

BOULEVARD ONE DESIGN REVIEW2
June 18, 2015

Attendees

Committee: Jim Hartman, Steve Lane, Al Sigman, Chuck Woodward, Kevin Yoshida
Infinity: Graham Denton, Paul Schmergel, Dave Steinke, Mike Woodley
New Town: Jay Garcia, Bobby Long, Kevin Puccio
Public: 0

The meeting convened at 8:00 a.m.

- Minutes Approval

A motion by Steve Lane, seconded by Kevin Yoshida was passed to approve the minutes of the June 4th meeting as presented.

- Public Comment – There were no public comments.
- **Infinity**
Single Family Detached
Filing 6
Pre-Design/Schematic

Applicant:

- There was some confusion on the zoning height restrictions so adjustments are being made for this 2.5 story product.
- Materials are to be stone, brick, stucco and a high quality wood simulating metal siding.

Committee:

- Side elevations have too many colors. Better to break up mass by wrapping stone or brick, use of various accents, random pattern of garage windows, etc. Landscaping could also soften the mass
- Enhance the side elevations of the 3 units seen from main streets, perhaps as per suggestions from above
- Rear alley enhancement with landscaping or greenery around garage doors
- Awareness of zoning interpretation of 2.5 story form when present plans to CCD.
- Shows a 10.5 front set back, why? **Due to utility placement. Should have firmed up lot layouts by next presentation**
- Little more of the 'pop' color accents, but still use sparingly. More variety in color palette.

A motion by Jim Hartman seconded by Steve Lane was passed to approve the Infinity presentation for the Filing 6 single family homes at Schematic level with the comments from the Committee.

- **Infinity**
Filing 1, Block 5
Street layout

There was discussion of the newest proposed elevation layout for houses between Oneida Street and Oneida Court.

The Committee agreed to the layout of:

- Lot 16 – Elevation 7C with Playa Stone
- Lot 15 – Elevation 6A with Prairie Brick
- Lot 14 – Elevation 6B with Regular Brick

- **New Town**
Single Family Detached
Filing 7
Pre-Design/Schematic

The Applicant:

- Previously the alley entry was from the north, now changed to enter from Archer Place dead-ending on the north end that allows for more alley depth for landscaping and activation opportunities.
- All alley loaded garages
- The front entry is offset from the front patio to create an entry experience and to blur the line between the public and private domain.
- The public front outdoor space is linked to the private side outdoor through views from the indoor living space. The roof forms have been extended for shading of the outdoor spaces.
- Chimney forms have been reduced to prevent shadowing across the solar panels.
- Materials are stone, brick and upper end siding with the look and feel of wood.

Committee:

- Half the garage aprons are 19' and the others are only 5-6', which is too short. **This is due to easements for transformers that will impact the placement of the houses on the lots.** Be creative in the rear to lengthen the aprons on those shorter ones.
- Both garage parking spaces on Model 1912 need to be full length.
- Suggest smooth cut stone rather than rustic cut.
- Suggest “Long Board” brand of wood-like siding.
- Show more detail of the site plan for the next review along with all the other required elements.

A motion by Steve Lane seconded by Chuck Woodward was passed to approve the New Town presentation for the Filing 7 at the Schematic level, with the comments from the Committee.

Adjournment was at 9:30 a.m.