



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
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Meeting Minutes - Draft Urban Design Committee

Thursday, June 4, 2015

10:00 AM

5th Floor Conference Room of City Hall

Call to Order

Ms. Levine called the meeting to order at 10:00 a.m.

Roll Call

Present: 6 - Chris Arias, Doug Cole, Vaughn Garland, Andrew P. Gould, Vice Chair Andrea Levine and Jill Nolt

Absent: 4 - Chair Andrea Almond, Bryan Green, Giles Harnsberger and Robert Smith

Staff Present

Mr. Jeff Eastman, PDR
Ms. Tara Ross, PDR

Others Present

Ms. Deborah Gardner, DCAO
Mr. Don Marks, Mayor's Office
Dr. Norman Merrifield, DPRCF
Mr. Barry Russell, DPRCF
Mr. Heywood Harrison, DPRCF
Mr. Robert Easter, KEI Architects
Ms. Monica Flippen, KEI Architects
Mr. John Carty, VHB
Mr. Luke McCall, DPW
Mr. Tommy Kranz, RPS
Mr. Lloyd Schieldge, RPS
Mr. Derek Johnson, Timmons
Mr. Brian Heath, Centennial Contractors

Approval of Minutes

[ID 2015-015](#) Regular Meeting of May 7, 2015

Attachments: [Regular Meeting of May 7, 2015](#)

A motion was made by Mr. Cole, seconded by Mr. Garland, that the minutes from the May 7, 2015 meeting be adopted. The motion carried by the following vote:

Aye: 4 - Cole, Garland, Gould and Levine

Abstain: 2 - Arias and Nolt

Secretary's Report

Mr. Eastman stated that at their May 18th meeting, the Planning Commission approved the Hopkins Road Emergency Communications Center addition and the Maymont Children's Farm projects on the Consent Agenda. Mr. Eastman stated that the Maymont Horticulture building project was continued for 30 days at the request of the applicant in order to answer some of the questions raised by the UDC, and that it was scheduled to return to the Planning Commission on June 15th, but the applicant has already requested another deferral to the July 6th meeting. Also at that meeting, the Planning Commission considered the final plans for Phase 1A of the Kanawha Plaza project on the regular agenda, even though they had referred the project back to the UDC at the May 5th meeting, though that review had not happened because no new plans were submitted. Mr. Eastman stated that he would have more details on that project as the landscaping and furnishings package was being considered today.

Mr. Eastman also stated that he had approved a building permit for the Ann Hardy Plaza renovation, which the UDC reviewed in 2013, and an encroachment permit for the Adams Park neighborhood sign, which was reviewed earlier this year.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions.

CONSENT AGENDA

There were no items on the Consent Agenda.

REGULAR AGENDA

1. [UDC No. 2015-03\(3\)](#) Final Location, Character and Extent Review of the landscaping and furnishings package associated with the renovation of Kanawha Plaza, 701 E. Canal Street

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)

Ms. Nolt inquired if the recommendations include the shade structures that are not yet detailed and Mr. Eastman stated that the recommendation includes that the applicant would need to come back for that.

Mr. Garland stated that at their last meeting the UDC only recommended approval of the demolition and inquired how they got to this point. Mr. Eastman stated that the recommendation that was made back in April from UDC was that the plans be approved for the purposes of grading and demolition only but the applicant was seeking full approval of the plan due to their schedule. Mr. Eastman stated that they presented the recommendation from the UDC to the Planning Commission and the applicant made their own presentation and that is at the point in which the Planning Commission asked that it be continued for 30 days and sent it back to the UDC. The applicant chose to return to the Planning Commission at the end of that 30 day period without having come back before the UDC. Mr. Garland inquired if they are supposed to negate the first comments that UDC had or are they supposed to rehash the things that they want to see. Mr. Eastman stated that the plans have been approved by the Planning

Commission as far as grading the site layout and the hardscaping and at this point the UDC is looking at landscaping plans, furnishings and the things that were presented today. Mr. Eastman stated that the Committee is welcome to speak their mind but he doesn't think it is going to have any impact on the layout of this plan since that was approved.

