

CITY OF BELLAIRE TEXAS

AD HOC MUNICIPAL FACILITIES COMMITTEE

MARCH 31, 2016

Council Chamber	Regular Meeting	6:00 PM
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7008 S. RICE AVENUE
BELLAIRE, TX 77401



Committee Member

Dolores Avioli

Committee Member

Todd Blitzer

Committee Member

Christopher Butler

Committee Member

Ron Fash

Committee Member

Jimmy Griffin

Committee Member

Dawn Hawley

Committee Member

Paul Katz

Committee Member

Michael Shirley

Mission Statement:

The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

A. CALL TO ORDER AND ANNOUNCEMENT OF A QUORUM-GUS E. PAPPAS, COUNCIL LIAISON.

B. PUBLIC COMMENTS.

C. APPROVAL OF MINUTES.

Ad Hoc Municipal Facilities Committee - Regular Session - March 21, 2016

D. PRESENTATION AND DISCUSSION OF MUNICIPAL FACILITIES PROJECT BY JEFF GERBER, AIA, PGAL:

1. Review of Consensus from March 21 Meeting;

2. Parking/Site Review and Discussion;

a. Parking Count

b. Service Areas

c. Generators/HVAC Equipment

d. Secure Areas

e. Corner of Rice and Jessamine

3. Campus Strategy Discussion:

4. Floor Plan Review;

a. City Hall/Civic Center

b. Police Department/Municipal Court

5. Identify Interior Areas of Committee Focus;

a. Council Chamber

b. City Hall Lobby

c. Civic Center

d. Court Room

e. PD/MC Lobby

6. Building Massing Update.

7. Exterior Material Palette Discussion.

E. FUTURE MEETING TOPICS AND SCHEDULE.

Future Meeting Plan and Scheduling

F. PUBLIC COMMENTS.

G. ADJOURN.

**Ad Hoc Municipal
Facilities Committee**

Council Chamber
Bellaire, TX 77401



Meeting: 03/31/16 06:00 PM
Department: City Manager's Office
Category: Minutes
Department Head: Paul A. Hofmann
DOC ID: 1867

**SCHEDULED
ACTION ITEM (ID # 1867)**

Item Title:

Ad Hoc Municipal Facilities Committee - Regular Session - March 21, 2016

Background/Summary:

March 21, 2016 Minutes are attached for your consideration.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

Recommendation:

Approval of March 21, 2016 Minutes.

ATTACHMENTS:

- Ad Hoc Municipal Facilities Committee - March 21 2016 (PDF)



CITY OF BELLAIRE TEXAS
AD HOC MUNICIPAL FACILITIES COMMITTEE
MARCH 21, 2016

Council Chambers	Regular Session	4:00 PM
7008 S. RICE AVENUE BELLAIRE, TX 77401		

REGULAR SESSION – 4:00 P.M.

A. Call to Order –

Council Liaison Pappas, Councilman, called the Regular Session of the Ad Hoc Municipal Facilities Committee ("Committee") to order at 4:00 p.m. on Monday, March 21, 2016. He advised that a quorum of members were present as set forth below.

Attendee Name	Title	Status	Arrived
Dolores Avioli	Member	Present	
Todd Blitzler	Member	Present	
Christopher Butler	Member	Present	
Ron L. Fash	Member	Present	
Jimmy Griffin	Member	Present	
Dawn Hawley	Member	Absent	
Paul Katz	Member	Present	
Michael Shirley	Member	Present	
Gus E. Pappas	Council Liaison	Present	

B. Public Comments at beginning of Session

None

C. Approval of Minutes

There were no minutes to approve

D. Review of Updated Project Objectives

Mr. Jeff Gerber with PGAL provided a brief history of the project, which started with the facilities assessment. He worked with staff for programming and established occupancy needs, space standards and projections of future needs.

Council Liaison Pappas: Has the program changed?

Mr. Gerber: We made adjustments due to site plan adjacencies and building combinations.

Member Shirley: Compare existing space to programmed space.

Mr. Gerber: City Hall and Courts are basically the same. Police is 5,000 – 6,000 SF more. Courts currently lacks a jury assembly and appropriate lobby space which we have programmed for.

