

# DENVER PLANNING BOARD

May 4th, 2016

## MEETING RECORD

1.	<p><b>Call to Order 3:05</b></p> <p><b>Board:</b> Andy Baldyga, Don Elliott, Renee Martinez-Stone, Joel Noble, Chris Smith, Susan Stanton, Arleen Taniwaki, and Julie Underdahl.</p> <p><b>Staff:</b> Ryann Anderson, Tina Axelrad, Evelyn Baker, Abe Barge, Kyle Dalton, Morgan Gardner, Analiese Hock, Steve Oliver, Sarah Showalter, Heidi Tippetts, and Curt Upton (CPD); Nate Lucero (CAO).</p>
2.	<p><b>Approval of Meeting Records</b></p> <p>March 30<sup>th</sup>, 2016</p> <p>Motion by J. Noble: I move to approve the March 30<sup>th</sup>, 2016 meeting record.</p> <p>Second by: A. Taniwaki</p> <p>Vote: 4 in favor, 4 abstained (D. Elliott, R. Martinez-Stone, S. Stanton, and J. Underdahl), motion fails. Item continued to next meeting.</p> <p>April 6<sup>th</sup>, 2016 (corrected)</p> <p>Motion by D. Elliott: I move to approve the corrected April 6<sup>th</sup>, 2016 meeting record.</p> <p>Second by: S. Stanton</p> <p>Vote: 7 in favor, 1 abstained (C. Smith), motion carries.</p> <p>April 20<sup>th</sup>, 2016</p> <p>Motion by J. Noble: I move to approve the April 20<sup>th</sup>, 2016 meeting record.</p> <p>Second by: A. Taniwaki</p> <p>Vote: 5 in favor, 3 abstained (D. Elliott, C. Smith, and S. Stanton), motion carries.</p>
3.	<p><b>Public Comment</b> None</p>
4.	<p><b>Consent</b> None</p>
<b>Adoption of CPD Rules and Regulations</b>	
5.	<p><b>Arapahoe Square Zoning and Design Standards/Guidelines –</b></p> <p>Public hearing to recommend to the CPD Executive Director (Manager) approval, approval with conditions, or denial of proposed Arapahoe Square Design Standards &amp; Guidelines. See DRMC, Section 12-18</p> <p>J. Noble recused himself and left the room. Chair Underdahl opened the public hearing. Abe Barge and Analiese Hock, CPD-Planning Services, presented the summary and staff recommendation. Board questions to staff. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by D. Elliott: I move to recommend to the CPD Manager the repeal of the existing Arapahoe Square Design Standards and Guidelines, adopted in 1998 and amended in 2014, and adoption of the new 2016 Arapahoe Square Design Standards and Guidelines.</p> <p>Second by: A. Baldyga</p> <p>Vote: Unanimous in favor (7-0, J. Noble recused), motion carries.</p> <p>J. Noble returned to the meeting.</p>
<b>Official Map Amendments</b>	

<p>6.</p>	<p><b>Official Map Amendment, Application #2015I-00167 Rezoning, 3515, 3525, 3535 &amp; 3545 S. Tamarac Dr. from B-1 to S-MX-3</b>  <i>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.</i>  Chair Underdahl opened the public hearing. Curt Upton, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Applicant presentation.  Board questions to applicant and staff. Chair Underdahl closed the public hearing. Board deliberation.  Motion by J. Noble: I move to recommend that City Council approve application #2015I-00167, rezoning of property at 3515, 3525, 3535, and 3545 S. Tamarac Drive from B-1 and B-3 to S-MX-3, finding that the applicable review criteria have been met.  Second by: A. Taniwaki  Vote: Unanimous in favor (8-0), motion carries.</p>
<p><b>Design Review</b></p>	
<p>7.</p>	<p><b>B Block – Denver Union Station – The Coloradan - #2014D00448</b>  <i>To recommend to the Zoning Administrator approval, approval with conditions, or denial of the proposed design for the project located at 1750 Wewatta Street project is subject to compliance with the Denver Union Station Design Standards and Guidelines. See Ordinance 707-2004 and Denver Union Station Design Standards and Guidelines.</i>  Steve Oliver, CPD-Development Services, presented the review criteria and staff recommendation. Applicant presented. Board questions to staff and applicant. Board deliberation.  Motion by D. Elliott: I move to recommend that the Zoning Administrator approve with conditions application #2014D00448, located at 1750 Wewatta Street, finding that the project is compliant with the Denver Union Station Design Standards and Guidelines, with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Modify the elevations to extend the above-grade material palette to the ground</li> <li>2. Use the main entry design vocabulary at the bridge entry</li> <li>3. Further develop the east façade north of the bridge stairway to reduce the impact of its monolithic appearance</li> <li>4. Add some screening of utilities on the north side of the building, preferably along the public sidewalk edge of the property to screen the pedestrian views of the utilities</li> <li>5. Further refine the look of the roofline of the building to better comply with the roofline standards</li> </ol> <p>Second by: J. Noble  Vote: Unanimous in favor (8-0), motion carries.</p>
<p><b>Urban Renewal Plans &amp; Amendments</b></p>	
<p>8.</p>	<p><b>DURA Urban Renewal Plan Amendment - 2560 Welton St</b>  <i>Public meeting to recommend to the City Council whether the proposed amendment to the Welton Corridor Urban Redevelopment Plan conforms with the Comprehensive Plan and supplements. Colorado Revised Statutes, Sections 35-25-10792).</i>  Analiese Hock, CPD-Planning Services, presented the amendment summary. Board questions to staff and applicant.  Motion by A. Taniwaki: I move to recommend that City Council approve the proposed amendment to the Welton Corridor Urban Renewal Plan for a redevelopment project located at 2560 Welton Street, finding that the amendment conforms with Denver’s adopted Comprehensive Plan and its applicable supplements and that it meets the objects of the Welton Corridor Urban Redevelopment Plan.</p>

	<p>Second by: R. Martinez-Stone  Vote: Unanimous in favor (8-0), motion carries.</p>
	<p><b>CPD Rules and Regulations</b></p>
9.	<p><b>Revocation and Suspension of Zoning Permits - Information item</b>  Staff presentation by Ryann Anderson, CPD-Zoning. Board questions to staff.</p>
10.	<p><b>Manager/Chair time</b>  1. Vice chair election</p>
	<p><b>Adjournment 5:48</b></p>