



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Microsoft Teams Meeting

Thursday, October 5th, 2023
8:30 a.m.

- **Call to Order** **8:30 am**
The meeting was called to order at 8:32 am. Chris Jedd, Jessie Johnson, Kevin Yoshida, Robin Ault, and Steve Lane were in attendance.
- **Approval of Meeting Minutes from September 7th, 2023** **8:30 - 8:35 am**
The meeting minutes from September 7th, 2023 were approved by unanimous committee vote.
- **79 N. Rampart Way (Vacant Luce Lot)** **8:35 am – 9:05 am**
 - **Shames Makovsky – Dorit Fischer, Adam Bushman, Andy Rockmore**
 - **Variance Hearing: Height – 30 mins**

The 79 Rampart Way team presented their variance request for height. The maximum height allowed by the Lowry Design Guidelines is 4 stories with 65 feet allowable on a limited basis. The variance is to allow 5 stories and 65 feet as the maximum height of the building. The 5-story design allows more consistent massing and provides more open space for a campus feel to the site. The existing Luce building to the north of the proposed development is 64 feet in height – the easternmost building is 5 stories, and the westernmost building is 4 stories. They presented renderings of a 5-story building integrated into the site and surrounding buildings, both aerial views and ground-level views.

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.

Kevin asked if the open space area was fenced; the team expressed that they would seek a landscaped edge and potentially landscaping to conceal a fence. They are looking to create an overall campus with the existing Luce buildings. If there is a fence it would just be along the curve of Academy Pkwy.

Kevin confirmed that the Design Guidelines read that the maximum allowable height is 4 stories / 45 feet with 5 stories / 65 feet allowable on a limited basis to support massing variety and building articulation. Jessie pointed out the heights of surrounding structures and that a 5-story building would not be incompatible or out of context with the heights of surrounding buildings.

Robin cited the amount of open spaced planned for the lot and that the 5-story build is on about two thirds of the lot with a third of the lot as open space. Kevin clarified that the 5-stories on a limited basis is specific to the building itself and not to the proportion of the lot that is built out.

Chris asked if the team had maxed out their F.A.R. The team answered that they did not have an F.A.R. yet.

Jessie suggested that the committee have a discussion outside of the variance hearing on the maximum height guidelines and whether they are appropriate anymore.

Chris pointed out the proportion of the lot that is proposed to be developed which potentially provides for a lower density of units than if they developed the entire site with a four-story structure. Chris said that he does not see an issue with the height variance given the surrounding context of the building.

Jessie clarified that the lot would not be developed without open space. She also asked if the entire building had to be 5-stories or if there could be some differentiation in massing.

Robin had a question regarding the Design Guidelines – what constitutes a “limited basis” for the 65 feet allowable height in the commercial context overlay. Robin asked what portion of the building could be 65 feet that the committee would be comfortable saying that is within the Design Guidelines and what would need to be changed to comply with the Design Guidelines.

Jessie said that “limited basis” reads to her as “not the majority,” but that the committee has the authority to consider context when reviewing the variance.

Kevin stated that his consideration of context also applies to use and the fact that this project is residences impacts the context.

Robin expressed support for the variance.

Steve stated that lowering the height of each story may have the proposed building within the Design Guidelines. The development team answered that the units are for-sale condominiums and that they would need to have high ceilings to make those saleable units.

Kevin clarified the variance justification in the Design Guidelines of “directly and substantially advance the stated intent of these guidelines” and that stated intent would be the value statements in the Design Guidelines (pg 6).

Robin said he was in support of the variance. Chris said he was also in support of the variance.

Jessie cited the benefit of this use in the context of the specific area of Lowry. Kevin agreed that this was the reason behind the specification of this lot as a Commercial Context Overlay.

Steve Lane moved to approve the variance. Robin seconded the motion. The committee voted four in favor, one opposed, so the variance is approved.

- **Adjourn**

9:30 am

The meeting was adjourned at 9:30 am.