



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom
**Thursday, June 4th, 2026
9:25 a.m.**

- **Call to Order** **9:25 am**
The meeting was called to order at 9:25 am. Carla McConnell, Bill Wenk, Kevin Yoshida, and Jessie Johnson were in attendance.
- **Approve Meeting Minutes from May 12th, 2026** **9:25-9:30 am**
The meeting minutes from May 12th, 2026 were approved unanimously.
- **Lowry Town Center Fountain Plaza** **9:30 – 10:00 am**
The design team for the Lowry Town Center Fountain Plaza renovation presented their plans. The team proposes using artificial turf as a part of the design for more durability and ease of maintenance.

The information kiosk proposed is a bulletin board type structure. The furniture is moveable, but heavy, to deter theft. The umbrellas would need to be put down in the event of a storm to avoid blowing away. The planted areas would be on a drip irrigation system. The intention is to use the plaza as part of programming for the Lowry Town Center.

Bill commented that he likes the umbrellas because of their flexibility. Bill thinks that sufficient play elements may be missing from the plaza; he likes the red “tops.” Jessie agreed with Bill that families who are dining at the restaurant patios on either side of the plaza would appreciate a place for kids to be active where they would still be visible. Jessie recommended getting rid of the informational sign as it blocks the view. She also mentioned that the star element may not be understandable when just the points are visible. Bill expressed that the planter areas may get trampled. Bill emphasized having a good planting pit for the trees so that they have adequate soil and can thrive. Bill suggested removing the shrubs from the plan in favor of more room for the trees. Carla suggested a seat wall perimeter in lieu of the shrubs. Carla agreed with the points of the star not being recognizable if the star isn’t carried through the center of the design. Carla suggested the star in the center of the wood platform instead of in the plaza itself.

Carla asked about the artificial turf and if a variance would be required, but the Design Guidelines don't address the use of artificial turf in commercial spaces. Kevin suggested more information about using artificial turf in this area. Bill stated that regular turf would not do well in this space, but the committee requires more information about the quality of the artificial turf that will be used. Jessie commented that, the higher the quality of the artificial turf, the higher the maintenance burden. Carla said that the site needs to specify where hose bib(s) will be for spraying off the turf and also definition of where trash bins will be around the site.

Kevin has concerns about the lack of a specific operations plan due to weather or theft and therefore is evaluating the design based on the primary base on the permanent improvements rather than furnishings. Lack of a curb at planters and commercial grade turf specs are of particular concern for a public plaza. Kevin stated that the applicant needs to provide more information on all elements of the plan, including maintenance plans, as well as a more formal landscape plan and planting list. Kevin stated that the project wasn't yet ready to move forward. Carla requested the next presentation be a Schematic level presentation with the comments from today addressed.

- **8100 E Lowry Blvd – CDPHE**
 - **Addition of 4-Van Garage**

10:00 – 10:30 am

8100 E Lowry Blvd (CDPHE) is an exception parcel, meaning that it is not annexed as a part of the LCMA, so the presentation was for feedback and suggestions, but not a vote for approval. CDPHE presented the plans for the addition of a 4-van garage on the west side of their site with eastern-facing overhead garage doors. The building will be blonde brick with accents to mimic the existing structure.

Carla asked about how the site was chosen. Jessie commented that, given the site, the aluminum siding areas will look a bit industrial, like more of a logistics building than tying into their existing structure. Jessie recommended revising the plans for the elevation facing Fairmount. Kevin asked if there was any landscaping planned around the proposed structure, specifically between the garage and the sidewalk along Fairmount.

Kevin commented that the building's location and appearance would not be in line with the Lowry Design Guidelines, specifically as it relates to the pedestrian experience around the site. Kevin's questions about landscaping is only about mitigating the impact of the site selection.

Bill recommended looking at revisiting the location of the garage to the southeast side of the building (or the northeast side). The project team will go back to CDPHE to revisit the location. Carla and Jessie seconded the southeast side suggestion. Carla commented that if CDPHE is adamant about the currently proposed location, Carla recommended some windows at the top of the garage on the Fairmount face so that it appears more residentially compatible. Jessie confirmed that spandrel glass would be fine. Jessie said the aluminum accent top band doesn't lend anything to the appearance of the building. Carla suggested low water shrubs such as Chimesa and Apache Plume to around the western base of the garage to provide some interest. Bill recommended more Austrian pine and Ponderosa pine around the building. But the committee generally agreed that moving the structure to a different place on the site would be the first option and, as Jessie pointed out, may not require so much emphasis on the materials used,

although Carla pointed out that the façade length of sixty feet is pretty long and would require some kind of articulation.

The committee suggested returning if CDPHE is willing to have an additional consultation.

- **Stanley British Primary School** **10:30 – 11:00 am**
 - **Master Plan Review**

The Stanley British team presented the evolution of their previous Master Plan to the proposed Master Plan. Semple Brown is the architecture firm that they are working with. The current pool area comprises about 18% of the Stanley British campus and presents complications for navigating the campus. The proposed new building that would be constructed where the pool is currently would be provide theater, music, stage craft, gathering, and art space. The existing outdoor amphitheater will be relocated. They are hoping to begin construction in the Summer of 2027 with a projected opening date of August 2028. The building materials will be consistent with the existing buildings.

Carla asked about when the project team anticipates pursuing schematic design approval. The project team has schematic designs that they could submit to the committee. The project team would like to submit for Schematic Review at the July LDRC meeting.

Kevin recommended the committee establish Context Overlay for the site. Kevin made a motion to establish a Heritage Context Overlay for the site. Carla seconded the motion. The LDRC voted unanimously to approve the Heritage Context Overlay for the site.

- **Adjourn** **11:02 am**

The meeting was adjourned at 11:02 am.