



## MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, September 2<sup>nd</sup>, 2021  
8:30 a.m.**

- **Call to Order** **8:30 am**  
The meeting was called to order at 8:31 am. Jessie Johnson, Kevin Yoshida, Carla McConnell, Steve Lane, Robin Ault, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes from August 5<sup>th</sup>, 2021** **8:30 am - 8:35 am**  
The committee voted unanimously to approve the meeting minutes from August 5<sup>th</sup>, 2021.
- **Lowry Medical I – 8101 E Lowry Blvd** **8:35 am – 9:15 am**
  - **Signage Plan**

The signage team for Lowry Medical I and II presented the proposed signage plan. Jessie suggested amending the signage guidelines to specify that “Tenants will be allowed to design their own panels *within the dimensions allowed.*”

Kevin had concerns about point #3 regarding allowing additional wayfinding signage as needed. Jessie suggested specifying that existing wayfinding signage can be replaced in kind as a part of the signage plan approval, but additional wayfinding signage would require approval for signage plan revision approval.

Jessie asked that the final maximum dimensions (or not to exceed area) of the monument signage be added to the signage plan. Have specific maximum area / dimensions for each of the monument signs. The committee did not think that the larger size of the proposed new monument sign would be appropriate at other monument signage sites. The committee would also like included in the signage plan the dimensions of the existing monument signs that will not be updated at this time. The landscaping will be adjusted to accommodate the reduced base height of the sign.

There is no lighting planned for any of the signage. The committee has asked this into the signage plan.

The committee voted unanimously to approve the proposed monument sign at Rampart Way conditional upon receipt of a revised signage plan by Thursday, September 30<sup>th</sup>.

- **570 Golfer’s Way: Medical Office Building** **9:15 am – 10:00 am**
  - **Design Development Review 2b**

The address was changed by the City of Denver to 9050 E Lowry Blvd.

The development team presented the updated plans for the medical office building.

The committee was satisfied with the updates to the landscaping plan, specifically for shade trees instead of ornamentals in the parking lot.

The committee was satisfied with the updates to the Lowry Blvd face of the building in terms of design and materials.

The design includes one monument sign at the corner of Lowry Blvd and Golfer’s Way. The monument sign will be unlit. There will be one façade mounted sign on Lowry Blvd and one on the side of the building that faces the parking lot. The façade mounted signage on both sides is the name of the primary tenant. When the full signage package is complete, the LDRC will need to review that prior to installation. Dimensions of the monument sign should be included.

There will be pedestrian lighting along the building fronts and the main canopy will have recessed can lights. The building light temperature needs to be reduced per the lighting guidelines:

- For commercial structures, building-mounted lights must not exceed 3,000K and must have some sort of shade or housing directing lighting downward such that the illumination doesn’t bleed over into adjacent properties.
- For commercial parking lots, parking lot light fixtures must not exceed 4,000K and must have housing that projects light downward creating a “halo” effect in the parking lot.

The committee has asked for a bench or two at least on the main entrance side to be included in the final design plans.

The committee unanimously approved completion of the Design Development phase.

In the final design plans, the committee would like to see detail on the metal corners, updated lighting plan, as much signage information as is available, the street furniture plan. The committee would like to see an in-person materials board for the project. The team thinks they’re at least one to two months out for final review of the construction documents. They are most likely going to be presenting final plans at the November LDRC meeting.

- **Adjourn** **9:44 am**

The meeting was adjourned at 9:44 am.