

## BOULEVARD ONE DESIGN REVIEW COMMITTEE

February 4, 2021

Video/Audio E-Conference

### Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida  
MoonStar: Scott Axelrod, Josh Thomas, Doug Van Lerberghe  
Kiddie Academy: Ken Andrews, Greg Banks, Alisha Hammett, Sarah Kia, David Lane, Alaina Marler, Adam Muhleisen, Franz von Haas

The meeting convened at 10:15 a.m.

### ● Minutes Approval (1/7/21)

**A motion by Carla McConnell was passed to approve the minutes from the January 7, 2021 meeting as presented.**

- **MoonStar  
Townhomes (Oneida Ct and Lowry Blvd on Block 6)  
Pre-Design**

Josh Thomas, with Kephart, introduced Scott Axelrod, the president of MoonStar, to begin the presentation. Scott said this is an 11-unit townhome project consisting of two buildings along Oneida Ct and Lowry Blvd. The team views this location and design to be a good transition from the commercial development to the east and the residential to the west. Holding a hard corner with the L-shape that has been used by MoonStar with success at other locations.

Josh continued by pointing out some details:

- o 5-unit building on Oneida Ct –all C Units
- o L-shaped 6-unit building wrapping corner of Oneida Ct/Lowry Blvd with varying unit types
- o Materials – two tones of gray stucco, onyx brick, warm wood tone lap siding at entries and interspersed along the façades
- o All stucco on the rears, with darker stucco below to simulate brick used on the fronts
- o Burnt red entry doors with canopies
- o Entry porch/seating area for B & C Units
- o L-building has lower profile at the corner
- o Open railing fronting all upper level patios

Committee Comments/Questions with **developer responses in bold:**

Monty – Is there a rear perspective from the grocer side? **Not yet. Can provide at the next review.**

Carla – Will Unit A have roof top access? **Yes, all the units have roof top patios with Unit A having the largest even with the stepped down elevation.**

Carla cont. – It seems that the corner unit might need consideration for the resident’s privacy. Also, more enhancements on that corner might be indicated to delineate public, semi-public, and private realms. **The team will look at some options.**

Monty – Regarding the corner windows, maybe give them more of an architectural statement with more layering or articulation. The L-shape is a good opportunity to dress up the corner through architectural elements. Maybe consideration of a pergola on the top of the corner unit? **Will look at some options for enhancing the corner. Buyers tend to prefer an open slate for how the outdoor space is used.**

Carla – A, K and D units have one-car garages. Would visitors use on-street parking? **Yes.**

Monty – To Carla’s point of some one-car garages, there would need to be a variance hearing since they do not meet the 2/unit requirement. However, he does not object with only three units throughout all of Boulevard One residences. What is the target market for these units? **The units are approx. 1500 SF with a lower price point than the MoonStar project on Lowry Blvd. MoonStar has other projects of this style across the metro. area and the market is typically younger with an equal mix of singles and couples. With experience gained from the other projects, Scott said that he now has no concern over offering these few units with one-car garages.**

Carla – Could there be parking in the rear along the access alley? **The alley will be BOCA property so parking probably would not be allowed. Parking problems tend to arise when the buyer brings in roommates. The declaration for this group of townhomes will not permit that.** Could there be one head-in parking spot between the buildings? **The plan right now is for a landscaped area between the buildings and placement of a transformer. There are discussions with the LRA construction manager to see if there can be a larger transformer located elsewhere.**

Steve – Thinking about the view out the rear window of Unit K, are there plans for some rear landscaping. At least a window box? **There is very limited space for much landscaping. The turning radius must be maintained for those three corner units.**

Steve – Maybe an enhancement of window treatment in the garage panels to give more life to the rear façade. Is that a design guideline element? Kevin responded that glazing is used more on garages facing the public realm and is not a requirement of the guidelines.

Kevin – 1) Not seeing the transparency requirement at the front being met in what is shown in the elevations. Perhaps need more glazing in the living areas. **Windows in the stair towers and the unit windows does provide more percentage than CCD requires.**

2) 3:1 ratio of street width to building height on Lowry Blvd should be maintained.

