

BOULEVARD ONE DESIGN REVIEW COMMITTEE

June 3, 2021

Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida
CK/Denver Beer Co. Adam Ambro, Charlie Berger, Bob Clarico, Patrick Crawford, Nick Kitaeff,
Bob Koontz, David Lane, Bonnie Niziolek, Nick Seglie
MoonStar: Josh Thomas, Doug Van Lerberghe, Katie Whitford, DJ Zehnacker

The meeting convened at 10:15 a.m.

● Minutes Approval (3/18/21)

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the March 18, 2021 meeting as presented.

- **CK and Denver Beer Company
Block 9 Community Park Restaurant
Pre-Design**

Nick Kitaeff introduced the project on the park with a user and building that will optimize by a company with strong roots in Denver. Nick said he lived next door to Denver Beer Company's first brewery and has seen them flourish in the last ten years. He is excited to not only be the developer and former neighbor, but also welcome them as a part of the Boulevard One community. Boulevard One offers a collection of regional, local, and national brands. Nick said he is proud to add Denver Beer Company to that collection of 1st class merchants.

Bob Koontz said he wanted to go back to the beginning of this wonderfully unique community known as Boulevard One and his involvement. It has been a challenge to find the right fit and use for this property. Patrick and Charlie, as the owners of the Denver Beer Company have provided the vision of how to truly activate and engage the community at this location.

Patrick provided some background about the Denver Beer Company that started ten years ago on Platte Street in a garage. He and Charlie fell in love with making beer. There are now three locations with the original on Platte, one in Arvada and one on Downing near the DU campus. They are all in old garages with roll up doors. The design goal is to provide a simple, fun, atmosphere for families. This location will be open to indoor and outdoor spaces that will allow it to be an integral part of the park. Patrick said this site is perfect and they are excited for the Denver Beer Company to join this awesome community.

Monty asked for a compare/contrast with the Beer Garden at Lowry. Patrick responded there are some similarities and pointed that the Beer Garden opened after the Denver Beer Company first opening. The Denver Beer Garden will feature on-site beer making, a scratch kitchen and sponsoring community events.

Steve pointed out that the distance from each other shouldn't cause any issues. Carla added that the Beer Garden is always crowded so there should be enough business for both.

Overview:

4,200 sf, one-story building including an indoor tasting room, full-service kitchen, visible brewing area, bar, and additional support space.

An outside wrap-around beer garden that creates an active and welcoming environment.

Create visual excitement along Lowry Blvd, architecturally relate to the neighborhood and create pedestrian connections to the park.

As the only developable parcel within the park, it prioritizes the visual and pedestrian connections allowing it to function as a pavilion in the park with the scale, materiality and organization supporting that concept.

The energy of the project activates the park, and the project serves as a backdrop to the activities of the park. Integration and compatibility are key.

To relate to the history of the Lowry Air Force Base there is a connection to the scale and repetition of the window openings as in the original buildings. The project seeks to embrace the use of simple, utilitarian structure and materials with flexible open spaces.

The brew equipment will be viewed from Lowry Blvd.

HERS ratings for the various unit types range from 49-60.

Massing:

The building is porous and opens to the outdoors.

Pergola elements on the east and south that slope upward toward the park and Lowry Blvd.

Materials:

Wood siding that has been treated with heat and steam for rot resistance, stability, fire resistance and strength.

Masonry of Basalite Colorado 8"x16" blocks. Texture or patterning are still being explored. At 52% the masonry meets the Design Guideline standard.

Wood and Steel used on the pergolas.

Steel over doors and windows

All sides meet the transparency requirements and activity connections.

