

LOWRY DESIGN REVIEW COMMITTEE

Meeting Minutes

7290 E. First Avenue
Denver, CO 80230

April 7th, 2016
8:00 a.m.

Attendees

Committee: Members Present - Steve Lane, Dick Marshall, Jim Hartman, Carla McConnell, Matt Alcorn. Members Not Present: Kevin Yoshida, Chuck Woodward

Alliance: Harsh Parikh, Susan Stanton, Mackenzie

LCMA: Mary Carr, Jennifer Bublitz

Public:

The meeting convened at 8:04A.

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

A motion was made, seconded and passed to approve the minutes of the March 3, 2009 meeting as presented.

- **Alliance Residential** **8:00-9:25 a.m.**
Multi-family Rentals
8505 E Lowry Blvd. (corner of Lowry Blvd/Uinta)
Design Review

*Dick Marshall cited a potential conflict of interest as he is with Norris Designs, the company doing the landscape design for the Alliance Residential project – and said that he would refrain from commenting or voting on the project per the Conflict of Interest policy.

Harsh Parikh gave an overview of the evolution of the plans. The current plans are in full compliance with the Lowry Design Guidelines. All apartments are walk-up format (3-story) with tuck-under parking.

The plan revisions are nearly the same as what was last submitted, with pedestrian pathways, landscaping and vehicle throughways further articulated. There are 14 different buildings of three types. Drone footage was shown from the perspective of standing on the roof deck of the proposed clubhouse.

Changes to elevations include breaking up some of the vertical elements with transition in materials and additional prairie-style elements, including glass elements reaching the eaves, lowering of the roof pitch, extension of cantilevers and use of natural wood. Blonde and red brick are used, as well as metal painted to look like wood. The initially proposed dark blue stucco has been lightened in response to concerns about fading. The blue is used to offset the overall warm palette. The ground floor of the clubhouse is red sandstone columns and glass.

Steve Lane suggested connected the first floor blonde brick to the tower. He also commented that the trellis posts appear weak and could be beefier given the massing of the building. Steve Lane commented that he likes the larger overhangs.

Carla McConnell commented that the tower elements feel somewhat “squeezed” and that something could be added to the top of the tower to articulate between the tower and the other roofs. Steve Lane agreed that the top of the towers could be articulated more, perhaps by extended the overhang of the roof in both directions.

Jim Hartman commented suggested considering a solid masonry fence along Lowry Blvd on the ground floor for privacy and shielding of apartment storage like bikes and grills. Harsh Parikh suggested metal as a fencing material which was deemed an acceptable option as long as the possibility of rusting was considered.

Carla McConell commented on the making the material transitions simpler to more closely reflect the type of historical architecture in Lowry. Two colors of brick, two colors of stucco and buff limestone, along with the balconies, trellises and overhangs may be too much in the way of materials. The intention being that the building would be unique to Lowry and not an imitation of what might be seen in other parts of the city. Harsh Parikh commented that there is a fine line between making a nod to Lowry’s historical appearance and having a campus of cookie-cutter-appearing or modular buildings. Jim Hartman suggested removing some of the transitions.

Jim Hartman commented that the club house building appears more modern style than prairie style. He suggested more sun-shading, especially for the upper level of the buildings, and prairie-style elements on the club house building. Steve Lane commented that the red sandstone feels out of place on the club house building. Harsh Parikh suggested individual shading of the windows on the club house and recessing the windows where appropriate.

Jim Hartman suggested that the club house entrance could be a little more emphasis. Carla McConnell and Steve Lane agreed. Harsh Parikh proposed a vertical sign on the blonde brick tower and the committee responded favorably to that idea. He also suggested that changing the red sandstone columns gives the opportunity for more emphasis on the entrance. Steve Lane suggested horizontal linear expressing of the blonde brick on the tower to further the prairie-style effect.

