



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, January 7th, 2021
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:30 am. Steve Lane, Jessie Johnson, Carla McConnell, Kevin Yoshida, Robin Ault, Jamie Fogle, and Bill Wenk were in attendance.
- **Approval of Meeting Minutes from December 3rd, 2020** **8:30 am - 8:35 am**
The LDRC meeting minutes from December 3rd, 2020 were unanimously approved by the committee.
- **Introduction of New Member, Bill Wenk** **8:35 am – 8:40 am**
Bill Wenk, Landscape Architect and new LDRC member was introduced to the committee.
- **7821 6th Ave – Painting Brick, Residential Context** **8:40 am – 9:00 am**
Jacky Lampert, Homeowner
The Lampert project evaluation has been tabled until the LDRC meeting on Thursday, February 4th, 2021 and a more detailed rendering will be submitted by the homeowners no later than Thursday, January 31st, 2021 (email to Mary) for the committee to review prior to the meeting.

The committee discussed the current Lowry Building & Grounds Committee Design Guidelines prohibiting painted masonry, except through a variance process. The committee recommended changing the BAG Design Guidelines from prohibiting painted masonry to considering proposals painting masonry (primarily brick) on a case-by-case basis. The committee cited the community's absence of an approved paint color pallet that allows for property owners to have individual design tastes, as long as they aren't completely out of character with the community.

The committee will email recommendations for project submission criteria, but added that any project proposing to paint brick should provide information and images defining the context of

the surrounding buildings. LDRC also recommends that any proposals to paint masonry should initiate with the Buildings and Grounds Committee and then only be forwarded to the LDRC for feedback if necessary.

- **8890 E. Lowry Blvd - Machebeuf Baseball Field** **9:00 am – 10:28 am**
Re-Zoning & Development
Matt Oermann, Mark Nelson

Kevin presented an analysis of the Context discussion for the proposed project at 8890 E Lowry Blvd, which is currently the Machebeuf Baseball Field. The project's Context possibilities include Mixed-Use and Commercial; Kevin reviewed the surrounding property's zoning along the Lowry Blvd corridor.

The team presented their proposal for a Senior Living Development, which is comprised of two buildings varying in height from 5 and 2 stories along Lowry Blvd to 4 stories and 1 story along Sports Blvd. The Independent Living building would have 140 units (along Lowry Blvd & Yosemite), the Assisted Living / Memory Care building would have 120 units (Yosemite & Sports Blvd).

The committee clarified that the overall building height for the project would be 4 stories and 45 feet. If the project were approved for Commercial Context, per the Design Guidelines, "5-stories, 65 ft allowable on a limited basis to support massing variety and building articulation".

The team requested a waiver on the parking requirements; the committee would actually require a variance to the parking requirements in the Design Guidelines and the project would need to follow the official process for a variance hearing.

Bill Wenk brought up concerns about the entrances and traffic flow around and through the project, as well as the various access points. The project may need to go through an LDR process as it is a 6-acre site, but the city has not made a determination on that yet.

The team will discuss the requirements for their parking analysis off-line with Kevin Yoshida. Carla expressed appreciation for the context analysis he prepared and requested that future analysis be sent out in advance as it was difficult to absorb the information quickly in a ZOOM presentation.

The project will be on the agenda for the next LDRC meeting on Thursday, February 4th; the team will submit all presentation materials no later than January 31, 2021 for the committee to review prior to the meeting.

- **Adjourn** **10:28 am**
The meeting was adjourned at 10:28 am.