

BOULEVARD ONE DESIGN REVIEW
June 4, 2015

Attendees

Committee: Jim Hartman, Steve Lane, Al Sigman, Chuck Woodward; Kevin Yoshida
Koelbel: Peter Benson, Mike Leuteneker, Michael Noda
East West: Clair Carwell, Will Gaebler, Mike Leuteneker
New Town: Jay Garcia, Taryn McQuawn, Eric Sung
Public: 0

The meeting convened at 8:05 a.m.

- Minutes Approval

A motion was made, seconded and passed for approval of the minutes of the May 21st meeting as presented.

- Public Comment – There were no public comments.

- **Koelbel**
Row Homes
Phase I (2 buildings north of Lowry Blvd)
Combined Design Development/Final

Applicant – presented modifications resulting from previous Committee comments along with highlights of plan since last review:

- On the north side of Lowry Blvd there will be two 8-plexes
- Lowered porch wall as requested.
- Alternating stucco and composite wood on the 2nd story facade.
- End units adaptable for accessibility.
- Landscaping shown is designed to give a softening affect in front of the porch wall and for low maintenance.

Committee:

- What is the distance from the street edge to front of unit? **There is an 8' tree lawn, 8-10' sidewalk and 6-7' of landscaping.**
- Is a guardrail required for the window wells? **This is less than a full basement depth, but will verify the safety code and add to plans if needed.**
- Will need submittal of qualified third-party energy report that makes reference to foundation details that are consistent with the latest plan date. **HERS is at 50 and Applicant will supply the report.**
- Need submittal of spec sheet details.
- Sheet A5.13 is missing from the plans.
- Show consistency of insulation on the various sheets.
- Use stainless steel connections for railings.
- Add stepping stones for access to meters to avoid trampling of plantings.
- Dick Marshall is out the country so review and approval of landscaping plans is pending his return.

A motion by Jim Hartman seconded by Steve Lane was passed to approve final review of the first phase of the Koelbel row house plans with the comments from the Committee and pending landscaping review.

- **Koelbel**
Row Homes
Phase II (2 buildings south of Lowry Blvd)

Design Development

Applicant:

- Phase II is very similar to the designs for Phase I and will consist of one 9-plex and one 10-plex.
- More glass facing the park
- Rear patio recessed for shading

Committee:

- The same comments as for Phase I will apply

A motion by Steve Lane seconded by Chuck Woodward was passed to approve the Design Development level review for Phase II of the Koelbel row homes along the south side of Lowry Blvd.

- **East West/Build Mark
Row Homes
Final**

Applicant:

- There is an easement issue for the water lines that is being worked out with the engineers.
- The long ramp that was shown previously along the side of the end units has been reconfigured to a shorter ramp in the front due to grading constraints.
- Front patio walls are lower than Koelbel's so the landscaping materials are to a proportionately lower scale.

Committee:

- Add some curbing around landscape edges to where appropriate to protect plantings during snow removal.
- Need to see the spec sheets for wall section details.
- Need submittal of the energy report. **The HERS rating is at 50.**
- Need to see the detail of all connections at materials change points and at water penetration points.
- Use of stainless steel at connections and water entry areas. **Applicant felt stainless steel at all points could be cost prohibitive and asked if galvanized would be acceptable.** Committee concurred that galvanized would be better than what is currently shown.
- What about the previous request for a warmer tone instead of the white that appears to be too harsh? **This could be a result of the copying not showing the true color. The color is actually a softer tone than what is shown in the drawings of the rear elevations.**
- Dick Marshall is out the country so review and approval of landscaping plans is pending his return.
- Applicant is to provide PDF submittal to Jean Lindholm of those details requested for distribution to the Committee and a corrected set of CD drawings for the file.

A motion by Jim Hartman seconded by Steve Lane was passed to give final approval for the East West/Build Mark row homes along Lowry Blvd. with the comments and follow up from Applicant and pending a final review of the landscaping plans.

- **New Town
Z Lots
Final**

Applicant:

- Reminder that the concept is to fit two main-floor masters on narrower lots. One with a wider front and the other with a wider rear living space in a Z configuration.
- HERS is at 38 for Z1 and Z2 plans
- Previous Committee request for either a soft edge or railing outside the porch was explored. Grading and a stepped up riser to the porch requires a railing. The railing has been pushed to the outer edge of the column rather than centered to the column to maximize the depth of the porch space.
- There was a request to look at flipping the study and living space. The result seemed to blur the public/private space, the views and the concept of the landscaping plans between the houses so the floor plan remains as previously presented.
- The height of the outside common stucco wall was compromised at 7' above the top of the patio floor. This has changed from the 8' wall presented in an earlier review that seemed to be intimidating.
- It was suggested that there should be more plantings to defuse the impact of the fencing along 1st Ave. There have been discussions with Design Workshop to coordinate with what is being done by the LRA along 1st Ave and it was decided that the approach shown with the use of evergreens was best and more plantings were not needed.
- A metal plinth has been added to the base of the column as requested.
- Fence material and dark color was to be shown. Applicant proposes horizontal cedar fencing stained and sealed Acorn Brown rather than a synthetic material. Did look at several synthetic products that didn't seem to blend well with the house designs nor the quality desired.

Committee:

- Request that stainless steel be used at connections of railings.
- Good job with the innovative concept and designs.
- Dick Marshall is out the country so review and approval of landscaping plans is pending his return

A motion by Steve Lane seconded by Chuck Woodward was passed to give final approval to the New Town Z-lot designs with the comment from the Committee and pending final review of the landscaping plans.

Adjournment was at 10:45 a.m.