



## **MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE**

Microsoft Teams Meeting

**Thursday, April 6<sup>th</sup>, 2023  
8:30 a.m.**

- **Call to Order** **8:30 am**

The meeting was called to order at 8:32 am. Jessie Johnson, Bill Wenk, Steve Lane, Kevin Yoshida, and Carla McConnell were in attendance.

- **Approval of Meeting Minutes from March 2<sup>nd</sup>, 2023** **8:30 - 8:35 am**

The LDRC meeting minutes from March 2<sup>nd</sup>, 2023 were unanimously approved.

- **Lowry Vista** **8:35 – 9:05 am**  
**Schematic Design Review**

The Lowry Vista team presented the Schematic Review design plans. The site is classified as a Mixed Use Context Overlay.

Bill suggested some play elements in the open corner landscaped area. Bill also clarified that there would be some native landscaping in the open corner landscaped area. He also recommended some unprogrammed grass – not the mound – to provide some open space for families to enjoy. He advised that the development team pursue the creation of intentional social trails up the side of the dam as it will be likely that, without those, the trails will be created anyway by those seeking to use the trail at the top of the dam.

Carla appreciated the open space and its contribution to the pedestrian realm on Alameda. She concurred with Bill on seeking the creation of an intentional trail up the side of the dam. Carla had questions about the lack of red brick in the proposed plans, which exists in the adjacent properties, including the Fire Station and Lowry Park Apartments, since those two properties are

the only architectural context for this site could something be incorporated to reflect these adjacencies?

Kevin agreed that the rendering materials are pretty cool and monotone and that the addition of some red brick would add a pop of color and warmth to the project.

Carla clarified that the west side of the building is right up against the curb (with a 35' set back from the property line). The west side units would look out onto the parking units for Lowry Park Apartments. Carla asked about any requirement to fence the north boundary of the site to prevent people from making trails on the landfill cap area, and could this team investigate providing access to the dam trail?

Jessie appreciated the modern look of the materials. She pointed out that there are areas, such as the courtyard view, where the building gets a little bit flat.

Chris asked about mechanical features – HVAC, exhaust vents, etc. and how they would be minimized in appearance.

The team does need to submit the materials calculations and masonry percentages. The team also needs to submit a variance application to exceed the 45' height limit (the proposed structure is 49'7").

The team will provide a revised Schematic Design package showing the height of the building and the materials ratios to show that the project meets the 40% masonry requirement. The team will also submit a variance application to exceed the height requirement in the Design Guidelines.

The project will be on the May 3<sup>rd</sup> LDRC agenda.

- **Stanley British Primary School** **9:05 – 9:25 am**  
**Master Plan Review**

Head of school, Sumant Bhat, presented the initial draft of the school's Master Plan.

- **Lowry Town Center – 200 Quebec St.** **9:25 – 9:55 am**  
**Street Tree Replacement**

The applicant for the street tree replacement did not show up for the meeting. The LDRC's decision from the March 2<sup>nd</sup>, 2023 meeting stands. The LCMA's attorney will take the necessary steps gain compliance with the Design Guidelines.

- **Adjourn** **10:00 am**

The meeting was adjourned at 9:52 am.