



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

130 Rampart Way
3rd Floor Conference Room
Denver, CO 80230

**Thursday, January 9th, 2020
8:30 a.m.**

- **Call to Order** **8:33 am**
The meeting was called to order at 8:33 am. Kevin Yoshida, Steve Lane, Robin Ault, Carla McConnell, Chuck Woodward, and Matt Alcorn were in attendance. The International School of Denver's team was also in attendance.
- **Approval of Meeting Minutes** **8:33 am**
The minutes from the December 5th, 2019 LDRC meeting were approved.
- **International School of Denver** **8:35 – 10:00 am**
7701 1st Place
New Academic Building Proposal
Phase 2 Submission – Concept Development / Schematic Presentation

The ISD team addressed the west side of the campus and re-enforcing the existing drop-off lane on that side of the campus instead of the initial proposal of creating a new drop-off lane on the north side that would eliminate part of the tree lawn.

ISD met with the City of Denver and were approved to move forward to the next phase of planning.

They expanded the windows on the first floor in response to the LDRC's feedback from the presentation on December 5th, 2019.

The LDRC asked ISD to explore adding a bladed overhang on the 4th Ave side, but to do so would encroach into the easement. ISD has recessed the entryway doors so an overhang of sorts does exist, but doesn't protrude from the façade of the building. Jamie Fogle emailed a comment on that same side of the building, "...the front door along 4th Avenue seems underwhelming with the ramp that parallels the public sidewalk. I'm not sure how they plan to use that door however it seems secondary and I wonder if a set of stairs aligned on the door would help make this more prominent and useful."

The ISD team went over the interior plans for the building and then reviewed the elevations.

Carla McConnell asked that, as the drop-off area has been addressed on the west side of the campus, that the ISD team remove the curb-cut parking along 4th Avenue from their plans.

The LDRC has asked for an analysis of ISD's proposed parking and how it relates to the Parking Requirements Addendum to the Lowry Design Guidelines, comparing proposed parking spaces for the school to the requirements for both office space and retail space.

ISD presented materials samples for the blonde brick, the corrugated metal paneling and cement board.

Robin Ault commented on the horizontal ribbon of blonde brick interrupting the tower-like north corner of the building. The committee feels that the composition would be stronger if the blonde brick line would be removed, but bumping out that line of brick may also be acceptable. The committee would like to see both options.

Steve Lane commented on the windows in the stairwell tower. The windows will be interspersed with spandrel. The intention was for the spandrel glass and the vision glass to be contrasting in color in the stairwell tower, but the committee is curious about having a more consistent look in that tower. The committee would like to see elevations if the spandrel glass were more closely matched to the vision glass.

Carla asked about repeating the red color along the window to be repeated at the 4th Avenue entryway to highlight the entryway.

ISD is planning to break ground on the proposed classroom building by Labor Day of 2020. The rest of the Master Plan will potentially be done over a 30-year time period.

The LDRC has asked for a little more exploration on the design of the building clocks. Potentially just the hands instead of having a face.

ISD presented their FAR Calculations per the Lowry Design Guidelines and the City's requirements and they fall within the 0.5:1 requirement of Lowry at 0.448:1. The committee discussed the calculation of the FAR, including the Business Center requirement of 1:1. ISD's three lots are governed by a PBG with B3 zoning requirements. Mary will ask Elina if the PBG that cover all three lots for ISD as sufficient as a re-plot of the three lots would be. Meaning that if the school decided to sell one or more of the three lots, then they might not be in compliance with the FAR requirements. The LDRC is asking for Karen Calloway to type of an email clarifying how long the PBG is in effect and the severability of the three parcels.

The committee has requested proposed fencing be on the plans presented at the next meeting as well as a materials sample. Steve Lane requested that the committee address school fencing in the Design Guidelines re-write. The LDRC has asked ISD to clarify what the exact requirements are for school fencing by email or to present at the next meeting.

The next meeting should include more information about site lighting (building, street, and parking lot), including directionality of building lighting and any change to parking lot lighting. The Design Guidelines generally require a building lighting temperature of 3,000 Kelvin or less so that it's warmer lighting for properties adjacent to residential areas.

Mary will ask Jamie if there is any additional information on the landscaping plans for the next phase of the presentation.

Matt moved that the LDRC approve moving the ISD proposed classroom building on to Phase 3 of the LDRC process conditional upon the items brought up in the meeting minutes be addressed during Phase 3 with satisfactory resolution of all items. Steve seconded the motion. The committee voted unanimously to move forward.

The Phase 3 presentation will be on February 6th, 2020 at 8:30 am.

- **Adjourn**

9:38 am

The meeting was adjourned at 9:38 am.