

AGENDA

LOWRY DESIGN REVIEW COMMITTEE

7290 E. First Avenue
Denver, CO 80230

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

The meeting was called to order at 8:04 a.m. Committee members in attendance were Steve Lane, Kevin Yoshida, Dick Marshall, Chuck Woodward and Matt Alcorn. Mary Carr and Jennifer Bublitz from the LCMA were present.

- **Minutes Approval (6/2/2016)** – The committee voted unanimously to approve the LDRC Meeting Minutes from June 2, 2016.
- **Public Comment (taken after each presentation)** – There was no public comment.
- **Westside Investment Partners** **8:06-9:10**
8155 East 1st Avenue
Pre-Design

Eating Recovery Center gave an overview of their history in Lowry and their treatment options and facilities. Mary asked Eating Recovery to update the committee on site circulation - anticipated pedestrian and vehicle traffic between their sites in the Powerhouse Plaza area. The team presented the initial design plans featuring underground and above ground parking garage, grand entrance, enclosed outdoor space, drop off points, fire lanes, patient rooms, office spaces and meeting room. The grand main entrance will include slightly tinted, angle glass to promote energy efficiency and client confidentiality. Jim requested the team show their glare prevention efforts for the grand main entrance area, specifically in the 3rd floor meeting room(s). Jim also asked to see more refinement of the corner of 1st and Uinta so that it's something less austere. Jim also asked to see more detail on the screening of the garage wall, perhaps with a landscaping treatment like vines. Kevin, Jim and Steve requested additional articulation on the stairwell tower, the corners on Uinta, the garage screening and some of the building faces. Dick confirmed that a sidewalk would be present along the west side of the building. Steve asked about the muted color pallet, the team discussed the need to soften the color pallet to provide a better patient experience. Using materials that provide a pleasing appearance, but not something

that is too institutional-looking. Steve suggested the use of longboard as the wood treatment on the building.

- **Rocketship @ Hangar 2 (Lowry Creamery) 9:13-9:27**
7581 E. Academy Blvd.
Final Approval

The team presented the final plans. The materials samples are not yet available so that they can do the on-site mock-ups of the slab colors. The kiosk will be clear glass, the roof will be white. The big color choice is the plaza stone. Four lighting poles have lighting oriented up and down (towards top of rocket and onto plaza. Dick requested photos of the lighting poles. Jim committed to providing cut sheets of the site's lighting. Dick asked for a landscape plan, but the landscaping changes only include 5 fiberglass planters and the plaza.

Dick moved for approval on final design subject to receiving lighting cut sheet and materials board. Chuck seconded the motion. The committee unanimously voted to grant final approval subject to receipt of the lighting cut sheet and materials board.

- **LDRC Design Phase Definition & Fee Structure 9:27-10:00**

The LDRC reviewed the existing development phase definitions and fee structure and recommended changes that included raising fees to cover all costs incurred by the committee and administratively and clarifying language to the phase definitions.

The meeting was adjourned at 10:00 am.