



Ms. Burchett presented revisions for B Block that were the result of the feedback received from the ART in April; whereas paving was changed to brick and clustered planters and benches replaced boulders in areas at Banker Street, Longshore Street, and Mooney Street. John Woods, MKSK, said this squared up the design as a result of the building change.

Ms. Burchett presented proposed spherical, ribbed, dune, and mundo planters of various sizes. She explained that bio-retention areas were changed to typical planters in the plaza space between buildings B1 & B2.

Jeff Tyler encouraged the applicant to be conscious of sustainability given that the Bridge Street District will become a very dense environment. Mr. Tyler said he understands that the bio-retention area is small but when looking at the development as a whole could have a much greater impact on the environment.

Ms. Burchett presented revisions for C Block that were very similar to revisions for B Block but the benches and planters would remain the same as the original approval; there were black tournesol planters and metalco canape benches. Mr. Woods explained the modular benches would be of different shapes with multiple wood options that had not been determined yet. Planters and benches he said would follow the grade change for building C3.

Matt Earman inquired about the sizes for the planters. Mr. Woods said small, medium and large planters would be used and provided a cut-sheet from the manufacturer. Mr. Earman said he likes the modular idea for the benches and the flexibility it provides tenants.

Vince Papsidero asked about the number of planters to be used. Mr. Woods replied the planters would be placed somewhat randomly but there would be a planter-bench relationship. Mr. Papsidero suggested the text should state a reference by example and indicated he likes the variety of materials.

Ms. Burchett said a condition could be written for the minimum number of planters and benches required. Mr. Papsidero added square footage within the pots should be stipulated as a minimum commitment; he indicated the proposal appears sparse. Mr. Woods agreed the new proposal was thinner on plantings but said the space would be equal to the previously proposed green strip area. He said they would honor the green footprint as a minimum commitment.

Ms. Burchett presented the previously proposed bollards and illuminated handrails for the Mews open space to be replaced with a catenary system of lights above, suspended from the adjacent buildings.

Mr. Papsidero inquired about lighting for the screen wall. Mr. Woods stated the lighting for the decorative screen wall would remain the same, identical to the proposal for B Block that was approved. He confirmed the LED lighting would be evenly distributed.

Ms. Burchett asked the ART if it was agreeable to the overall changes proposed. Mr. Papsidero said numbers and spacing should be noted in the plans and that the locations indicated were acceptable.

Donna Goss inquired about maintenance of the planters as she thought it was part of the economic development agreement. Mr. Starr said the planters are on private property so it would not be the City's responsibility to maintain.

Claudia Husak asked if boulders would remain in other areas, to which Mr. Woods answered affirmatively.

Mike Altomare inquired about the height and spacing of the suspended light fixtures to ensure the maneuverability of the ladders on the fire trucks. Mr. Woods said he did not have the exact measurements but could provide them, if necessary.

Aaron Stanford asked if there is a distinction between public and private areas. Mr. Woods explained that 50% of each of the two colors would be used and that the patterns could provide the distinction such as herringbone or a soldier course of bricks but for the most part, the area is open except for patios designated for dining.

The ART indicated the proposal was acceptable as presented but a determination would be made next week after careful analysis by staff. Mr. Starr said this is a critical time because the applicant needs to order the materials and products for the open spaces.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

### **ADMINISTRATIVE**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:29 pm.

As approved by the Administrative Review Team on July 14, 2016.