

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**June 2, 2016**

**Attendees**

Committee: Monty Force, Jim Hartman, Steve Lane, Carla McConnell and Chuck Woodward  
Embrey: Will Cheever, Justin Hoxie, Bobby Long, Dick Marshall, Maggie Walck  
Public: 2 (developer representatives)

The meeting convened at 8:30 a.m.

- **Minutes Approval (5/19/16)**

**A motion was made, seconded and passed to approve the minutes of the May 19th BDRC meeting as presented.**

- **Embrey**  
**Quebec Apartments**  
**Schematic # 2**

Applicant:

- Quebec/Lowry Blvd not only the entry to their site but to Boulevard One so want a prominent corner feature. Two design options were presented last time, one with curvature roof ala “hangaresque” and one with squared corners and pillars ala the historic twin Lowry buildings. The design team is leaning more toward the squared pillared approach.
- 346 unit count with 550 parking spaces and four courtyards
- Pedestrian routing was shown. There will be some bike parking provided and the plan includes a bike repair shop.
- Design work done on the pedestrian corridor was shown with 1 residential unit above on Quebec being removed to open up that entry point with an extended canopy, hardscape and landscaping. This pocket toward the middle of the Quebec expanse also helps to break up the mass along Quebec. A 3-D view of walking south along Quebec was shown. A light shaft was created to add natural lighting and openness to the Quebec end of the corridor.
- There will be a rhythm along the façade above the townhomes on the south end. **Explore if there is a way to open up that upper level on the south end for daylighting to the interior courtyard and improved views from northbound Quebec and from the Archer customs?**
- The landscaping plans are not up to a fully detailed level of species yet. Dick Marshall summarized the major features of each of the perimeter areas and the courtyards. The detached sidewalks and tree lawns are already approved by Denver.
  1. Auto Court – Landscaping on the south side has been moved against the building and will have seating areas. Planters will separate the loading zone from the pedestrian corridor. The auto court has enhanced paving, handicapped parking and a loading zone. There will be lots of lighting to make it inviting and welcoming.
  2. Public plaza and entry to leasing office – Pedestrian lights along Lowry Blvd, seating, plant containers, pavers, enhanced concrete and planting beds
  3. Pool courtyard – fenced with gated entry for residents private use, trellis over outdoor kitchen, lounge seating, cabanas, pool and spa, fire feature, trees and shrubs
  4. South open courtyard – only one open to views to and from the community park, fenced with gated entry, BBQ grill, fire feature, lawn area, shade structure, patio space for ground level units.

5. Interior courtyard – gated entry for residents use, lounge area, festoon overhead lighting, seating, fire pit, water feature with trellis, gathering spaces, turf/lawn area, opening for viewing from pedestrian corridor
6. Lowry Blvd unit frontage – portal/gateway feature, planting beds, unit patio space separated from public by wall features
7. Pedestrian corridor – enhanced paving, pedestrian promenade and access to park, benches and planter pots, interior courtyard fence and gate, Quebec access ramp and stairs with planting beds to the side, benches along Quebec
8. Quebec frontage – double row of trees, oasis spot at pedestrian corridor

Committee comments (as part of the design team, Dick Marshall recused himself from any comments or voting on this project):