Solar panels on roof

Committee comments/questions (**responses in bold**)

Steve – be aware of using screening for the parking, especially from the south. **Garden walls serve that purpose. The grade of the parking slopes toward Lowry Blvd. so some elevation above the park on the south side.**

Carla – 1) A sense of intimacy to the building seems to be lost with the height and separation of the pergolas. **The pergolas are 10' at the low end. The pavilions are designed to have a dynamic elevation with angularity to invite in from Lowry Blvd and the park. Agree there needs to be more compatibility to the building. With the grade difference to the park on the south the team felt the scale and angle of the pergola is appropriate to the perspective that will be seen from the park.**

2) Caution of sun angles and shade offering, especially on the south. **Quite a few shade studies have been done to weigh into the design of the angle of the coverings. There is also consideration being given to the use of canvas coverings to make the space more usable during summer and winter months.**

3) The west end seems too plain, especially as prominently seen as driving east bound on Lowry Blvd. **This can be looked at as the plan development progresses.**

4) Concern over the durability of the wood product. **Will be pretreated and should hold up for several years. A maintenance program to retreat at a specified number of years could be implemented.**

Jamie – With the curving orientation of Lowry Blvd the view of the building's west end is very prominent.

Steve – Suggestion of lowering the height of the lower end of the south pergola to the same height as the low end of the east pergola for consistency.

Carla – Will there be live music? **There might be a couple of daytime events in the summer.** Is there any good-neighbor policy for hours and noise levels? Monty responded that he doesn't have an answer for that question but does understand that there needs to be some limits. **Nick Kitaeff interjected that this is usually controlled through operation standards. The owners would want to be good neighbors and manage what is desired by the neighbors. Patrick said that they are aware and familiar with those types of concerns and are happy to accommodate. Bob Koontz added that at the time of the introduction of Target the community was made aware that there would be a brewery on the park. There seemed to be close or at 100 % support from the community for the concept.**

Preliminary Landscaping/Hardscape Elements as seen around the site:

West (Parking lot)

Garden walls for screening

Trash container

Berming for screening

Bollards (safety separation from south patio)
Green wall
Pergola and seating area

North (mid-building entry)

Bike parking
Green wall
Tree lawn with added plantings

East Garden wall
Wood bench seating
Raised planter wall
Both pergolas and seating areas

SE Stairs
Gentle slope with planting beds
Trees
Wood bench seating

South Ramp with rails for grade change
Fire pit lounge area
Play/game lawn
Pergola and seating area

Surface Concrete and pavers

Exact plantings will be dialed in as the plan develops.

Committee comments/questions (**responses in bold**)

Monty – 1) Suggestion from the BOCA board is that they have heard community comments about the lack of summer color. They ask for consideration of annual or perennial flowers as part of the landscaping theme.

2) There was some question about the location of a transformer. Has that been established?

Nick Kitaeff explained that there was a meeting with Xcel and the LRA construction management last week to initiate that discussion. There is limited room on the restaurant site so the proposal is being explored to locate the transformer in a park easement just west of the parking lot.

Jamie – 1) Confirmed that it would be best to place the transformer to the east of the park path due to the placement of irrigation lines.

- 2) He has also heard “color” comments and encourages incorporation of flowers in this landscaping plan.
- 3) Look at an access point nearer the play area.
- 4) There is a pedestrian light pole near the ramp. Be aware of that pole and light generated into area.
- 5) Some of the existing landscaping will probably be damaged during construction and will need to be replaced.

Steve – As a curiosity, will dogs be allowed? **They will be allowed only on the patios.**

Kevin- 1) Understand the balancing act of meeting the tasting room licensing regulations and control of access through fencing or isolation of some sort.

2) Regarding materiality, not supportive of CMU. There are other and better ways to relate to Lowry. There is nothing “Lowry” about the CMU. Also, not supportive of wood. There are good and bad samples of wood in Cherry Creek. It tends to weather so he is not convinced it is a good choice. Monty asked if his objection is to the wood look or durability? Kevin answered that the amount as an accent is appropriate. For him it is the weathering and durability issue.

Steve – His opinion is that a ground face CMU block is OK, but he does see Kevin’s point of no relation to Lowry and that it might be too industrial. Kevin also has a good point on weathering of wood.

