

BOULEVARD ONE DESIGN REVIEW COMMITTEE
July 19, 2018

Attendees

Committee: Jamie Fogle, Monty Force, Jim Hartman, Steve Lane, Carla McConnell, Chuck Woodward, and Kevin Yoshida
Lucky's Market: Tom George, Peter Hogg, John Velbeck
MoonStar: Scott Axelrod, David Hoesly, Sarah Kaplan, Mike Leuteneker, Josh Marceau, Rachel Nagy
Latsis: Scott Roberts
Wall: David Wall, Winston Wall

The meeting convened at 8:00 a.m.

- **Minutes Approval (6/7/18)**

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes of the June 7th BDRC meeting.

- **Lucky's Market**

Design Development Follow Up – Sustainability & Signage

Monty explained that it is difficult for grocers to obtain LEED Gold, but wanted to have documentation of what sustainability efforts are being made and in what areas.

Applicant - Sustainability:

- Using LEED check list but not following exactly – due to the difficulty for grocers to qualify.

Committee - Sustainability:

- What is Lucky's company practice on plastic bags and other recycling efforts? **Lucky's is coming on line with the latest popular trends and going toward no plastic bags. They have just created a director of sustainability position to direct the corporate structure in this direction. There are donations to local food banks and separation of various waste streams for disposal rather than everything going to a landfill.**
- The statement has been that Boulevard One will be a model for energy sustainability. The report provided is mostly standard practices with some beyond the norm so not sure this provides enough to build a good sustainability story of pushing the envelope. **Are you looking for technicalities?** Talk about the industry standard for commercial buildings and how Lucky's compares with that and under the new CCD standards. Incorporate some of the lessons learned and enhancements being done from the first store in Boulder. **There has been a lot of evolvement since that store with much more energy efficiency and sustainability efforts.**
- Are there occupancy sensors for lighting and skylights? **Yes, to both. Lucky's prefers taking advantage of natural lighting whenever possible.**
- Encourage use of solar. For commercial is usually an 8 year pay back and could improve energy efficiency by 5%.

- Lucky's has been separated out from the rest of the retail/commercial site wide sustainability efforts due to the problematic issues for a typical grocer. Kelmore/Confluent is working toward "Certification" or up to LEED Silver.
- Explain the nature of problem for a grocer and within the context of the whole site. Is there an operations manual that can be drawn from for Lucky's practices that include the plastic bags discussion that started this conversation and use of daylighting among other elements?
- The main entry seems to have a good handle on prevention of heating/cooling loss, but there should be more done at the other entries.
- Other standard that can be explored are Enterprise Green with points and is a self-certification program, Energy Efficient Buildings (EEB), which offer Excel Energy rebates, there is also an IRS program with a certain percentage tax deduction for higher efficiency.
- Like the breakdown of various areas presented so maybe just expand a bit more on some of the area such as comparisons of code is x and Lucky's is at y better than code. **Energy recovery is a part of Lucky's protocol with diverting hot air produced from equipment to heat water. Refrigeration is the highest factor for energy use for a grocer.**
- This is not an action item today but rather to provide guidance in building the sustainability story to show how Boulevard One goes above and beyond. Lucky's is on the right track and just needs to fill in some gaps in what they do in that regard.

Applicant – Signage:

- This store will be 25,000 sf while other Lucky's are 30,000 sf.
- Signage samples were presented.

Committee – Signage:

- Signage will need to be based on zoning and the Boulevard One Design Guidelines (correction to the assumption used by Lucky's for zoning as R-2-A should be C-MX-5).
- The café entry sign doesn't seem as inviting as other entries. Might explore incorporation of the Lucky's font, use of the red accent as at other entries, or place on the face of the canopy.
- Kevin will look at the quantity and density of the whole site with zoning. What is allowed will be dependent on the site-wide signage program and the impact of the Lucky's corporate intent.
- Need to look at the city code and design guidelines on the use of signage that contains merchandise content.
- If the site-wide program limits the quantity there would need to be a hierarchy of what is the most desirable to keep.
- On the right track with more input on the site-wide program

Sustainability and Signage presentations will be continued at a later meeting.

