

Architectural Review Committee Meeting

December 12, 2018

Present:

Doug Wheelwright
Jared Gerber
Brian McCuiston
Mitch Vance
Cheryl Boterof
Lyle Beecher
Cindy Sharkee
Steve Burt

Chad Liljenquist, Property Owner
Brad Liljenquist, Property Owner

Jay Moore – Duluth Trading Company, Minneapolis, MN
Rich Gordon – Architect, Interwork Architects, Chicago, IL
Rich Piggot, P.E. – McNeil Engineering, Sandy, UT

Duluth Trading Co., 154 West 11400 So. Street

Introductions

Doug Wheelwright explained the Architectural Review Committee's purpose.

Jay Moore explained that they have been working with the Liljenquist family since August. They have also been working with Kimley Horne. The building works well on the site. They have been working with Architect Robert Arrington as well. The building being presented will have 100% stone; and masonry, no EFIS. Their goal is to work with the Committee and advance to the Planning Commission.

Rich Gordon explained that this project is based on one of the three building prototypes that Duluth has. This building is supposed to look like a repurposed industrial building. The models for it were the industrial buildings of the early 20th century - precast concrete frame, masonry infill. They've made changes from the original prototype such as going with brick rather than a CMU infill. The frame itself is a stone CMU product, but the infill is brick. There is a mocha color on the bottom and a blend of the tumbleweed and cedar, and red brick. Red brick will be used on the towers, representing chimneys. Because the building will be seen from all four sides, windows will be on the back of the building, so that the side facing 11400 South will not be a typical blank wall. The front entry is projected 7 feet 4 inches and there will be a steel canopy above the storefront. The towers will be projecting out about two feet. The sides will have a two foot wide pier projecting out 8 inches. The horizontal bands will project out $\frac{3}{4}$ inch to give a shadow line. It is proposed to screen each individual rooftop unit. They will be set in about 30 feet and will not be seen from the ground. The units are about three feet tall, the parapets are two feet. The units will be sitting approximately $1\frac{1}{2}$ to 2 feet above the top of the parapets. They will not be very visible.

Rich Piggot commented that the building adjacent to this is multi-tenant and this is a single tenant. He clarified that the blade sign, that was talked about previously adds character, depth and dimension on the front left and back right corners; but the most important sign is the wall sign and they ask that these signs be treated as architectural elements of the building.

Architectural Review Committee Meeting

December 12, 2018

Page 2

Rich Gordon explained that the RTU units are placed where they need to be, there is no duct work. If they were to screen the entire seven units, it would make it more obvious and conflict with the building prototype.

Lyle Beecher commented that from the freeway, the units will be visible. He commented that it is a box, and landscaping around the building will be very important, especially towards the west. There is a lot of room for landscaping on the west side. On the east side, the concrete is going directly to the building. There is no landscaping on that side.

Jay commented that what their intent is to not come up with a new landscaping design, but rather keep the same landscaping theme that is already in the 11400 project, so that it looks like it has been there since day one.

Lyle commented that the landscaping definitely needs to tie in. He believes that the west side needs to be addressed, as to the open space/field issue.

Jay commented that Duluth stands for quality and there is no desire to cheapen the look. They will do the most amount of landscaping required to beautify the project.

Cindy Sharkee commented that she agrees with the four sided visibility and they have taken that into consideration. She believes that the building wall is very long, especially if it's not broken up with landscaping. She likes the old factory design and suggested that the wall lighting in the front of the building should be added around the building as well.

Rich believes that a different type of fixture could be used and using that they would find the right fixture. He doesn't believe the goosenecks would make sense. He suggested possibly up-lighting.

Lyle confirmed with Rich that the windows are clear story windows and at nighttime the windows will glow, which is the intent.

Lyle wanted to confirm the easements and setbacks on the plans. He stated that the Committee does not push beyond what's required.

Rich indicated that there is a deep storm drain manhole on the property and he is trying to steer clear of that, just in case someone needs to fix it 30 years from now.

Doug commented that there is some room to adjust the parking widths, depths, and sidewalk. The 30 foot aisle on the East Side of the site, could be as small as 24 feet. He believes that there is enough space on the west side that there should be room for more landscaping.

Rich indicated that Duluth wanted to have 10 foot wide stalls, rather than 9 foot stalls. He stated that he could add some landscaping islands on the east side, and adding one or two trees. He confirmed that there is plenty of shared parking with Scheels.

Jay confirmed that a 9 foot stall is tight, so they would like them to be 10 feet.

Architectural Review Committee Meeting

December 12, 2018

Page 3

Chad commented that the parking ratio has to be met, so there are some calculations that will need to be done regarding the parking.

Brian confirmed with Rich that the north side windows are actually display windows.

Rich indicated that there will be landscaping and a trash enclosure, which will add some variation on the southern side.

Brian confirmed that there are no building projections in the south side.

Steve commented on the landscaping on the east side, or lack of landscaping.

Lyle commented that there is a lot of concrete up to building.

Doug indicated that they were discussing making the perpendicular stalls 10 feet wide, which would cause them to lose 2 stalls. This might be useful in adding landscape islands.

Steve confirmed that there is a landscaping plan that has been turned into staff. He likes the corner landscaping. Also confirmed that there are no problems with the square footage.

Rich went over the building materials.

Steve asked how high the south elevation will be. He asked about the landscaping on 11400 South.

Chad commented that the Duluth building is smaller than the adjacent one, in square footage.

Doug indicated that wisteria was planted along the west side of the one-fourteen retail complex and is doing well. He suggested wisteria on the west side of the building or on some screens.

Rich stated that he would rather see trees out front.

Brian asked about lighting on the west side.

Rich stated that they would look into finding fixtures to be put on the columns or the piers. He stated that they do have a fixture used in one of their prototypes that could be used.

Jay stated that the design beams light out.

Rich indicated that the Duluth website shows photos of the lighting.

Cindy Sharkee commented that the lighting does look beautiful and adds a level of interest.

Steve confirmed that any recommendation by the Committee does not include signage.

Cheryl moved to approve. Lyle seconded.

Doug gave some history on the land and believes that this project was worth waiting for and the City Staff is happy with it.

December 7, 2018

Duluth Trading Co
Old Factory Prototype
Sandy, Utah

This building is a variation of one of the 3 standard prototype buildings for Duluth Trading Company. They are all based on the concept of a building type that would be associated with a tradesman wearer of Duluth Trading clothing. With each prototype, the goal is to have some sense of authenticity to the building typology. This prototype is called the “Old Factory”, as the design is derived from the factory buildings of the early 20th century, which often had an exposed concrete frame structure and masonry infill walls. In our prototype, the concrete frame is replaced with CMU piers and horizontal bands to represent poured concrete. While our typical prototype has CMU “infill” walls, within the frame, this building has been modified with all concrete brick “infill”, in 2 different colors, to better blend in with the adjacent architecture. The 2 red brick towers are meant to represent the chimneys that may have been present on buildings of this type.

We think the building works well within the design criteria. We feel the variety of materials, colors and textures, provides a visual articulation requested in the criteria. In addition, we are projecting the piers on the side walls 8”, expanding on the 1” projection we typically provide in this prototype. Typical of this prototype, the front entrance is projected out X feet from the main wall and the rear mimics that projection to a lesser degree. In this building, since the rear has high visibility, we have added some windows with spandrel glass to provide for a better street front.

Sincerely,
Interwork Architects Inc.

A handwritten signature in black ink, appearing to read "Richard Gordon", with a long horizontal flourish extending to the right.

Richard Gordon AIA, NCARB