

Downtown Design Advisory Board Meeting Record -

Date/Time:	Tuesday 02/28/2023, 10:30am-12:30pm
Members Present:	Ryan Meeks (Chair), Dan Craine, Matt Shawaker, John Deffenbaugh, Sarah Komppa, Kim Kliewer, Matthew Archuleta, (absent: Anthony Spikes (Vice-chair))
Staff:	Bridget Rassbach RA, Sarah Kaplan

Design Review/ Meeting Minutes:

Meeting Opened	
Approval of Meeting Record	<p>Approval of February 14, 2023, meeting record</p> <ul style="list-style-type: none"> Motion by: Sarah Komppa Second by: Matt Shawaker Vote: Unanimous in favor (6:0), motion passes
<p>Site Design and Massing Review 2201-2255 Stout 2201-2255 Stout Street, Denver, CO 80205 PROJECT # 2022PM0000332</p> <p>2021-2255 Stout Street, Denver, CO 80205 PROJECT # 2022PM0000332</p>	<p>Applicant Presentation</p> <p>Site Design and Massing Review 2201-2255 Stout 2201-2255 Stout Street, Denver, CO 80205 PROJECT # 2022PM0000332</p> <ul style="list-style-type: none"> D-AS 12+ New Construction Point Tower Building Form <p>Staff Presentation: Sarah Kaplan</p> <p>Public comment:</p> <ul style="list-style-type: none"> Keith: "I live in the Curtis Park neighborhood and want to hear the boards discussion on stepping down to the historic neighborhood along Park Ave. Also, I agree with staff that the upper story set back is not enough as they do not appear to be point towers at this point. I do appreciate the street activation" <p>Motion:</p> <p><i>I move to recommend 2201-2255 STOUT, Project Number 2022PM0000332, at 2201-2255 Stout Street, proceed to Design Review to the Zoning Administrator and to study and address the following topics of concern:</i></p> <ol style="list-style-type: none"> <i>Further refine massing to respond to Curtis Park neighborhood.</i> <i>Review / revise Upper Story Setbacks and implement coordinated Massing Techniques between podium and towers to ensure Building Massing supports a intentional hierarchy of Street Level experience.</i> <ul style="list-style-type: none"> Motion by: Sarah Komppa Second by: Ryan Meeks Vote: In favor (6:0), motion passes

**Design
Development
8th x Lincoln
800 N Lincoln,
Denver, CO 80204
PROJECT #
2022PM0000303**

Applicant Presentation

Design Development– Bridget Rassbach

8th x Lincoln

800 N Lincoln, Denver, CO 80204

PROJECT # 2022PM0000303

- D-GT
- New Construction
- General Building Form

Staff Presentation:

[Bridget Rassbach](#)

Public comment:

None

Motion:

I move to recommend the Development 8thx Lincoln Street, 800 N Lincoln Street, Denver, CO 80203, Project # 2022PM0000303, be **Approved for Design Review** to the Zoning Administrator **on the following conditions**:

1. Pannier wall panel materials are to be of a small scale, high quality and well-crafted material detailing. Generally consistent with and no larger than what is shown in the renderings.
 2. Retail zone façade materials are to be further studied and simplified.
- Motion by: [Matthew Archuleta](#)
 - Second by: [Sarah Komppa](#)
 - Vote: **In favor (5:0)(Dan Crane absent at final vote), motion passes**

Informational Items *none*

Meeting Adjourned