



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

Microsoft Teams  
**Thursday, August 6<sup>th</sup>, 2026**  
**8:00 a.m.**

- **Call to Order**

**8:00 am**

The meeting was called to order at 8:03 am. Kevin Yoshida, Carla McConnell, Jessie Johnson, and Chris Jedd were in attendance.

- **Approve Meeting Minutes from June 4<sup>th</sup>, 2026**

**8:00-8:05 am**

The committee unanimously approved the LDRC meeting minutes from June 4<sup>th</sup>, 2026.

- **7901 E Lowry Blvd**

**8:05 – 8:30 am**

- **Pre-Schematic Review**

The 7901 E Lowry Blvd Design Team presented the plans for 7901 E Lowry Blvd. The team is seeking re-zoning with the City of Denver: an SMX5-A zone district. The site is 5 acres. The city is requiring that 5% of the lot be dedicated to open space. The development will have 266 dwelling units with varying number of bedrooms. May require a parking variance to provide one space per bedroom instead of 2 spaces per apartment.

Carla asked if the city will require a traffic study and the team thinks that to be likely.

Chris asked if the project would be building out in phases. The team said that they are planning on building the project in its entirety.

Jessie alerted the design team that parking will likely be an issue.

Kevin asked the applicant to specifically describe the active uses from their presentation, the design team stated that the corner building will have main floor amenities (exercise room, leasing, etc.) and that other buildings will have main level units.

Jessie clarified that the three-story buildings have garages, but the other buildings rely on surface parking and carports.

Chris asked about density – the team clarified that the project plan is 30 DUA.

Kevin summarized that there are potential parking variance and potential other variances. The committee needs to establish a Context Zone in the next agenda (8/20). Jessie pointed out that part of their submission they specified probable Mixed Use Context Overlay.

Carla recommended showing the design team the proposed plans for the opposing corner, so that the massing studies would be in context. Carla commented that the continuation of Rosemary Street along the west edge of the site needs to be more pedestrian friendly as it provides a corridor for neighborhoods to the south of Lowry Boulevard into the Lowry core commercial areas.

Jessie said the design team has more work to do on the site plan.

Kevin directed that the next LDRC meeting should determine Context Overlay for this site and a discussion of the building height and if a variance is needed. Jessie noted that where they are proposing 5 stories is the best place on the site as it is located across from the Hangar.

- **8890 E Lowry Blvd – Amira Lowry Villas** **8:30-9:00 am**
  - **Schematic Design Review (continued)**

The 8890 E Lowry Blvd Design Team presented the updated plans. They are providing the number of parking spots required by the Design Guidelines (not counting tandem garage spots).

Kevin asked that the applicant confirm any other exterior architectural changes in this submittal that were not noted in the presentation. The team clarified that there is a simplified parapet cap, now a soldier course at the top. Kevin asked about the need for three sides of windows for all units. The team also added additional fenestration at the corner units.

Carla asked about the gathering spots that face Lowry Blvd and if there's a wall that encloses the seating space. The team will be using planters and a low landscape wall rather than a tall wall at those gathering spots. Carla also asked about potentially providing "table" speed bumps at the internal crosswalks on the site and mitigating cut-through traffic on the site. The committee is still exploring safety measures on that road, which is currently being constructed. There are some measures being implemented (crossing signal), along with a 90-degree turn in the road and they want to see how effective those are and if additional measures are still needed.

Chris asked about the location of the monument sign on the site. The clarified the monument sign location at the corner of Lowry Blvd and Yosemite. Chris noted that the landscaping at the monument sign should not block the monument sign.

Carla noted that the Westerly Creek path will be very important for residents of both phases of the site and commented that further thought needs to be given to the pedestrian experience along that pathway. Carla also asked if the design team was considering garden plots at the Lowry Blvd/Yosemite corner area of the site as they stand a good chance of providing an active use in that location.

