



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

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

**Thursday, August 1st, 2019
8:25 a.m.**

- **Call to Order** **8:25 am**
The meeting was called to order at 8:37 am. Matt Alcorn, Chuck Woodward, Steve Lane, Robin Ault, and Jamie Fogle were in attendance.
- **Approval of Minutes from 5.2.2019** **8:27 am**
The meeting minutes from May 2, 2019 were approved by unanimous vote.
- **Kevan O'Connor** **8:30 am – 8:50 am**
Single Family Home, Sunset Park Neighborhood
241 Oneida Ct.
2nd Floor Addition Over Attached Garage

The committee briefly discussed the 2nd story addition and they want the architect to go to the City of Denver zoning *first* and get preliminary approval for the design plans and then attend the LDRC with the city's comments on bulk plane requirements, height, and setbacks.
- **Glass Patio Enclosure** **8:50 am – 9:20 am**
194 S. Ulster St.

Matt Reed from Champion Sunrooms presented the proposed glass patio enclosure for 194 S. Ulster St. The homeowner is planning on painting her home new colors – homeowner will need to submit a separate Design Review Request for any painting. The structure will involve one glass wall connecting the two existing exterior home walls and a shingled studio roof with sunlights.

Per the emails from Mary Carr regarding what materials the committee requires to approve this project, they need to see renderings and construction documents for the sunroom. The committee detailed again exactly what materials are needed to review the project and Mary Carr forwarded the initial committee email to Matt Reed and the homeowner with the list of requirements.

Matt said that Champion's structural engineer has reviewed and approved the room design. The roof will be a 3/12 pitch and will be shingled with the same shingles on the existing structure. The committee approves the roof pitch and materials.

The room will be a three-season space and will not have heating or cooling. There is no ventilation other than the doors that open. The committee is concerned that the homeowner may not like the low height of the enclosed space as all the photos in the brochure are much higher, but Matt assured the committee that the homeowner is well aware of the dimensions and aesthetics.

The committee is requesting the following materials for the September 5th meeting (to be submitted by email to Mary Carr no later than Wednesday, August 28th):

- renderings showing the existing structure, need not be 3-dimensional, but does need to, at a minimum, provide a straight on elevation view.
- Dimensions
- materials (of roof and wall)
- a section view detailing any overframing or wall framing that will be put on the existing roof
- detail on connection points where new structure meets the existing walls and the existing roof
- drawings showing where the skylights will be on the roof and how will they be framed
- section view showing gutter and drainage systems on the new structure and how they integrate with the existing eaves, gutter and drainage system.

All of these are usually found, aside from the renderings, in the construction documents. The city will also require these drawings to pull the permit for this project.

- **Hangar 2 Revised Comprehensive Signage Plan** **9:20 am – 9:45 am**
7581 E Academy Blvd

This issue is tabled until someone from Hangar 2 can be present. The issue has been added to the LDRC Agenda on September 5th, 2019.

- **Xcel Regulator Station** **9:45 am – 10:30 am**
8175 E Lowry Blvd

Evan Lasky, President of the Board of Hangar Lofts, the property that runs adjacent to Denver Hospice's vacant lot and the proposed siting of the new Regulator Station, provided his feedback to the committee.

Tim Miller, attorney that deals with condemnation issues (eminent domain) gave feedback on the process Denver Hospice is going through with Xcel. Daniel Marvadi with MOA, architects for the Denver Hospice expansion currently under construction also attended.

The Xcel Regulator Station Team included Alicia Quintana and Jesse Vallejos from Xcel, William Saluta and Dan Marshall from EN Engineering, and Mitch Hauff from WSLs.

The committee asked Xcel if there was a possibility of moving the Xcel Regulator Station to the NE corner of the lot, adjacent to a parking garage entrance, loading zone, and service alley instead of adjacent to Hangar Lofts condominiums. Apparently Denver Hospice had some plans to store liquid oxygen in that corner, but there is uncertainty about that. That corner of the lot is something that the team could consider. Denver Hospice does *not* want the Regulator Station along Lowry Blvd because it could limit the ability to develop that lot.

A Regulator Station is a natural gas station that takes gas from higher pressures down to lower pressures. The station would have noise at the same volume of a normal conversation. The retaining walls would mitigate the noise.

Steve Lane asked why the Regulator Station couldn't be constructed across Lowry Blvd on the Denver Parks and Rec property right across Lowry Blvd (south side). Xcel said that Denver Parks and Rec refuses to allow any Xcel facilities on their land. Xcel has no authority to condemn on Denver Parks & Rec land.

Regarding siting, if the Regulator Station could be located on the NE corner of the Denver Hospice lot, the LDRC would approve that siting.

Denver Hospice has concerns about relocating their construction buildings and the dirt in an acceptable timeframe to accommodate Xcel's 100' x 100' required space. They would need to reconfigure their staging area.

Robin Ault suggested that, instead of having one whole side of the building be wrought iron fencing, to instead carry around the masonry wall right up to the gate itself. So having wing walls with a gate in the middle.

Steve Lane asked about the possibility of adding roofing to the structure. Xcel said there may not be the ability to do that because of the need for ventilation and the building permit approval that might be required if it was enclosed.

Xcel has already coordinated with Denver Hospice on selecting CMU as the material for the enclosure and, at Denver Hospice's request, Xcel has agreed to put a cap on the wall, as well. Meters should be painted a color to match the enclosure material.

In preparation for the LDRC Working Session meeting on Tuesday, August 13th at 7:30 am in the Hangar 2 conference room, 7581 E Academy Blvd., first floor entrance, Denver, CO 80230:

1. Denver Hospice will confirm whether or not the Regulator Station could be placed on the North East corner of the property.
2. Xcel engineers will confirm whether or not the Regulator Station could be placed on the North East corner of the property. This investigation would include the distance from any oxygen tanks

3. Denver Hospice and Xcel will come prepared to discuss the timeline for reconfiguring the Denver Hospice expansion staging area and the excess dirt to accommodate a NE corner location and how that coordinates with the timeline for Xcel to construct the Regulator Station.
4. Xcel will address the committee's request to have wing CMU walls around the wrought iron gate instead of having one whole side of the structure as wrought iron.

- **Adjourn**

10:30 am

The meeting was adjourned at 10:30 am.