

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**October 21, 2021**  
**Video/Audio E-Conference**

**Attendees:**

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida  
Clark's Market: Bryan Clerico, Danielle Conover, Roman Gershkovich, Bob Koontz, David Lane,  
H McNeish, Bonnie Niziolek, Dylan Shoenfeldt

The meeting convened at 8:30 a.m.

**o Minutes Approval (10/14/21)**

**A motion by Steve Lane was passed to approve the minutes from the October 14, 20201 meeting as presented with Carla McConnell abstaining.**

- **CK Development**  
**Clark's Market**  
**Amended Design Development (1.3 Review #2)**

H McNeish opened the presentation saying that since the Clark's Design Development plan was last reviewed and approved in July there have been a few modifications. Clark's management has been involved with the planning and felt these changes were in their best interest and from an operational perspective. H said they felt it better to bring the amended plan to the committee before getting into the construction drawings and a request for Final approval. Basically, the changes involve EV parking, parking stall sizing, garden walls and the patio.

Roman Gershkovich gave the presentation with the changes to the building that are better for useability and constructability.

**Architecture and Site Plan**

1. The patio on the northeast corner has been eliminated. Clark's position is that it would be a challenge to maintain within their overall operations plan. There will now be a more gradual landscaped slope with a garden wall at the crest. Wider more gradual and inviting stair from street level.
2. A more noteworthy entry off Pontiac into the parking area.
3. Additional EV charging stations totaling 14 and conduit in place for nine more as needs arise in the future.
4. Parking spaces increased from 8'6" to 9' wide as more suitable to market shoppers. Results in a loss of six spaces. Shared parking with Block 7 to the east.
5. The CMU screening wall to the west of dock area was reduced from 8' to 6' in height for a more welcoming scale.
6. Parapet reduced by 18" to a more pedestrian scale but with the same appearance.

7. Masonry reveals reduced at back-of-house and less prominent areas for simplified and overall a less busy appearance.
8. Design of the exterior cart corral adjacent to the building has been simplified.
9. Detailing was shown for the joint connection at the shroud to the angled soffit in response to previous concerns over the ability to maintain a crisp clean edge. Low lighting along the line of shroud to brick materials change.

### Landscaping

David Lane outlined landscaping refinements since the last presentation as shown moving around the site.

#### Lowry Blvd/South

- o Benches, drink rail, planter beds. The prefab planter pots were changed to at-grade planter beds for a cleaner look and easier to maintain.

#### West

- o Increase of diverse plantings
- o Garden walls with plantings on west as parking screening
- o Removed one canopy tree as too close to the transformer per CCD review.

#### East

- o Garden wall of CMU with pre-cast cap at the top of the slope serves as a screening for parking per CCD review. Screening wall and plantings on north of vehicle entry from Pontiac
- o Patio removed and replaced with plantings on 2-3' elevation change on a gently sloped rise
- o Wider, less steep railed stairway from sidewalk on Pontiac

#### North

- o Retaining wall and fencing along the detention pond.

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

With the removal of the patio will there be any outdoor eating area? What about indoor seating? **There will still be gathering spaces with benches and the drink rail in combination with the park across the street. Clark's had strong operational concerns about keeping the patio clean and well maintained. Don't think any indoor seating is planned.**

Are there Tesla and non-Tesla charging stations? **Yes, and additional spaces provided along with the infrastructure put in place for future conversion to charging stations if needed.**

What drove the decision to reduce the parapet height? **With additional information on the planned townhomes to the west, it was reduced to the scale of views and size of the townhomes.**

Can the tree lawn along Lowry Blvd be completed for the full length rather than later if there is a delay in the MoonStar construction? **Monty responded that MoonStar is still scheduled to close by the end of this year with the best guess of starting construction in the spring.**

**Planting is usually done post construction. Jamie concurred that it is best to wait on landscaping and time it correctly to avoid damage and the need to redo. The design is consistent along Lowry Blvd and has had the condition of timing issues with ongoing construction prior to installing the landscaping. H said that they do meet with MoonStar every other week for coordination and there will only be perhaps a three-month lag in timing.**

**Concerned about views from townhomes to the RTUs. They small units on the north side of the roof to maintain a clean uncluttered roof. Can't always prevent views of the roof from taller structures. MoonStar has not mentioned this as a problem in any of the meetings.**

Several landscaping/hardscape questions/comments: 1) At the north detention pond wall, will there be trees behind the grid? **Detail of trees has not been determined but are trying to make that work.**

2) Caution of the rails at the front door not sticking out into the ROW.

3) Beware of comfortable spacing between the bike racks in proximity to the outdoor benches and drink rail where people might be sitting or eating.

At the north entrance is there a seating area for those who might be waiting for a ride? **Will see if there is room for a bench.**

Have several questions/comments for the record: 1) Does this plan meet the zoning requirements for screening of parking? **Yes, it does.**

2) Request for submittal of the view studies fore the RTUs for the BDRC file.

3) Note there is still concern about the detail of the connection at the angle and straight pieces of the metal shroud. A ¼ inch of flex allowance could create ½" gap. Still doubtful of achieving a clean edge and just wanted it noted that this could be problematic. Another BDRC member commented that aluminum is not as big a problem with flexing as steel material. The manufacturer should be able to advise on what movement to expect. **Have not heard of an issue with this product. The soffit is not exposed to the same amount of heat for flexing. Flashing will be used as a piece of closure as a gap filler. Will follow up with the manufacturer and the installer for an aesthetic concealment for crisp finished edge.**

Is the height at the store front still the same as previously presented? **Yes. Reduction in height was only in the dimension of the shroud.**

Where the patio was removed and new landscaping inserted, will there need to be a retaining wall? **No, there will only be a screening garden wall at the top of the slope.**

Is there landscaping between the dock screen wall and the alley? **Yes, there is a 5' wide strip that is densely planted.**

When will Clark's open? **Hoping to start construction in December and open next fall.**

**A motion by Carla McConnell and seconded by Steve Lane was passed unanimously for approval of the presented Amended Design Development plan for Clark’s Market.**

- **Denver Beer Company**
  - Restaurant on the Community Park**
  - Design Development Follow Up**
    - 1. Weathering of Accoya Wood Product**
    - 2. Fence Modification**

**Editor’s Note**

Pending items from the October 14 DRC meeting were reviewed and approved via email correspondence as detailed below. With these approvals, the Denver Beer Company has now obtained full Design Development approval from the DRC.

1. A letter was submitted on October 20 from the developer, CK Development and the Denver Beer Company owner that was distributed to the DRC via email. Stipulations in the letter were:
  - o Durable qualities of the material with a 50 year above ground warranty against rot and a 2.5% movement. This warranty is transferrable to a 2<sup>nd</sup> building owner.
  - o Color selection of “Coastline” in a gray tone that would minimize any variance in color from weathering over time.
  - o Ongoing maintenance program.

The majority of the DRC accepted the letter. However, the chair and one member requested stronger language in two places regarding the ongoing maintenance. They preferred that “can be” be changed to “will be”. An updated letter with these word changes was submitted on November 19. The DRC was informed of the modification to the letter.

2. A change to the short span of wooden fence was submitted on October 20 and distributed to the DRC. The screen fence on the west side of the south patio was changed to a Parasoleil aluminum panel in a “BirdBlind” pattern. The DRC approved of this change via email.

- **Adjournment**

The meeting adjourned at 9:40 a.m.