

MINUTES OF THE
Lone Tree Planning Commission Meeting
April 28, 2015

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Rhonda Carlson, Planning Commissioner
Andrew Dodgen, Planning Commissioner
Roy Kline, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

Also in attendance from City staff were:
Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

2. Regular Meeting Call to Order

The meeting was called to order at 6:35 p.m. with a quorum.

3. Conflict of Interest

There were no conflicts of interest stated.

4. Public Comment

No members of the public were present.

5. Minutes of the April 14, 2015 Planning Commission Meeting

Commissioner Kirchner moved, and Commissioner Mikolajczak seconded, to approve the minutes of the April 14, 2015 meeting. Commissioners Steele and Carlson abstained due to absence from that meeting.

6. RidgeGate Section 15, Filing 21, Lot 2A (Lone Tree Library) SIP #SP14-73R

Ms. Drybread introduced the item and provided an overview of the project location, key design elements and review process. She indicated that staff finds the project in compliance with the City's Comprehensive Plan, Zoning Code,

Design Guidelines, and applicable RidgeGate Sub-Area Plan. She recommended that the Planning Commission recommend approval of the SIP to the City Council, subject to final approval by the Public Works Department.

Mr. Darryl Jones, Coventry Development, commented as the landowner of Lincoln Commons South. He indicated that the library was always planned to be located in this general area, and described the mix of other uses developing in the area. He said the library would be a good fit. He indicated the landowner was making a voluntary donation of the land for the library.

Mr. Bob Pasicznyuk, Director of Douglas County Libraries, introduced the project and described the District's strategy to take libraries into the next century. He described libraries as an intellectual playground for people of all ages. He explained that the first floor will be a bustling, active environment and the second floor will be more of a serene environment. He indicated that this library, unlike the current library, has structural capabilities to provide both. He described the importance of connections within the community and how the library is coordinating with the City and the Lone Tree Arts Center to plan for outdoor spaces.

Mr. Pasicznyuk introduced Joey Carrasquillo, architect from Anderson Mason Dale, to review the proposed project. Mr. Carrasquillo described that they worked to create a "civic threshold" with the arts center and surrounding public spaces. He indicated the library has worked closely with the City, RidgeGate and consultants to discuss the greater area in terms of landscape and plaza opportunities and how it might evolve in the future as a stronger civic realm with complementary open space environments. He described the primary functions of the building and how the public realm is facing south and southwest. He showed a series of vignettes from different perspectives. He indicated that the study room composition is a strong element driving the design of the building. Mr. Carrasquillo described the location and function of the exterior metal panel "veil", which allows natural light through and mitigates heat gain. He described the feature as an architectural element that creates a dialogue with the Lone Tree Arts Center. He talked about the porch on the south as an entry for patrons and said it is a 20-foot X 80-foot sheltered outdoor environment. He reviewed the sample board and materials and colors proposed.

Commissioner Kline inquired about the orange trim/accent color relative to whether the color was complementary to colors used for the New Town and MorningStar projects. Mr. Carrasquillo replied yes, the palette works together with surrounding projects and the library brand. Commissioner Kline indicated he was surprised to see so much of the accent color but felt it was fine as long as it was not competing with other colors in the area. He asked about the referral response from Public Works relative to the sidewalk width along commons Street. Mr. Jones explained the sidewalk was requested by Public Works to be 8 feet wide. It was confirmed that the Rampart Range Metropolitan District installs and maintains all adjacent streetscape except for along Town Ridge Drive, where

builders on either side will install the improvements. Mr. Kline asked if the green roof is still an alternate. Mr. Pasicznyuk replied yes, and that many things are listed as alternatives for the bid. However, they do have a healthy contingency and a fund being raised to secure the alternates. He is hopeful they will get the key alternates. Commissioner Kline asked about a second entry to the parking lot that was referred to in the packet notes; he said he was a little concerned with only one access. Mr. Pasicznyuk replied there was an earlier concept with two access points that was later revised to provide better circulation, access for the book drop, and parking. Commissioner Kline asked about the wood rain screen. Mr. Carrasquillo explained the wood is treated with chemicals embedded into the wood to protect from moisture and sun. Commissioner Kline asked about screening parked cars and headlights along the eastern side of the parking lot from the future homes. The applicant said the landscaping would help screen them.

