



Architectural Review Committee

Meeting Minutes

June 13, 2023 7:00 p.m.

ARC & HOA members present: Rob Mohr, Sylvia Andrejczuk, Eric Miska

In attendance: Alex Nelson, Upland Construction

The ARC conducted the preliminary review of a new residence at 1573 Linden.

The surrounding neighbors were notified 2 weeks in advance of the meeting and a Public Notice sign was posted at the site entrance on Linden.

Alex Nelson of Upland Construction, owner and developer of 1573 Linden, reported that Boulder County has just approved the Limited Impact Special Use Review for the site. The special review was required due to the builder's plan to remove more than 500 cubic yards of dirt.

The proposed house is 5772 sq. ft. with contemporary architecture. The builder overcame Boulder County's presumptive size maximum by comparing it to adjacent properties 220 High View (4596 sq.ft.) and 222 High View (6220 sq.ft.) It is to be built to the west of 1575 Linden which the same developer now has under construction. It is to be configured with three sections of two stories each. The three sections will curve to follow the curved shape of the hillside. There will be terraces in the front formed by retaining walls, which will be constructed of concrete and native sandstone being harvested from the site. The exterior of the house will be mainly beige colored stucco with areas of stone and brown metal. The builder said the overall goal of the design is to look like the house is growing from the site, as it contains sandstone from the site on the lower portions.

ARC members expressed concern of the continuing impact of the construction of the two Upland Construction projects on Linden on the neighbors living close by. The builder said that he is cooperating with the neighbors, informing them of his upcoming work, and that the



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relationships are going smoothly. He also said it looks like he will not have to dig a trench in the main access road as he originally thought when we discussed the other house with him.

The ARC members present voted to give preliminary approval to the project. The parties agreed to meet again for a final review near the time a building permit is expected.