



## MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, June 25<sup>th</sup>, 2020  
8:30 a.m.**

- **Call to Order** **8:30 am**  
The meeting was called to order at 8:30 am. Steve Lane, Carla McConnell, Chuck Woodward, Kevin Yoshida, and Robin Ault were in attendance.
  
- **Approval of Meeting Minutes 6.4.2020** **8:30-8:35 am**  
The Meeting Minutes from 6.4.2020 were approved unanimously.
  
- **8160 E. 6<sup>th</sup> Ave. – Enclosed Porch** **8:35 am – 9:00 am**
  - **Stephen Hunter, Hunter Design**  
Stephen Hunter went over proposed plans for an enclosed porch with skylight at 8160 E. 6<sup>th</sup> Ave. The exterior would be of materials (stucco, roofing, trim) that is the same as currently exists on the home. The only difference would be that the roof would be flat to preserve the windows facing the south. The brick header detail would be the same at the parapet with complimentary, but unique windows to the space (to break up monotony of rectangular window grid). Carla clarified that the addition is only visible from the alley side of the home. Scuppers will provide drainage from the roof; the roof drains to the west, but the system is redundant, just to be safe.

Carla made motion to approve, Robin seconded the motion, and the committee voted unanimously to approve the project.
  
- **532 Golfer’s Way – Concept** **9:00 am – 9:45 am**
  - **Bonnie Niziolek & Jose Kreutz, Norris Design**  
The Norris Design Team presented what they are proposing to build at 532 Golfer’s Way, which is currently known as “Cold Storage” which is being used by the Colorado Historical Society for storage. The proposed development are three and four bedroom townhomes with upscale

finishes. The townhomes will be rental units, with interior and exterior maintenance provided by management. They are proposing they are proposing 54 townhomes.

There are concerns about the following:

- The Design Guidelines require that buildings “shall be sited perpendicular and parallel to the streets.” This is not the case with the initial design and would require a variance. Tract Z and Tract Y, currently owned by the LRA, \*might\* be able to be sold to the developer. The committee would like an answer about whether those tracts can be integrated into the site.
- There is some question about how the lot should be treated. From a zoning perspective, they are viewed by the City as Apartments. For the LCMA, they are townhomes for rent, so there is a question about how to classify them for the purposes of Design Review.
- The LDRC is in the process of re-drafting the Design Guidelines and this project could straddle the time when the old and new Design Guidelines would be in effect.
- There are concerns about pedestrian pathways and the pedestrian realm.
- There are concerns about there being enough visitor parking.
- There are concerns about the middle section of townhomes and facing an inner courtyard instead of the street.
- There are concerns about providing adequate screening on the northwest side of the property.
- Regarding the materials, they may be an issue if the project straddles two versions of the Design Guidelines. The current guidelines require 90% brick, stone, stucco, glass, or a combination thereof. The new guidelines require a certain amount of masonry, but also gets very specific about the \*type\* of masonry as the new guidelines specify that the mason must be stone or brick. The committee wants to see more brick to stay consistent with the look and feel of the surrounding neighborhood.
- Does the craftsman style using stone, not brick, make the appearance look dated?
- There are concerns about locating the AC unit on the front porches because of the noise. The committee would like to see alternate locations for the AC units be explored.
- The committee wants to see porches and balconies that are deep enough to actually use – 4 feet is not deemed sufficient for that.
- The entries should be covered.
- Could the ground level porches extend deeper? That would also provide more articulation.
- It was suggested that the Team create an exhibit that showed how their proposed building style integrated into the aesthetics of the neighborhood.
- Could windows be incorporated into the garage doors.
- There \*is\* precedent in Lowry for internal courtyard-facing units with the appropriate pedestrian walkways.

The Team would like to be included on the agenda for the August 6<sup>th</sup> LDRC meeting.

- **Design Guidelines Re-Draft**

**9:30 – 10:00 am**

- **Review of Completed  
Draft of Design Guidelines**

The committee had a final review of outstanding issues related to the revised draft of the Design Guidelines. The next step is that the revised Design Guidelines will be reviewed by the LCMA’s Buildings and Grounds Committee.

- **Adjourn**

The meeting was adjourned at 10 am.

**10:00 am**