

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

Meeting Record

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

Meeting Telephone Conference Call

Following are the minutes of the above referenced meeting. The following people were present: FROM DESIGN WORKSHOP: ELIOT HOYT, TODD WENSKOSKI, AND HEATHER LARSON. FROM NOLTE: DICK MARSHALL AND WILL COFFIELD. CIC MEMBER: ROSELLA LOUIS. PAG MEMBERS: DAVID PESSSEL, JONATHAN SAIBER, CORKY DOUGLAS, DAVE HADSELL, MIKE CASE, 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 (Dick Marshall)
 - a) Motion to approve previous meeting minutes approved.
 - b) The design team is moving forward with the design.
 - c) Nolte/Design Workshop have had several meetings with the City & County of Denver:
 - i) ADA ramp requirements on intersections.
 - ii) Working through potential utility conflict on Fillmore Plaza – water, sanitary, and gas lines.
 - iii) The City is reviewing proposed parking meter locations.
 - (1) The study of test meters on Detroit has been completed and worked well.
 - (2) The City is convinced that they should convert the entire city to the Smart meters.
 - (3) Bill Vidal recommended to the mayor to replace all meters citywide at the same time. We are still waiting on that decision.
 - (4) New meters are revenue positive for City. People will pay more when using a credit card.
- 2) Tam asked for an update on the direction of the letters on the vertical primary identity banners.

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com

- a) Eliot: CommArts' studies & experience indicate that this is the best orientation of the letters. Currently oriented like a spine of a book on a book shelf. CommArts does not think letters should be rotated so they are stacked. It is generally perceived as not as legible when the letters are stacked vertically. CommArts is also reworking the sizing of the letters and the logo in the next phase.
 - i) Tam doesn't think it is legible. Jonathan agrees.
 - ii) **DW will ask CA to do a couple of versions to circulate around and document why they believe this is the best version.**
 - iii) **DW will plot out a section of the lettering for PAG members to review.**
 - b) The vertical identity elements are 27' tall and internally illuminated.
 - i) Jonathan: Are there any studies of it running horizontally?
 - ii) Eliot: The goal of going vertical was to keep the horizontal dimensions as small as possible. There are conflicts with placement in the landscape, such as blocking the Whole Foods & Clayton Lane signs.
 - iii) Rosella: The horizontal design was cumbersome and confusing with the Clayton Lane sign. I like the monument-ness of the tall signs.
 - c) Jonathan: Is there a line item in the budget for these?
 - i) Eliot: Approximately \$30,000 per monument.
 - d) Jonathan: I think this is wrong. This intersection is so important – it's the primary gateway. I thought the Clayton Lane sign was only supposed to be there until the gateway monument was constructed. The vertical letters are confusing. Why not look at a single monument that says this is Cherry Creek North?
 - i) Eliot: We did that and presented it to the board. The feedback we got was that it made more sense to separate the elements. The CIC liked the idea that CCN owns the banner zone & everything up in the air, and that this distinguishes it clearly from the property identity of Clayton Lane.
 - ii) Dave H: The current monument sign is the height that it is because we don't want to block the view to Whole Foods. It's 3 feet tall – we're working with a confined space. Putting in identity for both CCN and Clayton Lane puts a constraint on the space. We can't put a big monument sign there that is 8'-10' tall.
 - iii) Dick: The CIC has endorsed these as the direction we're going.
 - iv) Dave H: A 27' sign is larger than any sign in the district. That is going to identify that intersection more than any horizontal ground sign would.
 - v) Dick: All of the banners that frame the district are going to make a contribution to the identity.
 - e) **DW will distribute the previous monument studies via email to the PAG members.**
- 3) Handicap Ramp Zone at Intersections (Eliot Hoyt)
- a) The design orients the truncated domes directionally to match the crosswalks.
 - b) There is a question of what happens between the truncated domes since there is no diagonal crossing allowed. There need to be directional signals for sight impaired people.
 - c) DW is drawing a textured surface with grooves in the concrete in the center area of the intersection.
- 4) Fillmore Plaza (Eliot Hoyt)
- a) DW is currently doing a revised grading plan on Fillmore Plaza to meet ADA requirements. 60% of entries to the new building need to be handicap accessible. We are adding stairs and ramps on the east side of the plaza to meet the grade change break. It is a 2 foot maximum grade change. The addition of stairs and ramps doesn't narrow the plaza. Instead of walking at grade, you'll go down steps. There are