Mr. Gould stated that he thought that the fixtures and furniture all looked neat and contemporary and seem to fit in with context and inquired if the movable tables and chairs have been tried in other settings. Mr. Gould stated that he likes the idea that they are movable but states that he is concerned that they might be moved off site and Mr. Eastman stated that when the Committee reviewed the RMA Plaza site to the east movable furniture was proposed and approved for that site. Mr. Eastman stated that the movable furniture is something that has been proposed since the very beginning since the conceptual review and most of everybody has been okay with that concept.

Mr. Arias stated that these are great little café chairs but they are extremely movable and they shouldn't make it so easy for them to walk away and maybe give them a steel or cast iron base. Mr. Arias stated that they need something to deter people from taking them and inquired if they looked at other designs. Mr. Robert Easter, KEI Architects, stated that in regards to the furnishings one of the main reasons that they chose the distinct color is so that they can identify when a chair didn't belong to a person but belonged to the City. Mr. Easter stated that in the applications that they looked at around the country where they had movable furniture it was lightweight and for the most part the furniture did stay in place and stated that the places they studied they had additional furniture so that if some walked away they just put more out.

Ms. Nolt stated that this is an urban design concept that is new to Richmond but isn't new to other urban locations and in the late seventies William White did a documentary showing how visitors to a small pocket park in New York City engaged with the really light movable furniture and were able to manipulate the space and create pockets of their own engagement and it made the park really lively. Ms. Nolt stated that a person could come and really easily move the furniture to their own liking and create their own space. Ms. Nolt stated that this idea has blossomed and the most popular place was Bryan Park where there are hundreds of small movable chairs and tables. Ms. Nolt stated that some of them probably disappeared and they may have to repopulate them. Ms. Nolt stated that the hope is that they stop disappearing and people take ownership of the park because they can move this furniture. Ms. Nolt stated that she is in support the lighter they are the easier they to move the more successful the idea is and but she doesn't want them to be so flimsy that they break and they end up having a maintenance issue where you have broken legs and tables that aren't leveled and can't be used. Mr. Easter stated that strength and maintainability was a part of their focus when they selected this particular furniture.

Mr. Garland stated that his problem is that they are so light that a 5 mile per hour wind will knock them over and stated that the structural problem with this is that if the legs get bent then they are done with. Mr. Garland stated that he has a fear that he will be seeing one of these flying through 9th Street or on the expressway with a strong wind gust. Mr. Easter stated that around the area where these are being located there is a 12' high concrete wall that is protecting the public from the RMA and that he would imagine that the wall is also able to protect the furniture from flying through the streets. Mr. Easter stated that as they have indicated this is furniture that was specifically designed for this kind of use and are used in many Midwest locations where the wind conditions are much more severe there than we find here in Richmond.

Ms. Levine commented on the boreal lighting and stated that when she looks at the light against the architecture around the park she doesn't see a relationship. Ms. Levine stated that you have a beautiful Gateway Plaza coming in with this great modernistic

feel. Ms. Levine stated that it doesn't relate to the park and it doesn't relate to its surroundings and it seems more like something that should be in Palm Beach. Ms. Levine stated that as far as the stage the RVA logo is not the best choice for that location and it could get dated really quickly and she doesn't know if they had an acoustical expert weigh in on what that might do for sound. Mr. Easter stated that the light was selected for the food court area because they are trying to create an area where a splash of color is introduced with the chairs and at night that light produces a multi-color effect from the interior finish of the shading device. Mr. Easter stated that they thought it was a light that would help extend the time of operations in the evening hours and they believe it is an attractive light that benefits the park. Ms. Levine stated that there are different designs from that company that architecturally might fit better and have a relationship to the park.

Mr. Garland stated that they brought that up in the other meeting to have other examples of lighting. Mr. Easter stated that their lighting specialist strongly pushed for that particular lighting and they agreed with his opinion and that they believe that is the best lighting for this application. Mr. Gould inquired if they had other examples pictures of the Boreal lighting and Mr. Eastman stated that there are 3 examples in the Committee's packets.

Mr. Easter stated that at night it projects a color due to the way the light goes through the prism. Mr. Easter stated that on the submission the selections that they have to choose from including five.

Ms. Nolt stated that there are two different filter options either magenta or cyan and inquired if one of those has been selected or if they have proposed one or the other for the light fixtures.

