



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, February 2nd, 2023
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:34 am. Kevin Yoshida, Steve Lane, Robin Ault, Jessie Johnson, and Carla McConnell were in attendance.
- **Approval of Meeting Minutes from January 5, 2023** **8:30 - 8:45 am**
The meeting minutes from January 5th, 2023 were approved unanimously.
- **Lowry Vista** **8:45 – 9:00 am**
Continuation of Variance Hearing: Parking

The Lowry Vista team returned with updated information in their request for a variance on the parking counts required by the Design Guidelines. The reason for the variance is, “the proposed variance, although not meeting the requirements, can be proven to directly and substantially advance the stated intent of these guidelines.” In response to the LDRC’s previous feedback, the design team added additional entryway surface parking spaces and a turnaround at the entryway with a rideshare pick-up / drop-off area. The team clarified that there will also be visitor parking in the first level of the parking garage.

Jessie said that she did not think that the variance would unduly impact adjacent property owners. Carla agreed. Robin made a motion to approve the variance. Steve seconded. The committee voted unanimously to approve the parking variance.

- **Lowry Town Center
Proposal for Additional Signage**

9:00 - 9:10 am

The committee did *not approve* the applicants request to install any additional signage in the Lowry Town Center. The basis for the disapproval was:

- Per the Design Guidelines, the submission needs to include a comprehensive signage plan or a similar document that includes all existing signage.
- Any proposal for additional signage should include intentions (keep, remove, change) for existing signage.
- The Design Guidelines allow for one ground monument sign identifying address and individual tenants for a group of buildings with multiple tenants. The Lowry Town Center already has one monument sign and the Design Guidelines do not allow for a permanent monument sign for leasing / advertising.
- The proposed additional monument sign appears to be located in the right-of-way, which may be in violation of City of Denver ordinances.
- The purpose of the welcome signage is unclear and not consistent with the Design Guidelines.

The committee is open to the applicant re-submitting a signage proposal that includes:

- A comprehensive signage plan for the site.
 - Signage that is within the Lowry Design Guidelines' requirements (see pages 22-24 of the Lowry Design Guidelines).
 - A complete submittal for each sign that includes dimensions, materials, lighting, and landscaping.
- General signage comment. The LDRC urges owners to incorporate elements in signage that relate to the unique community of Lowry.

- **Adjourn**

9:10 am

The meeting was adjourned at 9:10 am.