

# CITY OF BELLAIRE TEXAS

## AD HOC MUNICIPAL FACILITIES COMMITTEE

MAY 12, 2016

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Council Chamber

Regular Meeting

6:00 PM

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7008 S. RICE AVENUE  
BELLAIRE, TX 77401



### Council Liaison

Gus E. Pappas

### Committee Member

Dolores Avioli

### Committee Member

Ron Fash

### Committee Member

Michael Shirley

### Committee Member

Todd L. Blitzler

### Committee Member

Jimmy Griffin

### Committee Member

Vacancy

### Committee Member

Christopher Butler

### Committee Member

Paul Katz

### Architect

Jeff P. Gerber

### Mission Statement:

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

**REGULAR MEETING - 6:00 P.M.****A. Call to Order and Announcement of a Quorum - Gus E. Pappas, Council Liaison.****B. Public Comments.****C. Approval of Minutes from Previous Meeting(s).****D. Presentation and Discussion of Municipal Facilities Project by Jeff Gerber, AIA, PGAL:****1. Review of Consensus from April 28 Meeting;****2. Site Plan Review;****3. Floor Plan Review:**

- a. City Hall/Civic Center; and
- b. Police Department/Municipal Court;

**4. Building Exterior Elevation Review:**

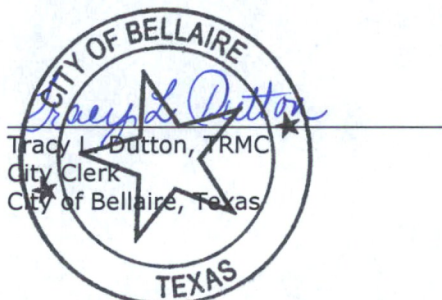
- a. City Hall/Civic Center;
- b. Police Department/Municipal Court; and
- c. Exterior Material Palette;

**5. Interior Concepts Review:**

- a. City Hall/Civic Center;
- b. Police Department/Municipal Court; and
- c. Interior Material Palette.

**E. Discussion of May 16 Town Hall Meeting Presentation.****F. Public Comments.****G. Adjourn.****CERTIFICATE**

I, the undersigned authority, do hereby certify that the agenda set forth above on the preceding page(s) regarding a Regular Meeting of the Ad Hoc Municipal Facilities Committee of the City of Bellaire, Texas, to be held on Thursday, May 12, 2016, at 6:00 p.m. was posted on the City's official bulletin board located on an outside west wall of City Hall, 7008 South Rice Avenue, Bellaire, Texas, a place convenient and readily accessible to the general public at all times, and was posted on the following date at the stated time: Friday, May 6, 2016, at 4:50 a.m./p.m.





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#### **CERTIFICATE OF REMOVAL**

I, the undersigned authority, do hereby certify that the agenda set forth on the preceding page(s) regarding a Regular Meeting of the Ad Hoc Municipal Facilities Committee of the City of Bellaire, Texas, to be held on Thursday, May 12, 2016, at 6:00 p.m. was removed by me from the City's official bulletin board located on an outside west wall of City Hall, 7008 South Rice Avenue, Bellaire, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ a.m./p.m. I hereby certify further that said agenda remained posted continuously for at least 72 hours preceding the scheduled time of the Regular Meeting.

\_\_\_\_\_  
Tracy L. Dutton, TRMC  
City Clerk  
City of Bellaire, Texas



**CITY OF BELLAIRE TEXAS**  
**AD HOC MUNICIPAL FACILITIES COMMITTEE**  
**APRIL 28, 2016**

<b>Council Chambers</b>	<b>Regular Session</b>	<b>7:00 PM</b>
<b>7008 SOUTH RICE AVENUE AVENUE</b> <b>BELLAIRE, TX 77401</b>		

**REGULAR SESSION – 7:00 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 7:00 p.m. on Thursday, April 28, 2016. He advised that a quorum of members were present as set forth below.

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

**B. Public Comments at beginning of Session**

Council Liaison Pappas asked for public comments.

Councilman Michael Fife expresses appreciation for the work of the Committee.

**C. Approval of Minutes**

Minutes for March 31, 2016; April 7, 2016; and April 21, 2016 approved with Member Butler abstaining from the April 21, 2016 approval.

**D. Review of Updated Project Objectives**

Jeff Gerber with PGAL reviewed the consensus items: Floor plan 4A, complementary architecture, AB and DE were elevation preferences, cut stone look is preferred, and medium wood and warmer tone palette is preferred. Last week, they focused on interior elevations. The plans have not evolved much.

