

BRISBANE PLANNING COMMISSION
Action Minutes of July 24, 2014
Regular Meeting

CALL TO ORDER

Chairperson Cunningham called the meeting to order at 6:05 p.m. in front of 5000 Marina Boulevard

ROLL CALL

Present: Commissioners, Do, Cunningham, Munir, and Chairperson Parker
Absent: Commissioner Reinhardt
Staff Present: Community Development Director Swiecki and Senior Planner Johnson

ADOPTION OF AGENDA

Commissioner Do moved to adopt the agenda. The motion was seconded by Commissioner Parker. The motion carried 4-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

WORKSHOP

5000 & 7000 MARINA BLVD: Walking tour and discussion of plans for exterior modifications.

Senior Planner Johnson introduced the topics of the walking tour, the preliminary proposals for renovations to the 5000 and 7000 Marina Boulevard buildings, prior to the finalization of the design plans, for pending design permits for the two properties.

Representatives from the owner's design team (Cameron Bassett of Sentinel Development, Eric Clapp of Westport Capital Partners, Seth Hanley of Design Blitz, et al.) provided a walking tour, first of the exterior of 5000 Marina Boulevard, then of the exterior and interior of 7000 Marina Boulevard.

For 5000 Marina Boulevard the team presented the proposed change of adding windows to the Kalwall on the north side of the building, the proposed changes to the entry sequence to better address settlement and create a more inviting entrance, and an update of the overall color palette. The team pointed out the proposed connections between the

5000 and 7000 Marina Blvd buildings to create a campus-like relationship between these two buildings and thereby enhance their marketability. Commissioner Munir suggested more landscaping plantings to better screen the existing mechanical equipment on the west side of the building and along the foundation edge.

The group then went across the parking lot to 7000 Marina Boulevard and further discussed the preliminary proposal for enhanced connections and improving pedestrian safety through the parking lot, between the two buildings.

At 7000 Marina Boulevard, the tour focused primarily on the proposed changes to the window systems on the south faces of the building, as well as on the entry sequence, roof-top screen and tying the colors and forms of this building to the 5000 Marina Blvd. building. The proposed changes to the window systems were suggested by the team to rationalize the building and better tie the north and south sides of the building, as well as to address maintenance concerns associated with the angled glazing.

The group entered the building, to view both the atrium on the north side and related proposed improvements and the office space on the south-side.

Within the atrium the design team presented their proposal to open up the space to the outdoors by adding doors and a balcony on the north edge of the building.

Within the south-side office space, the design team stressed that the new windows, to replace the angled windows, would provide for better daylighting of the space and enjoyment of views, as well as ease of maintenance.

The Commission asked questions about the size of the proposed windows and the energy improvements for the building. The architect indicated that the new glazing systems would provide for improvements in the energy use, given the current code requirements. Chair Cunningham questioned whether additional landscape improvements might be made to further enhance the outdoor enjoyment of the space around the building. The design team indicated that their intent was to open the atrium to the outdoors with new doors and a balcony and that further changes might then be made by the future tenant, based on their specific needs.

Commissioner Munir expressed his concern over the proposed change to the angled windows systems, indicating that he felt they should be preserved. There was discussion about the character of the building and its past architectural design recognition, but that the purpose of the windows design was to accommodate the specific needs of the original tenant. The applicant suggested the existing design would not meet the needs of the current market for this type of building and posed significant maintenance issues.

There being no members of the public to address the Commission, the Commission closed the workshop.

ITEMS INITIATED BY STAFF

None.

ITEMS INITIATED BY THE COMMISSION

None.

ADJOURNMENT

There being no further business, Commissioner Munir moved and Commissioner Parker seconded to adjourn to the special meeting of August 7th, 2014. The motion carried 4-0 and the meeting adjourned at 7:35 p.m.

Attest:

John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and the City's website at www.brisbaneca.org.