

BOULEVARD ONE DESIGN REVIEW COMMITTEE
June 16, 2016

Attendees

Committee: Monty Force, Jim Hartman, Steve Lane, Dick Marshall and Chuck Woodward
Wall: Beata Chudobinska, Winston Wall
Embrey: Bryce Hall, David Lane, Bobby Long, Dick Marshall, John O'Rourke, Maggie Walck
Public: 1 (developer representative)

The meeting convened at 8:00 a.m.

- **Minutes Approval (6/2/16)**

A motion was made, seconded and passed to approve the minutes of the June 2nd BDRC meeting as presented.

- **Wall**
Filing 4, Lot 7
Design Development

Applicant:

- Since the last review changes have been made to materials going from darker brick with lighter stucco, to lighter limestone 2'x2' blocks with darker tones of stucco and trim. Massing has not changed.
- Window composition has changed with some windows extending to the floor. A door was added from the office/flex room to the front patio.
- The canopy over the front entry was lowered and extended in depth for human scaling, but the height of the fascia was kept the same to avoid a "heavy" appearance.
- Deck above the garage was changed from a parapet to a glass/metal railing and the 3rd level deck was changed from bar railing to the same glass/metal railing.
- Garage door was changed to opaque glass with darker framing around the panes.

Committee:

- Dick liked the changes to the simple design that added elegance.
- Add a stylish chain drain for the front canopy.
- Consider a different roof material for the covered rear patio to something more attractive as seen from the bedroom window.
- Cap the top of the limestone surfaces.
- Widen the door to 3' from the office/flex room to the front patio.
- Show the site plan to the curb line with driveway flares so any impacts to tree placement and tie in to landscaping plans can be seen.
- Show the exterior lighting plan.
- Grading/drainage plan is being done by J3 Engineering across all of the Archer customs lots.
- Have the civil plan for the next review.
- Have the energy report done for submittal and to see if there are any modifications necessary to meet the required HERS.
- Suggest changing poured in place steppers to 2'x2' precast stone pavers

Wall will return for a continuance of DD review tentatively set for July 21 dependent upon response to the committee comments, any modifications deemed necessary from the energy report and completion of the grading/drainage plan and any resultant revisions to the site/landscaping plans.

- **Embrey**
Quebec Apartments
Schematic # 3

Applicant:

- The plans sent out to the committee in prep for this meeting have undergone modifications that were shown in new drawings presented at the meeting.

ARCHITECTURE

NE corner

- Stone plinth was added to present a more pedestrian scale.
- Sliding glass doors with Juliet balconies for residential look but still react to the commercial across Lowry Blvd.
- Roofline cap added

South and SE corner

- Parapet added to wall above the townhomes.
- Windows added along the upper level corridors above the THs
- Incorporated alcove into units and opened up that corner for enhanced landscaping or hardscape statement.

SW corner

- Windows added to stair tower on south and west sides to bring in light and views. Working with Norris Design for an entry plaza.

Quebec frontage (modifications to further break up of massing)

- Pulled back units above the pedestrian corridor 5'-6'.
- Shed roof forms above some balcony areas on either side of the Quebec corridor entry.
- Stoops at every unit.
- Change in materials creates different languages along Quebec.

Committee:

Jim:

- NE corner is a lot better but he's not sure it needs to match the commercial side.
- Actual balconies on the NE corner would be more desirable.
- Capping along the NE corner is good.
- Reduce height of SE stair tower as it appears too prominent.
- Quebec pedestrian corridor has been improved with the canopy. The units above the canopy need an expression of interest through material, color or vary the pylon/column elements

Steve:

- Appears blocky with straight horizontal lines. Get playful with that aspect.
- Materiality difference is good. Color could enhance the appearance to create a "wow" factor. **Want to get the architecture right first. Color can enhance but not change the architecture. That level of detailing will come once we know we are headed in the right direction with the exterior design elements.**
- SE corner needs some work, maybe a change in unit model or landscaping.

Monty:

- Still concerned about the articulation along Quebec that breaks up the massing. **The 3D images give a much better perspective on the depth of the articulating elements, which range in depth as you go along the street.**

Applicant:

LANDSCAPING

- The fire and water features were swapped within the interior courtyard as suggested as an attraction to the pedestrian corridor.
- Straightened the curve at the west end of pedestrian corridor as much as can.
- Pedestrian corridor is 10' H x 8' W. The length is broken midway by the interior courtyard's natural light from that source and views into the courtyard. **3D imaging would assist in visualization of the corridor.**

Committee:

Jim:

- Still wanting to see some privacy for residents facing on the interior courtyard with some tall tree species that offer coverage year round but don't dominate the space with a wide spread. **There are upright evergreens that stay narrow and grow up to 40' in height.**
- Is there potential for an opening to be produced in the auto court roofline near the stairs to create another source of natural light for the pedestrian corridor?

Steve:

- Privacy of the units facing an interior area is probably not under the purview of this committee.

Monty:

- What is the parking ratio? **It comes out to 1.16/bedroom. Will provide what that is per unit for the next meeting.**

A motion by Steve Lane seconded by Jim Hartman was passed to approve Schematic review with a contingency of seeing a response to the commentary given by the committee and advance e-submittal of the NE, SE and SW corners for distribution to the committee prior to scheduling DD review.

- **Administrative**

- Homeowner Design Review Requests

Two homeowner requests for rear landscaping were previously reviewed and approved by email by the subcommittee members. Steve Lane, as the chair of the subcommittee signed the request forms for 64 and 90 Magnolia Way as approved.

Adjournment was at 10:00 a.m.