

Design Workshop, Inc.
Landscape Architecture
Land Planning
Urban Design
Strategic Services

Meeting Record

To: Project Advisory Group
From: Heather Larson / Nolte Associates
Date: July 22, 2008
Project Name: Cherry Creek North Capital Improvements
Subject: Cherry Creek North PAG Meeting
Meeting Date: July 10, 2008
Start/End: 8:00 – 9:30am
Location: CCN BID
Copy To: CCN BID, PMT

Meeting Telephone Conference Call

Following are the minutes of the above referenced meeting. The following people were present: FROM CHERRY CREEK NORTH BID: JULIE BENDER, KEVIN WREDE, AND TONI ANDERSON. FROM DESIGN WORKSHOP: ELIOT HOYT AND HEATHER LARSON. FROM NOLTE: WILL COFFIELD. CIC MEMBER: ROSELLA LOUIS. PAG MEMBERS: DANI STERN, RANDY SCHNICKER, CORKY DOUGLAS, JONATHAN SAIBER, ANNETTE WOODWARD, DAVID PESSEL, AND SUSAN CANTWELL.

Action Items are in Bold.

1. Meeting Opening (Will Coffield - Nolte)
 - a. Reminder that PAG meetings will now be once a month.
 - b. Review of last meeting minutes – no comments or changes.
 - c. Open House for all constituents - July 25 – 8:30am.
 - d. Goal for today: Get an update on the concept design and find out where the design team is in the process.
2. Review of status of the capital improvements bonds (Julie Bender - BID)
 - a. Two committees of the CCN BID Board are reviewing the strategy for issuing bonds, the Audit and Finance Committee and the Capital Improvements Committee
 - b. Piper Jaffery is the underwriter working with the BID to prepare the bond issuances. The current approach is to have multiple tranches, each under \$10M, because that provides an advantage to the BID. The bonds will probably have a life or 20 to 25 years with a option to call after 10 years. Piper Jaffery is investigating whether they can be issued with insurance or not. They will be tax exempt.

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- c. Board is scheduled to vote on the final resolution to issue the first tranche at the September meeting.
3. Concept Design Updates (Eliot Hoyt – Design Workshop)
- a. The Concept Design stage is complete and has been reviewed by the board and approved. The design team took the 3 preliminary concepts (broad brush, focus on nodes, and events and perimeter identity) and refined them into one concept.
 - i. Overview
 - 1. Pieces of all three concepts were folded into the current design.
 - 2. The identity of 1st Avenue needs to be strong.
 - 3. Treatment of York/Josephine will be similar in getting people’s attention and drawing them into the district, but will be different than 1st because of the one-way street aspect.
 - 4. Slightly different landscape and hardscape approaches are applied to the north-south street blocks and east-west blocks, mid-block amenities, and “small special places.”
 - 5. There will be a base level of streetscape improvements to fix anything that’s broken. Every block will be brought up to a certain level. Every block will have at least one improvement if not more.
 - 6. An opinion of probable cost was presented to the board along with the final concept to demonstrate that the design could be delivered within the approved budget limits.
 - ii. Special small places
 - 1. Will have a more intimate feel
 - 2. Possibly will include a bench or artwork
 - 3. Place where you can stop, rest, contemplate – more quiet.
 - iii. Midblocks
 - 1. Idea is to do something that will catch people’s attention.
 - 2. Crossing point didn’t make sense but it still made sense to have a pulse or break in the rhythm of the streetscape.
 - 3. One way to accomplish this is to have a banner system/pageantry element, t at night, stretching across the road.
 - 4. Streetscape would change at mid-block to become more of a gathering place. Would incorporate signage. Would be a more active zone.
 - (a) Dani Stern: Midblocks cannot happen in front of the hotel. How will it affect the design to move it?
 - (b) Eliot: We haven’t treated Clayton because you already have a lot of great improvements there. The concern isn’t as much to get people to the midblock of First and Second as it is to get people between Second and Third. Some of the quieter streets can do newspaper corales, bike racks in convenient locations.
 - (c) Will: Mid-block points are not going to be exactly at the mid-block. They will vary in location at each block.
 - iv. Valet
 - 1. One dedicated valet location is being shown, and it is associated with Fillmore Plaza. Looking at the potential value of having a dedicated station and whether it would be on

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First or Second Avenue. It would be a drop off place and/or taxi stand. One of the next steps will be to review the concept with the City to work out logistics.

