

BOULEVARD ONE DESIGN REVIEW COMMITTEE
October 15, 2020
Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Chuck Woodward, Kevin Yoshida
Kiddie Academy: Ken Andrews, Alisha Hammett, Sarah Kia, Adam Muhleisen, Bonnie Niziolek,
Specialty Grocer: Roman Gershkovich, David Lane, H McNeish, Bonnie Niziolek, Adam Wagoner
Developer: Nick Kitaef, Bob Koontz

The meeting convened at 8:30 a.m.

o Minutes Approval (9/3/20)

A motion by Steve Lane and seconded by Chuck Woodward was passed to approve the minutes from the September 3, 2020 meeting as presented.

- **Kiddie Academy
Childcare (1st & Pontiac)
Materials**

Monty introduced the presentation by saying that there have been a few sessions that included Kevin and him with the Kiddie Academy team outside of the DRC meetings to advance the design. These were not intended to replace the committee's review but to arrive at a more fruitful discussion with the full committee.

Ken offered his thanks to the DRC for their time and all the feedback and said that he hoped to obtain approval today for the materials and landscaping revisions that have been made.

Materials

The design materials have been revised to arrive at the following percentages:

- o Stucco as the predominant base material on the south and east elevations – 26%
- o Brick Veneer base material on north and west elevations – 26%
- o Perforated Skin Wrap - 26% of the gross face area
- o Accent materials and trim – 4%
- o Hardie Siding – 18%

With 82% of the materials as masonry/unique/accent they feel the design guideline requirement has been fulfilled.

Color palette:

- o Brick veneer – warm tone of natural gray

- Stucco – mural with swirling colors for a playful quality (colors still to be determined)
- Hardie fiber cement siding – Iron gray
- Perforated metal screening – blue, teal, mint green
- Metal accents – dark bronze

An expressed cap at the top of the building has been added to the design as suggested at a previous meeting. Further detail of the design updates was provided by moving around the building:

North

Removed all the metal panels and stucco - replaced with 4"x16" CMU stacked brick pattern in warm gray tone.

NW corner

Using Hardie dark gray horizontal siding to wrap the NW corner. Dark bronze metal accent strip between the upper and lower levels. Recessed siding to create shadowing on the upper and lower levels with fenestration to create more visibility and an activated corner.

West

Removed metal and stucco and replaced with brick veneer on the entire wall.

SW corner

Removed Kalwal window panel and replaced with horizontal siding around fenestration on upper level. Lower level stucco with swirling color mural wrapping to the south wall.

South

Removed metal panels and replaced upper level with Hardie siding on upper level and stucco with mural on the lower level. A more prominent canopy above the entry that is tapered to the east. A chain drain at the corner terminating into a planter at the SW corner.

East

Mural on stucco wall of the building. Double decked play area surrounded by perforated metal screening. Rounded profile has been replaced with a V-rib profile with the same blue, teal, mint green color scheme.

NE corner

Perforated screen wraps the corner backed by the 2-story brick veneer.

Committee Comments/Questions (responses in bold)

Steve – The design is much improved. Corners are important and these are good changes. 1) He prefers the rounded corrugated screening and wondered if a cost factor caused the revision. **Ken responded that the rounded screening needs more structural support, which is costly.** 2) He suggests a smooth faced brick, as a suggestion but not a requirement, that does give a more sophisticated appearance than the rough-cut brick, which is a dirt collector. The sizing of the brick is nice and appropriate to the overall design.

Kevin – He is good with the brick sample as is. He is more concerned with the Hardie siding’s finish and durability factor at 5-years out. Is it a prefinished color? **It is a prefinished baked-on color. The proposal is for “Aspire” siding, which is a higher quality Hardie product with a 15-year warranty on fading.**

Monty – Would a variety of finish be appropriate at the NW corner? **The metal accent banding will bring out different coloration. He fears that too much variety could create a “layer cake” effect. The siding wrap around the corner is inset to create shadow lines and more interest at this prominent corner.**

Carla (submitted comments in her absence) – 1) The elevations show strong horizontal lines relating to the masonry field to both the floors and the breaks in the elevations. The grout sample provided would not provide the emphasis that is shown on the elevations. What is the intention for the color/material to be used to create these lines? **There is a banding creating those lines shown in the masonry elevations.**

2) Playground screen: what is the detail for the screen cap and for the “windows” in the screen? Is the screen painted or powder coated? Is the color on one or both sides? **The cap and openings will be a tubed edging. The color is a factory finish.**

3) Bollards: could the bollards be brightly colored to both become a bit more obvious and to reflect the playfulness of the screen and stucco colors? **Yes.**

Monty – Is there a gap between the screening and the building on the north side that could collect trash? **No, it is sealed around the edges.**

Monty asked if the landscaping comments had been addressed. Jamie confirmed that he had some discussions with David Lane resulting in a layering of plantings with the planters and changing some of the species.

