



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

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

- **Call to Order** **8:30 am**
The meeting was called to order at 8:32 am. Carla McConnell, Jessie Johnson, Bill Wenk, Kevin Yoshida, Steve Lane, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes from October 6th, 2022** **8:30 - 8:35 am**
The meeting minutes from October 6th, 2022, were unanimously approved as edited.
- **Lowry Vista** **8:35 – 9:05 am**
Variance Hearing: Parking

The design team presented their variance request for parking. The proposed project is 247 units; the variance being requested is to provide one space per bedroom *instead of* two spaces per unit. The Design Guidelines specify that *multi-family developments need to provide two spaces per unit OR one space per bedroom (studio units included), whichever is greater.*

Kevin requested additional information: any parking studies that would be relevant to this project, a detailed site plan, and a clear statement of variance justification (can be found on pg 39 of the Design Guidelines). He also requested parking tables per Denver Zoning and/or if the project will be requesting a Denver zoning variance request for parking counts.

Carla is less concerned about the number of spaces being provided for the renters, given the isolation of this site – little chance for parking impacts to adjacent properties, and more concerned about the amount of visitor parking. Carla has requested that the development team explore additional visitor parking opportunities around the site. Jessie also requested the team explore specifically allocating certain parking spots, in the parking structure, as visitor parking.

Kevin clarified that there be a narrative in the application that clearly addresses guest parking, where is it dedicated, and set the visitor parking apart in the counts of parking spaces proposed.

The Variance Hearing is continued to the next regularly scheduled meeting on Thursday, December 1st, 2022.

- **Stanley British Primary School** **9:05 – 9:35 am**
Master Plan Update (Informational Presentation Only)

The Stanley British team presented an initial look at the campus' new Master Plan.

The Stanley British team will come before the LDRC at their December 1st, 2022 meeting to request another extension to having the modular structure on campus to accommodate lost classroom space for building renovations.

Carla brought up the historic district that the former duplexes are part of and suggested that there are sometimes grants through History Colorado for exterior renovations. She also recommended contacting Historic Denver for assistance in requesting a grant.

- **Blue Mountain Consulting** **9:35 am – 10:05 am**
 - **Urban Wildfire Mitigation Planning Discussion**

Leslie Brodhead from Blue Mountain Consulting discussed with the committee the bid being prepared for urban wildfire mitigation and its impact on the LDRC Design Guidelines and Appendices. Jessie suggested the option of developing an Urban Wildfire Risk context overlay in the Design Guidelines that would identify projects in those risk zones and perhaps add special requirements / reviews in consideration of that risk.

- **Adjourn** **10:22 am**

The meeting was adjourned at 10:22 am.