



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, August 5th, 2021
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was brought to order at 8:30 am. Jessie Johnson, Carla McConnell, Bill Wenk, Robin Ault, Kevin Yoshida, Jamie Fogle, and Steve Lane were in attendance.
- **Approval of Meeting Minutes from June 3rd, 2021** **8:30 am - 8:35 am**
The meeting minutes from June 3rd, 2021 were approved unanimously.
- **Lowry Medical I – 8101 E Lowry Blvd** **8:35 am – 9:00 am**
 - **Monument Sign Change**

The committee first discussed if they needed to review a Comprehensive Sign Plan (as requested previously) in order to review the proposed replacement monument sign. The committee determined that, since the monument sign is replacing an existing sign, they could review it without a Comprehensive Signage Plan first being submitted.

The team presented the three sign options expressing a preference for Option #2, which has a brick base with black and silver sign. The team would match the brick base to the blonde brick of the building.

Bill Wenk and Robin Ault had opinions on swooped top of Option 2, with concerns about how low the Lowry Medical Center name would be on the sign and the potential for it being obscured by landscaping. They prefer the amount of space that Option 1 provides for the name of the building. The concern with Option 1 is the materiality, specifically what material is used to get the wooden plank appearance. Bill Wenk proposed a brick base and two different colors of painted metal for the sign itself.

Jessie prefers Option 1 and the updated design and scale, but without the wood paneling, perhaps using a brick or some other option.

The signage would have backlit panels. Carla was concerned about the amount of backlighting on the sign and that having the whole panel lit up would be too bright.

The committee has asked for the design to be adjusted and emailed to the committee for additional review. The committee would like to see the font on the building and the font on the new monument signage to match. The tenant signage is proposed to be the font and branding for each individual tenant.

Bill Wenk would like to see more detail on the existing façade mounted signage and other building signs, which would be a comprehensive signage plan. Kevin characterized it as a “mini” comprehensive signage plan, where, rather than addressing all existing and proposed future signage, the revised proposal should include:

- Contextual existing signage on and around the building
- Updated design for proposed new monument sign with detail around the proposed materials
- More information on how the panels are mounted and their depth.
- Rendering of proposed monument sign backlighting, such as a night view
- Typeface, font, and font size used for façade mounted signage
- Specification of landscaping to be installed around proposed monument sign
- Parameters for signage around colors and logos, specifically as it relates to tenant signage and their branding
- The signage plan should encompass both 8101 and 8111 E Lowry Blvd.
- Front and side renderings (or even 3D view) of the proposed monument sign.

The project is on the agenda for the September 2nd LDRC meeting at 8:30 am.

- **570 Golfer’s Way: Medical Office Building** **9:00 am – 10:00 am**
 - **Design Development Review 2**

The team presented the revised Design documents for the proposed Medical Office Building at 570 Golfer’s Way.

Jessie had concerns of the proportionality on the back side of the building, which is the Lowry Blvd side. Carla agreed that such a visible face of the building should have more interest, perhaps by inseting the lighter brick panels. Bill offered another option – instead of inseting perhaps by patterning the panels that could accommodate vines growing up them. Vines would soften the façade and also do well on north-facing structures. Carla recommended looking at Target under construction in Boulevard One at 1st and Quebec which has a grid system on the wall. The team clarified that the lighter brick panels are recessed, it’s just not obvious on the renderings. Steve suggested spandrel panel to enhance that side of the building or introducing more of the wood paneling so that the side isn’t so masonry-heavy. Robin has some aversion to the spandrel panel idea. Robin would err on the side of simplifying the materials, but providing some articulation at the lower level or using landscaping to soften the façade. The challenge is that, in usage, the north-facing façade is the back of the building, but from Lowry’s perspective, it will be the front of the building.

The committee doesn't want that side of the building to look so "back of house." Robin would be in favor of Carla's proposals. Jessie proposed going more vertical with the panels instead of emphasizing the lower half of the building. Steve proposed the addition of more siding in those zones to provide more vertical instead of splicing it horizontally.

The overriding message from the committee is that the north side (Lowry Blvd) of the building isn't quite where it should be yet.

Bill reviewed the proposed landscaping plan and had concerns about the Osage Orange trees proposed, which get to be the size of a crabapple. Bill suggested a more upright street tree in those locations to compliment the hackberries and provide more scaling to the parking lot. He felt that the Osage Orange trees would be little more than a shrub in scale. Bill suggested a columnar elm or oak trees.

Kevin had questions about street furniture and lighting along Lowry Blvd. Would there be an opportunity for pedestrian lighting or building-mounted lighting between the Xcel hockey-puck pole lights along Lowry Blvd. Bill concurred that building-mounted lighting makes a lot of sense along that face of the building and thought pedestrian lighting might clutter that entrance. Jamie also agreed that building-mounted lighting is the way to go.

The committee needs to see more detailed information on the signage and lighting for the site with as much signage information as possible, at a minimum the dimensions of the building signage.

The committee felt that their changes were substantial enough to warrant a re-submit of the Design Development 2 phase. The project will be on the agenda on Thursday, September 2nd at 9 am.

- **Adjourn**

10:00 am

The committee decided that they will continue to meet via Zoom. The committee will revisit

The committee also agreed to meet after the construction of The Exchange is complete to review the LDRC and BAG's signage guidelines – perhaps in October or November.

The meeting was adjourned at 9:46 am.