A motion by Steve Lane and seconded by Chuck Woodward was passed to accept the updated material choices to fulfill the masonry percentage requirement consisting of CMU brick veneer, stucco, and perforated metal screening to complete approval for the Design Development review for the Kiddie Academy plans.

- **CK Development
Specialty Grocer (Block 6 - West of Pontiac at Lowry Blvd)
Schematic**

H McNeish reported that the design team took the DRC comments to a meaningful revisit of the design guidelines. They hope that the intention is seen in the accompanying narrative and how they see the guidelines and are reacting to them. There was special attention paid to the masonry percentage, activation of the SE corner and screening for the townhomes to the west. It is important how others see the design, but it is also important to consider how the grocer sees the design and the message it conveys. The grocer is thrilled to be coming to Boulevard One.

Adam Wagoner stated that they gave context considerations to an urban connection, scale, and material to an activated backdrop of the community park and glass transparency. They have borrowed the language of the prominent roofline of the hangars without repeating it. The glass and brick base of the hangar is imitated in the grocer building design with the roofline flipped downward to create a strong “hat” element capping it. They are also striving to integrate and harmonize with the urban architectural strategies of the commercial development on Block 7 with building materials, scale and activated urban pedestrian realm.

What we heard and what we did in response to previous DRC comments:

1. The townhomes need to be better screened with an enhanced planted area west of the loading area – **A 7’ wide area has been added to the west of the dock screen wall with plantings and trees.**
2. The warmth of the wood on the building is good, but it needs to be an accent element. The building must be at least 60% masonry – **The last submission has 49% masonry. This new submission has increased brick and patterned CMU and with an adjustment to the amount of wood so the masonry elements now make up 60% of the net elevation.**

Landscaping

David Lane outlined landscaping highlights:

- Planting beds along Lowry Blvd next to building
- Planters along the ramp (grade change and ADA requirement) leading to Lowry Blvd entry
- 10’ multi-use sidewalk and 5’ tree lawn along Lowry Blvd
- SE corner at Pontiac to be activated with raised seat planters and double-sided benches
- Tall vertical evergreens on west at dock area
- Garden wall at NE property line
- Outdoor eating/gathering area at NE corner of building with a variety of seating and a drink rail
- 5’ sidewalk and 8’ tree lawn along Pontiac

Roman Gershkovich, with Open Studio, presented the architectural plan.

- Concerns were expressed at the last meeting about the quality and durability of natural cedar wood and how it would withstand weathering. This product has been researched and used elsewhere and has held up over time with a 5-year warranty. With proper stain and sealant along with regular maintenance it looked the same at the 5-year mark as when it was new. The wood product is elevated 10’-12’ so not at risk of ground level or irrigation moisture damage.
- A precast kick plate around the base of the building is very durable
- Seating opportunities will provide an urban experience with low seating provided in the public realms that will not impede visibility into the store.
- Patio on the NE corner will have a slatted roof for year-round use and a secondary use node of activity as part of the transition from commercial to residential.

Committee comments/questions, **with responses in bold:**

Steve – 1) In reference to the townhome 2-story views, what is the height of the evergreens? **The evergreens will grow to 15' to 20'. There will also be layering with the wall and trees. It should be noted that the dock ramp is graded downward.**

2) He likes the contrast of the dark tones and the wood and the smooth face brick. He had to grow accustomed to the shape of the “hat canopy”.

H said that there will be a maintenance program manual for owners. CK will be the owner but the manual will still be enforceable with any transition in ownership. The grocer is on board and is enthusiastic about keeping up the appearance of the building.

Nick Kitaef pointed out that the interior designer is working for transparency and visibility with placement of product displays that is conducive to openness of views both into and out of the building. **Steve commented that the pedestrian orientation is awesome.**

Monty – 1) He has also been concerned about the durability and maintenance of the wood product but feels better now especially with the maintenance manual and BOCA enforceability of maintenance and also being in the best interest of the owner and the retailer to maintain the appearance of the building.

2) Appreciates that the changes made will meet the masonry requirement.

3) What is the material for the N seating wall? **Formed concrete. Currently working with the contractor for patterning or texture of some sort (probably wood form). Roman said there is a grade difference but will minimize the height of the wall as best they can. Aiming to maintain the level of the outdoor patio at the indoor floor level. Nick added that a lot of conversation has gone into the unique opportunity for outdoor eating. Deliberate planning as gone into the steel covering for sun shading in the summer but with wider spacing for more sun in the winter.**

A question was raised about the tree lawn on Lowry Blvd. **David said this is a multi-modal width so there is 2' taken from the tree lawn.** Monty asked if that would impact the integrity of tree survivability. **David responded that the tree lawn will meet forestry standards.** Jamie suggested a stepped strip for door openings from parked cars on Lowry Blvd. The patterning of trees and lighting along Lowry Blvd needs to be maintained. Jamie said he will coordinate with David on meeting the standards for Lowry Blvd landscaping planning. H commented that they are working to merge design guidelines and CCD requirements. CK's intent is to coordinate the landscaping from Pontiac to Oneida Ct.

