

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**MAY 7, 2020**  
**Video/Audio E-Conference**

**Attendees:**

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Chuck Woodward, Kevin Yoshida  
Kiddie Academy: Ken Andrews, Sarah Kia, Nick Kitaef, David Lane, Adam Muhleisen, Bonnie Niziolek

The meeting convened at 9:00 a.m.

● **Minutes Approval (4/2/20)**

**A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes from the April 2, 2020 meeting as presented.**

- **Kiddie Academy  
Childcare Facility (corner of 1<sup>st</sup> and Pontiac)  
Schematic 2**

Monty reviewed the position at the time of their approval of a childcare facility that the playground would be on the roof. They are willing to move forward with the play area being on the side if the BDRC can agree and approve what they deem a good design presented by Kiddie Academy.

**Applicant:**

Adam Muhleisen introduced a new team and design since the last review. He said that the budget and design challenges led to a decision to go back to the drawing board with a new team that is more design oriented. Arch 11 will present the new design moving forward.

The playground was a major point of discussion at the last review. The team still feels strongly that locating the play area at the side is best resulting in a significant cost savings and for operations efficiency.

**Architecture**

Ken Andrews said they reviewed existing site conditions, the transition from an office building to a childcare facility and the previous childcare plans and comments. The team has had a short time to get up to speed but have worked diligently to incorporate some playful elements in concert with the childcare use.

- Window patterning of sizing and placement is now more animated and at various heights relating to the interior program. They are using a series of “punched” window openings with frame extensions wrapped in a pop of color to create a shadow box appearance.

- Some doors were included on the north side have been removed because they were not necessary in the transition from office usage and created security issues for a childcare use.
- Footprint of building has moved to the edge of the north utility easement.
- Play area on the side of the building is more integral and not as a “prison like fenced appendage”.
- Main entry is situated convenient to the parking area and centralized for office monitoring.
- Elevator is located near the office/entry with stairways at the east and west ends of the building on the south side.
- Maintained access from the 2<sup>nd</sup> level to the play area.
- New team is still working on details but are considering how to incorporate movable slats to provide pops of color.

### Materials

- Using a contemporary sustainable mix of materials for a variation of texture, color tone and shadowing within the balance of a rigorous construction budget.
- Metal panel, fiber cement panel, corrugated perforated metal, steel accents and cementitious stucco to support murals.

### Playground

- The skin of the play area is planned as perforated corrugated metal as a lightweight airy structure with a volume as part of the building.
- Colors of blues, greens, lavenders running along the metal giving the structure a changing appearance with sunlight and shading.
- A lively active interior that will meet Kiddie Academy guidelines.

### Landscape

- The east end has limited space that will lend itself to ground plane plantings between the play area and parking slots.
- The west end calls for lush landscaping rounding the corner at 1<sup>st</sup> and Pontiac.
- North side has limited interior activity relative to the outside, but this is a public area needing special attention.
- The cadence of the landscaping to the east will follow through on the north side of the building with alternating benches and plantings.
- Overall, the plan is for a variety of small trees, large shrubs, and ground cover to provide seasonal interest.

### Committee comments with responses from the Applicant in bold:

Carla – **1)** what are the circulation plans for parking demands during peak hours or will there be a drive-by drop off lane? **Ken responded that children must be taken inside and signed in so there will parking demands during the drop off and pick up times.**

**2)** The new team has taken a great direction with the architecture.

3) The entry needs more clear definition. It seems to be lost by the cowl wall. Could an introduction of art near the entry bring more prominence? **Ken thought maybe there could be something on the canopy.**

4) Where are the movable slat panels to be used? **Not sure that they will be used but it is an idea being explored.**

5) Concerned about the safety of the play enclosure with a sturdy material at ground level.

6) She prefers the articulation and emphasis at the bottom of the playground enclosure panels rather than the panels being long and seamless.

Monty – His opinion is that the play enclosure has an infinitely better incorporation with the building. He wanted it understood that the LRA Board is not intending to substitute its opinion for the BDRC on what is a good design. If the BDRC can approve a well-designed play area on the side the Board could support the alternative.

