

Architectural Review Committee Meeting April 24, 2019

Those Present:

James Sorensen
Jared Gerber
Brian McCuiston
Mike Wilcox
Steve Burt
Cheryl Bottorff
Scott Westra
Kris Nichol
Cyndi Sharkey
Dan Simons
Russ Platt
Dave Jenkins
Amy Thomas

Centennial Towers Development

Russ Platt began by reviewing the revised condominium tower. There are wrap around decks on the whole building and on the base is a white stone. He confirmed that the difference between this building and that one that was reviewed before is that there is a bridge connecting the condominium building and the hotel and a lot of the roof structure was changed so that there is an observation deck from the east side. The bridge is setback about 50 feet back from the front of the building and it's only the width of the hallway shown on the site plan. This was done so the people in the condo building have the amenities of the hotel; maid service, food service, pool, workout facilities. However, the people at the hotel will not have access to the amenities in the condo tower.

To create the capital, or top of the building, they wanted to break it up so that it had some canyon type spaces and overhangs. The deck feature sticking out has a waterfall type of a ledge. The base on the stone there is cut at an angle. Those pieces would come out so that it would be flat across the top and come down like its cut out of the stone quarry in the canyons.

The simulated wood, aluminum pieces, and the grey is also an Alumibond material. The decks are all cut on an angle coming back, which gives structural support without adding columns. It also gives a snowdrift type effect. It would be an EFIS material in the soffit. The water would be kept from touching it, as well as the sun, so it shouldn't fade and should be easy to maintain. With the decks, there will be an ease of keeping the windows clean as well as every bedroom and living space.

Russ responded to Steve that the maintenance responsibility could be part of the HOA, to make sure people are maintaining that. The window treatments on the inside, could all be part of the HOA as well.

Russ indicated that the entry is highlighted with a canopy that comes out, as well as the door being recessed back into the building.

Russ commented that it creates a wonderful texture on the base of the building as well.

Mike Wilcox commented that this is an improvement from what was seen in the past. Each iteration has gotten closer to the design standards. Staff feels like with this building, the Cairns design standards are being addressed with creating a stronger base, incorporating the mountain elements, breaking up the building as it goes up, and there is a well-defined entry with this building. Staff is pleased with the changes that have been made since the last time the Architectural Review Committee saw it.

James commented that they've done a great job bringing it up further to the Cairns design standards.

Russ indicated that they are ready to build and his finance people are pressuring him to get under construction.

Cindy believes that they lost the base that was previously created. It was previously black or dark brown, but now it's a different material and color.

Russ believes that the white stone is more elegant and unique than the black granite was. He confirmed that there was no EFIS on the previous design. To pay for the more expensive detailing, he's doing a budget balancing act, but are keeping it just to the soffit on the decks. Everything else is a solid material.

Steve confirmed that the visible ceiling area of EFIS is under 20%. He commented that he likes the design and the rough stone base. He believes that what they were trying to achieve with the dark stone, in terms of setting apart from the building, he believes the rougher stone texture will do the same thing.

Mike believes that it makes the distinguished base pop more. Staff feels more comfortable with what is now being proposed. He believes the natural cut, Hewnstone look fits more in character with the Cairns.

Kris loves the mix of texture. The white stone looks like it will be upward and comes out. Possibly attracting birds and dirt.

Russ stated that they do go up, so the flat part is on the top and comes down at an angle. He stated that the entry is more defined than it previously was. He also likes the back of the building better now as well. He indicated that the space on the top is a community center. So the common space will have the west views, then across the hallway will be the observation deck, which will face east. To have the wrap around decks on all the levels breaks up the west elevation better than it was before. He confirmed that there will be physical barriers from one unit to the next. For the heating and air conditioning, there are condenser units at the ground level as well as on the roof.

Dan commented that they are trying to make sure that the owners have control. There are a lot of complaints from older facilities that are having to pay others' share of utilities.

Russ responded to Steve that it is clear glass, so there will have to be a protective film on the glass, especially the west side. He would like to have it look as clear as possible and is working with the glass company on that. They will have to put some kind of membrane on the glass itself.

Steve commented that he really does not want the reflectibility.

Russ responded to Kris that the decks are 6 feet deep behind the railing. The units in the middle were taken out, so they wrap around the corner. He stated that the demand for 3 bedroom units and larger space was more than he anticipated.

Cindy stated that the color of the entire building looks like a network of white buildings with some decorative color imposed on it here and there. She doesn't feel as if it fits mountain meets urban. She doesn't believe that there is enough variation in color.

Kris stated that the stone on the base looks more like glacier, which gives the effect of water that is being looked for in the Cairns.

Russ has taken this product to Realtors to potential buyers and the feedback he's gotten previously, compared to now, has been favorable.