Mr. Cole inquired if the Committee members just not like the color or are they against the fixture. Ms. Levine stated that there are several things that she don't like about the fixture and stated that in the day time she don't mind it as much but at night it doesn't relate to anything in the area and stated that it is not a timeless piece in her opinion.

Ms. Nolt stated that she is not a big fan of the foliage mesh pattern and stated that she would take any of the other two options because they have an architectural pattern to them. Mr. Easter stated that the magenta filter was selected.

Mr. Arias inquired if they come without the filter with just an amber light with a low temperature like 3200 or something and Mr. Easter stated yes that it could be done without the filter. Mr. Arias stated that he did find the color a little disconcerting at night and stated that he likes the architectural elements.

Mr. Gould stated that he likes the fact that there is an element of color and thinks that it is interesting and unique and maybe it doesn't fit with some of the surrounding things and it has some appeal to it.

Ms. Levine inquired about the RVA logo on the stage and Mr. Easter stated that they have presented this to probably 100 people and heard that 3 of them had concerns in a negative way about the RVA. Mr. Easter stated that even with the meeting with the subcommittee one liked it and one didn't and when they presented it to the City Administration they all liked it. Mr. Easter stated that when they presented it to the neighbors they all loved the concept.

Ms. Nolt inquired what the thickness was of the RVA letters and Mr. Easter stated 2' and that they are going to house the electrical panel for the site. Mr. Easter stated that right now the electrical panels are attached to the 12' tall concrete perimeter walls at the RMA and they are eliminating access to that area so they are relocating the electrical

panels into a concealed box within the letters. Ms. Nolt stated that the R and the V are overlapping each other a little bit and then there is a greater space next to the A and Mr. Easter stated that they are done the way the RVA logo has been designed and is being used now. Ms. Nolt stated that on the photograph the A is further away from the R and the V. Mr. Easter stated that the intention is for it to be exactly the same.

Mr. Garland stated that at the previous meeting they discussed the acoustics of the stage and Mr. Easter stated that they have talked with several people who had provided temporary stage acoustics out at the park including sound stages and they have worked with them in the development of this and the location of the letters wasn't an issue for them. Mr. Garland stated that he is a sound engineer and he personally has a problem with the stage being there in the first place because of the atmosphere that they have with all the cars and things going by and it will be hard to hear something on the stage. Mr. Garland stated that means that they will have to amp up the voltage on the sound output which means that the sound is going to carry into the buildings. Mr. Garland stated that with the steel they will hear a ringing or metallic sound and they are creating a replay with the metal itself so any sound that is coming from that stage is going to hit the RVA and it's going to reflect back over to the stage and you're going to have a really high pitch bad sound. Mr. Garland stated that is not really what they look for if they want to have professional concerts going on. Mr. Easter stated that Friday at Sunset had their stage at the same location and they had very high quality high level performers at that location and they were successful concerts. Mr. Easter stated that they could have more than 200 opinions on where the stage could go and the reason they located it there was because one of the first principles that they had in the development of the park was the location of the fountain and securing it in its current location. Mr. Easter stated that wherever the stage was going to be located it had to be on the strip along Canal Street because that is the only place where they could grade lower enough and have enough undercover to bring in utilities for electrical and other components because they don't have enough cover over the highway. Mr. Easter stated that it was going to go along Canal Street but in order to get the maximum use out of it and have the maximum amount of visibility to it should be on the opposite corner. Mr. Easter stated that in regards to the finish and the location of the letters they had discussions with those who are currently doing sound engineering on that property for other events. Mr. Easter stated that they assisted them and they felt that the location and design are fine.

Mr. Arias stated that one of his biggest concerns with the acoustics is that it is unbalanced and stated that if they are going to have the corten steel wall on one side and that is a reflective type process and if they are reflecting the sound from one hard surface and nothing on other the sound is going to get deflected off to one side. Mr. Arias stated that then the people on the stage will have to increase the volume of their equipment in order to counter the reflection that is coming off that steel. Mr. Arias stated that if you have it balanced on the other side with another hard surface the two sounds will actually neutralize each other and the sound will project out to the audience. Mr. Arias stated that he sees this as them amplifying the problem and the people are going to have a hard time hearing themselves on stage and they will have to crank the music up which will be louder for the audience. Mr. Arias stated that if steel is an important aspect of this design then they should have something on the other side to counterbalance so the sound is reflected and focused in a direction where they want it to be as opposed to the right or left of the stage. Mr. Arias stated that he is not in love with the RVA sign and there are a lot of characteristics in Richmond that can be expressed in design and he would like to see more wood in the structure. Engineered lumber could do a wonderful job other than the steel. Mr. Arias stated that would reflect their embracement of the connection to the river and outdoor aspect.