Council Liaison Pappas said the plan looks blocky.

Mr. Gerber says the footprint is accurate but they have not developed the sidewalks, plazas, ramp up to PD, etc. but those will evolve.

Member Griffin asks if City Hall footprint includes the expanded lobby.

Mr. Gerber says no.

Member Shirley asks about finished floor elevation.

Mr. Gerber says he will go in at 1 foot above Base Flood Elevation (BFE) unless City requires something else.

Member Shirley asks who makes that call.

Mr. Gerber says Development Services will. They have not engaged civil engineers much, but will start that soon.

Council Liaison Pappas said because the rain event did not allow the staff meeting last week, it is very important to get as much input from staff as they can, particularly regarding Police. They (staff) are the experts in their current needs. Police needs a little room to grow and expand. The Ad Hoc Committee and Council want to make sure Chief Byron Holloway is comfortable with the plans.

Mr. Gerber says they meet weekly with staff, as plans and elevations evolve. They will continue to add more detail. Plans are still fluid. The ideas are set, but there will be adjustments. Planning on appropriate growth is what they are intending to do.

Member Avioli asks about public restrooms in Police.

Mr. Gerber shows them on the plan.

Member Avioli says there are four restrooms on the second floor of City Hall that are only for staff.

Mr. Gerber says the lower set (southern set on the plans) is actually public restrooms, and that they are mislabeled.

Member Avioli asks if there is a shower in the staff restroom.

Mr. Gerber says that an easy LEED strategy is to provide a shower for staff use, and bike facilities, which already exist in the park.

Member Avioli asks if it is accessible to the whole staff and how much it costs.

Mr. Gerber says all staff can use, and it will cost approximately \$2,500. The City could pursue a different LEED credit if they desire.

Member Avioli asks to confirm two restrooms, with only one shower, and both would be accessible to both genders.

Mr. Gerber confirms and says he will relabel the public restrooms for the upstairs City Hall.

Member Avioli also restates that we need to have growth space in Police/Courts.

Mr. Gerber says they are in the middle of the process and challenging their growth predictions. He shows that the best approach is to construct more space on the second floor, which is a strategy that they used in the League City Police Station.

Member Avioli asks if the gun locker next to an exit and booking cell is the best area.

Mr. Gerber confirms the need to have this at that location. The gun locker would be outside the actual jail area. He confirms this with Chief Holloway.

Chief Holloway says this is common practice and he supports this approach.

Mr. Gerber moves on to elevations. At the last meeting, Option A and B were preferred, and they have been merged together. This is called the exposed column option. Columns are exposed and there is a cantilevered cover over the drop off zone. He then shows the view from the Great Lawn. It has horizontal windows treatments, clear entrance, and cast stone and brick. There is a slight variation in the high column option, where exposed columns are partially covered with Aristone. Rhythm is provided by canopy and columns. He shows the Great Lawn view. He suggests the back wall of the Council chambers could be curved. In the full column option, the approach would be to fully enclose the columns in cast stone. It would include columns instead of cantilevers. Windows are treated differently. It would include more punched windows and the general approach is not as horizontal as the others. He stops and opens up for comments.

Member Butler is not comfortable with the columns that block so much of the sidewalk.

Member Blitzer says they can eliminate columns and stick to cantilevers.

Mr. Gerber asks for nods that everyone agrees.

Council Liaison Pappas asks if there are maintenance issues causing Mr. Gerber to prefer not having the columns at the cantilever.

Mr. Gerber says there are no maintenance issues with columns.

Member Butler likes the exposed cantilever and the approach should be the same on the other column areas.

Member Butler prefers the high or exposed column options. He notes that there are a lot of windows on the South Rice Avenue side and not much on Great Lawn side. Is that because of sun and people being distracted?

Mr. Gerber says there will be no glazing behind the dais.

Member Griffin thought it would be important to have glass behind the chambers to see all the way into the park from the front entrance.

Mr. Gerber said depending on the technology approach used, that may be a good idea or a bad idea. Council Liaison Pappas does not like the horizontal windows or high column window treatment on chambers.

Member Butler asked between high and full column option, which light approach is better in the Civic Center? He likes the increased light for the Civic Center but not so much for the Council Chambers.

Council Liaison Pappas agrees.

Member Blitzer likes the high column option for civic center.

Council Liaison Pappas agrees.

Mr. Gerber thinks chambers should look like a special place.

