



## **MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE**

Zoom Meeting

**Thursday, July 7<sup>th</sup>, 2022  
8:30 a.m.**

- **Call to Order** **8:30 am**  
The meeting was called to order at 8:32 am. Kevin Yoshida, Carla McConnell, Jessie Johnson, Jamie Fogle, and Robin Ault were in attendance.
  
- **Approval of Meeting Minutes from June 2<sup>nd</sup>, 2022** **8:30 am - 8:35 am**  
The meeting minutes for June 2<sup>nd</sup>, 2022 were unanimously approved.
  
- **Administrative Committee Business** **8:35 am – 9:10 am**
  - **79 Rampart Way: Next Steps**
    - The committee discussed the design guidelines procedures for a variance under which a 7-story stepped down design would be considered. Per the Design Guidelines, a Variance hearing can be requested by the applicant per the proposed height of their preliminary design. The development team is required to make the case for the variance per the Design Guidelines. The outcome of the variance hearing should not be predicted nor presumed.
  
  - **Lowry Nail Spa Signage**
    - The committee voted unanimously to approve the June, 2022 design submittal for the Lowry Nail Spa façade-mounted sign at Hangar 2 per the design intent of the CSP. The signage design was submitted with Hangar 2's approval. Size should be verified by the city during their permit process.
  
  - **ISD Fencing and Basketball Courts**
    - The committee is requiring International School of Denver to go through a review process for the revised fencing and the installation of the outdoor basketball process. ISD should submit the site-change request approved by the city for the

basketball courts and also provide information about lighting, revised parking counts as the parking spaces have been converted to the basketball courts. The fencing submission should include height, materials, location, location of any gates, and materials.

- **Lowry Senior Living – 8890 E Lowry Blvd** **9:10 am – 10:00 am**
  - **Design Development 2 Review**

The Design Team for Lowry Senior Living presented their Design Development 2 plans for review.

Carla asked about opportunities for community / resident garden plots on site for active seniors? The team clarified that those are planned within the meadow space, with raised beds for ease of maintenance. Carla also asked about rhododendrons in the southern exposed areas as that plant may not thrive there. The team is doing a review of their plant list to make sure everything is available and located in the right place on site to handle the conditions where it is planned. Carla would like the Design Team to reconsider the perennial planting areas around each tree lawn tree as maintenance will be difficult in the tree lawn.

Jamie shared Carla's concerns, as well as for long-term maintenance of the planting areas as it is quite a bit of landscape and different kinds of landscaping (native in the wetland areas, for example). Jamie had concerns that all the trees planned are deciduous trees and asked about layering in some evergreen trees to provide some green during the winter months in the "forest zone". The Design Team will be meeting further with the City of Denver Forester to clarify the landscape plans.

Carla asked about the eastern elevation of the parking structure and the stairwell with the darker pre-cast material. Carla thought that the color of the adjacent wall should be carried over the stairwell.

Regarding the parking garage lighting, Carla cited a safety presentation where the speaker said that wall lighting may be more effective for perceived parking garage safety vs. center light poles. The Design Team will consider the wall lighting suggestion.

Robin suggested that the team skip reveals and acid etching on the top floor parking garage west and north wall and instead using integrated color panels on that wall. The team pointed out that they spent money to raise the outside wall of the parking garage and would rather do that than invest money in the top floor interior wall that would be very difficult for others to see unless viewing the building aerially.

Robin shared Jamie's concerns about the landscape plan having primarily deciduous trees and suggested layering in some evergreen trees, especially along the parking garage. Evergreen trees are not permitted in the tree lawn.

Robin asked about the railings along the residential facades and the materials to be used for those railings. The railings are a black woven metal mesh panel for the balcony railings on Building 2. On Building one the railings are black metal with pickets.

Kevin also had concerns about the residential integration of materials and how that occurs and also the color of the Lowry Blvd-adjacent building and if the colors are too dark. Kevin's opinion is that the board and batten does not harmonize with the Lowry community's design aesthetic and is not appropriate for a building of this scale. Kevin is wondering if there is a solution within the palette they have created, such as biasing the board and batten more towards the interior faces of the buildings with masonry being more prominent on the exterior faces. The goal would be making the building have less of a "giant house" feel and more of a building feel on the exterior sides of the building. Kevin also had concerns about the discordant gables on the building and finds them out of character for such a large structure.

Jessie and Kevin cited the building along Sports Blvd and the masonry having more prominence on the exterior vs. the interior. Robin cited the stark contrast of the material colors on the building on Lowry Blvd and the materiality and roof forms don't harmonize with Lowry as much as the building with the parking garage. The committee asked the Design Team to revisit the materiality of the memory care building on Lowry Blvd. Robin asked about substituting the lighter brick on the other building for the planned darker brick. Jessie cited that the proposed brick is a shade or two too dark and Carla pointed out that the darker brick will be on the North façade and so will be extra dark.

The team asked for clarification on the gabled roof lines of the memory care building on Lowry Blvd. Kevin thinks they would be more successful as hip roofs rather than gabled roofs. Kevin also clarified just using less of the board and batten on the elevation facing Lowry Blvd. Kevin was thinking that just shifting the use of board and batten from exterior to interior faces would keep the cost the same while providing more masonry on the exterior of the building. Maintaining an emphasis on masonry on the street facades is more in keeping with the architectural character of Lowry.

The Design Team will be on the agenda for Design Development 2.b. review on August 4<sup>th</sup> (with presentation materials to be submitted no later than Thursday, July 28<sup>th</sup>) with the following:

- Looking at lighter brick options.
  - Changing the proportions of masonry and board and batten on exterior and interior faces of the Lowry Blvd building
  - Exchanging the gabled roofs for hip roofs on Lowry Blvd.
  - Addressing the suggestions for the interior wall of the top floor of the parking garage.
  - Identifying coniferous trees on the property, especially in the "forest" areas screening apartments. Also, a final evaluation of plant material to be used.
  - Addressing the material transition on the stairwell on the south side of the top floor of the parking garage.
- **Yellow Pizza Structure - 7581 E Academy Blvd (Hangar 2)      10:00 am – 10:30 am**

The committee will require the Yellow Pizza Structure to submit for LDRC review, including information about the progress being made with city permits / approval (Department of Excise and Licenses, City of Denver Zoning) for the structure, for consideration on Thursday, August 4<sup>th</sup> with all presentation materials and information due (emailed to Mary Carr) by Thursday, July 28<sup>th</sup>. The LDRC submission, in addition to the progress being made with city permits and approval, should include operations, anticipated timeframe(s) on site, and other items as required

by the Design Guidelines (page 31 specifically addresses Temporary Structures and how the Design Guidelines address temporary structures).

The Yellow Pizza structure is currently in the Covenant Enforcement process for installation of a temporary structure without going through the approval process. The covenant enforcement process will be placed on temporary hold contingent on their submission to the LDRC with receipt of materials by Thursday, July 28<sup>th</sup> and LDRC presentation on Thursday, August 4, 2022 at a time to be determined closer to the meeting date but between 9 am and 10:30 am.

- **Adjourn**

**10:30 am**

The LDRC meeting was adjourned at 10:24 am.