

BOULEVARD ONE DESIGN REVIEW COMMITTEE
March 3, 2016

Attendees

Committee: Monty Force, Steve Lane, Dick Marshall, Carla McConnell, Chuck Woodward, Kevin Yoshida
GO: Richard Balstad, Michael Noda, Guy Obermeier, Sarah Sexton
Panacea: Dawn Burnley, Daniel Hambrick, Jason Hansen, Andy Olree
Public: 0

The meeting convened at 10:50 a.m.

- **Minutes Approval (2/18/16)**

A motion was made, seconded and passed to approve the minutes of the February 18th BDRC meeting as presented.

- **GO**
Single Family Detached Custom
Filing 4, Lot 8
Design Development

Applicant:

- Previous comments regarding the proportions of the front porch, roofline and columns were addressed along with more articulation on the rear of the house. Increased proportion of front columns and matched with column on 2nd level front deck. Consistent railing and columns with bolder coloring on both levels. Front porch canopy now wraps the northwest corner.

Committee comments:

- Liked the landscape plan of plants and layout so far with two exceptions: 1) Blue Spruce trees get very large over time and is too close to the patio to allow for that growth, 2) placement of tree too near edge of driveway.
- There is a unique situation of backing to an 8' brick wall on 2/3 of the property. Indicate on landscape plan the fencing intent across the width of the rear property line.
- The plans shows a less than 1% grade in the swale. Needs to be more. Coordinate grading with neighbors.
- Need submittal of energy report
- There is more contrast in color than what shows on the printed elevations. The committee approved the materials board, which presented a better perspective of the actual color palette. Request a submittal of a depiction of the materials board for the file.

A motion by Carla McConnell seconded by Steve Lane was passed to approve the Filing 4, Lot 8 Design Development presentation for GO with the comments from the committee.

- **Panacea**
Single Family Detached Custom
Filing 4, Lot 2
Final

Applicant summarized the response to previous BDRC comments:

- 6' rear fence is now shown on the plan rather than 8'. If the builder wants to pursue an 8' rear fence it is understood that there is additional process with Denver and BDRC.
- Side swale is now on the property line.
- Drainage issues were addressed by raising the house out of the ground by 6" to keep drainage away from the foundation raised grading along the east property line to approximately 2%. Curb line has been added to the grading plan.
- Rear patio is a buyer option so the plans now give more definition to mulch and turf areas.
- Shingle stop has been added to gable ends.
- Changed garage screen to 2"x8" slats
- Coordination of front porch elevation and plans has been done.
- Roofing detail for sloped roof has been added.
- Additional heel height and roof venting detail has been shown to coordinate with energy report.
- Vinyl window sample was brought to the meeting and an updated rendering reflecting more subtle shading was presented.

Committee:

- Elevate the window well as appropriate to raising the house out of the ground by 6".
- Add more plants, shrubs and mulch behind the garage and resubmit updated landscape plan electronically.
- Be cognizant to long term maintenance in the choice of finish on the 2"x8" slats on the garage screen.
- E-submit update depiction of materials board including the vinyl windows and updated colors.

A motion by Carla McConnell seconded by Steve Lane was passed to approve the Final review for Filing 4, Lot 2 for Panacea subject to the comments from the committee.

- **GO**
Filing 4, Lot 11
Pre-Design

The architect said that they are aware of the amendment to the design guidelines regarding the 20' rear setback and no more than two contiguous walls if there is a 3rd level at 40% of floor below.

Applicant:

- This is a simple multi-box concept design with the beauty in the elegant details
- Massing is pushed in at the corners
- Materials change brings interest to streetscape using brick, quality simulated wood and stucco
- Awning over recessed garage and front entry

Committee:

- The front entry might need some enhancement since it is recessed so deeply making the garage the dominant feature. Explore some options to make the entry more noticeable and inviting.

A motion by Steve Lane seconded by Chuck Woodward was passed to approve the pre-design to move into more detailed planning with the committee comments

Adjournment was at 12:00 p.m.