



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Lowry Redevelopment Authority Offices
130 Rampart Way, Ste 225
Denver, CO 80230

**Thursday, March 7th, 2019
8:25 a.m.**

- **Call to Order** **8:25 am**
The meeting was called to order at 8:35 am. Matt Alcorn, Robin Ault, Chuck Woodward, Carla McConnell, Steve Lane, Jamie Fogle, and Kevin Yoshida were in attendance. New LCMA Board member Robin Ault was introduced as a new appointment to the LDRC. The OCC Signage / Lowry Medical I & II and the Denver Hospice Expansion Team were also in attendance.
- **Approval of Minutes from 12.6.2018** **8:27 am**
The meeting minutes from 12.6.2018 were unanimously approved.
- **OCC: Orthopedic Centers of Colorado w/
Lowry Medical I & II Management
8101 E Lowry Blvd
Signage on Exterior of Building** **8:30 am – 9:00 am**

Lowry Medical I & II management and OCC were in attendance to discuss the signage proposal for OCC on one of the medical buildings. Matt gave background from the last meeting where OCC presented and from the LCMA Board meeting where the signage proposal was discussed.

The LDRC needs a larger context to understand how OCC and the 17 other tenants will be featured in signage and branding on the building. The committee is interested in finding a balance between allowing tenants to showcase their branding while not having a building with an exterior cluttered by inconsistent signage.

The proposed OCC signage is in violation of the Design Guideines. The LDRC discussed the possibility of a variance request, but decided that such a variance would be denied by the committee. The committee will be following up on Lowry Medical II's UC Health signage which was mounted sometime after June 2017 and is out of compliance with the Design Guidelines. Lowry Medical complex did not submit a Design Review Request for that signage and so will need to do so now.

The committee has asked that Lowry Medical I and II address their monument signage – they can have primary and secondary monument signs for each building per the Design Guideines – as a way to showcase the tenants in each building.

- **Denver Hospice Expansion**
8299 E. Lowry Blvd
Final Approval Review

9:00 am – 10:00 am

The Denver Hospice team presented their submission for final approval review. This included a full set of construction documents and responses to the committee's concerns from the last meeting.

There was some concerns about the return walls around the parking garage entrance and how well the landscaping will screen the parking lot in the absence of wing walls at the entrance. Robin suggested extending the planting approach (ornamental trees) on the north side around the corner to the parking garage entrance. The north side ornamental trees are Japanese Lilac trees, which might make a good year-round screen in front of the wrought iron wing fences. Jamie indicated that it would be important to screen the fence and have landscaping at head height, so maybe lower-height grasses or shrubs. Jamie suggested a smaller juniper shrub, which is what is currently on the plan. Matt pointed out the site triangle requirement that any plantings that are wider than 18" can't be higher than 30" to allow for visibility as vehicles exit the parking lot and garage. The existing proposal is in compliance with the site triangle requirements.

Denver Hospice will be using engineered stone instead of real stone because of the cost variance. Kevin had concerns about how the stone corners will be addressed now that engineered stone is being used. Steve recommended in investing more in cutting those corner pieces of engineered stone and/or requesting corner pieces from the manufacturer. **The committee would like an invitation to review their materials mock-up that shows transitions and to be kept up to date on progress in the engineered stone plans.**

The committee would prefer mitered corners with the Hardie siding trim.

Steve expressed concerns about the slope of the trellis and the direction of the slope. The committee recommends that the cover to the Pergola have a shallower slope than what is currently proposed. The committee discussed removing the trellis altogether, but it is a feature that Denver Hospice wants to have for their employee space.

MOA has committed to sending us an updated set of plans with consideration given to the items discussed at the meeting as captured in the meeting minutes.

A motion was made to approve the final submission based on the two conditions highlighted in yellow. The vote was unanimous to approve the final plans for the Denver Hospice Expansion.

- **Adjourn**

10:00 am

Matt asked the committee to review the signage guidelines in preparation for additional requests. The meeting was adjourned at 10:01 am.