Adam Ambro said that they hear the concern about the wood and will seek the best product that mitigates the weathering issue. He appreciated the good comments for more exploration.

Jamie – Thought there might be a need for more bike parking and wondered if the ones planned are in the right spots.

Monty – 1) What is the material of the site walls? **They are concrete or a variety of materials. It is still too early to have the final materials selected.**

2) What is the relationship of the entry to the garage door on the north side? Does the garage door need to be opened to access the entry? **The entry door is still available even when the garage door is closed.**

3) Is the “green” wall on the north building elevation realistic? If no green screen then the building elevation is too stark. **Originally thought was to use hops, but that goes dormant in winter so still looking at options for the plants.**

Kevin – Will signage be incorporated into the CSP or as stand-alone? **Stand alone for this site.**

Nick Kitaeff asked for clarification on the use of CMU. Kevin opined that the amount of the CMU on all sides is objectionable. With the north side being most dominant an alternative might be considered for that side. Nick agreed that they will look at other solutions.

- **MoonStar**
Oneida Ct Rowhomes
Schematic/Design Development

Josh Thomas reported on changes made since the last review in March and pointed out some additional features.

- The corner discussion on privacy was looked at with no changes made. The current plan creates a sense of “place” and fits with urban design. There is also the consideration of meeting the code requirement for amount of transparency.
- Meters have been relocated away from the north end and do have tall grass screening.
- Enhancements to the north wall – wood insets on the stair tower, buff stucco used with a darker stucco on the lower portion of the wall as turn corner to the alley, two columnar trees and layered plantings.
- The updated integrated landscape plan will be presented at a later review.
- Garage aprons were leveled out where slopes were excessive.
- The variance request for the parking configuration is being formulated.
- Using stucco in the entries with wood accents.
- Building 1 will have entry porches and Building 2 will have entry awnings on two of the units.

Committee Comments/Questions (**developer responses in bold**)

Kevin – 1) What is the north end meter screening? **The meters have been relocated to the courtyard between the buildings and will be screened with 3-4’ high screening plantings. This area also serves as a drainage channel. The trees on the north and east end are Columnar Birch.**

2) Is the facia a metal or Hardie product? **Hardie**

3) What is being used at the stucco joints? **Reglet joints are being used.**

Steve – What is the life span of the Birch? **These are typical trees in Colorado.**

Jamie – 1) The Columnar Birch are related to Aspen and are usually 6-8’ in width.

2) Why are the mailboxes on site rather than in the usual location in the ROW? **The kiosk is being used as a design element on Oneida Ct as screening for the transformer and drainage channel between the two buildings.**

There was discussion about garage enhancements. The idea of glass was mentioned, as had been suggested at the previous review. Awnings had been added to give more animation to the rear, but the committee didn't think this was enough. It was pointed out that glass was not required with other townhomes other than the KUH units that backed onto a pocket park. Kevin said that it might be as simple as a spec issue and asked for a spec sheet and photo to be provided for more understanding of the design/texture of the door. A blank "slab" door draws questions on the quality and attention being given to the 360-degree view.

Kevin asked about the height of the north wall. **It is 32' to the parapet and 40' to the top of the doghouse.** Kevin, and other committee members agreed that this expanse need to be broken up in some way. The committee appreciated the enhancements by adding the wood infill but felt more enhancements were needed. There was discussion of various options. Josh said that the team will explore further options of how to break up the massing of the north wall.

Next Steps Discussion/Options:

Kevin commented that he is not comfortable with acting on the design plan until the parking variance is determined as a procedural step. He recommended tabling a vote until after the variance hearing if that doesn't cause a hindrance to the design team.

The variance hearing is now set for June 17. The continuance of the design review will take place at a regular BDRC meeting later that morning to review the two outstanding items:

- 1) Further break up of north wall massing.
- 2) Garage enhancement (spec sheet and photo to be provided)

- **Adjournment**

The meeting adjourned at 12:30 p.m.