- (a) Julie: This is still very conceptual. Design team needs to tell us why valet should be there. We don't want to be another mall.
- (b) David P: We don't want people dropping off there and walking over to the mall.
- (c) Eliot: The argument for valet is that it addresses a number of concerns about parking issues, but we are still studying it. We've narrowed it from a district wide solution to one key location. Currently, some people are dropping their cars at the mall's valet station and walking into Cherry Creek North, so the location makes sense, at least to some shoppers.

v. Intersections:

- 1. Plan to keep most existing planter bases – will need to rearrange and rebuild some. Also want to bring up the streetside of the planters so they are easier to maintain.
- 2. Build up outer edges, possibly with stones or other material.
- 3. North-south streets – should have a system to give them each their own identity to help in navigation.
 - (a) Through pageantry banner system and distinctive plantings, start to signal an identity with each named street.
- 4. There is a possibility for seating in intersections, but it's not used well right now. Will retain some seating and will take some out. Looking for ways to incorporate seat elements into the walls.
- 5. Intersections will all have a directory sign for predictable, frequent wayfinding tools.
- 6. Still working on configuration of ped ramps. Design team to go to the City and work out configurations according to ADA standards.

vi. East West Streetscapes

- 1. Narrower with heavier traffic.
- 2. Needs to be pedestrian friendly.
- 3. Both of the streetscapes have periodic sections of hardscape to ease the path from street to sidewalk and to preserve the lawn longer because people won't be walking on it. And each has a section of "splashblock" zone along the street people can step out of car and interact with parking meters.
 - (a) Jonathan Saiber recommended 30" – design team is still working with dimensions.
 - (i) Kevin: 30" will take up most of landscaping.
 - (ii) Design team to draw it up and study it.

vii. North south streets

- 1. More width to work with.
- 2. Pieces of art that can be lit.
- 3. Planting beds:
 - (a) We think we can overcome issues related to drip irrigation.

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- (b) Plantings would be primarily evergreen color that would last year round and reduce water usage.
- (c) Examining on a street by street basis – what should mix of grass, trees, and hardscape be.
 - (i) Jonathan: That is a good way to identify each street as well.

viii. Parking

1. Kevin & Julie have attended meetings with the parking commission and presented to the Mayor's parking council. The City is going ahead with in-car and pay-by-cell-phone meters. CCN is going to be in the forefront of both.
 - (a) The City has an RFP out to replace current kiosks with meters.
 - (b) Currently there is no budget identified but it would cost approximately \$3 million to replace all kiosks and meters in the city.
 - (c) They have selected a smart meter to pilot.
 - (i) It's a single meter on a pole that can work for 2 spaces.
 - (ii) Going to put 150 downtown in the next few weeks to test them.
 - (iii) If they work, they will replace all meters & kiosks in the City including CCN.
 - (iv) You can use credit card, smart card or cell phone or coins to pay.
 - (d) This new technology can be incorporated into the design.
 - (e) BID gets a lot of feedback that people don't like to have to go back to the car after paying to put the ticket in their window.
 - (f) There would still be a 3-hour limit.
 - (g) There would have to be defined spaces for parallel parking.
 - (i) The current system seems to be losing parking spaces because people park inefficiently without defined parking spaces.
2. The design team looked into diagonal parking with the transportation engineers.
 - (a) With diagonal parking, we would have to go to one way streets because we can't move the curbs.
 - (b) We looked at pros and cons of one ways vs. two ways.
 - (i) Disadvantage of one ways:
 1. Traffic often speeds up
 2. More pedestrian conflicts
 3. Some drivers do not like backing into traffic.
 4. Have to rip up trees and curb
 - (ii) Advantages of two ways
 1. Easier to navigate the grid of the district with two-way movement
 2. Better for pedestrians
 3. Retains existing condition (saving demolition costs)
 - (c) After comparing, the recommendation is to stay with two-way streets.