Member Blitzer agrees.

Member Shirley thinks the South Rice Avenue approach should be carried over to the Great Lawn side.

Member Blitzer and Member Shirley suggest removing the rogue column on the exposed option.

Mr. Gerber counters that they are trying to frame the approach from parking lot.

Member Shirley then suggests removing the stone.

Member Blitzer asks if the columns could be removed from the back side on the exposed option.

Mr. Gerber says that they can look at it.

Member Griffin thought the southeast corner was supposed to be a drop off.

Mr. Gerber says it is, but needs to be refined.

Member Griffin asks if it should have a canopy extending into the parking lot.

Member Butler says this would make the columns make more sense.

Member Blitzer asks why they put in the vertical windows to the left of the main South Rice Avenue entrance.

Mr. Gerber says this is just one thing they explored.

Member Blitzer thinks this vertical element is fighting the glass of the entrance.

Member Avioli thinks it adds a lot to the front of the building.

Member Shirley asks what is going on in the plan view for that window.

Mr. Gerber shows him.

Member Butler asks about nighttime lighting strategy.

Mr. Gerber says that is an energy efficiency decision to be made by the City.

Council Liaison Pappas asks if previous elevations are here.

Mr. Gerber pulls them up. He asks for agreement with directional aesthetics and then they will continue to evolve B.

Member Blitzer is happy with the exposed column direction.

Mr. Gerber confirms that exposed columns are preferred over covered.

All nod.

Member Avioli asks if there is a walkway between the planter and the wall.

Mr. Gerber says no.

Member Shirley says that the Great Lawn elevation for exposed column needs more study and asks for building sections. He notes that the auditorium seems to be taller, which may not allow windows into the offices.

Mr. Gerber says there is likely to be equipment on the roofs and they are still studying that.

Member Blitzer had asked what drives the height of the canopy.

Alec Luong with PGAL says there could be an airport shuttle bus for seniors, which is where they got the height from.

Member Blitzer confirms that the canopy is close to curb.

Member Shirley says to make sure grades to work so that the city bus will not hit it.

Mr. Gerber asks if they are in a comfortable spot with the exposed column. He said it is a good direction to go in.

Member Shirley says affirmatively to continue the work.

Member Shirley mentions vertical glass expression and punched openings set up a rhythm. He wonders if that should continue.

Mr. Gerber moves on to color.

Council Liaison Pappas does not like contrasting bands of color bricks like on Recreation Center.

Mr. Gerber says the banding could be used to break up the mass but not be contrasting. He shows the three brick color samples. The cast stone in the taupe set is same as on the Fire Station and could be the unifying element. They can use colored glass or clear. The second scenario is a reddish brick, tying back to existing buildings. Again, they would use cast stone and glass. The third option is to choose a brown brick with cast stone and glass. He would like feedback on these approaches and acknowledges that there are thousands of brick options. He also shows the fire station brick.

Member Blitzer asks about Condit brick, which is a darker red. He does not like the mixed color aspect of the red option.

Member Butler likes the red, at least the warmer ones.

The Committee discusses the various shades of red in that middle palette as well as the rest of the palettes. Member Blitzer prefers the darker gun metal grey color in the renderings.

Member Shirley states that the heavy tint is not very inviting, but acknowledges transparency in sun and energy codes.

Member Blitzer suggests clear with some special treatment.

Member Shirley states that colored glass dates buildings.

Member Blitzer suggests clear glass in City Hall and perhaps the glass at Police is not clear.

Member Butler says to stay out of colored glass. He does not like the brown.

Member Griffin agrees.

Mr. Gerber says that it seems like they are going with a red tone.

Member Griffin thinks taupe would be striking and stately.

Mr. Luong labels the red colors.

Council Liaison Pappas likes B and C.

Member Blitzer says it would help to see them in the sun.

Council Liaison Pappas asks if the stone is the same in all three options.

Mr. Gerber says no.

Member Blitzer says the brown looks dirty and to go with the reds.

Mr. Gerber confirms through nods that they are looking to the reds in a B or C, a darker metal approach, and clear glass. He then moves on to Police. He shows the two preferred options from last time and states that he has three new options from the merge of these two. There is exposed column.

Member Griffin asks how tall it is.

Mr. Luong said the columns are 21 feet and the atrium is 31 feet.

Member Butler likes the sign up high better but prefers the font from last week.

Member Blitzer likes the single tall window on stairs over slits and the clerestory on the exposed option.

