

MEETING MINUTES

LOWRY DESIGN REVIEW COMMITTEE

Lowry Redevelopment Authority Offices
130 Rampart Way, Ste 225
Denver, CO 80230

November 2nd, 2017
8:00 a.m.

- **Call to Order** **8:00 am**
The meeting was called to order at 8:05 am. Matt Alcorn, Chuck Woodward, Carla McConnell, Steve Lane, Jamie Fogle, Jim Hartman and Kevin Yoshida were present from the LDRC. Mary Carr was also present.
- **Public Comment (taken after each presentation)**
- **Approval of the September 7, 2017 Minutes** **8:00 – 8:05 am**
The September 7, 2017 draft minutes were approved unanimously.
- **Denver Academy of Torah (DAT)** **8:05 – 8:45 am**
6825 E Alameda Ave.
Pre-Submission Meeting: Modular Buildings

Denver Academy of Torah team members in attendance were Dorit Fischer, Cheryl Miller, Isadora Bielsky, and Naomi Lev.

Cheryl Miller gave an update on where they are on the modular building approval with the city. They have received the second round of comments from the city on a PBG change and responded to those comments. They are optimistic about receiving approval from the City of Denver in the next month. Feedback from the last LDRC meeting was shared with DAT's Board of Directors. DAT's Board expressed that they want to be a good neighbor and comply with the Design Guidelines. At a minimum, they see painting and landscaping as something that can be done with minimal financial impact.

DAT is facing some other deadlines – their current High School space will not be available for the next school year. They are hoping to get committee approval to install the modular buildings in time for the start of the next school year in August 2018, while simultaneously drafting a plan and a timeline for completing the other exterior improvements required to bring the structure into compliance. They are hoping to begin construction in January.

Matt Alcorn expressed concern that DAT may have to change what has been approved by the city to meet the Design Guideline changes the LDRC required. The details would need to be worked through prior to approving a temporary installation.

Carla McConnell expressed that in order to provide a temporary approval the committee would need to have an agreement on what the final building appearance would be.

Steve Lane requested that the architect that DAT is working with on the modular structure come to a committee meeting or working group to discuss what changes could be made to bring the structure into compliance with the Design Guidelines. He also expressed that the state of Colorado would require a Colorado certified architect to approve the plans.

The next step seems to be to have an architect review the LDRC analyses, the Design Guidelines, and ideas for upgrading the exterior of the structure and then bring to the committee for discussion in a Working Session. November 16th (same day as BDRC) was proposed as a date that may be good for the committee to meet with their architect. In advance of the Working Session, the DAT team and architect can submit questions and ideas to the committee via email for preliminary feedback.

The DAT team discussed that grading and landscaping will be critical to improve the exterior appearance of the building.

Steve Lane commented that the building is going to need to be slab on grade. Jim Hartman talked about building up the earth around the building to eliminate the ramps and provide access via sidewalk. There was discussion about adding a “porch like” entrance that isn’t attached to the building itself, but is close enough that it appears to be part of the building. Things like adding articulation to the exterior – details that alter the flat planes of the sides of the building, cladding, etc. to bring the building closer to the Design Guidelines. The LDRC does think there are a wide variety of cost-effective ways to upgrade the exterior of the building to bring it more into compliance with the Design Guidelines.

In summary, the expectation is that the Working Session will include DAT’s architect who will bring some renderings of exterior changes to bring the building into compliance to be reviewed, discussed and brainstormed with the LDRC. It would also be helpful to have information about what the city has approved and a better idea of the building installation plan and timeline.

The meeting was adjourned at 9:09 am.