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- (d) Better to make it more convenient to find parking garages, combined with a valet solution (drop off car and go).
- (e) Exploring the idea that people can pull up to parking garage, give keys to a valet company, and not have to go in parking garage.

ix. Lighting

1. Lighting elements are pedestrian lights, lit banner systems, uplighting of trees, and art lighting.
2. Patrick Quigley of PBQA presented the lighting choreography of the district to the CIC last week. The concept is to influence people's movement through lighting (phototropism – people move toward light.)
 - (a) Entry way at 2nd & University
 - (b) Drawn through the district by intense lighting at intersections
 - (c) Lighting at midblocks
 - (d) Edges on Second or Third – draw people to stay in the district by turning the corner instead of leaving the district.
 - (e) Working out the character of light on Second vs. the character of light on Third. Need to create a story – what each place means and how all elements come together.
 - (f) Enhanced elements attract your eye as you move down the street.
 - (g) Accent lighting on trees, art, etc.
 - (h) First Avenue would have a more intense banner & lighting system.
 - (i) Looking at visual dynamics of First and Steele. Intersections lit to signal natural turning locations.
 - (j) Design process is a way to prioritize where we put extra lighting.
3. Pedestrian Light Poles
 - (a) Revamping existing pole is approximately the same cost as getting new poles (once we consider configuring wifi into new poles.)
 - (b) Is there an identity value in keeping the old poles or is there a benefit of starting from scratch?
 - (c) The new poles wouldn't be completely customized, but there are ways to make them look unique and more custom.
 - (d) We want to reduce the number of poles.
 - (e) New light poles would create a less cluttered look.
 - (f) We could combine new light poles with the banner pieces more readily.
4. Lighting Discussion:
 - (a) Jonathan: We know what off the shelf will cost. It's very difficult to quantify the cost of refurbishing – there will be a larger contingency. I wouldn't be surprised if revamping actually ended up costing more. Regarding the identity issue, it could also be a bad association with CCN from the old ones.
 - (b) Eliot: You will have a visible change in the district if we go with new poles.

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- (c) Jonathan: What about the possibility of selling the poles? Also, is there any photovoltaic component to the poles?
 - (i) Eliot: **The design team will look into this.**
- (d) Jonathan: What's the consequence of a new pole where you have to retrofit the base?
- (e) Eliot: In both cases we need to do work on the base. The costs we've been looking at include base work. The idea of using fewer poles add to the cost because you'd have to rip up conduits and relocate them. It's easier to use the same locations. The existing locations allow us to use lower wattage and still have a good spread of light.
- (f) Jonathan: What is the light source?
- (g) E: It's a ceramic metal halide. The options vary - indirect, direct/indirect, direct. The color index is good. It's a warm tone but not as red as it is now. Things will look good in this light. It will raise the lighting level slightly. There is a consistency of light now because there are so many poles.
- (h) David P.: Has Julie prioritized how to spend the \$18 million?
 - (i) Julie: The committee is looking at that right now.
 - (j) David P.: The PAG hasn't prioritized what is the most important thing to do. We can see that lighting is going to chew up a large portion of that budget. Should we set a budget amount for lighting and do the best we can for that amount? I'm astonished that a simple reconfiguration of old poles to make them look new would cost the same amount as buying all new poles.
 - (k) Will: The cost is driven up because of the custom process to refurbish. Designers also need to examine the bolt-ins of the new fixtures which adds a cost.
 - (l) David P.: Can we use both old and new where some are at the corners of the streets and some are in the middle of the streets?
 - (i) The design team is considering that
 - (m) Rosella: The current fixtures have more than one lamp and are using 150 watts which will go down to 75 watts in the new fixtures. I thought they said at the CIC meeting that revamping cost more than getting new. We also discussed combination of new and old at the CIC meeting.
 - (n) Julie: Would like a sense from the group if there is a level of emotional attachment to the existing light fixtures.
 - (o) Annette: As a resident, I don't identify the district with the light poles. It doesn't make any difference except that the lighting is nice. I don't identify CCN with what the lighting sits on. I like the element of lighting – it's aesthetic and nice and makes me feel safe.
 - (p) Dani: If you're trying to create a true identity, do something signature at the end of each lane. (Such as a gargoyle or mountain at the corner.) Then you can say "take a left at the gargoyle". That's how you create an identity. Maybe we should focus on identity more in corner treatments than in the light poles.
 - (q) Susan: I think the current fixtures make a design statement although I'm not sure what it is. Somebody made a big investment in the current light poles because it's a special place.