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
 1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com

2 ramp conditions in the center. There are railings on the stairs. The developer is picking up the additional costs for construction.

i) DW will distribute this drawing to CIC members.

b) David thinks the stairs are going to morph into seating.

i) Eliot: It actually is going to add another dimension to the plaza in terms of where people can hang out.

ii) Dick: In effect we're widening the pedestrian zones by the shops.

iii) Jonathan: I think this is a very good solution. The walkway in front of retail can become a podium for events. People can look down over the plaza.

iv) Rosella: Are you concerned at all about water and drainage?

(1) Eliot: This solution will work better for North Creek. Now the whole plaza is not tilted toward them. DW is studying a trench drain along the east edge to capture all the water there so it's not pooling behind planter walls or going down the steps. .

5) Planting (Eliot Hoyt/Todd Wenskoski)

a) DW has been working with a plant specialist who spent decades as a perennial specialist for Green Acres nursery. She has experience growing perennial plants in this climate and understands the maintenance needs, availability, etc.

b) Objectives of planting design:

i) Visual impact through all seasons.

(1) Chose plants that are available in this area and that flower throughout the year.

ii) Hardy species for salt, dogs, sun, shade.

iii) Low maintenance

(1) We are adding more perennials and want to make sure it is not cumbersome to maintain.

(2) Spring clean up and dead-heading for one species only; no other maintenance necessary.

iv) Simplicity in the palette so over time it is easy to replace and keep general themes.

c) Using some annuals in the pots.

d) Interior intersections:

i) Have the most pedestrian activity and interaction, so are the most colorful.

ii) More variety.

iii) 2 shrub species with 6 perennial species.

iv) Shrubs organized to reinforce pedestrian seating.

v) Lower edge perennial that can spill over where benches are.

vi) Perennial beds back along the edges.

vii) Lilies, spireas, and salvias are some of the species.

e) Gateway intersections:

i) Fewest number of shrubs (1 shrub – spirea) to help shape & reinforce planters.

ii) Sequence of modulated perennial beds behind each shrub.

iii) Simpler because of drive by traffic.

iv) Five species of perennials.

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com

- f) East-West Streets
 - i) More monochromatic. Provides structure.
 - ii) Zones are narrower.
 - iii) More shade on southern side of street.
 - iv) Simpler organization: shrub edge along curb and perennials along sidewalk zones.
 - v) Perennials do not modulate. Colors are more consistent than North South streets.
- g) North-South Streets
 - i) Colorful.
 - ii) Balancing shrubs for structure to create frame for perennials.
 - iii) Three categories of plant species to provide variety.
 - iv) Created simple modulation that would create some structure and variety as you go through the district.
 - v) Planting bed underneath the trees.
 - vi) Shrubs are privets and boxwoods.
- h) First Avenue
 - i) Scale, length, and vehicular traffic present challenges.
 - ii) Simple.
 - iii) U-Shape with privets along edge, spirea along shoulders, strawberry candy lily in middle.
 - iv) Reinforces edge of district.
 - v) Centered with trees.
- i) Josephine & First
 - i) Rather than keeping grass on the west side, using a privet.
 - ii) Easier to maintain.
 - iii) Frames entry into district.
 - iv) Pots.
 - v) Perennials along edge of district.
 - vi) Also shrubs on SW corner of First Ave.
- j) Oval pots on Fillmore
 - i) Colorful bouquets along south edge of Fillmore.
 - ii) Boxwood.
 - iii) Colorful display of flowers in center.
 - iv) Off-sets grass & simplicity of boxwood shrubs in plaza.
- k) Perimeter pots
 - i) One shrub for structure in the winter.
 - ii) Bright colored perennials.
- l) Light poles in Fillmore Plaza will have colorful hanging pots.

