

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**April 6, 2017**

**Attendees**

Committee: Jamie Fogle, Jim Hartman, Steve Lane, Carla McConnell, Chuck Woodward and Kevin Yoshida  
Bello: Dawn Burnley, Jeff Grazi, Marti Grazi, Audree Grubestic, Daniel Hambrick, Jason Hansen  
Alpert: Brian Alpert, David Bloom; Kea Jones, James Pigeon, Dee Tickle  
CCLT: Jane Harrington, Chris Jahn, Sean Smith  
Public: 0

The meeting convened at 10:30 a.m.

- **Minutes Approval (3/16/17)**

**A motion made by Carla McConnell and seconded by Steve Lane was passed to approve the minutes of the March 16<sup>th</sup> BDRC meeting as presented.**

- **Bello**  
**Archer Customs – Lot 13, Filing 4**  
**Schematic cont.**

Applicant reviewed concerns from last review and responses:

- The client has in mind the square footage they desire and going to a 5' side setback cuts into that but an alternative plan with a 5' side setback was presented that could replace the plan with a 3' setback. The builder commented that he didn't understand that if the guidelines allow a 3' setback why is this an issue. The client loves the house design, the lot and wants a certain size. The architect pointed out that it is not known what the design is for lots on either side of this one. **The guidelines allow for a 3' setback on smaller lots to give flexibility of design. However, zoning clearly talks about combined 10' between houses. Proper drainage becomes an issue and the committee would not be justified in allowing the "first come" design to impinge onto neighboring lots in the absence of knowledge of what is happening on those adjacent lots. Having the house this close to the property line could mandate a concrete channel for drainage, but would need a civil engineer to evaluate.**
- The predominance of stone was changed to a smooth brick (sample shown).
- There is now a lower slope on the garage roof.
- Low wall added to the enlarged front patio area.
- Elevated center feature height was dropped.
- Sample was shown of metal material for door and wall at front entry.
- Don't have landscaping worked out yet, but the client requests very low-maintenance plantings.

Committee:

- Use the alternate design with the 5' side setback to allow for 5' setback on adjacent lots. The 3' setback is too close and creates unnecessary constraint for the future adjacent design team who would be locked into meeting the 10' separation. The programmatic plan seems to be driving the design of maximizing the house on the lot.
- Appreciate the design changes that tie the whole front together and with more transparency. Suggest enlarging the study windows to the same size as the guest suite and enlarge the transom windows over the front entry. **Builder commented that they are saving on windows for energy efficiency and are also encountering issues with reaching the required 40 HERS since Energy Logic has new software that**

**results in a different rating than previously used.** Jean will go back to some communication she had from Dave Andrews on this subject. (ED Note: Energy Logic should translate the new rating to what it would have been under the old software to show the required 40 HERS is being met.)

- Good changes to the roofline, but the shed roof on the west needs some work for a better cohesiveness.
- The choice of brick is good but seems like the overall color palette is going too dark. Might keep the same color brick but in a lighter tone. **Architect added that some lighter toned wood elements might make a difference also.**
- Parkable apron needs to be 20'
- In response to the question about the size of the patio the committee agreed it can be reduced if desired but needs to provide layering through landscaping to engage the pedestrian/public realm.
- For next presentation show 3-D elevations with greenery so the committee can dial in on a complete picture of what is happening and how it all fits together.
- Add a service door at the east rear corner of the garage. **The client has one on current home and never uses it so has declined having that access. Also, the space is very limited.**
- The committee agreed to the client's request about reverting back to the original floor plan with the garage on the west and also to taking the center feature back to its previously presented height.

The committee was not comfortable that all elements had been resolved so the Schematic review will be continued to a future BDRC meeting to be determined when the design team is ready.

- **Alpert**  
**Archer Customs Lot 5, Filing 4**  
**Schematic cont.**

Applicant:

- The floor plan was rearranged to bring bedroom #2 forward, which allowed the requested adjustment to the height of the garage eyebrow.
- Opaque glass has been added for the garage door
- Brick on the main level is the dominant feature with a stone tower at the entry and used on the 2<sup>nd</sup> level front decks.
- Energy Logic report was provided showing a HERS of 48. (ED Note: Energy Logic should translate the new rating to what it would have been under the old software to show the required 40 HERS is being met.)

Committee:

- The use of the stone as a wall for the decks is not approved. Consider railing instead. **The client chose the stone to give more privacy to the bedrooms.** The committee was ok with using some other solid material such as composite wood, stucco, colored opaque glass as examples.
- Add articulation to the front fascia/canopy and extending it further along the sides to the roofline.
- Check on the street tree placement off-set from front door but within the TEP guidance.

**The schematic review was approved subject to the comments given and the request for digital submittal and review of the front decks wall material and the front canopy treatment.**

- **Colorado Community Land Trust (CCLT)**  
**Site Plan**  
**Preliminary**

Applicant: Chris Jahn, with Davis Urban reported that they are working with Harsh Parikh on coordination with the neighboring site and the shared drive access.

Sean Smith explained that there is a dispute with CCD over a submitted variance request for a 5' rear setback on the southeast corner of the property. Per CCD there should be a 20' rear setback on property with no alley. However, there is a ROW access road for The Lex property that runs adjacent to the south edge of the CCLT property. CCLT has submitted a variance request regarding the rear setback that will be heard at a Board of Adjustment hearing on April 18.

Several layouts for the site have been explored and this is the most desired one with 1-story accessible units on the east side of the site with the lower elevation more in line with the single-family house to the east. There is also the advantage of this site configuration to line up the open space with the mew to the north.

CCLT asked if the BDRC could support this site layout and the 5' rear setback for the building on the southeast corner of the property. They would like to take a letter of support from the BDRC to the Board of Adjustment hearing.

CCLT asked about getting on the April 20 BDRC agenda for a full pre-design review. It was suggested that it might be better to wait for the Board of Adjustment decision, since that could cause the plan to be re-evaluated and modified.

Committee:

- Something that can be discussed further at a later meeting but just pointed out now, is adding a door from the garage to the private space.

**A motion was made, seconded and approved to support pursuance of the 5' rear setback for the building on the southeast corner and acceptance of the presented overall site plan pending the Board of Adjustment decision.**

Adjournment was at 12:15 p.m.