



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, May 6th, 2021
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:30 am. Carla McConnell, Steve Lane, Kevin Yoshida, Jamie Fogle, Jessie Johnson, and Bill Wenk were in attendance.

- **Approval of Meeting Minutes from April 14th, 2021** **8:30 am - 8:35 am**
The committee voted unanimously to approve the meeting minutes from April 14, 2021.

- **Denver Hospice Vacant Lot Condition** **8:35 am – 8:45 am**
 - **Post-Construction Design Guidelines**The committee agreed with notifying Denver Hospice that they need to remove the construction fencing from their vacant lot that was used as a construction staging area.

- **International School of Denver** **8:45 am – 9:05 am**
 - **Signage Proposal**

The ISD team presented their signage proposal for their new academic building. There was concern about the monument signage and how it incorporates with the rest of the campus signage. The committee voted 3-2 to approve the new academic building's façade-mounted signage, including the clocks and the building-mounted lettered signs.

The monument signs will be revisited at a future meeting and, per the Design Guidelines, should be presented as a part of a comprehensive signage plan. Matt Rossi and Kevin Yoshida will discuss the committee's requirements for reviewing new monument signage.

- **570 Golfer's Way: Medical Office Building**
 - **Design Development Review**

9:05 am – 9:45 am

The 570 Golfer's Way team presented the Design Development review materials. Carla had a question about the many doors on the Lowry Blvd-facing elevation and the anticipated building signage as it relates to the entrances.

The building square footage has increased from 15,600 to 16,780. Per the Design Guidelines requirements of 3 parking spots per 1,000 gross square feet for a medical facility, the project needs to increase parking to 51 spots. The developer will provide a revised parking plan at the next Design Development meeting.

The committee commented on the need for the north and south elevations to have more articulation / detail. Jessie prefers the glazing extending to the ground as shown on the north side of the building. The project team will enhance the north and south sides of the building by looking at material transitions and other methods. Carla suggested replicating the rhythm on the west end of the south elevation onto the east end of the south elevation of the building. The committee will need detailed 3D elevations for all sides of the building.

Jessie would also like the project to go through one round of comments with the City of Denver before the LDRC approves the Design Development phase.

Jamie commented that the arched sidewalk entrances on the north side could be re-configured to allow for additional landscaping on that side of the building, while still maintaining the accessible access from the city sidewalk to the building. The 3D renderings of each elevation should include the landscaping plans for the building. Bill Wenk suggested some intermediate scale trees in the landscaping on the north side of the building, using landscaping to break up the building massing on the north side.

The next step of the project would be a second Design Development review which addresses the committee concerns, to occur after the project team receives the first round of comments from project review by the City of Denver.

- **532 Golfer's Way: Rental Townhomes**
 - **Design Development 2 Review**

9:45 am – 10:20 am

The 532 Golfer's Way team went over the updates to the plans per the last LDRC meeting. The committee confirmed that parking remained what was approved at the April LDRC meeting.

Final design should display some parking lot detail and materials. The committee requires screening of AC units, so there should be either landscaping instead or in addition to the open railing or to bring the brick wall around the corner to screen the AC unit. The committee preferred wrapping the brick wall around such that the first floor patio has a face that is partial brick wall and partial open railing.

The committee would like to see more landscape detail on the site immediately adjacent to the buildings, including around fencing for such features as the dog park. For the next meeting, the committee would like to see a more detailed landscape plans and renderings, especially for the interior of the project. The final submission should also include fence renderings and materials. The committee would also like to see a final materials board (there is placeholder language on the board presented at this meeting).

The committee voted unanimously to approved the second Design Development submission contingent on the resolution of the committee's concerns listed in the minutes above. The next step of the project would be a Construction Drawings Final Review.

- **8890 E Lowry Blvd – Assisted & Independent Living** **10:20 am – 11:00 am**
 - **Pre-Design Review (3rd)**
 - **Variance Process Definition**
 - **Specific Variances**
 - **Adjacent Property Owners to Notify**

The project team for 8890 E Lowry Blvd presented a new concept plan for two 4-story buildings, one an Assisted Living and Memory Care building, the other an Independent Living housing building. The team is working with the City of Denver to make sure the building's first floor is raised enough to avoid flood-plain concerns. The new proposal includes an above-grade parking garage. An entry off of Yosemite Way would serve as the main entrance with a secondary entrance off of Lowry Blvd and an entry into the raised parking garage off of Sports Blvd.

The project team will be requesting a variance to the 45-foot height limitation – they want to build to 49-feet that would include a parapet to screen roof-top utilities. There is also a proposal for a sloped roof in places that would be 60' high. The committee voted 6-1 at the February meeting to approve Commercial Context Overlay which limits height to 4-stories and 45 feet with 5-stories and 65 feet allowable on a limited basis to support massing variety and building articulation. The committee clarified that the variance / height issues should be broken out independently. One variance would be seeking approval of exceeding the 45 feet height limit to 49 feet. The use of 5 stories and up to 65 feet on a limited basis is going to be design dependent as that height must be used on a limited basis to support massing variety.

Bill Wenk suggested wrapping the building around the parking garage on the south side such that the green space along Sports Blvd isn't wasted.

Regarding the variance for parking requirements, the project team will provide a detailed analysis of parking requirements and proposed parking counts which the committee will review and assess in a Working Session on Thursday, May 13th. From there, Variance Request requirements for the two variances being considered (parking and height) will be defined so that the project team can submit the information to the nearby owners for review prior to the variance hearing.

The committee determined that notice of the variance hearing should be sent to Big Bear Ice Arena, Inovage, and the four homes along Yosemite Way adjacent to Innovage.

- **Adjourn**
The meeting was adjourned at 11:15 am.

11:00 am