

BOULEVARD ONE DESIGN REVIEW COMMITTEE
January 19, 2017

Attendees

Committee: Monty Force, Steve Lane, Carla McConnell, Chuck Woodward and Kevin Yoshida
Embrey: Jeff Booth, Will Cheever, Bryce Hall, David Lane, Bobby Long, Jeff Slaugh
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (1/5/17)**

A motion made by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes of the January 5th BDRC meeting as presented.

- **Embrey**
Quebec Apartments
Final

Applicant presented the following responses to carry over items from the 12/15/16 meeting, elevations of all sides to once again give a perspective of the entirety of building, a full set of construction drawings, landscape plans and an energy report by Jeff Slaugh from US-Eco Logic:

- Accent wall in the NE corner lobby – in a broader scope, city reviews from the fire dept. have concerns over safety factors in this egress area from obstacles and flammable materials. An interior designer is currently working on all elements in this area to address the comments from the fire dept. It was pointed out that the exterior brick will extend along a portion of the interior west wall of the “lobby” area.
- Breaks in length of metal columns at shed roof balconies - The columns are a decorative feature and are outside of the balcony so as not to disturb the weather proofing of the balcony. The length goes from balcony to balcony and has been broken up with connectors to add interest.
- Caution to find the proper gauge for the metal features to prevent oil canning - is on-going with a search of various manufacturers to find the right combination of gauge and color sustainability.
- Drainage for planter boxes – there will be a pipe connection to the storm line.
- Jeff Slaugh complimented the LRA for creating the least scrapable community in Denver. The LEED for Homes has very stringent requirements and he gave some of the highlights of the energy plan.
 - Comfort level
 - Air quality is maintained through an exhaust fan system with dampers for fresh air intake
 - Energy efficiency is 21% above 2015 LEED standards and 27% above 2009 standards
 - Light sensors and use of LED
 - Use of high efficiency Aquatherm equipment
 - Insulation around windows and use of R21 batting insulation
 - Individually metered and billed directly by utilities
 - All site verified and performance tested in high percentage of units.
- Encore is being considered as the site name with a depiction showing the placement at the NE corner (with further coordination between LRA and Embrey).
- Should be securing financing in February and groundbreaking in May 2017

Committee:

- Just as a suggestion, not a requirement, consider upgrading the LT10 light pack.

- Jamie Fogle needs to give the landscaping plan a final review.
- Verify that LRA construction dept. has reviewed grading/drainage plan. (Editor's note: LRA engineer has reviewed and confirmed that since Embrey has the entire site with streets surrounding, Embrey's civil engineer will coordinate the grading/drainage plan.)

A motion by Carla McConnell and seconded by Chuck Woodward was passed for Final approval of the plans for the Embrey apartments contingent upon final review and follow up to any comments on the landscaping plan.

Adjournment was at 12:00 p.m.