

## Idaho Falls Events Center: Meeting Minutes – Site/Plaza Presentation

**Date:** Aug 9<sup>th</sup>, 2016

**Meeting Location:** IFAD Conference Room

### **Meeting Attendance:**

Cindy Ozaki (IFAD - Board)  
Allan Woolley (IFAD - Board)  
Terri Gazdik (IFAD - Board)  
Mike Lehto (IFAD)  
Jennie Weitzel (IFAD)  
Mark Fuller (IFAD Legal Counsel)  
Dana Briggs (City of Idaho Falls)

Mike Clements (Bateman Hall)  
Mark Jensen (Hogan)  
Eric Isom (Ball Ventures)  
Tana Barney (Ball Ventures)  
Laura Lewis (Lewis & Young)  
Kevin DeKold (CRSA)  
Kelly Gillman (CRSA)  
Clint Boyle (Horrocks)  
Leith Sheets (Horrocks)

### **Discussion**

### **Responsibility**

#### **Design Presentation**

1. IFAD, Ball Ventures, CRSA and Horrocks discussed delineation of responsibilities for design of street rights of way.
  - a) It was confirmed that Ball Ventures has contracted with Horrocks for the design of Event Center Drive and will handle design of landscape and irrigation between curb and walk. CRSA will remove design elements from plans.
  - b) It was determined that a utility easement exists in the landscape between the sidewalk and parking lot. Although on IFAD property, Idaho Falls regulations for trees in utility corridors will apply. CRSA to adjust to match City regulations.
  - c) Responsibility to design Pioneer Road discussed. Likely recommendation includes a development agreement between IFAD and Ball Ventures resulting in Horrocks as designer. Ball Ventures will provide landscape and irrigation design between curb and sidewalk. CRSA
2. IFAD provided limited guidance on select components outlined in the presentation.
  - a) Location and purpose of the fire lane and bollards was discussed, no contrary comments noted.
  - b) Location of plaza pavers, striping, and diagonal benches discussed, no contrary comments noted.
  - c) Options for tree species, pavers, and diagonal benches presented. No contrary comments noted.
  - d) Treatment of the banks along the canal discussed. Questions concerning landscape treatment noted. CRSA

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to confirm requirements with New Sweden Irrigation District.

- e) To preserve view of pattern that is designed for the structure, trees should be removed from the planters directly adjacent to the structure. CRSA will switch to a small tree/large shrub as an alternative on all side. This change is not expected to impact the energy model. Trees in parking islands questioned as also potentially blocking views. CRSA to review plans with Idaho Falls to check for compliance with code.
  - f) Trees identified to the southeast of the main entry may not be well positioned as they will not shade the entrance during afternoon hours. CRSA will investigate moving trees.
- 3. IFAD requested additional views of the landscape design around the building. CRSA will develop two new views including the West and North elevations.
  - 4. IFAD received request from a car exhibitor, AutoTech, who might want to use parking lot for events. CRSA to call and determine if there are any requirements.