Kevin – He is not supportive of the cedar wood. The masonry table is a way of looking at the amount of all other materials in general. This is the same reaction he had to the amount of metal that was proposed for Kiddie Academy. He understands if the wood was being used in regional application but does not see any connection to Boulevard One or to historic Lowry with this predominance.

Chuck – He understands the concerns about the amount and durability of the natural product but thinks this is a unique design right in the middle of Boulevard One. His only concern was the maintenance but is feeling better about that with the maintenance program that was talked about. He is not concerned about the lack of linkage back to the military history of Lowry.

Steve – Would a long-board product be a good substitution, even if more expensive? **Roman said that natural cedar does weather, but that can be controlled with a high grade of sealant and proper maintenance. The grocer thinks the natural wood creates a unique branding that an artificial product would lack.**

Monty asked Kevin if his objection is to the wood or the form. Kevin replied that it is the wood, and in the amount proposed. His concern is that he feels this is a regional product and not appropriate to Boulevard One. Monty asked if the use of the wood was at the wishes of the merchant and does it stem from all his other locations being in mountain settings with this being his first urban location. H said that the design and material selection has been a blended effort with the grocer and the design team. Nick added that he feels that Block 7 has an interesting design, and this building is also unique. He has talked to other retail merchants coming to Boulevard One and they are all excited and love the design for the grocery.

Monty agreed that the character of Boulevard One is updated with an urban modern direction and moving away from the more traditional architecture of Lowry. He pointed out that this is not a background building but stands out at a prominent location and no other precedent on which to base a judgment. He is struggling to find a way to alleviate Kevin's concern. This just might be a "one-off" design that is acceptable within the intent of the guidelines.

There was some discussion of some ideas to break up the massing of the wood: more use of the enhanced wood slat element; adding a "brick tower" on the south as similarly done on the north. **Nick said that he didn't think adding the brick feature to the south was a good idea since it is intended as a "way finder" element to the main entry on the north.**

Kevin said he is still not convinced that wood is an appropriate material in this amount. He also stated that he is only one member of the committee and he will not be offended if others disagree. He just felt the need to raise the issue for a meaningful conversation with the committee.

Jamie – His first reaction was to the light color and secondly the maintenance to keep it looking good. He thinks it is a striking design that is very visible and could be a jewel box at the corner of Lowry Blvd and Pontiac. His viewpoint differs from Kevin's and he is not bothered by the amount of wood if it is properly protected from weathering.

Carla's submitted comments were read in her absence: 1) Agree with the analysis of the use of wood aids in the transition from commercial to residential. However, the real wood will be subject to extreme deterioration. Suggested the possibility of a "wood look" product. **See earlier discussion. Nick said this is a pigmented stain that is sealed and will stand up for five years and there is a maintenance program that will be in place to preserve the quality of the product. With proper installation there will be no warping or checking. The grocer and the design team all gravitate to the natural material rather than a simulated product.**

2) On the west elevation there is a row of trees. Is there a columnar planting that will work to soften the façade? **Yes, as discussed earlier**

3) Thank you for the triangular tree slots on the north edge. Can three rather than two be incorporated? **There are four tree slots along the north edge in the plan.**

Bob Koontz expressed his support from the developers and their opinion that this is a spectacular design, and they are proud of what it brings to the commercial development and to Boulevard One.

Monty summarized the discussion that there is a unified mind on the form and massing but there is a departure or deviation from a strict reading of the design guidelines that is acknowledged. Perhaps there is language from the design guidelines that allows for a break from the standard due to type of occupant and the incorporation of a unique product that supports the use of the building within the community. Monty asked for an allowance of time to do some research to appropriately word a motion.

Editor's Note: the following resolution was reviewed and agreed to by the attending BDRC members and was conveyed to H McNeish, Bob Koontz and Nick Kitaef.

A motion by Steve Lane and seconded by Chuck Woodward was passed for Schematic approval for the specialty grocer plan with the comment that the prominent use of natural wood is a departure from the Design Guidelines but is acceptable: 1) due to its meaningful and intentional support of the character of the specialty grocer use of the building; 2) with the understanding of a rigorous maintenance program that will protect from weather deterioration of the wood product and that BOCA has the right to enforce maintenance through any of its remedies under the declaration; and 3) the unique use of wood product at a transition point between commercial and residential developments.

- **Adjournment**

The meeting adjourned at 11:30 a.m.