

BOULEVARD ONE DESIGN REVIEW COMMITTEE
JULY 30, 2020
Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Chuck Woodward, Kevin Yoshida
CK Team: Nick Kitaef, Alaina Kneebone-Marler, Bob Koontz, David Lane, H McNeish, Mike Mulhern, David Lane, Bill Wells

The meeting convened at 9:00 a.m.

● **Minutes Approval (7/16/20)**

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the July 16, 2020 meeting as presented.

- **CK Development**
Commercial Anchor (Corner of 1st Ave and Quebec)
Design Development (3)

Applicant: (H McNeish)

Modifications done in response to comments have been made to the south side, the Quebec/1st “box” reduction and materials and landscape changes to the north façade.

H said that he was frustrated after the last meeting, but with more thought given to the comments the committee was correct in pressing for some changes to the north elevation. The 1st Ave elevation is more important than the design team was appreciating. The architectural theme is now carried to the north side and the team feels the character is now shown to the whole.

There have been some changes made since the plan was submitted and distributed to the committee so the updated plans are now on record with what is shown today. With this presentation, H said they are asking for approval at the 1.3B or Design Development level that covers the deficiencies mentioned at the last meeting.

Landscape: (David Lane)

David presented the updates that have been made to the landscaping plan.

- North (1st Ave) – The four green screens have been made broader and shorter with one more ground level planter added. Green screen material being considered is either honeysuckle or jasmine.
- South side paseo (east end passageway)– The dark patterned concrete sections have been made smaller with more spread-out distribution, larger planter blocking the parking space at end of the passageway.

- South side (west end) – Larger planters, sections of colored concrete smaller and more dispersed along the walkway.
- Two groupings of three trees in the tree lawn on 1st Ave works well with the spacing of the green screen that will combine for an enhanced pedestrian experience.

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

Steve – Any trees in the paseo? **Spacing is too tight.**

Carla – Where will the corrals for carts be located and will parking be lost to them? * A future item to be seen is the location and design of the corrals and the impact to the parking count. **The carts will be stored inside at night, but there will be some cart corrals in the parking lot.**

Jamie – Will the planters be hand watered or irrigated to avoid run-off? **They will be irrigated so the run-off should be controllable.**

Steve – Suggest combining the two green screens in the middle into one wider one. **David and H agreed.**

Architecture: (Mike Mulhern)

- The comment about the Quebec and 1st signage corner being overstated was appreciated. The “block” has been pulled back giving more emphasis to the Quebec entry with the extension of the ground-face block with battens above.
- Responding to the tie to the “gateway” context with the library, the corner signage panel is kept simple in homage to the library metal panels. The white of the north wall will tie to the white on the north wall of the commercial building south of Target.
- The north façade has decreased the mass of the stucco to a secondary material and added architectural features from the primary materials (metal from the south side, channel elements, corrugated charcoal metal, increased the masonry, all of which gives a better rhythm along the north wall.
- Better screening of the dock area with increased area of batten fronting stucco.

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

Steve – Don’t see the ground face block from the materials board in the renderings. **The charcoal block in the renderings is what is shown on the materials board as the ground face block.** The renderings do not accurately show the material. It will be much lighter than what is shown in the renderings and with a darker toned grout.

Carla – The changes have been nicely done with refinement.

Kevin – 1) Need to see the comprehensive signage plan because it could have significant impacts on the appearance of elevations. **It is in production now and will be ready for the next review.**
2) Was there a photometric done for the updated SDP that can be seen. **Mike responded that exterior lighting will be wall mounted fixtures, all down-lit. Fixture styles and photometric will be provided for review at the next review.**
3) The materials chart is clear and correct in arriving at math calculations net of glazing. Stucco – 16%, Masonry – 22% for 38% leaving a gap in meeting the 60% masonry standard. If the interpretation is that metal is counted as an accent material as a substitute material for masonry at 22% that would fulfill the 60% that can be allowed by the committee.
4) Still does not see any connection to traditional Lowry. Do the materials express the intention of the guidelines? Kevin asked for comments from the other members.

Chuck – Being next to the library across the street offers a modern context. Chuck likes the unique look that fits the corner.

Steve – He agrees that this fits with the context of the larger development.

Carla – It works well within the more contemporary context of the rest of the development.

Kevin – Thanked the members for their comments and that he just wanted to be sure there was consensus with the interpretation of the guidelines for meeting the masonry standard and ties to Legacy Lowry. Therefore, it is noted that the context of the library and the mixed-use buildings is a factor that allows for the use of the ground face block, stucco and a secondary use of accent corrugated metal to meet the masonry standard and the intent of the design guidelines.

Monty – Asked for the members position on the wood look tile material. Kevin responded that he is ok with it as a durable accent material that adds warmth, interest, and texture, but not as a substitute for masonry.

A motion by Carla McConnell and seconded by Steve Lane was passed for approval of the Design Development (1.3) review for architecture, materials and the landscape plans.

Next step is to see the outstanding items of signage and lighting at the 8/20 BDRC meeting with submittal on 8/13 for committee preparation.

- **Adjournment**

The meeting adjourned at 10:10 a.m.