

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**January 18, 2018**

**Attendees**

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell and Kevin Yoshida  
Latsis: Jim Latsis, Scott Roberts  
Kelmore: David Lane, Bob Koontz, H McNeish, Blake Mourer, Bonnie Niziolek, Brad VanArsdale  
  
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (12/21/17)**

**A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes of the December 21<sup>st</sup> BDRC meeting as presented.**

- **Latsis**  
**Archer Customs - Lot 2, Filing 8**  
**Pre-Design**

Applicant:

- The plans being presented were originally shown to the BDRC in Pre-Design for Lot 9, Filing 4, but are being modified for Lot 2, Filing 8. Latsis is now working with a buyer on the design for Lot 9 that will be presented at a future BDRC meeting.
- Entry is now featuring a covered porch with a balcony above.

Committee:

- The covered entry appears too imposing. Several ideas were discussed that the architect will explore, such as coursing on the brick, widen the entry with narrower columns for more elegance and lower the brick element with a railing above for the balcony.
- The image presented shows a tumbled red brick. The BDRC prefers a smoother cut. **The rough cut is not the actual brick, but rather just in the imaging. See the materials page for a more accurate portrayal. Final brick choice is not determined yet.**
- Repeat of double pane horizontal windows between the windows on the 2<sup>nd</sup> level of west elevation for tie to rear elevation element.
- As plan progresses, show more accurate depiction of landscaping
- Nice start to the design.

- **Kelmore**  
**Quebec Retail/Commercial**  
**Schematic 1 (with new architect)**

Applicant: H McNeish explained that the first ½ of the package is a repeat of what was seen at the last meeting and the rest of the packet focuses on Quebec and Lowry Blvd frontage. Due to the magnitude of the project the next presentation on February 1 will focus on architecture of Lucky's and the office building on Pontiac followed

by other elements on Feb. 15. Presentation of the landscaping plan will be spread through mid-Feb and March meetings.

Applicant:

- Openness in design to allow retail to “pop”
- Invitation to the internal passages through activation, landscape and human scale to draw pedestrians in
- Retail to be 2-sided with entries
- Enhanced pedestrian corridor from the west with concrete scoring and patterning.
- Architecture responses to pedestrian traffic with setbacks for plazas and resting areas
- Parking screening will be planned
- Perimeter walls and planting pots
- Lowry Blvd/Quebec corner features a transparent cube element that is open at the top with a lighting feature chandelier at the entry to a signature restaurant. Activation also comes from the upper level that will have a roll up door that can be opened to views.
- Materials planned as white painted brick, slate stone base, wood accent panels and perforated metal.
- The Lowry Blvd frontage creates interest and break up of massing by shifting recessions in and out at mid-block.
- The Quebec pass-through is light and airy in a way that draws the pedestrian in to an area of viable retail space just around the corner.

Committee comments after seeing presentation and video tour around perimeter:

- Are there mechanisms to draw pedestrians to the Pontiac or Quebec corner to cross 1<sup>st</sup> Ave? **Yes, there are design elements being contemplated to address that.**
- Has thought been given to shadowing causing icing on 1<sup>st</sup> Ave in winter? **There is a 6’ setback that will help with mitigate that and planners do have those thoughts in mind to mitigate as can.**
- It was mentioned before about an opportunity to integrate art into the terminus at the Lucky’s wall. Any plans toward that? **Too early in the planning for that level of detail.**
- Attention to more tree zones, bike racks, scooter charging stations in future drawings.
- Discussion of another pedestrian plaza at the west end of Lucky’s or if this would be too much in an already active area with foot and vehicle traffic.
- Caution that the design of the framing for the transparent cube element prevents a roost for pigeons. **The perforated panels may be tensile without the need for major framing. Alternatively, will be concerned with framing so it doesn’t distract from intent**
- The globes of the chandelier could become a maintenance item with collection of dirt and detract from the views from the upper level facilities.
- Provide views of the relationship to Embrey and how the designs will look side by side. **Have requested renderings from Embrey to be able to provide that image.**
- Should the cube element stand out more by either pushing out or pulling in to give a different plane? **Design team will explore.**
- Like the modern feel but don’t want to go too much like New York or Europe. **Potential tenants like versatility and latitude to showcase their brand. The trick is to find the balance of design elements for versatility and management of those elements.**
- Painted brick could become a maintenance issue in the future and also potential for high damage at the bases with foot scuffing and road solvents. Might be better to just use a white brick. **There will be a base below with the brick higher.**

- What is the design driver for prospective tenants? What are the dynamics and what has been the response from them? **Early responses have been with great excitement. Potential restaurant tenants especially think this is a unique special design. The layering and texturing at ground level is very attractive to them.**
- Strongly encourage easy pedestrian access to the underground parking near Lucky's. Library employees could be required to utilize some of the below grade parking, which would free up spaces at the library and not detract from the surface parking for Lucky's customers. But the library employees would need easy access or this idea probably wouldn't work. **This is a good point and the team will think about how to find the right balance.**
- With two sided entries, what are the preventions of using the parking entries as the front door and the Quebec side becoming the back door with covered windows and becoming a downgraded appearance? **In discussions with prospective tenants they value the Quebec frontage and the drive-by attraction opportunity and the design and type of uses lends itself to that end.**
- Very comfortable with the direction of the design. For the next presentation bring a view from 1<sup>st</sup> and Quebec.

The February 1<sup>st</sup> presentation will focus on the Lucky's component and on February 15<sup>th</sup> other elements will be featured in a continuation of Schematic review.

Adjournment was at 10:00 a.m.