



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

Wednesday, April 14th, 2021
8:30 a.m.

- **Call to Order** **8:30 am**
The meeting was called to order at 8:31 am. Jessie Johnson, Steve Lane, Bill Wenk, Carla McConnell, Jamie Fogle, and Kevin Yoshida were present.
- **Approval of Meeting Minutes from March 4th, 2021** **8:30 am - 8:35 am**
The committee voted unanimously to approve the meeting minutes from March 4th, 2021.
- **570 Golfer's Way: Medical Office Building** **8:35 am – 9:00 am**
 - **Initial / Pre-Design Review**

The development team for 570 Golfer's Way presented their initial proposal for development of a three-story Medical Office Building of 16,300 square feet. Intended use will be dialysis, surgery center, and smaller medical offices. Per the City of Denver's request, access to the building will be oriented to the southwest from the parking lot and there will be a pedestrian access point on the north side of the building off of Lowry Blvd. Initial parking proposed are 3 spots per 1,000 square feet. The team presented some initial elevations of the building. They presented materials and colors for the building.

The committee would like to see additional details on parking and site circulation for deliveries, vehicles, and pedestrians. Steve Lane would like more detailed elevations of the building, including the correct colors and materials and also some sort of material break above the first floor windows or an extension of the first floor windows. The current proposed percentage of masonry is 46%.

Carla McConnell expressed interest in more detail on the pedestrian experience along Lowry Blvd, which were also shared by Kevin Yoshida. Carla would also like to see the signage

plan for the site, noting that the committee generally doesn't allow multiple tenants logos / signage mounted on the façade of the building.

Kevin would like to see the enclosures currently on Lowry Blvd be moved or treated more architecturally so that it's more responsive to walkability and connectivity along that corridor. The pedestrian should be engaged in some way along Lowry Blvd.

The proposed development would fall under either Mixed Use or Commercial context, but it looks like neither context overlay would change the current proposal for the site development.

The next review phase would be the Schematic Design review. The team will contact Mary Carr when they are ready to schedule the next review meeting.

- **532 Golfer's Way: Rental Townhomes** **9:00 am – 9:45 am**
 - **Design Development 2 Review**

The development team for 532 Golfer's Way presented their revised site plan with updated site circulation, setbacks, and parking. There was discussion of whether or not to continue with the re-zoning request for Tract Y. The team converted all of the garages to 2-car garages and kept the parking ratios the same as the previous submission.

The committee suggested changing the development address to Alton Way instead of Golfer's Way because of the site access point and the mailbox location. Robin had questions about the inaccessible third floor balcony as its presented in the elevations. The committee also wants more information about where the AC units will be located and why they wouldn't be located on the ground floor.

The committee approved the project moving forward, with the updated site plan, into Design Development Phase 2 for the May 6th meeting with updated plans due to be submitted to the committee on Thursday, April 29th.

- **550 Alton Way: Renaissance Apartments** **9:45 am – 10:15 am**
 - **Replacing Existing Balconies with Juliet Balconies**

Carla McConnell moved to not approve the replacement of an existing balcony with a Juliet balcony in the one location as it is not architecturally appropriate with the building. Robin Ault seconded the motion. The committee voted to unanimously not approve the Juliet balcony replacement.

If the Renaissance proposes a change to the style, appearance, or materials of the existing balconies *and* the balcony that was replaced and subsequently *not* approved, the committee will need architectural and photographic details on the intended improvement of the balcony(ies) and on which buildings, including elevations of each building with the replacement balcony structures. If the Renaissance decides to replace the balcony(ies) with the same style and materials as what is currently on the buildings, the LDRC won't need as detailed renderings on the replacement / repair.

Fines for non-compliance with the balcony replacement covenant enforcement issue – and only the balcony replacement covenant enforcement issue – will be frozen pending a complete submission for the replacement of the Juliet balcony with a balcony of the same style, size, placement and materials as the other existing balconies *or* a proposal to update / change the balcony style, size, placement and/or materials of the non-approved Juliet balcony and/or additional balconies in the development by Thursday, May 27th, 2021 and presentation of the proposal at the Lowry Design Review Committee meeting on Thursday, June 3rd, 2021 at 8:30 am.

If the Renaissance Apartments does not submit a complete proposal by Thursday, May 27th, 2021 and/or does not present a proposal on Thursday, June 3rd at the Lowry Design Review Committee meeting, the “fine clock” will resume.

- **Adjourn**

10:15 am

The meeting was adjourned at 10:27 am.