PROJECT DESCRIPTION

Proposed City Market grocery store with in-line retail store for the Town of Carbondale.
The proposed site is designed to increase pedestrian and bicycle accesses and connectivity. There will be paths connecting the new bus stop to paths around the site and to the store frontage.
The Carbondale Marketplace will feature a variety of sustainable site amenities and features. A few of these key features include:

- High albedo (reflective) roofing to reduce heat island effect
- Changing facilities for bicyclist
- Preferred vehicle parking (for high-occupancy, low-emission, hybrid, & Electric vehicles)
- Electric car charging station
- Long term & short term bicycle parking and storage
- Dedicated pedestrian walkways & bike lanes
- Tree coverage for shading
- Recycling receptacles and compost facilities
- Locally sourced hardscape materials

- Native and adapted vegetation to conserve water usage
- Stormwater runoff will be directed to bioswales, which are depressed landscape islands located throughout the site
- Bioswales utilizing organic material to filter hydrocarbons and other pollutants from stormwater runoff, prior to it entering the storm sewer system or groundwater
- Fuel canopy utilizing Dark Sky Neighborhood Friendly approved LED fixtures
- Parking lot LED fixtures are a DesignLights Consortium Qualified product
- DesignLights Consortium promotes energy efficient lighting solutions through collaboration among federal, regional, state, utility and energy efficiency program members.
The grocery store facade will feature local and renewable masonry block and shading devices over the fenestration.
Skylights are shown for representational purposes only. Final layout will be made at a later date.
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VIEW M - AERIAL VIEW FROM NORTH WEST
There will be an on-site fuel center for convenience, along with an electric car charging station.

The site entrance adjacent to Nieslanik Avenue will have a smaller monument sign.
There will be several safe, dedicated pedestrian pathways providing connectivity to retail and surrounding areas.
Outdoor seating areas will be provided as an amenity for visitors.
The adjacent retail stores will be designed to complement the grocery store.
Multiple gathering spaces throughout the center will feature outdoor sculptures and plantings.
There will be several locations on site for bike storage, both long term and short term.
Pedestrian pathways will connect the whole site and will be lined with planters and sculptures.
As part of the Kroger brand, City Market engages in the corporate sustainability goals and achievements. Kroger has a commitment to environmental sustainability. We strive to reduce our impact on the environment by using natural resources responsibly and minimizing waste in all of our operations.

“Kroger is a leading example of how businesses and organizations are incorporating ENERGY STAR into their sustainability programs,” said EPA Administrator Gina McCarthy. “Kroger’s role in energy management is helping reduce our nation’s greenhouse gas emissions that fuel climate change and preserve a healthy planet for future generations.”

Our aggressive work in energy management has enabled us to reduce overall energy consumption in our stores by 35%. We have saved more than 2.3 billion kWh—that is enough electricity to power every single-family home in Charlotte, North Carolina, for one year. This is the carbon equivalent of taking 334,000 cars off the road for one year!

Moving our facilities toward “zero waste” is one of Kroger’s key sustainability priorities. In 2014, we continued to move the needle in our waste reduction initiatives and continue to look for new ways to improve our business practices. Whether it is diverting waste from landfills, reducing our packaging, recycling plastic bags, or donating safe, perishable foods to food banks, we are increasing recycling rates and finding cost-effective and responsible alternatives for our waste. Several years ago, Kroger joined the EPA’s Waste Wise Program and adopted the EPA’s “zero waste” definition for our Company-wide sustainability efforts. This nationally recognized program gives us a way to benchmark, measure and communicate our efforts in a more consistent and cohesive way. It also allows us to track individual waste streams, track our progress over time and identify even more opportunities for waste reduction. Our goal is to ultimately meet and exceed the EPA’s “zero waste” threshold of 90%, in all our facilities.
King Soopers/City Market is the largest purchaser of locally grown produce in the state of Colorado, and has supported the growth of hundreds of local producers and farmers. Customers get the freshest product possible and support the local economy while farmers have a reliable marketplace for their produce. King Soopers also sources all of its non-organic milk from local dairy farms, and recently built their own state-of-the-art plant located in Old Stapleton (Denver), allowing them to deliver the freshest possible products to customers.