Mr. Gerber: (Shows the Alt A1 site plan as updated through the staff workshops in prep for State of the City.) This work happened from November to February. States that the buildings have to function first, and then we can make the exterior appropriate. The City Hall/Civic Center will be along Rice, but further north. Police/Courts will be in the same location. Parking is on axis with the Great Lawn. He explains the blocking diagram

Attachment: Ad Hoc Municipal Facilities Committee - March 21 2016 (1867 : March 21, 2016 Minutes)

on Rice to show scale, and explains that City Hall/Civic Center has a lot of fronts (there is no back face).

Member Butler: Is it not possible to have outdoor space on top of auditorium?

Mr. Gerber: Not without artificially raising finish.

Council Liaison Pappas: We have certain functions on the second floor. Is there any more on the second floor than there is now?

Mr. Gerber: Most of what is on the second floor now is still on the second floor. There are more Organizational Services on second floor in new plan than there are now.

Council Liaison Pappas: Don't lose the way citizens can come in for face to face contact.

Mr. Gerber: All of those spaces are still downstairs and the security diagram does not impact that. We will make sure the public can do most of their business on the ground floor.

Member Blitzer: What is the comparison between the existing and new footprint?

Mr. Gerber: (Shows outline of existing vs. new on the site plan)

Member Avioli: Where is the elevator?

Mr. Gerber: It is in the lobby, near Council Chambers. We can reinforce the connection to the park. Civic Center spaces could open onto the Great Lawn as well and still respect the privacy of the pool patrons.

Member Blitzer: Permitting department is split up. Is staff okay with this?

Mr. Gerber: Staff prefers this as most of the services with interface are on ground floor and there is the opportunity for sharing printer/plotter/layout space with other departments.

Member Griffin: The seniors are close to front door, with drop off, which is a good thing.

Council Liaison Pappas: How does council chambers compare?

Mr. Gerber: Space and size is about the same.

Council Liaison Pappas: Will people still be able to sit in lobby and watch?

Mr. Gerber: Yes, the hallway is 14 feet wide.

Member Blitzer wants to see about widening the hallway.

Member Butler: Where is dais?

Mr. Gerber: This is more of a blocking diagram. We have explored the dais in both directions.

Mr. Gerber shows site plan zoomed in to show City Hall/Civic Center in relation to new parking and existing gazebo.

Council Liaison Pappas: The big trees, we are trying to limit damage to them right now, right?

Mr. Gerber: Yes, that is the current approach. We are trying to give the trees a shot but we are a long way away from saying what trees need to go or be saved.

Member Butler: Would B-Life be better close to covered drop off or parking lot.

Mr. Gerber: Parking adjacency is very important to Civic Center function.

Mr. Gerber shows a massing diagram.

Council Liaison Pappas: We have events throughout the year. Now, we have good openness for these events. It seems thin (referring to the space/circulation path between the western façade of the City Hall and the Aquatic Center fence).

Mr. Gerber: It's 30 feet and we could design it to be an appealing space.

Council Liaison Pappas is concerned about functionality and how people circulate between the Great Lawn and Loftin Park.

Mr. Gerber acknowledges that there may be some conflicts.

Member Blitzer: Wants to confirm that part of the location choice for City Hall is to allow phased construction.

Mr. Gerber: I agree. CMAR is helping with costs and phasing costs. We learned some new ideas on how to save money during construction relocation. (He describes the Police Department possibly moving in to the Civic Center and building the new City Hall building in two phases.)

Member Blitzer wants to open up to Loftin Park more.

Mr. Gerber shows roof configurations.

Member Katz: Police has to have microwave and antennas. It has to be a flat roof.

Mr. Gerber: We will design a low slope roof to allow for an antenna farm.

Mr. Gerber: Begins discussion on general style relationship to existing buildings on site. (Shows elevations.) We didn't get a good representation of citizen thoughts on the elevations at the Town Hall meeting and we need input from this committee. Suggests decisions at this time be based on form and architecture, not color of brick or roof, etc.

Member Butler: We should consider the streetscape approach from the Auntie Pasto's area.

Member Fash: Are you showing us general styles versus elevations based on specific floor plans?

Mr. Gerber: We have created these elevations based upon the blocking diagrams.

Member Blitzer likes how some of the elevations reach out to the pedestrian connection. He prefers the Mid-Century Modern looks. He likes the old fire station, and said not every building needs to match.

Member Avioli wants to show what's existing on the same page. She does not want cookie cutter but wants compatibility.

