

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

Meeting Record

To: Project Advisory Group
From: Heather Larson / Nolte Associates
Date: July 1, 2008
Project Name: Cherry Creek North Capital Improvements
Subject: Cherry Creek North PAG Meeting
Meeting Date: June 12, 2008
Start/End: 8:00 – 10:00am
Location: CCN BID
Copy To: CCN BID, CIP Project Management Group, CCN CIP Project Website

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 CCN BOARD: ROSELLA LOUIS. FROM DESIGN WORKSHOP: ELIOT HOYT, WHIT HAMMOND. FROM NOLTE: WILL COFFIELD. PAG MEMBERS: RANDY SCHNICKER, DOUGLAS BRUGGER, CORKY DOUGLAS, DAVE HADSELL, DAVID PESSEL, JONATHAN SAIBER, TAM O'NEILL, KAREN MOORE, ANNETTE WOODWARD AND SUSAN CANTWELL.

Action Items are in Bold.

1. Meeting Opening (Will Coffield – Nolte)
 - a. Welcome and review of minutes.
 - b. Review of budget requirements, based on bonding capacity.
 - c. Public restrooms had been mentioned in the analysis; Will noted that the Capital Improvements Committee of the board has voted in the past to not build public restrooms with capital improvement project funds.
 - d. At this point in the design process, the design team is trying to refine the three concept strategies to one.
 - e. PAG meetings will likely go to once a month meetings.
2. Concept Design (Eliot Hoyt – Design Workshop)
 - a. Trying to get the PAG's reactions to these conceptual strategies to help focus the concept plan that will be presented to the board of directors.
 - b. (Explanation of the drawings posted.)

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- c. Review of design brief, including Mission Statement, Core Values, Project Design Objectives and analysis.
- d. Corky: Are we as the PAG supposed to prioritize these objectives?
 - i. Eliot: No; all of the Project Objectives are important – they are linked to the Core Values. If there is something on the list that should come off or be refined, let us know.
- e. Randy: Should transit be included in the connectivity list?
 - i. Eliot: Yes, absolutely.
- f. Eliot: The goals for lighting and electrical power include reducing the amount of power used. This will include using LEDs for special lighting (like holidays). We are not currently considering adding new power locations (e.g. at the foot of treed) because the cost to trench and lay down new infrastructure would be significant.
 - i. Julie: the design team will coordinate with Christina Brickley at the BID regarding holiday lighting/
 - ii. The lighting design is considering two options: reusing the existing poles and replacing them with an off the shelf model. The budget can support either at this point.
 - 1. Douglas: Were the pedestrian light poles originally designed for identity or to provide lighting?
 - (a) Eliot: they are supposed to do both, but we can improve on the light delivery without a doubt. They were innovative at the time, but technology has gotten much better.
 - (b) Jonathan agreed with Eliot on the history of the poles.
 - 2. David P. asked if there was an option to combine the signage and the light poles.
 - (a) Eliot: Yes, the goal is to reduce the number of poles on the street (“pole pollution.”)
 - 3. Susan: What is the range of cost?
 - (a) Eliot: it ranges from \$750,000 to \$1.2 million
 - 4. Jonathan: Is there a back stock of the existing poles?
 - (a) Julie and Kevin said they have not found any back stock.
 - (b) Dave H: the poles that were removed from Clayton Lane are the only back stock/
 - iii. Jonathan: As a budget priority how much do we want to devote to lighting? There is not much night time retail activity. Do we want to do more than light the street? The façade should be the most prominent.
 - 1. Eliot: This is the cart and horse conundrum – ambience draws customers and increases activity, so if you light it they will come. Lighting does not need to take up too much of the budget.
 - 2. Karen: If you go with the new lighting you have the opportunity to make it more decorative, something that works all day too.
 - 3. Rosella: There is more night time activity but now there seems to be way more. Open 7 days a week ‘til 7-8pm. Our evening usage will likely keep growing over the next 20 yrs.
 - iv. Douglas: These poles could be more informational, especially if there are 350 of them. Get people to events etc.
 - v. Tam: One danger with the off the shelf light is the risk of looking like all other outdoor lifestyle centers. We need to be individual; look like no one else.

