

BOULEVARD ONE DESIGN REVIEW COMMITTEE
January 20, 2022
Video/Audio E-Conference

Attendees:

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

The meeting convened at 9:05 a.m.

o Minutes Approval (10/21/21)

A motion by Carla McConnell and seconded by Jamie Fogle was passed to approve the minutes from the October 21, 2021 meeting as presented.

- **CK Development**
Clark's Market
Final (1.4 Review)

H McNeish started the session by saying that this is the Final review for Clark's Market and that Roman would present the plans.

The footprint remains the same as previously presented. Roman Gershkovich specified the few modifications that have been made.

- **Modifications**
 1. Egress door has been added due to the interior layout. This also resulted in some minor modifications to the associated landscaping.
 2. Reminder of the removal of the plaza and the request for some seating in this area.
 3. Bike racks on the south side were moved to a more functional location.
 4. Garden wall material changed to CMU block per City comment. The new material matches that used in certain areas of the building.
 5. Revised width at top of stairs on the north.
 6. Reconfigured water service and roof drains.
- **Exterior lighting locations and fixtures were shown.**
 1. Lighting along Lowry Blvd will be consistent with the standard used all along the street.
 2. Wall and soffit mounted down lighting at all entry points and at the dock area.
 3. LED recessed linear lighting behind the wood above the brick facades.

Question from DRC member: Were the lights at the dock area added and how high are they mounted compared to the screening wall? **The down-lit fixtures prevent light pollution and have always been in the plans. The wall is a 6' height and the fixtures are wall mounted at 8'.**

The wall is limited in height by the zoning requirements for projects adjacent to residential projects. The lights are shielded and designed to minimize light trespass and a warmer color temperature to match the other lighting on the site. These lights are at egress doors for safety and are required by code.

- **The masonry breakdown at an overall 61% does meet the 60% requirement.**
 - **The color palette has not changed from that approved in a previous review.**
 - **Parking is shown as 81 on-site and 34 from Block 7 for a total of 115 spaces.**
- Monty wanted a summary of the current parking calculations and if they still fit within the variance granted several years ago. H provided the following analysis:

A variance was granted for a deficit of 27 spaces to the Design Guidelines requirement and with the current calculations there is only a 20-space deficit. This was based on several study sources for a mixed-use project. At that time the tenant on Block 6 was anticipated as a theater. The calculations used peak demand in the analysis and included all three commercial development parcels.

<u>2018</u>		<u>Current</u>
553	Spaces provided	580
<u>501</u>	Peak demand	<u>501</u>
52	Surplus spaces	79

Kevin wanted it noted that there will be no signage for exclusive parking for Clark's on Block 7. **Developer agreed that is correct.**

Is there much usage of the underground parking? **It is coming mostly from the office tenants and employees.** Any library employee usage? **H replied that he does not personally have that information.**

- **Mechanical Units Screening is accomplished due to the placement of the units along the center line of the roof. The roof slopes upward to the north and south. The 4-5' high units are mostly concealed within the parapet height.**
- **Shroud joints were detailed. The fabricator and the installer were consulted on how to accomplish a clean connection. No cut edges will be exposed. There will be a break metal backing and a dark toned filler at the seam that will appear as a shadow line. The wood-like material comes in sheets that will prevent any vertical joints within the shroud.**
- **Landscaping**
 1. As mentioned, the concrete garden wall material changed from concrete to a capped masonry block with the same finish used on the building.
 2. Bench added at the NE corner near the stairs to Pontiac.

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

The south side parapet is a long unbroken expanse. The expanse of the parapet on the north is interrupted above the entry and with the corner element. Can a break up of the expanse be

achieved on the south? **Roman pointed out that a key element of the design is the dynamic appeal of the shroud, so the design team prefers not to diminish that element.**

The trees on the north side of the parking lot are appreciated. The species of those and the ones on the east were requested. **The north trees are Chanticleer Pear, and the east ones are Bosnian Pine.**

Lining up with the stairs to/from Pontiac on the east, would it be advisable to provide a hard material across the tree lawn? Pedestrians will use point rather than using the curb breaks into the parking area for access. **Would rather not encourage that route from across Pontiac by providing a visual incentive.**

Will there be Tesla and EV charging stations? **There are five EV fast charge stations with the capability of nine more. No Tesla stations at this location.**

Is there a comprehensive signage expectation? **With a single tenant there is no CSP requirement so CCD regulations will control signage.** There is still signage review needed by the BDRC.

A motion by Carla McConnell and seconded by Jamie Fogle was passed for approval of the Final review for Clark's Market.

- **Miscellaneous**

Will repairs to the Target loading dock be completed soon? **The damage was done by a Target vendor who tried to make a turn into the dock from 1st Ave rather than using the specified area for straight access, so the damage is covered by a 3rd party insurance carrier. There is active dialogue daily so hopefully the repairs will be coming soon. Target has reminded all vendors of the proper access to the dock. Does Clark's dock have easy access? There is more room for the trucks to maneuver into position for access to the dock.**

Monty requested status of leasing to provide to the LRA Board within the next few days. **Bob replied that he will check with Nick and get a current report to Monty.**

- **Adjournment**

The meeting adjourned at 10:05 a.m.