Member Butler: Do we have access to the model for Condit Elementary?

Mr. Gerber: I'm sure we can get it.

Member Avioli: Condit's architecture does not have to impact our building. Perhaps it should not so that we are not lumped together.

Mr. Gerber: The elevation strategy is not a decision needed tonight, we will continue working on it through the feedback that is received.

Member Butler: From the last Committee scope, there were campus elements identified. Some elements could collaborate, but not match.

Member Avioli wants to see Condit side by side as well.

Council Liaison Pappas asks what Mid-Century Modern is.

Member Fash explains and points to specific elevation options.

Mr. Gerber shifts gears and goes on to Police. He shows the blocking diagram, and states that there are a lot more logistical and security issues in this building. It needs to be more secure. He explains the 500-year Base Flood Elevation, and mentions that this building may need underground detention.

Member Blitzer: Shared lobby space is a concern with Courts and Police located together.

Mr. Gerber: The original concept did not have Police and Courts in the same building. References Police Chief Holloway in the audience and asks if he would like to comment.

Police Chief Byron Holloway: Working with the available land space, and the needs of the program, this is best use of space.

Member Blitzer: The big issue with Police and Courts together is perception.

Mr. Gerber: The lobby is bigger and will accommodate the new use.

Member Butler: It's half the length of the existing building.

Mr. Gerber: One difference is how jurors are handled. Jurors are intermingled with defendants currently, so we have separated the space for assembly.

Chief Holloway: The larger lobby allows for a natural separation of the two services. Signage and arrangement of furniture can help this.

Member Blitzer: Maybe we can move the elevator and have two separate entrances.

Mr. Gerber finishes up with floor plan of Police.

Mr. Gerber: We have seven general style options for elevation for Police.

Member Butler: Will the courtroom have transparency?

Mr. Gerber: That's an open conversation. We have put windows in courtrooms. There are lots of schools of thought.

Member Blitzer: Any feedback from Courts?

Mr. Gerber: No. We are not to that level of discussion yet.

Council Liaison Pappas: Two entrances in is a viable option. Could it define the architecture? It could have separate signage for the two functions.

Member Butler: Where the signage is on the building is important.

Member Shirley: The elevations are all based on same plan.

Mr. Gerber: Yes, but we did over exaggerate some components.

Member Shirley: A good building has a good front door, not two significant front doors.

Member Blitzer: Other aspects go deeper. Why were there two separate buildings at one point? Was there a desire to provide more separation between Police and Courts?

Member Shirley: We have two functions together. We have to wrestle with that.

Council Liaison Pappas: Time update. Target completion 6:30.

Mr. Gerber wants to know how to react to the feedback.

Member Fash: It is too premature to pick one of the options.

Member Blitzer: We are picking styles, not specifics.

Member Butler: It feels like expresses displeasure with Option 3.

Member Shirley suggests a meeting without the architect. It is important to dialogue amongst the committee and providing direction will be more effective, however Open Meetings is a concern.

Member Butler asks committee about low pitch vs high pitch roofs.

Member Shirley: What about a hybrid roof pitch, like Police Option 6 and City Hall Option 2? Could it be a hybrid?

Member Butler: Does the height bother you?

Member Shirley: With City Hall, yes. It is important to have an expression of a community of homes with a functional area of administrative spaces and purposes. It needs to be expressive of the function within. It helps to break the scale with more texture and intimacy. It needs more function upstairs to allow for a more balanced top and bottom floor.

Mr. Gerber: Based on feedback from the planning and programming session, it is not likely that the City Hall/Civic Center will grow, but there is the option to make Police available to expand the second floor. This means no pitched roof on that portion of Police.

Member Blitzer: It could use brick and material to tie in to other buildings.

Council Liaison Pappas prefers the "flat stuff" (low slope roof).

Mr. Gerber: To recap: It sounds like we want a low slope and a somewhat combo hybrid solution.

Member Griffin likes the good entrances, City Hall Option 4 entrance and Police 6. He thinks that the entrances need to get better. They should be grand entrances.

Member Butler: Does a grand entrance interface with the sidewalk?

Council Liaison Pappas: It reminds us of the connection to the park through entrances.

Council Liaison Pappas recaps Member Griffin: There needs to be one "we're here" entrance. Other secondary entrances are okay.

