

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**February 15, 2018**

**Attendees**

Committee: Jamie Fogle, Monty Force, Jim Hartman, Steve Lane, Carla McConnell, Chuck Woodward and Kevin Yoshida  
Kelmore: John Bauknight, Roman Gershkovich, Nick Kitaeff, Bob Koontz, David Lane, H McNeish, Celeste Tanner,  
Metropolitan: Craig Karn, Kevin Kiernan, Jason Monforton, James Ronczy, Colin Wattleworth  
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (2/1/18)**

**A motion by Chuck Woodward and seconded by Carla McConnell was passed to approve the minutes of the February 1<sup>st</sup> BDRC meeting as presented.**

- **Kelmore**  
**Quebec Retail/Commercial**  
**Schematic cont.**

H McNeish said that they are planning to return to the BDRC at the March 1 meeting on Lucky's design after discussions with them. More detail on Lucky's coming out of that discussion and the remainder of the project will be shown at the March 15<sup>th</sup> meeting.

**Applicant:**

Architecture

- Review of past presentations and "what we have heard"
- Awareness that Quebec has more focus to vehicular traffic
- Lowry Blvd has more pedestrian friendly attraction
- Challenges to be addressed with varying elevations/grading for access and dual frontage
- More prominence given to the Quebec/Lowry corner
- Consideration of a visual image at the SE corner of Lucky's
- Being aware and using stimulus for sound, sight and smell
- 1<sup>st</sup> levels on Quebec and Lowry Blvd uninterrupted except for pedestrian pass-through areas
- 2<sup>nd</sup> levels broken and layered for interest
- Making the parking area vibrant place to be
- SW building – very active two floors of retail with columns along the 1<sup>st</sup> level to break up the massing with the 2<sup>nd</sup> level more open without the columns
- Brought in one curved roofline that is reminiscent of Lowry at the pass-through along Lowry Blvd
- Emphasis given to point of entry to below-grade parking with a canopied structure
- Office building to be a stand-alone structure located at 1<sup>st</sup> and Pontiac will use the same materials, but with a darker/warmer appearance. Still playing with the proportions and placement of the main materials and accents

- Lucky's, on the prominent corner of Quebec/1<sup>st</sup> with the main entry from the parking area and a secondary entry off Quebec.
- Lucky's rear wall on 1<sup>st</sup> – backlit vertical panel on corner with layering panels and green wall at pedestrian level.

#### Landscaping

- Using a common thread through the key spaces and plaza pass-throughs with connective elements to the community park as a framework
- Screening in parking with raised planters and seating areas
- More detail with species and locations to follow as plan progresses
- Bringing a sense of a balanced, attractive, protected area to the parking area with lighting, trees and seating areas.

#### Committee:

- Will there be a signage scheme and how will store front windows usage be controlled so they don't become space for marketing signs? **Yes, a consultant will be brought in to design a comprehensive signage program once the architecture is firm. There will also be CRR guidelines controlling window signage and coverings.**
- Suggest a visual element of perhaps an art piece with subtle implications of connectivity to the park
- Give consideration to canopies and tree placement on the south side for shading.
- What is the status of the idea for library employees to have easy access to and from the below-grade parking? **Lucky's didn't want to give up the amount of parking outside their entry to accommodate an elevator in that area.**
- The Lucky's 1<sup>st</sup> Ave wall is an opportunity for playful elements for a creative pedestrian experience.
- The white east wall of Lucky's seems pretty dominant. Is there a way to scale that back and make it more open? **Lucky's interior design programmatically needs a solid wall. The SE wall provides more opportunity for openness and Lucky's desire for obvious entry points.**
- The white painted brick could become a maintenance issue. Why not just use white brick? **White brick doesn't offer the affect we are wanting. The brick and coating used are compatible for endurance over time.** Steve Lane suggested a product of which he is aware that provides an excellent coating for consideration.
- A pedestrian refuge from traffic on the Quebec side of Lucky's would be desirable. **The planter box separates a ramp area next to the building to address a grading variance. The team will explore ideas to enhance that idea.**
- Like the wood elements but caution on choice of material used and potential of weathering and maintenance. **Agree that the choice of material is important and also that proper installation and regular maintenance are keys to keeping the appearance fresh.**
- Provide perspectives from the three key corners that are pulled back from each of the Quebec/1<sup>st</sup>, Quebec/Lowry Blvd and the Lowry Blvd/Pontiac corners for context

The Applicant asked if there was support for the direction being presented for the Lucky's design that they can take into discussions with Lucky's. Any refinements from Lucky's will be presented at the March 1<sup>st</sup> BDRC meeting. **The BDRC members agreed that the design for Lucky's is looking good.**

- **Metropolitan Monaco Gateway Condominiums**

## **Design Development (Architecture & Landscape)**

The count has been reduced from 51 to 45 units per building with the original number of parking spaces remaining with a 2.4 spaces per unit ratio + guest parking on the south parcel.

### **Applicant:**

#### Architecture/Site

- The corners have been redesigned for larger units. On the rear west end the 1<sup>st</sup> level has been pulled out to be flush and the balconies on the upper levels have been moved to the corner
- No balconies above the garage entry
- Glazing on the garage door to meet transparency requirement
- Extended the pergola at front entry with a slatted cover made of metal
- Brick will be carried down to grade with no exposed concrete foundation
- Overhang canopy at the garage entry
- A summary of the LEED Gold standard to be met was included in the submitted packet.

### **Committee:**

- Show the view of the front entry slatted canopy from the floors above
- With the extra space in the garage from fewer units could there be designated service parking there?
- For a continuation of DD review provide:
  - Detailed sections of material transitions and connection points to building (canopies, railings, etc.)
  - Show details of the brick bandings
  - Roof drainage connections from gutter to downspouts and detail of the downspout channels
  - Wall sections
  - Spec cut sheets of site lighting fixtures
  - Windows detail – flush or inset

### **Applicant:**

#### Landscaping

- The Site Development Plan (SDP) is in review with CCD looking at the overall site plan, routing of utilities and any refinements to the grading
- Hardscape planning and choices will be post CCD approval of the SDP. Art will be commissioned and until artist and art is selected the outdoor furniture cannot be selected as it needs to be complementary.
- There are several intimate contemplative settings with benches and others that will be more active with picnic tables or activities.

### **Committee:**

- On drawings tie the locations and purposes of the various pods
- Grading plans still need to show refinements with connections to the retention ponds
- Context perspectives from Crestmoor Park would be helpful; however, is dependent upon LRA landscape design at Monaco/Lowry.
- Surfaces materials (colored, scoring, pavers?)
- Sections of retaining wall and exterior stairs

**Metropolitan will return to continue DD review with response to comments and more details. Colin will contact Jean to their next presentation at a future BDRC meeting.**

Adjournment was at 11:00 a.m.