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- vi. Eliot: That is one of the pros of the existing lighting – it is distinctive. However, there is the possibility of making something off the shelf unique to the district by mixing and matching.
- vii. Susan: What about the safety of the residents walking through the district later at night?
 - 1. Eliot: That is an issue we are seeking to address.
- viii. The lighting designer is looking at re-lamping the street lights to try to achieve a better color balance with the pedestrian lights and to be more energy efficient.
- ix. The budget includes some level of accent lighting for trees, art, etc.
- g. Randy: Are we going to keep the communal newspaper boxes? Move them or change them as part of the improvements project?
 - i. Eliot: the location for the news boxes are being considered, as are the bike racks, and we will probably develop a newspaper box corral to clean up the way they are arranged on the street.
- h. Eliot: As part of the transportation connection analysis, we identified a need to provide convenient parking for motor scooters and motorcycles.
- i. One of the important considerations of the project is the distinction between public and private property. This project will focus resources on public right of way, but look for opportunities for leveraging investments on private property.
- j. Eliot: the environmental graphics system is based on how people see and interact with it: Drive, Park, Walk
 - i. There are more real time parking information options especially for parking structures.
 - ii. Dave H: The signage of parking rates is dictated by the city; restricted as to how they do it.
 - iii. Eliot: We would like to coordinate with Clayton Lane on proposed new parking signage.
 - iv. The directories planned in the system include an interactive and hard signs with graphics that coordinate with the paper directories.
- k. Susan: the phrasing of the objective on non-traditional vehicle access is confusing.
 - i. Eliot: we will revise it. The point is we have to consider cars entering from the small streets to the north and east.
- l. The intersection of Steele and 1st is bad.
 - i. Annette: How much is 3rd used? Is there traffic data?
 - 1. Eliot: No new data is being collected by this project.
- m. Douglas: what is the connection with Cherry Creek itself and the Mall?
 - i. Julie: We have a working relationship with Nick LeMasterns and the Mall.
 - ii. They are more auto-related.
 - iii. With their help we are more influential to the city.
 - iv. Also working in step as related to tourism.
- n. Douglas: What about angle parking with one way streets?
 - i. EH: there are pros and cons to one-way streets vs. two-way streets. Our conclusion is you would give up more than gained if you shifted to one-way.

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- o. Dave: We need to focus on spaces related to retail customers. I think the retail customer parking is more of a 50-50 split rather than the 90-10 garage-street split the data suggests, since many of the garage users are office workers / employees.
 - p. Tam: We should not give up on-street parking for valet.
 - i. Rosella: It seems like it would be easy to test it.
 - ii. Tam: Why not on 2nd Ave (rather than just on 1st and Fillmore Plaza). Not sure who will use it –never used a free valet pass at the mall.
 - iii. Douglas: Alley concept for valet at some times of the day seems like too much.
 - q. Eliot: There is an idea for a valet-like parking program where you drop your car at the entrance to a garage and get valet-like service.
 - i. Rosella: it is important to get merchant validation – people use the mall frequently because it is free and easy.
 - r. Eliot presented the Fillmore Plaza plan and perspective.
 - i. Jonathan: I like the simplicity of the Fillmore proposal.
 - s. Eliot: presented the streetscape design.
 - i. Jonathan: the irrigation system for planters and tree lawns is currently over taxed; drip irrigation cost will be so high you should not consider planters.
 - ii. The streetscape should include a 30 inch step out strip / splash zone next to the street; use it to get from the car to the sidewalk; good for snow removal.
 - iii. There is a concern with using metal hoops on the edge of the planting beds or tree lawn because of the risk of tripping people; they would also be a conflict for the snow removal system on the sidewalks.
 - iv. Dave H: We all love flowers, but for 7 months a year we have no flowers; consider year round vegetation. Color and contrast for the winter. Expense of long term maintenance of flowers could be high -- maybe \$10,000 a block to maintain flowers.
 - 1. Currently we spend on the order of \$150,000 on tree lawn maintenance.
 - 2. Jonathan has a model streetscape in front of his property.
 - t. Rosella: I would like to hear reactions as related to the three allocation strategies: broad brush, special places and perimeter/event.
 - i. David P: We have had trouble making Fillmore Plaza popular; do we try to make more special places in the district?
 - 1. Eliot: Think about activities that happened elsewhere – where are people already? Library, fountain at Milwaukee and Third; maybe this is a location for playful structures.
 - ii. Tam: In the early phases with the CommArts project, the focus was on Fillmore Plaza. Now that we know the focus is not just on Fillmore, I don't think we should spend loads of money on Fillmore Plaza. Let's keep Fillmore Plaza simple and spread the money around the district.
 - iii. The festival banner system is good.
 - iv. Don't use the red pots -- too much trouble to plant and not a good use of money.
3. Next Steps (Will – Nolte)
- a. The design team will refine the concepts down to one plan.

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- b. The next meeting will be July 10th rather than June 26th
- c. Reminder of Upcoming Scheduled PAG Meetings:
 - i. July 10th
 - ii. July 24th
 - 1. PAG meetings will be held from 8:00am to 9:30am at the Cherry Creek North BID office.

END OF NOTES

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 Program Management Team or Design Workshop within five (5) working days upon receipt of this meeting record.

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