Ms. Nolt inquired if they had any architectural drawings of the stage canopy and Mr. Easter stated no. Ms. Nolt inquired which one was the proposed stage and Mr. Easter

stated the newest one.

Mr. Arias stated that it is going to need a lighting grade or structure so that the lights and speakers could be mounted to the ceilings and Mr. Easter stated that is part of the proposal.

Mr. Cole stated that he likes the RVA and thinks that it is pretty cool and that when the stage is not being used for a concert he thinks it will become a photo op for the tourists and visitors. Mr. Cole inquired if they talked to acoustic people and Mr. Easter stated that they did with the City staff.

Ms. Debra Gardner, DCAO of Human Services, stated that they visited several parks across the country and that one of the ones they visited was in Dallas. Ms. Gardner stated that the concept they liked about that was the canopy because it's not going to be a stage all the time. Ms. Gardner stated that it will be open where they can have seating and group gatherings and the one they looked at in Dallas had a similar type of open structure like this. Ms. Gardner stated that it was a good point about them being open on both sides and while theirs was metal and not closed in it was equal on both sides. Ms. Gardner stated that the whole point is that they call it a stage but it is actually meant to be a canopy because it is not going to be used as a stage used all the time. Ms. Gardner stated that is why it is built like that so it can be changed. Mr. Garland inquired if they thought about changing the actual composition from steel to wood and inquired if this was the only option. Ms. Gardner stated that steel was picked because it is easier to maintain than having real wood out exposed to the elements and while it is a large structure it is not permanent by any means and it could be changed if need be down the road.

Ms. Nolt asked if the RVA is a structural component and Mr. Easter stated that it is wrapped around the structure and they thought about relocating the RVA to the back of the stage and stated that the only concern there was trying to make sure from the Canal and 7th Street side they weren't presenting a back door. Mr. Easter stated that it was not a negative look aesthetically on the back of the stage but a selection of it being in a place that it was more easily viewed.

Mr. Garland stated that during the concert there are going to be so many speakers and things you're not even going to see the RVA for what it is and inquired if they could put the RVA into the structure of wood above so that when they are looking at the band you can really see it and it will be prevalent and much more powerful.

Mr. Cole stated that he likes the size of it, the color and materials.

Mr. Gould inquired if they have programming and how often this venue will be used and Mr. Easter stated that there will be some discussion about this in the future about the kind of programming that would occur on the site but the park is not designed to be a programmed space but a flexible space for multi uses. Mr. Gould inquired what is the number of people that could attend an event there and Mr. Easter stated that it can hold 5800 people standing and with people sitting maybe a couple of thousand.

Ms. Nolt stated that she is not seeing the structural columns on the side with the RVA and stated that she doesn't see how the vertical columns would be hidden in the A unless it is retrofitted and Mr. Easter stated that it is not the structure and that there is a truss that runs across the top and then there will be a column going from the truss to the ground that will support it. Ms. Nolt inquired if they will see the column going through the A and Mr. Easter stated that you will not see the column. Ms. Nolt stated that she thinks the RVA is fine. Mr. Easter stated that the columns on the open side forms at an angle. Ms. Nolt inquired if they have an update plan being that this is for final review. Mr. Easter stated that they had an updated plan and he passed a printout of the plan to

Mr. Eastman. Ms. Nolt inquired if this was formally being submitted for their review today and inquired how the Committee is supposed to proceed with the new plan. Mr. Eastman stated that this is a last minute alteration that no one has seen or had time to react to and it couldn't be submitted for review today.

Ms. Nolt stated that she likes where it is headed and stated that her comments have been addressed. Mr. Easter stated that they are open to all of the comments and are not adverse to any recommendations.

