

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

## Meeting Record

To: CCN Team, BID, PAG  
From: Heather Larson  
Date: May 11, 2009  
Project Name: Cherry Creek North  
Project #: 4346  
Subject: PAG Meeting  
Meeting Date: April 23, 2009  
Start/End: 8:00 - 10:00 am  
Location: CCN BID  
Copy To: DW Central Files

Meeting  Telephone  Conference Call

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Following are the minutes of the above referenced meeting. The following people were present: FROM CCN BID: JULIE BENDER AND KEVIN WREDE. FROM NOLTE: DICK MARSHALL AND WILL COFFIELD. FROM DESIGN WORKSHOP: ELIOT HOYT AND HEATHER LARSON. PAG MEMBERS: JONATHAN SAIBER, RANDY SCHNICKER, DAVE HADSELL, DAVID PESSEL, DOUGLAS BRUGGER, ANNETTE WOODWARD AND TAM O'NEILL.

Items in **bold** print indicate what action is required, who will perform the action and the deadline to complete action.

1. Welcome & Project Update (Dick)
  - a) Presented 90% Design Development drawings to the CIC in March and got sign off of them.
  - b) Currently reviewing submittal of 100% Design Development.
  - c) Doing field walks through the district to tweak details.
  - d) Launching into the Construction Documentation phase, which will last about 2 months.
  - e) Will be ready to put the project out to bid mid to late summer (2009).
  - f) The Board needs to authorize the second bond sale.
  - g) Plan to start construction mid-summer or early fall, taking a break for the holiday season and finishing construction in the fall of 2010. It will be a 14-15 month construction period.
2. The committee approved the meeting minutes from the previous PAG meeting.
3. Design Update (Eliot Hoyt)
  - a) Identity of First Avenue
    - i. In addition to the banner system, there will be improvements at the ground level.

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- ii. Sidewalk condition needs improvement.
- iii. From University to Detroit: unit paver treatment and planting below trees.
- iv. Between Detroit and Fillmore: Removing tree lawn and adding more splash blocks and pots.
- v. Tall banner poles and large trees in oval planters to identify Fillmore Plaza entry way.
- vi. Between Milwaukee and St. Paul: trees with tree grates and improvements to splash blocks.
- vii. Leaving pedestrian ramps at St. Paul. Using gateway intersection concrete condition.
- viii. Identity markers at First and Steele corner facing every direction.
- ix. Steele Street: Greenery, trees and sidewalks getting improved. Masking electrical boxes with plantings.
- x. We understand that St. Paul to Steele is getting redeveloped.
  - (1) David P: Are we adding anything on Sixth or Colorado?
    - (a) Eliot: We can't do that with the bond money, so it's separate from this effort, but we've been having conversations with the City, Cherry Creek East, and First Avenue.
    - (b) Dick: We have made requests of Denver for several improvements and we will add Sixth Avenue Signage. Colorado is a State highway so that is different. We also want to be careful that we're not encouraging too much traffic into the CCN neighborhood. We have remained focused on University where there is already a lot of traffic.
    - (c) David P: Use First, Colorado, and Sixth at University since they are major thoroughfares anyways.
  - (2) Douglas: We have a large electrical box outside of our store – is there anything we can do about it?
    - (a) Eliot: We're trying to find ways to put shrubs around them to screen them, and we're looking at how to make them functional so people can get into them without destroying the surrounding landscape.
    - (b) Douglas: We could commission an artist to paint them.
    - (c) ACTION: **Design Workshop should have a conversation with Xcel to see if there is something we can do.**
- xi. Primary Identity Element
  - (1) Used to be low, glass sign – didn't work.
  - (2) Now it's a vertical plinth with a wood base. The top is opaque Plexiglas or glass that is backlit and has a subtle pattern etched on it from the new logo design.
  - (3) Becomes part of the family of vertical banner elements.
  - (4) Frames the district as a gateway.
  - (5) There will also be smaller ones of the same element on Third and University, First and Steele, and Third and Steele so the four corners of the district will have this vertical identity element.
    - (a) David P: Are those color coded for the streets?
      - (i) Eliot: The color coding shows up on the bottom corner of the internal street banners and street signs. It doesn't show up on these main monumental signs because they are universal. Their purpose is to signal entry into the district.

