



AIRPORT COMMISSION
AD HOC DESIGN REVIEW COMMITTEE
Airport Conference Room, Palm Springs International Airport
3400 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Wednesday, February 15, 2023 – 9:00 A.M.

ACTION SUMMARY MINUTES

1. CALL TO ORDER:

Committee Chairman Corcoran called the Ad Hoc Design Review Committee meeting to order at 9:00 A.M.

2. POSTING OF AGENDA: Agenda posted on February 9, 2023

3. ROLL CALL:

Committee Members Present: Burke, Corcoran, Feltman, Payne, and Wiseman

Staff Present:

Jeremy Keating, Assistant Airport Director

Victoria Carpenter, Airport Administration Manager

Christina Brown, Airport Executive Administrative Assistant

Others Present:

Pam Brown, Paradies Lagardère Vice President of Business Development

Steven Menefee, Paradies Lagardère Joint Venture Partner

Nick Baker, Smart Design Group, CEO and Creative Director

Neal Sims, Smart Design Group, Commercial Director

Jill Danis, Smart Design Group, Senior Interior Designer

4. ACCEPTANCE OF AGENDA:

No action was taken for the acceptance of the agenda.

5. PUBLIC COMMENTS: None

6. ACTION AND DISCUSSION ITEMS:

6.A Follow-Up Discussion of Facility Design and Food and Beverage Offerings – Paradies Lagardère

Paradies Lagardère Vice President of Business Development Pam Brown presented the updated food and beverage menus, she said that the El Mirasol and Vino Vollo menus were not complete and that the updated menus would be provided to the Committee at a later time, and she noted that she had not provided the kids menus to Airport Administration Manager Carpenter and that she would be providing some examples for the Committee.

Committee Member Feltman thanked the Paradies Lagardère (Paradies) staff for listening to the Committees feedback and for making substantial changes, and he said that he felt that the menus were more well-rounded. In regard to Nine Cities, he asked if it would be possible to offer an egg and cheese sandwich on an English muffin. Ms. Brown with Paradies confirmed that there would be an egg and cheese breakfast sandwich option, and she said that if the breakfast sandwich was listed on a specific bread such as sourdough, the customer could request that the sandwich be on an English muffin. Committee Member Feltman suggested that the egg and cheese sandwich option be offered at each of the food locations, he referred to the low carb bowl on the Vino Vollo all day menu, and he asked if there could be an option with no bacon. Ms. Brown with Paradies noted the request.

Committee Member Burke asked if there was an opportunity to include protein boxes as a lower carb option. Ms. Brown with Paradies said that Committee Member Burke's suggestion for protein boxes was a great idea, and she said that it would be easy to add to their food options. Committee Member Wiseman suggested that Paradies expand their gluten free options at Nine Cities and Trio.

Committee Chairman Corcoran asked if coffee would be available at each of the food locations. Ms. Brown with Paradies confirmed that coffee would be available at each of the food locations. Committee Chairman Corcoran inquired about the timing of the completions for Vino Volo's Phase 1 and 2. Ms. Brown with Paradies noted that they were running into a few practical situations that would require that some things be moved around such as needing to utilize the space where the Half Moon Empanada truck is to be moved to for construction staging space, and she asked if there were any other menu questions before they moved on to Committee Chairman Corcoran's question.

Committee Member Payne inquired about the food that would be locally sourced and organic or non-GMO. Ms. Brown with Paradies said that their bakery items would be locally sourced, she said that she could provide additional information to the Committee at the next meeting, and she noted that some of the larger purveyor's offer local options. Committee Member Feltman asked if Paradies would be offering Pepsi and Coca-Cola products. Ms. Brown with Paradies said that it would come down to what The Marshall Retail Group (MRG) would be offering, and she said that she would look into it.

Smart Designs Group Commercial Director Neal Sims said that their priority sites were Nine Cities and the former Celebrity Bistro space because that space would be their flagship commissary and that they couldn't open their food program without the commissary. He said that they didn't want to close the casual experiences that were currently open in Phase 1 because they would be going into peak season. Mr. Sims said that originally Phase 2 included Trio and Vino Vollo and that Paradies had advised him that they were open to triggering the Vino Vollo project when they were finished with the Coachella Valley Coffee project, and he said that his team needed to have that conversation with the Airport staff because the construction timeline would be from January 2024 to April 2024 which would be in the peak season. Mr. Sims said that they were planning for construction between October and January, and May, and he said that they could possibly bring Vino Vollo forward.

