

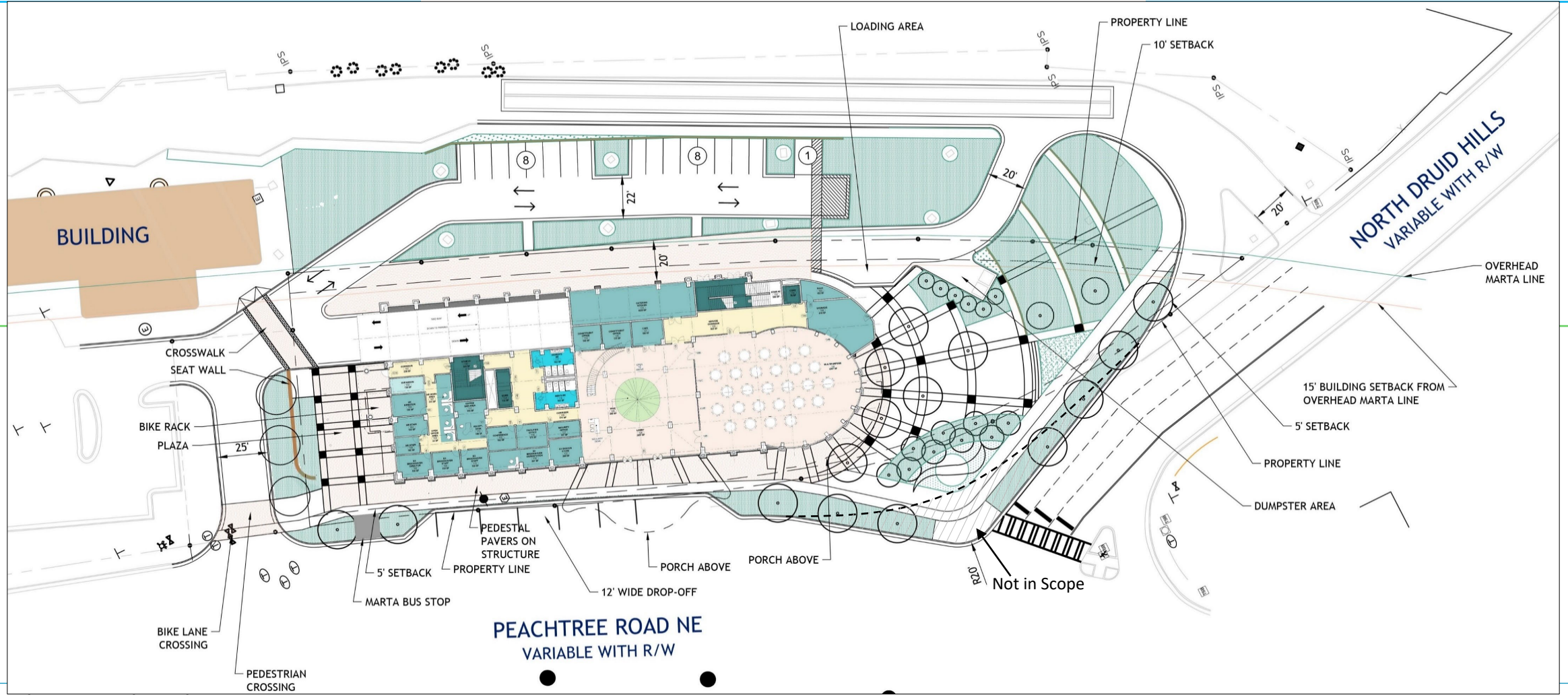
# BROOKHAVEN CITY HALL

Schematic Design Massing and  
Layout Document. 01/24/2023



# BROOKHAVEN CITY HALL

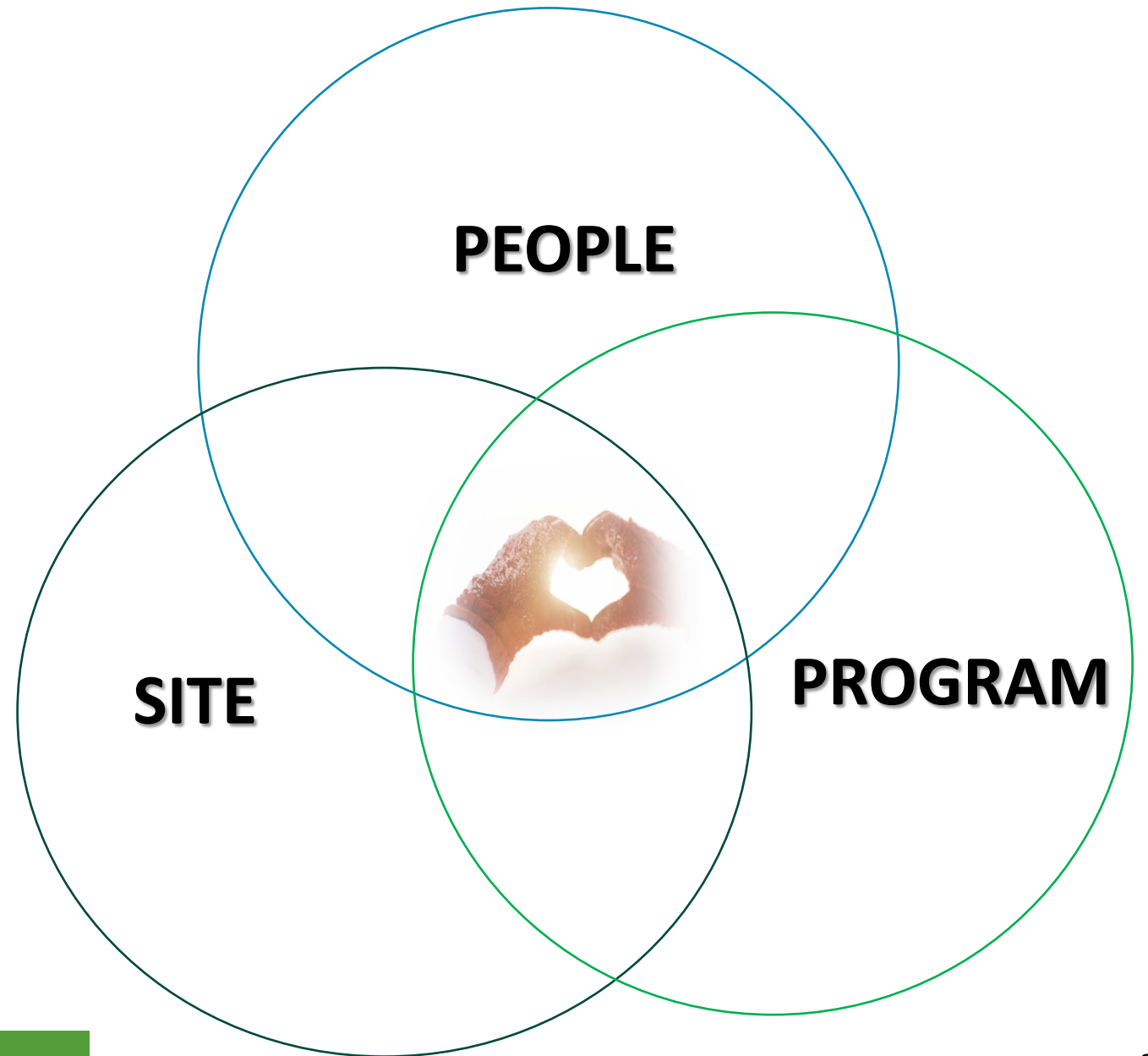
Schematic Design Massing and



Landscape Sketch

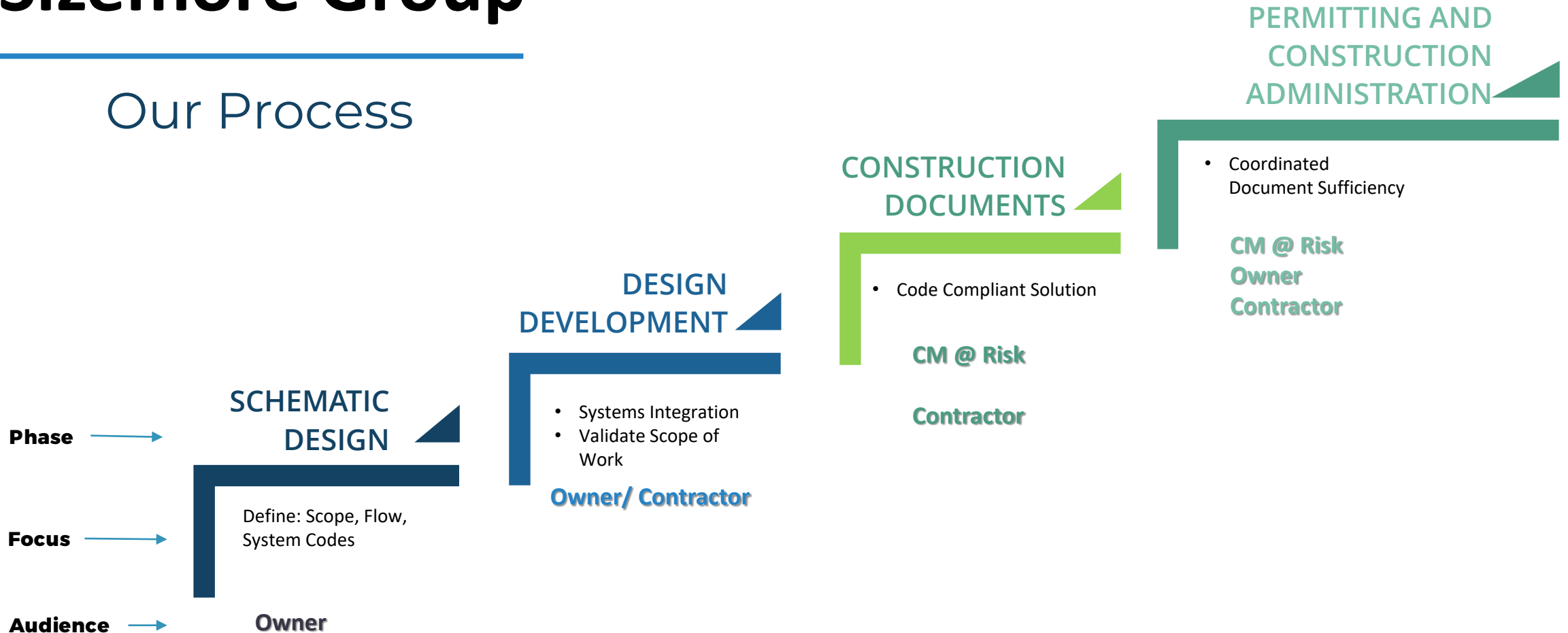


**WE** are creating  
the **HEART** of  
Brookhaven



# The Sizemore Group

## Our Process



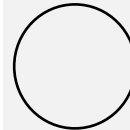
# WHERE WE WERE



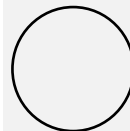
**SCHEMATIC DESIGN  
CHARETTE**



**SCHEMATIC PRICING**



**APPROVE SCHEMATIC DESIGN  
AND BUDGET AND SCOPE**



**PROCEED TO DESIGN  
DEVELOPMENT**

# Key Outcomes

from

**PUBLIC**

**ENGAGEMENT**

Interviews

Key outcomes at Schematic Level

- A design reflecting Brookhaven
- Need for Green Space (WELL)
- Access to Daylight (sustainable)
- Everyone feels welcome

