

**BOULEVARD ONE DESIGN REVIEW COMMITTEE
JANUARY 9, 2020**

Attendees:

Committee: Monty Force, Steve Lane, Carla McConnell, Chuck Woodward, Kevin Yoshida
Kiddie Academy: Craig Cahen, Ben Hughes, Bob Koontz, Jason Monforton, Adam Muhleisen

The meeting convened at 10:00 a.m.

● **Minutes Approval (12/19/19)**

A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes from the December 19, 2019 meeting as presented.

● **Kiddie Academy**

**Childcare Facility (NW corner of site at 1st/Pontiac)
Schematic**

Carla McConnell wanted it known that she has a potential conflict having a volunteer position on the board of a childcare facility in the vicinity. The BDRC chair asked that she continue to add her comments to the design reviews for Kiddie Academy but refrain from voting at the various levels of reviews.

Adam Muhleisen said that they will be accepting bids for a general contractor within the next few weeks. With the associated cost analysis there might be some minor changes in the plan and wanted the committee aware of that potential. Also, in process, Cahen is working with an experienced contractor for the rooftop play area, who will be looking at “best practices”.

Applicant:

- There have been no anticipated changes to the overall site parking plan with the change from an office building to a childcare facility. There is a sign-in and sign-out policy, which will require parking for short periods that will prevent a long line of drop off/pick up waiting lines.
- The grading plan is consistent with the overall site plan for drainage.
- Plans for the 2-story childcare facility include two interior stair wells and one elevator.
- Interior layout and exterior play areas are all age separated.
- Rooftop and ground level play areas to be fully screened. Material for the rooftop play area will be synthetic turf that will drain.
- Added synthetic wood as the screening material for the rooftop area; added banding to the top of the brick areas; recessed ridges on the tower form; downcast night lighting as accent.
- The floor plan included in this packet is preliminary until it is reviewed and finalized with input from Kiddie Academy and meeting state codes. Typical to have 2 classrooms/age group and there will be a full-service food prep area on the second floor.
- Fencing standards are for 4- or 5-foot height at various areas with spacing requirements to any transparent material. Not their standard to use chain link so will be some other material.

Bob Koontz (part of CK team) commented that from their perspective Kiddie Academy has done an awesome job and have picked up on the theme of the other buildings in the commercial development.

Committee:

- Steve - this is a good design with a lot of articulation and more design elements than the usual daycare facility.
- Carla – the rooftop fencing doesn't seem incorporated with the rest of the architecture. Maybe pull back or a change in material would improve. **We hear what you are saying and will look at some ideas. However, any solid material would create a snow drifting issue and don't want to shrink the play area if not necessary.**
- Kevin – the basics are good but seems lacking some details. How is the rooftop being drained? **Internally with scuppers.**
- Kevin – Don't see the tie-in to historic Lowry and would like to see side-by-side elevations for the previous office building and changes for the childcare facility. **The side-by-side elevations can be provided this week, but the other request will take longer to produce.**
- Monty – there is an overlap of fencing at the NE corner of the building that needs to be addressed.
- Kevin – What are the hours of operation that would necessitate play area lighting? **The schedule for exterior activities would be geared to daylight hours so no need for lighting in the play areas.**

Next steps:

1. Provide side-by-side elevation comparisons (will be done within the week).
2. Explore rooftop fencing options for a better integration to the architectural design, especially on the 1st Ave side.
3. Address NE corner fencing overlap.
4. Return for the January 23 meeting for round 2 of Schematic level review.

- **Adjournment**

The meeting adjourned at 11:00 a.m.