

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**August 24, 2017**

**Attendees**

Committee: Jamie Fogle, Monty Force, Jim Hartman, Steve Lane, Chuck Woodward and Kevin Yoshida  
Metropolitan: Sarah Hunter, Craig Karn, Peter Kudla, Matt Mahoney, Matt McHugh, James Ronczy  
Nathan Sciarra, John Stafford, Chauncey Staples, Colin Wattleworth  
Alpert (Lot 3 & 14): Michael Alpert Sally Alpert, David Bloom, Tim Williams  
GO: Rich Balstad, Beata Chudobinski, Michael Noda  
Wall: Beata Chudobinski, David Wall  
Kelmore: David Blair, Kevin Karis, Bob Koontz, David Lane, Bonnie Niziolek, Brian Tiedge  
LRA: Tom Berger (Director of Construction)  
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (8/10/17)**

**A motion made by Chuck Woodward and seconded by Steve Lane was passed to approve the minutes of the August 10<sup>th</sup> BDRC meeting as presented.**

- **Metropolitan  
Monaco Condominiums  
Schematic**

Applicant:

Items submitted were focused on the entries, landscape, public realm, easements and elevations.

- All underground parking with 2-car tandem
- Previously had explored with Denver the possibility of some street guest parking on Lowry Blvd. but CCD has limited spaces that are not sufficient for this purpose so have modified the plan to have 5 spaces at each building for onsite guest parking.
- Frank Lloyd Wright inspired 3-story design with horizontality carried through with the balcony railings
- Front and back will display the same image with all sides being addressed
- Unit size ranges from 1000-1550 SF.
- Underground storage/parking provided
- Sensitivity to price point trying to achieve through careful choice of material
- Materials are 100% brick with banding detailing and an abundance of glass
- Breakup of massing by articulations
- Wood soffits over balconies
- Color palette brownish/reddish accent tones with blondish brick (still in process, so not firm yet)
- Entry appeal with extended 10' wide landscaped and covered walkway
- 7' tree lawn with another 10' easement that will have enhanced landscape softening on Lowry Blvd.

- Esplanade concept with circular surrounding landscaping, paseo entries as visual crown on Lowry Blvd.
- Garage ramps have been made less steep

Committee:

- Some points that will need some off-line discussions and coordination with the LRA – build-to alignment and easement ownership; less tree lawn on the north and potential shift of the roadway and impact to existing storm sewers.
- Consider enhancement to guest parking for drop-off/pick-up area and consider more than 5 spaces for each building (maybe 10 each?)
- What is the landscape hierarchy for the public spaces and monument features? It seems like there are some prominent corners that should get more attention than others. **Some will be for visual stimulation and others for engagement. Have not worked out the details for those prominent corners.**
- Tie the landscaping into the context of the existing berm and future changes to take place along Monaco and show that context in future drawings. Site lighting and hardscape features are important to the context. Need to see any revisions made and how they blend with the existing.
- Show 3-D perspective views of all sides
- Show rear and end elevations at next presentation
- Addition of shading on 3<sup>rd</sup> level balconies is important and can also be an opportunity for architectural features
- Appearance is too monochromatic and heavy with the capping needing to be worked on
- Give more integration of the balconies into the whole
- Present building plans, roof plan, mechanical unit screening

**Metropolitan will work on these comments and return to a future meeting.**

- **Alpert**  
**Archer Customs – Lot 3, Filing 8**  
**Design Development cont.**

Applicant response to previous discussion

- Presented a smooth lighter toned brick that will be 12” wide, a darker fascia, bronze door frame and cedar green door
- Rear patio rather than a deck
- Garage has been lowered by 8”

Committee:

- Update the front plan to the grading that lowered the garage.
- Some thought a darker header using a complimentary brick sizing or soldiering could add a distinguishing feature. Kevin thought it would be difficult to get a good match with an 8” header/soldier pattern to the 12” Norman. **Samples of the two bricks will be brought to the next review for a style and color match**
- Deck is still showing on the plan so need to clean up consistency across all plan sheets

- Coordinate landscaping with grading, window wells and it would be easier to review the plan if species are marked on the plan and not just on the legend
- White Oak is the designated street trees
- Front corner (study, left of entry) needs correction to the return of the fascia
- New grading/drainage plan needs to be reviewed
- Kevin expressed his concern that there were still some significant elements not completed by the Design Development level of review and wanted DD review to be continued. The Applicant said they would prefer to move on to Final and include those incomplete elements at that time.

**A motion by Jim Hartman and seconded by Jamie Fogle was passed with a negative vote by Kevin Yoshida, to approve the DD review contingent upon corrections/updates pursuant to the BDRC comments being included in the submission for Final level of review.**

- **Alpert**  
**Archer Customs- Lot 14, Filing 4**  
**Pre-Design**

Applicant:

- This is a new design from what was seen previously for this lot
- Simple design with hip roofs
- Announcing statement for the front entry
- Showed 2 options for colors being considered on a mix of materials of block stone, stucco and ash colored Nichiha siding as the accent
- The siding accent is incorporated to the garage door
- Stepped massing with open side to the mew

Committee:

- Prefer brick over stone, but need to see a sample of the block stone. Some of the manufacturer's panels have a singular repeat pattern that is not attractive in application.
- Caution on pushing the footprint to extremes on the setbacks. Could be problematic on egress wells and a reminder that there is a 10' combined setback.
- Balance the predominance of the materials
- Patio drainage should be to the side
- The single window over the garage is very prominent. Composition would be strengthened by ganging it with a second unit or pushing it to the corner.
- Garage door finish and driveway pavement could lend more character through enhanced treatment.
- With mass and windows pushed to the west the park views are not achieved.