King Soopers/City Market sells over 100 produce items that are Colorado grown throughout the year and over 40 Colorado raised meat items.

We have a growing interest in the importance of “supply chain.” By “supply chain” we mean the whole food growing and distribution system from farm or ocean to our stores. Shoppers will always care about price, service, shopping experience, product selection and quality. More and more people also care and want to know how Kroger positively influences the supply chain—from raw materials and ingredients, manufacturing inputs, labor practices, and animal welfare. Kroger has programs in place to address many aspects of a complex and dynamic food system.

The Kroger Company has won the 2015 Armstrong’s Flooring and Ceiling “Recycler of The Year” for leading the industry in recycling of floor tile and ceiling tile.
During construction, efforts will be made to reduce construction waste. These include:

- A waste management plan will be implemented which will list each type of waste and whether it will be salvaged, recycled, or disposed of in a landfill or incinerator. Materials will be indicated as to how and where they will be disposed of and indicate handling and transportation procedures.

- Requirements that 90% of all construction waste is to be recycled, including site improvement materials during demolition.

- Designated areas on site during construction for separating materials for salvage, recycle, reuse, donated, and sold.

- Waste reduction progress reports will be made.

- Air quality management plan during construction to maintain a high level of air quality on site.
As an Energy star Partner of the Year award winner in 2015, energy conservation is very important to City Market. The building in Carbondale will not only be designed to earn the Energy Star rating, it will be designed to meet and exceed the International Green Construction Code. Below are a few key strategies to minimize the building’s footprint on the environment.

- **Building system**
  - The City Market will be “designed to exceed the requirements of the prescriptive package method”
  - An energy monitoring system will be installed
  - Exterior fenestration will utilize permanent shading devices and low-e glazing to control heat gain
  - (Possible off-site renewable energy)
  - Living green wall on South side of the building

- **Lighting systems**
  - Eliminate inefficient lighting to reduce store utilities expense while providing Customers and Associates with a safe, productive and enjoyable experience
  - Utilize current limiters on track lights
  - Extensive use of LED lights at all track lights, parking lot lights, and coolers & freezer lights
  - Implement lighting setback hours to reduce lighting during off peak hours
  - Lighted refrigeration fixtures utilize motion sensors and LED case lights
  - Install occupancy sensors, dimming controls, and photocells for daylight response
  - Set standard daytime setback and sensor placements to control ambient lighting when skylights meet or exceed the foot-candle standards

- **HVAC Systems & Equipment**
  - Utilize air and water reclaim systems to maximize efficiency
  - An evaporative condensing unit will be used to further reduce electrical needs for cooling
  - Waste heat from refrigeration system to supplement the hot water at a 2:1 ratio
  - Hoods will be controlled through an energy management system and temperature sensors. This is interlocked with the store HVAC system to minimize outside air when hoods are off
  - A heat reclaim system will be used to for the hot water heaters

- **Refrigeration Systems**
  - Refrigerant leak detection system
  - Refrigeration case compressors on-demand with case control to limit energy usage. This provides better superheat control, adaptive defrost and lower achievable condensing temperatures
As a company, City Market continues to seek water reduction opportunities. A cross-functional team has been assembled to address water usage more broadly as we know how important this natural resource is, while maintaining cleaning and food safety standards.