Smart Designs Group CEO and Creative Director Nick Baker noted that the name Bono Bar was only a place holder because the bar was located in the Bono Concourse. He said that on their site tour they had found that there would be some logistical and construction issues with the removal of the existing fountain and that there would need to be some shoring up and some enabling work done to secure the airline offices that were located below the fountain. Mr. Baker reviewed the plans, and he said that he wanted to focus on making the location a showstopper for the airport.

Mr. Baker reviewed layout concept options A, B and C, and the furniture, finishes and material concepts. He said that they were looking at keeping in context with the architecture of the building, to retain the earth tones throughout the project, and to have a form of planting within the zone. Mr. Baker presented four examples of bars that have canopies, and he said that the plan was for the bar to have a canopy.

Committee Member Payne asked Mr. Baker which of the three concept options would be the best option for displaying local events, and he said that he would like to see automated seating, ordering, and payment. Mr. Sims said that they were big believers in sense of place, and he said that they really wanted to find a way to activate the zone where El Mirasol and Coachella Coffee would be located as an event zone. Ms. Baker explained that there could be limitations on how much automation could be implemented because alcohol would be served. Ms. Brown with Paradies said that they could possibly add the types of technologies that they are currently utilizing in the retail stores to the food locations that do not have alcohol. Ms. Carpenter asked if the technology could be used at the bar if the Airport had a stadium liquor license. Ms. Brown with Paradies said that even with a stadium liquor license, the staff would still be required to check I.D.'s. Committee Member Feltman asked for confirmation that the liquor license is governed by the State of California's Alcoholic Beverage Control (ABC). Ms. Brown with Paradies confirmed that it is State licensing by space. Mr. Sims explained that the benefit of having a stadium liquor license would be that the entire airport could be activated for alcohol sales, and the passengers would not have to stay in a controlled zone.

Committee Member Feltman asked if the sale of alcohol was the reason why there was a maze of metal railing around Half Moon Empanadas. Ms. Carpenter confirmed that the contained area was required because of the sale of alcohol out of Half Moon Empanadas. Committee Member Feltman asked if a stadium liquor license would eliminate the requirement for a contained area. Ms. Carpenter said that a stadium liquor license would eliminate the requirement, and she said that the Airport staff would be meeting with Paradies and the Police Department to discuss the possibility of the Airport applying for a stadium license. Committee Member Feltman said that he would prefer discontinuing alcohol sales out of Half Moon Empanadas versus having the containment area. Ms. Carpenter explained that Half Moon Empanadas would be moving to the 2nd floor of the Bono Concourse and that the metal railing would not be required in the new location. Committee Member Feltman said that he would like to see sketches for that area, he urged Paradies to have unique and visual plantings, and he said that he would be providing pictures of the plantings at the downtown restaurant Clandestino because they have created an experience with their plants.

Ms. Carpenter noted that the reflection pool was under the protection of historic preservation. Mr. Baker said that the gardens and the landscaping was not protected, and the pergola over the structure was also protected. Mr. Sims noted that the Paradies lease line ended at the concessions side of the reflecting pool and that they would have to come to an agreement with the Airport to activate the area that they think would benefit the Airport the most.

Committee Chairman Corcoran inquired about round versus square for the bar design. Mr. Baker said that round would be a nightmare from an equipment perspective and that, ascetically, round was more approachable. He said that he would probably go with a squarer profile and radius the corners to make it more approachable. Committee Chairman Corcoran said that he would like to see an initiative be taken with the Airport Commission and possibly PS Resorts to receive input on the name of the bar. Ms. Carpenter said that she would need to consult with the City Attorney. Committee Member Burke said that Visit Greater Palm Springs would also be available to provide feedback on the name. Ms. Brown with Paradies explained to the Committee that they need to keep in mind that there are broad trademarks and liquor licensing requirements that would need to be considered when choosing a name.

