



**AIRPORT COMMISSION
AD HOC DESIGN REVIEW COMMITTEE**

Tuesday, March 7, 2023 – 4:00 P.M.

ACTION SUMMARY MINUTES

1. CALL TO ORDER:

Committee Chairman Corcoran called the Ad Hoc Design Review Committee meeting to order at 4:00 P.M. The meeting was held via videoconference.

2. POSTING OF AGENDA: Posted on March 2, 2023.

3. ROLL CALL:

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

Committee Members Absent: Burke

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

Bill Bolin, Paradies Lagardère Regional Director, Dining West Region

Nick Baker, Smart Design Group, CEO and Creative Director

Scott Andrews, Smart Design Group, Senior Project Manager

4. ACCEPTANCE OF AGENDA:

ACTION: Accept the agenda as presented. **Moved by Committee Member Payne and seconded by Committee Member Wiseman and unanimously approved noting the absence of Committee Member Burke.**

5. PUBLIC COMMENTS: None

6. APPROVAL OF MINUTES:

ACTION: Approve the minutes of the Noise Committee meeting held on February 15, 2023. **Moved by Committee Member Payne, seconded by Committee Member**

Wiseman and unanimously approved noting the absence of Committee Member Burke.

7. DISCUSSION AND ACTION ITEMS:

7.A Follow-up Discussion of Facility Design and Food and Beverage Offerings – Paradies Lagardère

Airport Administration Manager Carpenter said that the Committee would be picking back up on the Bono Bar discussion, there would be a quick update on sustainability, and the Airport's Wi-Fi. Smart Design Group, CEO and Creative Director Nick Baker reported that his team had increased the size of the bar unit as much as they could without interfering with the thoroughfare and gate hold rooms, and he reviewed two bar design options. Mr. Baker also reviewed two design options for a centralized bar sphere that would hold the necessary structure services, he provided examples for projecting media on the centralized bar sphere, and he noted that the media could also be projected onto the existing tensile canopies.

Committee Member Wiseman said that he liked the direction of the bar design, and he suggested combining the projection of the media onto the centralized bar sphere and the tensile canopy, he said that he wasn't in favor of the accessible counter being located at the front entrance of the bar, and he said that he was in favor of the Arconas seating for the outside seating of the bar.

Committee Member Payne asked if there was a way to connect people with the projected media events. Mr. Baker said that the Airport or Paradies Lagardère (Paradies) could make the connection through a mobile application system. Committee Member Payne inquired about there being sufficient Wi-Fi availability. Mr. Baker said that there would be collective collaborations to ensure sufficient W-Fi service at the bar.

Paradies Lagardère Vice President of Business Development Pam Brown asked if staff would be providing the content and schedule for the projected media. Ms. Carpenter said that it would be the Airport staff's responsibility to work with Paradies on the content and schedule for the projected media.

Committee Member Feltman asked if hybrid ordering with tablets would be available at the bar. Mr. Baker explained that hybrid ordering with tablets was being phased out because there were too many problems with the system and that ordering through a QR code with a mobile device was the most current hybrid method for ordering, and he explained that initial orders couldn't be placed by mobile device because of age verification requirements for alcohol service.

Committee Member Wiseman inquired about the material of the centralized bar sphere. Mr. Baker said that the structure of the centralized bar sphere could be made

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of aluminum or steel and a mesh, tensile fabric, or sheet metal could be applied to the structure. Committee Member Wiseman said that he would prefer sheet metal since it would be easier to project onto sheet metal. Mr. Baker said that sheet metal was also his preference.

Committee Chairman Corcoran said that he was also in favor of the rendering of the centralized bar sphere with the sheet metal applied to the structure, he said that he thought it was a great idea to also project the media onto the existing tensile canopies, and he said that he agreed with Committee Member Wiseman in regard to not being in favor of the accessible counter being located at the front entrance of the bar. Committee Chairman Corcoran asked for confirmation that there would be a total of 70 seats for the bar. Mr. Baker said that there would be 70 public seats, and 55 seats at the bar, he said that his team would move the location of the ADA seating, and he noted that there could be some challenges with projecting onto the existing tensile canopies during the day. Committee Chairman Corcoran said that from the comments received from the Committee, the Paradies team should move forward with the second rendering option. A summary of the suggested bar names was presented to the Committee, and the Committee chose to name the bar Cactus to Clouds. Ms. Brown said that she would confirm that there wouldn't be a trademark issue.

Smart Design Group, Senior Project Manager Scott Andrews reviewed the planning phase and buildout schedule. Committee Chairman Corcoran inquired about the possibility of moving Vino Volo to Phase 1 which would allow for both the food and beverage projects to be done at the same time so that construction wouldn't have to be extended out for a year. Ms. Brown voiced her concerns about affecting the customer experience and the Airport tenants, the limited space available for staging, the unknown circumstances such as asbestos which could slow construction down, and the uncertainty of being able to hire enough contractors for the construction and to have enough staff to manage the construction. Ms. Brown said that she would strongly discourage moving Vino Volo to Phase 1. Paradies Lagardère Regional Director, Dining West Region Bill Bolin said that staff would have to be laid off if Vino Volo was moved to Phase 1, and he said that if there were to be a construction delay, Santa Rosa would be the only restaurant open. Committee Chairman Corcoran agreed to keeping Vino Volo in Phase 2.

Committee Member Payne asked if the planning phase and buildout schedule was a draft schedule. Mr. Baker said that the planning phase and buildout schedule was a draft schedule, he said that his team would be meeting with the City Planning staff on the following day and that they were hoping to have a clearer understanding of the schedule over the next couple of weeks, and he reiterated that the current construction market could be a challenge.

Committee Member Feltman said that he had voiced his concern with the lack of signage for the food and beverages that were being offered at Half Moon Empanadas, and he asked if the issue had been fixed. Mr. Bolin said that two digital menu boards had been placed at Half Moon Empanadas. Committee Member Feltman urged Paradies to make sure that the food offerings and prices were clearly presented at the

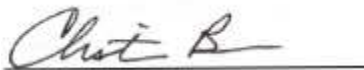
future temporary locations, and he inquired about when the Committee would be receiving the revised menus. Ms. Carpenter said she would be sending the Committee the revised menus after the meeting. Committee Member Feltman voiced his concern about the Airport's Wi-Fi issues being addressed for the concessionaires and not for the Airport in general. Ms. Carpenter said that staff had met with the IT Department, and the IT Department was working on providing a better Wi-Fi infrastructure for the Airport passengers.

Committee Member Wiseman suggested that the Marshall Retail Group should place the ice cream and coffee truck near the Regional Concourse during Phase 1, and then it could be relocated near Vino Volo for Phase 2. Committee Chairman Corcoran noted that moving forward, staff would be providing concession updates at the Airport Commission meetings, and if anything were to come up that would impact the customer experience, staff would reconvene the Committee to problem solve any issues.

8. COMMITTEE MEMBERS REPORTS AND REQUESTS: None

9. ADJOURNMENT:

The Airport Ad Hoc Design Review Committee Meeting adjourned at 5:11 P.M.



Christina Brown
Executive Administrative Assistant

APPROVED BY AD HOC DESIGN REVIEW COMMITTEE: 02/13/2024