Commissioner Steele asked if this is a similar architectural design to the other two libraries. Mr. Pasicznyuk replied yes, in the respect that materials are intentionally similar to help brand the libraries. However, he said the three sites are so different that the size, shape, and layout of each building are different. Commissioner Steele asked if the other building designs are "cubicle" in nature. Mr. Pasicznyuk said this one is most like a cube. Commissioner Steele said he had a sense that form is following function, although the cubicle nature of the design could either be considered a signature piece or, for some, too contemporary. Mr. Pasicznuk said they took cues from their environment, including the Lone Tree Arts Center, as well as the function of the building. Commissioner Steele is pleased to see 22% landscaping on the site, and asked for clarification on some elements of the south lawn area. Mr. Carrasquillo explained that two seat walls at southwest corner are alternates but that all landscaping is planned. Commissioner Steele asked about who would be using this outdoor area. Mr. Pasicznyuk sees the area as a civic environment that is available for patrons and the community. It could be part of an area for possible farmers markets, story times, and many other uses. He hopes that it will be the front yard of the community, not just the library. Commissioner Steele said the area would likely have a lot of wear and tear and asked whether the library had the budget to maintain it. Mr. Pasicznyuk said they understand the commitment they are making to keep the grounds maintained at a high level. Commissioner Steele asked about the book drop off area and is curious about whether they considered a potential book "pick-up" area as well. Mr. Pasicznyuk replied that some libraries do offer that, although about half he has looked at see a big strain on staffing. They would prefer people would come in and discover things they didn't know they needed. Commissioner Steele said he was a little concerned about circulation and whether there were enough stacking spaces at the book drop off. The applicant said there are spaces for 3-4 cars and that the system is highly efficient. Commissioner Steele asked about the burnt orange color and what kind of material it is. The applicant said it is a metal panel system, comparable to the perforated metal screen. It is a 30-year warranty product. The finish is not highly glossy but it is not matte either. Commissioner Steele inquired

about the details of how the metal panel system is mounted on the west side of the building. The applicant explained that it consists of two sets of panels. One runs corrugations vertically and one runs horizontally to provide an interesting layer of ornamentation. One of the panels is taller, sitting on face of frame. The smaller panel is inset, sitting inside the frame.

Commissioner Kirchner thanked the applicant. He asked about the panels relative to their distance from the building. Mr. Carrasquillo referred to floor plan to show the relationship of the main building façade and the angled line of the panels. He said the distance varies and tries to strike a tangent point and run parallel to Commons Street. Commissioner Kirchner asked about the book drop off area and if there would be a canopy or some kind of shelter for protection in bad weather. The applicant replied that a modest awning is on the list of alternatives. Commissioner Kirchner asked about timing of construction of Town Ridge Drive. Mr. Jones replied that it will most likely occur in late June. Commissioner Kirchner asked about how traffic, construction staging, and various construction activities would be coordinated. The applicant replied that the General Contractor would closely coordinate that for the library. Mr Jones elaborated on the planning and coordination involved in the area. Commissioner Kirchner asked about the planned opening date of the library. Mr. Pasicznyuk replied it would likely be a May 2016 opening. Commissioner Kirchner asked whether energy efficient lighting would be used interior and exterior, to which the applicant replied affirmatively. He also asked whether there would be signage on the south side of the building and felt people might get confused if there is not a sign on the south. The applicant replied they are still in the process of vetting sign locations. Commissioner Kirchner concluded that he likes the project and thinks it will fit in very well.

Commissioner Dodgen said he appreciates the project and thinks it looks good. He felt that more bike racks would be needed given all the people in the area that will be biking. He noted that the meandering path on south side doesn't end at the front door and that people using the path will cross into the grass area and it will get worn out. The applicant said they will take a look at that. Commissioner Dodgen asked about a referral comment from Public Works regarding pedestrian lighting. The applicant said that a lighting study had been done and that they would follow up on the comment. Commissioner Dodgen asked about the potential that the metal panels could vibrate in the wind and create sound impacts for people inside the building. The applicant said that structural tests have been done but they did not consider noise. Commissioner Dodgen asked if there would be any kind of beverage bar inside the library. The applicant said that the southwest corner will have a "café vibe" and that food and drink can be brought in from the outside. They will not have an inside vendor. In their experience, it is difficult for vendors to succeed inside a library and food and beverage service tends to use up a lot of library resources. They also looked at the surrounding market and felt there are opportunities for people to stop elsewhere and bring food and drink in. He said they would provide complimentary beverages on special occasions.