Mr. Baker said that they would be visualizing the design and that the naming of the bar would take more time, and he asked if the Committee was satisfied with the direction of the design that had been presented to the Committee. Committee Chairman Corcoran said that he was satisfied with the design, he said that he was thrilled that there would be 70 seats, and he said that he wanted to make sure the Airport Commission gives their input on the name since the bar would be an important space. He noted that there had been excitement about activating around local events within the bar space and that while Mr. Sims' idea to activate the space in front of El Mirasol was interesting as well, he asked if there was an opportunity to use the canopy

space above the bar to activate local events on a monthly basis. Mr. Baker said that there was an opportunity and that they had been thinking about projecting images onto the Airport's existing tensile structures to create atmosphere.

Committee Member Feltman asked that the Paradies team keep in mind that not all passengers are going to the Bono Concourse. Mr. Sims said that that is why he would also like to activate the zone in front of El Mirasol. Committee Chairman Corcoran said that the Committee would like to see more on Mr. Sims' activation zone concept. Ms. Brown with Paradies said that they really want to develop an area where microbusinesses can come in during festivals and events and that there would be a temporary unit available to serve that purpose. Mr. Baker said that they would be visualizing both areas for the Committee.

Committee Chairman Corcoran referred to Mr. Sims' comment about the activation zone being outside of Paradies' lease line, and he asked if the Airport would have an issue with Paradies activating the area. Ms. Carpenter said that the Airport would not have an issue with Paradies activating the zone that is outside of their lease line. Committee Chairman Corcoran said that he believed that it was a great idea and that he would like to see all concepts as a follow-up.

Committee Member Payne referred to layout concept options A, B, and C, and he asked Mr. Baker which option he preferred. Mr. Baker said that he preferred option A because it was more integrated. Committee Member Wiseman asked if a portion of the bar counter would be lowered for passengers that are in wheelchairs. Mr. Baker said that 5% of all seating needs to be for ADA seating, and he confirmed that there would be a lower area at the bar for handicapped passengers. Commissioner Wiseman suggested that the lowered portion of the bar shouldn't be located at the edge of the bar. Mr. Baker said that they would layout the space based on the Committee's feedback and that they would be providing a 3-D model and renderings. Ms. Brown with Paradies said she needed to leave the meeting and that she would be preparing the finalized menus and kids menus.

Ms. Carpenter reported that the Airport staff was holding weekly meetings with Paradies, MRG, and City Planning, Engineering, Building, and Sustainability staff to keep the projects moving forward. Committee Member Payne asked if there was a project schedule. Assistant Airport Director Keating explained that there were a significant number of moving parts on the schedule, and he said that Mr. Sims was working on preparing a master schedule. Mr. Sims said that he would be integrating the MRG schedule, he would align what Paradies has for approval processes, he would map the schedule out for 30, 60, 90, and 100-day permit, construction start, and opening dates for every single unit, and then the schedule would be reviewed with the Airport staff to make sure that there wouldn't be too much disruption in one zone.

He said that he was hoping to have the process completed with a week to ten days and that he also needed to take into consideration the other Airport capital projects that would be ongoing. Mr. Sims said that he would be providing the visual key dates and key milestones that could be shared.

Ms. Carpenter referred to the question that Committee Member Payne had submitted about Paradies sustainability plan, and she said that Ms. Brown with Paradies had advised her that they had hired a corporate sustainability resource officer that would be coming to the Airport for a site inspection in April, and a sustainability plan would be put in place. Committee Member Payne asked if there was an overall sustainability plan for the full project. Assistant Airport Director Keating said that the concessionaires have committed to being sustainable and that the City's Sustainability Department would be included in the process. Committee Member Payne said that he wanted a single page to be prepared on the sustainability plan. Mr. Sims said that their sustainability notes were included in the RFP documents. Committee Member Payne inquired about the standards that they conform to. Mr. Sims said that they conform to the City's standards and they always go above and beyond those standards because of their equipment choices.

Committee Member Feltman exited the meeting at 10:26 a.m., and Committee Member Burke exited the meeting at 10:35 a.m.

Ms. Carpenter said that in regard to landside food and beverage offerings, Ms. Brown with Paradies had advised her that Paradies was working on providing a Grab App that would allow people that are landside to order from the Grab App, and a Paradies staff member would deliver the order to a landside location. Commissioner Payne asked if a landside customer would be able to order everything that is available post security. Ms. Carpenter confirmed that everything except for alcohol would be available.