# LEED Checklist

| Y   | ?         | N         |        |   |                             |
|---|-----------|-----------|--------|---|-----------------------------|
| 1   |           |           | Credit | Integrative Process                             | 1                           |
| <b>8</b>  | <b>19</b> | <b>5</b>  |        | <b>Location and Transportation</b>              | <b>16</b>                   |
|   | 16        |           | Credit | LEED for Neighborhood Development Location      | 16                          |
| 1   |           |           | Credit | Sensitive Land Protection                       | 1                           |
| 2   |           |           | Credit | High Priority Site and Equitable Development    | 2                           |
|   | 3         | 2         | Credit | Surrounding Density and Diverse Uses            | 5                           |
| 2   |           | 3         | Credit | Access to Quality Transit                       | 5                           |
| 1   |           |           | Credit | Bicycle Facilities                              | 1                           |
| 1   |           |           | Credit | Reduced Parking Footprint                       | 1                           |
| 1   |           |           | Credit | Electric Vehicles                               | 1                           |
| <b>5</b>  | <b>4</b>  | <b>0</b>  |        | <b>Sustainable Sites</b>                        | <b>10</b>                   |
| Y   |           |           | Prereq | Construction Activity Pollution Prevention      | Required                    |
| 1   |           |           | Credit | Site Assessment                                 | 1                           |
| 1   | 1         |           | Credit | Protect or Restore Habitat                      | 2                           |
| 1   |           |           | Credit | Open Space                                      | 1                           |
| 1   | 2         |           | Credit | Rainwater Management                            | 3                           |
| 2   |           |           | Credit | Heat Island Reduction                           | 2                           |
|   |           |           | Credit | Light Pollution Reduction                       | 1                           |
| <b>8</b>  | <b>0</b>  | <b>3</b>  |        | <b>Water Efficiency</b>                         | <b>11</b>                   |
| Y   |           |           | Prereq | Outdoor Water Use Reduction                     | Required                    |
| Y   |           |           | Prereq | Indoor Water Use Reduction                      | Required                    |
| Y   |           |           | Prereq | Building-Level Water Metering                   | Required                    |
| 1   |           | 1         | Credit | Outdoor Water Use Reduction                     | 2                           |
| 6   |           |           | Credit | Indoor Water Use Reduction                      | 6                           |
|   |           | 2         | Credit | Optimize Process Water Use                      | 2                           |
| 1   |           |           | Credit | Water Metering                                  | 1                           |
| <b>12</b>   | <b>11</b> | <b>10</b> |        | <b>Energy and Atmosphere</b>                    | <b>33</b>                   |
| Y   |           |           | Prereq | Fundamental Commissioning and Verification      | Required                    |
| Y   |           |           | Prereq | Minimum Energy Performance                      | Required                    |
| Y   |           |           | Prereq | Building-Level Energy Metering                  | Required                    |
| Y   |           |           | Prereq | Fundamental Refrigerant Management              | Required                    |
|   | 6         |           | Credit | Enhanced Commissioning                          | 6                           |
| 9   | 4         | 5         | Credit | Optimize Energy Performance                     | 18                          |
| 1   |           |           | Credit | Advanced Energy Metering                        | 1                           |
| 2   |           |           | Credit | Grid Harmonization                              | 2                           |
|   |           | 5         | Credit | Renewable Energy                                | 5                           |
| 1   |           |           | Credit | Enhanced Refrigerant Management                 | 1                           |
| <b>6</b>  | <b>7</b>  | <b>0</b>  |        | <b>Materials and Resources</b>                  | <b>13</b>                   |
| Y   |           |           | Prereq | Storage and Collection of Recyclables           | Required                    |
| 1   | 4         |           | Credit | Building Life-Cycle Impact Reduction            | 5                           |
| 1   | 1         |           | Credit | Environmental Product Declarations              | 2                           |
| 2   |           |           | Credit | Sourcing of Raw Materials                       | 2                           |
| 1   | 1         |           | Credit | Material Ingredients                            | 2                           |
| 1   | 1         |           | Credit | Construction and Demolition Waste Management    | 2                           |
| <b>17</b>   | <b>1</b>  | <b>0</b>  |        | <b>Indoor Environmental Quality</b>             | <b>16</b>                   |
| Y   |           |           | Prereq | Minimum Indoor Air Quality Performance          | Required                    |
| Y   |           |           | Prereq | Environmental Tobacco Smoke Control             | Required                    |
| 2   |           |           | Credit | Enhanced Indoor Air Quality Strategies          | 2                           |
| 5   |           |           | Credit | Low-Emitting Materials                          | 3                           |
| 1   |           |           | Credit | Construction Indoor Air Quality Management Plan | 1                           |
| 1   | 1         |           | Credit | Indoor Air Quality Assessment                   | 2                           |
| 1   |           |           | Credit | Thermal Comfort                                 | 1                           |
| 2   |           |           | Credit | Interior Lighting                               | 2                           |
| 3   |           |           | Credit | Daylight  | 3                           |
| 1   |           |           | Credit | Quality Views                                   | 1                           |
| 1   |           |           | Credit | Acoustic Performance                            | 1                           |
| <b>3</b>  | <b>0</b>  | <b>0</b>  |        | <b>Innovation</b>                               | <b>6</b>                    |
| 2   |           |           | Credit | Innovation                                      | 5                           |
| 1   |           |           | Credit | LEED Accredited Professional                    | 1                           |
| <b>0</b>  | <b>0</b>  | <b>0</b>  |        | <b>Regional Priority</b>                        | <b>4</b>                    |
|   |           |           | Credit | Regional Priority: Specific Credit              | 1                           |
|   |           |           | Credit | Regional Priority: Specific Credit              | 1                           |
|   |           |           | Credit | Regional Priority: Specific Credit              | 1                           |
|   |           |           | Credit | Regional Priority: Specific Credit              | 1                           |
| <b>60</b>   | <b>42</b> | <b>18</b> |        | <b>TOTALS</b>                                   | <b>Possible Points: 110</b> |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 90 points |           |           |        |   |                             |