**End of site/plaza design meeting minutes.**

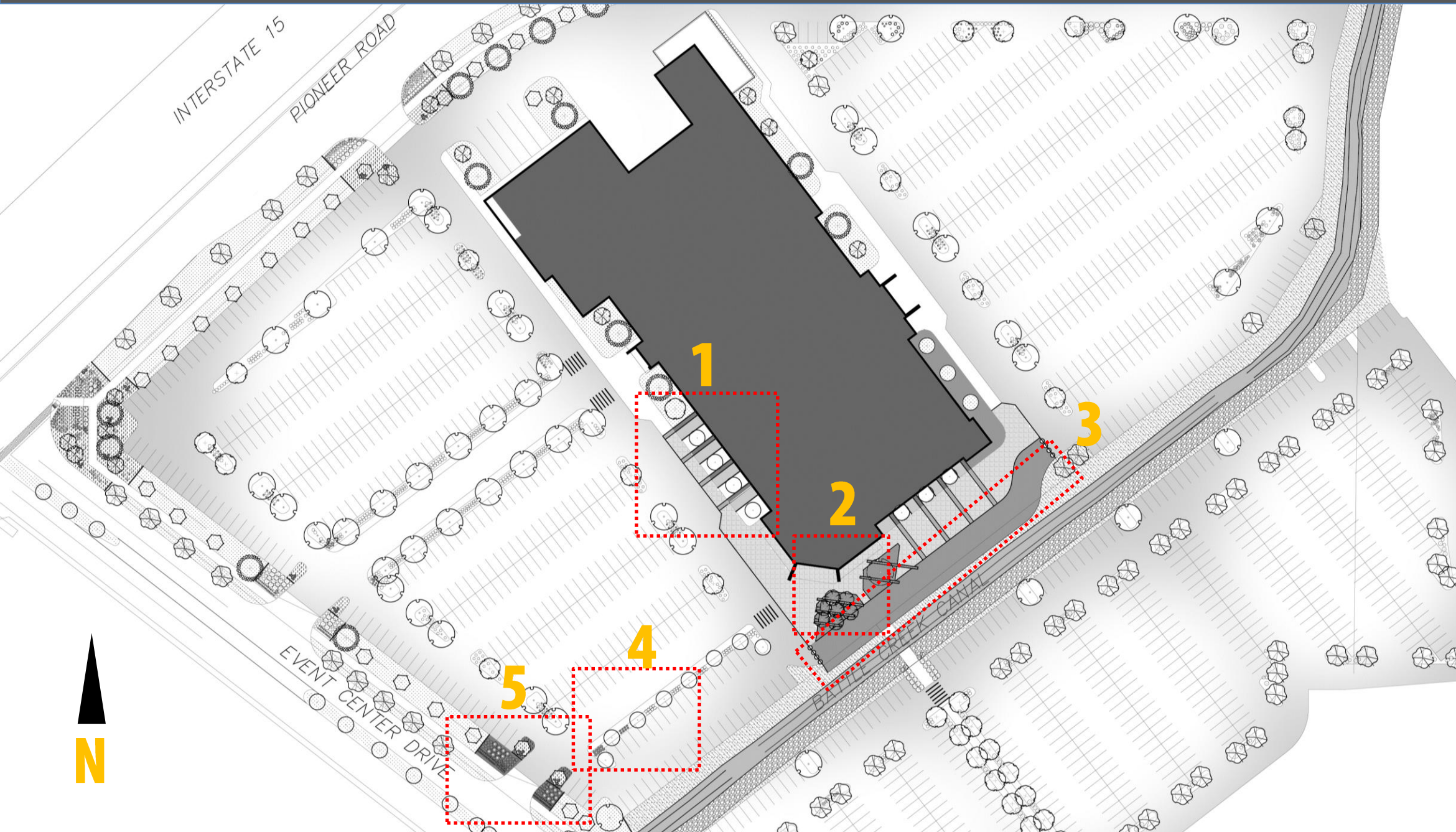


# SITE DESIGN REVIEW





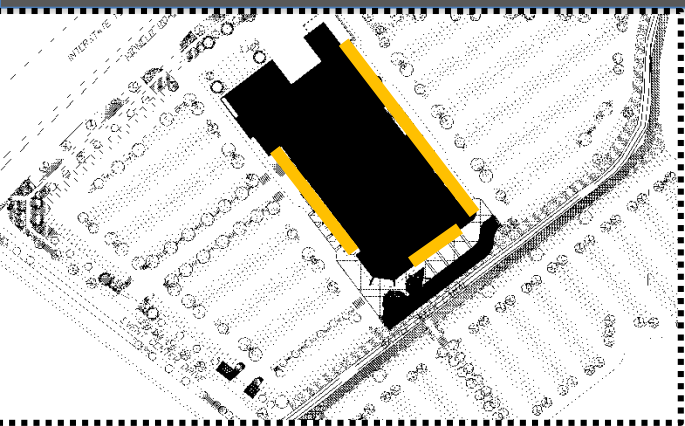
# SITE DESIGN REVIEW: OVERALL PLAN



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- 1. **Typical Building Planting**
  - 2. **Plaza Seating**
  - 3. **Fire Lane & Pavers**
  - 4. **Typical Parking Island Planting**
  - 5. **Typical Entry Planting**
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# SITE DESIGN REVIEW: TYPICAL BUILDING PLANTINGS