Ms. Levine stated that Ms. Almond stated that on the landscape plan she would like to see a reduction in the amount of lirioppe, adding some other evergreen groundcovers to the mix including sedums, creeping rosemary, juniper, barren strawberry, etc. Ms. Levine stated that she also recommended to reduce the amount of Itea by replacing half of it with Clethra alnifolia or dwarf pink blooming varieties which is another plant that thrives in similar condition as Itea and has the similar size and shape. Ms. Levine stated that other than that Ms. Almond really likes the mix of native plants. Mr. Cole stated that he talked to Mr. Sneed about the winterberry and stated that it needed a male plants and stated that every other plant should be a male plant.

Mr. Arias stated that in this drawing they have this V shape roof structure with the scupper coming off the side of it and stated that he would be very concerned about what happens below that scupper and that either a rain garden or ground gutter to capture the water there would be nice. Mr. Arias stated that something should definitely be considered there because there is a lot of water that will come off the top of that roof and make a giant hole or puddle. Mr. Arias stated that if they are going to put the RVA in there to own it and he can easily see it going up and engaging the bottom of the roof canopy and they can extend the part of the V up to support it so that the RVA and canopy all start to have a relationship and dialog with each other.

Mr. Cole inquired if all the light fixtures are silver and inquired what the thinking of that was and Mr. Easter stated that were trying to have continuity in the material.

Mr. Garland inquired if the bike rack was standard and that he doesn't remember seeing them in the city and Mr. Eastman stated that they are one of the approved city standard bike racks but they don't have any installed in the City yet.

Ms. Nolt stated that she likes that the lights have color if they are trying to identify a special place within a much larger park with the green colored furniture but she is not completely sold on the magenta color and asked what the Committee thought about the cyan color instead and then they would have the green chairs and a greenish-blue light above that would relate to each other better than the magenta.

Mr. Cole stated that he liked the idea.

Ms. Levine stated that if they were to choose the colors she was thinking the same thing.

Ms. Nolt stated that she likes the branch mesh pattern.

Mr. Gould stated that he likes some color and that the cyan might be nice.

Ms. Levine stated that she would prefer the branches mesh as opposed to the foliage.

The consensus of the Committee was to recommend that they use the branches mesh pattern with cyan and that the whole canopy and RVA come back for review.

Mr. Garland stated that when they come back for review he would like the applicant to have some sort of written document from Venture or somebody about the stage canopy

design. Mr. Garland stated that he strongly believes that is not the best possible use of that space.

Mr. Eastman stated that he doesn't know if anything has been formalized yet with the City and Venture Richmond and maybe they should instead ask that a sound engineer from the design team be present when the item returns.

This Location, Character and Extent Item was recommended for final approval with the following conditions, and was forwarded to the City Planning Commission for their meeting on June 15, 2015:

- That any future improvements are submitted to the UDC for separate review at such time as those plans are more defined.
- That the Boreal light fixture utilizes the cyan filter as opposed to the magenta filter, and the Branches mesh drum pattern as opposed to the Foliage mesh pattern.
- That the landscaping plans reduce the amount of lirioppe, add some other evergreen groundcovers (sedums, creeping rosemary, juniper, barren strawberry, etc.), reduce the amount of ltea by replacing half of it with Clethra alnifolia (maybe ruby spice or one of the dwarf pink blooming varieties), and that male holly plants are provided to allow for berries.
- That the applicant returns to the UDC when plans are finalized for the stage canopy, and that a report from a qualified sound engineer is presented at that time.

Aye: 5 - Arias, Cole, Gould, Levine and Nolt

No: 1 - Garland

2. [UDC No. 2015-14](#) Final Location, Character and Extent Review of the installation of modular classrooms on the Broad Rock Elementary School site, 4615 Ferguson Lane

Attachments: [UDC Report to CPC](#)

[Revised plans for 6-15-15 CPC meeting](#)

[Staff Report to UDC](#)

[Location Map](#)

[Application & Plans](#)

[Mr. Gould recused himself from consideration of Items # 2 and 3 and exited the meeting]

Mr. Cole stated that Staff has recommended a 2 year deadline for this and inquired how long it takes to advertise, get an architect, draw it, go through the process, bid it and get a new school or addition built. Mr. Eastman stated that is something that he can't answer but the recommendation is in line with the length of time that Richmond Public Schools has stated they need for the modular units. Mr. Eastman stated that the solution could be opening up a school that is currently closed or redistricting to relieve the overcrowding.

