

BOULEVARD ONE DESIGN REVIEW COMMITTEE
September 3, 2020
Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida
Target Photometrics: Andy Baldyga, H McNeish, Mike Mulhern, Bonnie Niziolek
Block 6: Roman Gershkovich, David Lane, H McNeish, Bonnie Niziolek, Brett Woolard
Kiddie Academy: Ken Andrews, Alisha Hammett, Sarah Kia, Adam Muhleisen, Bonnie Niziolek,
Franz von Haas
Developer: Nick Kitaef, Bob Koontz,

The meeting convened at 10:15 a.m.

● **Minutes Approval (8/20/20)**

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the August 20, 2020 meeting as presented.

- **CK Development**
 - Block 7 Photometrics**
 - Target Lighting**

Photometrics Plan: (H McNeish)

H McNeish presented drawings of the photometrics plan for the site and for Target.

Committee comments/questions, **with responses in bold:**

Kevin - 1) Clarification that the color temperature is 3000 Kelvin. **Mike Mulhern responded that 3000 is correct and is consistent throughout the site. H added that Target has certain expectations, but the team will reconsider if they are exceeding the standard.**

2) The wayfinding lights for parking entry, payment kiosk, etc. are from 5-8 foot-candle with some points being 8-10, which seems extreme. **H will have the lighting engineers look at that.**

Carla – Important for light shielding for residents in the vicinity. **H said that the photometrics has met the specification criteria, but they can look at a specific light for adjustment if there is a problem with a particular light when the lighting plan is fully implemented.**

Kevin – With the wayfinding and hot spots combined with the store front lighting it could be overwhelming. Prefer that it be toned down.

Jamie – Have dimmers been considered? **H responded that dimmers have not been looked at but can be explored as an option.** Jamie thought that dimmers could be a solution for future dimming if needed or desired. Carla thought a suitable location for the potential of dimmers would be the west logo signs.

Kevin – Might look at the distribution of lighting poles rather than resorting to double-heading in some spots. **H will have the team take a look at that.**

Monty – Are street lightings in the calculations? **No.** Curious about the walking experience on Quebec between 1st and Lowry Blvd. Jamie said that it is 2.5 foot-candle along Lowry Blvd as a comparison and is similar to what is shown in this plan. **H explained that the calculations only apply to what is being installed by the developer.** What about the lighting from the signage? **Yes, that is in the calculations. Signage lighting are internal and don't add to lighting an area.** Kevin pointed out that the signs are high contrast but are not glaring. **H said the team will see if they can pick up the street lighting and see if there is any significant impact to the plan**

Kevin – the plan shows good practice in meeting the usual concerns. ROW lighting impact would be good to look at.

In summary, items to be looked at with a future report are:

- Potential of dimmable on areas facing public ROW
- Parking lot double-headed hot spots
- Impact of street lighting at 1st and Quebec or locations where abut intersections

- **CK Development**
Block 6 (West of Pontiac at Lowry Blvd)
Pre-Design

Kevin asked that the presentation and narrative of it show how the design supports the design guidelines.

H said this is the 3rd prospective tenant that has been considered for this block. Even though the plans are more developed than usual, this presentation is a pre-design, with intentions to return to the October 1 BDRC meeting for a 1.2 (Schematic) review. H introduced Nick Kitaef, with Confluent Development, to supply some background about the user of the Block 6 site. The owner is excited at the prospect of becoming a part of the Boulevard One community with leasing negotiations in process. An announcement naming this user is expected in the fall.

This is a high-end unique specialty grocer with plans for a 23,000 SF building with another 2,000 SF mezzanine. This group started in Colorado in 1976 and has remained an independent family owned business since that time. They offer 75-80% natural and organic foods, homemade meals from scratch and an on-site bakery. There is no centralized ordering, but each location does its own ordering. They have on-line customer ordering for delivery or pick up and will have a liquor section.

Carla – With Target offering groceries, how with these two entities dovetail? **Nick said the two have dialogued about the merchandise mix and will openly compliment each other. Target will have 2-3,000 SF in their grocery section and this user will focus on what they do best with organic and natural offerings.**

Kevin – What about the proximity to Kiddie Academy for the liquor license? **Kiddie Academy is not within the school definition, so there is no distance requirement.**

Roman Gershkovich, with Open Studio, presented the architectural plan.

