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## LoDo cuts Opus' plans down to size

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The developer of a proposed office, retail and residential complex in Lower Downtown cannot exceed a 130-foot height limit established for the area.

The Lower Downtown Design Review Board on Thursday denied the request of Opus Northwest to build a "penthouse" on top of its 10-story building that would have housed the structure's mechanical systems.

"It clearly has an economic impact on the project, but the project will move forward," John Shaw, vice president and general manager of Opus, said after the meeting.

Minneapolis-based Opus, developer of the Environmental Protection Agency building under construction at 16th and Wynkoop streets, is proposing a 10-story, 440,000-square-foot project in three buildings on the 1400 block of Wewatta Street. The \$80 million project will include 200,000 square feet of offices, 8,000 square feet of stores and 140,000 square feet of residential space. A use for another 40,000- to 50,000- square-foot building has not been established.

The developer plans to widen Wewatta to four lanes and improve its intersection with 15th Street to alleviate traffic congestion that would result from an influx of people to the area.

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