

BOULEVARD ONE DESIGN REVIEW COMMITTEE
November 17, 2016

Attendees

Committee: Monty Force, Steve Lane, Carla McConnell, Chuck Woodward and Kevin Yoshida
Embrey: Will Cheever
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (11/3/16)**

Carla McConnell modified the 7th bullet point of the committee comments for the Embrey apartments regarding the windows along Quebec. Additional comment: “avoid foam in the stucco field; i.e. no trim that completely surrounds”.

A motion was made by Carla McConnell seconded by Chuck Woodward was passed to approve the minutes of the November 3rd BDRC meeting as modified.

- **Embrey**
Quebec Apartments
Design Development supplemental

Applicant returned to discuss and display items from the contingency DD approval:

- A dusk shot of building frontage showing garage roof top lighting
- Revised graphics at NE and SE corner showing lighter (but still rich) wood tone color.
- Revised graphics at NW corner showing infrastructure accessories.
- Updated graphics showing fall colors along street fronts.
- Pass-through imagery with further development to be part of CD presentation.
- Showed materials board with various samples of brick texturing, stucco and wood tones

Committee comments:

- Color palette is not in dispute and is acceptable. The discussion is about the brick and stucco texture and a complimentary grout color to achieve an urban/contemporary rather than a rustic/suburban appeal – committee had mixed opinions on smooth versus some lightly textured brick but did want a more refined stucco texture than what was shown on the material board.
- Difficult to get a feel for the wood tone from the strip on the material board. Some members had a preference for the sample of the solid tone wood in the same rich color. Applicant to bring a larger sample of both to the Dec. 1 meeting
- Pass-through – Need more information on the types and percentages of materials along with enhanced artful treatment of the corridor.
- Provide depiction and detail of window jam depth along Quebec.

A motion by Steve Lane seconded by Carla McConnell was made for Design Development approval conditional upon presentation of those elements discussed to be addressed as part of the preliminary Final review at the December 1 meeting.

Adjournment was at 9:00 a.m.