

BOULEVARD ONE DESIGN REVIEW COMMITTEE

June 17, 2021

Video/Audio E-Conference

Attendees:

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Kevin Yoshida

MoonStar: Scott Axelrod, Josh Thomas

The meeting convened at 9:26 a.m.

- **MoonStar**
Oneida Ct Rowhomes
Schematic/Design Development

Josh Thomas asked about the outcome of the variance hearing and was told it was approved. There was a request of verification of setbacks and fire separation for exploration of possible expansion of Unit 10 for a second garage bay instead of a one-car garage.

Josh reviewed the only three outstanding items:

- North elevation – Additional design elements were added to break up the 40' wall massing. The lower section of dark stucco was carried farther along the wall to the east; additional wood panels; a railing for the top balcony was added to break up the upper level.
- Stucco control joint – A spec sheet was provided showing detail of the double-V control joint.
- Garage enhancement – Spec sheets were provided for a flush panel door with glass or spandrel windows at the top of the door.

Committee Comments/Questions (**developer responses in bold**)

Kevin – Surprised that the design move was to reinforce the verticality of already too much vertical, but he will not push any further on more changes. There were some suggestions by Steve of a darker color band near the top of the wall or by Carla of extending the darker color around the corner as options. **Josh explained the strategy was to break up the mass of blank wall and not specifically to deal with the verticality. Do accomplish that there is an extension of the darker color, which created a horizontal line across most of the face of the wall, added the railing to the balcony and more wood infill sections for activation of the façade.**

Carla – Appreciate the improved enhancements to the north wall. She asked if it would be possible to have three trees rather than the two proposed. Steve asked about the density of the proposed trees. Jamie responded that the Columnar Birch would be more open than what is depicted. **Josh was concerned that three trees would block the windows.** Jamie

commented that on balance three would be better than two and that a partial blockage of the windows might not be all bad. Steve felt three trees would be too much. The committee agreed that two trees was acceptable.

Monty asked for a motion covering all three outstanding items of the north elevation, stucco double-V control joint and the garage enhancement.

A motion by Carla McConnell and seconded by Steve Lane to approve the north elevation improvements, the double-V stucco control joint and the garage door windows was passed as presented.

- **Adjournment**

The meeting adjourned at 9:50 p.m.