ROCK MULCH



BLUE OAT GRASS



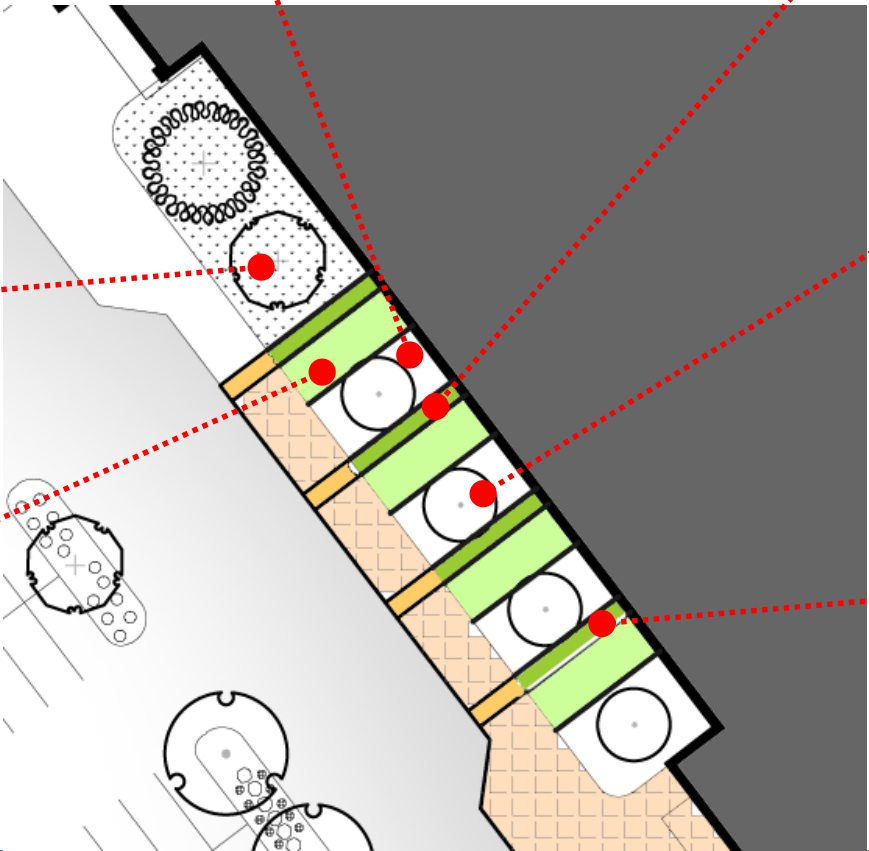
COLUMNAR NORWAY MAPLE



PURPLE ASH



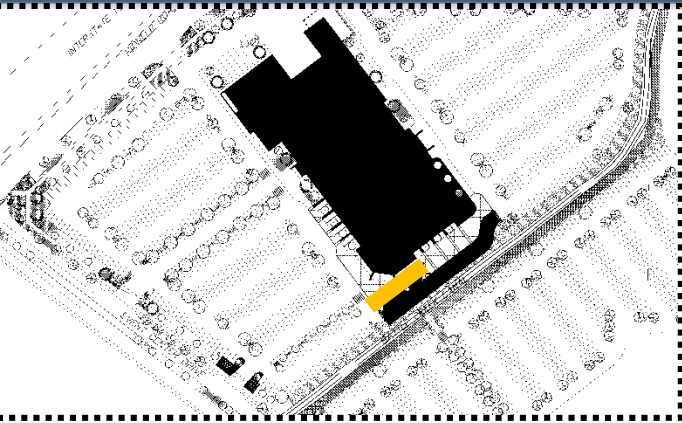
BELLABLUE



MAIDEN GRASS



