



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, April 7th, 2022
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:30 am. Carla McConnell, Bill Wenk, Jessie Johnson, Steve Lane, Kevin Yoshida, Robin Ault, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes from March 3rd, 2022** **8:30 am - 8:35 am**
The committee unanimously voted to approve the LDRC meeting minutes for March 3, 2022 as amended.
- **IMT Residential – 8155 E Fairmount St.** **8:35 am – 8:45 am**
 - **Monument Sign Revisions (Alameda and Fairmount)**
 - **Variance Request: Wayfinding Sign at Entrance**
 - **Blanca Rosas**

The committee reviewed the bike and pedestrian pathway map for Lowry; Fairmount Ave as it runs in front of IMT Apartments, has sidewalks that are designated as both pedestrian and bike lanes. Bill Wenk visited the site and identified that all of the trees in the median are alive. IMT appears to have temporary signage on the planter monuments on either side of the entrance off Fairmount.

The LDRC voted unanimously against the variance request; a wayfinding sign in the median of the entrance to 8155 E Fairmount St. has been denied by the LDRC.

- **Lowry Nail Spa – 7581 E Academy Blvd (Hangar 2)** **8:45 am – 9:00 am**
 - **New Signage Request**

The new proposed sign is not consistent with the approved Hangar 2 Signage Plan (pg. 21, A1 Sign Specs). Cindy said that there will be a new sign design that does not include the white backing. The committee generally did not prefer the white background and suggested that Cindy review the other sign examples on pg 21 of the Hangar 2 Signage Guideline for more creative use of fonts and signage design.

A revised sign design will need to be emailed to Mary Carr ****no later than** Thursday, April 28th** to be included on the agenda for the LDRC meeting on Thursday, May 5th.

- **Lowry Senior Living – 8890 E Lowry Blvd** **9:00 am – 9:45 am**
 - **Parking Garage Discussion**
 - **Amy Cheever, Matt Oerman, Jeremiah Johnson, Thomas Stuart**

The Lowry Senior Living team presented the parking garage design.

Jessie appreciated the use of materials to create a more residential feel and to provide a more scaled down version. Carla thought that the horizontal panels are at odds with the more vertical (square) panels. Bill agreed and suggested finding a more intermediate rhythm between the two. Steve suggested that the ground floor / lower floor screens be a lighter color than the black on the upper floors.

Robin requested a materials pallet review: blonde brick, medium grey and charcoal grey precast concrete, black and grey metal cornice and grids (1' x 1.5' welded 2-steel grid). Robin cited the abundance of transparency in the grid and how visible the cars in the parking garage will be. Robin also asked about the lighting in the garage and how that will come through the 1' x 1.5' openings in the grid and that it feels like a lot of transparency, which will be unappealing to the homeowners across the street.

Robin said from a design perspective, he feels that there is an appropriate number of materials, but the cornice feels a little thin and tacked on to the top and wondering if there is any relief in that wall or is it just flat. Is there dimension between the pre-cast and the brick? Robin is concerned that the plane of the building is flat and that there be more depth variation between the panels. Carla echoed Robin's concerns about the lighting inside the parking garage and the visibility as part of the adjacent homeowner's experience of the parking garage. Carla does think the material transitions have done a lot to break down the scale of the building, but more work needs to be done on the horizontal panels.

Steve said that the current grid color and design looks a little prison-like. He likes the open corners but thought perhaps the blonde brick could be wrapped around the corner.

Robin said that the garage seems more than 50% open (design team confirmed) and asked what was required. The design team said that they are still working on exactly how much open the garage needs to be for ventilation. Robin would like to see less mesh and wider panels or more panels to reduce the amount of transparency. Robin agreed with Steve on adding more brick to the exterior. He cited specifically the top of the first floor panel where the panel is split between brick and concrete and suggested that they make the entire panel brick.

Regarding lighting, Bill has concerns about pedestrians and homes looking up into the upper floors of the parking garage and that the light will not just be visible, but the source of the light will be exposed to those looking up. Robin encouraged the team to seek out a lighting designer – someone with expertise in parking structures – to locate fixtures perhaps away from the perimeter of the structure. Steve agreed with Robin on putting the lighting in the recesses of the concrete Ts for a more down-lit design.

The design team will provide more scale detail between the parking garage and the homes across the street so that the lighting angle and impact to those homes will be better understood.

The committee would like to see a re-design considering the feedback above, as well as more detail on the lighting that will be inside the parking garage. The committee would also like to see a detailed landscape plan for around the garage. Robin suggested the design team look at the Eating Recovery Center's use of vines to create a green-screen effect on the panels of the parking garage. The committee also discussed the Lights Out Denver and Lights Out Colorado initiatives to aid migratory birds, which are present in that area because of the Westerly Creek dam wetlands area.

Kevin requested diagrams and drawings reflecting the meetings' discussion that shows things like lighting style and temperature and headlight height and where it relates to the panels and shows the efforts being made to be a good neighbor and respect the adjacent neighborhood. The exhibit should include cross-sections and details of the landscape plan around the garage. Details like if the team will invest in a higher caliber of tree so that there is sufficient height to screen the garage. Kevin would also like to see more detail at the pedestrian level – perhaps more decorative metal screening on the first floor. The committee would like to also see diagrams and drawings expressing the pedestrian experience of the parking garage.

The next step would be Design Development 1 review. The DD1 submission must include the exhibits described above, a refined garage design reflecting the committee's feedback, and lighting and landscaping design within and around the parking garage.

The project will be on the tentative agenda for the next LDRC meeting on Thursday, May 5th. All design plans to be presented on May 5th must be emailed no later than Thursday, April 28th so the committee has time to review prior.

- **Adjourn**

9:42 am

The meeting was adjourned at 9:42 am.