- At the previous meeting the curved roof line at the corner was preferred for the residential corner. What is the thought process leading to the squared columned approach? Seems to have more of a commercial appearance on the scale of Neiman Marcus in Cherry Creek. **The design team felt this was a classic entry form. As pointed out by Kevin at the last meeting the curved roof would need some work to be successful for residential use. Why not be bold and celebrate the prominence of the corner?** Some 3-D views were shown with initial landscaping concepts that could soften the commercial appearance.
- Needs elegant detailing features to bring to a more residential scale. Give consideration to a “lid” on the building corner.
- There was discussion of the mass of the Quebec frontage and how to break up the impact. **Various 3-D views showed balconies, and designed articulations, ground level seating areas, and landscaping that will diminish the scale of the structure.**
- What is the material treatment along the base of the building? **Masonry/brick combo, seating walls and privacy elements for units that will vary around the building.**
- Add an element to the 3-D model showing a street level view from across Quebec.
- Carla referred to the Design Guidelines and avoidance of long unbroken mass and wondered how this plan evolved to this point? Monty responded that there were discussions at the RFP level of breaking up the mass. The key factor leading to the mass was providing internal parking to the site. **The pedestrian corridor at Quebec is 2-stories high with a dimension of 30’x30’. This will go a long way toward creating a break of the long expanse. Maybe more detailing could help also.**
- Monty added that the expanse still seems too flat along Quebec. **The 3-D view looking from south to the north along Quebec gives a better perspective of the articulation.**
- Carla suggested a parapet on the Quebec pedestrian corridor. Steve thought this might detract from the corner as the predominant architectural feature. Steve added that a color change for the passage might add some interest and “pop”.
- Carla commented that the jog at the Pontiac entry to the pedestrian corridor detracted from making it an obvious passage. Could the units be modified to make the path straighter? **To make that change would impact the design of the units. It is important to keep the efficiencies of the layout and construction in mind and that these are upper end units with mountain views and other amenities. One structural change impacts many others down the line.**
- Steve suggested changing the 8’ tall windows in a section along Quebec (south of the ped. passage) to maybe a horizontal configuration.
- Carla pointed out the importance of the SE corner and transition to the townhomes. **There is a good amount of open space for an opportunity at that transition point for an attractive element.** Monty thought there might also be a possibility of recapturing the alcove on that corner for a larger unit.

- The stair tower on the SW corner appears to be too prominent. **Detailed planning is still ongoing for that stair tower. Will probably add some glass.** Could the tower be pulled back to give more attention to the residential unit on the Pontiac facing corner? Add a view to the 3-D perspective from the 30' mew across Archer to this corner.
- Jim wanted to search for a way of providing privacy of units across from each other surrounding the interior courtyard with greenery throughout the winter months. Evergreen or fast growing trees in the middle? **Trees are focused on the edges rather than cluttering the useable space in the middle. This is designed as a casual space for taking in sunlight and air.**
- Carla asked about the idea suggested at the last meeting about bringing the water feature in the interior courtyard closer to the pedestrian corridor. **Speculation is that the pedestrian corridor will not be utilized a great deal so moving the water feature would not add a great deal of enhancement to the pedestrian experience.**

- **Public Comment**

- Bob Koontz, with Kelmore Development who is doing the commercial development on the north side of Lowry Blvd, said that he has an affinity to a squared iconic corner. It sets the tone for the entry, not only to these two developments, but to the Boulevard One district. There is joint designing taking place between Embrey and Kelmore as development partners of the Quebec mixed-use parcel.

Committee:

- The north and south corners should complement each other, but the south side needs to show itself as residential.

**The schematic review will continue to a third round on June 16<sup>th</sup> with more detailed follow up to the following:**

- Refinement of the Quebec corner expression of the building
- Show Archer/Quebec corner enhancement of townhome east end wall, statement landscaping/hardscape and/or converting alcove space to useable unit space
- Less prominence to the stair tower on the corner of Archer/Pontiac
- Any new changes to the pedestrian corridor and the interior courtyard
- Any further methods to break up massing along Quebec
- Additional 3-D images from east side of Quebec and from the 30' mew south of Archer and Pontiac

- **Administrative**

- Appointment of Subcommittee Chair

**Steve Lane volunteered, with concurrence from Dick Marshall and Carla McConnell, to serve as the chair of the 3-member subcommittee known as BAS (Boulevard One Architectural Subcommittee), which will review owners design review requests.**

- Grading/Drainage for Archer custom lots

There was discussion and relaying of information that J3 Engineering will be coordinating the grading/drainage plans for all of the Archer custom lots.

Adjournment was at 10:50 a.m.