# SITE DESIGN REVIEW: PLAZA SEATING



Bench Option 1: Brick



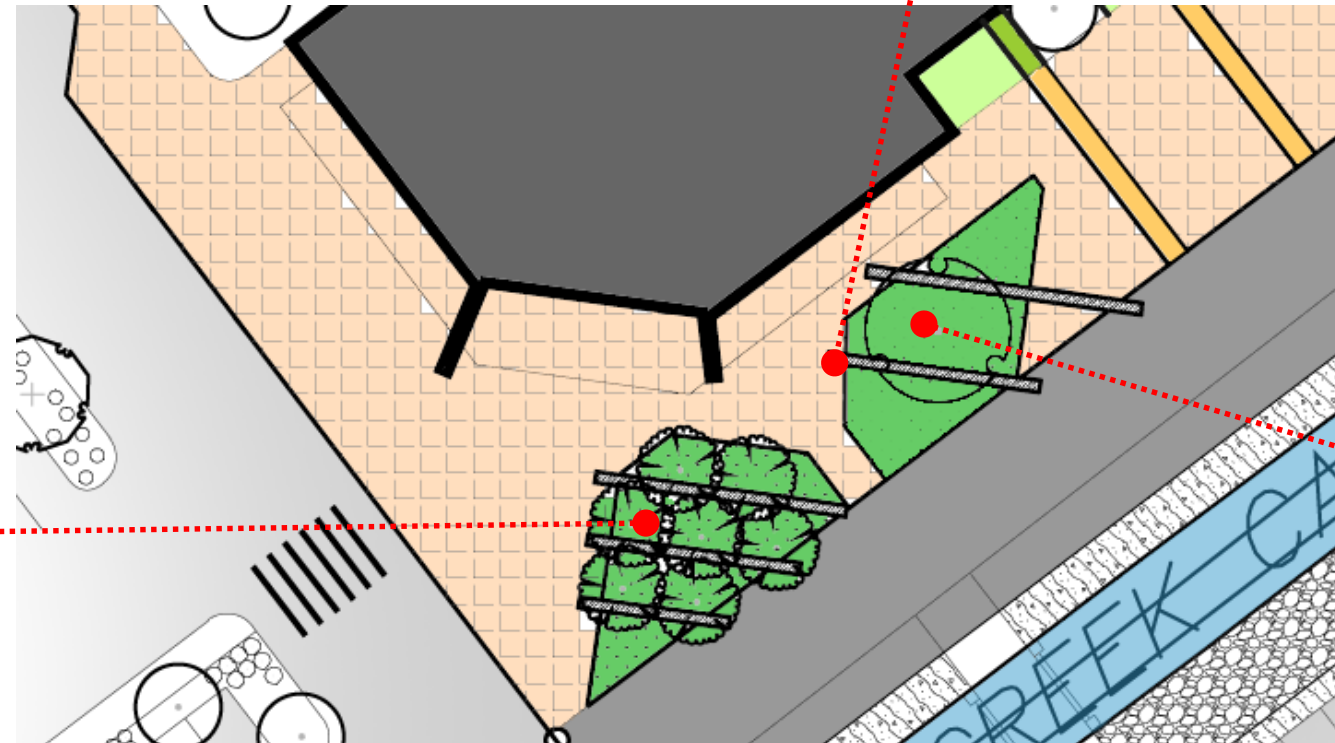
Bench Option 2: Concrete



Bench Option 2: Gabion/Gabion with Planter



