

August 20th, 2020

Scott Jordan, Principal
Civitas
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Denver, CO

Scott,

The DRB has approved the Schematic Design for 23rd Avenue. The following comments should be considered as you progress to Design Development.

- Study the contrast between the sidewalk color and sandblast/stain treatment including the FIC brand colors.
- The understory planting palette will require more rigorous maintenance than a typical streetscape. Consider this aspect as the design is refined.
- The landscape cut-outs certainly create a dynamic and unique experience. It may be worth studying an option that simplifies the busyness and repetitiveness.
 - Perhaps there could be a wider range of planter 'cells' ranging from 1 tree to 6 trees.
 - Since there is no parking along the western portion of 23rd, perhaps some of the planters could be elongated and minimize the number of concrete connections between the curb and sidewalk.
 - A similar approach could be applied on the eastern portion with more 'neurons' providing link between parking and the sidewalk.
- Installing plugs rather than seed mix would be preferable for the grass mix. Would allow more deliberate location of species. For instance, lower blue gramma/blonde ambition may make more sense near the Blue Prairie Little Blue Stem in order to accentuate the verticality of the little blue stem as the vertical representation of the neurons.
- Regarding the 'mown' landscape areas, there is concern that the complexity of the plantings that include sod forming and clump forming grasses. Although they are intended to be maintained in a natural condition without mowing by highly skilled crews, there is concern that typical landscape maintenance crews will mow them, removing the clump grasses over time. This is not an issue of design, rather one of the skill of maintenance crews and cost of maintenance. We recommend working closely with the client moving forward to coordinate the design strategy with an understanding of long term maintenance.
- DRB likes the idea of a broad gateway landscape element. Linear park and gateway should be considered together.
- Discussion about monument signage.
 - Need to consider near term needs with long term build-out and how future buildings interact with the corner of 23rd and Peoria.
 - Balance scale of the signage for both vehicles and pedestrians.
 - Should the sign consider a pop of color to align with FIC branding strategy?
 - Recommend engaging signage and wayfinding consultant to assist with gateway signage.

- There will need to be coordination between two landscape teams for the eastern / western portion of 23rd Avenue to maintain consistent design and detail quality along the entirety of the street.

Please feel free to contact me with any questions.

Sincerely,



Mark W. Johnson, Design Review Board Chair