Some water saving strategies that will be implemented into this project include:

- **Plumbing systems**
  - Low flow toilets & fixtures
  - Water conserving hand faucets
  - Waterless trap guards instead of trap primers as they do not require water
  - Use of energy star rated fixtures

- **Irrigation**
  - System will be automatically controlled and metered
  - Water used for irrigation will be from a recycled non-potable source
  - Landscaping will be native and adaptive to require less water for irrigation
The Carbondale Marketplace project will prescribe several levels of commissioning and inspection to assure proper building performance. Some specific items include:

- Implement a during construction and post construction commissioning
- Formal training of the owner’s operation personnel to ensure systems will be properly maintained and operated
- Dedicated refrigeration commissioning
- Remote monitoring and over-site of the building operations to ensure continued efficient operations
- Implement a building specific energy usage database to benchmark energy performance for the store
- Whole building energy modeling
Buildings at the Carbondale Marketplace will focus on indoor air quality and occupant comfort by implementing the following items:

- **Daylight Harvesting**
  - Provide skylights to maximize the deployment of natural light while maintaining 70-90 horizontal foot-candles of light at 30” a.f.f
  - Maximize area for direct line of sight windows with low-e vision glass to increase occupant comfort

- **Air Quality & Low Emissions**
  - Provide natural ventilation through HVAC fresh air intake
  - Install temperature sensors for increased thermal comfort
  - Increased ventilation for better air quality
  - Utilize low VOC material

- **Remote smoking areas outside of the buildings to reduce the exposure to smoke**

- **Pre-occupancy flush-out to remove construction contaminants**

- **Walk-off mats at entrances to reduce contaminants brought into the building**

- **CO2 monitoring for demand controlled ventilation**
The majority (55%) of the building materials shall fall into one of the following categories:

1. Used
2. Recycled (25% combined post-consumer and pre-consumer) or 50% post-consumer
3. Recyclable (30% recovery rate)
4. Bio-based materials (75%)
5. FSC wood
6. Indigenous: within a 500-mile radius

Some material examples include:

- Exterior walls will be constructed of concrete masonry units that contain between 32% - 44% recycled content and includes fly ash. The aggregate is sourced from an expanded shale roadway producer that is local to the block plant. The block will remain almost completely recyclable when it is removed at the end of its life.

- Several interior finishes will be locally sourced

- The produce bin fixtures will be made from locally sourced sustainable wood

- The carpet flooring will be made of 41% pre-consumer waste and is 100% recyclable

- The sales floor will be exposed concrete floors made with recycled content
Above is a list of the exterior building materials and finishes being proposed for the Carbondale Marketplace.

- Dark Bronze
  - Automatic entrance door assembly
  - Aluminum storefront windows
  - Standing seam metal roofing
  - Metal canopies

- Sierra tan (Energy Star Certified)
  - Metal coping
  - Metal downspouts
  - Metal gutters

- Accent stone at entries (Meets Built Green Colorado requirements)
  - Sunset stone ledge stone: Sequoia

- EIFS Cornice (UL Certified Environmental Product Declaration)
  - Dryvit 456 “Oyster Shell”

- Living Green Wall
  - Trellis system with living plants

- Cedar Stains
  - Trim pieces: Sherwin Williams #3507, “Riverwood”
  - Field pieces: Sherwin Williams #3502, “Mission Wall”

- Concrete Masonry Units by Basalite with integral water repellent (High recycled and locally sourced content)
  - Field units: ground face 5640R
  - Base units & Planter walls: split face 807R

- Cast stone caps above
  - Heritage cast stone smooth finish graystone
Benefits of a Living Green Wall:

- Reduce Urban Heat Island Effect
- Improved Exterior Air Quality
- Aesthetic Improvement
- Improved thermal insulation capacity through external temperature regulation

Example: Boulder, Colorado
Example: Chicago, Illinois
BUILDING ELEVATIONS
NEW AND EXISTING - FLOOR PLAN

New Floor Plan - 59,195 SF

Existing Floor Plan - 44,282 SF
INTERIOR DESIGN - BANNER DÉCOR - DELI, SUSHI, & CHEESE
INTERIOR DESIGN - BANNER DÉCOR - BAKERY, MEAT, & DAIRY
INTERIOR DESIGN - BANNER DÉCOR - HEALTH & AMENITIES
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