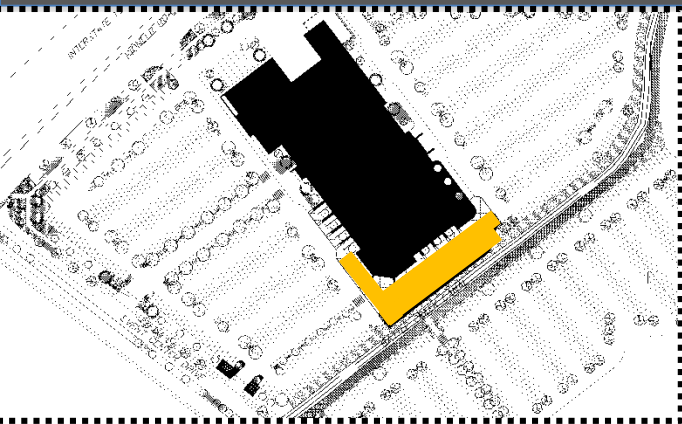
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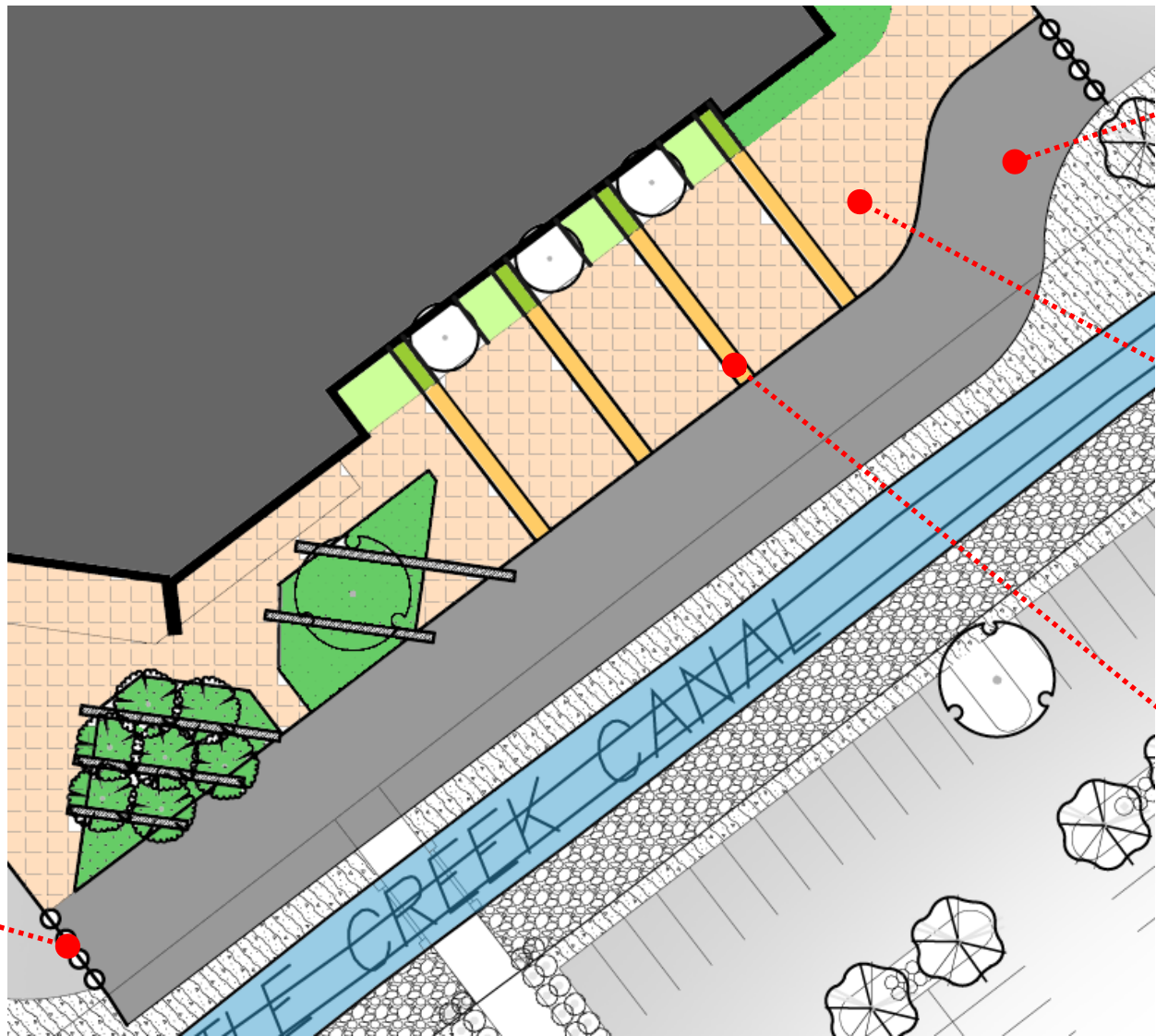
REDMOND AMERICAN LINDEN



