



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, November 5th, 2020
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:32 am. Steve Lane, Robin Ault, Kevin Yoshida, Carla McConnell, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes August 6th, 2020** **8:30-8:35 am**
The LDRC Meeting Minutes from August 6th, 2020 were approved as amended.
- **532 Golfer's Way – Rental Townhomes** **8:35 am – 9:30 am**
 - **Design Development Review**
 - **Bonnie Niziolek & Jose Kreutz, Norris Design**
 - **Letter Request**

The development team for 532 Golfer's Way were in attendance: Julia Summers, Ena Sivcevic, Todd Lyon, Monica, Jose Kreutz, and David Lane. The team presented the refined site plan, following feedback from the City of Denver.

The development will be 53 residences in 12 buildings. 9 units have a tandem garage. Primary access is off Alton Way with an internal alley access and an emergency access point off Golfer's Way.

The team presented their parking analysis. The 53 units will have 44 standard 2-car garages (counts as two spaces each), 9 tandem garages (counts as one space each), 14 additional off-street spaces, and 25 street-adjacent spaces along Golfer's Way, 5th Ave., and the southern end of Alton Way. The total on-site parking is 111 spots with an additional identified 25 street parking spots. The "old" Design Guidelines require 2 spots per unit, or 106 parking spaces. The "new" Design Guidelines require 2 spots per unit (106) plus 1 spot per every 22 feet of building frontage that is not street

adjacent, or a total of 18 additional spots for a total of 124 parking spots. The committee discussed the 13-spot deficit and options since this project straddles the old and new Design Guidelines. The committee also discussed pedestrian access from street parking to the individual units.

The committee would like to have additional discussion on on-site guest parking, particularly on the northern edge of the property as those edges do not have right-of-way frontage. The committee decided to table the issue for the team to do an internal study of parking options to present at the next meeting.

The team presented their landscape plan, which maintains the existing trees on the perimeter of the property. The committee asked that the missing tree-lawn trees along Golfer's Way are replaced to maintain the street tree canopy.

The team has submitted their plans to the city.

Every building has a minimum of 30% masonry (brick) exterior. The committee expressed satisfaction and appreciation for the additional articulation on the exterior – specifically along the ridgeline and the building form. The committee asked for gables on the rear of Buildings 2 and 3, as there are on the fronts of Buildings 2 and 3. The committee is satisfied with the color pallet and materials being proposed.

Steve Lane suggested half-open rail, half-solid rail (or 2/3 -1/3) balconies.

The LDRC will tentatively put 532 Golfer's Way on the meeting agenda for Thursday, December 3rd to review the outstanding parking and site plan issues.

- **Adjourn**

9:30 am

The meeting was adjourned at 10:10 am.