



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, November 4th, 2021
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:33 am. Jessie Johnson, Carla McConnell, Bill Wenk, Steve Lane, Kevin Yoshida, Robin Ault, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes from October 7th, 2021** **8:30 am - 8:35 am**
The meeting minutes from October 7th, 2021 were approved with one edit – correcting the spelling of Steve Lane’s name.
- **Vitalant / 717 Yosemite St.** **8:35 am – 9:00 am**
 - **Exterior Building Modifications**

The Vitalant team presented their proposal for exterior building modifications. The modifications include a new exterior door, sidewalk and landscaping, as well as a new generator and enclosure. There will be no over-door signage, but there may be a decal sign on the door and there will likely be a light fixture that matches the existing light fixture over the other door. The additional exterior entrance is for private blood donations for research.

Three roof top units and two exhaust fans are to be added, as well as a new exterior emergency generator to be placed next to an existing generator. The committee deemed that a variance for the generator without an enclosure and roof top units that will not be unscreened is not necessary since there are no immediately adjacent LCMA-properties. In addition, the building was an existing USAF building that had the legacy conditions of unscreened roof top units and generator with no enclosure.

Kevin Yoshida made a motion to approve the project. Carla McConnell seconded the motion. The committee voted unanimously to approve the project. Jessie Johnson recused herself from the vote as the project is being done by her company.

- **Pathlight / 8101 E Lowry Blvd** **9:00 am – 9:30 am**
 - **Exterior Building Modifications**

The Pathlight team presented the revisions to their plan for exterior building modifications. They will be adding landscaping around the proposed additional generator and enclosure to further screen it from the street. The enclosure remains the same, just with additional surrounding landscaping.

Robin Ault made a motion to approve the project and Bill Wenk seconded the motion. The committee voted unanimously to approve the project.

- **532 Golfer's Way** **9:30 am – 10:00 am**
 - **Updated Design Development Submittal**

The 532 Golfer's Way team presented their updated Design Development submittal. One change is the addition of a wing wall as a firewall around the balcony as the City of Denver qualifies the balconies of livable area that is required by building code to be screened as a fire wall. Another change is the screening of the AC condensers by a metal slab rather than a brick wall. There is also a color change to the masonry and siding and also extending the masonry up to the gable of the roof.

The committee had questions about the size of the balconies and the need for the wing walls and that the wing walls are not complimentary to the massing and aesthetics of the building. The design team doesn't like the wing walls either. The proposed material for the wing walls is siding. Steve proposed changing the wall to masonry on the first floor and then using a darker siding on the second floor. Jessie and Robin are looking for a more architecturally elegant approach to meeting the city's requirement.

Jessie likes the other changes – the updated color pallet and taking the masonry up to the gables. Jessie proposes that the team present a few more options for the wing walls. Jessie liked the brick condenser screening as it anchored the massing better. Carla concurs with the other committee's comments about the wing walls and finishes. Carla suggested that the window on the side of the door be more of a sidelight to the front door to enhance the entry.

The committee prefers Color Scheme 1 to Color Scheme 2 with the green. The team suggested keeping Color Scheme 1 throughout the site and altering the brick colors across the buildings to provide some differentiation. The committee agreed with that suggestion.

The team will present alternatives to the current wing wall design at the LDRC meeting on Thursday, December 2nd.

- **Adjourn** **9:45 am**

The meeting was adjourned at 9:45 am.