

Advisory Planning, Architecture, and Aesthetics Committee

JAN. 08, 2010 - MEETING OVERVIEW AND CONCLUSIONS

IN ATTENDANCE:

Committee members: David McCaffrey, Steve Beditz, Susan Phillips, John Giarrusso, Catherine T. Lawson, Fardin Sanai, Carol Perrin (for Christine Bouchard)

Staff: Errol Millington, Cori Irwin, Randy Olocki, Diana Delp

1. Parking Changes

APAAC is being presented with an update on the landscape design development for the Collins Circle Visitor and the State Parking lot reconfigurations.

- Errol Millington presented to the committee. He reminded the group of previous discussions pertaining to the relocation the existing visitor parking due to the new School of Business building project. The existing 120 car visitor parking lot will be relocated to two flanking lots off the southern portion of Collins Circle (as depicted below). It was also noted that it would be possible to expand that number but not without losing some buffer trees along the Quads. The existing visitor's Lot will not be taken offline until there is a replacement in kind available. It was indicated that construction documents are due to the University at the end of January.
- Construction will begin after graduation in May '10 with the projected date of completion being the start of classes in fall '10. The work will progress from the east with the State Lot expansion and move west to the east side of Collins Circle and finish at the west side of the circle. If the contractor is unable to complete all three parking areas by fall '10, a portion of the State Lot expansion will be used as visitor parking until the west lot is complete.
- The matter of parking allocation of the expanded portion of the State lot was raised by Catherine Lawson. She recommended that a portion of this additional parking should be allocated for priority parking for hybrid and sub-compact vehicles.
- In the event that the westerly portion of the new visitor's parking lot is not complete by the start of the new school year, the bus shelter will reside in the east lot for the interim. Catherine Lawson noted that a clear pedestrian pathway would need to be provided to the temporary shelter.
- During this interim period, a few spots may be lost from the UHall parking lot.
- A visual "fly through" was presented to address the matter of preserving the view for drivers along Collins Circle. The placement of two rows of trees, the purple path and low shrubs will all contribute to visually blocking the cars in the lot from the roadway.
- The matter of transit and accommodations for pedestrians was discussed at length. Concern was expressed over the pedestrian walkway to the permanent bus shelter. The images shown suggest riders would have to walk across the exit of the visitor lot in order to reach the bus shelter. Various ideas to resolve this were presented as rider safety was stressed:
 - One suggestion was to move the bus shelter out of the lot and to the other side of the lot exit, closer to the center of the entry plaza. The challenge this move would pose is that bus stacking could block vehicles from exiting the visitor's lot.
 - Another suggestion was to move the barrier arm back so that when people are crossing to or from the shelter, the arm would be disabled thus prohibiting traffic from passing over the crosswalk. Other traffic calming and design measure to ensure pedestrian priority and safety should be explored at this location.
 - The "ideal" scenario would ensure that the riders' full trip to or from the bus would be in a pedestrian zone.
 - OCP indicated that they will follow up with the design team to make sure that all concerns raised would be addressed.



- Regarding the number of cars that currently park in the visitor lot, an inquiry was made as to how this number, as well as the number of those riding the bus, will increase with the new building. Thus far, those involved in the new Business School building project have articulated that only the new Professional MBA program may increase and the usage of the visitor lots may increase accordingly.
- The group was also reminded that all of the trees in the immediate area will be removed at the start of project demolition and replaced during construction.
- The possibility of there being a “Christmas tree farm” look with the new planting will be minimal since only two rows of trees along the quads will be evergreen and the rest will be deciduous trees planted in a radial pattern in keeping with the original Stone design.

2. New Student Housing

APAAC is being asked to comment regarding the elevation concept images presented and the façade of the building.

