

Boulevard One Design Review Committee
October 7, 2021
Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida
CK/Denver Beer Adam Ambro, Charlie Berger, Bryan Clerico, Danielle Conover, Patrick Crawford, Matthew Hanson, Nick Kitaeff, David Lane, H McNeish, Bonnie Niziolek, Nick Seglie,

- **Minutes (7/15 meeting)**

A motion by Carla McConnell was passed to approve the minutes of the 7/15/21 meeting as presented

- **Denver Beer Company
Restaurant (Community Park)
Design Development**

Bonnie Niziolek introduced the presentation with thanks to the committee for the thoughtful reviews and comments. Since the last review modifications were made to increase the masonry calculations to meet the 60% requirement. The window line was lowered from 12' to 10' to gain more masonry above that line and in the parapet. Nick Kitaeff added that the design has been consistent and the adjustments minor ones.

Nick Seglie reviewed the context of the multi-sided pavilion on the park with a design that relates to the historic buildings at Lowry.

Historic Context

- Blonde brick or similar color variations with detailing
- Scale of window articulation
- Steel structure

Architectural Features

Massing is demonstrated in what appears as a two-structure approach with one of brick and one wood and canopy elements over the outdoor patios.

- The brick portion of the structure with overhead doors on the east and south sides for outdoor connections to patio seating areas.

- The wood clad portion features the branding logo on the north wall.

- Pergola alignment for a butterfly wing effect and the outdoor seating space seen on the east elevation.

- The south elevation shows the gathering space on the park.

The convergence of the brick and wood elements and the southern patio can be seen from the parking lot and the park to the west and south. The datum lines in the brick can also be seen in the east elevation.

The NE view demonstrates the view of the eastern seating area and the canopy elements.

The indoor to outdoor is a seamless transition with the overhead garage doors.

Retractable canvas canopy over the pergolas for use of solar in the winter and shade in the summer.

Brewing equipment is located to be seen from all windowed areas.

The flat roof will have an array of solar panels. Other mechanical elements are contained within the wooden structure or otherwise screened.

Materials

Almond colored brick with a slightly darker grout

Gray tone wood – Accoya wood product treated for sustainability, insect resistance, with a 25-year warranty with water contact and 50 years without water contact.

Overhead and storefront windows framed with dark gray anodized metal.

Energy Conservation

Utilize SW predominant winds for ventilation through the building for passive energy

Misters for use in the summer heat

Pergola shades block summer heat or open for solar heat in the cooler months

Roof mounted solar panels for renewable energy source

Landscaping Plan

Lowry Blvd north side

2 steps up to main entry and a sloped access for ADA access

Bike parking on the north at the west and east ends of building frontage

East side

Patio enclosure wall of board form concrete with gate for pedestrian access

Modular planters

Angled Promenade on southeast

Stairs from patio to walkway

Plantings along the walkway to the park as a soft buffer

South side

Additional bike parking on the west frontage between the firepit and park path

Stairs for connectivity to the park near the firepit on the southwest corner

Play/game lawn

Modular planters

Outdoor grill, sink and smoker area with wooden fence screening to the west

West side

Garden walls and planter pots at the parking lot entrance

Modular planters screening the trash enclosure

Annual and seasonal color will be incorporated into the plantings.

Site Plan – Parking

On-site parking provides 14 associated surface spaces with one of those an accessible van stall (CCD zoning required - 11). The BDRC guidelines require a total of 21 spaces. The additional 7 spaces are provided within the structured parking at Block 7 to the northeast across Lowry Blvd.

Bike parking is provided with 26 spaces (CCD zoning - 3)

Nick Kitaeff complimented the design team for their work and the visuals that demonstrate the exciting vision for the Denver Beer Co development.