Mr. Gerber says that Chief Byron Holloway mentioned at the last meeting the old, 1954 station had similar lines, which is interesting.

Member Blitzer asks if they need the columns.

Mr. Gerber says probably not. It is an aesthetic treatment.

Member Griffin likes them. The high column approach starts to look courtlier.

Member Blitzer appreciates the symbolism.

Council Liaison Pappas says there is too much brick on full column option.

Member Shirley notes the difference in the Committee approach to transparency in City Hall and wrapping columns in stone at Police/Courts.

Member Griffin thinks the grand entrance differentiates them properly.

Member Blitzer restates that they do not need to be the same.

Chief Holloway says the columns serve a security purpose and need to stand up to potential impacts from a vehicle. They cannot have a sheet of open glass at street level.

Mr. Gerber summarizes that high column, horizontal window, big stair glass is preferred

The Committee nods. He goes on to the brick for PD.

Member Butler asks if there is a good reason not to be the same. He thinks there is not.

Member Griffin agrees and says they could vary the ratios.

Member Avioli is okay with the same brick.

Council Liaison Pappas says if they like red brick options B, C, and E, then they could be different ratios.

Member Blitzer wants a single brick and suggests that design intent of slightly different shades will be questioned.

Mr. Gerber asks what the campus end game is. Create differential or embrace inconsistency?

Member Griffin wants these buildings to differentiate themselves.

Member Shirley says they need to be paired up similarly in expression and suggests the same monochromatic single red brick.

Member Griffin agrees.

Member Avioli asks if they agreed on avoiding banding?

Member Blitzer says yes, no contrasting banding.

Mr. Gerber said yes, some banding but not a different color.

Council Liaison Pappas asks if it will be the same color brick on both buildings?

Mr. Gerber nods.

Member Blitzer said the red brick ties in with what else is happening near here.

Member Shirley said the red preserves the notion of campus.

Member Griffin asks if we have Police elevations from the park side.

Mr. Gerber says that the back side will be pretty solid because of the uses.

Member Butler asks if they are locking into a certain height of flagpole and thinks it would be nice to see from downtown. He would like to see a City of Bellaire flag. He also likes Police sign up high for visibility.

Mr. Gerber goes on to interiors. He says these are not the final answers. There will be some contemporary and some traditional. In the lobby of City Hall, the elevator volume will be very visible and have a big impact on the space.

Member Shirley likes treating the tower form special. The reception desk needs to be more impactful.

Member Blitzer asks about form over the doors leading to Utility Billing on the plans.

Mary with PGAL says it connects interior and exterior architecture.

Member Avioli asks about the materials of the elevators.

Mary says they are thinking wood and possibly a relief pattern over painted gyp wall.

Council Liaison Pappas asks if it could be clear.

Mr. Gerber says yes, but that is not the preference. He says that the massive tree trunk in the park could tie to a massive wood elevator shaft. These are large vertical elements.

Member Butler thinks the transitional lobby does not match exterior.



Member Blitzer says it needs continuity with exterior, but he does like the symmetrical forms of windows. He loves the openness of contemporary. He likes the fun with the elevator in contemporary.

Member Butler thinks the transitional is too closed.

Council Liaison Pappas thinks contemporary looks like a gym.

Member Butler likes recessed ceiling treatment in transitional.

Member Avioli likes the formality of the reflecting ceiling and floor pattern together in transitional.

Member Blitzer says to remove the fake beams on the second floor.

Member Shirley likes contemporary, as it shows transparency of city government in action.

Member Blitzer likes the railings in contemporary.

Member Shirley thinks the exterior and interior option is more successful in contemporary, some wood trim is appropriate, and glass and metal systems are more recalling of the exterior.

Mary says she used the darker wood on contemporary to get the contrast.

Member Avioli likes the transitional better. She says it feels better. The railing is better. The contemporary looks like a 24 Hour Fitness. Reception is more visible.

Member Blitzer says we could treat the portal in some interesting way.

Member Avioli says the ceiling treatment in contemporary creates opportunity for color without going overboard.

Member Blitzer cautions against making the lobby feel like the exterior.

Mr. Gerber goes on to the Council chambers. One consideration will be the approach to technology, and another is whether to create a defined "Bellaire" feel in the chambers using logos.

Council Liaison Pappas states that Mr. Gerber had talked to Council during the last Council. They need to talk to them again about technology.

Member Butler says with changing phone technology, why should they devote so much of the stage to technology screens?

