

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**JUNE 4, 2020**  
**Video/Audio E-Conference**

**Attendees:**

Committee: Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida  
CK Team: Andy Baldyga, Nick Kitaef, Alaina Kneebone-Marler, David Lane, H McNeish,  
Mike Mulhern, Bonnie Niziolek, Bill Wells

The meeting convened at 10:15 a.m.

● **Minutes Approval (5/7/20)**

**A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the May 7, 2020 meeting as presented.**

- **CK Development**  
**Commercial (NE corner of Block 7)**  
**Design Development**

**Applicant: (H McNeish)**

The plan being presented is for a retail anchor building on the former Lucky's site. This is a similar but modified design and design team. Confluent has worked with Mulhern Group in the past and feels there will a great alignment of design goals on this project.

**Program:**

Mr. McNeish said this is fundamentally the same site plan with some expansions. Lucky's needed 24,000 SF for their purposes. To attract a broader market for anchor retailers this building has been enlarged to 29,600 SF. To gain that extra 6,000 SF of space the west end has been nudged out a bit, the north side goes out to the utility easement, to the property line on the east and the south side extends out a bit into the portal. H noted that they might refer to the portal as a paseo or passage, all referring to the pedestrian passage between Quebec along the south side of the anchor building. The biggest move is to the west and eliminating the head in parking that was associated with the Lucky's design. The team is cognizant of the entry path from 1<sup>st</sup> onto Pontiac and think this new plan will provide a cleaner alignment.

The parking counts have evolved with each modification to the overall plan for Block 7, such as the expansion of the second level of the SW building and the change from an office building on the corner of Pontiac and 1<sup>st</sup> to childcare. Parking space count is now at 497. H said this change will be made to the SDP in response to Kevin's enquiry. Carla asked if this accounts for Kiddie Academy's loss of some parking spaces due to the playground design. H said not yet but will when they amend the SDP. The count is still well above the CCD requirement and do meet the Boulevard One guidelines for

commercial parking. Steve asked where the handicap parking is located. H said that level of detail will come when the anchor tenant is chosen to coordinate with its needs.

### **Architecture: (Mike Mulhern)**

Mike Mulhern said they have worked successfully with Confluent on other projects and are excited to be at Boulevard One. He also offered his congratulations on a great redevelopment.

Lucky's design was a good basis on which to build the plan being presented today. There were some tweaks made for more space for an anchor and to improve the Quebec façade and impact of an entry point. The Quebec sidewalk has been reduced from 16' to 8' creating room for an 8' planting bed next to the building foundation. Some bike parking is provided on Quebec.

The NE corner provides a good element for signage using red corrugated metal panels as a backdrop above colored concrete masonry units. Traveling south along the Quebec façade is glass and a building entry topped by a canopy that also provides shelter on the access ramp. The SE corner has a lower parapet with 8' windows and wood patterned Trespa panels below.

Attention has been given to the south side the paseo area with light gray EIFS panels above windows and a continuation of the wood patterned panels below. Moving to the west along the south side there are dark gray metal panels above colored concrete masonry blocks interspersed with windows panels. The SW corner serves as the main glazed entry topped with wood Trespa panels. This entry is convenient to the parking on the south and west.

The west end is mostly glazing, again topped with wood panels. The NW corner uses the red corrugated paneling to bookend the NE corner. The dock entry is recessed at the NW corner with a pull-down garage door. The north wall of the dock is capped with open wood slats.

The north wall will incorporate sections of green-wall screens at 20' centers. The entire north wall will be fronted by a planting bed. Being on the north and out of the heat of direct sunlight the green screens plantings should do well.

### **Materials and Color Palette:**

A materials sheet was included in the packet utilizing a variety of materials. Mike commented that the Trespa wood panels utilize a material that wears well and is resistant to fading and weather damage.

- Metal Panels (Red and Charcoal)
- Concrete Masonry Unit (CMU) Blocks (Charcoal)
- External Insulation Finishing System (EIFS- Stucco-like material) (Moonlight)
- Wood Veneer Panels (Trespa product) (Loft Brown)
- Powdered Aluminum Tube for Screening (Wood Grain)

### **Landscape: (David Lane)**

David provided an overall summary of the landscaping plan starting at the corner of Quebec and 1<sup>st</sup> and going south around the building.

- Quebec frontage – at grade planting beds with rock mulch; bike racks; street trees

- South side paseo – planter wall; benches; string lights
- South side – grasses; perennials
- SW corner entry plaza – textured concrete paving material
- West – 10’ pedestrian path along glazed building frontage
- North (1<sup>st</sup> Ave) – combination of deciduous and evergreen shrubs; irrigated tree lawn; greenscreen planters

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

Carla – **1)** provide more transparency with vision glass.

