They want to create a more open/special feel on the Grant & Broadway corner.

There was a question about the design fitting the Historical Preservation Area.
Mr. Meehan said they are looking at the buildings around this site and creating a progression from north to south. He knows they are pushing the boundaries on the south corner. That's why this is still a work in progress and are seeking input.

There was a question about outdoor programming.
Mr. Meehan said the area isn't conducive to outdoor programming. A Roof Garden was suggested.
Mr. Meehan said they did suggest that and the Library Board wasn't amenable to the idea.

There was a suggestion of incorporating a water feature – perhaps a fountain.

There was a question about if the building was going for green energy.
Mr. Meehan said they are not going for LEAD Certified, but they are going for energy efficiency, sustainability, green energy.

Mr. Davis commented that he is not sure the building says "Grove City". He understands that they want it to be more iconic, but maybe Grove City doesn't. He said it's just not there yet. He suggested adjusting the brick color.

A question was asked about the focal point of the building, citing that it is away from the main intersection of Columbus & Broadway and wondered why.
Mr. Meehan said that corner is still going to be strong, but it goes back to their idea of the pocket park. They feel the Broadway/Columbus corner will be too busy to put the pocket park on. The design keeps that corner strong and more stately, with the southern corner more park-like and playful.

Mayor Stage said he is not sure how you transition from north to south and compliment what is currently on the south. He said he thinks there are ways to make it circular – historically, and referenced the University of Virginia. Mr. Meehan said they are pushing things on that corner, but are trying to get a read and maybe they aren't there yet.

There was a comment that the circular corner shown on the south reminded her of the silo that used to be on the site, even though it is pushing her comfort level. It may be a throw back to our history.

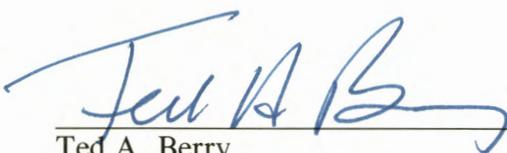
Most in attendance felt it was a little too modern. Ideas were shared – statue, fountain, etc.

There was a comment that there was a touch of the building looking like the school buildings and they didn't want.

Council adjourned at 8:00 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair