

B. Administrative Approvals – **The Board accepted the following:**

- | | |
|---|---|
| <p>1. Project #14-05 1538 Wazee Street
Applicant – Randy Leeds, Intergroup Architects
Property Owner – Eric Ingram, Colliers, Bennett & Kahnweiler</p> | <p>Commercial
Signage
“Corepower Yoga”</p> |
| <p>2. Project #68-05 1435 Wazee Street
Property Owner/Applicant – Ronald & Lee-Anne Wise</p> | <p>Commercial
Signage
“Wise Vision Group”</p> |

III. Other Business

A. Discuss opportunities and issues for LDDR B retreat

Due to press of business this discussion is postponed

B. EPA ground breaking

E. Shigeta encouraged all of the Board members to attend the EPA ground breaking

C. Urban Design Conversation

Presentation by David Tryba:

This is an urban design conversation regarding the end of the Auraria Parkway at Larimer Street, Market Street, and Speer Boulevard. This site is extraordinary, a landmark, a gateway. We want it to tie in other civic landmarks and work well with the neighborhood and the Platt Valley. The site is currently zoned half B-5 and half R-5. B-5 doesn't allow for residential so we'll need a zoning change. The ballpark view corridor is also an issue. We looked at what would be allowable based on the LoDo guidelines. Rezoning to B-7 would allow 220,000 square feet. Our client was less than enthusiastic. They asked us to “think outside the box.” So we went back to the drawing board and came up with a modern building. When you consider the tradeoffs, reduced square footage and more open space, this isn't a bad alternative. The triangle shape of the site isn't efficient. The new design had a reduced floor plate and a smaller footprint. It has the slenderness of the D&F Tower but it's shorter. We have fewer units, two per floor, each a townhouse. It will be unique, given the area's existing architecture, an icon for the next generation of development.

Why would you consider this? We'd give a 110,000 to 120,000 square foot easement on the rest of the property to keep it open space. That's a precedent. We met with City Staff a week ago. Peter Park, Tyler Gibbs, and Christie Murata were there. We had a frank conversation and they thought it worthy of your consideration. Mr. Park asked us to do a figure ground study. We looked at street walls along rivers in Paris and Milwaukee, and at the downtown area plan.

Denver's north/south or 45⁰ grid pattern leaves “left-over” spaces along Speer Boulevard. Opening up the boulevard and a park connection is important. Cherry Creek curves up at 14th. We'd like to get your thoughts.

Questions:

L. Nelson: That's currently City owned land.

D. Tryba: It's part of the land swap for the new Justice Center. The answer is yes, it is.

K. Buckey: The adjacent property is also City owned.

T. Cowperthwaite: So this area is in the district but the zoning's B-5/R-5?

E. Shigeta: Yes.

J. Poli: What can we do today?

K. Buckey: Have a conversation.

L. Nelson: How tall is the proposed building?
D. Tryba: Approximately 300 feet.

T. Cowperthwaite: The district comes to Speer, including the firehouse? Is there an historic reason for that?
K. Buckey: There's a political component, to protect the district. At one time there was talk about recreating the old City Hall. It's not currently park land.

T. Cowperthwaite: What happens when zoning doesn't match?
K. Buckey: There'll have to be an ordinance change. They'll also have to rezone the B-5 area, probably to R-5. Then this could be built.

W. Kohn: Even if it's B-5 it's still in the district?
K. Buckey: Taking it out of the district, there'd still be urban design because it's B-5.

J. Poli: Obviously you're looking for conversation. If you can't accomplish this will your client withdraw?
D. Tryba: No.

E. Shigeta: How does this project relate to your authority?
K. Buckey: Does this improve the district or not?

Discussion:

W. Kohn: Taking it out of the district is best.
J. Poli: It's a wonderful thought on this site and it doesn't come back here.
T. Cowperthwaite: 55' isn't consistent with great architecture. Applying LoDo rules to this site isn't compelling.
P. Haack: The firehouse site is the threshold.
T. Cowperthwaite: The notion of a tower on a park speaks to past disastrous urban planning.
L. Nelson: What bothers me is the perceived exclusivity of this. It's quite a contrast.
D. Tryba: If you look at buildings along Larimer...
L. Nelson: They're dreadful as far as any street experience is concerned.
D. Tryba: We feel we can come up with something that the City can become excited about. I'm not afraid of the criticism that will come.
W. Kohn: Transparency will help. The relationship to an earlier Denver icon (The D&F Tower,) is important. The wall along the Cherry Creek joined to the City would be great.
J. Morley: It would invite more pedestrian traffic.
B. Gibson: Some, if not all, of that wall is designated.
K. Buckey: I think the Speer Boulevard Parkway ends where the B-5 begins.
T. Cowperthwaite: Parking?
D. Tryba: Below grade. It'll only be two or three feet higher than Speer. We'll work with Urban Design and the neighbors. The site tapers about 6' so we'll create a tapered edge. It would still slope.
L. Nelson: Has there been discussion on creating open space on other City owned land?
K. Buckey: It's been brought up. They can create an easement. There are ways of making it happen.
W. Kohn: Can we relinquish with conditions?
L. Nelson: We can only release one parcel. Who's the principle on this project?
D. Tryba: Buzz Geller is one of the partners. We have a civic conscience. We have deep roots here.
K. Buckey: Tryba will move forward to City Council to see how they do this, as long as we have guidelines along the edges.

III. Chair's Time

A. PowerPoint Presentations

L. Nelson: A couple of small issues, PowerPoint, (PPT,) presentations. We should require physical drawings rather than PPT presentations. The physical drawing is the record of the meeting.
W. Kohn: What about printed PPT presentations?