



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, March 3rd, 2022
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:32 am. Carla McConnell, Jamie Fogle, Kevin Yoshida, Jessie Johnson, Steve Lane, and Robin Ault were in attendance.
- **Approval of Meeting Minutes from February 3rd, 2022** **8:30 am - 8:35 am**
The LDRC meeting minutes from February 3rd, 2022 were unanimously approved.
- **Lowry Senior Living – 8890 E Lowry Blvd** **8:35 am – 9:30 am**
 - **Schematic Review**
 - **Amy Cheever, Matt Oerman, Jeremiah Johnson, Thomas Stuart, Joe Park**

The Lowry Senior Living team presented the Schematic Review designs.

Robin Ault commented that he felt that the massing fits the site and understood the curb cuts. He asked about the Loading Dock – the team responded that there is no loading dock, just a delivery door. Trash and recycling locations are still being worked through as there is no underground parking nor basement on this site. It is anticipated that trash and recycling will be on the west side and/or in the parking garage. **This issue will be addressed in a future design phase.**

Robin also had significant concerns about the parking garage which is located closest to the residential portion of the site perimeter. The current proposed parking garage looks like a parking garage stuck on a residential building – it stands out. Robin would like to see more thought given to the frontage of the parking garage and to how it will integrate into the site and also into the rhythm of the surrounding community. This will be an area that he will focus on throughout the review process. The parking garage needs to be much more integrated into the other buildings on the site.

Carla pointed out the Eating Recovery Center flagship campus on Uinta as an example of successful screening design of a parking garage. Carla agrees with Robin that the parking garage is of primary concern in the design of the site. The lighting of the parking garage is also of concern and how it will impact the nearby residential properties.

The design team confirmed that they are keeping the parking garage 50% open so that they can avoid having mechanical ventilation, but Robin suggested closing off the garage more and adding the mechanical ventilation.

Carla asked if an easement has been established for the pedestrian trail planned to run through the Southwest corner of the site – that easement will be addressed later in the process. The utility easement on the northwest corner of the property was addressed and what it allows for landscaping on the site.

Carla asked about where a fourth story may be added and the team responded that it would be added to a portion of the Memory Care building (north building, Building 1) on the site. Building 2, the Active Adult Apartments are four stories with an attached garage that is mostly three stories as it fronts Yosemite and then ramps up to four stories where it is attached to Building 2.

Robin asked about massing options for adding single-loading units on the east side to potentially enclose the parking garage. The team responded that it would push the buildings too far to the west. Robin also suggested possibly enclosing the first floor of the garage and providing more detail on the landscaping treatments along the parking garage.

The team confirmed that they are still within the previously approved variances for parking and height. The two variances were approved by the LDRC on June 3, 2021.

For parking, they have 383 total units on the site, 0.8 parking spots per unit in the Assisted Living portion and 1.5 parking spots per unit for the Active Adult portion. The 383 total units is comprised of 338 garage spots and 45 surface spots. These parking counts meet the minimum parking requirement defined in the variance.

For height, the max height will be 4 feet with the exception of parapets which may be a max height of 48 feet, which is consistent with the variance granted by the committee.

Kevin asked for more clarification on the easements on the west side of the site and more information on where they will be restricted on the site for planting trees. Kevin encouraged continuing to reinforce the landscape edge along the pedestrian realm. He also asked for more detail on pedestrian edge detail, specifically lighting.

Kevin asked for the development team to address sustainability – the committee will need a statement on sustainability efforts being made.

Kevin suggested the team tour some of the original Air Force Base buildings that have been repurposed – Officer's Row, Steam Plant Lofts, etc., to guide the detail on the buildings intended to honor the heritage of the community. Kevin suggested textured detailing in addition to blonde

brick (and maybe not so much blonde brick) for materials. Robin echoed Kevin's thoughts and asked to not use many different kinds of brick.