Member Fash: Is a drop-off zone still in plans?

Mr. Gerber: Yes, probably a cantilever.

Member Blitzer: Options 5 and 6 have nice sense of entry for City Hall/Civic Center, not like Option 7's use of curtain wall glass. Option 4 entrance reads well, but is not elegant.

Member Butler: Would a rooftop space be doable above the auditorium? We talked about the LEED rating, too.

Council Liaison Pappas: In regards to parking, Civic Center should be nearest to the biggest mass of parking. Do you need feedback on that?

Mr. Gerber: Yes.

Member Butler: Frontloading the customer elements is good. It is where it should be. (Reminds the Committee of increasing the capacity of the lobby by the Council Chambers.)

Member Katz: What if we move the elevator over and have a broader visibility to chambers?

Mr. Gerber: Let us go back and try.

Member Blitzer: The existing lobby coalesces with the Great Lawn. We need to replicate that again in the new building. It is very useful for congregating.

Mr. Gerber asks if the committee is comfortable with the program space planning so far, and there were no objections.

Member Blitzler: Having the Civic Center close to parking is great for voting and large events.

E. Public Comments at end of Session

Tricia Pollard addressed the Committee with some concerns. She does not want a completely flat roof. In regards to flat arches vs. rounded arches, she believes we should have the same kind of arches as other City buildings. She inquired about a water payment drop box in drop off zone. She does not see a problem with common entrance at Police/Courts. She also suggested that the provision regarding the border with Loftin Park may need to be reconsidered if necessary.

Lynn McBee addressed the Committee with some concerns. She commented on Mr. Fash's listening skill and Mr. Shirley's decisiveness. She thinks the buildings do not need to look like a house. She wants podium parking under the City Hall building because it creates more parking. She wants podium parking on the agenda at the next meeting. She is not concerned with the Police/Courts entrances as one entrance is fine. She would be okay with a three-story building and save park space via podium parking. She does not want columns as this is not a temple. She is not happy with Development Services saying building setback does not apply.

Michael Fife wishes the committee the best and thanks them for their time.

F. Discussion Regarding Next Meeting

Council Liaison Pappas asks Mr. Gerber if we should meet every week. Mr. Gerber would like to reserve a window each week to get as much done as possible by mid-May. Next meeting is scheduled for 6:00 p.m. on Thursday, March 31, 2016.

G. Adjournment

Council Liaison Pappas advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 6:38 p.m. on Monday, March 21, 2016.

Approved:

Gus E. Pappas, Council Liaison

**Ad Hoc Municipal
Facilities Committee**

Council Chamber
Bellaire, TX 77401



Meeting: 03/31/16 06:00 PM
Department: City Manager's Office
Category: Discussion
Department Head: Paul A. Hofmann
DOC ID: 1868

**SCHEDULED
ACTION ITEM (ID # 1868)**

Item Title:

Future Meeting Plan and Scheduling

Background/Summary:

Mr. Gerber of PGAL has provided a schedule for the Committee's future meetings. The Mayor has scheduled a May 16, 2016 Town Hall Meeting to receive input on the Committee's work. The timeline accommodates that schedule.

Recommendation:

Provide feedback as appropriate.

ATTACHMENTS:

- Ad Hoc Committee Meeting Schedule and Topics (PDF)

City of Bellaire Municipal Buildings

Ad Hoc Committee Proposed Meeting Schedule and Topics

25-Mar-16

Kickoff Meeting (March 21):

- Review Project History and Work Completed (Nov thru Feb)
- Site Plan
- Blocking Plans
- Building Elevations

Meeting No. 2 (March 31):

- Site Plan/Parking
- Campus Strategy
- Floor Plans
- Interior Areas of Interest
- Building Massing
- Exterior Material Palette Discussion

Meeting No. 3 (April 7):

- Review Design Update
- Site Plan
- Floor Plans
- Building Massing
- LEED Criteria

Meeting No. 4 (April 21):

- Review Design Update
- Site Plan
- Floor Plans
- Building Elevations
- Exterior Material Palette Review

Meeting No. 5 (April 28):

- Review Interior Design Concepts and Finishes
- Review Design Update
- Site Plan
- Floor Plans

Meeting No. 6 (May 12):

- Review Design Update

Presentation of Committee Work to City (May 16)

- Town Hall Meeting