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- (b) Jonathan: Object to the vertical Cherry Creek North identity element. The cherry logo is too weak as it is displayed on these signs. These elements are for vehicular recognition. Things read better horizontally than vertically. I don't expect these to be easy to read to people driving down the street. Maybe they should be more of a recognizable image or the cherry needs to be more pronounced. I think the cherry graphic is great, but not turned vertically. Cherry Creek North is too understated on the vertical elements.
  - (i) David H: I never even saw the cherry when I first looked at it.
  - (ii) Eliot: **Design Workshop will bring this up with CommArts.** The idea was that it's not something you read, it's just something you register as a logo. Maybe we need to make the picture the larger piece to reinforce identity element. We needed to do vertical instead of horizontal because there isn't room to work within the streetscape to do horizontal signage on the ground.
  - (iii) Douglas: Would it make a difference if the letters were readable top to bottom. (Rotate so they are stacked.)
  - (iv) Eliot: **Design Workshop will have CommArts look at stacking the letters.**
- b) Identity Program – New Logo
  - i. CommArts was commissioned by BID to update the logo. Using the concept of the cherry in a form that can be reproduced in many ways. Modern font selection that won't be dated in a couple of years.
- c) Planting Plan
  - i. Overall Principles
    - (1) Maintenance – lasts a long time and doesn't cost a lot to maintain. Bullet proof, hardy species that do well in this climate that don't take over a bed, but flourish.
    - (2) Environmental conditions – high sun, extreme shade, salt tolerant, pet resistant.
    - (3) Plan that ties the district together.
    - (4) Seasonal interest throughout different seasons.
      - (a) David H: Are the current corner planting beds remaining?
        - (i) Eliot: The beds are remaining but the materials in them is changing. We are also putting a tree in every corner planter.
  - ii. Street Trees
    - (1) Fillmore Plaza:
      - (a) Honey locusts along the sides of the plaza. Picking species that are going to have the right shape and form and give visibility to retail. Honey locusts do well in these conditions.
      - (b) At the First Avenue end in the big, oval planters – Large Prairie Rose Crab Apple – flowering variety in a strong pink color. The form of the tree would hold the shape throughout the seasons.
        - (i) A back up option would be a Spring Snow Crab – white flowering.
      - (c) Second Avenue end of Fillmore Plaza: Chanticleer Pear – white spring color. Has a nice form that holds throughout the year. Does well in these conditions.
    - (2) Planters on Third:

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- (a) Smaller Prairie Rose Crab Apples in planters (pink).
- (3) Street trees:
  - (a) The original intent was that each street had its own species of trees to make them look consistent. We are not going to pick exactly the same tree, but we are going to pick species so that all trees on a street look consistent.
  - (b) Currently a lot of Ash Trees in the District. Will leave some.
  - (c) Other species we are looking at:
    - (i) Kentucky Coffee Tree
    - (ii) Hackberry does well in this client
    - (iii) Northern Red Oak (what is currently on Fillmore)
    - (iv) Swamp White Oak
    - (v) Japanese Pagoda Tree
    - (vi) Also, we would like to take the Oaks that are in Fillmore Plaza now, recover them, and replace them elsewhere in the district. It could be challenging, but if we can do it, we will.
    - (vii) David P: What about evergreens?
      - 1. Eliot: Evergreens are not supported as a street tree by the City of Denver. They always use deciduous canopy trees. You had Evergreens on Fillmore Plaza in the past and the feeling was that they created a wall instead of visual transparency to the retailers.
      - 2. Dick: We are meeting with the parks department about the triangle park – we could use evergreens there.
    - (viii) Annette: Trees grow bigger and then get too crowded – is that being taken into consideration?
      - 1. Eliot: There are regulations about how close you can plant trees. We need to have good pruning programs in place for the maintenance of the trees. They need to be pruned up as they grow higher. We'll try to fix conflicts that exist now and then write into maintenance manuals how these trees should be kept over time.
    - (ix) Jonathon: The renderings are showing really tall trees at the Fillmore Plaza First Avenue entrance, but I didn't know if those Prairie Rose Crab Apples get that tall.
      - 1. Eliot: They can get pretty tall, but from a design standpoint we were thinking these will open up horizontally and create a framework for the entry way into the plaza. They will get pretty large and mature.
      - 2. Jonathon: I think the crab apple is great. It needs to be tall and have a high canopy so that you're not obstructing the view to signage.
      - 3. Dick: My concern is that they do tend to be more horizontal. We need to find a type that grows high.
      - 4. Eliot: We are looking into what we can buy that is mature. We have to find specimens that can work day-one for us.
    - (x) Annette: Is there any danger of broken branches with the late snow storms we have here? Is there a species that has stronger branches?

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1. Eliot: **We can look into that.** The pears also have some weak limbs but they are a hardy species overall.
- (xi) Tam: If you can, get the ones that don't drop fruit.
1. Eliot: We plan to get the non-fruiting type.
- (xii) Tam: We haven't drilled down on the plant material yet. Along Third Avenue there is a tree lawn running on the East-West streets. What is on the North-South streets?
1. Eliot: Planters with perennials.
  2. Tam: Concerned about the NW corner. We've had a really hard time getting it to hold. From Detroit to University it's hard to maintain grass growing there. We've rolled out turf and it never stays. We've spent a lot of money on trying to keep it looking nice.
  3. Dick: This plan will have a lot more pedestrian friendly paving than it does today. People won't have to walk on the grass.
  4. Eliot: We set minimum widths for streets to have tree lawns, otherwise we converted it to a planter and a splash block. As we're doing CDs we are tweaking individual areas. We are looking at what is functionally going to work in each area.
  5. Dick: The district has raised a concern that perennials are not maintenance free. We're going to try to focus colorful plantings on the intersections and not have them spread out on all of the streets. They will also occur in conjunction with the AGPs.
- iii. Gateway intersections
- (1) Using existing planting beds with perennials. Plantings will be more vertical and have a simpler arrangement because people are moving through faster. They will still have some color.
  - (2) Large pots
  - (3) Shrubs such as:
    - (a) Cranberry Bush
    - (b) Privet
    - (c) Burning Bush
  - (4) Perennials such as:
    - (a) Winter creeper
    - (b) Lavender
    - (c) Some grasses – Japanese blood grass.
  - (5) We are going to make the final species selections and check with Kevin to make sure that they are maintainable. We also have a perennial expert double checking our selections.
- iv. Interior intersections
- (1) Using existing planting beds with perennials. Will have more complexity of color. We are balancing the need to have complexity/density of color with not having it so busy that it is difficult to maintain.

