DENVER PLANNING BOARD  
Wednesday, November 18th, 2015  

MEETING RECORD

1. Call to Order 3:04  
Board: Don Elliott, Renee Martinez-Stone, Brittney Morris-Saunders, Joel Noble, Susan Pearce (arrived 3:10), Chris Smith, Arleen Taniwaki and Julie Underdahl.  
Staff: Evelyn Baker, Caryn Champine, David Gaspers, Steve Oliver, Greg Savage, Sarah Showalter, Heidi Tippetts, Ryan Winterberg-Lipp (CPD); Nate Lucero (CAO).  

2. Approval of Meeting Records  
November 4th, 2015  
Motion by J. Noble to approve the meeting record of November 4th, 2015. Second by: A. Taniwaki  
Vote: Unanimous in favor (5:0, B. Morris-Saunders and D. Elliott abstained, S. Pearce not present for vote), motion carries.  

3. Public Comment (limited to 2 minutes per speaker) None  

4. Consent (limited to 2 minutes per speaker) None  

Official Map Amendments (Rezonings)

5. Official Map Amendment, Application #2015I-00108 Rezoning 146 Madison Street, from B-1 with waivers to C-MX-5  
Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code, Section 12.4.10.  
Motion by D. Elliott to approve the request for withdrawal and remove the case from the boards’ agenda. Second by: B. Morris-Saunders.  
Vote: Unanimous in favor (7:0, S. Pearce not present for vote), motion carries.  

Design Review

Design review of development project located at 2200 Welton Street; project is subject to compliance with B-8-A/Arapahoe Square Design Standards and Guidelines (Adopted 1998, Amended 2014). See DRMC Section 12-45(3).  
Greg Savage, CPD-Development Services, presented the review criteria and staff recommendation. Questions from board to staff. Applicant presentation. Questions from board to applicant.  
Public comments:  
- Craig Supplee, 2120 Glenarm Pl.  
- Sue Glassmacher, 1037 29th St.  
- Marisa Valeras, 516 Park Avenue  
- Richard White, 2135 Tremont Pl.  
Questions from board to commenters, applicant and staff. Motion by J. Noble to recommend that the Zoning Administrator approve application #2015-PROJMSTR-0000360, located at 2200 Welton Street, finding that the project is compliant with the Arapahoe Square Design Standards and Guidelines (Adopted 1998, Amended 2014), with the following conditions:
1. The relationship between the base and upper levels be further developed through fenestration patterns, changes in materials, or other similar techniques.
2. That the expanse of blank wall along the alley be studied to better meet the Intent statements in the Arapahoe Square Design Standards and Guidelines, page 11 regarding Walls – Architectural Scaling Elements and the Intent statements on page 11 regarding Surface Variation.

Seconded by S. Pearce.
Vote: Unanimous in favor (8-0), motion carries.

Schematic Design Review

7. Design Review, Application #2015-PM-0000458, Project Plans for New Construction at 1800 Little Raven St

Information Item: Schematic design of development project located at 1800 Little Raven St: project is subject to compliance with the Commons Urban Design Standards & Guidelines (December 2011). See DRMC Section 12-45(3). Click here The Commons Urban Design Standards & Guidelines

Steve Oliver, CPD-Development Services, and applicant presented information on the project Plans for new construction at 1800 Little Raven St. Questions and comments from board to staff and applicant.

Update on the Broadway Station Area Plan

8. Information item: David Gaspers
Update on the I-25 and Broadway Station Area Plan

David Gaspers, CPD-Planning Services, presented information on the I-25 and Broadway Station Area Plan. Questions and comments from board to staff.

Information item: Caryn Champine
Implementation Strategy for the Broadway Station Redevelopment Site

Caryn Champine and Ryan Winterberg-Lipp, CPD-Planning Services, presented information on the implementation strategy for the Broadway Station Redevelopment Site. Questions and comments from board to staff.

Manager/Chair time
Adjournment 6:02