

BOULEVARD ONE DESIGN REVIEW COMMITTEE
April 20, 2017

Attendees

Committee: Monty Force, Carla McConnell, Chuck Woodward and Kevin Yoshida
Alpert: Michael Alpert, David Bloom; Lea Jones, James Pigeon
Bello: Dawn Burnley, Jeff Grazi, Marti Grazi, Audree Grubestic, Daniel Hambrick, Jason Hansen
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (4/6/17)**

A motion made by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes of the April 6th BDRC meeting as presented.

- **Alpert**
Archer Customs Lot 5, Filing 4
Schematic cont. /Preliminary Design Development

Applicant reviewed three items pending from the Schematic review:

- The entry fascia is now a continuous run around the side to close the gap with the roofline.
- The stone wall on the balconies was changed to stucco topped with railing.
- The tree that was interfering with the driveway flair was offset slightly to the east.
- Energy Logic report employing the old software was provided showing a HERS of 40.

Committee:

- There is a general lack of materiality detailing.
- Massing is good.
- Roof plan is very complicated to construct and could cause issues with drainage. **Architect agreed he will explore ways to simplify the roof plan.**

A motion made by Kevin Yoshida and seconded by Carla McConnell was passed to approve the Schematic plan with the understanding of further development of materiality detailing and a simplified roof plan in preparation for further Design Development review.

Applicant then introduced preliminary elements for the Design Development review:

- Site plan
- 3-D images
- Detail sheets of elevations, roof plan and floor plans
- Landscaping

Committee:

- The scale and repetitive nature of the pattern of the tile panels on the tower element lend themselves to an unattractive appearance upon installation. Re-evaluate a material change and bring in samples.
- Bring details of window treatment, grout lines, format/font/placement of address, and cut sheets for exterior light fixtures, etc.
- Simplified roof line and impact to exterior appearance of house
- Refine 3-D image with landscaping to reflect actual plan or a more realistic representation of layering.

The Design Development review for Alpert's Lot 5 in Filing 4 will be continued at another meeting. Applicant to contact Jean when they are ready to be on a future meeting agenda.

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

Applicant presented response to items to be concluded from last review:

- Gave more transparency to the front elevation by increasing fenestration around the entry, window size in the study and the elevated center feature
- Stone was added as an accent element for entry posts and front low walls.
- Front patio was pulled in with more use of landscaping.
- The house was flipped back to the original design with the garage on the west side.
- Simplified the roof plan and associated drainage, deeper overhangs.
- The choice of brick color was lightened by using charcoal rather than the previously shown black.

Committee:

- Emphasizing some horizontal line around the structure could be accomplished through brick bands (either color changes or relief) or stucco control joints or to group windows by having heads/sills line up with the changes or lines. A larger fascia could also lend itself to horizontality.
- On the elevated feature choose stucco or siding rather than using both materials arbitrarily.
- The slope of the property line drainage swale needs to be indicated on the drawings for the DD review.
- Show plant species on the landscaping plans for DD review.
- Form and massing are good.
- Expect further development of detailing for DD review that includes transition points, window treatment/installation, cut sheets on exterior light fixtures and locations, etc.

A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the Schematic review.

Architect for the Applicant will make contact when the DD plans are ready to be brought to the committee at a future meeting.

- **Construction Review**

Kevin Yoshida has done a survey of the community to ascertain how the constructed plans are accomplishing the desired overall vision and looking for lessons to be learned for future reviews. General areas he highlighted depicting some deficiencies and how to improve going forward to make the remaining submittals better:

- Resonance with historic buildings through materials and detailing
- Addressing the pedestrian realm
- Contemporary/urban character through design and materials –
 - Need more discussion with full committee on adding to masonry standards of brick and stucco in the Design Guidelines by specifying types of stone that would be acceptable as accent material
 - On future plans need to lean to tans and browns for basic color palette
- Architectural elements/detailing/street facing garages
- Landscape layering/fencing material

- **Side Lot Easements**

Tom Berger is the president of the Boulevard One Community Association (BOCA) and explained a situation that has been brought to the attention of the BOCA board. The subcommittee reviewing homeowner requests needs to be

aware that Berkeley and Thrive homes have easements that pass to the homebuyer and encumbers how the outdoor space is finished on internal lots.

When side lot improvement requests started coming in from home owners it raised issues regarding how these easements impact the homeowner requests and how to treat them consistently. The easements are more restrictive than the Boulevard One Design Guidelines so the easement takes precedence. Kevin Holdren, the community manager, is the first line of response to the homeowners to be sure they are aware of compliance with the easement agreement in their request.

Adjournment was at 10:30 a.m.