



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, October 7th, 2021
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:30 am. Kevin Yoshida, Carla McConnell, Jessie Johnson, Bill Wenk, Jamie Fogle, Steve Land, and Robin Ault were in attendance.
- **Approval of Meeting Minutes from September 2nd, 2021** **8:30 am - 8:35 am**
The meeting minutes from September 2nd, 2021 were approved unanimously by the committee.
- **Pathlight / 8101 E Lowry Blvd** **8:35 am – 9:30 am**
 - **Exterior Building Modifications – Initial Review**

The Pathlight team presented the proposed exterior building modifications at 8101 E Lowry Blvd. They are planning a 6600 square foot treatment facility (within the existing structure) for adult patients with mood and anxiety disorders. The facility will use treatment modalities that require exterior modifications to the building, including a new emergency generator with generator enclosure, new rooftop units with enclosures, and a new exterior exit door to the suite.

Jessie Johnson has concerns about the generator placement being in the street view and obscures visibility of the building and one of the most attractive facades. Robin agrees with Jessie, but is OK with the generator placement if Bill Wenk's suggestions about landscaping to soften that edge. Jamie also suggested adding more of a street tree by the enclosure to make it less visible. Shrinking the enclosure is likely not an option because there needs to be ventilation to the unit. Carla suggested making the enclosure more architecturally interesting, perhaps by notching and metal paneling to link into the architecture of the main building. Steve agreed with Carla that some enhancements may prevent it from looking like a big box. Other committee members were concerned it would draw more attention to the enclosure.

The committee noted that concerns about the generator enclosure and how it will look from the street are initial feedback and should be considered in subsequent review phases.

Kevin clarified that as long as the next submission was responsive to the committee's initial feedback, that the review process could be completed in the next LDRC meeting on Thursday, November 4th. In the next review, the committee needs to see a detailed landscape plan, a rendering of the elevation that includes the existing front door with the proposed additional door, and the existing plans with any changes as a response to the committee's feedback.

- **Review Requirements for Enclosed Glass Sunroom Projects**

There is nothing in Lowry's Design Guidelines that prohibits adding a glass enclosure to an existing patio, however, the project is required to go through the Design Review Process which, depending on the size of the project and the number of changes that are required to the proposed plans, would include two to three LDRC meetings.

The committee would need to have the following items submitting to review the project:

Site plan showing dimensions

Photo of the existing façade to indicate where the enclosure will be located, preferably "before and after" type photos but can be Photoshopped renderings.

Rendering of the side of the home to be impacted with and without the addition

Illustration of the attachment points, and height of the attachment. of the addition to the existing structure.

Dimensions of the proposed structure and of its proximity to other features of the property (fencing, setbacks)

Roof slope

Materials and colors and their compatibility to the existing structure

Construction drawings as required by the City of Denver for the project to be permitted

The committee strongly recommends starting with the City of Denver's permitting requirements to get through their process and then submitting to the LDRC and/or going through the City of Denver and LDRC processes concurrently as much of the submission requirements will be the same. The City of Denver's construction drawings required for permitting would get the property owner most of the way for the committee's review requirements. The committee will *also* want to see the additional renderings, illustrations, and photos and will also need to review the materials and colors, as described above.

- **Adjourn**

9:20 am

The meeting was adjourned at 9:20 am.