Mr. Gerber said the problem with that is if everyone has access to the technology. He says that they are not ready for a technology discussion. He wants to talk about dais.

Member Blitzer suggests the transitional option.

Member Butler says the contemporary ceiling element looks like a Transformer. He would like to see some examples of another iconic feature.

Member Shirley thinks the fussiness of the ceiling is too distracting. Eyes do not compete with the surrounding on the transitional.

Member Avioli prefers the contemporary, likes the round City of Bellaire, screen placement, and the shape of Council table.

Member Griffin says since chambers are on access, iconic is appropriate.

Council Liaison Pappas thinks both look like a reception area instead of a dais.

Mr. Gerber says the last Council did not have a lot of interaction with technology and they need to ask this new Council. He goes on to Court lobby.

Member Blitzer said the doors over by courtroom seem to be fighting with themselves.

Member Blitzer thinks the traditional look feels much more like a courtroom. Adjacent doors could recess back more and could match the walls more.

Member Griffin said smaller doors are not distracting.

Member Blitzer suggests changing the left door to a single door. He thinks a combination of the two schemes could be good.

Member Shirley likes the contemporary.

Member Avioli agrees.

Member Blitzer suggests the light pendants on the same plane.

Member Griffin likes the traditional.

Member Avioli thinks the chairs in traditional are too old fashioned.

Member Shirley asks if there is a preference for tile or terrazzo.

Member Blitzer says terrazzo is great because it is easy to maintain, but the tile could feel warmer. Member Shirley agrees. The terrazzo could be more timeless while the pattern tile could become dated. He summarizes that the fewer joints the better. Council Liaison Pappas likes the big doors on the traditional. Member Butler likes the door of the traditional as well. Member Blitzer asks about wall finishes. Mr. Gerber says they do not know yet. He goes on to Courts. Member Blitzer likes the floating ceiling on the contemporary. Mr. Gerber says lobby and courtroom need to share an aesthetic. He asks if they agree. Member Avioli and Member Shirley say yes. Council Liaison Pappas asks if there would be a need for more than 6 jurors. Judge Jerel Twyman says no. Member Blitzer says the back wall on contemporary needs further study. Member Griffin asks if the windows are on the west wall. Mr. Gerber says yes. Member Blitzer asks if there is any option besides wood benches. Mr. Gerber says individual seats but that is less courtroom-like. They could get benches with open backs, etc.

#### **E. Public Comments at end of Session**

Council Liaison Pappas asked for public comments. There were none.

#### **F. Discussion Regarding Next Meeting**

Mr. Gerber says he has received good feedback. It is two weeks until the next meeting. The Town Hall meeting is on May 16, 2016. Council Liaison Pappas said there is little to no time between the May 12, 2016 and the May 16, 2016 meetings. What Mr. Gerber presents on the May 16, 2016 may have lots of caveats. He suggests an agenda item next time to discuss how to present to Town Hall and how they evaluate comments from the community. Mr. Gerber suggests only showing at Town Hall the areas and things that this group agrees on. Member Blitzer wonders if the May 16, 2016 meeting could be moved back or if they present to the community as "preliminary". Member Avioli asks if they will show floor plans. She is concerned that there will be one shower for men and women to use. Mr. Gerber asks if a second shower is more palatable. Member Avioli says she is not sure and asks if a shower is even necessary. Member Blitzer states that it is related to LEED and bike racks. Member Avioli understands that but still does not understand. Member Blitzer says they should ask staff if they will actually use it. Member Avioli restates that one shower for men and women will be a problem. Council Liaison Pappas says the one shower for both genders could be an issue. He thinks that a shower is a wonderful addition for a lot of reasons outside of the LEED issue. Member Avioli states that they are a governmental entity and do not have a lot of the luxuries that for-profits would have. Member Blitzer says there is an argument for having two showers for men and women, but there is also a valid reason to have universal restrooms. Member Butler asks if the Committee is done after the May 12, 2016.

Council Liaison Pappas says it is milestone-based, not time-based. If they are all good, then they could recommend how much longer they go on.

Member Butler thinks they will be ready for the May 16, 2016 meeting.

Member Blitzler sees value in community input on the May 16, 2016 meeting.

All members agree with that idea.

THERE IS A LOT OF DESIGN LEFT.

Member Shirley does not recommend the group be sunset. He wants to continue.

### **G. Adjournment**

Council Liaison Pappas advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 9:32 p.m. on Thursday, April 28, 2016.

Approved:

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Council Liaison Pappas E. Pappas, Council Liaison