Carla McConnell moved to approve the Schematic Design package giving consideration to the comments of the committee. The development team is on the agenda for the April 7th LDRC meeting to discuss any updates to the parking garage. The development team is on the agenda for the May 5th meeting to move into the Design Development 1 phase. All plans should be submitted one week prior to the scheduled meeting by email to Mary Carr.

- **Stanley British Primary School – 350 Quebec St. 9:30 am – 10:00 am**
 - **Request for Extension of Modular Structure on Campus**
 - **Sumant Bhat, Buffy Naake, Hadley Cox**

The Stanley British team presented a proposal for extending the approval of a modular structure on their campus that was originally approved as a temporary measure for COVID accommodations including public distancing as recommended by public health entities. This agreement was in writing and limited the existence of the temporary modular structure on the campus to June 2022. They are seeking to extend authorization to keep the modular structure on-site thru June of 2025, so a three-year extension.

Stanley British will celebrate their 50th Anniversary during the 2022-2023 school year and plan to use the Anniversary as a rallying point to do fundraising to support enhancements to be detailed in a Campus Master Plan that will begin to be created in the spring of 2021 and will take several months, potentially being finalized by late Spring 2023. There are concerns about those projected renovations in 2023-2024 and 2024-2025 to take some classroom space off-line, exacerbating space shortage issues on campus.

Stanley British presented photos of the campus to show the modular structure and how it harmonizes with the surrounding buildings on their campus.

Kevin and Carla recommended they do some research on the historical designation of the area in which the Stanley British campus is located to see if there are additional funds to help with campus renovations. Note; the duplexes currently used as classrooms are included in the Lowry Officers Row Denver Landmark District #28. Those buildings may be eligible for State Historical Funds for appropriate repairs when needed. This should be discussed with Historic Denver as they often write and manage HF grant requests.

The committee initially addressed an extension of one year, so through June 2023. Carla McConnell made a motion, and Steve Lane seconded, to extend the approval for the temporary modular structure on the Stanley British campus in consideration of continuing COVID protocols and uncertainty around the pandemic's next stage. The LDRC has requested that Stanley British present a draft of their Campus Master Plan. The extension is dependent on Stanley British to once again meet with the LDRC as soon as possible regarding the ultimate removal of the temporary structure, but no later than the LDRC meeting in March of 2023. Stanley British commented that they would ideally meet with the LDRC again in December 2022 or January 2023.

- **IMT Residential – 8155 E Fairmount St.** **10:00 am – 10:30 am**
 - **Monument Sign Revisions (Alameda and Fairmount)**
 - **Discussion: Does Proposed Wayfinding Sign at Entrance Require Variance?**
 - **Blanca Rosas**

The committee requests a new rendering of the monument signs (two signs at the corner of Fairmount and Alameda) with the stars on either side of the name of the property large (currently 10” in diameter). This would bring more graphic balance to the image and respect the scale of the monument sign. The revisions can be considered and approved via email.

Blanca presented an alternate sign design with larger stars on each side and the committee preferred it. Blanca will put the sign design with the larger stars to the owner group for approval. Blanca will then need to email Mary that the sign design with the larger stars (and a dimension for the larger stars specified in the revised design) clarifying that it has been approved by the owner group, at which time Mary will send a final approval letter. Until that clarification email is received, the new monument sign is *not* approved.

The committee discussed whether they would grant a variance for the proposed new monument sign in the median at the entrance to the property on Fairmount. Blanca presented reasons for the new monument sign – wayfinding for travelers approaching the property from Fairmount, improving safety for those vehicles who may miss the entrance and then find themselves at a one-way traffic situation.

Carla clarified that the committee’s concern is not for vehicles, but for pedestrians, bike traffic, and others using the sidewalks along that stretch of Fairmount.

The committee determined that the proposed new monument sign would require a Variance hearing, which is tentatively scheduled for the LDRC meeting on Thursday, April 7th at 8:30 am. All presentation materials will need to be emailed to Mary Carr at least one week prior by Thursday, March 31st.

- **Adjourn** **10:19am**

The meeting was adjourned at 10:19 am.