

The Beauregard Design Advisory Committee (BDAC)

April 7, 2014

7:00pm to 9:00pm

Jerome "Buddie" Ford Nature Center

Committee Members in Attendance:

Gus Ardura
Pete Benavage
Abed Benzina
Don Buch
Carolyn Griglione
Donna Fossum
Mark Ramirez
Shawn Glerum

Chris Harvey, Hord Coplan Macht
John Harris, Hord Coplan Macht

Community:

Danny Blum
James E. Brown
Walter Alsevich
Kathy Hart
Shirley Downs

Absent:

Matt Clark

Agenda Items

City Staff:

Jeff Farner, Deputy Director, P&Z
Patricia Esher, Principal Planner, P&Z
Richard Lawrence, Urban Planner, P&Z
Amy Friedlander, Urban Planner, P&Z

1. Review and Approval of Draft
December 17, 2013 Meeting Minutes
2. Applicant Introduction of DSUP2013-0026: Seminary Overlook, Preliminary
3. Old Business
4. New Business - Next Steps

Applicant Representatives:

Michael Eastwood, Home Properties
Cathy Puskar, Walsh Colucci

CALL TO ORDER

The meeting began at 7:00 p.m. A quorum for the meeting was established.

DISCUSSION

- Mr. Benavage and Mr. Ardura updated BDAC on their presentation to Seminary West Citizens Association.
- Ms. Friedlander gave the BDAC members an administrative update.
- Minutes from February 18, 2014 meeting were approved.

Seminary Overlook

- Ms. Puskar began the applicant presentation and answered questions BDAC members had from the previous meeting. Mr. Ramirez: applicant brought renderings of the corners

of the buildings at Seminary and Old Kenmore and the garage entry of building B as well as sample materials. Ms. Griglione: applicants reinforced the architecture at the corner at Seminary and Old Kenmore. Mr. Buch: applicants looking at the amount of glass on corners of the buildings. Mr. Benzina: applicants looked at the relationship of the building layout to open space, worked on breaking down the building in base/middle/top, reconsidered entry stoops and open space. Mr. Ardura: asked about the streetscape of Kenmore and the relationship to future phases. Ms. Fossum: applicants looked at parking statistics and brought material samples. Mr. Glerum: applicants brought materials and scheduled a community meeting.

- Ms. Puskar announced the community meeting the applicant team had scheduled, meeting will allow discussion of items beyond BDAC's purview.
- Ms. Puskar started with the Hammond school access slide which showed the current and future alignments of roads and curb cuts on Home Properties and Hammond. She added that the applicants were working with City staff on the weaving issues brought up previously and that there would be a new fence along the property line that would not extend all the way to the sidewalk for visibility reasons.
- Mr. Harvey began discussing the changes in the project since the last meeting. Addressed many of the concerns, project becoming more detailed.
- Ms. Fossum asked if the interior of the corners of the buildings are public spaces. Mr. Harvey responded that they are not public, usually a living room of a two-bedroom unit.
- Mr. Buch and Ms. Fossum expressed concern about whether people would be able to see into units or see window treatments. Mr. Harvey responded that it would be difficult to see in most units because of the low-E glass that will be required and that they are developing a unified window treatment for all the units.
- Mr. Ardura asked if the new landscaping on the towers side of Kenmore Avenue, as seen in the renderings, was real or "architectural license." Ms. Puskar responded that it was "architectural license" and that the drawings would be revised to reflect the existing condition which will remain with this redevelopment.
- Ms. Fossum expressed concern about the lack of places to walk to from this development, which was echoed by Mr. Benavage and was a comment from the Seminary West meeting. Ms. Puskar responded that people can cross Seminary at the crosswalk to go to the shopping center, etc., and that the shopping center status is controlled by others. Ms. Griglione added that people could walk to the open space.
- Mr. Farnier added that to address walkability you "have to start somewhere," and that the more that is built in this area, the more people will be encouraged to walk, but that it's an incremental shift.
- Ms. Fossum asked what was happening to the shopping center, that if there would be additional traffic that it should be addressed. Ms. Griglione added that crime was increasing because of the empty storefront (Magruder's). Ms. Puskar responded that all new development will make that retail center more attractive to potential tenants. Ms. Griglione asked about the status of the medical building and Steak and Ale. Mr. Benavage added that these would be points for the community meeting discussion.
- Mr. Harvey continued his presentation. Ms. Griglione asked if the leasing spaces will be on the corners or on the private streets. Mr. Harvey responded that they would be on the private streets but at the corner with a courtyard and lounge area for people to wait. Ms.

Griglione asked about parking for future tenants, Mr. Harvey responded that they can park in the garage in reserved spaces or park in the street in reserved spaces.

