

BOULEVARD ONE DESIGN REVIEW COMMITTEE
APRIL 2, 2020
Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida
CK Design Team: Ken Andrews, Sarah Kia, Nick Kitaef, Alaina Kneebone-Marler, Bob Koontz, David Lane, H McNeish

The meeting convened at 8:30 a.m.

● **Minutes Approval (3/19/20)**

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the March 19, 2020 meeting as presented.

- **CK**
Restaurant (N edge of Community Park)
Schematic

Applicant:

H McNeish said this is the 1.2 (Schematic) review for the restaurant on the park. Since the last time this project was seen in November CK has been able to move forward with leasing efforts. Those efforts have resulted in a strong commitment from a tenant that has contributed to design updates for a 4,000 SF single user restaurant. Jamie Fogle and David Lane have talked about the park edge to reach an understanding of all the existing components. As usual there is a balancing of CCD requirements, BDRC guidance and tenant criteria.

Bob Koontz wanted to take a “walk down memory lane” to be mindful of the RFP process from six years ago and the need for a jewel of design that would be interactive and complimentary to the park. The challenge has been to match that vision to the marketplace. Bob said he feels that goal has been accomplished with the committed tenant. Due to current restrictions the tenant cannot be named yet.

Architecture

Ken Andrews said they have had time to revisit the site locations and layout with the street frontage remaining the same since last seen in November. CCD zoning requirements dictate most of the street edges. The building design last seen is still the same rectangular shape but with an intimate interaction with the park. The revisited site plan resulted in reduced tenant space and 20 parking spaces (17 on-site and 3 off-site). The refuse container will be kept at the rear of the parking lot and will be well screened.

Materials

- Brick (but more distinctive with longer linear stacked - they are opposed to blonde or red as it is ubiquitous)

- Metal Panel
- Translucent channel glass
- Brick Screen (same color as brick wall)
- Window frames in dark metal
- Mechanical screening will be at a minimum since mechanics will be within the framework (mechanical well) of the building as much as possible.

Tenant input was for a softer look with fenestration on the street and the possibility of a roll-up door. The east end would consist of the brick screening with a visual connection to the wrapped patio. There will be a covered pedestrian pathway on the west end of the building. The south patio will be partially covered with a light permeable shade structure.

Landscape

David Lane talked about the landscape plan with the NE corner being a transition point from the building to the existing sidewalk from Lowry Blvd to the park. Landscape beds are proposed for this area.

An ADA access will be provided to the patio on the southeast edge of the site. A site wall will act as a demarcation for private vs public space. Stadium seating on the south edge of the patio will open to a play/game lawn that could be used as a band area. Still in consideration is another entry point on the south near the SW corner of the patio. A fire pit lounge area will be on the SW corner of the patio.

Overall, there will be planter pots, canopy trees, planter beds and lawn areas. The trash enclosure will be well screened on the southwest end of the parking area that is backed by open field of the park.

Committee comments with responses from the Applicant in bold:

Steve thought the massing, transparency was good but thought there was too much gray. **Ken said they wanted to balance a connection to Lowry but also be distinctive with the greenery backdropped against the gray.** Steve said that during the winter there won't be the same greenery and suggested that an accent color be considered. **Ken added that there will be discussions with the tenant and their branding might be the source of accent coloring.**

Carla asked if there could be a better relationship on the east end to the street and the path to the park with curved rather than squared edges? **Ken responded that this is a segue to the park, but they want to hold the street edge. There is intimacy to the patio space with the open brick screening. The wall is 18' high but it opens up with fenestration.**

Steve asked about any plans for the west end wall mass and thought this could be an opportunity for some artwork or something to add a spark of color.