**Editorial note: There was a problem with the garage and driveway on the east that conflicted with the handicap ramps at the intersection. Applicant has agreed to flip the design to have the garage on the west.**

- **GO**  
**Archer Customs - Lot 11, Filing 4**  
**Schematic**

Applicant:

- This is picking up from what was presented for Schematic review a year ago
- Flipped from the previous and now have the garage on the east
- Materials of brick, stucco and wood accent.
- Special element to the brick with some soldiering at top and base
- Wood panels forming an L over the entry
- South exterior patio that can be enclosed in cooler weather
- Front deck over the garage with partial covering
- Oversize 2-car garage
- 3-story (3<sup>rd</sup> level is 150 SF loft), 3400 SF above ground but with a smaller footprint that previously presented.

Committee:

- Put species code on the landscape plan
- Fence color to be stained to blend with house palette
- Provide section sheets
- Take the front patio return to the fence
- Look at the fascia relationship to the brick
- See if there is a better placement for the column on the deck above the garage

**A motion by Steve Lane and seconded by Jim Hartman was passed to approve the Schematic plans with the comments provided by the committee.**

The applicant will prepare for the Design Development review and return for the Sept 21<sup>st</sup> meeting.

- **Wall**  
**Archer Customs – Lot 7, Filing 4**  
**Design Development cont.**

Applicant:

- Continuation of the DD review from June 2016
- Added a high wrapped window to the 2<sup>nd</sup> floor master bath
- Materials: Limestone, 3 complimentary shades of stucco, metal/glass railings on decks, wood accent on soffit
- Chain drains
- Added door to study/flex room for access to front patio
- Lot of main and 2<sup>nd</sup> floor windows with views to the park
- Large overhangs for shadowing
- 3<sup>rd</sup> level as a loft
- Section sheets were presented with previous presentation and have changed with some adjustments to the floor plan so will send new ones

Committee:

- On the front elevation line up the left edge of 2<sup>nd</sup> floor master bath window with the joint line on the 1<sup>st</sup> floor
- Thinner column would lend to more elegance

- The trees shown have a dense canopy. A less dense and shorter species might be better to show off the house

**A motion by Steve Lane and seconded by Jim Hartman was passed to approve the Design Development plans with electronic submittal of response to comments for distribution to the committee.**

The Applicant will prepare and return for Final review at the Sept. 21<sup>st</sup> meeting.

- **Kelmore  
Quebec Mixed Use Center  
Pre-Design**

Applicant:

- Bob Koonz presented some background to the challenges and factors to balance that impact getting to a design to present.
  - Traffic modeling that influences the tenant mix of uses
  - Parking modeling based on the uses
  - Uses have to be weighed against market demand
  - Economic cost and feasibility
  - Looking at the next 3-5 years and beyond with uses and market demand
  - Parking modeling and costs led to the need for a parking structure, which led to discussions with CCD for conformance to the GDP and DURA for funding support and multiple agency review and approval process
- Retail center includes a market, restaurants, retail entertainment and office uses in one, two and three-story buildings
- Pre-marketing has been done and Lucky's has signed on as the anchor to be located at 1<sup>st</sup> and Quebec with other retail continuing south along Quebec
- Restaurants on the corners of Lowry Blvd at Quebec and Poplar with retail and restaurants interspersed along Lowry Blvd
- Office use at 1<sup>st</sup> and Poplar
- 2<sup>nd</sup> level would have retail and entertainment with the 3<sup>rd</sup> level containing some office space.
- A 15' wide promenade with railing on 2<sup>nd</sup> floor
- Parking accommodated in both surface and a parking structure at 5 spaces/1000 SF for Retail/Restaurant/Entertainment and 2 spaces/1000 SF for Office.
- Pedestrian pathways throughout with seating areas, enhanced paving, bike parking and plaza gathering places.
- Materials being considered are tan and red brick, metal canopies and glass
- Massing along Lowry Blvd is broken up with varying of materials and accents

Committee;

- Consider electric car parking stations and scooter parking and bike parking on Lowry Blvd.
- Give close attention to screening of loading areas
- Consider activating the gathering areas as alleyways to purchasing opportunities with carts ala an open air marketplace.
- 4-sided 3-D elevations at next review
- Corner perspectives are an important element. Metal canopies – consider a different material or size

- Even with deep overhangs on Quebec this is probably not an inviting area with traffic, even if merchants desire outdoor space
- There are too many color changes along Lowry Blvd. Consider similar bookends to the darker center.
- Need to see the context of the site plan. Also provide elevations with the contextual relationship to the Embrey design.
- Enhancement to the parking decks as viewed from Quebec.
- Opportunity for an art element on the Quebec end wall of the restaurant south of the market.

Adjournment at 12:30