

LOWRY DESIGN REVIEW COMMITTEE

May 2, 2013

Attendees

Committee: Dick Marshall, Al Sigman, Chuck Woodward, Kevin Yoshida
Recording Sec. Jean Lindholm
Projects: DHR Architecture (7171 E. Cedar Ave)
Semple Brown Design (Denver Montclair International School)

Al Sigman opened the meeting at 8:15 a.m.

- **7171 E. Cedar Avenue
Custom Residence
Final Review**

The following items were discussed that changed from the previous plan submittal.

- The house was moved deeper into the site to the west to create the 18' driveway apron.
- The south setback is now more aligned with the house to the east.
- Plantings around the base of the trees in the tree lawn were chosen to be perennials that will go dormant in the winter months. The reasoning was to avoid harsh conditions for year-round plants caused by salt or other chemicals in the snow being thrown into the plant area during street plowing.
- The east ramp on the south side of the house was removed.
- Landscape plantings were updated as requested.

Request was made by the committee to 1) adjust the stone fence column on the north side to avoid a conflict with an area well on the north side of the house; 2) provide details for the lighting to be used in the public realm as seen from the street; 3) the roof mount A/C compressor should be depressed to be more screened from view; 4) add an explanatory comment to the drainage plan that the rip rap is underground; 5) need more detail on the south wall of windows; 6) provide updated colored elevation depiction; 7) provide final landscape plans showing landscape revisions including filling in planting where eastern handicap ramp was removed.

A motion by Dick Marshall seconded by Chuck Woodward passed to approve the plans contingent on a final review by Kevin of a set of construction plans with corrections for the requested items and contingent upon review and approval of the drainage plan.

- **Denver Montclair International School
New Classroom Building
Pre-Submission**

Adam Sexton introduced himself from DMIS and has been with Denver International School for the past 7 years and through the merger with Montclair Academy. When the two schools joined in 2009 there were

240 students. They have now grown to 540 students with projections of growing to 750. Mr. Sexton said this new building will provide needed classroom space and a library.

Chris Wiseman, with Semple Brown Design, presented the plan for a building with 2-stories above grade and a basement. The west setback on Red Cross Way is at 7'4" to match the edge of the gymnasium to the north. The end of the new building will abut the gymnasium with a fire wall separation. Entry points to the new building will be from the courtyard being created. This enhances security for the students by placing a perimeter of buildings between them and the street. The interior courtyard will be created by peeling up the existing asphalt and replacing it with green space.

There will be changes to some steps that encroach into the sidewalk right-of-way on both the gymnasium and the elementary building. The steps on the west end of the gym will be eliminated and the steps on the elementary building will be replaced with steps that are turned 90% to be out of the right-of-way.

Mechanical units will be on the roof and screened.

Seven trees will be lost to construction activities that will be replaced in other locations.

A fire lane will be maintained between the new and elementary buildings with entry from Red Cross Way with a roll over curb.

The committee made the following comments:

- The design is simple but a dynamic efficiency of use.
- See if there is a way to make the sidewalk consistent along the Red Cross Way rather than the fluctuations that currently exist.
- Give consideration to having the setback from the street align with the main edge of the elementary building.
- The street facing elevation is not sensitive to the pedestrian experience or public realm. The design should be revised with landscape, fenestration and detailing that improves building transparency, sidewalk experience and natural light into the building
- Balance and blend of materials on the courtyard side is good.

Construction will take place during part of the school year so measures will be taken to isolate the students from that activity. There is the goal of a fast-track for finalizing the design and the city processes necessary to begin construction as soon as possible. The project architect will make contact to get on the LDRC agenda for the next review when more detailed plans are ready.

- **Hangar 2 Modified Dining District
Final Review**

The architect was not able to complete the plans in time for this final review so will be rescheduled.

The meeting adjourned at 9:30 a.m.