

BOULEVARD ONE DESIGN REVIEW COMMITTEE
March 31, 2016

Attendees

Committee: Monty Force, Jim Hartman, Steve Lane, Dick Marshall, Kevin Yoshida

Alpert: Sally Alpert, Scott Alpert, Rich Muller

Latsis: Jim Latsis, Kathryn Latsis, Keith Schmelzer, Karlin Vaessen

Public: 0

The meeting convened at 10:50 a.m.

- **Minutes Approval (3/3/16)**

A motion was made, seconded and passed to approve the minutes of the March 3 BDRC meeting as presented.

- **Alpert**
Single Family Detached Custom
Filing 4, Lot 14
Combined Pre-design/Schematic (All elements were not covered so viewed as pre-design only)

Applicant:

- This lot is adjacent to a landscaped drainage tract to the east.
- Architect is working with the buyer to meet their desires for a 4-car garage and two home office spaces so some changes have been made to the initial floor plan.
- Design is modern with a near flat roof and strong vertical lines.
- Materials are to be stucco, stone with cedar soffit.
- This lot is across from the park so lots of north facing windows.
- In context of quasi-modern massing

Committee comments:

- The multi-sloped roof might be better to have sloped in all one direction and line up the horizontal planes to create a less complex roof plane. **The architect explained the intent was to allow for taller ceilings in certain rooms and not in others pursuant to the floor plan and the desire of the buyer.**
- The garage apron (per Denver code) needs to be long enough to accommodate parking without imposing into the sidewalk.
- Will need grading/drainage plan for next review and show interaction of the drainage tract to the east.
- Expand the site plan to the curb line and details of the tree lawn.
- In response to the open space across the street and the landscaped drainage tract to the east there will need to be an enhanced design for the east corner that will be more visible to the pedestrian realm.
- The river rock should be changed to a landscaping that could provide a planting screen to the rear yard pergola and along the public realm tract
- The fenestration element of the front tower element feels too commercial. That effect might be reduced through asymmetrical treatment of the window pattern.
- Consider a more urban stone rather than the rustic texture presented. Also consider a more even and lighter color tone.
- For consistency consider all metal on the overhangs rather than mixture of metal and membrane and for a more pleasant appearance from upper stories.
- Suggest engagement from the eastern side of the tower element with the front for an angle view.

- Present a more readable landscape plan. It appears to be formal in some areas and spottier in others. Appears to need more coordination of the whole.
 - More balance between the public and private areas.
 - This presentation is short of the requested combined pre-design/schematic review so will be shown as a pre-design review only.
 - Contact coordinator to schedule Schematic review by BDRC when ready.
- **Latsis**
Single Family Detached Custom
Filing 4, Lot 3
Final

Upon review of the final plans the Committee had the following comments that can be submitted via PDF to Jean Lindholm for distribution to the committee:

- Need submittal of the energy report
- Submittal of masonry calculations
- Detail sheet of window trims/surrounds, railings and material transition points
- Submittal of grading/drainage plan
- Detail of interface between brick and wooden fence
- Change the patio finish to sandstone rather than stamped concrete

Applicant will also supply requested corrected pages to complete the set of CD's for the file.

A motion by Steve Lane seconded by Jim Hartman was passed to approve the Final review for Filing 4, Lot 3 for Latsis subject to the comments from the committee.

ADMINISTRATIVE ITEMS

- **Latsis**
Filing 3, 83 Magnolia - Solar

The original design of the solar placement on the first level did not take into account shading from the home to be built next door. Latsis reported that a solution was found that satisfied the solar requirements and the buyer that involved reworking the design to eliminate the porch roof panels that were shaded and to incorporate more panels on the upper roof.

- **Lowry Mobility Study**

Lowry was always seen as a multimodal community and included that as a planning principle. The mobility study was done as a follow up to be sure the plans carried forward and if there were any gaps this many years later. As Denver continues to grow a key calculation for planning will be how to get from point A to B. The Lowry Mobility Study can be a tool used by the BDRC to encourage awareness and attention to Sections 3.33 to 3.36 of the Boulevard One Design Guidelines. Reviews of the mixed use parcels are especially important to this end with encouragement of such items as:

- Bike corrals
- Scooter parking
- Charging stations
- Eco passes made available to community members and employees
- Car to Go programs

Other areas of follow up:

- Work with RTD on frequency of buses
- Continued follow up by the Lowry community associations and members to keep the pressure on RTD, Denver and other agencies to resolve the gaps that have been pointed out in the mobility study.

- **KUH Rowhome approved material change sample**

There was a previous approval from the BDRC to change the front accent material on every other Lowry Blvd row home unit from a synthetic product to cedar. A stained wood sample was shown to the committee with the following comments that will be relayed to the architect:

- The wood sample doesn't appear to be cedar and the grain of the sample is too rustic for the modern design of the row homes
- A darker stain than what was shown is preferred

Adjournment was at 10:15 p.m.