BDRC Discussion/Questions

There was unanimous agreement that this is a great project with voiced excitement for its completion and opening. Key points that were expressed by the committee:

Architecture:

- o View and potential reflection from the white roof especially to the apartment residents. **The solar panels will cover the roof so there won't be much of the roof showing.**

Landscaping:

- o There should be coordination of efforts at the boundaries of the park that is owned and maintained by BOCA with a demarcation of the maintenance obligations. There are also some park areas abutting the brewery property that need refreshed by BOCA but should not be done until the Denver Beer Co landscaping is in place. Monty commented that the maintenance will be divided according to the property lines with a boundary marker to delineate.
- o Will longer vehicles or the rented e-scooters be considered in the bike parking plan? **It is great to see the use of alternative transportation in Denver, but this site doesn't have the size to accommodate rental scooters with designated parking spaces. The landscape team can look at spacing to see if there might some areas for longer spaces for cargo bikes.**
- o A ramp alone without the stairs planned on the north and at the angled promenade might be a better choice.
- o Concern of preventing overhang of vehicles onto the west sidewalk.
- o There is a small patch of landscaping near the northeast bike parking that will be in a heavy traffic area and will be trampled. **That small, landscaped area is going away to widen the path for ADA access.**
- o Trees - verify if the tree shown near the transformer is too close; pointed out that one tree in the western end of the Lowry Blvd tree lawn is lost due to a streetlight.

Site Lighting:

- o What non-building lighting will there be? **Festoon lighting under the canopies; safety lighting in the lot; pedestrian lighting at the entry from the lot; sconce**

at the main entry. Suggest some up-lighting between the two trees at the southern end of the angled promenade for balance.

Materials:

- o Need more information about the weathering effect of the wood used on the building and the fence. Durability matters along with a concern of the use of wood in a commercial application. Kevin asked Jamie if he had any concerns about the fence. Jamie said that if the wooden fence was used on the park side it would be more noticeable. At the planned location it seems more appropriate and is only a short section and blends with the other materials. A wall was suggested, but the team felt it was too heavy in appearance. **Nick Kitaeff said he recognizes the concern and the potential of damage from keg movement, deliveries, etc. He suggested maybe changing the columns to a metal and they can also explore a more commercial feel that offers durability.**
- o More information about the weathering effect on the wood, even though it is treated. Is there a protective finish that could be applied, or could there be a maintenance program specified to keep the wood looking good? **The owners understand that a first impression of how the building looks is important to their brand and to the community and is willing to do maintenance when it is necessary.** The committee appreciates the owner's perspective and commitment to do maintenance, but the committee has a responsibility to ask the questions now and to understand how the wood would be affected down the road. Would it fade, change color or what?

Monty wanted it made clear that critiquing does not mean the committee doesn't like the plan. All agree it is a great project. Next steps would be for the applicant to provide more detail on the weathering aspect and any changes to the short fence segment.

Nick Kitaeff said they were hoping to leave today with an approval and asked if an approval could be granted pending an update on the two outstanding items? Kevin responded that his concern would be over moving too far into construction drawings with the assumption of full approval. It would be best to set a time limit for a presentation of the requested information. It was determined that one week would be enough time to gather the information

A motion by Kevin Yoshida and seconded by Jamie Fogle was passed unanimously for approval of the Design Development review for the Denver Beer Co with the contingency of review and approval of the durability of weathering impacts of the wood and any changes to the wooden fence segment to be presented at a Zoom meeting set for October 14 at 8:30 a.m.

Bonnie wanted to confirm that there is no need for variances related to building height or for a height/width ratio. Kevin confirmed that the language is "should" so there is no need for variances.

- **Miscellaneous**

Carla asked for follow up on two items not related to today's agenda:

- It had been pointed out several weeks ago that the Chase ATM lights are very bright and glaring at night. H responded they did look at that, but it has been a while so he will need to remind himself of the discussion and get back with an answer.
- Will there be a roll up door at the Target dock area? Danielle Conover replied that yes, there will be a door installed. It has been a shipping/delivery issue with the manufacturer.

- **Adjournment**

The meeting was adjourned at 11:40 a.m.