



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Colorado Kidney Care Conference Room
130 Rampart Way, Ste 300b
Denver, CO 80230

**Thursday, November 7th, 2019
8:30 am – 10:30 am**

- **Call to Order** **8:30 am**
- **Approval of Minutes from 9.5.2019** **8:30 am**

The committee voted unanimously to approve the LDRC Meeting Minutes from September 5th, 2019.

- **Covered Patio – Single Family Home** **8:35 – 8:40 am**
7369 E Byers Ave.
Alex Polotsky, Homeowner
David Bloom, Architect

David Bloom, Architect, presented the proposed covered patio and indoor / outdoor entertainment space. The patio will have a floor and will be supported with brick columns. It will have roofing of the same materials as the house along with skylights. There will be stairs going down to grade with a wrought iron railing. The total footprint will be 16' x 40' and the covered patio will be on the north side of the home. David Bloom is the original architect for the home (Richmond Homes); the committee commented that the covered patio addition looks like it belongs with the existing architecture. The committee voted unanimously to approve the covered patio addition.

- **International School of Denver Construction and FAR** **8:40 am – 9:00 am**

The committee will answer ISD's question as follows:

1. ISD should determine if they adhere to the City of Denver’s guidelines for FAR.
2. They can calculate the FAR square footage by utilizing the Denver Assessor’s website for properties within the Business Center boundaries.

- **LDRC Design Guidelines Rewrite & Fees** **9:00 am – 9:15 am**
9:35 am – 9:45 am

LDRC Fees: Carla said she didn’t think homeowners should have to pay a fee for any sort of review. Major projects should have a review fee. Jamie suggested that exploratory meetings have a fee that would then be applied to the full fee if the project moved forward. Jamie also suggested that the fee be based, in a stepped and not too complicated a way, would be based on square footage. Matt specified that the fee would be based on an average of anticipated time, not an hourly rate. Kevin specified insufficient application or unresponsive applicants have a similar fee as a no-show fee, to insure that applicants adhere to the submission requirements. Steve wanted to prevent “fishing expeditions” by developers that just want a sense from the committee of whether or not a lot is a good investment. Carla and Matt suggested an initial 30 minutes of free consultation. Jamie referred to the Stapleton fee structure and pointed out a flat rate for non-profits, churches, schools, etc. Discount for LCMA members? Chuck wants to be fair to members who are already paying dues, especially commercial members.

LDRC Design Guidelines Rewrite: Carla suggested contacting Tyler Gibbs to help re-draft the Design Guidelines. Kevin Yoshida has also been involved. Kevin suggested a scoping document for an appointed stakeholder committee. Matt said the new guidelines would support what we want to maintain, but also point us in the direction for the future. Kevin said that our attorney should weigh-in on a major Design Guidelines overhaul – what kind of notification and voting will be required? Matt said we would need to post the new guidelines publicly and then provide some sort of forum for commenting. Steve suggested using the Boulevard One guidelines as a starting point for the Design Guidelines re-write. Matt and Kevin and Mary will meet to get the process of revising the LDRC Design Guidelines started and will report back to the committee.

- **Hangar 2 Tenant Signage**

Lowry Nail Spa **9:15-9:35 am**
7581 E Academy Blvd
Justine Pamplona, RHP Signs & Design

RHP Signs re-presented the revised signage for the Lowry Nail Spa. The total sign square footage is 40 square feet (maximum allowable per H2 signage plan is 50 sq ft). Maximum allowable sign depth is 3.5”. Hangar 2 approved the sign. The letters and components of the sign are directly mounted on the wall – there’s no raceway. Kevin has concern that the sign components, per Hangar 2’s master signage plan, should be screwed into mortar joints only. Matt suggested that the committee conditionally approved based on the installation methods are in compliance with Hangar 2’s master signage plan. The committee voted unanimously to approve with conditions: (1) that the sign lighting is 3,000 Kelvin or less and can be adjusted if the committee deems the sign to be too bright after it is installed and (2) that the mounting of the signage components is done per Hangar 2’s master signage plan.

Senior Planet
Aaron Osgood, Director of Project Management

9:45 -10:05 am

Senior Planet presented their organization, the new space, and their proposed sign that will be mounted on their overhang. Kevin asked that Hangar 2 submit a letter regarding the two directional signage panels. Carla moved to provide conditional approval for Senior Planet's proposed signage given that Hangar 2 submits a letter saying that they approved the signage.

- **Adjourn**

10:05 am