



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Microsoft Teams Meeting

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

- **Call to Order** **8:30 am**
The meeting was called to order at 8:32 am. Carla McConnell, Kevin Yoshida, Jessie Johnson, Bill Wenk, Steve Lane, Robin Ault, and Chris Jedd were in attendance.
- **Approval of Meeting Minutes from February 2nd, 2023** **8:30 - 8:35 am**
The meeting minutes from February 2nd, 2023 were unanimously approved by the committee.
- **Lowry Senior Living – 8890 E Lowry Blvd** **8:35 – 9:20 am**
Final Review

The Lowry Senior Living team presented their Final Review packet. A few items changed from Design Development II review. The first floor was raised by about a foot; the building still remains within the allowable height. Some of the site circulation around Building 1 was also changed slightly due to easements and planting guidelines in each easement. The brick tile on the pre-cast panels have been changed to allow for cleaning; it is the same color as what was previously approved.

Carla asked about the large wall on the top floor of the parking garage. The committee had asked to provide some articulation on that wall so that it wasn't just one large expanse of the same material / color / texture. The team did make that change.

Kevin asked about some trim that appears to be missing from one of the elevations. The team reviewed very limited use of that condition but will re-visit. Kevin also asked about the use of metal panels. The team clarified that metal panels will be used in a limited way and showed where in the elevations those will be used and will be using a factory edge finish. Kevin asked about the railing attachment detail on the 2nd floor Juliet balconies. The team would need more

time to provide the attachment detail, but the elevations show that the railing is mounted on the inside of the brick to the sides. Kevin asked for more detail on the attachment detail.

There was extensive discussion of the street trees selected and the role played by the City of Denver Forester and the new limitations on the LDRC to require anything in the tree lawn per the state legislation signed into law on August 9th, 2022.

Carla asked for some shade trees on the west side of the pickleball courts. The team will look into adding some shade trees there. Bill added that there don't appear to be any shade trees on the west side of the site along Westerly Creek. There was a question for more information about whether the native area on the southwest corner will be irrigated. Steve agreed that the southwest corner could get very hot with the current landscaping plan. Bill suggested Austrian Pines in that corner.

The team clarified that the construction schedule was about two years and a contractor has not been selected. In a best case scenario, demolition would begin in June of 2023. Closing on the sale of the land will happen in the next few months.

Carla made a motion for final approval conditional upon receipt of the following information:

- A sample of the new brick tile selected
- Detail on the landscaping of the southwest corner of the site.
- Railing attachment details
- Window and door head details at fiber cement and metal panel locations

The committee voted unanimously to provide final approval with conditions.

- **245 S. Poplar St. 9:20 – 9:35 am**
Screened Porch

The committee reviewed the proposed additional of a screened porch on an existing patio at 245 S. Poplar St.

Jessie clarified that the brick added will match what is already on the house. The roofing material will also be as close a match as is available. Gutters will be added to the roof addition. There will be no power or lighting included in the addition.

Kevin made a motion to approve the screened porch addition at 245 S. Poplar. Robin Ault seconded the motion. The committee voted unanimously to approve the project.

- **Lowry Town Center – 200 Quebec St. 9:35 am - 9:50 am**
Street Tree Replacement

The committee had questions about whether there is irrigation in the existing tree wells and whether the irrigation is currently operational.

Carla has questions about the raised curbing being proposed – is that a hazard for people with visual impairments? Bill agreed that a visual line would have to be established to avoid the curbing being a tripping hazard.

Jessie proposed that if the Town Center wants to simply replace the trees in the existing tree grates, the proposal should include information about the irrigation in the tree wells and suggestions from a landscape architect and the City of Denver Forester on the species that would do well in the existing size of the tree grates. If KimCo does want to move forward with replacing the tree grates with curbing, the committee would require a professional landscape design plan.

Bill suggested upright oaks as an alternative to what is currently planted in the existing tree grates. There are a half dozen trees on the City of Denver Forester's approved tree list that would work well in the current size of the tree grates.

Overall, the committee does not approve replacement with columnar junipers because they don't have a very long lifespan and they do not provide any shade. They also don't do well in snowy conditions. The committee does not find them to be appropriate as a street tree.

Regarding the tree grates that have already been replaced with curbing and junipers, that replacement without approval is a covenant enforcement issue. KimCo must submit to the LDRC a revised plan as outlined above no later than Thursday, April 27th, 2023 for review at the LDRC meeting on Thursday, May 4th, 2023. KimCo will be required to remove and replace the curb and juniper plantings with an LDRC approved design or a return to the original design no later than November 30, 2023.

- **Alas Over Lowry – 82 Uinta Way** **9:50 – 10:05 am**
Monument Signs (2) Revision #2

The signage team presented the proposed replacement monument signs. Carla asked about lighting: The sign will be up lit from cans on the ground, as well as lighting from the top shelf of the sign. The lights currently projecting upward from the top shelf will be removed.

Jessie moved to approve the revised monument sign design contingent that both signs will be installed by May 31st, 2023. Carla seconded the motion. The committee voted unanimously to approve the revised design for the monument signs.

The existing yard signs are permanent in nature, having been in place for about 2 years, and therefore, if Alas wants to keep the yard signs bordering the property, a signage submission must be received no later than April 27th, 2023 for review at the May 4th, 2023 LDRC meeting. The submission should include a revised comprehensive signage plan for the site.

- **Adjourn** **10:05 am**