



## MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, January 5, 2023**  
**8:30 a.m.**

- **Call to Order** **8:30 am**  
The meeting was called to order at 8:30 am. Robin Ault, Carla McConnell, Bill Wenk, Kevin Yoshida, Jessie Johnson, and Steve Lane were in attendance.
- **Approval of Meeting Minutes from November 3<sup>rd</sup>, 2022** **8:30 - 8:35 am**  
The meeting minutes from November 3<sup>rd</sup>, 2022 were approved unanimously by the committee.
- **Lowry Vista** **8:35 – 9:10 am**  
**Variance Hearing: Parking**

The Lowry Vista presented a revised variance request for parking counts less than what is required by the Design Guidelines. The variance is requesting a reduction from the Design Guideline's parking requirement for Multifamily of 2 spaces per unit or 1 space per bedroom, whichever is greater to 1.5 spaces per apartment and 1.04 spaces per bedroom.

Bill Wenk emphasized that the committee wants to revisit the site's access to the Westerly Creek Dam walking trails in a future meeting. The committee will also expect to see in the site plan that additional parking options have been explored, specifically surface parking spaces such as the ones adjacent to the currently proposed dog park (there are currently 8 spaces; the committee would like to see 16-20). Robin suggested removing the dog park and creating more of a front entrance / formal arrival element with a turnaround for Uber drop-offs and also for additional parking.

The committee discussed approving the project for at least 1.5 spaces per apartment and 1.04 spaces per bedroom conditional upon the applicant re-submitting the variance request specifying that the Variance Justification is "the proposed variance, although not meeting the requirements,

can be proven to directly and substantially advance the stated intent of these guidelines,” specifically addressing that there are no anticipated parking impacts on adjacent properties, and with the understanding that the site plan will need to be modified and approved by the committee.

Another motion was made to continue the variance request for the applicant to revise the variance request’s Variance Justification \*and\* to modify the site plan as discussed in the meeting. The committee voted unanimously to approve the motion to continue to the next LDRC meeting on Thursday, February 2<sup>nd</sup>.

- **Alas Over Lowry** **9:10 - 9:40 am**  
**Monument Sign Re-Submission**

Alas Over Lowry presented revisions to the monument signs. Carla McConnell and Robin Ault requested that the “Luxury Apartments” topper be removed as it is less about development identification or wayfinding and more of an advertisement.

The committee finds the proposed design to be consistent with the Lowry Design Guidelines \*without\* the Luxury Apartments topper, but will need to see more detailed signage shop drawings that includes the measurements of the letters, lettering materials and colors, letter placement (including how far they protrude from the monument sign), and lighting plans (including a picture of the existing sign when it is lit at night) in order to approve the project. The applicable requirements can be found on page 24 of the Lowry Design Guidelines.

The project is on the agenda for Thursday, March 2<sup>nd</sup>. All required submission materials as described above will need to be submitted via email to Mary Carr by Thursday, February 23<sup>rd</sup>.

- **Stanley British Primary School** **9:40 – 10:00 am**  
**Modular Building Extension Based on Master Plan Review**

The Stanley British team presented a request to extend having the temporarily approved modular structure on their campus to provide temporary classroom space during their planned renovations as defined in their Master Plan. Stanley British will be ready in late April to share the detailed Master Plan.

Carla clarified that the modular structure will no longer be needed after the Building 2 renovation is complete. The renovations will occur in the 2023-2024 school year.

A motion was made to approve extending the presence of the modular structure on their campus through the end of the summer 2024, or, more specifically, September 2, 2024. The committee voted unanimously to approve the motion to extend.

- **Adjourn** **9:42 am**

The meeting was adjourned at 9:42 am.