



Architectural Review Committee

Adams Fire Station 572 S. Eton, Birmingham, MI

248.530.1807

Wednesday, March 23, 2016

Meeting called to order at 3:06 p.m.

Present: Larry Bertolini, Scott Bonney, Christopher Longe, Stacy Peterson

City Staff: Joe Valentine, City Manager
Jana Ecker, Planning Director
John Connaughton, Fire Chief
John Donohue, Assistant Fire Chief
Lyle Bigger, Fire Marshall
Joellen Haines, Assistant to the City Manager

Others: Scott Clein
Stuart Jeffares
Robin Boyle
J.C. Cataldo
Casey Leach, Sidock Group
Geroge Kacan, Sidock Group
George Petkoski, Sidock Group
Stacy Peterson, Sidock Group

City Manager Valentine provided an introduction and explained there were three areas of review for the meeting. The first was a review of the needs assessment. Second, was a review of site considerations and the incorporation of the adjoining B1 zoning classification to this parcel. And third was a review of the design considerations. It was noted that all prior comments by the Planning Board has been provided for review at this meeting.

Fire Chief Connaughton gave a Needs Assessment presentation, which included an overview of the need to build a new fire station, current deficiencies in the existing Chesterfield station, and the importance of having more than one means of egress from the station.

Chief Connaughton reviewed the considerations for the site and why the station was located in its current location. This included additional depth on the west side of the property to accommodate the need for the bays in the station and the approach in front of the station similar to the Adams Fire Station. The Chief also noted there is a sewer line that runs through the middle of the property which also lent the station being reconstructed on the west side of the property.

The group discussed the issue of relocating the living quarters to the west side of the building.

The department noted the concerns of having the living quarters so close to Chesterfield with firefighters working 24-hour shifts, with some shifts up to 72 hours, and the need for firefighters to be able to rest when needed; and placing the living quarters so close to the road was viewed as problematic and should be set back from the road as bedrooms are not typically adjoining the sidewalk.

Discussion continued regarding Site Review issues brought up at the Planning Board meetings. George Kocan, Sidock Group, noted that after hearing issues about needing another egress to the building, they opened up a line of egress to Chesterfield on the current design, which made the apron slightly more narrow.

Stacy Peterson, Sidock Group, noted the dumpsters had been moved to the back of the building away from the residential side and were hidden, along with the transformers.

The group discussed the plan for the big open green space next to the proposed new station on the Fairfax side and came up with potential options which may be looked into depending on the progress of the new station. One idea was to turn the space into a Firefighter's Park to honor fire fighters. Another idea was to sell the property. One idea was to enhance the area, as part of a Phase 2 of the Fire Station project once it is completed. One comment was that the open lot looked ridiculous next to the proposed station. Donohue said kids often use the open lot like a park to play football or baseball.

There was discussion about the design considerations by the group. The issue with using translucent panels was discussed as a result of earlier requests to allow in more light and illuminate the upper area of the station. Stuart Jeffares expressed concern with using the Calwall for this purpose and suggested using another type of material. There was a suggestion to make larger or taller windows which go all the way to the ground on the West Elevation, but realized that the design may be limited by the height restriction of the ceiling.

It was recommended that more and larger windows be added to the East Elevation for the lieutenant's office and lounge. Sidock said they will look at the East Elevation and try to articulate the concerns of the group to make the windows bigger. Longe had issue with the divisions of sizes of the windows, feeling it needs more uniformity and done intentionally and not in a confusing and non-coherent way, which is what he feels it currently suggests. Longe also feels the aesthetics of the tower element don't look right; it looks small compared to the size of the building and the doors don't look right. Others in the group suggested the glass tower reminded them of a car dealership, and suggested having a stronger more symmetrical design.

Boyle added comments that there is too much openness to the design for the front of the building, which weakens the design, and suggested having two towers of brick. Clein agreed that he likes the brick towers on each side and the East Elevation is ugly with too much brick; more work needs to be done on the East Elevation.

Longe summed up his concerns by saying there needs to be balance, alignment and symmetry of windows so it looks like one cohesive unit. He suggested the glazing is all over the map and should be cohesive. Peterson said there is an opportunity to revisit this concern.

City Manager Joe Valentine suggested this group meets the first week of April to review a revision to the plan incorporating their comments in anticipation of presenting a revised plan to the Planning Board on April 13th and then to the City Commission on April 25th, 2016.

The meeting was adjourned at 5:30 p.m.