

**MINUTES
LOWRY DESIGN REVIEW COMMITTEE**

**7290 E. First Avenue
Denver, CO 80230**

**January 5th, 2017
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:30 am. Committee members Chuck Woodward, Carla McConnell, Jamie Fogle, Kevin Yoshida and Steven Lane were present. Committee members Matt Alcorn and Jim Hartman were not present.

- **Minutes Approval (11/3/2016)** **8:30-8:35 am**
The Meeting Minutes from November 3, 2016 were approved with additions provided by Carla McConnell.

- **Public Comment (taken after each presentation)**

- **Eating Recovery / Westside Investment Partners** **8:35 – 10:00 am**
8155 East 1st Avenue
Design Development Presentation
The Eating Recovery Flagship Building team presented the Design Development plans for the new building, including addressing the concerns expressed by the committee at the LDRC meeting in September 2016 for the Schematic Review of the building plans. They adjusted the materials and colors based on the committee’s feedback and presented a materials board with samples. They “broke up” the entranceway tower so that it feels more inviting and less imposing. They made changes to the Uinta-facing pedestrian realm, including widening the sidewalk and providing more landscaping and curb cuts.

Carla McConnell had questions about the drop-off zones being on the south side on 1st Ave as well as on the west side of the building. Eating Recovery discussed a need for commercial drop-off vs. patient drop-off. Carla also expressed that a double-row of trees in Uinta would do more to enhance the pedestrian realm along Uinta than the curving sidewalk sections. The team expressed concern that planting a double row of trees may not be possible because of utilities along that side of the building.

Jamie Fogle pointed out that it's a little awkward to have a facilities drop-off on 1st Ave. The team pointed out that it's the closest drop-off point for the commercial kitchen and most convenient for elevator access. They also want to make sure that service vehicles don't block access by emergency vehicles. The committee is concerned about disrupting the tree lawn along 1st Ave with the commercial loading zone. It is something not generally seen in Lowry. There was discussion about the desire to keep the commercial loading separate from the patient experience. There was also discussion about the width of the road and if a pull-in for commercial loading and unloading is necessary. The design committee will regroup with the city of Denver about loading zone options and the committee requested that if the cut-in that interrupts the tree lawn is unavoidable that it be made more aesthetic by adding trees and landscaping.

Two outstanding issues:

1. Landscaping along Uinta Ave.
2. Commercial loading interruption of tree lawn on 1st Ave.

The design team will submit design options to address the outstanding issues for review via email. The Eating Recovery Flagship Building will be scheduled for Final Review on Thursday, February 2nd.

The committee has asked for the design team to reach out to adjacent property owners, especially Machebeuf High School, prior to the February 2nd meeting. The design team is presenting to the LRA Board and will be providing them with adjacent property owner feedback, as well.

The committee reviewed the materials board. There was question about the building canopy area on 1st Ave close to the corner of the entrance area. The building canopy appears to overhang the sidewalk? The canopy should not overhang the sidewalk. The committee reviewed the building lighting. The committee is requesting to see the building light fixtures via a cut sheet. The committee is also requesting details for the Final Approval meeting on building material interfacing, windows and window colors, materials and framing.

The committee reviewed the landscape plan. The building tree plan received feedback from the city forester. Jamie Fogle requested shrubbery to balance out gaps in trees to allow for utilities.

The committee voted unanimously to approve the Eating Recovery Flagship Building's Design Development phase on the condition that the concerns raised by the committee are addressed by the design team in preparation for the Final Review meeting on February 2nd.

- **Kent Wimbush, Hampton Partners – Signage Request 10:00-10:30am
101 S. Ulster St.**

The developer is requesting a second monument sign be permitted just opposite the entrance drive from the original monument sign. The city is permitting the property only one entrance, but there are two buildings and not enough room on one monument sign to

list all the businesses located in both buildings. The committee is referring this issue to the LCMA's Buildings and Grounds Committee for the variance process. The LDRC is in support of the proposed second sign.