Nick Kitaef added that there is support from the CK team for the new direction of the design and the double decked play area on the side.

Kevin – **1)** Is very appreciative of the new direction being taken.

**2)** At the next review he would like to see an integrative signage plan that is not intrusive to the clean lines of the design.

**3)** The playground is almost there in his thinking. He wonders if it needs a bit more integration. Right now, it is a 3 ½ sided enclosure. What if it could become 2 ½ sided with more surrounding from the building? There has been a lot of work done, but maybe need to push a little further in the next level of design. **Ken responded that they have looked at the massing and the interlocking integration along with coordination of the internal function, child count and proforma. More articulation leads to more cost. They wanted the language of a childcare facility with a secure attractive playground that still maintains affordability. The recess of the east end of the building has helped with integration and interest through a painted art mural. The size of the playground also has a code requirement.** Kevin said he understands the efficiency of the box on top of a box design.

**4)** It seems there is very limited space for plantings at the NE corner and along the eastern edge of the playground. Carla suggested maybe vines would soften the east end. **David Lane said vines are a hit and miss proposition for them to take hold. Plantings are designed as a foreground for transparency of the play “box”. The desire is for the form of the building and play area to stand on its own. He is reluctant to introduce vines into the vision.**

**5)** Kevin suggested consideration of a solid concrete container or partial wall at ground level for added protection of the play area being near drive aisles and parking.

Kevin – **1)** The materials and pallet are promising. Connections of joints with transitions of materials and colors are important. Would like to pay close attention to those at the next review with further development of the plan.

**2)** The fenestration is appropriate. Will there be window seats on the interior? **Ken responded that the interior layout and function is under Kiddie Academy guidance so not sure at this point what their direction will be.**

Chuck – He likes the direction being taken and the integration of the play area with the building. How will snow be dealt with on the upper deck of the playground? **Ken agreed that that issue will need to be addressed as they move into more details of the plan. They will also introduce the ideas for shade elements for the upper deck.**

Monty – Echoed sentiments from Carla and Kevin that these new plans are going in a good direction and would appreciate exploration of more connection between the two masses.

Jamie – **1)** The soil volume on the east side will be a challenge along with heat reflection making it difficult for most plantings to survive. Might consider a non-living option or pull the concrete wall out from behind the screen and put art on it. Need to consider the sight distance for drivers turning that corner.

**2)** He questions the validity of having the benches along the north side and the number of windows. Adjust the plantings on the north side to be responsive to the windows to avoid obstruction views.

**3)** Would like to see the cadence of the trees to the east continue along the north side of this building to help soften that edge and provide shade on the western building elevation. There may be drainage utilities that need to be avoided.

Carla – Are you aware of any place else that the play area screening material has been used so it can be viewed? Jamie pointed out that there is a location at 14<sup>th</sup> and Lawrence that might be a good example for a visual of the material.

Kevin – To give the entry more prominence, a low-cost creative idea might be for colored sidewalk. Steve added that he appreciates the new direction, also. He thought an ID element could be added to the canopy as a visual guide to the main entry.

Monty – Is there any brick being used? **No, as a budgetary consideration.** Monty asked for Kevin's opinion since he is usually the standard bearer for brick. Kevin said he is comfortable with the materials as they have been presented within the context of Boulevard One. He is OK not requiring brick arbitrarily. Steve agreed that brick is not necessary.

Jamie – So far, the plan has been seen in isolation. For the next review he wants to see a visual of the context either in elevations or 3-D. Steve thought a street-scene would be helpful.

Monty – Would want to see more detail of the north and west sides adjacent to streets since the focus so far has been on the more active front and east ends.

**A motion by Steve Lane and seconded by Chuck Woodward, with an abstention by Carla McConnell, was passed for approval of the Schematic review for Kiddie Academy with response to the comments and further development of the plan to be seen at the next review.**

- **Adjournment**

The meeting adjourned at 10:30 a.m.