



## **MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE**

Zoom Meeting

**Thursday, February 4<sup>th</sup>, 2021  
8:30 a.m.**

- **Call to Order** **8:30 am**  
The meeting was called to order at 8:31. Jessie Johnson, Carla McConnell, Bill Wenk, Kevin Yoshida, Robin Ault, Steve Lane, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes from January 7<sup>th</sup>, 2021** **8:30 am - 8:35 am**  
The meeting minutes from January 7<sup>th</sup>, 2021 with Carla McConnell's recommended edits were approved unanimously by the committee.
- **8890 E. Lowry Blvd - Machebeuf Baseball Field** **8:35 am – 9:30 am**  
**Re-Zoning & Development**  
**Matt Oermann, Mark Nelson**

The team revisited issues from the January 7<sup>th</sup> meeting. The first is the development team is requesting the LDRC assign a Commercial Context overlay to this site rather than Mixed Use. The second is building height – the team will be proposing 4-story buildings on site, but may need a variance to the 45-foot height limitation in certain areas to accommodate an underground parking garage. There is another option to do an above-ground parking garage, but the team would prefer to do an underground parking to provide more options for landscape enhancements, tying into the existing trail systems, and for aesthetic reasons. There is also a question of whether the committee would support a variance request to reduce the parking requirements from what is outlined in the Lowry Design Guidelines.

The project remains two buildings – one an assisted living and memory care facility, another comprised of 140 independent living apartments.

In the cross-section of the Independent Living apartments building, the site will be graded up six feet to avoid the water table with the underground parking. The building would be 51'6" from the base grade, but 45'6" from the increased grade. A sloped roof would increase the building height to between 55' (increased grade) and 61' (original grade).

The committee has questions about the entrance off of Sports Blvd, which is privately owned by Denver Parks & Rec, and whether that's an allowable access point given that Sports Blvd isn't currently intended to accommodate commercial thru traffic.

The committee voted 6 to 1 to approve a Commercial Context Overlay for the site (motion made by Steve Lane, seconded by Carla McConnell) which, per the Lowry Design Guidelines, supports a maximum building height of 4-stories, 45 feet, with 5-stories, 65 feet allowable on a limited basis to support massing variety and building articulation.

The buildings, as proposed, would require a variance process. The question outstanding is what the variance would be \*for\* given that the team is proposing raising the grade of the site. A quick polling of the committee indicated that they \*may\* support a height variance, depending on the design of the buildings.

The committee decided to continue the discussion on height variance and parking requirements in another working session (no fee) scheduled for Wednesday, February 17<sup>th</sup> at 9:30 am. (The working session was subsequently cancelled by the applicant.)

- **7821 6th Ave – Painting Brick, Residential Context** **9:30 am – 10:00 am**  
**Jacky Lampert, Homeowner**

The committee reviewed the updated rendering of the proposal to paint all exterior wall surfaces, brick, and stucco, of the home at 7821 6th Ave. The LDRC was not asked to approve or deny the proposal, but to provide some professional evaluation of the proposal for the BAG committee, in the context of the surrounding homes with the purpose of making a recommendation to the Buildings and Grounds Committee on whether painted masonry is consistent with the architectural character of this home.

Discussion touched on several points including the need to establish criteria for evaluation of requests to paint masonry. Jessie expressed the Design Guidelines should allow for changing design trends to avoid looking dated and to maintain property values.

At the end of the discussion a non-binding vote was taken on a motion that painting the masonry on 7821 6<sup>th</sup> Ave is consistent with the architectural character of the home and harmonizes with the surrounding homes with 3 voting to approve, 2 voting to deny and 1 abstaining.

- **Adjourn** **10:00**  
The meeting was adjourned at 9:57 am.