

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**July 15, 2021**  
**Video/Audio E-Conference**

**Attendees:**

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida  
Clark's Market: Greg Banks, Bryan Clerico, Roman Gershkovich, David Lane, H McNeish,  
Bonnie Niziolek, Dylan Shoenfeldt  
CK Development: Nick Kitaeff

The meeting convened at 8:30 a.m.

**o Minutes Approval (7/1/21)**

**A motion by Steve Lane and seconded by Carla McConnell was passed to approve the minutes from the July 1, 2021 meeting as presented.**

- **CK Development**  
**Clark's Market**  
**Design Development (1.3 Review)**

H McNeish made introductory remarks that there was good momentum on the Clark's design late last year and they are now back, nine months later, and ready to get back on track. H explained that further analysis about the wood shroud component led to a change in material. There have also been modifications to the outdoor space.

Roman Gershkovich gave the presentation saying that the plan has been mostly consistent with what has been seen in the past with some refinements as the plan details progressed.

**Modifications to Material and Site Plan**

1. Material of the shroud was changed from a wood product to an extruded aluminum batten in a similar finish as the natural cedar. The change preserves the building's original intent as a stitch between the commercial and residential. This new product will provide added durability and reduced maintenance but with the same character and richness of the wood. The wood-look will also tie in with the wood elements seen in the commercial development on Block 7 to the east.
2. The public patio was pushed back from the right of way and aligned with the eastern edge of the building. A more transparent guardrail was added. This allows for a stronger visual connection as well as allowing for a more robust landscape buffer and creating a softer edge for an enhanced pedestrian experience.

Roman reviewed the plan again by moving around the building and the various elevations.

- o 60% masonry requirement has been met.

- o The longboard used for the shroud has texture but maintains a uniformity for a modern integrity of the building.
- o Dual entries from north and south sides.
- o Patio: Concrete base of the patio using same linear texture lines in keeping with the lines in the shroud material. Horizontal railings for transparency. Bollard lighting for a cleaner overhead canopy.
- o Screening elements for the dock area on the west.

### Landscaping

David Lane outlined landscaping highlights and refinements since the last presentation.

- o Retaining wall and railing along the detention pond with the wall block material and railing to match the detention pond in the park to the south.
- o The transformer along the northwestern area of the parking lot was relocated to a parking island nearly per comment by Xcel.
- o An additional garden wall to the west side of the parking lot per CCD comment. The design of the walls echoes that of Block 7, but the board texture aspect has been adjusted to harmonize with the architecture of the building.
- o Formed in place bench and planter substitutions were converted to site furniture benches and modular planters for those located in easements. Designs are coordinated with the architecture.
- o A larger planter was added near the Lowry Blvd entry.
- o Bike racks were relocated from near the patio area to the northwest end of the building.
- o A variety of seating and drink rail will be used on the patio.
- o Layered plantings along the east side of the patio.

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

There was a consensus that the replacement of the wood using a metal wood-look longboard was appreciated and a good decision. It was asked if the metal will be in long sheets or if lengths will be jointed. **With metal they can be as long as needed so there won't be joints for shorter sheets. There will be transition at the drip edge using a charcoal cap for a finished edge.**

Looking for a better texture on the basalite and questioned the lack of contrast in the gray tones. **The scale of the sample probably doesn't give a realistic view of what it will look like when covering a broader surface. On a larger scale there will be more contrast that what is seen in the samples. The design team wanted more of a one language in choosing gray hues.**

A request was made to provide the breakdown of the masonry products on the building – brick, CMU, and precast concrete. **That will be submitted.**

Does the CSP cover this site? **No, it does not. The Clark's signage will follow the CCD code and can be brought to the BDRC under the CCD code guidelines.**

There is concern that the transition point from the flat vertical metal to the angled soffit piece will not be as crisp as depicted. Need to see the detail of that transition point to assure the raw cut edge of the metal is not exposed and there is no rippling from the larger panels. **This product has been used on other projects and is a heavy gauge metal for integrity and no rippling. The cap at the drip edge is a J trim in dark metal. They understand the concern as a valid point. They will work toward a standard of quality and continue discussions with the manufacturer for the right balance.**

It was mentioned that there was a Lowry community party last week with many comments and excitement expressed about Clark's. H said that the SDP is in review now with anticipation of a building permit in August and construction starting in September.

**A motion by Carla McConnell and seconded by Steve Lane was passed for approval of the Design Development review for Clark's Market with the understanding of further attention to the transition points of the longboard and angle pieces and submittal of the breakdown of the masonry materials.**

Editor's Note: The requested masonry breakdown was received and distributed to the committee on July 19.

- **Adjournment**

The meeting adjourned at 9:30 a.m.