**2)** Retailers tend to stack items in front of windows. To avoid that distraction consider use of spandrel glass (non-vision glass) for the lower section of the walls. (Example: north side of Safeway along 2<sup>nd</sup> Ave in Lowry.)

**3)** Appreciate the mass being pulled back at the dock door. Maybe soften the south edge of that mass with vision and spandrel glass for an enhanced pedestrian experience crossing in front of the dock area.

**4)** Consider bike racks on the west end near the main entry point. **Mike said they will look further at addressing these suggestions.**

Steve – **1)** The flat panel of the dock door will wear down over time. Maybe use of spandrel glazing with an aluminum frame instead?

**2)** With no entries along the south side to activate, consider benches with umbrellas for an enhanced activity center. **David responded that Lucky’s did have some outdoor seating at the south entry to a coffee shop. The exterior along the south side is similar but with less space to work in with the expansion of the building footprint.** Steve encouraged them to give more thought to the south side and perhaps incorporating some art in the blank charcoal spaces on the south pedestrian area.

Monty – The west end terminus of the south side pedestrian pathway is a parking space with headlights pointing down the paseo. **H will look at how to mitigate walking into headlights.**

Carla – **1)** No outdoor eating? **H said that details will be clearer as the anchor is chosen and their program needs can be incorporated into the design.**

**2)** The south side will be hot so anything that can be done to reduce the heat coming off the wall will help.

**3)** The 1<sup>st</sup>/Quebec planter box is a square corner with a curved curb line creating a very constrained sidewalk area for pedestrians and bicycles. It might be better to curve the planter edge to coincide with the street curve.

Kevin – **1)** There was a lot of discussion about the north side elevation during the Lucky’s review about art panels interspersed along the lower edge of the wall. This plan only shows shrubs at the foundation. Need to revisit that discussion of the art panels at the next presentation.

**2)** Would like to see a comprehensive signage plan at the next review.

**3)** Red is not acceptable. It has no connection to either old Lowry or to Boulevard One. It is too garish for him.

Carla – **1)** On the east elevation there needs to be more integration of the materials. She is not sure the materials interlock very well. It seems to be just blocks of materials. **H said they have been trying to balance the CCD transparency requirement criteria but will see how they can address her comment.**

**2)** She appreciates all the glazing.

Steve – To address Carla’s comment about the integration of materials, maybe using the EIFS panels next to the red for continuity and using those panels on all sides might carry the continuity all around the building.

Monty – Echoes Kevin’s comment on the red corrugation. Using the color as an accent rather than a bold focus might be more acceptable. **H said they wanted to enliven the previous “washed out” NE edge.**

Steve – Maybe a Coreten steel look as a thought might be more appealing to Kevin and the design team. **Mike said they will look at that and see what works with the composition of materials.**

Kevin – Lighting needs to be addressed as a catch-up for this level of presentation at the next review.

Monty – He is not sure where we are in the process of a review level. He understands that the team is picking up from a previous design and making some changes. He asked for the opinion of the committee. **H said he envisioned at least two presentations of what he considered to be a Design Development (DD) review level.**

Kevin – There a lot of similarities and some differences with some open issues so he agrees this would be a two-step process. He is not ready for a vote of formal approval.

Steve – He appreciates the steps that have taken so would think a 2<sup>nd</sup> round at Schematic level is needed to address the comments made today. **H responded that their goal would be to seek a DD level approval at a 2<sup>nd</sup> presentation, even if it would be with contingencies, as has been done with other projects.**

Carla – With the change to Kiddie Academy and this new anchor plan, 1<sup>st</sup> Ave is quite different. A view down 1<sup>st</sup> Ave to see the relationship of those buildings would be helpful.

Monty – Agrees that the composition of both buildings has changed so a streetscape will be useful for the context to be seen at the next round of review. **H said they will bring contextual images to the next meeting.**

Kevin – the North elevation is relevant and important for the next review and more context from the Quebec view of the space between this building and the one to the south.

Mike and H said they are clear on the comments and seeking addressing on some issues on the critical facades. He thinks these design issues can be resolved. Mike asked if a substitution of charcoal for the red would be acceptable. Kevin said that for him, materials are the first concern and the color is secondary in developing a context that carries to the whole. Mike responded that he understands and hopefully this discussion will lead to a better design with his team's response to the moving parts of continuity of the transferable parts from the Lucky's reviews.

H said that they could probably be ready to return for the July 16<sup>th</sup> meeting to meet their overall timeline. That would mean a submittal on July 9<sup>th</sup> for the committee's meeting preparation.

- **Adjournment**

The meeting adjourned at 11:30 a.m.