BRANDED GATEWAY SCULPTURE



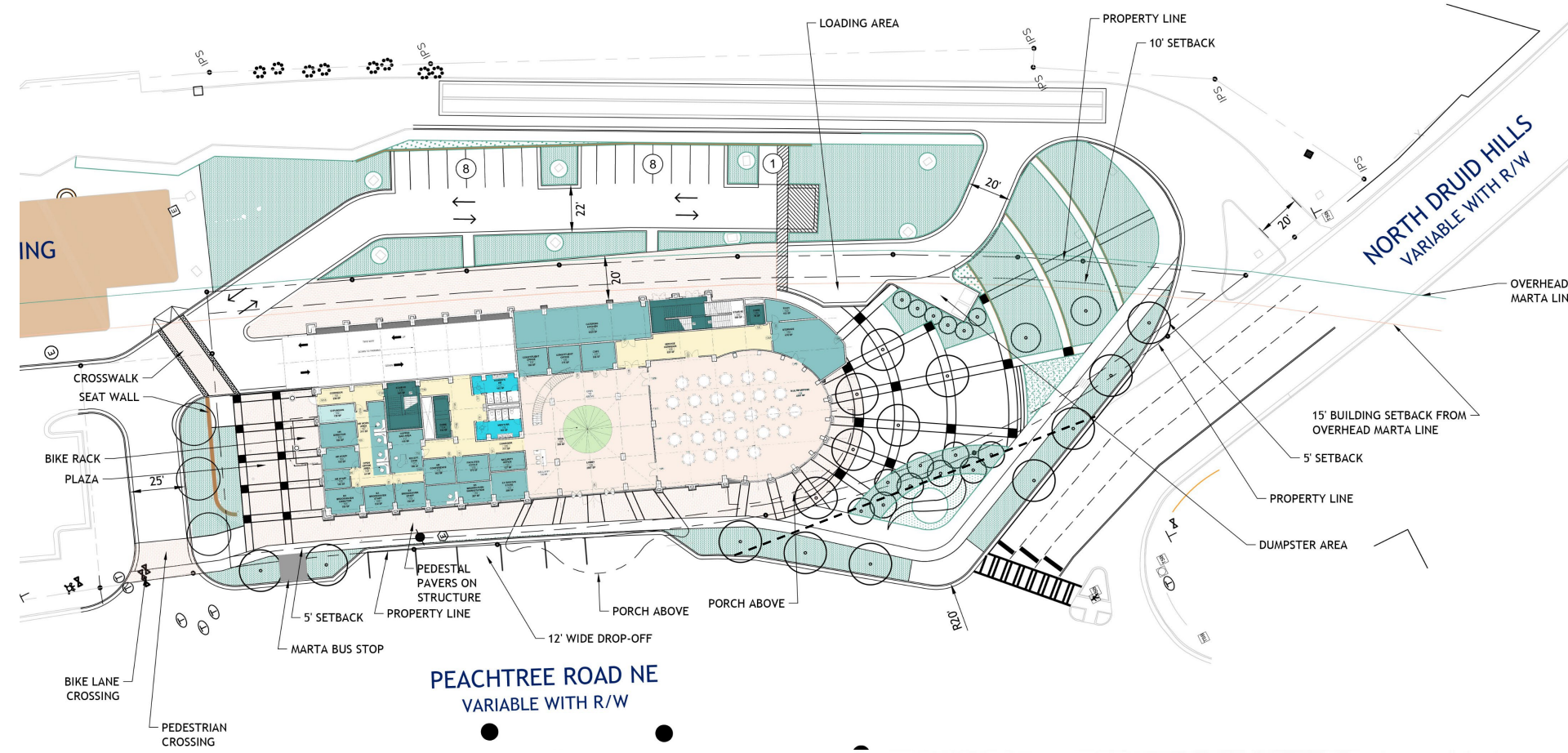
STREETSCAPE: (DECORATIVE MATERIALS, DELINEATED BIKE LANE, SHADE TREES, WIDE LANDSCAPE STRIPS



