

Beauregard Urban Design Advisory Committee (BDAC)

September 15, 2014

7:00 pm

Goodwin House Auditorium (4800 Fillmore Avenue)

Committee Members in Attendance:

Pete Benavage, Chair

Carolyn Griglione

Mark Ramirez

Matt Clark

Absent:

Gus Ardura

Abed Benzina

Donna Fossum

Shawn Glerum

City Staff:

Patricia Escher, Principal Planner, P&Z

Katye North, Urban Planner, P&Z

Ryan Price, Urban Planner, P&Z

Applicant Representatives:

Cathy Puskar, Walsh Colucci

Lee Pellegrino, Perkins Eastman

Agenda Items

1. Review and Approval of Draft July 28, 2014 Meeting Minutes
2. Goodwin House Addition – Concept Review
3. New Business – Next Steps

CALL TO ORDER

Mr. Benavage called the meeting to order at 7:00 pm. A quorum for the meeting was not present, but since a vote was not going to be taken that evening, the meeting was still held.

The Committee approved the minutes from the July 28, 2014 meeting.

Goodwin House Addition – Concept Review

Applicant Presentation & Committee Discussion

- Ms. Puskar introduced the project and noted the Committee’s role in reviewing the design aspects of the application. Mr. Pellegrino, the project architect, provided an overview of the proposed addition and explained the changes that had been made since the meeting in July.
- Ms. Escher noted that many of staff’s architectural comments appeared to be addressed with the latest design.

- Mr. Benavage asked whether the 30 planter boxes depicted on the landscape plan would be impacted by the future addition anticipated long term. Mr. Pellegrino explained that the future addition would be on top of the existing building and would not impact those planters.
- Ms. Griglione asked whether the windows had been reduced in size. Mr. Pellegrino noted that the windows were the same size, but the original design had a panel in between which had been removed. He added that the windows had been placed based on the interior layout and additional windows had been added to the corners.
- Ms. Griglione asked about the material of the one story building entrance and whether there was any space at the entrance for people to sit or be dropped off. Mr. Pellegrino stated that the material would be metal similar to what is proposed for the rest of the building and penthouse. Regarding a place to sit, he noted that the inside of the entrance would be approximately 10 feet in width and could provide an opportunity for seating. There was not any seating or drop off area proposed outside of the entrance though.
- Mr. Ramirez asked whether there was a rolled curb at the entrance, which Mr. Pellegrino confirmed there was. He also asked about the height of the parapet, which Mr. Pellegrino noted was 30". Mr. Ramirez commended the project team on the courtyard design and asked that material samples be brought for the next meeting.
- Mr. Clark stated he liked the interface between the building and the courtyard.
- Mr. Benavage noted that he appreciated the work that had been done for the project and felt it was heading in the right direction.
- Ms. Griglione asked if the top precast band could be textured similar to the existing building. Mr. Pellegrino stated they would look into that idea.

Public Comment

- A number of questions were asked by the public in attendance at the meeting. Mr. Benavage and Ms. Puskar noted that the purview of the Committee was strictly related to the design of the building and landscape, and questions about other aspects of the project should be made at the community meeting that would be scheduled at a later date. The following is a summary of the questions and comments raised:
 - Why is a new building needed that would replace the existing garden?
 - Seminary Hill should be made aware of this project.
 - What access is there from the parking deck through to the garden? Mr. Pellegrino noted that the garden could be accessed through the one-story entrance portion of the addition.
 - People will want to drop-off residents and guests at the new entrance, so this entrance should accommodate this maneuver. Mr. Pellegrino noted that the circle did get wider in response to Fire Department comments, but they would need to study opportunities for creating a drop-off area at this location.

- The courtyard seems somewhat cramped and potentially very shaded. Mr. Pellegrino noted that the shade studies they have showed the shade patterns would be very similar to what currently occurs.
- Is there any change to the parking requirement?
- Where will the cars that currently park near the solarium be relocated?

New Business and Next Steps

There was no new business to discuss. The meeting was adjourned at 8:10 pm.