



## MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, June 2<sup>nd</sup>, 2022**  
**8:30 a.m.**

- **Call to Order** **8:30 am**  
The meeting was called to order at 8:33 am. Jessie Johnson, Carla McConnell, Kevin Yoshida, Steve Lane, Bill Wenk, Robin Ault, and Jamie Fogle were in attendance.
- **Approval of Meeting Minutes from May 5th, 2022** **8:30 am - 8:35 am**
  - **Clarification of 9050 Lowry Blvd Portion of Minutes**  
The meeting minutes were approved unanimously with the clarification in the 9050 Lowry Blvd portion of the minutes.
- **Lowry Senior Living – 8890 E Lowry Blvd** **8:35 am – 9:15 am**
  - **Design Development 1 Review**

The design team for 8890 E Lowry Blvd presented the Design Development 1 proposed plans.

The team reduced the height of the parking garage from 3 ½ stories (originally down from 4 stories) to 3 stories and reduced the need for pole lighting on the top level that would be visible to adjacent properties. Reducing the height of the parking garage leaves 6-12 parking spaces somewhere else to meet the variance requirement. Carla asked about the committee's concern about screening front-end parking headlights and their visibility through the parking garage openings. The design team is looking into that and the height of screening to prevent headlights from being visible. The team would prefer to utilize screening inside of the parking garage rather than closing off the parking garage opening. Steve pointed out that, per code, the height of the walls must be at least 42" which should screen most headlight visibility. Robin asked to see a section with a vehicle to see where the sill height ends up on a vehicle.

Carla asked about adding articulation to the south and west building walls above and behind the parking garage to eliminate the long blank face. The committee agreed with the need to articulate that wall face.

The design team asked the committee about their willingness to re-examine the parking variance and reduce parking spots such that the parking garage can remain 3 stories and also considering availability of street parking along Sports Blvd. The LDRC and the design team will re-examine this issue in future design reviews.

Robin had a question about Rendering 10 and the middle massing – the white top of the end wall that extends out on both sides of the massing – he would rather see a wrap of the material on the face of that mass and return it rather than having the white wing walls. Jessie agreed that this elevation could use any additional depth variance possible. The design team highlighted additional depth variances that the rendering doesn't illustrate well (yet).

The committee will need a more detailed landscape plan for the Design Development 2 phase.

Large trees can not be planted on the Lowry Blvd side of the site because there is a Century Link easement. Bill recommended large shrubs or small trees on that side to give a sense of scale and space to the sidewalk on that face of the building.

Carla asked about the landscape plan along Yosemite Way and the plantings in the tree lawn. Her concern is the continued maintenance of those tree lawn plantings (other than the trees). On the south side of the site, some of the existing trees in the courtyard will be maintained. Bill pointed out the need to consider possible future CCD limits to non-essential turf.

Kevin commented that the exterior character of the building needs a little development. Some of the material choices and roof articulation should be re-considered. Jessie agreed with Kevin's analysis. Kevin asked for more up-close elevations. Robin suggested getting an actual material board for the next meeting. Mary will connect with Amy about where to send / drop off a materials board.

The project's Design Development 2 review will be on the July 7<sup>th</sup> LDRC agenda.

- **Rental Townhomes – 532 Golfer's Way** **9:15 am – 9:45 am**
  - **Final Review**

The design team for 532 Golfer's Way presented their final construction documents. The designs of the building have not changed since the Design Development 2 review.

Bill recommended relocating the bike racks to a more interior location so that they are less susceptible to theft. Carla agreed.

Carla asked about the street trees along Golfer's Way and clarified that the dying street trees on that stretch must be replaced. Carla also asked about the tree on North Alton Way and saving that tree although it's so close to the site triangle for the entrance.

Kevin asked that the exterior materials / masonry coverage tables for all buildings be added to the set of architectural plans for our records.

The design team was asked about the vertical siding and their response was that it is a 1 by 2 batten at 16" on center with flashing at horizontal joints.

The design team will also add to the architectural plans the side elevation for the party walls of the balconies between units. Carla requested that the team clarify on their plans where the bike racks will be re-located and clarification on the fate of the tree currently planned for removal at the entrance on North Alton Way. The design team will also clean up the renderings of the fascia and gutter detail.

The A/C units will be on the patio and will be screened from view by a flat metal panel on one side of the patio railing.

The design team specified that the construction schedule is 17 months in duration, starting hopefully in July of 2022 and ending in December of 2023. The buildings will be rented in a phased approach, starting in June of 2023 and finalizing in December of 2023.

Kevin moved for Final Approval with Conditions. The conditions would be the requested additions to the architectural plans. Carla seconded the motion. The committee voted unanimously to approve.

- **Lowry Nail Spa – 7581 E Academy Blvd** **9:45 am – 10:00 am**
  - **Signage Approval**

The sign is not yet approved by the LDRC. The committee wanted to confirm that the side edges of the sign cabinet are the same brushed aluminum material as the face of the cabinet. In addition, the letters should not be acrylic as in this proposed design based on #7 of Hangar 2's approved signage plan (pg 21). If there is some variance to Hangar 2's approved signage plan, Hangar 2 should submit the reasoning for that variance from their approved signage plan.

- **79 Rampart Way** **10:00 am – 10:30 am**
  - **Pre – Submission Meeting**

The design team for 79 Rampart Way presented an initial look at the preliminary designs for a building of seven stories with 68 for-sale residences.

The committee requires additional discussion on the 7-story variance request. The committee voted unanimously to establish the context zone for this site as Commercial Context per the LDRC Design Guidelines.

The committee will discuss next steps, particularly as it relates to a possible height variance.

- **Adjourn** **11:00 am**

The meeting was adjourned at 11:06 am.