

MEETING MINUTES

**Downtown Improvements Project Review Committee Meeting
City of Rockwall
City Council Chambers, City Hall 2nd Floor
February 12, 2014
6:00 p.m.**

Committee Members Present: Christi Foster Barb Coleson
Claudette Hatfield Kevin Lefere

Consultants: laterra studio Brad Moulton
Hill & Wilkinson Rob Dixon Mike Smith

City of Rockwall: Robert LaCroix Rick Sherer Tim Tumulty
Bethany Browning Amy Williams John Cranson

Call to Order

Discussion Items

1. Renderings:

- la terra studio presented renderings of the Plaza, Courthouse Plaza and North San Jacinto Street for the committee. Committee members inquired about seat wall colors, reiterating they wanted to see the current downtown color scheme incorporated into the design as well as a "historic" look versus a "contemporary" look. la terra explained those elements were in the plan and that computer generated renderings will not show exact color schemes, etc. The group also expressed concerns with lighting in the Plaza, stating they wanted to see plenty of light in the area. A suggestion for a screening wall or other element at the south end of the Plaza was made by committee members.

2. Construction Schedule:

- Hill & Wilkinson presented the construction schedule to committee members. Hill & Wilkinson discussed San Jacinto Plaza, as it was the phase merchants expressed concerns with. Originally, Hill & Wilkinson had San Jacinto Plaza construction set to begin in October 2014. The merchants located in San Jacinto Plaza were not in favor of construction beginning in October 2014. Hill & Wilkinson stated they could rearrange the construction schedule and perform the work in January 2015. Merchants were in favor of January 2015. Committee members expressed concerns with working in San Jacinto Plaza well into January 2015, as this had construction taking place in the core of downtown over 12 months. Committee members asked Hill & Wilkinson to consider summer of 2014. They stated they could do the work in the summer of 2014, however, the ancillary parking lot at Washington and Fannin would not be complete by summer. The committee asked if they could talk with downtown merchants and get a consensus to start San Jacinto Plaza in the summer of 2014 opposed to January 2015 – without the parking lot completed. Hill & Wilkinson stated they were presenting the schedule to city council on February 17th and would need consensus from the group prior to the meeting.

Meeting adjourned at 7:30PM.

**Downtown Improvements Project Review Committee
City of Rockwall
Mock Design Location, 407 S. Goliad (Parking Area)
June 12, 2014
6:00 p.m.**

Meeting adjourned at 6:40PM.

MEETING MINUTES

Downtown Improvements Project Review Committee

City of Rockwall

385 S. Goliad

September 3, 2014

6:00 p.m.

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| Committee Members Present: | Barb Coleson Sandi Whitley Mike Swiercinsky | Carol Crow Christi Foster | Kevin Lefere |
| Consultants: | <i>laterra studio Hill & Wilkinson</i> | Brad Moulton Rob Dixon | Michael Black |
| City of Rockwall: | Bethany Browning John Cranson Rick Crowley | Amy Williams Robert LaCroix Rick Sherer | Tim Tumulty Brad Griggs |

Call to Order at 6:05PM

Discussion Items

1. Brick pavers/vertical construction materials:

- Brad Griggs opened the meeting and provided a summary of previous meeting minutes and the selection process utilized to choose the current brick paver color palette. Mr. Griggs also presented the color sample board used at previous meetings, which had color percentages posted from the original meeting when colors were first selected by committee members. The original percentages were 45% light iron spot, 45% beige and 10% charcoal. At the mock up meeting in June, the percentages were changed to 50% light iron spot, 40% beige and 10% charcoal.
- Mr. Griggs shared information obtained from *Hill & Wilkinson* regarding brick replacement. The City has purchased all of the brick for the project at a cost of \$175K and the City now owns the brick, it can't be returned. The brick came from the factory mingled in the percentages previously listed. *Hill & Wilkinson* suggested that re-mingling could be problematic from the standpoint of human error in trying to re-mingle bricks on site as well as time/labor involved. The process for selecting, ordering and delivery of new brick pavers is anticipated to take a minimum of 18 weeks. The cost for replacement of bricks and the delay in work comes at a cost of at least \$450K. Mr. Griggs stated the Council is not in favor of delaying the project or spending the funds needed for replacement. In addition the City would have to find a use for the \$175K worth of brick already purchased and delivered.
- Carol Crow asked if red brick color was discussed at the previous meetings. Christi Foster stated that red brick was discussed at previous meetings and committee members specifically asked that red brick not be used in the color palette for brick selection. Christi also stated the committee asked for the "Old Chicago" brick color combination. Ms. Crow stated she was not happy with the brick color, stating it did not look historic and that we would have to live with it for years to come.
- The following discussion took place regarding other options for changing the look of the brick:
 - Sandblasting, different troweling techniques, painting, staining or acid washing the façade of the brick were all mentioned and discussed as possible solutions. Staining or acid washing the bricks were considered the most cost effective methods likely to produce the desired look.

Committee members took a 10 minute field trip to The Londoner to examine the brick façade of that property as a possible solution. Committee members agreed the method used on The Londoner property is not the best method for the downtown bricks. Committee members also discussed the Rockwall County Abstract property located on Summer Lee Drive in Rockwall. *Hill & Wilkinson and latera* will talk with the owner of the Abstract property to determine the method utilized to create their brick appearance. Upon completion of the brick placement, if recommended, the mock up will be used to provide a sample of how the wash or stain would look. A recommendation, if applicable would go to Council for their consideration. .

2. Other Discussion:

- Carol Crow asked about bike racks and where they would be placed. *latera* stated bike racks are included in the plans as fixtures and specific placement options would be explored near the completion of the project. Ms. Crow also inquired about period lighting fixtures and wanted to know if they were chosen. Staff stated the Main Street Advisory Board and Historic Preservation Board both recommended lights, which were an amendment to the code and adopted by Council 3-4 years ago.

No further discussion was held.

Meeting adjourned at 7:15PM