Jessie commented that the site improvements were nice and add to the site. Jessie also said that speed bumps may not be needed yet, but the cut-through traffic could become a problem and the design team should consider mitigation options.

Chris concurred with Carla's comments about the pedestrian path along Westerly Creek.

Kevin noted that Design Development submittals should include site plans submitted to the City. Kevin made a motion to approve the project's Schematic Design and moving the project into Design Development Review. Carla amended the motion to state that Design Development Review should include more information about the Westerly Creek pedestrian pathway. Jessie seconded the amended motion. The committee voted unanimously to approve the project's Schematic Design approval.

- **Stanley British Primary School**
  - **Schematic Design Review**

**9:00-9:30 am**

The Stanley British Primary School design team presented their Schematic Design plans for their proposed Community Arts Center.

Carla asked if any of the project is in the Landmark district; the team clarified that none of the project is in the historic district, but the classroom buildings are in the Landmark district, but that edge is east of the proposed construction.

Kevin asked about the project's change to the occupant load. The design team noted that the new building wouldn't increase enrollment, it is adding functionality to the campus and is being metered to based on plumbing fixtures.

Kevin asked about the status of the site plan review by the City of Denver. The design team has had introductory meetings with the City, which stated that they wouldn't have to go through the Landmark review process, but that the Landmark committee will be alerted to the design since it's adjacent to a historical area.

Jessie commented that the building's massing is creating a harder edge to the site, which pushes against the drop-off zone and parking lot. She noted that the building's structure is likely to have more green space on the interior of the site. Jessie stated that the massing is meeting the requirements, but there's no sense of entry.

Chris concurred with Jessie's concerns about massing, noting that it gives the impression of a big, uninterrupted brick wall pushing against the parking lot – very monolithic. He noted that the other side of the building has more interesting articulation.

Carla also agreed about the massing of the front of the building. Carla requested to see an elevation that shows the pedestrian experience from Quebec and the parking lot of the site plan. Carla asked about the large, paved area at the building entry. It needs further development as it will be extremely hot and uninviting as currently shown.

Chris agreed that the amount of hardscape would create a heat island.

Kevin noted that the submittal package should be augmented to include all of the required information for Schematic Design.

Kevin moved to continue the Stanley British Schematic Design review. Carla seconded the motion. The committee voted unanimously to continue the Stanley British Design review, **with the applicant to submit additional and adjusted information.**

- **Lowry Town Center Fountain Plaza Redesign**

**9:30-10:00 am**

The Lowry Town Center design team presented the updated fountain plaza redesign project. The design team went point by point on the comments from the last review and the changes and updates that have been made in response to those comments.

Jessie noted that the two things changed from the last submission were (1) the kiosk sign was omitted (but continues to be shown) and (2) fencing was added.

Carla had commented that the star points visible will not be readily interpreted by visitors. She also noted that she hadn't meant adding star elements with paint to the central wooden feature, but rather with materials that could be embedded into the top of the platform. Carla said that she would like to see a sample of the artificial turf product that they are planning on using. Carla appreciated the shadow study that the applicant provided.

Chris noted that the trees are nice, but that the tree canopy may not shade the area during the heat of the day. Chris asked if the trees they showed in the plans were rendered as mature trees or initially planted in the shade study. The team clarified that the trees were shown in their fully mature state, which would take about ten years of growth.

Jessie requested an updated construction document set that shows the changes from the last submission.

Jessie had concerns about the landscape plan, which Carla clarified should get committee member Bill Wenk's feedback.

Chris pointed out that the metal tables being proposed will also be too hot for people to use during the summer months.

Jessie has requested that the design team provided an updated architectural plan, including detail on the fence, and an update on the tree size being planted, as well as a material sample of the artificial turf.

Jessie moved to continue the review process for this project. Carla seconded. The committee voted unanimously to continue the project to a future date.

- **Adjourn**

**10:00am**

The meeting was adjourned at 9:57 am.