



## **MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE**

Zoom

**Thursday, September 5<sup>th</sup>, 2024  
8:30 a.m.**

- **Call to Order** **8:30 am**

The meeting was called to order at 8:40 am. Carla McConnell, Robin Ault, Steve Lane, and Kevin Yoshida were in attendance.

- **79 N. Rampart Way (Vacant Luce Lot)** **8:30 – 9:00 am**
  - **Winston Wall, Nick Young, Dave Wall, Aaron Schump**
  - **Pre-Schematic Review (Re-Submittal) – 30 mins**

The project team presented the preliminary project plans for twenty townhome units with two-car garages.

Robin Ault asked about the possibility of reconfiguring the positioning of the units so that the interior units aren't an "internal island" and have more sun exposure. The team cited that garage access presents a challenge.

Robin Ault also said that he appreciated the massing, but that the level one portion is a little foreboding and encouraged more transparency at the ground level. He also commented on the way the building presents itself on the corner of Academy Blvd, encouraging the team to meet the street in the same way all the way around the lot to provide a consistent pedestrian experience.

Carla McConnell asked if the project team had explored re-zoning if the existing zoning was constraining the project. Carla McConnell also asked if the interior units could be a 3-story condo building instead of townhome units. Carla McConnell also commented on the pedestrian experience and asked if the cube-like appearance could be broken up utilizing different materials

or colors, increasing the window openings, and/or could a series of private gardens soften the pedestrian approach along the street. Carla McConnell also asked if the project could draw a little bit more from the Luce materials pallet to relate the projects a bit more. The project team said that re-zoning would provide more complications to the project in terms of setback requirements.

Robin Ault said that as the components are being developed to be sure to adjust the massing to respond to the site a little bit better. He said he is excited that the lot is being developed after so long. Carla McConnell asked about the visitor parking spots and also spoke about the patio area on the Luce site as a great amenity for those condo owners and asking about replicating that kind of amenity on the new development site.

The team was reminded that a parking analysis will be required during the Design Review process showing how the project meets the parking requirements in the Design Guidelines.

- **7725 E Byers Ave – Walk Out Patio** **9:00 – 9:30 am**
  - **James Bell, Vicki Aycrigg, Will Schaidler, Robin Adams**
  - **Design Development Review**

The project team presented the below-grade patio proposal. The patio is accessed primarily from the basement. The fence will conceal the patio. The materials will be the same as the existing ground level patio on the home. The patio will be drained using a sloped floor and a sump pump that goes into an exterior drain. The trench drain will be positioned under the stairs down to the patio.

The staircase is a metal grate stair, a steel structure. Robin Ault asked if the project team considered a staircase that is concrete or brick so it is more in keeping with the proposed structure. The project team did propose that, but the metal grate stair is less costly.

Robin Ault, Carla McConnell, and Steve Lane all expressed that they think the project is very creative and a great idea to provide private outdoor space.

Kevin Yoshida reminded the project team that they will need to go through the City of Denver permit process and setbacks will need to be clarified.

The committee voted unanimously to approve the project subject to the LDRC receipt of the more detailed site plans submitted to the City of Denver.

- **Design Guidelines Updates** **9:30 – 10:00 am**
  - **Building Height**
  - **Fire-Hardened Materials**
  - **ADU's**

Building Height – Mary will do an analysis of variances awarded for building height at the next LDRC meeting to further the discussion on if the Design Guidelines need to be updated.

Fire Hardened Building Materials – The committee advised that chain link and corrugated steel should remain materials that are not permitted in fencing with alternative fire-resistant materials like wrought iron and decorative steel panels. In general, fencing materials should be encouraged to be compatible with the aesthetic of the primary structure and the surrounding neighborhood.

Mary will do more research on fire-resistant fencing materials to provide to the committee.

ADU's – Kevin Yoshida will draft a proposed update on the Design Guideline's ADU section for the committee to review. The update will address ADU height, materials, and massing; remove the requirement for off-street parking (per the legislation); address whether the LDRC will require a minimum 5' setback or whether any setback requirements will be left to the City of Denver, and address attached or detached garage conversions and additions over a single-story garage.

Mary will consult with Altitude Law to get answers to the questions:

- Is it permissible for the existing requirement that single-family homes have garage parking to remain in the Design Guidelines? What if this essentially eliminates the ability to convert a garage into an ADU?

- **Adjourn**

**9:50 am**

The meeting was adjourned at 9:50 am.