

BOULEVARD ONE DESIGN REVIEW COMMITTEE

February 7, 2019

Attendees

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell. Chuck Woodward and Kevin Yoshida

Confluent/Kelmore: Roman Gershkovich, Nick Kitaeff, Tom Kreinbrink, Bob Koontz, H McNeish

The meeting convened at 10:20 a.m.

- **Minutes Approval (1/17/19)**

A motion by Chuck Woodward and seconded by Carla McConnell was passed to approve the minutes of the January 17th BDRC meeting as presented.

- **Confluent/Kelmore**

Quebec Mixed-Use (Block 7)

Final

Monty asked that as a starting place for any evolutions to the design since the last review in October be pointed out. Monty also reported that there are ongoing discussions with CCD about the location of the traffic signal control box at the intersection of Pontiac and Lowry Blvd. CCD currently wants it placed in the corner plaza between SW A & B buildings.

Applicant:

SITE PLAN:

- The fire pit on Quebec at the Lowry Blvd corner was pointed out as a screening from traffic for the outdoor seating area for the restaurant. It is higher on the street side and lower on the seating area side.
- Canopy over the below-deck parking will have a drop bar for height restriction.
- There are several bike rack locations and enclosures in the garage and on-site.
- Lighting locations and styles was shown.

Committee:

- Jim asked if the fire pit height could be increased for more of a traffic barrier. **Roman responded that it is built to code so it does not create a visual blockage.**
- The fire pit is a great visual and amenity at the corner.
- Is the canopy feature repeated at the stair tower? **Yes it is, but with a solid roof for protection from weather and with the same style supports.**
- What is the color of the railings? **They will be black powder coated.**
- Jim pointed out that all exterior connection points need to be stainless steel for prevention of rust and maintenance issues.
- Jim asked about charging stations and suggested that they run conduit now for future demand for charging stations. **Extra conduit is already in the plan along with separate electrical panel to accommodate.**

- Steve asked about the possibility of some smaller parking spaces for motorcycles and scooters. Monty responded that that could be part of the mobility hub discussion.
- Jamie offered a caution to be aware of the Xcel street lighting locations and to coordinate that into the overall lighting plan.

LANDSCAPE:

- Attention to shading for pedestrian areas on the S and E sides of street.
- Site fence on 1st will serve as a barrier where the parking area is exposed to public view. The site fence will be composed of metal horizontal slats to resemble wood that will be broken up with masonry columns and spaces for plantings.

Committee:

- Monty asked for clarification since the on-screen view of the 1st Ave wall was in conflict with the CD drawings calling for only slat fencing. **Roman said that the previously presented brick and concrete wall portion was eliminated in favor of the metal slat fencing.** Steve and Jamie commented that with a holistic view of the surroundings and the plantings it won't seem as stark as it appears.
- Jamie cautioned that plantings need to be appropriate to the limited soil volume in certain areas.
- Jamie requested that the landscaping along 1st Ave be coordinated with the green screen at Lucky's.

ARCHITECTURE:

- Creation of shadow lines in detailing.
- Visual connections with lots of glass.
- Varying materials for interest.
- Mechanical screening.
- Primary drainage buried and with use of overflow scuppers.
- Soldier coursing detail on some brick locations.
- Pigeon prevention with spikes on relevant edges.
- SE corner – additional detailing was added with soldier coursing.
- Picture frame edging around the perforated mesh screen on the Quebec/Lowry Blvd corner.
- Building SW A has been finessed to implement garage door openings as a result of discussions with tenants. Materials to match the mullions.

Committee:

- Design the pigeon prevention with aesthetics in mind to prevent a visual detractor.
- The 12' high dark block screen wall of the enclosure of the SW building is too stark and needs to be dressed up – perhaps add some coursing in the block or through some other means.

A motion by Steve Lane and seconded by Carla McConnell was passed to approved the Final plans for the Block 7 (minus the office building at the corner of 1st and Poplar) portion of the commercial development at Quebec between Lowry Blvd and 1st Ave with consideration of the comments made.

Adjournment was at 12:00 p.m.