# SITE DESIGN REVIEW: FIRE LANE & PAVERS



BOLLARDS



THICKENED CONCRETE SLAB



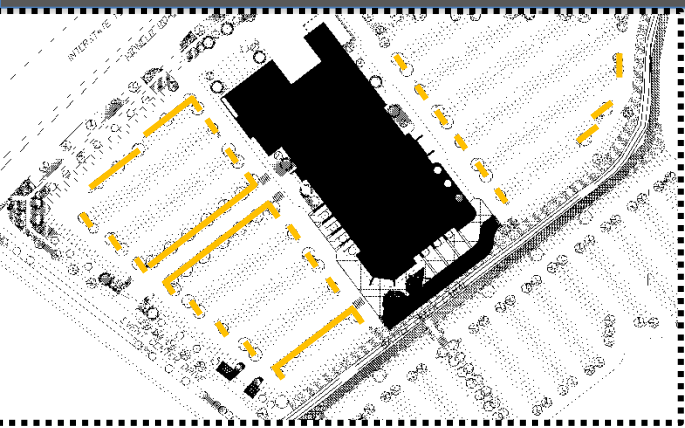
FIELD PAVERS



BAND PAVERS



# SITE DESIGN REVIEW: TYPICAL PARKING ISLAND



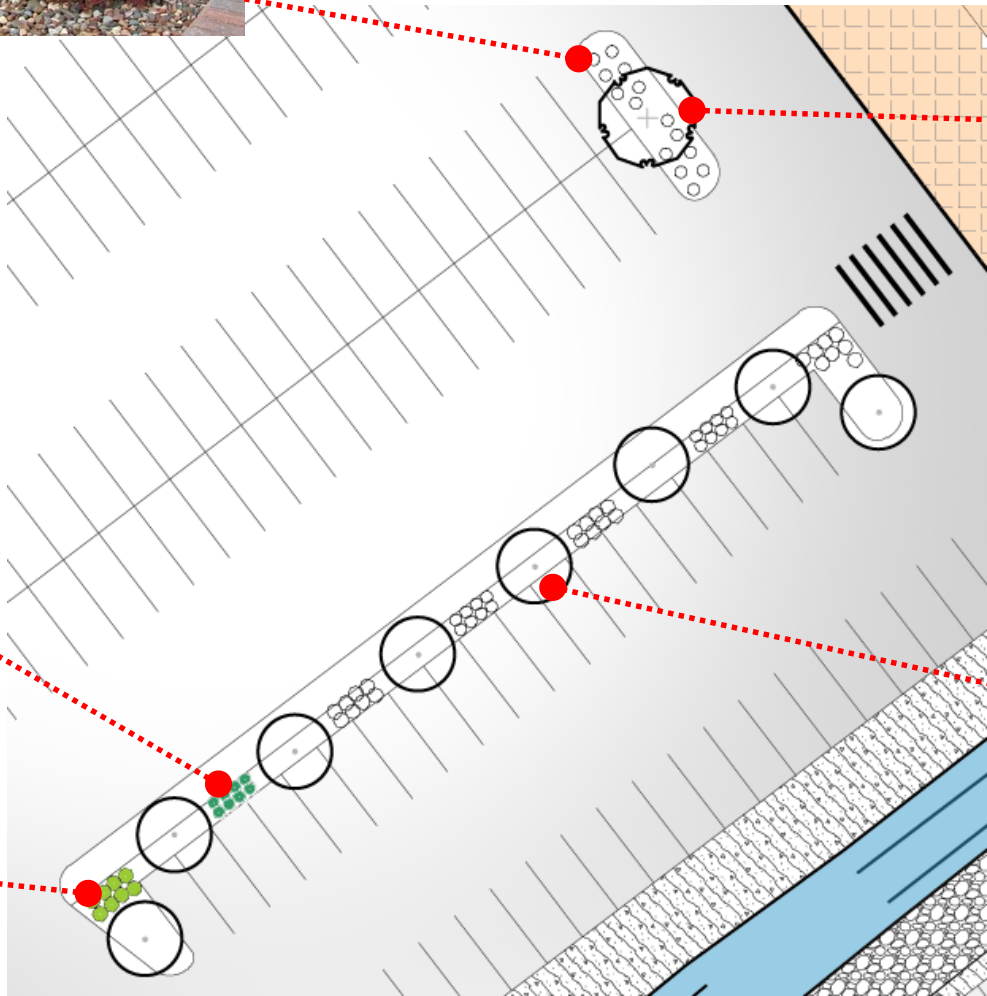
ROCK MULCH



BLUE OAT GRASS



MAIDEN GRASS