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
 1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com

- m) Shrub bed behind back side of fountain.
 - i) Dick: Center activity zone might be a place for color.
 - ii) Eliot: And shop windows could be the places for color.
- n) Rosella: The peonies are outstanding in district. They're beautiful. I only see them used once in the gateways.
 - i) **EH/TW: DW will look into adding more peonies.**
- o) Rosella: Also, two of the most travelled streets are Third and Second, which seem very lacking in color.
 - i) Eliot: Color is at the intersections, just not under the trees. We are also adding trees to the street planters and some of the trees will have color.
- p) Rosella: I like repeating the N-S streets with separate color schemes.
- q) Dick: We are still keeping the lawn East of Detroit.
- r) Dave H: Has anyone looked at if the privet can sustain itself against a 45 mile/hour snow plow?
 - i) Dick: The Cheyenne Privet is a pretty tough plant. We are also going to do a soil test and we're planning a splash strip there that will set that plant back a foot or so from the curb.
 - (1) Todd W: We had only set that 9" but we can set it back 18" if we think that will help.
 - (2) Dave H: The stores are set back 15-20" and we'll get hit sometimes when the plows come by.
- s) Tam: What is the tree plan?
 - i) Streets: spring color trees; 3" caliper.
 - (1) Second Avenue: White Pears
 - (2) Third Avenue: Pink Crab Apple
 - ii) Fillmore: Dramatic trees with good shape. Large, mature crab apple trees with brilliant color.
 - (1) Rosella: I've had really good luck with dwarf weeping cherries and they last through the winter.
- t) Tam: The corner planters have never looked better than they do this year. I don't like the idea of removing plants and paying money for new plants.
 - i) Eliot: There are a number of issues associated with that. A lot of work is going to go into the planters. We are resurfacing walls, putting in a tree, and redoing the irrigation so there will be a lot of disturbance. There is also a desire to amend the soils. A big part of Blade Runners' current maintenance budget is weed control.
 - (1) Can you leave them in and ask contractors to protect them?
 - (2) Eliot: If we take them out, there is a cost to maintain them and a risk that they're not going to survive.
 - (3) Todd W: There is a long term warranty on the work and plants. If you re-use the plants and they die next year, it's a cost to the BID to replace them.
 - (4) Dick: It's a question of whether the contractor will take on cost of keeping it alive or warranty it.
 - (5) Eliot: Plant material could be reused within the district for pots, the First Avenue median, or the triangle park.
 - (6) Dick: Or the BID could have a promotional event to give the plants away to kick-off the improvements project.
 - ii) Tam: What is the quantitative benefit to a shopper coming down the street for us to borrow money, replace everything, and then get the same thing we have now?

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
 1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com