Russ initiated review of the office tower on the south west corner of the block. He stated that the base of the building, he's trying to work it like the foothills. The taller mount would be 9, with the steps out on the 4th floor and more on the fifth. The window treatment around the base would be more substantial, possibly a slate tile or porcelain. He is keeping some of the materials similar, but the base is completely different. There is balcony space on the 14th floor. The massing of this building 8000 square foot floor space that can be divided into two, so they are catering to small to medium size businesses in the high rise. It creates a better working environment inside of the building since everyone is closer to natural light.

Kris confirmed that this is a completely separate building from the condo building. She believes that the having the same material, the faux wood, makes it look like the buildings are connected. She recommended changing the color if they want them to look like separate buildings.

Russ asked if the block should be tied together or have all four buildings look unique.

James commented that he would like to see some ties between them. He stated that when this project is put in the middle of the Cairns with other projects around, the buildings will look different.

Russ commented that with the townhomes, the residential steps 10 feet back from the office building. So, it does stand alone.

Mike commented that one of the exceptions to the Cairns design standards that the office building would be seeking an exception is to the setback from the curb, eliminating some of the park strip in front.

Russ commented that there are two exceptions they are seeking. One is the setback on the condo building, because they are so far along it has already been in for plan review once. And on this one it cuts out so much of the office building that it makes it difficult to function financially.

Mike commented that they have on-street parking that they are proposing. There is 17 feet from the back of the curb to the face of the building, and an additional 10 feet, for 27 feet total.

Mike indicated that the code requires an 8 foot parkstrip from the back edge of the curb and also requires on-street parking. So the parkstrip starts behind the curb and gutter of the parking. So they are seeking an exception to allow for that building to come a little bit closer on the corner. It does create some building variation setback from the road. The residential set further back from the office, but it does eliminate some of the landscape. Staff can work with them to create a softened edge.

Mike commented that they also discussed creating a colonnade on the bottom level, so that the columns and supports could come down to the edge. It would create a walkway underneath the building.

Steve confirmed that the different concrete pattern is located at specific locations near the office building.

Mike confirmed that all of the building materials that are used in the office building are used in the residential building, other than the base material.

Russ reviewed the townhomes, facing along the south side. There are steps up to a front porch that is recessed in. The main floor will be 4 feet off the sidewalk, with a series of terraces and landscaping to get there. They will be 3 stories high, with a 2-car garage underneath. There will also be a parking structure above that. He confirmed with Steve Burt that there are 8 units. He commented that it will be real brick with the screen for air to flow into the parking structure. He confirmed with Mike Wilcox that the cornice will be an Alucobond type material.

Kris confirmed Mike that zoning is CBD A & C. She believes that eventually these townhomes could be more of a live/work unit.

Russ commented that the reveal is only the width of the brick, so that could be pushed back to allow for more definition. He stated that the brick would be the same of what is on the post office now. The brick is Mountain Red Interstate brick.

Mike confirmed that they're planning to keep the post office building, which is an existing architectural element.

Kris asked about the parking for the townhomes.

Russ confirmed that they have garages. There are garage entrances from inside the parking garage, so enter their two car garage. The parking is secure with the exception of the first floor, which is intended for hotel and parking lot. Everything else goes through security.

Mike commented on the parking and said that the main floor sits up about a half level up and the parking garage sits about a half level down from grade.

Steve Burt asked if there are any ADA accessibility issues with the townhomes.

Russ responded that they do not have any with the townhomes.

Russ started review of the parking structure and said the screens could be recessed, in order to give it some more a 3 dimensional look. Along the top, it comes out 6 feet with a planter on the angle, which will give it a nice capital. There will also be another landscape feature that comes across in the middle of the second level of parking. He discussed more landscaping and a water retention pond that they are going to put the 1 or 2 story building on top of as their final phase. He indicated that there will be a walking path on top with landscaping, with landscaping and gathering areas that connect all of the buildings on the site. The walking path is 1/5 of a mile in a loop. He commented on the surface parking area and stated that they would put a carport shading over that area.

Steve commented that his concern about this building is that it's another big, flat garage, which is not attractive.

Russ believes their skin has more warmth to it.

Steve said that he would like to see more variation in the depth on each one of the brick columns coming up, so it looks like more of a colonnades building, instead of a flat building.

Scott said the screen would be a lot darker once it has been completed.

Mike commented that the depth of the columns could be varied, one column with 2 feet and the other with 1 foot.

Steve preferred to keep it consistent.

James commented that they should learn from the Hale Theatre parking structure.

Russ believes that would be fine to do a colonnade on that side.

Steve said they should pay more attention to the geometry of the openings inside the brick, because there are opportunities to do something else there that's very much a counterpoint to the design on the main buildings.

Russ commented that the parking structure should disappear more as the other buildings go in and the landscaping matures.

Mike commented on Russ putting in a smaller retail building across the bottom in the grass area.

