

MEETING MINUTES

**Downtown Improvements Project Review Committee Meeting
City of Rockwall
City Council Chambers/Conference Room, City Hall 2nd Floor
January 14, 2013
6:00 p.m.**

Committee Members Present: **Kevin Lefere** **Christi Foster** **Sandi Whitley**
 Carolyn Francisco **Jan Johnson** **Phillip Herbst**
 Cliff Sevier **Barb Coleson** **Claudette Hatfield**

Consultants: **laterra studio** **Hill & Wilkinson**
 Michael Black **Mike Smith**
 Brad Moulton
 Ben Rankin

City of Rockwall: **Robert LaCroix** **Rick Sherer** **Brad Griggs**
 Bethany Golden **Lance Estep**

Call to Order

Discussion Items

1. Discuss schematic design items including:

- Continue discussion on vertical construction materials and patterns

No discussion was held in regards to vertical construction materials at this meeting.

- Continue discussion on horizontal construction material and patterns

Design consultants (B. Moulton) shared 4 (sidewalk) patterns utilizing pavers and concrete for the committee's consideration. Several committee members stated they preferred "example A" over "examples B – D" stating they liked the "clean look". It was posed by Ms. Whitley for a group consensus with all in favor of "example A". Committee members reiterated they preferred a distressed or tinted concrete over a stark white concrete. Design consultants also presented the differences in "Old Chicago" brick vs. pavers for walking surface, primarily the difference in shape and texture. While "Old Chicago" brick provides nice color differentiation and a historic feel it is undesirable as a walking surface due to gaps between bricks and non-smooth surface. The committee agreed pavers were more desirable for walking surface and asked consultants to blend different colored pavers to accomplish look of "Old Chicago" brick. In summary the committee asked for "example A", pattern of mixed pavers in warm tones with warm tinted concrete in keeping with current DT color scheme.

2. Discuss courthouse plaza design concept

- Courthouse plaza design concept will be on Commissioner's Court January 22, 2013 agenda. A report will be provided at next meeting of DT Improvements Committee.

3. Discuss San Jacinto and Kaufman intersection design concept
 - No discussion was held in regards to the San Jacinto and Kaufman intersection design concept.
4. Discuss San Jacinto Court design concept and materials
 - Design consultants explained they were working towards San Jacinto Court having as few grade changes as possible. Currently there are various levels of walking surface between the street and buildings. Committee members expressed the need for making this area event friendly. A brief discussion was held in regards to pathways, public art, interactive children's area, lighting and electrical. In summary the committee expressed a desire for the area to be event friendly with ample electrical and lighting w/consideration of public art but no interactive children's area due to limited space.

Other Discussion

1. Discussion of any other element of the schematic design as presented
 - Consideration of crosswalks at Washington and San Jacinto (proposed public parking area) as well as Washington and Fannin (current public parking area). Committee expressed concern for pedestrians crossing at these high traffic volume areas.
 - Committee reiterated the need for good lighting throughout the square as well as ample electricity for events, holiday decorations, etc.
 - Committee was provided proposed parking schematic for Washington Street south to Rockwall CityPlace for their approval. Committee members supported the parking schematic.

MEETING MINUTES

**Downtown Improvements Project Review Committee Meeting
City of Rockwall
City Council Chambers/Conference Room, City Hall 2nd Floor
February 11, 2013
6:00 p.m.**

Committee Members Present: Christi Foster Sandi Whitley Carol Crow
Carolyn Francisco Cliff Sevier Mike Swiercinsky
Barb Coleson

Consultants: laterra studio Hill & Wilkinson
Michael Black Rob Dixon
Brad Moulton
Ben Rankin

City of Rockwall: Robert LaCroix Rick Sherer Brad Griggs
Bethany Golden Lance Estep

Guests: Peggy Gray

Call to Order

Discussion Items

1. Discuss schematic design items including:

- Continue discussion on vertical construction materials and patterns
- Continue discussion on horizontal construction material and patterns

Brad Moulton (laterra) shared examples of the sidewalk patterns utilizing pavers and concrete in several areas of downtown including areas north and south of the square as well as the proposed courthouse plaza area. Committee members were able to view aerials of the downtown area and visualize how the sidewalk patterns would look throughout the district and gain an overall perspective of the design.

2. Discuss San Jacinto Court design concept and materials

- Brad Moulton (laterra) shared design concepts/materials based on the group's feedback at the January 14th meeting. The concept presented incorporated the paver/concrete sidewalk pattern, movable outdoor furniture, trees, lighting and seating walls. The design concept also incorporated event fifteen 10'X10' canopies to show the space used as a festival/special events area. Current trees will be preserved if possible and minimal surface grade changes sought. Committee members addressed the following:
 1. Desire for a water feature at the north entry of San Jacinto Court
 2. Emphasis on designing San Jacinto Court as a destination due to the sacrifice of parking
 3. Desire shade for daytime activity as well as ample lighting for evening use/safety
 4. Desire for the space to be rentable by the public for special events

Other Discussion

1. Discussion of any other element of the schematic design as presented
 - Mike Swiercinsky asked about current parking inventory and future inventory. Robert LaCroix explained that taking into account the entire district – we are currently 150 spaces short at full capacity. The DT improvements will afford approximately 60 new spaces which will mean a 90 space deficit. He explained there are future possibilities for obtaining the needed spaces, however nothing is definite at this time.
 - Brad Moulton also shared a map identifying parcels throughout the downtown area affected by the project and the efforts of the City in coordinating the project with property owners.
 - The Committee discussed meeting again in 3-4 weeks, no meeting date determined.
 - Robert LaCroix announced the Courthouse Plaza would be on the Commissioner's Court Agenda for approval February 12th at 9AM at the Historic Courthouse.

