



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

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

**Thursday, October 4th, 2018
9:45 a.m.**

- **Call to Order**

9:45 am

The meeting was called to order at 9:50 am. Kevin Yoshida, Jamie Fogle, Steve Lane and Matt Alcorn were in attendance. The Denver Hospice Expansion Team that were in attendance were: Daniela Mavandi, Chas Marquez, David Frauenfelder, Melinda Egging, Kasia Bulkowski and Jack Mousseau.

- **Denver Hospice Expansion
8299 E. Lowry Blvd
Pre-Design Presentation**

9:45 – 10:30 am

The Denver Hospice Expansion team presented the initial design of the project. There was a question about the mature trees in the area and the team will be maintaining the existing trees along the expansion site. Floor plans for the Garage, Level 1 (stepped), and Level 2. They presented a materials sample board (minus the red stone that will be used – sample didn't arrive in time). The intent is to match the existing building as much as possible. They will be introducing a different shade of stucco and a different shade of fiber cement to break up the elevations. Glazing and dark bronze molding will be very similar to the existing building. Design-wise, they are trying to pull some of the existing angles into the new building, such as in the balcony on the 2nd floor of the new structure.

The circulation plan was presented. Entrance to the existing parking lot and main entrance is off of E. Academy Place. The new addition ramped entrance to the parking garage will be from the alleyway off of E. Academy Place. The intention is to build up the existing garden to emphasize a tranquil space and screen from potential parking on the west side. On the east side, there will be fenced, partial hardscaped, partial softscaped play area for working with children. There is also an outdoor employee dining area.

The city of Denver is requiring a garden wall concept on the east side of the lot to screen the existing parking lot from Uinta Way. The garden is a combination of stone columns – potentially buff sandstone pillars with concrete caps - and horizontal wood slat panels – potentially aluminum with wood veneer printing - with breaks in the wall to accommodate existing trees in such a limited space.

The team presented the parking counts. The new building square footage (not including the parking garage) will be 28,000 square feet plus the 35,000 square feet in the existing building will provide a total of 63,000 square feet of building space. Denver Hospice presented their parking needs – nurses, staff, family members of Hospice patients and office visitors. They are one of only eight in-house hospice care facilities – most hospice care is done at home – so their mission is unique. They also have a chapel that occasionally see events and the expansion will house administrative offices, on-call nurses and bereavement services, including services for children. A formal analysis of their parking needs: each day 100 back-office staff, 8-20 bereavement services patients each day, 50-100 “in the field” staff, etc. The committee requested that the Denver Hospice team present an analysis showing the City of Denver’s parking number requirements compared with the LDRC Parking requirements (between 2 and 5 spaces per 1,000 square feet of building space – do not count parking garage in total square footage) with the planned parking counts and their analysis of what their parking needs will be. Denver Hospice discussed that they don’t have constant parking overflow, but they see swells in parking volume depending on the time of day and things occurring.

The Denver Hospice Team requested approval for the additional 10 spaces, an extension of the existing 11 spaces, and committed to extending the fencing and/or screening of the additional spaces. The request will be tabled as likely to approve, but the committee is still requesting that additional analysis. The committee does agree that it makes sense to build the additional parking now as opposed to holding off until later. Specifically, the committee requested that the parking analysis break out the Care Center (35,000 square feet) and it’s parking requirements / needs from the new Administrative Building (28,000 square feet) and it’s parking requirements / needs.

Kevin had questions about the materials. The stone wasn’t in question, but hardie board was in question – the use of that implies retail use as opposed to commercial medical use. It may be more appropriate to replace the hardie board with more stucco. The committee didn’t think it was necessary to add more materials to the existing pallet, but to possibly replace the hardie board with another of the existing materials. There is the possibility of using a smaller amount of the hardie board or using a different color of stucco to replace the hardie board. There’s also the possibility of using metal siding instead of the hardie board.

There was some discussion of what exact phase of the approval process Denver Hospice is in. The committee gave conditional approval to move to Phase 3 of the process if the two outstanding issues

are addressed in the Phase 3 meeting: (1) parking analysis and (2) materials and the use (or elimination) of the hardie board material.

- **Broadstone at Lowry** **10:30 – 10:45 am**
8505 E Lowry Blvd
Change to Trellis Detail

The committee reviewed the “accidental upgrade” proposal to adjust the approved construction plans to the Broadstone at Lowry apartments and their request for approval. None of the additional trellises appears to impact the public right of way, which lessens the committee’s concerns. The committee approved the additional of the trellises as proposed in the email and related attachments from the Broadstone at Lowry team on 9.24.2018.

- **Adjourn** **10:45 am**
The meeting was adjourned at 10:45 am.