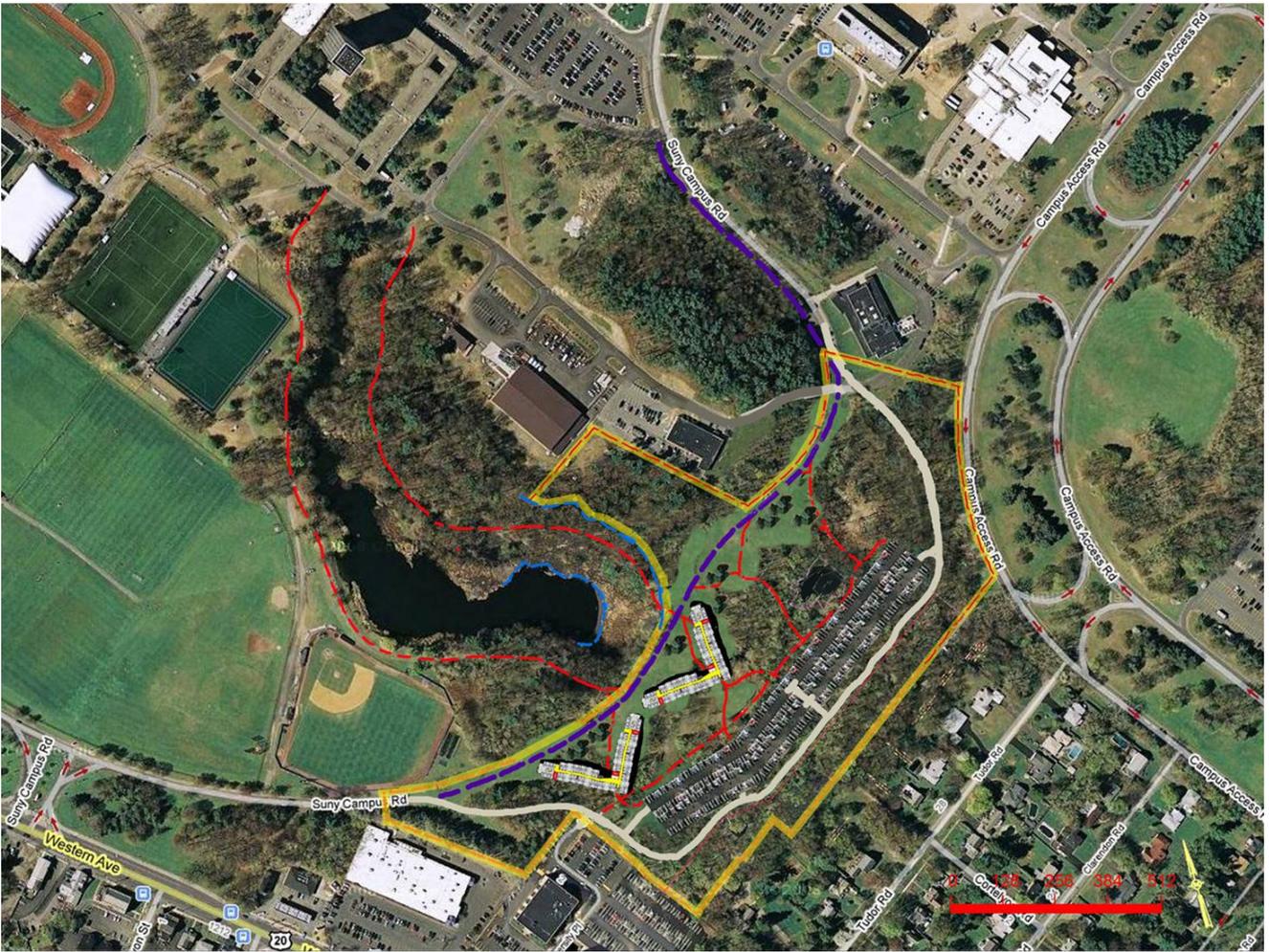
- Diana Delp presented a summary of the early site plan location for the new student housing project and began to describe the project as a two-building, 250 beds per building project.
- John Giarrusso continued on to explain that each building will be five stories. He stated that a broad direction was needed from the committee on how to adorn the buildings. Also, that input was needed from them regarding the façade colors and the verticality of the façade structure and detail. He reminded them

that the Getty Grant provides greater latitude on the design given its distance from the Podium and that neighborhood compatibility concerns are important.

- Ms. Delp noted that the consultant had presented multiple options, some with a vertical expression and some with a horizontal one. The preferred choice was option B with vertical elements. Previous comments made regarding other options presented were echoed by the committee that Option A had a more institutional feel but that Option B, the preferred choice did not, due, in part, to the warmer colors.



- Mr. Giarrusso noted that the warm colors may work better in the site's residential area. Susan Phillips agreed that warm and "woody" like Alumni House would be suitable for this project. The reds, oranges and blues in the concept image do not work well with the preferred color scheme. The colors found in nature should continue to serve as inspiration.
- APAAC generally agreed on the façade concept and the use of warm colors.
- As mentioned previously, the adjacent neighborhood may have a view of the top edge of these buildings. Some type of cornice will be incorporated into the design to serve as a termination to the vertical elements.
- It is projected that the project will earn a LEED Silver Certification. LEED does not dictate any incentives or parameters around the aesthetics of a building.



- Catharine Lawson expressed concern over the isolated location of the site in reference to the Podium and asked how students will travel to class from there. The red dashed lines represent possible pedestrian walk ways that could be utilized for this purpose, however, it was explained that this matter is still in development.
- Shuttles will be provided to this housing site with a bus stop located conveniently between the two buildings. The possibility of CDTA providing service to this site is being explored.