

BOULEVARD ONE DESIGN REVIEW COMMITTEE

March 7, 2019

Attendees

Committee: Jamie Fogle, Monty Force, Carla McConnell. Steve Lane, Chuck Woodward and Kevin Yoshida
Latsis: Eric Dillon, Jim Latsis, Scott Roberts
Metropolitan: Greg Krause, Peter Kudla, Colin Wattleworth

The meeting convened at 8:00 a.m.

- **Minutes Approval (2/21/19)**

A motion by Chuck Woodward and seconded by Steve Lane was passed to approve the minutes of the February 21st BDRC meeting as presented.

- **Latsis**

**Lot 13, Filing 4 (7066 E Archer)
Custom Home
Design Development**

Applicant:

- As suggested the design team looked at a hip roof on the ends rather than the gable and determined that it detracted from the overall desired design and felt unbalanced.
- Exploring using a smooth stucco as the edging around the feature peaked elements.

Committee:

- Consider wrapping the stucco around the edges.
- Will the use of stucco as the edging lose the impact of the featured elements and the crispness?
Jim Latsis responded that he feels he can maintain the crispness with a smooth stucco and the quality of installation from the subs he uses.
- Further discussion of the edging to maybe explore how it would look with no contrasting edging and using a narrow trim piece with the nichiha siding that can still hide the edge of the roof shingle.
- If go with a narrower band would have to rethink the gutters that were hidden by the wider band.
- Discussed eliminating the fascia bands around the sides.
- Presentation of exploration of suggestions at next meeting on March 21st for a continued DD review.

There was a break at 8:30 a.m. to allow the LDRC to meet. BDRC resumed at 10:00 a.m.

- **Metropolitan**

Compliance Violation

Pedestrian Lights on Lowry Blvd

The BDRC chair, Monty Force provided background that the approved pedestrian light fixture and pole (Philips Lumec Capella) were not used and an LSI pole and fixture were installed instead. There was no prior request for the substitution, therefore there was no review by the BDRC to determine the suitability of the alternative.

Applicant:

Peter Kudla, CEO of Metropolitan, introduced Greg Krause, with K2 as the general contractor (GC) and Colin Wattleworth, with Metropolitan.

Mr. Kudla said that he had his staff research the path that led to the selection and installation of the alternative product. The Site Development Plan (SDP) uses the language “or equal”. Based upon exploration to determine products in the “or equal” category, reviewing subcontractor bids and the feeling that the LSI choice was aesthetically very similar to the other poles and fixtures along Lowry Blvd, the GC went with the LSI product.

Mr. Force pointed out that the SDP and language used therein is a function of a City of Denver review and approval process for construction permitting. The BDRC did not base its approval on the SDP, but rather on the lighting cut sheets that were presented. Mr. Kudla agreed that the GC and the superintendent did not go through the proper BDRC process with a request for the alternative product. He said it was not his intent to bypass the approval process and offered his apology for what happened.

Committee:

- o Kevin– It is understood that things happen and decisions for changes take place in the field, but part of the duties of the BDRC are to watch for cohesion of unity and continuity in the public realm.
- o Monty – When there is a change “after the fact” the BDRC has to look closely at and be sensitive to the impact to the broader streetscape. Does it hold together as intended, is the change good or good enough or is the intended streetscape compromised?
- o Carla – The continuity is lacking and a different product creates ultimate maintenance issues for BOCA who will eventually take over that task.
- o Steve – Looking at the Philips and LSI products in side by side photo comparison they just don’t seem to have the same quality. From a voice of experience, the photometrics may be the same but the aesthetics and tolerances have to be compared also. The fixture may be close in appearance but it is not close enough to keep the continuity of lights along the entirety of Lowry Blvd.
- o Carla – An observation in driving the area, it appears that the spacing of the Metropolitan ped poles is closer than the rest of the poles along Lowry Blvd. Mr. Kudla agreed and asked for clarification. **Editors note: Referring to as built plans, it was verified that the spacing of the ped light poles is very similar all along the Lowry Blvd. frontage.**
- o Jamie – His opinion is that the LSI poles and fixtures are not equal in appearance with the Philips product and that he would need more information to feel comfortable with the quality of material and tolerance levels.

The request for the LSI product as an alternative to the previously approved Philips pedestrian pole and fixture was not approved by a unanimous vote from the committee members.

Mr. Kudla said he understood and acknowledged the rejection of the alternative pole and fixture. A follow up letter will be sent to Metropolitan in this regard requesting a timeline for replacement and a scheduled inspection upon completion.

Adjournment was at 10:30 a.m.