



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

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

**Thursday, November 1st, 2018
9:15 a.m.**

- **Call to Order** **9:15 am**
The meeting was called to order at 9:20 am. Committee members in attendance were Chuck Woodward, Jamie Fogle, Jim Hartman, Carla McConnell, and Kevin Yoshida. Denver Hospice Team members in attendance were Kasia Bulkowksi, Todd Kreinbrink, Melinda Egging, Chas Marquez, and David Frauenfelder.
- **Approval of Minutes from 10.4.2018** **9:20 am**
Kevin Yoshida made the motion to approve the meeting minutes from October 4th, 2018. Jamie Fogle seconded. The committee voted unanimously to approve the meeting minutes from October 4th, 2018.
- **Denver Hospice Expansion** **9:25 – 10:30 am**
8299 E. Lowry Blvd
Phase 3 Presentation

The Denver Hospice Team presented their Phase 3 plans for the Denver Hospice Expansion, including the two issues required by the committee at the October 4th meeting to be revisited. From the October 4th minutes: “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.”

The Team expressed that they are trying to stay consistent with the materials on the existing building and also to harmonize with the surrounding neighborhood. They replaced some of the hardie board (fiber cement board) with stucco, but didn't want to replace all the fiber cement board with stucco. Kevin's initial concern was the appropriateness of fiber cement board for a non-residential building. Jim pointed out that there are several types of fiber cement board, some that would be more appropriate for a non-residential structure. Carla confirmed with the committee that the stone is the same as the existing building. The Team may have to go with a different manufacturer, but are seeking out an identical stone. Carla proposed using different different color stucco instead of the fiber cement board. Jim was concerned about too many colors and too many materials. Jim would like to see another version of the materials at their next presentation that addresses the concerns with the materials without making the building too busy. To clarify, the committee still feels that fiber cement board is not appropriate for a commercial structure and for the building to not have too many materials or colors. The committee may be open to a more commercial-appropriate fiber cement board siding. The committee would like to see revised elevations with material definitions and material samples at the next meeting. Kevin would also like the materials percentages (to make sure the building meets the masonry requirements in the Design Guidelines) as a part of the Final Design presentation.

Jim requested that the committee give more treatment to the parking garage entrance wall and the parking garage entrance walls such that they're not just plain cement. Carla expressed concern about the unbroken line of parking along the private alley and requested that the Team do something to break up the line of parking spaces. There was discussion about the sidewalk along that west side parking. Chuck pointed out that there are front-in parking spaces backing out into parallel parking on the other side of a narrow alley. After the discussion, the committee set aside the sidewalk continuity issue, but the committee is requested two to three spaces devoted to a landscape bulb-out to break up the length of parking.

Kevin confirmed that overparking (parking space numbers exceeding the Design Guideline requirements) does not require a variance. The committee accepted and approved the Denver Hospice Team's analysis of their parking requirements with the reduction for the two to three landscape bulb-outs in the front-in parking on the west side of the complex.

The Team presented their landscaping plan. Jamie confirmed that the trees along Academy will be maintained. Carla requested that the Denver Hospice Team fill in the gaps in the tree lawn along Lowry Blvd by planting additional trees and to add those into the plans.

The Team presented the grading plan. There were no questions or comments by the committee.

The Team presented the masonry wall design for the garden wall, including material definition. The initial proposal had wood panels; those were replaced in the Phase 3 proposal with metal siding that looks like wood. Jim asked the Team to fix their landscaping plan to reflect that the plantings in the breaks in the garden wall be junipers.

Jim asked for specifications for the wall-mounted exterior lighting – both location on the building and type of light fixture – in their final proposal.

Jim moved to approve the Phase 3 Schematic Design and move forward to Phase 4 Final Design in the next meeting. Carla seconded the motion. The committee voted unanimously to move the Denver Hospice Expansion forward to Phase 4 Final Design.

The Phase 4: Final Design submission should include the following:

Final Presentation/Submittal of Documents

- a. Commercial - One (1) complete set of 30 x 42 inch construction drawings including floor plans
Residential – One (1) complete set of 11 x 17 inch of same
- b. Commercial - One (1) complete 30 x 42 inch drainage/grading plans using swales and arrows for the direction of the water flow for your site and adjacent sites
Residential – One (1) complete set of 11 x 17 inch of same
- c. Commercial submittals – One (1) complete 30 x 42 inch Site Plan showing:
Residential – One complete set of 11 x 17 inch of same
 - i. set backs
 - ii. footprint of the building
 - iii. streets
 - iv. curbs
 - v. sidewalks
 - vi. tree lawn with correct street trees
 - vii. walkways to the individual homes/buildings
 - viii. location of the rear and wing fences
 - ix. location of external mechanical units
 - x. location of street lights
 - xi. location of window wells
 - xii. resident parking with breakdown of spaces/unit
 - xiii. visitor parking
- d. Commercial - One (1) complete 30 x 42 inch Landscape plans with:
Residential – One (1) complete 11 x 17 inch of same
 - i. location of all planting materials
 - ii. list all materials to be planted
 - iii. location of street lights
 - iv. location of air conditioning unit/s
 - v. location of window wells
 - vi. location and materials list for rear and wing fences
 - vii. hardscape including street furniture and other appurtenances
 - viii. signage location and design (commercial/multifamily)
 - ix. bike racks (commercial/multifamily)
- e. Lighting information
 - i. location of street lights – must be Denver standard hockey puck style painted federal green
 - ii. lighting fixtures for the exterior of the homes/buildings
 - iii. pedestrian lighting
- f. Materials and color palette
 - i. Materials board for building(s) and roof. This should include physical samples of materials like stone, brick and roofing materials with manufacturer and color. Any colors/materials that can't be shown in sample form should include clear color depiction of materials with manufacturer, color name and color number.
 - ii. color streetscape of block (SF production builders)

The next LDRC committee meeting is scheduled for Thursday, December 6th at 8:30 am. In order to be on the agenda for that meeting, confirmation would be needed by Thursday, November 22nd and materials to be presented would need to be emailed *no later than* Thursday, November 29th.

The LDRC committee meeting following that is scheduled for Thursday, January 3rd at 8:30 am. In order to be on the agenda for that meeting, confirmation would be needed by Thursday, December 20th and materials to be presented would need to be emailed *no later than* Thursday, December 27th.

The preliminary plan is to have an interim Working Session to go through the elevations and building materials before the Final Design presentation on December 6th. The Team will confirm by November 20th the Working Session on December 6th and the Final Design presentation on January 3rd.

- **Adjourn**

10:30 am

The meeting was adjourned at 10:18 am.