Steve asked about the requirement for a physical barrier for alcohol purchase and consumption. **David said there will be limited access points. H added that the next presentation will show detail of how they will meet the legality of liquor licensing requirements.**

Carla asked that there be more definition and provision for sound from the band to be directed away from the park and residential areas. Will this be a regular feature? **Nick answered that the band will not be a regular feature but will be used for special events. It is very important to the tenant to activate with a relaxed engaging atmosphere. Several examples of furniture elements were shown.**

Jamie asked if there were plans to change out any of the existing plantings or will the existing landscape remain. Jamie also wanted to see the cadence of the trees on the other side of the existing sidewalk be maintained. **David speculated that some of the existing landscaping might be damaged during construction but that the plan is to keep the existing composition.**

Jamie wondered if there would be a lot of exiting with children going to the play area of the park while parents stay at the restaurant and if access points should be limited. He also wondered if there was a need to break up the wall. **David responded that they could consider limiting access to only the one ADA ramp on the east side. He said they wanted a variety of access but if they could control cut-throughs with only one access it would be better. They could extend the bar or the seat wall.**

Will the wall on the SE corner of the patio require a rail? Will the wall on the SE corner of the patio require a rail? **David said that there is about a 3' drop at that point so he will check on the requirement for a rail.** Jamie also pointed out that there are pedestrian lights along the pathway adjacent to the patio of which to be aware and accommodated in the landscape plan. Another caution is for plantings on the west side that are tall enough to screen the view of cars in the parking lot at roof top height and that coordinate with the existing character of the park.

Carla suggested that the location of the trash enclosure be reconsidered to the front of the parking lot. Behind the planned screening at that location. The associated sight and odors are not compatible with the nearness to the south patio and the fire pit site. **H agreed that they will give further attention to the trash location that does need to be in a convenient location for the restaurant staff.**

Kevin wanted to see more detail on the signage and the branding. He also wanted to see a more realistic site plan showing the locations of utilities (meters, transformer boxes, grease traps, etc.) to see how those elements would be adapted in the plan. He is not clear on what drawings are the actual plan with full details. He understands that there will be more detail at the Design Development level but wants to see a simple, clearly detailed plan and corresponding elevations. **H said the concept plan was presented to CCD last week, so they are in the early stages of the SDP level presentation to the BDRC. Ken added that that level of detail is coming, but a lot of the utility and mechanics will be accommodated in the long span trusts interior to the building for the major mechanical units. They are still working with the tenant for their needs and placements.**

Kevin didn't agree that there was any connection to the blonde brick used at Lowry but is open to seeing samples of the materials and how the vision for this plan is really carried out. Carla suggested, under the current circumstances of limited gatherings, that a display of the materials be put up at the site for the committee members to see. **H said that a display can be produced after some more time with the team to get clarity on final choices.**

A motion by Steve Lane and seconded by Carla McConnell was passed for approval of the architecture with further development of the materials and landscaping elements as discussed.

The vote was taken so that Jamie could vote prior to leaving to join another conference call. More discussion followed.

Monty, with agreement from Steve and Kevin, felt that the east wall seemed imposing and how it engages with that corner. **Ken responded that they would pursue a modeling concept and how to dovetail the architecture and landscaping. H said they will also rethink the east end on the height of the wall and how it relates to the pedestrian path. The tenant will have some input on the functionality along with the comments heard today from the BDRC.**

Steve commented that the use of a rusty red brick could be the connection to Lowry and add his desired color element.

Monty asked if there is a known market brand that impacts design development that will need to be reviewed. **Nick said that this is a local craft brewery with two existing locations, one in process and Boulevard One would be a fourth location. They make every effort to integrate with the community where they are located. They really desire this location and the opportunity to integrate the private with the public setting. The reduction to a 4000 SF of building space was at their direction space demands. The exterior space is paramount to them to deliver product in an amazing setting that meets their needs to both interior and exterior space.**

H said it will probably be about a month before they will be ready for the next level of review. During that time, they will submit the plan to CCD for their comments and to formulate any response necessary and to integrate the comments from the BDRC and further input from the tenant.

Nick expressed his concern that everyone appreciates the challenges to all merchants in the current climate of dealing with health issues and the shutdown of businesses with an uncertain future and timeline. This is not the time to pressure for a speedy path to launching the opening of any business. Part of this tenant's product is the distribution of canned beer and through this mechanism have been able to keep the business alive during the shutdown. They are strongly committed to Boulevard One, but everyone needs to temper expectations on timing. Nick asked for patience as they move forward respectfully.

- **Adjournment**

The meeting adjourned at 10:30 a.m.