

MEETING MINUTES

LOWRY DESIGN REVIEW COMMITTEE

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

September 7th, 2017
8:30 a.m.

- **Call to Order**

8:30 am

The meeting was called to order by Committee Chair, Matt Alcorn at 8:30 am. Present at the meeting were committee members Kevin Yoshida, Jim Hartman, Steve Lane, Jamie Fogle and Matt Alcorn.

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

Dorit Fischer, DAT parent and neighbor, spoke in support of the DAT expansion. She cited that the school is in need of the additional space and is excited about the potential for learning that comes with the additional square footage.

- **Approval of Minutes from**

The meeting minutes from the April 6th, 2017 LDRC meeting were approved unanimously.

- **Denver Academy of Torah (DAT)**

8:30 – 9:45 am

6825 E Alameda Ave.

Pre-Submission Meeting: Modular Buildings

Sally Alpert, representing the Denver Academy of Torah (DAT) gave a history of the modular building purchase and the space limitations of the existing building. The city of Denver required DAT to put the modular buildings on a permanent foundation. The issue was initially going to be sent to the Buildings and Grounds Committee, but when the intentions for the structure became permanent instead of temporary, the submission needed to be moved over to the Lowry Design Review Committee, which approves all new construction and major renovation.

Alpert presented the proposed plans for the structure, including placement on the site. She indicated that DAT would be open to re-painting the structure and to adding landscaping to screen the structure from neighbor view. She also reviewed the future plans, when funding becomes available, to add a gymnasium and High School building(s).

Matt Alcorn noted that the Lowry Design Guidelines don't explicitly prohibit modular or temporary buildings, but that they do require that any structure installed must harmonize with the neighborhood and uphold a certain minimum standard of design. The biggest concern is the façade requirements: rooflines, varied front façade elevations (not flat surface), not utilizing accent colors and panels, the requirement of at least 30% masonry on any façade. If proposed plans do not adhere to those, a variance process must be gone through with DAT being responsible for making a case for why the structure should be considered. Matt put together a summary of issues with the Design Guidelines around this proposed project (see attachment to these minutes).

Steve Lane expressed concern about the need to maintain that minimum standard of design and cited that the committee would reject any such proposal from a developer. He is not on board with bringing in the modular building as part of the Lowry development.

Jim Hartman proposed a work session where DAT's architects and the committee could get together to determine what kinds of adjustments could make the modular building fit the Design Guidelines.

Kevin Yoshida shared the concerns of the rest of the committee and cited that there would likely be a need for a variance process that addressed several elements of the Design Guidelines. He also stated that he thought the committee could overlook some of the standard requirements if the building were made to look more like a permanent structure using other methods.

The committee unanimously requested a working session to brainstorm ideas about how to work through the building exterior issues and expressed their willingness to schedule the working session outside of their regular meeting schedule so that they can expedite as much as the process would allow.

Denver Academy of Torah will notify the LCMA when they are ready to schedule a Working Session.