- Strongest corner of Lowry Blvd/Pontiac identified to hold an urban edge leading north to an outdoor covered seating area on Pontiac.
- Massing is a 23,000 SF floor plate with dual entries being from Lowry Blvd and the main entry from the parking lot on the north.
- Tie to the hangars with overhanging roof lines, except turned on its head, as a wood cladding shroud. The wood coloration would vary to draw attention to the entries.
- Glazing takes prominence by lifting the corners of the wood clad shroud to reveal the interior activity of the market.
- The dark brick base creates a rhythm with mullions and the glass panels. The dark brick also ties to the brick used in the other commercial/retail buildings.
- Similar height and rhythm along Lowry Blvd with the commercial/retail buildings.
- A screening wall and greenery on the west end as buffers to the townhomes backing to this site.
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Committee comments/questions, **with responses in bold:**

Steve – Love the outdoor space. Would it be better oriented to the community park? **There are programmatic and practical issues leading to this placement. Topography grading calls for a base wall to keep it at the same floor level of the building. It acts as a screening to part of the parking lot and activates the edge. There is also a connection to the main entry in contrast to the public space in other areas that flow more naturally with the building design.**

Carla – 1) Is enough attention given to the west end loading dock and trash enclosure to screen the townhomes? **There is a wall at the property line to shield that area.** Perhaps move the plantings on the west end of the parking lot to the west side of the wall to soften it. Monty echoed the concern and said that he has talked to Scott Axelrod, who will develop 10-12 townhomes on the western edge of this block. It is important to have some coordination in the early phases for both developments. Steve added that if the townhome design is typical, the bedrooms will be at the rear so delivery schedules for the retail should be considered. Monty concluded that it is early in Scott's designs to also be working on solutions. **Roman pointed out that they will not be sharing the drive aisle with the townhomes, but visual and acoustics need to be looked at. H said that they are aware of the need to blend with shared usages and the expectations are not beyond what is possible and being good neighbors.**

2) There has been an earlier mention of a walkway on the northern edge of this property. Is that still being planned by the LRA? Jamie and Monty responded that there was some question about volume of the retainage pond that has now been confirmed that the volume is good. There was also the need to determine the user and configuration for Block 6. Now that that is known plans can move forward with the design for a pedestrian pathway adjacent to the northern edge of this site.

Kevin – 1) With the parking shown at 87 spaces is there enough flexibility for accommodating any potential changes to the dock area? **Nick responded that the merchant has years of experience on consistent peak hours that can be handled on this site and a shared parking easement with Block 7.**

2) Important for the next discussion is the topic of exterior materials relative to the design guidelines. The DRC needs to see the breakdown table of material percentages to decide if the wood product is used too much and if the 60% masonry standard is met. There is also the question of linkage to historic Lowry. Need to have this discussion up front in the initial stages of design. **Bob pointed out that the wood is a symbol of organic and natural to this grocer, so he hopes there is a way to keep the wood material. It is important to the grocer's team to demonstrate a high quality visual of what they do.** Kevin said there is a balance to be found for a successful design that the DRC can support that meets the intent of the guidelines. A starting place is to see a materials breakdown table. Monty added that it is an attractive building, but the DRC needs to understand how it fits into the whole fabric of the development and the DRC accountability to the guidelines. Carla thought that the location of this building is a transition point from commercial to residential and wood does offer a subtle change for that transition.

- **Kiddie Academy
Childcare
Materials Response to Comments**

Materials Precedents (Bonnie Niziolek):

The design materials were presented as minimal maintenance and durable with precedents taken from historic Lowry and Boulevard One. Cues have been taken from the significant presence and materiality of the former hangars and light industrial buildings of historic Lowry.

- Stucco – hard coat cementitious product that is used extensively throughout Boulevard One as a primary material and is a preferred masonry alternate.
- Kalwall – A translucent insulated wall panel that pays homage to the expansive divided light, translucent wall systems of Hangars 1 and 2 and other minor usage on buildings within historic Lowry.
- Standing Seam Metal – Precedence can be seen in the standing seam and corrugated metal used as cladding and roofing as primary materials of the hangars and other former light industrial buildings usually in a galvanized or silver color. The proposed use of standing seam metal is on the upper volumes of the building with 8”, 12” and 16” bands in a weathered zinc material with a reflective quality that will change throughout the day with the change in lighting conditions. The varying bands breakdown the scale and create texture.