Commissioner Mikolajczak said he is very excited about project. He asked if the library would accommodate future growth. Mr. Pasicznyuk estimated that in about 20 years, they will either need to expand or look at developing a new library east of I-25, depending on funding. Of the three libraries being built, he said this branch can have added capacity. Commissioner Mikolajczak said he hopes the library is distinctive and not intimidated by its larger neighbors. Commissioner Mikolajczak asked about the metal panels in terms of whether they are individual or connected together. The applicant said it is a continuous frame system with panels set on top with gaps in between. There are pairs of tall and short panels and each pair is consistent in height. The depth between the panels and the building varies. Commissioner Mikolajczak said he likes that there is activity along the street. He referenced the letter from the Terra Ridge HOA. Mr. Carrasquillo said that Anderson Mason Dale is unapologetically a modern architectural firm. He said this building is modern in principle, not so much style. He described how the metal "veil" creates a terrace and provides shade below as well. Light from behind will have a shimmering effect at night. Commissioner Mikolajczak said he is excited to see it and hopes that it stands out and has activity. He is hoping for perpetual energy in the area. Mr. Pasicznyuk said they deliberately tried to express indoor activity to the outside. Commissioner Mikolajczak asked if the library will install art. The applicant said they will work on on that with the City and they hope to have something in the south lawn. Commissioner Mikolajczak thought there could be more evergreen trees on the south side to provide more green during winter months. He hoped the lawn area would be inviting and include some engaging art. He asked about sustainability. The applicant said they are doing everything they can within the budget. They are attempting to attain Green Globes certification (generic, more cost-effective version of LEED).

Commissioner Carlson asked for clarification on the outdoor upper level spaces. The applicant said that the outdoor roof terrace is planned and the green roof is an alternate. He pointed out another terrace at the northwest corner of the building above the children's space. It has parapet walls to create a more enclosed, private space, and will include a seating area with a fire pit. Commissioner Carlson said she likes the unique contemporary building design, and the library will make a great addition to the community. She suggested that adding more benches in the outdoor park would be useful and they could incorporate engraved memorial benches into their fundraising efforts, as a tribute to loved ones. The applicant agreed.

Chair Sippel said she appreciates all they have done working with the RidgeGate DRC and City. She said she was a little concerned about the orange color. She asked if the brick sample was representative of the actual colors and the applicant confirmed that it is. She noted that a sample material of the ribbed metal panel was not provided and that she would have liked to have seen that. She asked that a sample be provided for City Council. Chair Sippel commended the change to an 8-foot wide sidewalk to account for future events. She asked

about the path on the south lawn and suggested they consider providing a more direct route to the front doors. She said the vegetated roof system would be a great example for the community (in addition to the community garden). She said she specifically likes the front porch aspect of the project. She liked the innovations and concept of bringing the inside out. She felt it was inviting and energetic. She asked about the "maker's space" referenced in the narrative. Mr. Pasicznyuk described it as a flexible space for tactile learning, which can also be a conference room. She asked about the metal panels relative to solar control. The applicant explained that the panels are static. Chair Sippel said she has experience with the book drop off at the Highlands Ranch Library and can vouch for the adequacy of the space provided. In her opinion, she felt that three stacking spaces would be adequate. She asked about earlier parking counts referenced in the DRC notes. The applicant explained that the plan has evolved. It previously considered two points of access and had a different circulation pattern. The current plan provides more landscaping and still meets the parking requirement.

Commissioner Mikolajczak commented that he has heard the former library Director, Janie LaRue, speak about the national reputation that Douglas County Libraries has for innovation and that we are lucky to have the library.

Commissioner Kirchner made a motion to approve the SIP #SP14-73R, subject to final approval by the Public Works Department. Commissioner Mikolajczak seconded and the motion passed unanimously.

Adjournment

There being no further business, the meeting was adjourned at 8:05 p.m.

These minutes have been reviewed and confirmed by

Marsha Sippel (name), on May 26, 2015 (date)