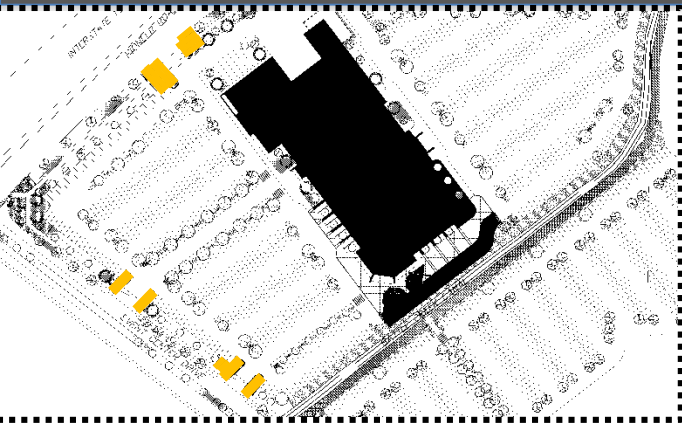
PURPLE ASH



COLUMNAR NORWAY MAPLE



# SITE DESIGN REVIEW: TYPICAL ENTRY PLANTING



BLACK EYED SUSAN



MAIDEN GRASS



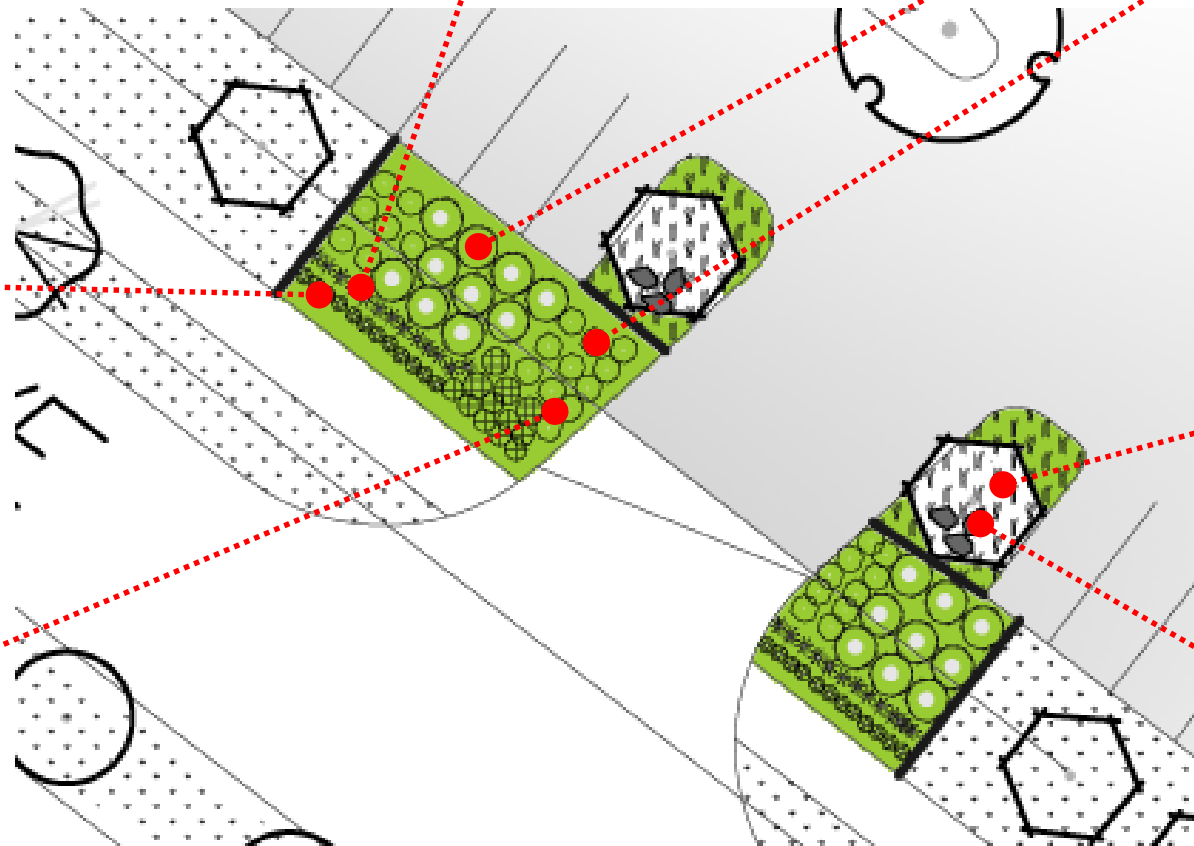
FEATHER REED GRASS



ENGLISH LAVENDAR



YELLOW RABBIT BRUSH



AUSTRIAN BLACK PINE



BOULDERS