PLAZA PAVING: DECORATIVE MATERIALS ON BUILDING GRID PATTERNS, SCULPTURE SEATING, SHADE TREES



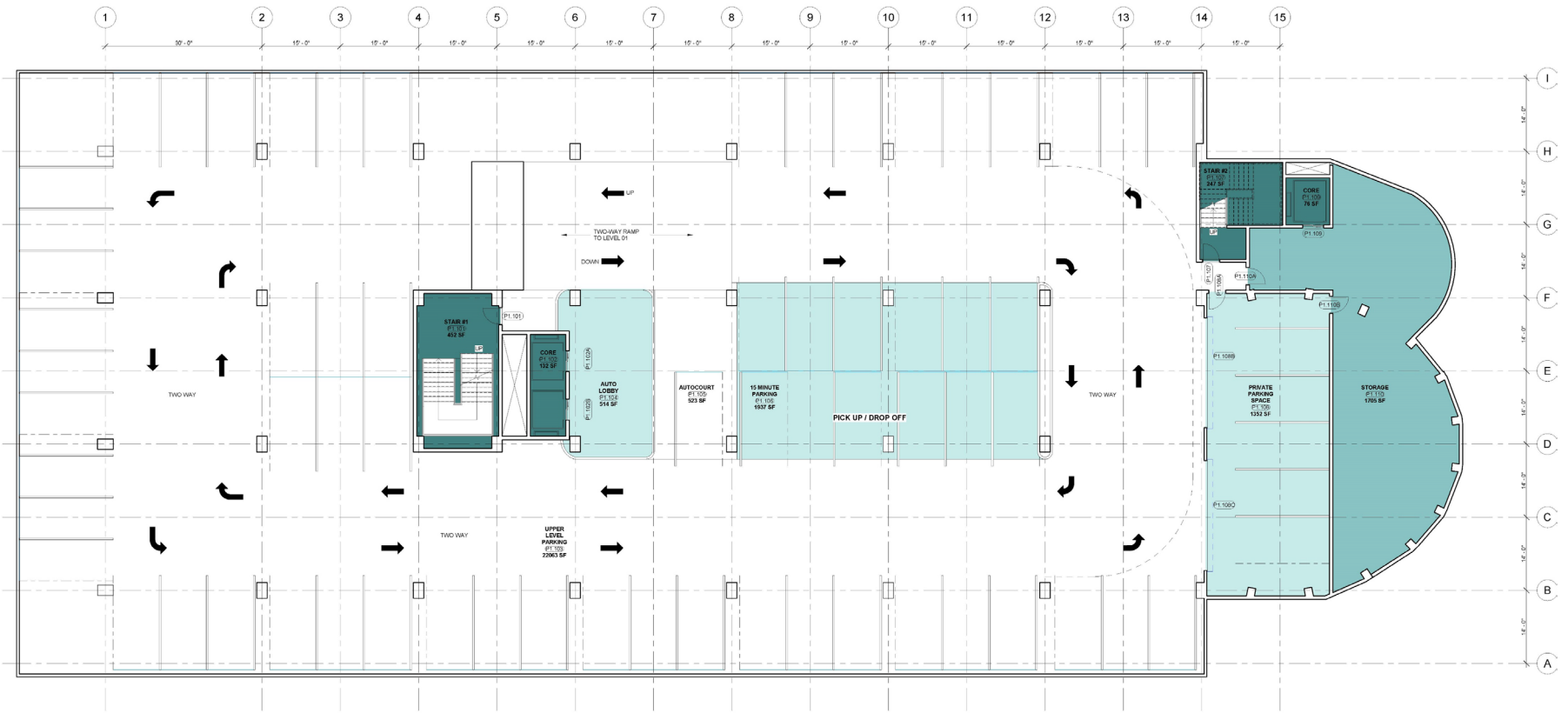
UNDERLINE IN MIAMI CASE STUDY EXAMPLE



SCULPTURE GARDEN UNDER TRANSIT TRACKS



# Parking Level



BASEMENT 1 – 68 CAR PARKS

ON SURFACE – 16 CAR PARKS

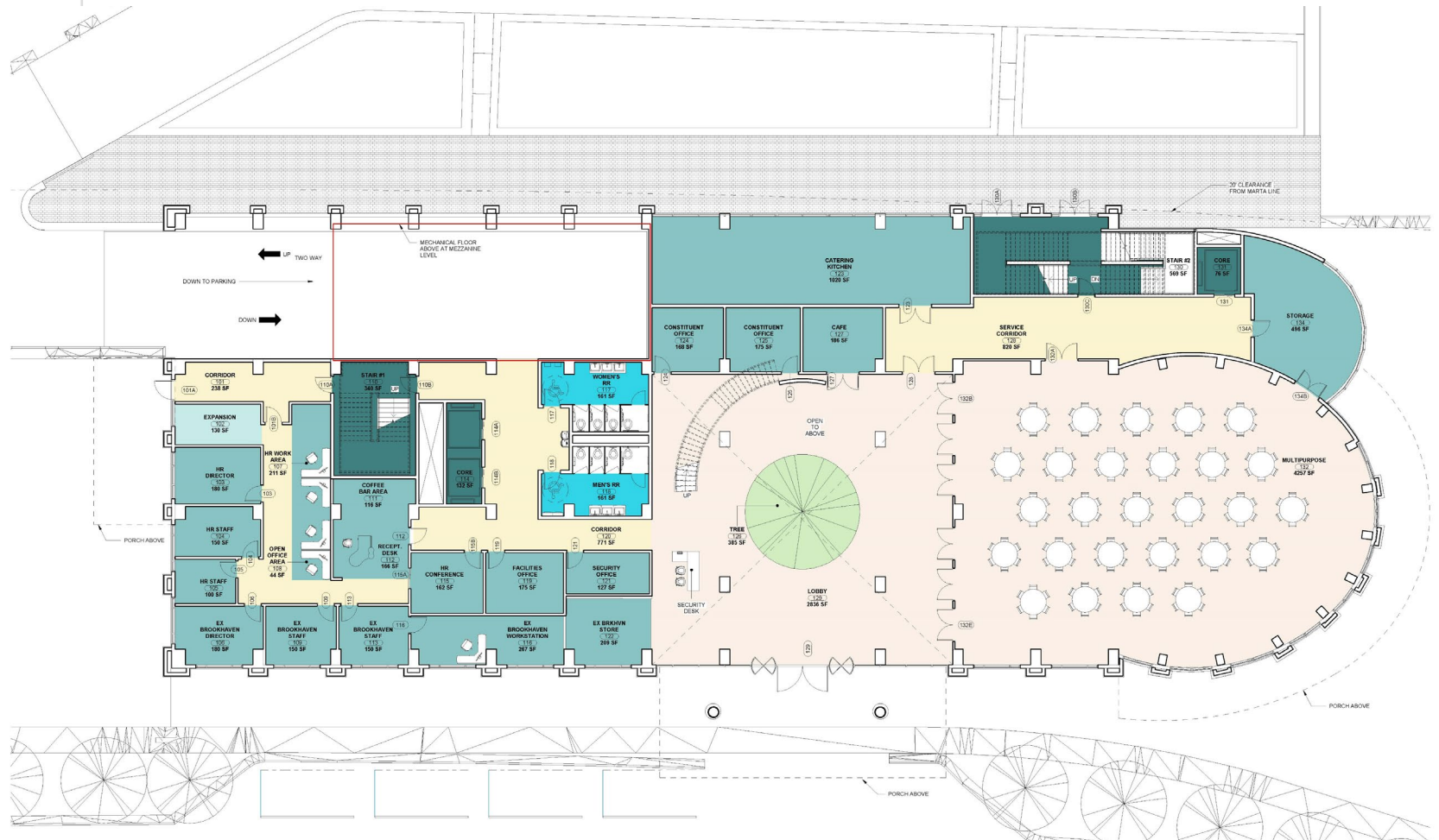
- 10 Mins. DROP OFF CAR PARK = 16

- BIKE / MIXED MOBILITY PARKING

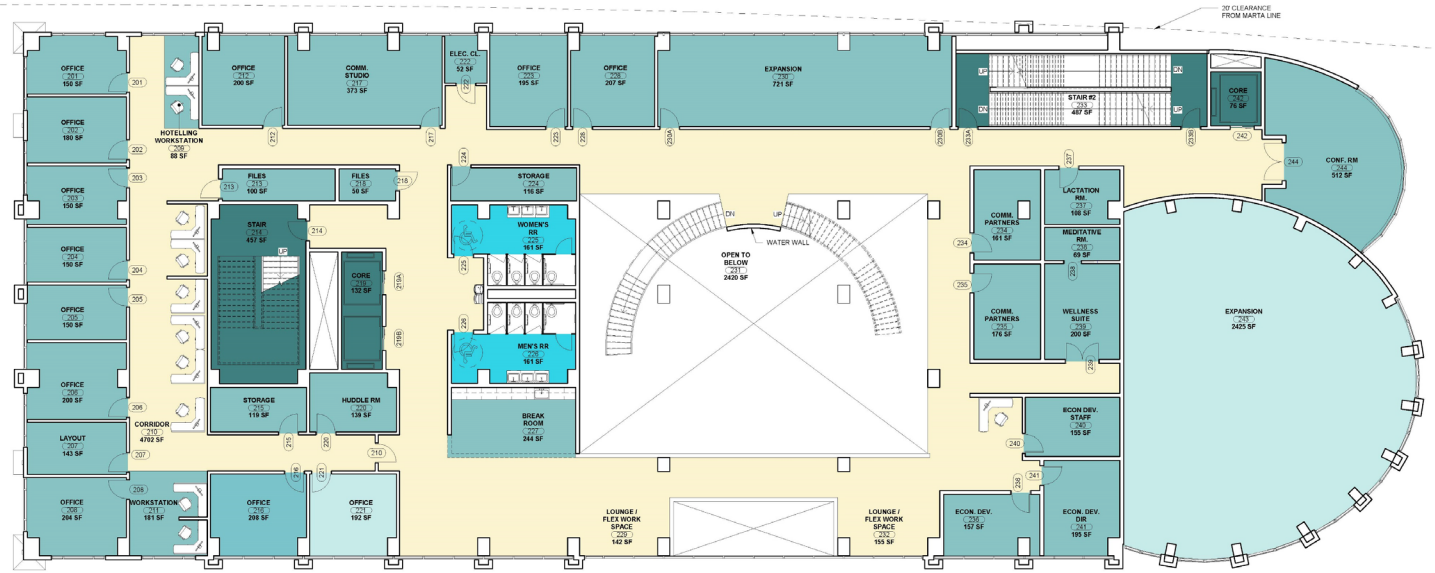
TOTAL – **100 CAR PARKS**



# First Level

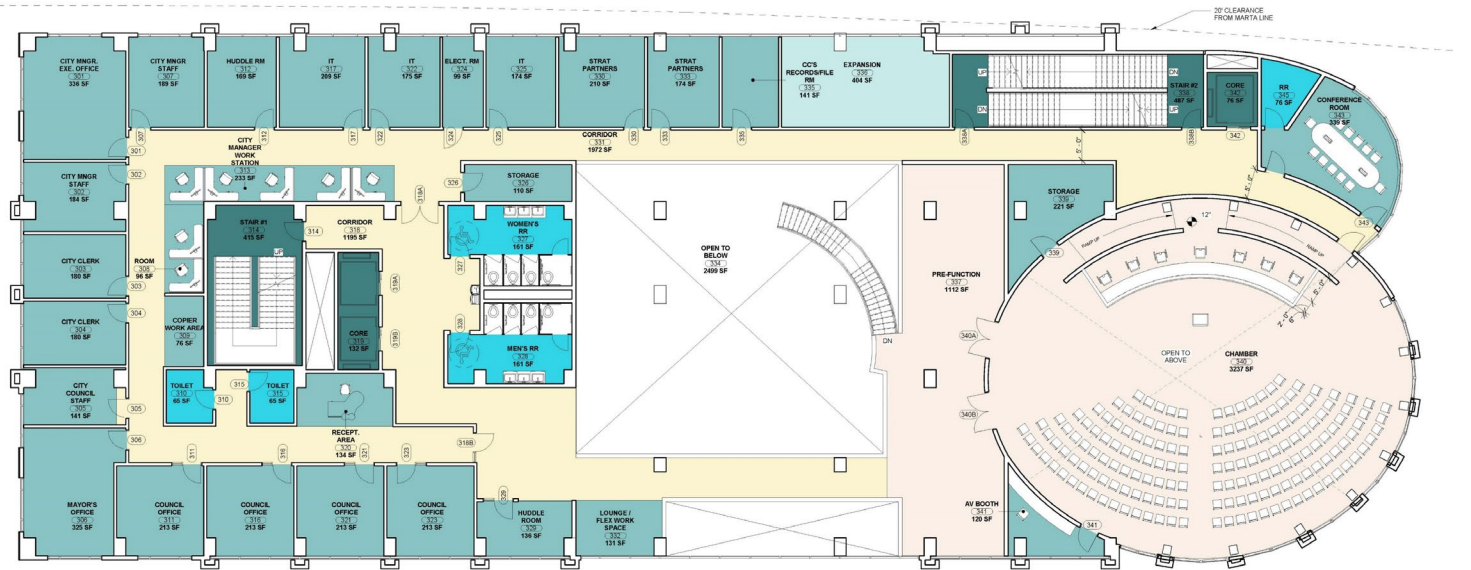


