



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Microsoft Teams Meeting

**Thursday, September 7th, 2023
8:30 a.m.**

- **Call to Order** **8:30 am**

The meeting was called to order at 8:31 am. Jessie Johnson, Bill Wenk, Kevin Yoshida, Carla McConnell, Chris Jedd, and Robin Ault were in attendance.

- **Approval of Meeting Minutes from June 1, 2023** **8:30 - 8:35 am**

The LDRC meeting minutes from June 1, 2023 were approved by unanimous vote.

- **Stanley British Primary School** **8:35 – 9:00 am**
 - **Sumant Bhat, Head of School**
 - **Replacing Campus Fencing**

Sumant Bhat presented reasons for replacing and improving the campus fencing, including the condition of the existing fence, an increase in trespassing, and other unwanted activity coming onto campus from people jumping the existing fence.

He presented the map of the proposed fence's footprint, as well as the style, color, and material of the proposed commercial fencing: Montage Commercial Ameristar fencing in style Genesis, black, wrought iron.

The committee expressed concerns about having three different fence styles / materials on the border of the campus facing the Lowry Town Center parking lot (wooden, concrete, chain link). They plan on extending the height of all of the brick columns currently in the fencing around the campus to match the height of the proposed fencing.

The committee unanimously approved the six-foot Montage Commercial Ameristar fencing in style Genesis around all of campus except for the open stretches across from the Lowry Town Center parking lot.

Regarding the proposed black chain link inserts in the openings along the border of Stanley British across from the Lowry Town Center parking lot, the committee approved the black coated chain link with the hope that at some point it that side of the campus would have more consistent fencing. Carla recommended taking a look at Vitalant's fencing, which is a little nicer than straight chain link.

Carla McConnell moved to approve the fencing proposal. Steve Lane seconded the motion. The LDRC voted unanimously to approve Stanley British's fencing proposal.

- **79 N. Rampart Way (Vacant Luce Lot) 9:00 – 9:30 am**
 - **Shames Makovsky – Dorit Fischer, Adam Bushman, Andy Rockmore**
 - **Concept Design Review (Re-Submittal) – 30 mins**

The 79 Rampart Way Design Team presented a revised proposed plan. The new proposal is one five-story building with 50 for-sale, luxury units vs. the previous proposal for a 7-story stepped building with 70 units. The city denied an additional entrance to the site, so the entrance is off of Rampart and is shared. The corner at E Academy Blvd will be primarily open space. There will be 75 parking spaces below grade and 15 visitor spaces.

The new design will likely require a variance hearing for height (Commercial Context, 4-story / 45-feet with 5-story / 65 feet allowable on a limited basis to support massing variety and building articulation). The committee also pointed out the parking requirement of two spaces per unit or one space per bedroom, whichever is greater.

Steve asked about the pitched roof and what it contributes to the design; proposed looking into a flat-roofed option. Carla proposed utilizing fewer materials on the new building than the existing Luce buildings have. Robin agreed with Carla's on using fewer materials. The committee looks forward to more detail on the massing and articulation, particularly on the Rampart Way and E Academy sides. Steve said that the ridgelines of the proposed building don't need to match the ridgelines of the existing Luce buildings; Robin agreed. Robin has concerns about the trash enclosure being at ground level, as Carla expressed, and asked that it be incorporated into the building massing and not look like an add-on.

The next step will be a variance hearing to exceed the Commercial Context Overlay height limitation, although the committee does think that the design needs to be developed more before a variance hearing can be held so that there are additional details in terms of massing and articulation for consideration. Jessie reviewed the criteria stated in the LDGs that will have to be the basis for a variance.

- **Hanover Lowry Vista, 9000 E Alameda Ave 9:30 – 10:15 am**
 - **The Hanover Company – Steffi Russell, Ryan Hamilton**
 - **Design Development Review – 45 mins**

The Hanover Design Team proposed the Design Development plans for Hanover Lowry Vista. The parking counts is 1.5 spaces per unit plus 17 surface parking spaces; unit count remains the same. The design includes 43% masonry, fulfilling the Design Guideline's 40% minimum masonry requirement. The color scheme remains the same as in the Schematic Design proposal, including the buff brick.

Carla asked about access to the open area and the dam. The team pointed out that existing dam signage discourages people from using the area on their side of the dam to get to the top of the dam, although people largely disregard the signage. The team is required to fence off the open space area, Carla asked about the color black for the vinyl chain link fence. The design team said that the black color makes the fencing "disappear" when used. Carla recommended taking a look at Vitalant fencing as an alternative to standard black chain link fencing.

Jessie approved of the materials presented and the articulation on the buildings and the design overall. Carla and Robin both agreed.

The committee discussed the upcoming Urban Wildfire Risk Mitigation report that will impact Design Guidelines and maintenance of property throughout Lowry, including City of Denver maintained spaces.

Jessie made a motion to approve the project's Design Development and move them forward to Final Review. Steve seconded the motion. The project's next step is Final Construction Drawings Review.

- **Adjourn**

10:09 am

The meeting was adjourned at 10:09 am.