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- (2) We are deciding if it is monolithic, completely consistent from intersection to intersection or if it varies.
  - (a) Douglas: There is a garden by Show of Hands that we hired Lifescapes to do and the plant materials they picked are perfect. It has been there for 8 years if you'd like to take a look at it. It gets hammered with high sun in the summer and holds up well.
    - (i) Eliot: **We will come look at that. We also want to look at the plantings in front of Jonathan's building.**
- (3) Species:
  - (a) Mungo evergreen for accent points (not fans of using tons of spruce shrubs.)
  - (b) Plenty of colors
  - (c) Fescue grass
  - (d) Dick: We thought about augmenting spring with some bulbs – pretty reliable first few years
    - (i) Tam: We can get the ones that naturalize.
  - (e) Eliot: In the next two weeks we are going to have another pass at the plantings. We plan to deliver a 50% CD set by the 2<sup>nd</sup> week of May.
- v. North-South streets
  - (1) Narrower streets will have:
    - (a) Structure (shrub or woody perennial)
    - (b) Color/variety on street side only
    - (c) Pass throughs
  - (2) Wider streets will have:
    - (a) Structure (shrub or woody perennial)
    - (b) Color/variety on both sides
    - (c) Pass throughs
- vi. East-West streets
  - (1) Low ground covers
  - (2) Larger paving areas
  - (3) Planting bed below tree with ground cover
  - (4) Structure (shrubs) if there is enough room
- vii. Pots & Hanging Baskets
  - (1) Large pots – structure in the middle, perennials, annuals on the edge. There will be something there that is year round.
  - (2) Hanging Baskets – Looser mix. Species that hang down such as geraniums, cascading petunias, sweet potato.
- d) Art Garden Places (formerly Small Special Places)
  - i. There are now 21 AGPs.
  - ii. Four materials happen there:

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- (1) Paving: Going across the sidewalk the paving material will suddenly change when you come to one of these.
  - (2) Seating: Special seating such as a patio table, chaise lounge, or a stone block.
  - (3) Planting: Some kind of special planting will happen.
  - (4) Art in some AGPs.
  - (5) Lighting: Special lighting such as pendant or twinkle lights.
- iii. Matrix of AGPs
- (1) Shows how variety of materials and options is built into these.
4. Update from Julie Bender
- a) Planned to tour district with Bill Vidal, Public Works representative for the City. Had to reschedule until May due to the snow storm. We are requesting that the City help us with paving streets, curb and gutter improvements, etc.
  - b) Kevin & Eliot have been working with the City on getting the Design Guidelines updated.
  - c) We have been working on getting an update on the Cherry Creek Plan. At the last steering committee meeting, Jeanne Robb announced that the City will start this effort in the Third Quarter of this year.
  - d) The district has made a request to the city to replace all of the parking kiosks with the new Smart Meters. Cherry Creek North is currently at bottom of the list to get these installed because they say that the kiosks are newer technology than other areas have. We are trying to get moved up the list so the timing coincides with the design improvements. The new meters are convenient and easy to use. The City can also use these as a parking management tool. There can be different rates on meters – daytime, nighttime, overnight, game day rate. They provide a lot of opportunities and flexibility.
  - e) Working on the Five-Year financial plan for the district. If the district issues the second bond, it leaves the overall operating expenses flat over the next five years. There aren't big cuts that are coming up. We are not cutting back on marketing or maintenance to pay debt services. At the May Board meeting the board will look at approving the second bond.
  - f) Hope that PAG will go through the duration of the project.
  - g) We are looking at construction sequencing and construction management of the project.
  - h) We went up to Vail to meet with the Town of Vail, who has recently been through a similar improvements process to find out how they managed the town's improvements.
  - i) Dick: We would like Randy's help getting a read on Smart Meter feasibility.
    - i. David P: Could you take out kiosks for 4 months during the transition/construction time and just have free parking so that we can have time to make the right decision on the new parking meters?
      - (1) Kevin: The kiosk revenue pays off the Clayton Lane parking garage.
      - (2) David P: How much money would you lose? We have to weigh it against having to redesign the landscape for different parking meters.
      - (3) Eliot: Offering free parking would be a good kick back to the community during construction time.
5. Next Meeting:
- a) June - Second Thursday of the Month

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b) **Nolte will send out confirmation of meeting date/time/location.**

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

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