- Steel framework – The steel framework of the playground structure is akin to the Steam Plant Lofts and the architectural egress stairways that are seen on historic buildings in the Lowry core and the “entry lantern” at the southeast corner of the commercial building at Boulevard One. The perforated corrugated metal is a reminder of other metal paneling and cladding of the hangars, smaller office buildings and accents in new construction. This perforated metal incorporates variegated color that will play with light and shadowing and allow visibility to activity within the playground.

Landscaping Changes (David Lane):

David Lane showed an updated landscape plan that is more consistent with the rest of the Block 7 site.

- The previously shown above grade planters will remain that are located to match open gaps of the windows.
- Ground plants have been added with a drip irrigation system for ground and planters that are within the Geotech specifications.
- Form and patterns of plantings will offer seasonal interest.
- Cobble ground cover interspersed between plantings and planters.
- Vacate a parking space to give more flexibility to expand the landscaping and safety bollards around the play area. Plantings added along the west and south edges of the playground

Jamie suggested that consideration be given to alternate species from what is shown on the west since the proposed species don't thrive in this climate. Also, grasses take a beating during winter months so might reconsider what is planted on the north side for more variety.

Revisions and response to Guidelines (Ken Andrews):

- Scale of the north and west elevations was broken down by introducing stucco thereby articulating the upper level as a new mass to create a better sense of ground, middle and roof planes. The use of stucco increased the use of an approved masonry alternate from 6.5% to 28%.
- Shifted the screen pattern to match the metal panels for a greater variegation in color which enhances the human scale along the adjacent pedestrian corridors.
- “Window” opening on the lower level of the playground screening to provide more visual to the play activity and stucco mural of the building’s east wall. Have also added an “emergency” opening on the second level for snow removal if necessary.
- The smooth profile of the perforated corrugated screening has been changed to a 7.2” ribbed profile.
- Changed the metal panel specification to a “weathered zinc” instead of the painted metal panel. This material is a more natural metal material with a variation and luster.
- The steel framework of the playground structure is akin to the Steam Plant Lofts and the exterior egress stairways of buildings of the historic Lowry core.
- Their interpretation of the masonry requirement is that 60% can be accomplished through masonry **and** other accent materials (metal, glass, other unique materials). The applicant

suggests that it has met the requirement with stucco (masonry alternate) at 31%; Kalwall (unique) at 10%; and the perforated skin wrap (unique) at 20% together with accent materials at 6% to obtain 67%.

- In response to the request for how the design responds to several sections of the design guideline the DRC was referred to the detailed submitted narrative.

Committee comments/questions **with responses in bold**

Steve – Some of the changes give much improvement. His issue is still capping the upper panels. Good changes to the play area with visibility.

Monty – Appreciate the time and effort for the narrative and response to the comments. It is especially helpful to him to see the transparency of the screening for visibility of the east wall and playground activity. It is also useful to understand the reference points to historic Lowry.

Carla – Will the new screening material use the same coloration as before and can a sample be made available? **Yes, to both questions.**

Kevin – Processing aloud that the context of reference points helps but the design still falls short of his interpretation of the guidelines. The dominant material may have reference to the hangars but doesn't meet the intent for a dominance of masonry. The metal is too industrial in his opinion and not suitable for a high-end development. It is less about the profile and more about the material.

Nick Kitaef offered his opinion that the standing seam metal creates a consistent material for the playful window openings and that a different material might make those playful elements more difficult. He thinks this design is well done. The hangars are about the history of Lowry and has been repeated elsewhere. There is a reduced use of metal and increased other materials and he thinks it is successful. Nick agrees with the capping idea and at a minimal cost.

Ken - Are the opinions of the DRC too subjective? Design changes are made with intent and thoughtful moves. The change to the zinc material is meant to play off the lighting and quality of execution.

Kevin – There have been some good changes that do meet the guidelines, but he still disagrees with the amount of metal and the industrial feel.

Monty – The DRC is struggling to find common ground to give full support and final approval to the design. Trying to find a middle ground for resolution? Main item of contention for the DRC is the dominant use of standing seam or overuse of metal in general.

- **Adjournment**

The meeting adjourned at 1:20 p.m.