Ms. Carpenter said that Deputy Director of Aviation, Marketing and Air Service Meier was working with Lamar to remove or relocate four advertising displays. Ms. Carpenter referred to the question about flipping the locations for El Mirasol and Coachella Valley Coffee, and she explained that with the current configuration El Mirasol's kitchen would be located within close proximity, and if the two businesses were to switch locations, El Mirasol would no longer have immediate access to their kitchen. Mr. Sims said that switching the locations would interfere with efficiencies and quality of food, and he said that it would also affect the bar component of the concept. He said that they were looking into ways to give better access to Coachella Valley Coffee and that it really comes down to signage, destination, and reshaping the landscaping around the reflection pool.

Committee Chairman Corcoran said that it would be his preference to move Vino Vollo into Phase 1. Mr. Sims explained that they had chosen to work on the zone that would

include the commissary because without the commissary the only thing that would be open from October to January would be Half Moon Empanadas.

Committee Chairman Corcoran said that he believed that the busiest part of the season was in January, he said that if Paradies could get both locations open by January, the Airport could make it work by promoting the projects correctly to the community, and he said that he believed that there were advantages to getting it all done at once. Mr. Keating asked if a temporary coffee kiosk could be setup. Mr. Sims said that Half Moon Empanadas offers coffee, and he said that he couldn't speak on behalf of Paradies about adding a second coffee kiosk which would be an investment of \$200,000. He said that from the design and construction side, it would be better for them to get it all projects done at the same time, and he said that they could not make that decision for the Airport in terms of the guest experience dropping from October to January. Committee Member Payne inquired about what had driven Vino Vollo to Phase 2. Mr. Sims explained that the Airport had made it clear that the former Celebrity Bistro site and the fountain were the priority and that they had based the phasing on that, and he reiterated the importance of getting the commissary up and running.

Mr. Sims said that they could move Vino Vollo alongside the build out of El Mirasol and Coachella Valley Coffee if the Airport was agreeable or they could start Vino Vollo as soon as El Mirasol and Coachella Valley were open which means that the construction would take place between January and April. Mr. Keating suggested that it may not matter if there is construction during the busy season if El Mirasol is open. Committee Chairman Corcoran said that he was suggesting that El Mirasol, Coachella Valley Coffee, and Vino Vollo should be constructed at the same time. Mr. Keating said that the Airport staff would have to discuss Committee Chairman Corcoran's suggestion with Paradies because he wasn't sure if it was in their proposal to add a temporary coffee kiosk. Committee Chairman Corcoran said that the temporary coffee kiosk was an easier thing to fix, he said that the Airport would need to communicate to the community that the Airport would be working on the concession projects, and he said that he believed that people would be excited to see that the Airport was making progress instead of having a construction project for eight months. Mr. Keating said that the Airport staff would discuss Committee Chairman Corcoran's suggestion with Paradies. Mr. Baker stressed that it was very important for the commissary to be completed in Phase 1.

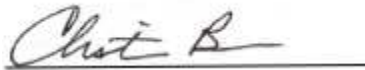
Committee Member Wiseman said that while the advantage of getting the projects done all at once, it was important to weigh-in the risks of a project delay. Committee Chairman Corcoran inquired about the risks of a project delay. Mr. Baker said that the construction industry was sensitive at this time and that there was a shortage of trades and subtrades, and he said that it was getting better, but there was still a risk. Committee Member Wiseman noted that hiring staff could also be risky and that it was important for the Committee to have a good understanding of the situation. Committee Chairman Corcoran asked Mr. Sims to create a schedule to see what the implications could be if they put all of the projects in Phase 1.

Committee Chairman Corcoran summarized the follow-up items for the next committee meeting as follows: a) The Committee would be working with the Airport staff to come up for a name for the bar; b) The Smart Design Group team would be bringing back all designs for the Committee to review, including a layout of the protected and non-protected areas; c) The Paradies team would be providing the finalized menus, including the kids menus; and d) Committee Member Feltman would be providing pictures for landscaping ideas.

7. ADJOURNMENT:

ACTION: Motion to adjourn. **Moved by Committee Chairman Corcoran and seconded by Committee Member Payne and unanimously approved noting the absence of Committee Members Burke and Feltman.**

The Airport Ad Hoc Design Review Committee Meeting adjourned at 10:58 A.M.



Christina Brown

Executive Administrative Assistant

APPROVED BY AD HOC DESIGN REVIEW COMMITTEE: 03/07/2023