# Second Level

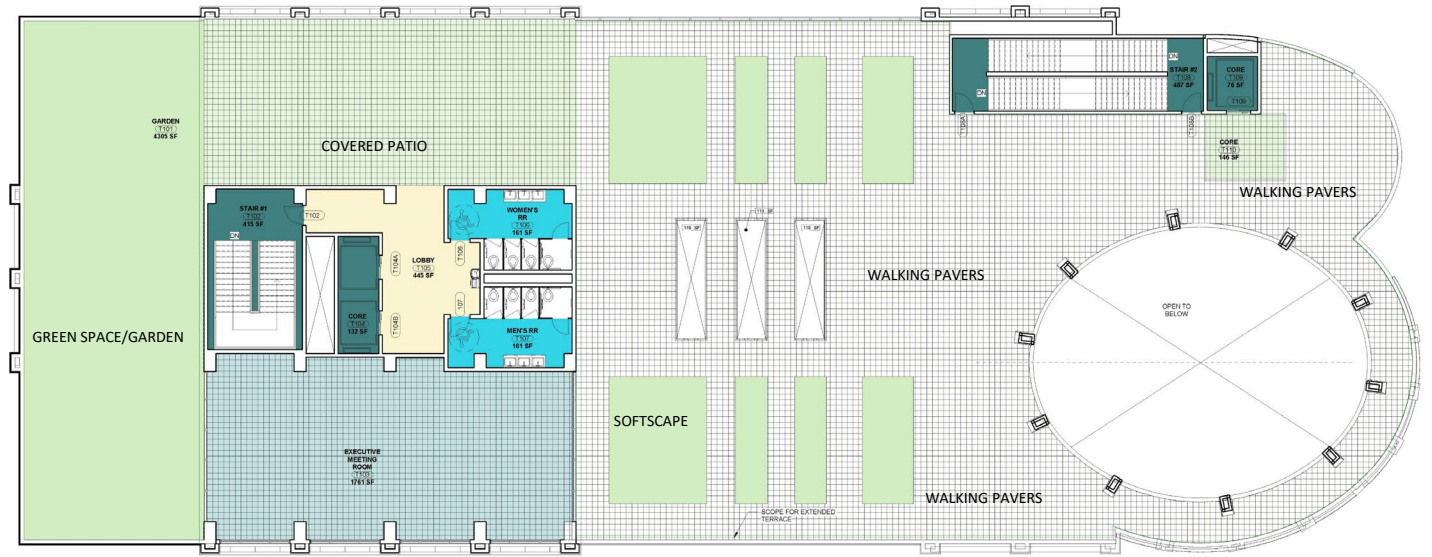


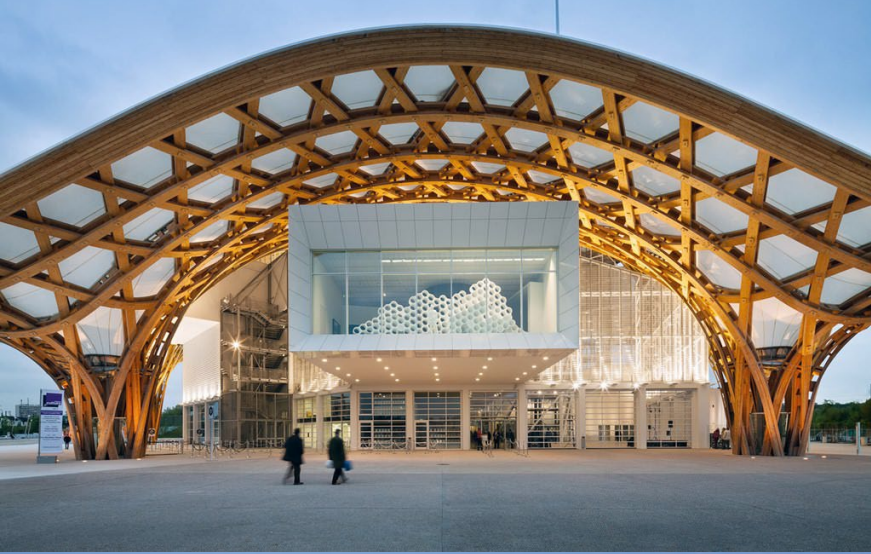


## Third Level



# Roof Level



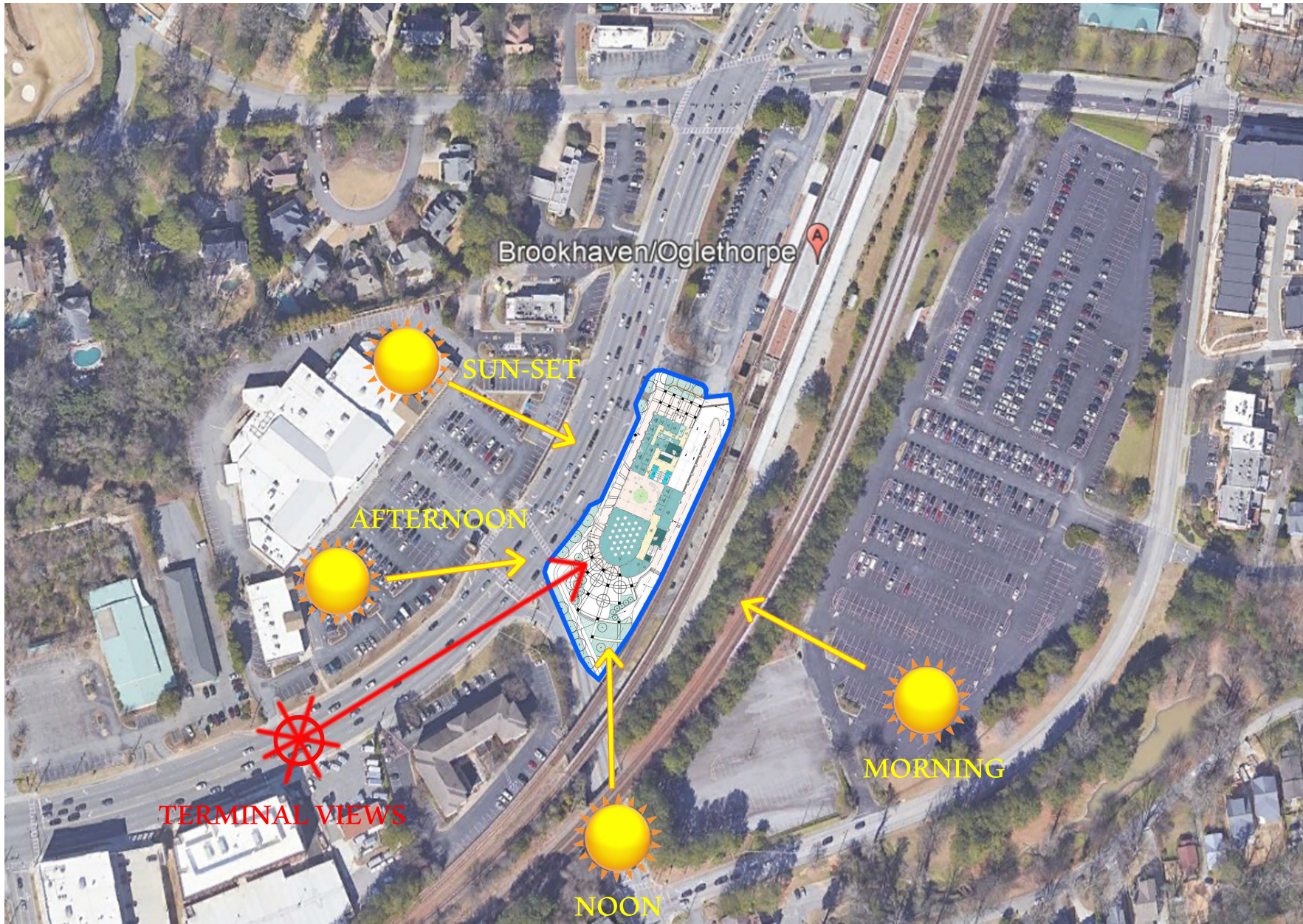


Front Elevation



## Side Elevation









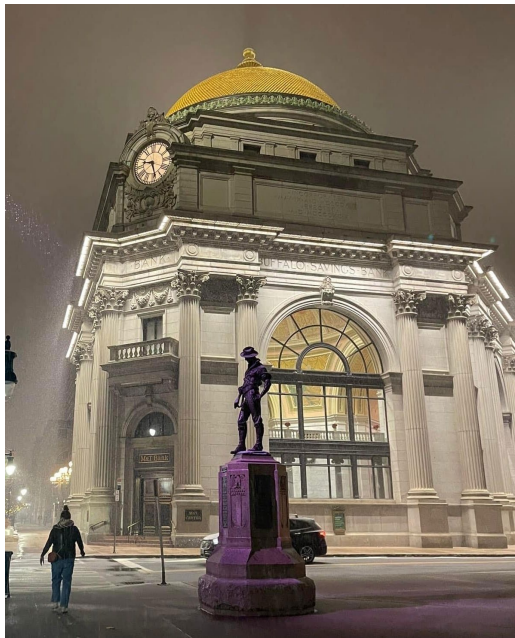
*“In my opinion, Iconic Architecture is about memory creation, and that is why Millennium Park is so good at it because there are pieces of art/ architecture but the build up around it and connection between them is what is really magical.”*

