



## MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

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

**Thursday, August 2<sup>nd</sup>, 2018  
8:30 a.m.**

- **Call to Order** - The meeting was called to order at 8:35 am. In attendance were Jamie Fogle, Carla McConnell, Steve Lane, Jim Hartman, Kevin Yoshida and guest Kaye Mullaney. The Denver Hospice Expansion Team that were in attendance were: Daniela Mavandi, Chas Marquez, David Frauenfelder, Melinda Egging, Kasia Bulkowski and Jack Mousseau.
- **Approve Meeting Minutes from 6.7.2018** – The meeting minutes were approved by unanimous vote.
- **Denver Hospice Expansion  
8299 E. Lowry Blvd  
Evaluate Site Selection for Expansion**

The Denver Hospice Expansion Team presented an analysis of the site selection for the building add-on. They presented two potential sites for the expansion – Site A was the site presented at the meeting on June 7<sup>th</sup>, 2018. Site B is an alternate site location, but the concerns with Site B include a reduction in parking and an impact on the gardens located to the east of the main building. They propose, in either site selection, to install a low wall along the eastern side of the parking lot, along Uinta. The city of Denver has denied them any curb cuts from Uinta, so they are limited to the one existing entrance from E. Academy Place. There is the potential for sub-grade parking underneath the expansion, although they would be more likely able to do that with Site A than with Site B because of grading and the existing parking lot.

The expansion doesn't just support the 24 hospice beds in the existing facility; it supports the entire Denver Hospice system, including outpatient services, volunteers, etc.

Jim Hartman expressed his preference for Site A for reason associated with parking proximity to the entrance for visitors, the gardens, and the opportunity for underground parking.

Carla McConnell expressed support for Jim's preference of Site A. They discussed the potential for eliminating the 11 parking spaces along the alley to allow the existing landscaping to remain. Carla and Jim recommended not building those parking spots along the alley yet and then add parking if it presents a need.

The committee has requested a look at either eliminating parking on that side or providing inset parallel parking on the west side. The next presentation should address the conditions along those street / alley edges.

Steve Lane expressed his dislike of Site A because it maintains a sea of parking on the east side and doesn't provide an urban edge condition along Uinta.

Jamie Fogle brought up the discussion point from the June meeting where the question about how far to the northeast corner the expansion could go. He expressed that Site A provides a better urban edge on E. Academy Place and reduces the need for perimeter parking on the site overall. The Denver Hospice Expansion Team pointed out that the surface parking counts are very similar in both site options. Since the expansion needs to be connected to the existing facility, Jamie prefers Site A.

Kevin Yoshida is more comfortable with Site A because of the character of the lot design that is found along Uinta and Lowry Blvd. He would prioritize E. Academy Place over Uinta. Reinforcing the corner of Uinta & Academy Place with the construction doesn't seem to be practical. Broadstone at Lowry, across Uinta, is extending E. Academy Place through, so it provides more of a through-street condition.

In additional presentations, the committee would like to see plans for adding street trees along Uinta, the design of the wall screening the parking lot from Uinta and the landscaping that can be added to soften the parking lot itself – addition of trees and landscaping.

Carla McConnell moved to approve Site A with the provision that the 11 new spaces (across from Hangar Lofts) that provide parking along the alley be delayed for at least one year after construction is complete and that there are additional landscape elements bordering (street trees on Uinta and Lowry Blvd, for example) and inside of the large parking lot on the east side of the structure. If after a year, the 11 additional spots are deemed necessary, the Denver Hospice Expansion Team can submit to the LCMA to add those spots. Jim Hartman seconded the motion. The committee voted unanimously to approve the motion.

Kevin Yoshida has requested a copy of the City of Denver letter regarding parking submitted to the LDRC.

The meeting was adjourned at 9:41 am.