David Lane with Norris Designs presented on the landscaping plan. The plan provides an energetic, pedestrian-friendly focus to make the site feel more like landscaped streets than a parking lot. Trees provide shade and street-scaping. A deeper setback around the perimeter allows for solid fencing, but on the interior they have opted for more transparent fencing for space reasons. Building corners provide opportunities for seating, social areas and landscaping. Monument signage will highlight entrances. The plan cited the Lowry Mobility Study, including the public pathways, sidewalks, and bus stops, showing movement through the site and between the site and other parts of Lowry.

Carla McConnell questioned the usability of the small parking lot along Uinta and suggested extending the building there and creating a parking thru-way rather than a dead-end lot, which may be less usable. Jim Hartman agrees that the dead-end parking lot is like the “missing tooth in the smile.” He suggested a building on the corner instead of parking to highlight the Uinta entrance. Harsh Parikh expressed concern about having to do a “half building.” Steve Lane suggested swapping the location of the “D” buildings to where “N” dead-end parking lot is next to the Uinta entrance. Harsh Parikh said he

would look at making that shift perhaps changing the “F” building to a three-breezeway “C” building. Garage access for buildings next to the Uinta entrance is a concern because of Building F’s placement. Andy Clay suggested that making the change to the buiding types along Uinta might provide an opportunity for more common area space.

Jim Hartman suggested expanding the area of enhanced paving that is currently in areas M & O on the site plan, having the enhanced paving turning the corner as that area is adjacent to the Great Lawn Park and the location of the leasing area. Steve Lane suggested curb-less parking in front of the leasing area, perhaps by using concrete planters to identify the limits of the parking space and cut back on the number of curbs. Harsh Parikh suggested bollard lights as an alternative to concrete planters.

Jim Hartman requested definition of bike, scooter and electric vehicle parking on the next site plan. Harsh Parikh said that they are looking at three different options for bike parking. Garage parking, bike lockers (and ski lockers) and public bike storage. Jim Hartman suggested an exterior bike corral.

Jim Hartman suggested requesting street parking along Uinta from the city, specifically north of the Uinta entrance. Jim Hartman also suggested greenery along the building to break up the garage doors. Harsh Parikh suggested a semi-circular planting area between the garage door insets that would still allow the mandatory width of the fire lane. Steve Lane suggested honeysuckle vines.

Jim Hartman moved to approve the Schematic Design with comments. Carla McConnell suggested providing an optional Working Session to prepare for the next phase, perhaps at the end of the Boulevard One Design Review Committee. Steve Lane wants to move to a DD review in May with the goal of a Final Review in June. Carla McConnell seconded Jim Hartman’s motion and the motion passed unanimously. Dick Marshall abstained from the vote. Mary Carr will confirm scheduling of the work session. The Design Development phase is scheduled for the LDRC meeting on Thursday, May 5th.

• **Parking Requirements: Design Guidelines &
Adding Design Development Phase to LDRC Process**

9:25-9:55 a.m.

Mary Carr asked that the Committee adopt the Boulevard One Parking Guidelines (Appendix 3D to the Boulevard One Design Guidelines) and not allowing tandem parking to be counted towards the parking count minimums. Jim Hartman expressed concern over the effect of these parking restrictions on existing properties wanting to expand. Jim Hartman proposed adopting the Residential Guidelines now and then providing more analysis on the Commercial parking numbers, including what zoning requires. Matt Alcorn made a motion to adopt the Residential Parking Guidelines as laid out in Appendix 3D of the Boulevard One Design Guidelines, to add to the parking guidelines that tandem parking is allowed, but only counts as one parking space and to increase the for multi-family parking minimums to be the greater of 1.5 spaces per unit or 1 space per bedroom. Steve Lane seconded the motion. The motion passed to add.

Carla McConnell moved to adopt the Bouelvard One submittal requiriements and phases for the LDRC such that Design Development is added to the phases. Steve Lane seconded the motion. The motion passed.

- **Design Guidelines Update**

9:55 – 10:05 a.m.

The committee suggested hiring a consultant to produce a revised draft of the Lowry Design Guidelines. Dick Marshall suggested asking Kevin Yoshida to chair the effort and produce a draft. Carla McConnell suggested Richard Hindemeyer might be a good addition to a subcommittee to revise the Design Guidelines.

The meeting was adjourned at 10:05 a.m.