**Dave Broz, AIA, LEED AP**  
Visiting Professor of Interior Architecture  
Full-Time Professor



Search inside image





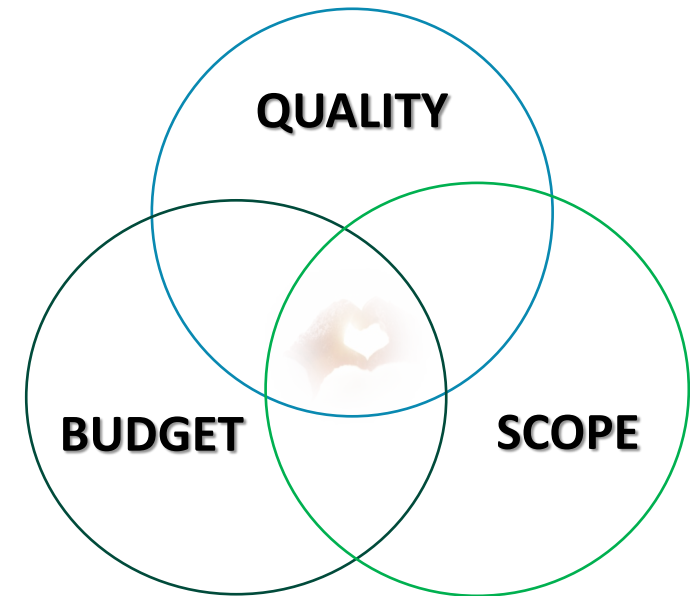
TOGETHER, WE ARE

GOING

**SG WILL CONTINUE TO DEVELOP THE DESIGN BASED  
ON COMMUNITY AND LEADERSHIP INPUT INTO  
DESIGN DEVELOPMENT**

# NEXT STEPS

- Approve Schematic Design
- Continued Community Engagement
- Begin Design Development Alternatives
  - Elevation Study
  - Iconic Features
  - Interior material selections
  - Sustainability and Well Study/ Analysis
- Parallel Cost Estimations



WE  
THANK  
YOU

Contact us:

**Steve Mauro**

[smauro@cps-atlanta.com](mailto:smauro@cps-atlanta.com)

**Bill de St. Aubin, AIA - Principal-in Charge**

Phone:678.523.1728

Email: [Bill@sizemoregroup.com](mailto:Bill@sizemoregroup.com)

**Kathryn L Scott, AIA, LEED GREEN – Project Manager**

Phone:828.273.1127

Email: [kathryns@sizemoregroup.com@gmail.com](mailto:kathryns@sizemoregroup.com@gmail.com)