

BOULEVARD ONE DESIGN REVIEW COMMITTEE
JULY 16, 2020
Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Chuck Woodward, Kevin Yoshida
CK Team: Nick Kitaef, Alaina Kneebone-Marler, Bob Koontz, David Lane, H McNeish, Mike Mulhern, David Lane, Bill Wells

The meeting convened at 10:10 a.m.

● **Minutes Approval (7/2/20)**

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the July 2, 2020 meeting as presented.

- **CK Development**
Commercial Anchor (NE corner of Block 7)
Design Development (2)

Applicant: (H McNeish)

An open house took place on July 7 to present plans to the community and to announce Target as the new anchor. Lucky's departure was a blow even before the COVID 19 pandemic. Despite that, Bob Koontz and Nick Kitaef kept pushing forward to find another anchor. Target will be that strong anchor as a small format retailer with customized product. The scale is at 30,000 SF which is 15% of their super-sized stores. This does not prevent getting a specialty grocer in the retail mix on either Parcel 7 (main site) or Parcel 6 (site west of Pontiac).

With this presentation, H said they are asking for approval at the 1.3B or Design Development level. H does understand that it might still be conditional with some items addressed in the Final review of the construction drawings.

Even though there have been some changes to the exterior building design, the site layout is the same as presented at the last review. The new building holds the street edge on Quebec and 1st Ave. with active uses at ground level that includes an entry on the Quebec side.

Landscape: (David Lane)

David provided an overview of the landscaping plan.

- North (1st Ave) – Four greenscreen planters with a series of ground level planters interspersed between the greenscreen areas. With the limited space next to the building the planters will supply a better fit and limited irrigation. Rock mulch around the ground level planters. Deciduous trees in an irrigated tree lawn.

- Quebec frontage – at grade planting beds with double row of grasses, rock mulch, deciduous street trees in an irrigated tree lawn. A stepped secondary entry, access ramp, bike racks
- South side paseo (east end)– stairs and ramp from Quebec for grade change, raised planters; benches, string lights, added an above grade planter to camouflage the parking space at the end of the westbound pedestrian pathway, sections of colored concrete along the walkway.
- South side (west end) – annual planters, pedestrian furnishings, bike rack, sections of colored concrete along the walkway.
- SW corner entry plaza – textured colored concrete paving material, spherical bollards
- West – 10’ pedestrian walk, benches, spherical bollards

Committee comments, **with responses from the Applicant in bold:**

Steve – Concerns of heat on the south side. Possibility of trellis or trees for shading? **David said that trees are constrained due to the below grade parking structure wall below this area. However, there will be large plantings in the planter boxes.**

Carla – 1) What is the rectangular box shown at the SW corner? **David said it is venting for the garage and will be at grade with a grate covering.** 2) Is the carbide colored concrete too dark adding to heat concerns on the south side? **David said they would look at reducing the contiguous field of the carbide sections. H commented that the south side is designed to be a comfortable passage and not as an active, stop-and-stay area.**

Jamie – 1) Caution to match the soil and planting mix on the south side to withstand the heat. 2) The drawing shows four trees along Quebec. He has seen other overall street tree plans with only three. **Yes, the plan is to have four trees on Quebec.**

Carla – Is there a bus stop in this area? **It is further to the south.** Monty gave information that RTD is eliminating the turnout and in the future will stop in the traffic lane. Therefore, there is an opportunity for a larger landscaped area where the turnout area is going away. **Alaina is aware of the changes coming that are predicted to be completed by the end of the year.**

Architecture: (Mike Mulhern)

Mike Mulhern said that this Target will be similar in size to the one found on the 16th Street Mall. Within the context, the intent is not to mimic but compliment the materials used for the library and the mixed-use development and will also bring in the residential color scheme.

- The metal panel at the NE corner acts as a gateway with the materials used on the library.
- The red block on the north end of the Quebec frontage has been changed to zinc -look metal panel with the Target name and logo in white.
- The patterned vertical lines of this panel play with the horizontal lines to the south of the glass and entry in the Quebec frontage.

