

Design and Construction Board of Review  
Meeting Minutes  
December 15, 2025

A meeting of the Design and Construction Board of Review was held at 5:00 PM at the Rocky River City Council Chambers, with the following members present:

Steve Jennings, Member  
Kiera Szytec, Member  
Christina Schmitz, Member

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**1. University Hospitals Urgent Care**  
20914 Center Ridge Rd

**Pre-Preliminary Review**  
Demolition of the existing building  
and construction of a new urgent care

Present – Eric Placek, WellStreet  
John Novak, Onyx Creative

- 4,200 sf urgent care
- Prominent façade faces the east, not the street side
- Fully screened rooftop units
- Predominantly white plaster or stucco
- Soft grey brick base
- Gauntlet grey corrugated metal panels on the canopy over the front entrance
- Clear story windows into the treatment/exam rooms
- Placement of the building is to the minimum setback
- Reducing the amount of pavement – area between parking and retaining wall becomes landscaping
- The retaining walls are not on this property; they want to avoid it at all costs – the fence will remain as it is not their fence
- The Board would like to see the street elevation dressed up
- The Board is not a fan of the amount of EFIS – the neighboring buildings have more masonry – would like to see more brick on the street side and the entry side
- The Board said on the street side, they could add an element of height, and add some more brick
- The Board said they cannot take the thin brick to grade
- The Board said that since the three sides are visible, they should carry the brick up on the three sides – they are less concerned about the back
- The Board asked about the extra white – it seems like it's going to be extremely white and could get dirty
- The grey and the white are brand standards
- The Board asked about the open scuppers – it's the drainage for the entire roof – there is no secondary drainage, and they want to avoid an internal roof drain

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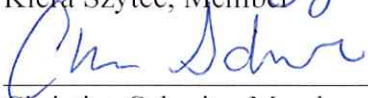
- The Board would like to see a more durable material at the cap of brick where it transitions from brick to EFIS
- The Board would like them to investigate pushing the building back of the street as much as possible – keep the building parallel with the road

The meeting adjourned at 5:30 pm.

Respectfully submitted,

  
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Steve Jennings, Chairman

  
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Kiera Szytec, Member

  
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Christina Schmitz, Member