- Ms. Griglione asked about on-street parking on Old and New Kenmore and whether it would be 2-hour parking during the day. Ms. Puskar responded that it would be discussed as part of the City process when they dedicate the roads for public right of way.
- Mr. Harvey continued the presentation and discussed the various building materials they were considering, including cementitious siding (Ceraclad, Nichiha). Ms. Puskar added that the materials selection process is very deliberate and would continue through construction drawings, but that they were showing BDAC the range of colors and materials that might end up on the building. Mr. Benavage asked about the cementitious material and whether it would have the same problems that Trex has, including mildew. Mr. Harvey responded that this material would resist those problems and be timely and lasting.
- Ms. Fossum asked what the construction type of the buildings was going to be. Mr. Harris responded it would be podium with a concrete base and wood construction on top and concrete garage. Mr. Harvey added that it's a combination of 2x6s and 2x4s with possibly some steel elements but that it would be very solid construction. Mr. Benavage asked how tall the buildings could go in this construction type, Ms. Puskar responded they could go up to 6 stories. Ms. Griglione asked about how easily the exteriors could be cleaned because they will get dirty from the pollution from I-395, Mr. Harvey responded that they are very durable.
- Ms. Griglione asked if marine clay is an issue on this site. Mr. Eastwood said that they would be looking into it when they get into other aspects of the design process, but that it was a possibility.
- Mr. Benzina commented on the renderings with ground floor stoops and mentioned that first story glass may be a concern, that the glassy first floor units may compete with main entrances and to look at treatments and subtlety of detailing. He asked if they had looked at the structure of the glass corners and whether it would be possible to put that much glass in this construction type. Mr. Harvey responded that their team has done buildings with this detail before and that sometimes they do add an internal steel column. Mr. Benzina said that he liked the metal bays and asked about whether the windows would be sliding, what color they were looking at, and whether they would be metal. Mr. Harvey said that they were considering windows where one panel slides into the other, but not the whole window, and that they were looking at a range of colors that depend on treatments, Ms. Puskar added that they would be vinyl and asked if Mr. Benzina was concerned about the color variation for dark vinyl windows. Mr. Harvey added that Jelwynn makes dark vinyl windows that they were considering.
- Mr. Benavage asked for staff comment. Ms. Escher explained more of the process after the meeting and that while the next meeting would be the last BDAC meeting on the project, staff would continue to work with the applicant to implement BDAC's recommendations through the final site plan process. Mr. Farner added that the applicants had responded to many of the comments staff had on the project already.
- Ms. Puskar added that the applicant team had not included the exhibit on the garage entrance, but that it was still important.

- Mr. Ardura suggested that perhaps the base element of the buildings was being lost in the drawings, that the vertical is more emphasized and that they should consider more rustication at the base.
- Mr. Ardura asked why the city architect had not attended BDAC meetings. Ms. Escher responded that staff has internal meetings and that Mr. Canfield (City Architect) reads the meeting notes, but that he believes BDAC is a qualified board and that his work should complement their work.
- Mr. Ramirez appreciated the work the applicants had done, would like to see ground floor plans at the next meeting to better understand how the entrances to the news work, also liked the work done to increase the scale of the buildings on the open space, concerned about the new Kenmore side of the buildings, thinks that the warehouse effect may be a little overpowering but that the project overall is on track.
- Ms. Fossum expressed concern about the security of the building, particularly the individual entrances to units. Mr. Benzina added that this concept was part of his original comment about the glassiness of the first floor units, that a sense of security can be established through types of openings and detailing.
- Mr. Buch agreed with the comment about the monolithic nature of the new façade. Mr. Buch asked about whether there were laybys for the buses on the new streets. Mr. Eastwood answered that the buses would be stopping at the end of bulb-outs.
- Ms. Griglione asked about the gateway at new Kenmore Avenue in the central green, Mr. Harvey said that it was probably more an issue with the rendering than the design.
- Mr. Benavage added that another question that would come up at the community meeting would be affordable housing. Ms. Puskar replied that they had a meeting with AHAC on their preliminary affordable housing plan and that they would be prepared. Mr. Benavage asked about green roofs, Ms. Puskar replied that they were not doing green roofs but landscaping in courtyards and are looking to do some type of sustainable building.
- Ms. Fossum added that another question would be what is happening with the towers on the site, Mr. Buch added that school generation would also be a question. Ms. Escher responded that the staff report would contain a section on school generation. Mr. Ardura asked what school the development would feed, Ms. Griglione responded that students would generally go to Polk, then Hammond.
- Mr. Benavage opened up the discussion for public comment.

Public Comment

- Ms. Downs said she was happy the applicants had done stepbacks with the building, expressed concern about safety and security and the materials used in the buildings, asked for more trees to be added, suggested in the interior courtyard that herbs be planted so that residents can use them, asked how wide the yard is on the stoop drawings. Mr. Harvey responded it ranges from 10-30.
- Mr. Blum asked for a ground level rendering from Parkside towards Home Properties, with and without the fence and trees. Ms. Puskar responded that since the last meeting their team is developing the landscaping so that Parkside can understand what is happening between their property and Home Properties and to work on having only one fence between them. Mr. Blum added that he would like no fence, and added that he didn't think laybys were required because the buses are there for very little time. Ms. Puskar replied that currently was the plan, Ms. Escher added that the sidewalk will come

out at the bulb-out and be accessible, and that staff generally doesn't support lay-bys because it's difficult for the bus to get back out into traffic. Mr. Blum asked about on-street parking. Ms. Puskar responded that the private streets will have teaser parking and all other streets will be public with public parking, about 99 spaces.

- Mr. Benavage closes public comment.

New Business

- Mr. Benavage discussed the procedure for the next meeting, requested the completed design guideline review matrix from staff and the applicant team. Asked that BDAC focus on areas where the project might deviate from the requirements. Discussed setting a regular meeting date at the next meeting.
- Meeting adjourned at 8:49 pm.

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