Russ stated he would like to make it two stories and have the second story be office space. And the main level would be retail. He confirmed that it's okay to have retention below the building. He said it's a solid, concrete wall.

Mike suggested that since there will be some bridge connections between the buildings, they could make it feel like it's extending the office building across. Then the driveway could also dive underneath, as an option.

Russ said that those which will be the features that they will come back with on their next phase.

Scott commented that he would love to see them grow the footprint and increase efficiency. Have the driveway underneath the building and extend it.

Mike commented that they aren't competing against the other office projects that have recently been proposed that are much larger floor plate and a different market segment. He stated that this is a different product.

Dan stated that the first five floors are about 10,000 square feet. He said they've shown the floor plate to Arbiter Sports and they discussed that there could be internal, open stairs for two of the levels, possibly three.

Russ explained that they also have a hotel on the corner and they are currently working with hotel companies to get the final tenant in there. He showed the massing that they intend on using. He would like the corner to be floor to ceiling glass.

Steve asked how much additional design input the new hotel tenant would expect to exert.

Russ responded that right now, they are very open because they are a boutique design. He has to meet their interior requirements.

Dan asked if they have to have final approval on the hotel exterior now, before they have a tenant.

Mike responded that any major changes would have to be brought back.

Steve asked if they are seeking approval on the hotel exterior, or just a general okay for everything now and ask for modification of the approval, if need be, later.

Mike stated as part of their site plan review requirements with Nick Duerksen, the hotel needs to go through the final site plan review. This is all being proposed as one phase, even though there are four distinct buildings going up. He asked them to speak to the materials that are being proposed now.

Russ stated that the base would be a similar, light colored granite, but would be cut differently. He stated that they are planning to have open conference area spaces, a roof deck and club facility on the top. He said to tie the block together, he was looking for input and get a general agreement and work with staff on any adjustments that they would like to be made. He is seeking 20% EFIS, synthetic wood pattern, with a granite base, polished. He stated that all mechanical will be on the back and on the roof for this building.

Mike commented that the existing post office building has polished granite as some of the accents around the red brick. They are proposing to turn the upper level of that building into convention space to tie it into the hotel. They could mimic the polished granite element in the base material of the hotel.

Scott commented that the white area, which is all EFIS, looks a little flat as well as the brown on the corner.

Steve commented that if the solid piece going up could look like it has punched openings through it to add some depth and shadow lines.

Russ stated his design principal was to create a frame and have it be more intricate as it gets to the corner. He could put the windows back about 12 inches, which would create more of a pop for the space.

Kris asked what the theory is behind the bump outs and having two on one side and one on the other.

Russ said going back to the Cairns design guidelines, looking at the Bell Canyon area, there are outcroppings of the granite coming out and they're sporadic. He said that even numbers don't look right to him. He said the pop outs are an extension of the larger rooms.

Steve stated that he would like to see the same thing, but with a dark base to see how it looks.

Russ believes that would break up the streetscape in a nice way.

Cheryl likes the building and the idea of the colonnades and inset windows, so there aren't solid planes.

Scott was concerned that the colonnades would create camping areas for people trying to get out of the cold.

Dan commented that there would be a problem with graffiti and public urination.

Russ indicated that they would like to be on the May 16th Planning Commission Agenda.

No comments were made from Kris or Cheryl.

Scott commented that he likes the buildings. He believes that the parking structure looks more flat and painted on in the renderings than it really will. He thinks if the screen could be pulled back, it would help.

Russ agreed that pulling it back would be a good thing to do. In addition, on the south side over the living areas, he would make them have a deeper reveal with the brick.

Russ showed a revised drawing of the south side of the parking structure. He stated that they would do the same treatment that they would on the other side and although there will be a building there in the future, they will make it look great.

Mike commented on the corner, that it looks flat.

Russ responded that he could do the same type of popout that they do on the colonnade.

Cindy commented that she is concerned with the bright white.

Kris responded that it will be more of a taupe color.

Russ commented that the white granite is more of a grey. He cannot get a white granite.

Steve asked about the EFIS on the hotel and asked if it could be TerraNeo instead of stucco. He is concerned about EFIS getting dirty from water and other elements.

Russ commented that everything that has been said so far makes sense.

Recommendation:

- Where stucco is shown, use TerraNeo instead. Further articulate the 3 visible sides of the parking structure by moving the screen back and adding the colonnade feel, and further address the SE corner of structure and townhomes.
- Use the darker granite material on the hotel (to match the Post Office building) and recess the windows.
- Support for the requested exceptions for building setbacks.

Steve indicated that the ARC approval does not extend to the building on the west side or the future residential building.

Cheryl Bottorff moved, Scott Westra seconded. All in favor.

Cyndi Sharkey moved to approve the Architectural Review Committee meeting minutes of April 24, 2019, with corrections submitted via email. Scott Westra seconded. All in favor.