- (1) Eliot: We're improving the walls of planters. The current irrigation system is a liability. It's being replaced. We're adding trees in the planters and we are amending the soil, so we can start off on a fresh foot. We think it's more a benefit to the district to do all of that work in the intersection. Once you do that work it's hard to keep the current plants in place.
- (2) Rosella: This is very different from what we have now in terms of organized color and I think it is the way to go for our district, but there are a lot of beautiful plants now that are worth saving. I've heard people do take plants from the ground, replant them somewhere else, then after two seasons go by, you can tell what has survived and what you can move again.
 - (a) Eliot: You'd have to find a place where you can do that. The contractor needs to take responsibility rather than the BID having that responsibility.
 - (b) Jonathan: I heard talk that entire project might not be done at once or that the project might be done in phases.
 - (c) Rosella: We've been talking the entire time about doing it all at one time. We're only doing two bond issuances for better interest rates.
 - (d) Dick: The board and the CIC have endorsed moving forward on the second half of the bond sale. That will happen at the July board meeting. If that moves forward and the bonds sell, we will move forward with the entire project.
 - (e) Rosella: It would be really hard to do it differently.
 - (f) Jonathan: You could take every planter in sequence and leave the current plants in the planters until there is additional funding, but it's clearly better to do it all at once.
 - (g) Eliot: Any time you do a renovation, there's stuff that is okay now that you end up destroying. The value of doing these large-scale improvements now is huge.
 - (h) Tam: There could be a huge PR backlash if people see plants being scraped out.
 - (i) Eliot: You could give them to property owners in the district who want to improve their properties at the same time the district is improving. Could be a PR benefit as well.
 - (j) Dick: Tam, are you still planning to get the Botanic Gardens master gardeners involved?
 - (i) Tam: They need 25 service hours to keep their master gardener certification, so they might want to get involved.
- 6) Sustainability Efforts (Rosella Louis)
 - a) Had a meeting with George Pond at the Denver Zoo. They are doing a major initiative to make the zoo more sustainable. They have reduced water use by 60% and they use waste to generate energy.
 - b) Part of the group is sponsored by the EPA – Green Venues Initiative. We are exploring whether the BID should join them and adopt a more sustainable plan. We would like to find ways to work with them.
 - c) One issue at CCN: No way to separate recyclables from trash.
 - i) Eliot: Separate bins for trash & recyclables are planned for the streetscape, but there is the question of where the recyclables go?
 - d) Jonathan: Would the zoo be interested in composting of all landscape materials?
 - i) Eliot: We should find a way to do that.
- 7) Other Discussion Items
 - a) Jonathan: When you bid the project out, who is going to maintain this & review the construction process?
 - i) Nolte or a similar company will be involved through the process as a CM, including warranty and post-construction activities.
 - ii) DW will present a proposal to do bidding/negotiation and construction administration.

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
 1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com

- iii) The day to day will rely on Kevin and his staff.
 - iv) There is a 1-2 year warranty and maintenance period with the contractor.
 - b) DW got the Design Guidelines contract approved. Eliot will work with Chris Gleissner to kick-off the project and DW will get the work done in an efficient process so that the design guidelines catch up with the construction documents.
 - c) Dick: We highlighted the condition of curb & gutter for streets to Bill Vidal and they agreed to kick in some money to help improve curb & gutters. \$2 million contribution over time for street resurfacing and paving.
 - d) Annette: Spireas are an unruly plant. They grow vigorously and need a lot of maintenance. They are problematic. You have to trim them back 2-3 times a season. They grow at the top, but don't fill in at the bottom. They may overtake the area. We should reconsider using them. (Annette has gold spireas and cuts them back 2 times per season.)
 - i) Dick: The one out there now stays low to the ground and does well. It could be function of variety.
 - ii) **DW will discuss with Jini Bates.**
 - e) Annette: We will have no trouble finding people to take those plants. The only PR nightmare would be if people walked by and saw them lying on the street. I don't think you will have a problem finding them a home.
 - i) Tam: There has to be a program to manage it.
 - ii) Eliot: It's one piece of an entire program to decide what can be re-used and the PR management of things being ripped up. It needs to be a comprehensive program. We are re-using the Red Oaks that are coming out of Fillmore Plaza. We need a list of things that will need to be resolved.
- 8) Project Schedule
- a) 1 – 1.5 months left in Construction Documents Schedule, then will go to bid
 - b) Award/start construction late August/early September
 - c) Short construction period before Holiday Season
 - d) Restart construction after holiday season for all construction to wrap up by holidays of 2010.

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.

DESIGNWORKSHOP

Asheville • Aspen • Austin • Denver • Phoenix • Salt Lake City • Tahoe
 1390 Lawrence Street, Suite 200, Denver, Colorado 80204 • (tel) 303-623-5186 • (fax) 303-623-2260
www.designworkshop.com