3) What about placement of utilities, vents, trash, etc.? **Trash is via CCD containers that will be stored in garages. Meters are on the sides of buildings with landscape screening. Mechanical**

**units will be in the rooftop “doghouses”.** 4) Will there be a fire sprinkler control room? **CCD fire control calls for a 13D system that does not require a control room.** Please show this in future plans and keep the DRC in the loop on all drawings as they evolve.

Carla – Plans for courtyard wall or front patio? **The front is very tight on the setback so there is just an entry alcove/porch.**

Kevin – The austerity of the stucco needs some element to break up the massing. The massing does not hold the corner very well. He would prefer lower-level brick rather than all stucco on the corner. Otherwise, he has no problem with the materials. The wood look adds to the context of the design for the grocer.

Steve – As a suggestion, maybe try pulling the corner windows closer together for a bolder expression. He thinks the massing is appropriate. He would suggest a capping of some sort for the corner unit.

Carla – The design is off to a good start.

Kevin – What is the tree lawn treatment? Jamie said that there is a shrub bed on Lowry Blvd and sod on Oneida Ct.

Monty – The corner seems too flat and could use some articulation. **There has been a lot of discussion by the design team, as well, so more time will be spent on that component with the comments and suggestions by the DRC.**

A pre-design does not need action by a motion from the committee.

- **Adjournment**

The first portion of the meeting adjourned at 11:08. The meeting resumed via an alternate e-conferencing venue at 11:10 a.m.

- **Kiddie Academy  
Childcare (NW corner of Block 7)  
Final (including modification for required egress)**

Ken Andrews talked about the egress changes that have been made for CCD code compliance under “education” rather than “childcare” definition. Under the “education” definition there must be an exit from each ground level classroom. With the sloping grade on the north a ramp approach was utilized. To meet franchise requirements the ramp will be railed and paneled for child containment and safety. The ramp will lead to the sidewalk on the west side of the building and to the parking lot on the south. South facing rooms will exit directly to the front parking area. Sensitivity to the landscape buffer on the north caused some planting changes. The design team’s opinion that the egress doors and ramp helps to activate the north side.

Monty asked about the materials for the railing and paneling. Ken responded that the railing will be metal tubing with infill panels of smooth perforated material for transparency in a neutral tone that will blend into the background.

Kevin wanted to know if lighting packs were added to the north side in response to the ramp. Ken said that 2 or 3 were added with down lighting. The photometrics plan was displayed for the committee that showed a consistency of the lighting values with no hot spots from these additional packs.

Kevin asked if it would be better to take the ramp to the east rather than to the west. Ken replied that 15 different scenarios were explored by the design team with this one being the best. Kevin said he appreciated that this was looked at so thoroughly.

Jamie suggested that some woody plantings be added to the mix on the north side between the planters that will hold their form through the winter months. Grasses will tend to be crushed down during the winter.

There was a lengthy discussion about alternate locations for the bike racks on the west side of the building. The design team had also explored various locations with each having impediments. Conclusion was that the racks needed to stay as presented on the west side.

Kevin brought up RTU screening. Ken explained that there is prefab screening built into the units. Kevin asked that a reference to the sheet number be provided for the record.

The SDP has been submitted to CCD with the first round of comments responded to within the past few days. It is under review with anticipation of permitting by the end of the month. Will the DRC suggested landscape modifications from some grasses to woody shrubs need to be resubmitted to CCD? David Lane said they are minor so won't need resubmittal.

Carla commented that the plan has evolved well. Ken said they are excited to break ground, get construction completed and open the doors as a benefit to the community.

**A motion by Kevin Yoshida and seconded by Carla McConnell was passed to approve the construction drawings including changes to meet egress requirements as presented with conditions of submittal of the landscape plans describing the updates and a sheet reference for the RTU screening.**

Editor's Note: Kevin requested via email after the meeting that the SDP be submitted for the file. Ken Andrews responded that the SDP will be transmitted for the file.

- **Adjournment**

The meeting adjourned at 11:55 a.m.