Mr. Tommy Kranz, Assistant Superintendent and Chief Operating Officer for Richmond Public Schools, stated that right now their intent with the funds that City Council has adopted for their Fiscal Year 2016 will be the design work on a new elementary and middle school. Mr. Kranz stated that they intend to start construction on a new elementary school July 1, 2016 with the goal of having the school open by July 1, 2017. Mr. Kranz stated that the middle school will be completed around December 2017 but

because they will be rezoning and bringing multiple schools to that new middle school they actually won't open it until September 2018.

Ms. Levine inquired what the increase of students was due to and Mr. Kranz stated that when Broad Rock was constructed there was some rezoning that was done and it appears that the rezoning wasn't as adequate as it needed to be. Mr. Kranz stated that the second thing was that with new schools you do attract students back because people like newness because they think it's going to increase the education experience. Mr. Kranz stated that the other thing is that the population is increasing in the south of the James. Mr. Kranz gave the number of new students that are going to be enrolling in the schools on the south side this upcoming school year and states that they don't have the room to accommodate all of the students. Mr. Kranz stated that in the FY16 they are going to do a renovation and addition to an existing school which will allow them to do a consolidation. That consolidated free space could become a Pre-K center. Mr. Kranz stated that with Greene it is a new school and stated that between Greene, Frances, Reid, Miles Jones and Redd they don't have enough space and with a new school they would also have to do some rezoning.

Mr. Derek Johnson with Timmons Group stated that they are doing the site plan portion of the projects in regards to the design.

Ms. Nolt inquired about the selection of the BMP and why they placed them in the location and Mr. Johnson stated that the BMP is being developed right now and they are waiting on some infiltration testing for the soils because that is where the existing school was. Mr. Johnson stated that the storm water and the way the grade is here everything is drained back toward the parking lot back toward the school from those fields. Mr. Johnson stated that is where the existing storm sewer system that they need to tie in to and the BMP needs to be on that side. Mr. Johnson stated that they are just showing on this plan is a place holder for the BMP and what they are intending since this is a temporary facility is to be able to do an infiltration type of design pit to be able to recharge that water back into the ground if they have the favorable infiltration rates. Ms. Nolt stated that her only recommendation is that they take a more linear form parallel to the parking lots so they can still utilize the grass for play space for the kids and maybe it's something that they can engage with so they can understand what BMP is. Mr. Johnson stated that it needs to be along that side but as far as the shape and the size of it they can adjust for all of that.

Mr. Kranz stated that they will do everything to ensure that they will minimize the impact on the students play space.

Mr. Arias stated that he is concerned about the amount of natural light that reaches into the classrooms and hallways and they are very limited on windows. Mr. Arias stated that there is only one window per classroom. Mr. Arias stated that they can modify the 2x6 wall construction with EPMD roof and stated that he can easily see them modifying it with more natural light and especially with skylights down the hallway. Mr. Arias stated that classrooms are only used during the day so the need for artificial light is pretty minimum if they were applying natural light and additional skylights will be an offset to energy usage.

Mr. Lloyd Schieldge, with Richmond Public Schools, stated that they could add additional windows for more natural lights and stated that they took into consideration the wall space that they needed in each classroom. Mr. Schieldge stated that each classroom is a combination of two trailers that comes side by side and they could have the trailer manufacturer to either enlarge the window or possibly put a second window in each of the classrooms and he doesn't think it will be a big deal putting skylights down the hallway. Mr. Schieldge stated that the kids will not be more in the corridor than a minute when they are in the building. Mr. Arias stated that even if they aren't in the

corridor that long they will need some kind of connection to outside. Mr. Arias stated that he read in studies that the idea of limiting the view to the outside for the students is detrimental and it doesn't make them focus more on their classroom experience.

Mr. Kranz stated that they don't disagree with Mr. Arias but putting in a skylight is a little harder than putting in an additional window. Mr. Bryan Heath with Sentinel Contractors stated that they are the general contractors who are connecting the utilities to the trailers and working on the site around this and stated that he is working with Mr. Schieldge in coordination with the Modular Building supplier.