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- (r) Kevin: They are unique and custom - our lighting consultant had never seen anything like them.
 - (s) Susan: Revamping is probably going to cost more at the end of the day. Something will come up that we weren't expecting. I love the look of the flower on top of it, but that's going to be expensive.
 - (t) Will: And add maintenance.
 - (u) Larry Donovan: (On the steering committee, visiting today.) Roger Miller presented the design to the steering committee. The general consensus among the committee members was they weren't emotionally attached to the current light poles.
 - (v) Corky: I don't think they're recognized now, but I think they'll be missed when the new ones come in. It will diminish the quaintness and uniqueness of the district. People will notice something is missing/different. Will the new ones will be able to be adapted for the circuits at the base of each pole?
 - (w) Eliot: Yes, and another circuit will be available because there will be less utilization for the lamps. We may use the extra circuit for tree uplighting or something but it will continue to be a power source.
 - (x) Corky: **Could we get samples for options of what the new pole will be?**
 - (y) Eliot: We can do that in the next phase. CommArts is working on what the banner poles are. If we use a new head, the banner poles and light poles will be in the same family.
 - (z) David P.: The meter in the light system doesn't make sense now.
 - (aa) Eliot: We can pick the parking meter pole but the head will be standard from the City.
 - (bb) Jonathan: Possibly the current ones are a little too much. It's a light source – it doesn't need to be an icon. People will probably have to adjust to the change. To Dani's comment – I'm concerned that we're forcing identity. Now we tell people to take a right at Starbucks or a left at North which are wonderful icons. There is capitalism that needs to be factored in and used. If the renovation of existing light fixtures creates two lamps, we need to look at the maintenance costs of that. Will supplying energy and changing the lamps cost more than if we got the new fixtures with just one lamp?
 - (cc) Eliot: We want to sit down with Colorado Lighting to review that.
 - (dd) Rosella: Can we use LED lamps?
 - (ee) Eliot: The pedestrian lamp poles will use ceramic metal halide lamps. The place where LEDs will help us is in the special lighting elements such as tree uplighting or art lighting. In the past they have been a problem because dirt and water gets in when maintenance opens them up. LEDs last 10-15 years so you don't have to open it up to change the bulb. Lower energy use, minimal maintenance.
 - (i) **We need to look into what the quality of light would be if LEDs are used in the pedestrian poles. We will also check into the lighting plan for the signage elements.**
- x. Graphic design elements
1. Large, edge of district identity element at First & University
 2. Smaller identity elements at entry points into the district.