- **MoonStar**

Lowry Blvd Rowhomes

Design Development

Applicant – review from previous comments:

- The stucco sample that was too bright has been modified to a softer light grey with the wood color changed to better blend with the new stucco color. Also, the accent brick at the entry is coordinated to be complementary.

- In response to the “squashed down” appearance of the roofline a pattern of parapets as a roofline element were added and around the corner on the end units.
- The first round of comments from CCD resulted in a reduction to the floor plate height.
- A “fly-through” video was shown

Committee:

- Suggest that MoonStar have a security door style recommendation for buyers. This seems to be a regular item that homeowners are requesting for design review after they move in.
- Nice evolution of the plan.
- The side entry on the end units should also use the lighter brick accent.
- Suggest using an opaque glass on the end unit balconies for privacy and perhaps explore the use of a green tint on the glass.
- Like the new roofline activation and elegance.
- Need to see building sections
- The window detail with the flange is nice as shown on SD-03. **This approach is still being vetted.**
- Suggest reducing the size of the planter boxes at the front patios to give more usable space. **The thought is that the 2nd level balconies will be the more used areas, but will explore the suggested idea.**
- Suggest softer corner of front entry path.
- Add addressing at the side entry also or placement of address for less confusion that the end units have front and side entries.
- Detail of site wall cap
- Section sheets
- Screening of utility meters
- Greenery in the alley – perhaps a trellis for climbing plants on the wall between garages

A motion by Carla McConnell and seconded by Chuck Woodward was passed for Design Development approval of the rowhomes on Lowry Blvd by MoonStar with the comments to be incorporated into the Final review.

- **Latsis**

Archer Customs – Lot 9, Filing 4 (6966 E Archer Pl)

Final

Applicant:

- Roof pitch was changed from 3/12 to 4/12
- Construction Drawings packet presented for review.
- Energy report indicates HERS 38.

Committee:

- Grading has been reviewed and approved by Roger Wingate.
- Materials/color palette is approved
- Landscaping is approved
- Front porch column separation from garden wall
- Correct insulation discrepancies from A7.6 and A7.0
- Add insulation to garage ceiling to benefit of room above

- Explore and resolve conflict of pedestrian ramp and edge of driveway
- Show 2nd floor balcony railing detail
- Show location of downspouts

A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the Final plans for Latsis' Lot 9, Filing 4 contingent upon e-submittal of updates for review.

- **Wall**

Archer Customs – Lot 10, Filing 4 (6996 E Archer Pl)

Schematic

Applicant:

- Materials and colors: Dark bronze window trim, creamy stucco and “Aspenbark” flat smooth stone, metal panels and with dark bronze flat roof.

Committee:

- Explore less randomness in the stone selection and update the renderings to reflect stone rather than brick.
- Feel there are too many materials and treatments. Change the metal to stucco? Simplify.
- Adjust the glass railing on the 2nd level balcony to remove the protrusion
- More detailed site plan
- Submittal of landscape plan
- Submittal of grading plan
- Site walls
- Detail of stucco scoring

There was insufficient information supplied for the required elements to complete the Schematic review. The Applicant will return to the August 2 meeting to continue Schematic review. Applicant aims to combine DD and Final review at the August 16 meeting.

Discussion of e-submittals:

- Metropolitan – Sustainability elements and costs
 - The report submitted doesn't do enough to tell the sustainability story. Rather than using a LEED check list they have provided a HERS that is unit based, but doesn't address the building as a whole. What about the building shell, common areas, lack of resolution to the thermal breaks that have been pointed out and the impact to associated energy efficiency? Kevin and Jim will draft a letter that will be sent to Metropolitan.
 - The costs for the landscaping and sustainability efforts in that regard have more than met the contractual obligations.
- DHA/VOA – building signage
 - Some questioned whether the signage would stigmatize the tenants
 - Ask VOA for their rationale of having the logos on the building and why they are necessary
- Embrey Apartments – signage program
 - Encore at Boulevard One – approved

- Leasing signage should be at door of leasing office and in close proximity. Do not want permanent large banners and overabundance of leasing signs.
- Is the blade sign ground or back lit. Angle of lettering is awkward and hard to read.
- Does the signage program meet the master sign plan with CCD?
- Curiosity of why “Encore” as the chosen name?

Adjournment was at 11:45 a.m.