Mr. Arias stated that he is not seeing a roof plan and Mr. Kranz stated that they can ask the contractors but this is temporary solution and if he has his way at Broad Rock the trailers won't be there for a year. Mr. Arias inquired what happens to the trailers afterwards and Mr. Kranz stated that they will go back to the contractor because they are leased units. Mr. Kranz stated that he anticipates having them at Broad Rock for a year and have 2 years at Greene because of the construction.

Mr. Garland inquired if they have to move the students out when its lightning and Mr. Kranz stated if he went with individual portables then yes he would have to evacuate them when they have to and every time they have severe weather they have to evacuate the students out of the building. Mr. Kranz stated that at Broad Rock and Greene they will stand in the hallway. Mr. Kranz stated that with these units he can keep them in the building. Mr. Garland inquired if they have worry about how many students are sitting the hallways. Mr. Kranz stated that there are 20 to 21 students to a classroom.

Mr. Heath showed the Committee some drawings with a truss design and glue type ridge beams that connect with the trailer and stated that they have seen light tubes and things like that. Mr. Heath stated that he could talk to the other engineers and suppliers about seeing if that could be done.

Mr. Arias stated that solar tubes is a great idea and if the trusses are 2' on center without changing the structure they could add a skylight in there.

Mr. Kranz stated that the good news is that with both of these setups are being manufactured and are brand new.

This Location, Character and Extent Item was recommended for final approval with the following conditions, and was forwarded to the City Planning Commission for their meeting on June 15, 2015:

- **That the Certificate of Occupancy for the modular classrooms contains an expiration date of June 30th, 2017.**
- **That if the modular classrooms are needed beyond the June 30th, 2017 expiration date, the applicant must obtain an extension from the Planning Commission.**
- **That the applicant return to the UDC and Planning Commission with details related to the covered walkway connecting the modular classrooms to the main building, the landscape plans and the stormwater BMP.**
- **That the applicant considers aligning the BMP alongside and parallel to the parking area to maximize the recreation area space.**
- **That the applicant considers providing more natural light into the modular facilities by either by adding windows, skylights or solar tubes.**

Aye: 5 - Arias, Cole, Garland, Levine and Nolt

Recused: 1 - Gould

3. [UDC No. 2015-15](#) Final Location, Character and Extent Review of the installation of modular classrooms on the Greene Elementary School site, 1745 Catalina Drive

Attachments: [UDC Report to CPC](#)
[Revised plans for 6-15-15 CPC meeting](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)

[Ms. Nolt exited the meeting]

Mr. Eastman stated that he would like the applicant to discuss the location of these units on the playing courts and how it impacts their availability for use.

Mr. Kranz stated that the selection of the basketball court was very difficult because the school does not have a gym however in the back there is a severe slope and so there is not enough width to put the pod type modular units down. Mr. Kranz stated that to put 11 individual units on that campus would be very bad but he likes the pod concept and so the only location they could go with the dining room is on the basketball and tennis courts. Mr. Kranz stated that it was really a bad choice but they really didn't have any other option at this point and there is a power line there and if they try to go beyond them or address the slope from a site work standpoint they would have had some substantial issues with the utilities. Mr. Kranz stated that they probably couldn't have don't it in time for the start of school.

Mr. Eastman stated that in the plan it looks like the BMT was where the existing building is and Mr. Kranz stated that they aren't doing that now. Mr. Johnson stated that the BMP was a mistake on their part. Mr. Johnson stated that they are not sure that they are going to use a BMP for this site because the majority of that what they are proposing will sit on top of the existing basketball and tennis courts and they will be able to trade off some of those impervious by removing and putting back in the grass the existing modular units. Mr. Johnson stated that they are working through those numbers now to determine that and they are still doing an infiltration test and they are waiting on the results on that Geo-technical information for that in case they do have to put in a small BMP in but it will be underground infiltration as long as the soil supports that.