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3. Took the feedback that elements 2 & 3 needed to be refined into something – the concept is urban, elegant, simple.
 4. Pageantry system would happen along First Avenue and would be smaller within the district.
 5. Custom sign type pole.
 6. System of parking signifiers that is consistent.
 7. 3 different directory types:
 - (a) Small, wall mounted, near parking garage exits.
 - (b) Universal free standing directory
 - (i) might get incorporated into system that's already there – attached to planting bed.
 - (ii) Consistent map element and a directory that can be changed out on a monthly basis.
 - (iii) Will work on paper copy being consistent with this.
 - (c) One interactive directory somewhere in the district.
 - (i) Possibility of BID street level presence or storefront.
 - (ii) Projection on a window - can touch glass and interact with directory.
- xi. Fillmore Plaza
1. The plaza is many things: visual portal, pedestrian through-zone, important shopping location, gathering place (casually and for events like Films on Fillmore).
 2. Idea of valet drop-off at First Avenue – also exploring it at Second Avenue.
 3. Core is fairly open and green. Hardscape places for people to sit and gather.
 4. Water element to create ambient noise and buffer activity between zones – not at the scale of fountain now.
 5. Banner system going over the plaza to provide shade & identity and create rhythm.
 - (a) Continues over plaza and all the way up Fillmore to draw people further up into the district.
 - (b) Need to discuss with City because there are some concerns about Larimer Square type rigging – issue for trucks, etc.
 6. Need to draw people deeper into district. Use Fillmore Plaza as an entry way into the district.
 7. Flexible seating elements (like a Bryant Park).
- xii. Milwaukee Plaza
1. Private zone outside of right of way.
 2. Identified as an area that is a special part of the district with kids stuff, arts festival, library, and fountain.
 3. Julie and Eliot met with Rick Campbell, the new owner of Cherry Creek Square across the street from Milwaukee plaza to see if their site can potentially mirror Milwaukee plaza.

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- b. Now the design team is moving into the Preliminary Plan, or schematic design, stage of the project. In this stage we apply the concept design block by block and begin to shape the individual spaces in the district. There will be an evolution of the concept, to some extent, during this process, as it grows to fit the specific conditions off the site.
4. Comments
- a. David P.: Is the post office vacating being incorporated into this design process?
 - i. Rosella: I keep thinking of Milwaukee as a more civic area with the library.
 - ii. Eliot: We are tracking places in the district that are potentially in transition. It's not in the scope of design work, but it is something we're staying aware of. The design guidelines process will help us influence new developments.
 - b. Jonathan: Have you thought of pavers that allow grass to come through on Fillmore Plaza? If it's just sod, how will it stand up?
 - i. Eliot: **The design team will look at that possibility.** We have been analyzing what should be sod vs. hardscape, etc. and if there is a paving system that's both hard and soft. Also have been looking at configuration of events, how many people can stand/sit, power supply, etc. What are the uses that belong here that we need to factor in?
 - c. Jonathan: It is an inlet to the district. If at all possible, there should be a very large median on First Avenue. Take the four trees you have on the southern edge of the plaza and duplicate them on the median. There needs to be something to signify that is Fillmore Plaza.
 - i. Rosella: Design Workshop had an internship charrette and all of the interns all had something – an overhead element – at First and Fillmore in their designs that signaled you that you have arrived.
 - ii. Eliot: We need to break down that barrier somehow. It is crossing into other people's boundary, but we can sit down with the Mall. Who owns the median?
 - iii. Julie has a meeting next Monday with Talbman.
 - d. Jonathan: We've got to use the space under the plaza for some of the functions for CCN. We have the opportunity while the plaza is being reconstructed to create some volume under there for fountain support, electrical, etc.
 - i. Julie: There are 2 vaults there.
 - ii. Will: The north side of the plaza will stay. We can evaluate where it will work to use those spaces.
 - iii. Eliot: Ideally we don't like to put electrical underground, but those existing vaults are huge so we should use them.
 - e. Rosella: **Can we get a more specific list of options that the PAG and CIC members can give a number rating to?** What gets rolled out to begin with is going to be important as far as people seeing that something is happening.
5. Next meetings:
- a. Open house July 25th 8:30 am – basement conference room at BID
 - b. PAG meeting: August 14th – 8:00am
 - i. Design Workshop will present 50% preliminary design.

END OF NOTES

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The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by Design Workshop within five (5) working days upon receipt of this meeting record.

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