- Glazing next to the Quebec entry is 8' in height above a wood paneled base and ending on the south end with higher windows, again above wood paneling.
- The 1st Ave and Quebec corner will highlight a sign panel in custom red having the Target logo in white
- To address earlier comments, the north side of dock area is now inset at 5' capped with an L-shaped charcoal gray metal panel. The west wall ends at the dock with a wrapped corner of wood paneling topped with glazing. The deeper inset will allow a wider pedestrian pathway across the front of the dock door.
- Responding to Carla's earlier comment about product displays in front of windows, they are now raised above a base material.
- Materials on the east and west ends of the north wall act as bookends with hard coat stucco between the green screens and the introduction of four horizontal slit windows. The base of the north wall is a metal panel in charcoal gray. The north side of the dock, the metal panel is topped with powdered aluminum screen material in wood grain.
- Perspectives were shown of the anchor building with the childcare facility to the west and the balance of the mixed-use development to the south.
- An updated materials/color palette sheet was presented substituting the previous red to the dark gray block at the NE corner.

Committee comments **with responses from the Applicant in bold:**

Steve – Is the white logo and name sanctioned? **Yes, Target has agreed. It is mounted on the smooth metal panel.** Concern of oil canning? **The panel will be thick enough and backed to avoid any canning.**

Monty – The 1st Ave side seems stark, but not sure of a solution. Steve and Carla agreed and commented that they envisioned the green screens as larger. Carla asked if the green screens can be enlarged. Steve suggested that the screens can be expressed in a variety of sizes and shapes. Be creative. **David said he was working within the stucco joints but will explore other options.**

Carla – The massing of the dark gray metal block at the NE corner does not link to the rest of the building. Maybe use horizontal lines as a carry over into the block. Might need more articulation as it is a billboard rather than integral to the rest of the building. The Quebec entry is welcoming, but the welcome is lost with the big box appearance on the corner.

Steve – Think about introducing spandrel glass. Carla agreed that spandrel glass might be used for the first 30' of glass on the SW side to hide cluttering. **Mike responded that this will not be an area to put merchandise.** The question was posed of where storage of carts will be. **Mike said they will explore the issue and find a solution to block them from view. Nick said that during the day unused carts will be either inside the building or in corrals in the parking lot. At night they will all be stored inside.**

Kevin – Good comments have been made. Now he wanted to synthesize the design to the Design Guidelines and did not feel he could give Design Development (DD) approval with these items lacking:

- See calculations in table form, showing a breakdown for percentages of each material, for a determination that the masonry standard has been met or if a variance process needs to be pursued. The committee must act responsibly to the Design Guidelines.
- Review of material samples by a given date before DD approval could be given.
- For the BDRC record, need to review the response to the community outreach. **Bob Koontz responded that Monty has all the comment cards and a summary of the outreach that took place on July 7. There was a positive response from the community and Target will have a positive impact to other tenants and attracting others.** Monty will send cards and summary to Kevin.
- Need to see the at least a draft of the comprehensive signage plan before DD level approval. **Nick said the signage plan has been updated and is in preparation for submission to CCD and will get it to the BDRC.**
- Would like a better understanding of the “gateway” idea with the library.
- Seems discussion about the north wall is open ended. Should there be a work session? **H responded that he is struggling with not being sure of what is expected.** Kevin referred to the paintings on the north wall of the Lowry Safeway store to activate it and make it more inviting. **Bob said that his is not sure that flat line drawings would do justice to this wall.** Carla thought the impact of the street trees was being discounted and how they would break up the length of the building wall. She is not so concerned about the north wall as she is with the Quebec and south sides. Steve did not see that the windows on the north side added any interest to the design. He would rather have more attention given to the green screens as dominant feature. Carla wondered if the windows were useful to the interior of the building. **Nick said they were added only as potential interest on the exterior.** Jamie suggested using an irregular pattern of green screening such as the patterning of windows Kiddie Academy is using. Use of taller and shorter could be interesting if it is possible to break from the stucco lines. Steve agreed and wants to see fun green screen designing and lose the windows. **David he will circle back around and explore some options.**

Steve – Having Target as the anchor is a blessing to this neighborhood. Everyone uses Target and it is all about the community.

Monty – Based on Kevin’s comments and list of deficiencies, a DD vote is not appropriate at this time.

There was discussion of next steps so that the development timeline can be maintained. (Editor’s note) CK delivered material samples to the LRA office for review by the BDRC July 27th or 28th to be ready for an out of sequence meeting on July 30th.

- **Adjournment**

The meeting adjourned at 12:00 p.m.