MEETING MINUTES

**Downtown Improvements Project Review Committee Meeting
City of Rockwall
City Council Chambers/Conference Room, City Hall 2nd Floor
April 22, 2013
6:00 p.m.**

Committee Members Present: Christi Foster Sandi Whitley Phillip Herbst
Carolyn Francisco Mike Swiercinsky Barb Coleson
Claudette Hatfield

Consultants: Iaterra studio Hill & Wilkinson
Michael Black Rob Dixon
Brad Moulton

City of Rockwall: Robert LaCroix Rick Sherer Brad Griggs
Bethany Golden

Call to Order

Discussion Items

1. Discuss design items including:

- Update on Construction Document Process – 60% under review

- Update on Court House Plaza

Upon reviewing the Courthouse Plaza design, some concern was expressed in regard to the large percentage of (stark) concrete compared to the smaller percentage of warm toned pavers. There was also brief discussion regarding the Texas Historical Commission's review of the CH design. Robert LaCroix explained that the THC expressed concern regarding the Courthouse Plaza not overwhelm the primary Courthouse entrance which is located on the south side of the building. The THC wishes the Courthouse Plaza not deviate considerably from its current 4 side symmetrical design. It was also noted by a committee member that there is not much shade on the east side of the CH where the Plaza is intended.

- Update on Pedestrian Plaza

Brad M. shared the Pedestrian Plaza design with the committee. He explained the elevations and function of the space. The committee expressed strong desire for overhead lighting, landscaping and higher percentage of warm pavestone vs. concrete. A committee member brought an example from Durham, North Carolina to share with the committee showing ample overhead lighting, landscaping and pavestones. Committee members agreed they liked the concept of making the space warm and inviting and wanted design efforts concentrated in this area due to the loss/sacrifice of on-street parking.

- Parking concept south of Washington

Update with no changes in design – the committee did not have any concerns/questions.

- Planter options for walls in downtown core

Brad M. shared concrete planter option with committee, showing plant material options and the ability to irrigate the plants. Committee members stated they were pleased with the planter options presented.

- Site Furnishings

No discussion was held by the committee in regard to the site furnishings.

- Presentation of specific blends for pavers and stone cap of walls

No discussion was held by the committee in regard to the paver blends and stone caps.

2. Discussion of any other element of the schematic design as presented

- Discuss lighting standards change

Brad M. discussed the lighting standards change from incandescent to LED. HADCO Phillips no longer offers the incandescent option for the lighting fixture approved by the committee. Committee members expressed they wanted a warm toned light and not a blue, cool light. No other discussion was held.

MEETING MINUTES

**Downtown Improvements Project Review Committee Meeting
City of Rockwall
City Council Chambers/Conference Room, City Hall 2nd Floor
December 10, 2013
6:00 p.m.**

Committee Members Present: **Kevin Lefere** **Christi Foster** **Sandi Whitley**
 Carolyn Francisco **Jan Johnson** **Phillip Herbst**
 Cliff Sevier **Carol Crow**

Consultants: **laterra studio** **Hill & Wilkinson**

City of Rockwall: **Robert LaCroix** **Rick Sherer** **Brad Griggs**
 Bethany Golden

Call to Order

- Election of Chairperson and Vice-Chairperson

Carol Crow motioned for Sandi Whitley to serve as Committee Chairperson, Jan Johnson seconded the motion, motion passed unanimously. Christi Foster motioned for Kevin Lefere to serve as Committee Vice Chairperson, Carol Crow seconded the motion, motion passed unanimously.

Discussion Items

1. Discuss schematic design items including:

- Construction activity impact on property owners and businesses

City of Rockwall staff acknowledged the need for easement agreements and will begin formulating necessary documents.

- Preliminary discussion on vertical construction materials

Committee members were able to view a slide presentation with a variety of materials. Committee members preferred brick over stone as well as color contrast opposed to all one color. Committee members used San Marcos as an example of desired overall look and feel.

- Preliminary discussion on horizontal construction materials

Committee members preferred a 60/40 or 70/30 ratio of concrete and stone/pavers. Committee members stated they liked the rock salt finish for the concrete and warm hues such as reds, browns (current color palette downtown) for the pavers.

2. Discuss courthouse plaza design concept

Committee members supported the courthouse plaza design concept urging consultants to be cognizant of their desire for additional parking spaces around the courthouse. Committee members had questions regarding plaza size, types of proposed furnishings as well as types of trees for installation. Design details/specifics will be taken into consideration at a future meeting date.

3. Discuss San Jacinto and Kaufman intersection design concept

Two design options were presented to committee members for their consideration. Committee members supported Option A (relocation of drive-up/drop-off area from current location to a north side location on Kaufman Street) which would provide a pedestrian friendly intersection and correspond with other proposed intersections in the downtown square. Committee members again urged consultants to retain as many parking spaces on San Jacinto and Kaufman Streets as feasibly possible. Rob Dixon (Hill & Wilkinson) expressed concern regarding west bound traffic on Kaufman attempting to enter the proposed drive-up/drop-off area as well as the need to increase the size of the drive-up/drop-off area. Michael Black (laterra studio) stated they would present possible solutions to all concerns raised.

Other Discussion

1. Discussion of any other element of the schematic design as presented

No other discussion was held.