

BOULEVARD ONE DESIGN REVIEW
September 4, 2014

Attendees

Committee:	Jim Hartman, Steve Lane, Dick Marshall, Al Sigman, Chuck Woodward
Caisson & DTJ	Steve James, John Keith, Rich Laws, David Poppleton, Robby Schwarz, Jeff Willis
Caisson & Godden Sudik	Alex Jewett, John Keith, Rich Laws, Rick Sall, Robby Schwarz, Dave Walter, Jeff Willis
Infinity:	Graham Denton, Robby Schwarz, David Steinke, Brynn Woodley (+ other team members who were not signed in)
Public:	0

The meeting convened at 8:05 a.m.

- Public Comment – There were no comments from the public.
- **A motion by Steve Lane seconded by Chuck Woodward was passed to approve the minutes of the July 17th meeting as presented.**
- **Caisson
Custom Single Family Detached (smaller homes)
Design Development (50%)**

Applicant:

The color palette was presented showing a full band width from lighter to darker tones across the units. Ten different bricks will be used as the primary material ranging in color from a grayish white to a dark brown. Other painted accent materials will be in color tones of quieter sophisticated shades. Along with the inclusion of a crisp contemporary farmhouse the designs use familiar sentimental forms with fresh new looks and accents.

The corner units of the streetscape have been mixed so that all corners do not repeat with the same designs. If a buyer desires a particular house on a particular lot that changes the streetscape layout from what is presented the applicant will submit that change for the file.

The applicant asked if the committee had a preference for using the same roof neutral color throughout or to offer a variety of 2-3 colors that blend with the various color palettes. The committee members responded that they do not have a preference and will leave to the discretion of the design team.

Detailed landscaping and fencing styles and material discussions are still very general with options being explored and decisions made prior to the final review.

A motion by Chuck Woodward seconded by Dick Marshall was passed to approve the design development stage of review.

- **Caisson with
Single Family Detached (larger homes)
Design Development (50%)**

Applicant:

The color palette will consist of two color schemes for each elevation with 4 bricks being used going from a lighter tone to a coffee bean color with accents in earth tone. Roofs will be the same for all models.

The ranch models will be located on the corner units with the taller homes interior to the blocks. The metal accents on the ranches formerly presented has been changed to more traditional materials. However the metal accents will remain for the 2-story models. Exact metal material is still being explored.

Fencing style and material is still under discussion, but the leaning is toward a horizontal style.

Sustainability – Robby Schwarz from Energy Logic was on hand to respond to any questions about the builder’s plan to meet the 40 HERS standard.

Calculating for both the smaller and larger homes being built by Caisson, the average HERS rating is 41.8 without solar, which shows a range of 41 to 43. The applicant pointed out that the tightness of the designs and ventilation system to meet the HERS standard might have the potential of a cost to human health without an educational component of how to properly use the benefits built into the homes. It was asked if the LRA plans to conduct such an educational program.

Is there a variability factor built into the HERS standard for changes to the rating affected by buyer changes to appliances for example, that can greatly alter the rating with minor changes that take place after the home is designed to meet the standard? Is 40 HERS without solar an absolute standard that must be met? With solar use at 3 Kw the HERS rating would be below 40.

DRC Comments:

- Give some consideration to using a dark mortar on the darker brick and perhaps varying the look of the mortar by using a raking method on some of the models.

A motion by Dick Marshall seconded by Jim Hartman was passed to approve the 50% design development level of the plans.

- **Infinity
Single Family Detached
Combined Design Development (50%) and Final**

Applicant:

Traditional brick and stone will be the basic materials along with synthetic wood panels. The Infinity team is actually involved with product development with the manufacturer for a new variety of brick that will offer diversity in width and length for a unique look that will be used at Boulevard One.

Roofs will be in three colors rated at 30 yrs.

If a handrail is required for the front entry walk it will blend with the open rails around the front terraces.

Horizontal picket fencing will be used with 6”x6” posts spaced close enough to give stability.

Six of the eighteen homes will be main-floor masters. If there is an overwhelming demand for the main-floor master models Infinity is willing to flip some of the models to meet that demand. Any changes to the presented model layout will be submitted for the file.

The sustainability standard of 40 HERS is met through a balance of construction design and energy efficient systems and appliances. Bosch appliances, subtle changes in the triple paned windows and constant air circulation are all methods employed to attain the standard.

DRC Comments:

- Need detailed landscaping if there are variances from block to block
- Have the front open rails around the terraces match the height of gates
- Increase the width of the pavers in front of relevant homes to a minimum of two rows
- Replace the small section of sod on any front corners to a ground cover
- Submit drainage/grading plan for each block

A motion by Dick Marshall seconded by Steve Lane was passed to approve the final plans for the 18 Infinity homes in Boulevard One Filing One.

Adjournment was at 11:00 a.m.