

BOULEVARD ONE DESIGN REVIEW COMMITTEE
November 3, 2016

Attendees

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Chuck Woodward and Kevin Yoshida
Embrey: Jeff Booth (via phone), Will Cheever, Bryce Hall, David Lane, Jimmy McClosky, John O'Rourke, Jeff Slauch
DHA/VOA Mark Howard, Harsh Parikh, Doug Snyder
Public: 1

The meeting convened at 9:30 a.m.

- **Minutes Approval (10/20/16)**

A motion was made by Chuck Woodward seconded by Carla McConnell was passed to approve the minutes of the October 20th BDRC meeting as presented.

- **Embrey**
Quebec Apartments
Design Development continued

Applicant:

- Showed the 3-D images around the building.
- Updated the colors since the previous meeting discussion.
- Swapped the color scheme on the south end with darker above.
- THs have a cantilevered section over the entry.
- Blue as featured color at entry points.
- Pedestrian lights now shown correctly with straight rather than a curved pole and using a design to minimize impact of glare.
- Showed detail of material transition points.
- Wood touches displayed around the exterior in forms at the base of the THs and at certain points along Quebec and Pontiac to tie into the wood feature that is prominent at the NE corner
- SE corner features a low brick side wall to form a ground level 5' deep patio.
- The pedestrian pass through has been pushed back 12-15' to create an oasis space to mark the entrance from Quebec. The pass through walls will be made up of various materials (wood paneling, light toned blocks and faux green walls). Lighting is in the ceiling. More detail given to provide framing of the gate into the interior courtyard.
- At the SW corner the vertical window was added as suggested at the last meeting.
- The majority of the landscaping plan previously presented has not changed. However, a few details have been tweaked: The straight light pole is now shown rather than the curved one; cut down the height of the wall along Lowry Blvd on the upper level; planting beds along Quebec have been refined.
- An energy summary was handed out.

Committee – direction for focus at next meeting:

- Executive summary of strategies for energy sustainability.
- It is laudable to give this much thought to the pedestrian experience in the pass through.
- Bring samples of the 1) faux green wall material, 2) alternate sample of a smooth brick, 3) color of railings, and 4) stain choice for the wood.

- Committee liked the improvement to the SW corner.
- Add the utility boxes and traffic signal locations into the NW plaza area for a more realistic view.
- Provide a view of the landscaping during Nov-April. Will there be plantings that can add color during those months?
- There is still concern of window treatment and creating shadow lines especially along Quebec at the stucco sections. Avoid foam trim around the stucco field; i.e. no trim that completely surrounds.
Applicant agrees that they don't want to get so much detailing on the fenestration that the whole appears too busy.
- 3-D images from east side of Quebec showing 1) night time shot of the garage lighting and 2) walking through the pedestrian passageway.

A motion by Steve Lane seconded by Carla McConnell was made for conditional approval of Design Development review upon e-submittal and review of the highlighted items one week prior to the next meeting on November 17th.

- **Affordable Housing Partners (DHA/VOA)**
Apartments
Design Development

Applicant (response to the previous BDRC comments):

- Rectified the scale of the CMU screen blocks to accurately reflect the 16" square block.
- Added the 2nd level of articulation of darker banding to the brick and CMU fields.
- Created a storage room under the stair that can be accessed from the gardens for gardening implements.
- Shown locations of site furnishings.
- Added security screen doors on the ground level units with circle motifs to tie into circular CMU pattern.
- Brought samples of materials for consideration of subtle variations of brick and CMU color and texture.
- Fencing around play area.
- Required parking spaces are now shown on the plan.
- Utilizing the same colors have changed the warm tones to cool tones.

Committee:

- Is there a potential of security fencing or planting buffer along the south edge?
- Steve prefers smooth faced brick because of accumulation of dirt in crevices. **Architect prefers to keep a slightly textured brick.**
- Add a landscape island at the termination of the drive through.
- Need to see the calculation for meeting the 60% masonry requirement.
- Provide an energy summary for the desired LEED level for the next review.

A motion by Carla McConnell seconded by Steve Lane was passed to approve the Design Development plans conditional to an e-submittal prior to the next review meeting of calculation and verification that the 60% masonry requirement is being met.

- **Affordable Housing Partners (DHA/VOA)**
Parking Variance Hearing

Affordable Housing Partners submitted a letter of withdrawal of the request for a parking variance and will provide the Boulevard One Design Guidelines required level of 108 parking spaces.

A motion by Carla McConnell seconded by Chuck Woodward was approved to accept the retraction of the parking variance request and to close the tabled variance hearing.

- **Homeowner Reviews**

Homeowner requests for reviews were done and approved:

- 40 Newport St – side yard landscaping
- 94 Oneida St. – side yard

Adjournment was at 11:45 a.m.