

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**March 3, 2022**  
**Video/Audio E-Conference**

**Attendees:**

Committee: Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida  
Denver Beer Co: Adam Ambro, Charlie Berger, Bryan Clerico, Patrick Crawford, S  
Duckworth, Matthew Hanson, David Lane, H McNeish, Bonnie Niziolek,  
Nick Seglie, Bret Woolard  
CK Development: Danielle Conover, Nick Kitaeff, Bob Koontz

The meeting convened at 10:15 a.m.

**o Minutes Approval (1/20/22)**

**A motion was passed to approve the minutes from the January 20, 2022 meeting as presented.**

- **CK Development**  
**Denver Beer Company**  
**Final (1.4 Review)**

The only change to the plans since the last review was to the NE plaza seating area. The wall, which runs along the north and partial east edges, was reduced in height along the east edge to allow for more visibility into the park.

**Sustainability Plan and Goals**

- Light but not solar heat gain
- Exterior canopies don't allow for heat gain within the building, but provide for a location for misters to be mounted outside
- DBC spending \$100K to build 25 kilowatt PV solar array system on top of the building to power the building – between 20-40% of the electrical needs of the building.
- Locally sourced grains (97% grain from San Luis Valley) that go full cycle and are recycled after use at local farm
- Water recycling system
- EV fleet of cars for DBC sales team
- Recycle, trash & compost for all on-site food scraps
- 2018 IECC Building Code
- Meeting Denver Green Building Ordinance
- Low-water use irrigation, minimal turf for game area/bear garden area

### **Committee Comments**

There was some discussion on the material transitions and around the windows. Committee questions were resolved. Some variations were seen in the wood samples. It was explained that variations are natural in the Acoya product. The mortar will be a dark color with the running bond pattern in the brick. Soldier coursing will occur above the windows.

Construction should start around April 1 with completion by mid-October 2022.

**A motion by Carla McConnell and seconded by Steve Lane was passed for approval of the Final review for Denver Beer Company.**

- **Use of Opaque Film**

There was discussion about the use of opaque film on windows by tenants within The Exchange. CK made the argument that opaque films are not signs, but rather that they are window coverings. The BDRC has interpreted the BDRC guidelines that opaque films are not window coverings. CK further argued that transparency is governed by CCD. In contrast, the BDRC determined that transparency or its modification by use of opaque film is subject to review and approval or not. The discussion ended without agreement from CK that opaque films or other modifications to the transparency were reviewable.

- **Adjournment**

The meeting adjourned at 10:45 a.m.