



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Microsoft Teams Meeting

**Wednesday, May 3rd, 2023
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:35 am. Robin Ault, Steve Lane, Carla McConnell, Chris Jedd, Kevin Yoshida, Bill Wenk, and Jessie Johnson were in attendance.
- **Approval of Meeting Minutes from April 6th, 2023** **8:30 - 8:35 am**
The meeting minutes from April 6th, 2023 were unanimously approved as edited.
- **Hanover Lowry Vista** **8:35 – 9:15 am**
 - **Variance Hearing – Height**

The project team presented their variance request for a 4-story height of 51 feet instead of the Design Guideline’s maximum height of 45 feet. The variance justification is that the variance directly and substantially advances the stated intent of the Design Guidelines, specifically since the lot is bounded by the Lowry Dam to the north and east, the Lowry Fire Station to the south and Lowry Park Apartments to the west with a 35-foot setback from that property line. Exceeding the maximum height by six feet would not have a negative impact on any adjacent properties, but it will greatly benefit the proposed development and its residents. It would allow nine-foot ceilings in the residential units. It also allows the planned parapet on the exterior of the building to vary in position to provide additional articulation to the building.

Chris Jedd asked about the context. Kevin pointed out that the request is reasonable, it does not add another full floor of height and it does enhance the proposed buildings and doesn’t seem to negatively impact the pedestrian experience around the building. Carla agreed and found that the increased height would improve the project. Robin and Chris also agreed. Carla made a motion to approve the requested variance on the basis that it means the criteria

for variance justification outlined in the Lowry Design Guidelines and has no negative impact on adjacent properties. Robin seconded the motion. The variance was unanimously approved.

- **Schematic Design Review Clarification**

The project team presented additional information required for Schematic Review. They clarified that the exterior materials will be 42% masonry, which fulfills the Design Guidelines.

The committee would like Hanover to consider and/or incorporate the following ideas in the Design Development submission:

- Play elements in the open corner landscaped area
- Unprogrammed grass (not on the mound) to provide some open space for families to enjoy
- The creation of intentional social trails up the side of the dam for those seeking to use the trail at the top of the dam.
- Inclusion of red brick to reflect the context.

Carla moved that the committee approve Schematic Design with the inclusion of the four bulleted (above) suggestions for the design team as they move into Design Development. Steve seconded the motion. The committee voted unanimously to move the project forward to Design Development.

The project team is tentatively on the July 6th LDRC agenda, with all presentation materials to be emailed to Mary Carr by Thursday, June 29th.

- **Fresenius at 9050 E Lowry Blvd
Signage**

9:15 – 9:45 am

The Fresenius signage team presented their proposed signage plan. Half of the building will be Fresenius clinic and the other half will be a surgery center and Colorado University Medicine doctors' office. The monument sign originally proposed doesn't give enough opportunity to brand all three entities properly. They are now seeking to have façade mounted signage – CU Medicine on one side, Fresenius on the other – on the Lowry Blvd-facing façade and then on the parking lot facing side there would be three façade mounted signage, one for each building tenant.

For the Fresenius sign specifically, there are two options. The sign could include halo channel lit letters or aluminum letters with a plexiglass face on a raceway that are front lit. The team is looking for clarification on the style of lettering the committee would prefer and whether or not the proposed multiple signs are compliant with the Design Guidelines.

Carla said that it would be important to know where the address numbers would be on the building and to see that as a part of the renderings. Carla also cited the precedence of not allowing multiple façade-mounted signage. Carla also asked about having the lighting of the

signs being turned off after hours. Carla has concerns about the façade mounted signage on the south side being lit at night as it faces residential areas.

Kevin clarified that the proposed signage would not be consistent with the Design Guidelines. The committee discussed the Design Guidelines and prefers to have one branded sign each on the Lowry Blvd facing façade and the opposite, parking lot facing façade. The option would be to have a monument sign at the entrance listing all three tenants. Future signage submissions should also include the address letters / numbers.

The sign team is tentatively on the June 1st LDRC agenda, with all presentation materials to be emailed to Mary Carr by Thursday, May 25th.

- **Alas Over Lowry at 82 N Uinta Way** **9:45 – 10:15 am**
Signage

Ryan Graff from Alas Over Lowry presented the request to maintain the permanent real-estate signs along the perimeter of the property. There are currently six signs around the perimeter of the property.

Kevin stated that the nature of the sign is temporary, the messaging is temporary, and he can not support the approval of these as permanent signage. Carla agreed that the signs are not appropriate, as did Chris and Steve.

Carla made a motion to deny the signage request. Kevin seconded the motion. The committee voted unanimously to not approve the signage.

- **Lowry Town Center at 200 Quebec St.** **10:15 – 10:30 am**

Keri Felton presented the Town Center's proposal for replacing the shade trees with upright junipers and replace the existing tree grates with concrete curbing. The trees would be replaced with juniper when and if the shade tree dies.

The committee discussed the PBG for the Lowry Town Center that was provided by the City of Denver which specifies shade trees and tree grates.

Bill Wenk suggested working with the City of Denver Forester to find trees that are more tolerant of the sidewalk salt and limited root ball area. Bill offered to walk with Keesen through the property to identify which trees are thriving. It was also recommended that the City of Denver forester do a site visit to recommend a tree that would do well in those conditions.

Bill recommended looking at new designs of tree grates – some have a beveled edge (to direct the sidewalk salt melt away from the well – and have non-slip surfaces.

Kevin said that the raised curbing well surround would not have been approved because of its impact on pedestrian traffic on the sidewalk. Carla recommended that the LCMA's arborist come out and recommend a shade tree, as well.

The Town Center is tentatively on the June 1st LDRC agenda, with all presentation materials to be emailed to Mary Carr by Thursday, May 25th.

- **Adjourn**

10:25 am

The meeting was adjourned at 10:25 am.