Mr. Arias inquired about the layout of the buildings and asked why they couldn't be turned perpendicular and Mr. Heath stated that the selection of that site grew to eleven classrooms and the biggest problem they had here was the power lines. Mr. Heath stated that they are 3 phase power lines that they have to maintain a right of way and stated that this mistake here which they didn't catch in time which is covering up old bath house facilitates. Mr. Heath stated that the other thing they are working with on this site is this is a low area where the existing drainage goes right now and everything pitches to that direction. Mr. Heath stated they were originally looking at areas over there which got nixed because of the slope and problems with flooding and this was the best site and consulting with Timmons Group and taking advantage of the existing imperviousness that they have on the basketball court just made good sense. Mr. Heath stated also maintaining separation between the two buildings makes Fire Marshall happy and that later they will show covered walkways to connect so that they can get the lunches to the serving lines.

Ms. Levine inquired how full the parking lot is typically and inquired if what they see in the pictures is indicative of what it is usually like and Mr. Kranz stated that is what they see in a typical day. Ms. Levine inquired why the cafeteria couldn't be moved to the

parking lot rather than taking away play space and stated that it is a real concern for her that they are taking away play space. Mr. Kranz stated that the issue comes when they are doing an events at the school and there is not sufficient parking. Mr. Kranz stated that the photo represents normal staff but if they do any kind of event with parents they do create traffic issues because the neighborhood streets are not that wide and it would be a major impact. Ms. Levine inquired what outweighs what and inquired how many PTA meetings are there as opposed to kids playing there for the next 2 or 3 years. Mr. Kranz stated that when they go outside the majority are playing on the grass but when they have rain that whole low area gets wet that is when they are impacting the student's ability to do something. Mr. Kranz stated that it is not ideal but he wouldn't object to the idea of moving the units to the playground. The issue in moving the units father away from the school is kids being exposed to the weather. Mr. Kranz stated that he doesn't have an objection if that is what the Committee wants. Mr. Kranz stated that they would about 20 parking spots and he can make it work.

Mr. Cole inquired if the students are going from the existing school to the cafeteria and Mr. Kranz stated that they have a portable dining room so the students would go to that dining room from their classrooms and they will cook the food in the main school's kitchen and bring it to the dining room. Mr. Cole inquired if it would fit near school and then they could keep the parking and Mr. Kranz stated that it is something that they will definitely look at.

Mr. Garland inquired if they could move the entire complex to the bottom left corner in the front of the school and landscape around it to make it more appealing. Mr. Kranz stated that they would be blocking the school classrooms light but it could work. Mr. Garland stated that taking the play area away from kids is unappealing.

Mr. Arias stated that those courts get used all year round and not just by the students by the neighborhood and it would be nice if they could find an alternate location. Mr. Kranz stated that their intent is that the new school is going to be in that area so all of that will be gone within a year. Mr. Kranz stated that if they got sufficient width they could put it right there. Mr. Kranz stated that if he moves them closer to the bus loop and the parking the dining room could fit in that space. Mr. Kranz stated that he would lose a half of two courts on the basketball court and it will save all of the tennis court and 2 halves of the basketball courts.

Mr. Cole stated that procedurally there are a lot of unanswered questions and how do they form a motion that allows this to move forward. Mr. Eastman stated that his recommendation would be for the Committee to make an open-ended recommendation that allows the applicant to make alterations for Planning Commission consideration.

Mr. Arias stated that it does seems like there are other alternatives.

Mr. Kranz stated that if they could approve the classrooms and move them down with location and then come back with the dining room.

Mr. Cole stated that they should have all the questions answered when they go to the Planning Commission.

This Location, Character and Extent Item was recommended for final approval with the following conditions, and was forwarded to the City Planning Commission for their meeting on June 15, 2015:

- **That the Certificate of Occupancy for the modular classrooms contains an expiration date of June 30th, 2017.**
- **That if the modular classrooms are needed beyond the June 30th, 2017 expiration date, the applicant must obtain an extension from the Planning Commission.**

- That the applicant return to the UDC and Planning Commission with details related to the covered walkway connecting the modular classrooms to the main building, the landscape plans and the stormwater BMP.
- That the applicant considers providing more natural light into the modular facilities by either by adding windows, skylights or solar tubes.
- That the applicant considers alternate locations for the modular facilities to eliminate or minimize encroachment onto the play spaces.

Aye: 4 - Arias, Cole, Garland and Levine

Excused: 1 - Nolt

Recused: 1 - Gould

OTHER BUSINESS

There was no other business.

Adjournment

Ms. Levine adjourned the meeting at 12:11 p.m.