

LOWRY DESIGN REVIEW COMMITTEE

MEETING MINUTES

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

**May 5th, 2016
8:00 a.m.**

- **Call to Order** – The meeting was called to order at 8:02 a.m. Committee members Kevin Yoshida, Dick Marshall, Steve Lane, Carla McConnell, Chuck Woodward, Jim Hartman and Matt Alcorn were present.
- **Minutes Approval from April 7th, 2016:** Chuck Woodward made a motion to approve the LDRC meeting minutes from April 7, 2016. Steve Lane seconded the motion. The committee voted unanimously to approve the minutes.
- **Zocalo 55+ Apartments** **8:04-9:07 a.m.**
79 Rampart Way
Pre-Design Presentation

Zocalo 55+ Apartments Project Presenters: David Zucker (Zocalo), Terry Willis (KTGY) and Sarah Hunter (KTGY). Comments from the project team appear as “Zocalo.”

Zocalo is proposing an age-qualified apartment housing complex adjacent to the two Luce condominium buildings and wrapping around a central courtyard. The committee established that, because the proposed development is part of the Town Center zone, the maximum building height is sixty feet rather than forty-five feet. The committee discussed the central parking circle that connects with Luce and also the building’s streetscape plan. Parking ratios were discussed – the residents have to rent parking spaces with their unit. In this demographic about 1/3 of residents do not have cars and opt to use ubers, taxis and public transportation.

Steve recommended revisiting the concept of the “Spanish steps” and completion of the parking circle as the steps would only have a view of parked cars. Jim pointed out that the steps are north-facing and may have winter weather / icing concerns.

Public Comment: Greg Padgett discussed the meetings the Luce Board has had with Zocalo and the tour of Zocalo’s Stapleton property. Luce’s primary concerns were rental apartments vs. condominiums, but they do feel that the 55+ age restricted community fits well with the Luce demographic. Luce also had concerns about density, safety, traffic and parking, especially the availability of service parking. They are pleased with the roundabout extension, especially in front of the leasing office.

Debby Galaty, also a Luce resident, is still very concerned about Rampart and the access drive into the Luce and Zocalo garages, specifically that the entrances to the Luce and Zocalo garages may be right across from one another.

Vicki Allen, also a Luce resident, agreeing with Debbie on the Rampart parking impacting their access drive. Moving vans are of particular concern.

David Allen, also a Luce resident, asked that design may include another ingress/egress for moving vans, garbage trucks, guests, etc. to take pressure off the one driveway off of Rampart.

Kevin clarified that the City of Denver may not permit ingress/egress from the Academy Blvd curb. Zocalo pointed out a grade issue to adding a second entrance from Academy Blvd. Zocalo also said that they will have seven full-time staff on-site to police parking on and adjacent to the development. They also have established an easement to install an ice-melt system to keep sidewalks and drives free of ice.

Carla pointed out the precedent set by Officer's Row to have an entry point off of a curved roadway. The committee is asking Zocalo to explore the option with the city and they committed to do so.

Jim said that the corner at Academy and Rampart is an important one and wants to see architectural articulation on that corner. Kevin emphasized that the corner engagement is important as a way to express public/private interaction. Dick said that units on that corner would also benefit from a higher level of treatment.

Jim proposed head-in parking in front of the leasing office, especially if a second entrance is added.

Jim and Steve requested Zocalo do a shadow study, specifically for the courtyard and the pool area. Dick said that it would be important that the shadow study is seasonal as it is anticipated that the courtyard will remain in full shadow during the winter months.

Kevin pointed out that brick is more compatible with Lowry's look and feel than stone, so it will be important that the materials tie in with the Lowry context. Zocalo also talked about the importance of tying in with Luce. Jim asked that the vents and mechanical pieces along the roof line be treated in such a way that they are shielded from view.

Kevin asked to hear about energy efficiency measures, though those are anticipated more in the Boulevard One Design Guidelines than in the Lowry Design Guidelines. Zocalo said that their developments are very energy efficiency and typically seek LEED certification.

Dick suggested that Zocalo review the Lowry Mobility Study, especially in light of many residents making use of public transportation.

Zocalo 55+ will move on to Schematic Design Review.

