

DENVER PLANNING BOARD

May 19th, 2021, 3 p.m.

Meeting Record

1. Call to Order 3:00 pm

Board members present (9): Andrew Abrams, Erin Clark, Don Elliott, Angelle Fother, Gosia Kung, Heidi Majerik, Ignacio Correa-Ortiz, Joel Noble (Chair), Mary Beth Susman.

Staff present: Sayre Brennan, Edson Ibañez, Lilly Djanians, Valerie Herrera, Analiese Hock (Staff to Board), Kristofer Johnson, Sarah Nurmela, Nathan Lucero (CAO), Brad Weinig (HOST)

2. Meeting Records for Approval – March 31st, April 7th & April 21st

Motion by Angelle Fother I move to approve the March 31st meeting record. Second by Erin Clark.

Motion passes (8 -0). Mary Beth Susman recuses.

Motion by Don Elliot to approve the April 7th meeting agenda with the clarification to April 7th meeting record to clarify that there were technical issues and no votes by Don Elliot were cast. Second by Ignacio Correa-Ortiz. Motion passes (8 -0). Mary Beth Susman recuses.

Motion by Gosia Kung to approve the April 21st meeting record. Second by Erin Clark. Motion passes (9 -0).

Consent Agenda

Motion by Erin Clark, I move to approve the consent agenda. Second by Gosia Kung. Motion passes 9-0.

3. Comprehensive Sign Plan, application #2020-CSP-0000021 for Runway 35 South located at the northeast corner of 40th Avenue & Central Park Blvd (4020 N. Yosemite St)

Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for Runway 35 South, based on compliance with the criteria in the Denver Zoning Code Section 10.10.3.3.

4. Comprehensive Sign Plan, application #2020-CSP-0000017 for 1700 N. Broadway, 1720 N. Broadway, 1740 N. Broadway and 1701 N. Lincoln

Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 1700 N. Broadway, 1720 N. Broadway, 1740 N. Broadway and 1701 N. Lincoln, based on compliance with the criteria in the Denver Zoning Code section 10.10.3.3

5. Official Map Amendment, application #2021-00129 4710 Pennsylvania St from E-SU-D to U-SU-C1. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.

Comprehensive Sign Plans

Item moved after agenda items 8 and 9 due to technical difficulties.

6. Comprehensive Sign Plan, application #2020-CSP-0000013 for Runway 35 North located at 4535 N Central Park Blvd.

Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan Amendment for -Runway 35 North, based on compliance with the criteria in the Denver Zoning Code Section 10.10.3.3.

Presenter: Valerie Herrera, CPD- Planning Services
Recommendation: Approval with Conditions

*Chair opened public hearing at 5:28pm. Staff presentation by Valerie Herrera.
Applicant presentation by Tyler Carlson (Evergreen Development) and Doug Poppe.
Board questions to staff. Angelle Foucher, Ignacio Correa-Ortiz, Don Elliott, Heidi Majerik.
Chair closes the public hearing at 6:05pm. Board Deliberation. Don Elliott, Gosia Kung, Joel Noble, Ignacio Correa-Ortiz.*

Motion by Ignacio Correra-Ortiz at 6:10pm. I move to recommend that the Zoning Administrator approve application #2020-CSP-0000013 for Runway 35 North Comprehensive Sign Plan, with the following condition: That the comprehensive sign plan be revised to reduce the maximum height of the joint identification – Interstate sign to be no higher than 35 feet. Second by Gosia Kung. Vote (8:0) motion passes at 6:12pm.

Text Amendments

Items 9 and 10 presentation heard concurrently.

7. Official Text Amendment to Update the Downtown Golden Triangle (D-GT) Zone District

Public hearing to recommend to the City Council approval, approval with conditions, or denial of the proposed text amendment to the Denver Zoning Code. See Denver Zoning Code Section 12.4.11.

Chair opened public hearing at 3:10p. Introduction by Councilman Chris Hinds as bill sponsor. Staff presentation from Kristofer Johnson and Lilly Djanianis. Staff presentation included the review criteria and staff recommendation.

Public comment:

- *Mickey Zeppelin (3601 Wazee Street)*

Board questions to staff and Councilmember Hinds. Don Elliott, Mary Beth Susman, Gosia Kung, Ignacio Correa-Ortiz, Heidi Majerik, Joel Noble, Gosia Kung,

Chair closed the public hearing at 4:57pm. Board deliberation. Ignacio Correa-Ortiz, Erin Clark, Joel Noble.

Motion by Erin Clark at 5:05pm. I move to recommend that City Council approve with conditions, the Denver Zoning Code text amendment for the Downtown Golden Triangle Zone District, finding that the applicable review criteria have been met, with the following condition: That the Planning Board Review Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the Planning Board Review Draft made necessary by such edits.

Second by Mary Beth Susman. Comment by board members. Vote 8-1 (no – Don Elliot) – Motion passes at 5:17pm.

Board took a 10-minute break.

Information Items

10. Downtown Design Standards and Guidelines Update. Updates on project progress. No board action.

Presenter: Lilly Djanianis, CPD-Planning Services

11. Manager/Chair Time – Planning Board time commitment and improved staff support for board members.

Presentation by Analiese Hock on meeting time management and open meetings changes. Board discussion.

Meeting adjourned at 7:14pm.