

**Lowry Community Advisory Committee
Meeting Summary for March 1, 2016**

Committee members in attendance: Walter Barbo, Bruce Berman, Nadine Caldwell, Kathleen Ruby, Elliott Simonberg, , Michael Uhlenkamp, Rolf Werner, Brian Wert and Mary Nell Wolff.

Presenters: Bob Koontz (Kelmore Development Corp), Hilarie Portell (LRA)

Public Attendance: 2

INTRODUCTIONS

The meeting was called to order at 5:30 p.m. by Brian Wert.

MINUTES

A motion by Nadine Caldwell seconded by Kathleen Ruby was passed to approve the minutes from the February 9, 2016 meeting as presented.

PUBLIC COMMENT – No one signed up for public comment

KELMORE DEVELOPMENT CORP. MIXED USE

Monty Force introduced Bob Koontz with Kelmore Development Corp who will be the developer of the commercial side of the Quebec mixed use parcel. Zoning was approved in June 2015 for a C-MX-5 district. The mixed use apartment component being done by Embrey Partners has already been introduced to the committee at the November 2015 meeting. Kelmore would like to give some background information about Kelmore and present some concepts for the commercial area.

Monty summarized the site wide parameters that influence the planning for the Quebec mixed use property:

- 200,000 square feet of commercial space
- 800 residential units
- Maximum 65' height with some restricted areas at 45'

With the site wide maximums in mind the Quebec parcel will contribute to and remain within those parameters:

- 185,000 square feet of commercial space to allow for additional commercial space in the Monaco mixed use parcel.
- 24 for-sale residential units
- Parking will be at rates higher than the zoning standard

Up until now there have been general concepts of restaurants, specialty grocer and retail. Kelmore has been exploring market research and talks with potential anchors.

Bob Koontz said that Kelmore has been a developer in the local market for the past 35 years, mainly in the SE corridor. They still manage and lease some of those same properties that they have developed over the years and lease over 1 million square feet of space in the SE corridor. They are proud of the look and stability of those properties.

Mr. Koontz said that he met Jeff Booth from Embrey 10 years ago and they have been trying to find the right location for a partnership of residential and commercial since then. When Jeff contacted him about Boulevard One they both became very excited with the opportunity to submit a proposal and when chosen as the developing team they felt this was the perfect place for a side by side development.

Kelmore is now anxious to move into the layout and finding the right mix of tenants with the strong demographics of the Lowry/Boulevard One area. Lowry is recognized around the country as the best in-fill project and Embrey/Kelmore want to be the “cherry on the top.” Mr. Koontz is in the process of gathering input from the marketplace that will influence the site and building planning. They are also seeking input from the community on filling some gaps in services that might be desired. So far the list contains a specialty grocer in combination with restaurants and other services. He said they don’t want to cannibalize the Lowry Town Center, but rather add to the synergy of the area. Monty Force added the caveat that size influences traffic. For instance a 30,000 SF Sprouts or Whole Foods brings in more traffic than could be accommodated on the site. Therefore, a 6-10,000 SF grocer will be more appropriate and still allow for a mix of tenants within the trip allowance.

Kelmore is asking for input on categories of restaurants or uses, not specific tenants because he doesn’t want to create a free for all that will anger some if their desires can’t be fulfilled. There is a potential of 20-30,000 SF available for restaurant use. The possibility is there for a bistro on the park and for an outdoor plaza gathering place in the plan.

CAC comments/questions

- Don’t want a repeat of the turnover rate in the Town Center. **Kelmore is looking for a strong blend of national and local merchants with unique goods and services that have not been impacted with the growth in on-line shopping. Restaurants could run the gamut of quick serve, casual to full service.**
- How will the Monaco end of the site influence the planning for the Quebec end? **Monty said that he hopes to be able to talk more about the Monaco plans at an April CAC meeting. There is influence from one development to the other and coordination between the two developments. Contract negotiations are under way and the Monaco developer will be announced soon.**
- Why is side by side better than stacked development? **Stacked is harder to accommodate the tenants with visibility, parking, quick “in and out” shoppers and the needs of residents above. Side by side also offers more opportunity for connectivity and walkability.**
- Something like a Mad Greens
- Palates/Yoga studio
- Urgent care facility
- Breakfast eatery
- BBQ
- Barbershop
- What is the timeline? **First there has to be work accomplished toward the tenant mix, finish the site plan, obtain approvals from Denver and Boulevard One Design Review among other steps. Anticipate an early 2017 groundbreaking. Perhaps in several months it would be appropriate to return to the CAC with an update on**

the status and some elevations so the community can start to visualize what it will look like.

Community comments/questions

- Farmers market and concerts in the park or plaza
- There are rumors of a small theater such as Landmark. Is that true? **Entertainment is being considered as part of the mix, but is not locked in.**
- How many restaurants are being planned? **Plans are including 20-30,000 SF of restaurant space that can be split in a variety of ways. Options are open.**

Mr. Koontz said there will be a collaborative planning effort with Embrey to blend architectural elements from the historic and newer developments that will create a quality development for Boulevard One. Mr. Koontz thanked the CAC members for the good input and ended by saying that Kelmore is looking to develop a dynamic place that all can be proud of.

COMMUNITY PARKS OVERVIEW

Hilarie Portell reported that the parks are starting to take shape and invited the committee members to take a walk and experience the community from that perspective. The artists have been personally involved with the integrated and innovative planning. Some statistics:

- There will be 13 acres of parks/open space, which is 19% of the site and above the Denver required 10%
- Preserved 39 mature trees in place, transplanted 26 mature trees and added 350 new trees
- Over 5,000 shrubs, perennials and ornamental grasses
- Use of grasses with reduced water consumption

Hilarie pointed out the various parks:

- 1st Ave frontage with bike lanes on 1st
- Monaco berm with the “wildlife weave” theme with pieces by artist Robert Tully
- Linear park with a little different focus of activities for each section
- SW Neighborhood Park also serves as part of the site drainage system
- Community Park is 4.5 acres designed to create a sense of community with elements for activity in and around the park, transformation of the stormwater infrastructure into a wildlife habitat and provide a thriving urban tree canopy.

Funding for the park art is partially provided through TIF. A competition was conducted for the artists who are participating in planning and producing the art. The west berm has a lighted path with seating stones in different forms. Other parks are designed to spark the interest and imagination of children. Another park has a functional art piece known as “the kiva” as a gathering spot with subtle LED lighting. Entry into the central park from the commercial area will consist of an artistic element lining a promenade to draw people into the park that will provide a variety of attractions. Provided throughout the Boulevard One parks systems are places for pausing to observe, work from the laptop/phone, read along with other more activity based places.

One special element to be placed in the SW Neighborhood Park is the large seal from the DFAS building that has been preserved and will be dedicated to the civic leaders who brought the Lowry project into being and have seen it to completion.

Committee comment:

- Will the 1st Ave bike path have connections to the west side of Monaco? **Monty said that Denver is aware of the plans for the bike path but he doesn't know if there are any plans for formal bike connections to the west.**
- Thank you for the work on the Monaco berm – from someone who didn't want the berm to remain.

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.