



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

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

**Thursday, February 6th, 2020
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:33 am. Robin Ault, Steve Lane, Carla McConnell, Kevin Yoshida, Matt Alcorn, Jamie Fogle, and Chuck Woodward were in attendance.
- **Approval of Meeting Minutes from January 9th, 2020** **8:30 am**
The committee unanimously approved the Meeting Minutes from January 9th, 2020.
- **International School of Denver** **8:35 – 9:45 am**
7701 1st Place
New Academic Building Proposal
Phase 3 Submission – Design Development Review

The ISD team followed-up on some of the last meeting's unfinished business and questions:

#1: They reviewed the proposed parking count. Denver Zoning requires ISD to have 106 spaces. Lowry's Design Guidelines would require 260 spaces if it were an office space and 650 spaces if it were a retail space. ISD is proposing to provide exactly what is required by Denver Zoning: 106 spaces. ISD is still having challenges with people parking along the drop-off lane.

#2: ISD tried removing the blonde brick sill on the north corner of the building, but both the architects and the school did not like that corner without the blonde brick sill. The committee approved maintaining the blonde brick sill on the north corner.

#3-5: On the northwest corner, there were three follow-up items.

#3: The first was the design of the clock. The clock will have a blonde brick face with a black outline and red hands to match the overhang on the entrance to the building. The red accent exists in other part so the building. Steve Lane suggested square edges on the clock.

#4: The team revised the spandrel color to more closely approximate the vision glass.

#5: The team added a red accent and small overhang at the entry in response to the committee's feedback.

The committee approved the Northwest elevation of the building.

#6: The ISD team confirmed with their attorney that the PBG that 'joins' the three individual parcels is permanent unless amended by the city. Mary checked with the LCMA's attorney who came to the same preliminary conclusion regarding the PBG.

#7: The ISD team found guidelines that advise view-through fencing (like chain link) for school safety reasons. ISD's entire campus is currently fenced by chain link and they stated that it would be cost prohibitive to change all the fencing. Carla pointed out that the committee didn't anticipate that *all* the campus fencing be changed, but that the committee was looking for a new standard for any new fencing that would not be chain link.

At the Final Review, ISD will bring material samples and renderings of the aluminum picket fence that currently exists in a small portion of the fencing along with renderings showing any new fencing being added with the construction of the proposed new academic building being of that aluminum picket material.

ISD confirmed with the City of Denver that the stairs on the north side can remain there and wouldn't infringe on any easements.

Jamie pointed out that Boulevard One has had a lot of trouble with using London Planetrees in the landscaping – they haven't thrived. Maples and Linden's have fared better. Jamie advised using another species besides the Planetrees.

The ISD team confirmed that the parking lot light fixtures and the building mounted light fixtures temperature are 3,000 Kelvin and directed downward, which Lowry Design Guidelines require. The committee requires that parking lot lighting not unreasonably illuminate adjacent properties. ISD will remove the current illumination on the adjacent building – the gym.

Kevin asked for window detail, control joints and window setback in the Final Review.

ISD will be on the agenda for a specially scheduled LDRC meeting on April 30th, 2020.

The LDRC unanimously voted to approve all the follow-up items presented by the ISD team.

- **Design Guidelines Re-Draft 1.0**

9:45 – 10:00 am

Kevin presented the status of the LDRC Design Guidelines Re-Draft.

Kevin presented a break-down of the current Design Guidelines, what sections might be omitted because they are addressed by Buildings and Grounds Design Guidelines, what sections need to be re-structured and/or re-written and recommendations for that re-structure and/or re-write.

Kevin went over the key framework ideas for the new Design Guideines, specifically defining what is qualitative and what is quantitative and providing some guidance for the committee to support best practices by having an intention statement accompany any guideline.

- **Adjourn**

10:00 am

The meeting was adjourned at 10 am.

The following was sent by LDRC member Jamie Fogle after inspecting the ISD site:

- The one tree they are proposing in the right-of-way along 4th Avenue is a Kentucky Coffeetree. The existing adjacent ROW trees along that stretch are lindens so if they can switch to an American Linden, that would blend in better.
- They are proposing 1” to 3” diameter river rock mulch and 3” to 6” cobble in all shrub beds. After visiting their campus, all existing shrub beds around the buildings are wood mulch. In my opinion the river rock and cobble are less desirable for long term plant health, a bit out of character for that area of Lowry and great to objects for the students to throw. My preference would to see wood mulch similar to the rest of the campus.