



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, May 5th, 2022
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:30 am. Kevin Yoshida, Carla McConnell, Jessie Johnson, Steve Lane, Jamie Fogle, and Bill Wenk were in attendance.
- **Approval of Meeting Minutes from April 7th, 2022** **8:30 am - 8:35 am**
The Meeting Minutes from April 7th, 2022 was unanimously approved as amended.
- **Lowry Nail Spa – 7581 E Academy Blvd (Hangar 2)** **8:35 am – 9:00 am**
 - **Signage Review**

The Lowry Nail Spa sign team presented a new proposed sign design.

The committee noted that the Hangar 2 CSP outlines criteria (page 21) for this type of sign. The current proposal does not seem to meet these criteria.

The committee requested that the design team getting Hangar 2 approval for the signage design prior to LCRC review. The team also requested a new design that eliminates the exposed raceway in the design, which supports the CSP requirements.

The design team was granted a 90-day approval for a temporary banner on the façade of the building, contingent on the new sign design being presented at the June 2nd LDRC meeting and the approved sign being installed (and the temporary banner removed) within 90 days of May 5th, 2022.

- **Medical Office Building - 9050 E Lowry Blvd**

9:00 am – 10:00 am

- **Final Review**

The design team for 9050 E Lowry Blvd (formerly 570 Golfer's Way) presented their construction documents for Final Review by the LDRC.

There was discussion about the Golfers Way facing windows and the glazing that was changed due to City of Denver requirements. The city would not approve spandrel glass on the windows facing Golfers Way, requiring clear glass transmitting at least 65% of visible daylight.

The committee confirmed that the exterior lighting on the building is warmer, 3,000 K or below.

Kevin asked about the windowsill detail on page 19 of the architectural drawings set. The windowsill doesn't seem commensurate with the level of finishes on the building, seems flimsy with just flashing and does not have positive drainage away from the window. The team will adjust the windowsill design for a cleaner look and positive drainage.

Kevin also asked about any signage. Any signage on the site would need to be submitted to the LDRC for approval prior to installation. Signage plans and designs can be submitted to the LDRC for review at a later date.

Carla asked about street furniture. The street furniture location is called out in the architectural drawings, but not the design of the bike racks and benches.

Kevin asked about sustainability plans. The team clarified that they are currently meeting City of Denver sustainability standards. There will be three EV stations in the parking lot at the time of construction with the option for twelve more. Because the structure is less than 25,000 square feet, they are not required to adhere to the Green Building Standards.

The committee voted unanimously to give final approval for the project at 9050 E Lowry Blvd as submitted in the Final Review with the requirement to revise the windows in brick to have a sloping windowsill for positive drainage, such as a sloped rowlock sill rather than flashing and the understanding that any signage on site will be submitted separately for LDRC review and approval.

- **Adjourn**

9:30 am

The meeting was adjourned at 9:30 am.