- **Alliance Residential
Multi-family Rentals
8505 E Lowry Blvd. (corner of Lowry Blvd/Uinta)
Design Development Review**

9:11-10:07

Alliance Apartments Presenters: David Lane (Norris Design), Makenzie Jellum (Alliance), Rachel Bek (Parikh Stevens Architects), Susan Stanton (Stanton Solutions) and Harsh Parikh (Parikh Stevens Architects). Comments from the project team appear as “Alliance.”

The new Alliance Apartments design has the buildings pulled away from the corners which has provided more open space at corners and ends. The room placement of each unit has been rearranged to allow for more interesting exteriors with elements such as side balconies. Some locations still have the “skinny corridor element,” but they have attempted to double-up the corridors. There is blond brick banding in the red brick faces. Balconies provide interest on two-bedroom unit ends. They have added perforated metal screens to provide privacy on adjacent balconies and to accent throughout.

Alliance presented a virtual tour of the exterior of the site along Uinta and Lowry Blvd.

Norris Designs presented Alliance’s landscaping plan with tree placement and species, some plant lists. They will submit their lighting plan for review by the committee electronically.

Carla asked for the regularly-spaced treescape along the street to be extended to the eastern edge of the property along the Great Lawn Park. Jim proposed a letter of support if Alliance runs into challenges with the city about the pathways connecting to the Great Lawn Park.

Jim asked about maintaining existing trees – Alliance has existing trees in their landscape plan and is working to maintain those large-growth trees. Jim asked to see a little more plantings along the building edge and entries to soften those areas. There is concern about irrigation so close to the building.

Kevin proposed moving parking islands and making them walkable to connect the inter-building and entry pedestrian pathways. The committee approved alternative interpretation of Design Guideline 8.4.10 for the interior parking lots for the purpose of promoting safe pedestrian pathways through the site – the proposed solution would have end islands and mid-parking islands, but with the number of parking spots on each side to accommodate continuation of the pedestrian pathways.

Jim asked Alliance about the idea of on-street parking on Uinta. Alliance said that the City of Denver was not in favor of on-street parking on Uinta. Jim pointed out that it might be worth pressing the city for on-street parking adjacent to the site on Uinta to calm traffic at the pedestrian pathway from the Alliance Apartments site west across Uinta.

Jim is not in favor of the red limestone on the clubhouse – such a small amount and not as nice as the exteriors of the other buildings. Alliance suggested using the red limestone in an alternative way on the clubhouse building and/or incorporating the white stone. Kevin echoed Jim’s concern with the materials and colors and asked to see materials samples at the next review. The balcony structure will be metal and the details will be Trex.

Alliance presented their grading and drainage plan. Jim asked if there will be downspouts and gutters or piped drainage. Alliance said that drainage would be piped to the gutters. Alliance will provide more information on drainage. Grading and drainage plans were reviewed by the City of Denver and were moved out of the Concept Phase to Final Review. Grading plans will consider existing tree canopy to avoid damage to roots.

The committee voted to move the project to the Final Review phase and asked that the minutes with comments be reviewed by the committee and then forwarded to the Alliance team to address at the Final Review meeting.

- **101 Ulster Ct. 10:07-10:17**
Retail Building
Final Approval

All of the required electronic submissions have been made and the drainage items have been addressed per the October 15, 2015 LDRC meeting requirements for final approval of the project. Matt Alcorn moved to approve final design, Dick Marshall seconded and the committee voted unanimously to provide Final Approval to the 101 Ulster Ct. project.

- **Administrative Items 10:17-10:38**
 - a. **Design Development Phase Definition for legacy Lowry**

The committee provided further definition of the Design Development Phase with the primary emphasis being on a 50% completion of the design plans. Mary will revise the Phase Definitions accordingly and send to the committee for review.

b. Design Guidelines Revisions & Fees

Jim recommended moving away from a flat fee structure to a more graduated fee structure, but not being dependent on project cost because that is subject to some interpretation. Kevin agrees that construction cost may be problematic. Jim proposed charging on a per meeting basis, but Kevin cautioned against doing that. Jim proposed a square footage or an acreage metric for a graduated fee structure. Dick proposed that the committee do some research.

Mary will send out the current LDRC rate structure.

c. DropBox

The committee does use DropBox and would like a shared folder established to view plans currently in the LDRC process. Mary will create the shared folder and share it with the group.