To: Downtown Design Advisory Board (DDAB)
From: Jason Whitlock AIA., Principal City Planner-Urban Design
Meeting: February 25, 2020
RE: Staff Report for Site Design and Massing Review- RESUBMITAL
Evolve Tower
2019PM0000331
838 Park Ave W.

I. Board Authority and Role of Design Review
This project is located within the D-AS Zone District and is therefore subject to Design Review for Arapahoe Square and the Denver Zoning Code in addition to the requirements of other agencies. Projects submitted shall conform to all the requirements of the Arapahoe Square Design Standards and Guidelines, even if they are not specifically referenced in the review notes.

The Arapahoe Square Design Standards and Guidelines (AS DSG or DSG) are applicable for this location. The Standards and Guidelines establishes a process for promoting the neighborhood vision by setting clear expectations for the level of design quality that is envisioned for improvements for Arapahoe Square.

Through its’ provisions, the Design Advisory Board is directed to consider Design Review Submittals of the proposed project (per the Design Review Process chapter and checklists), to receive the staff findings, the applicant presentations, and to hear public comment to make a motion for recommendation for Approval, Approval with Conditions, or Resubmittal Required to the zoning administrator of the project’s design at each submittal to the Downtown Design Advisory Board.

II. Scope of the Project
The proposed project is a 23-story (250’ high) retail and residential building in the D-AS 12+ Zone District. It is being developed under the Point Tower Building Form. This form does require that parking have 70% active use at street facing facades. The project proposes the construction of ground floor lobby and retail with wrapped parking/residential to level 5 and then with residential and amenity spaces above and includes a single level of below grade parking.

III. Site Design and Massing Review
The applicant, Evolve Tower, project number 2019PM0000331, at 838 Park Ave W., is submitting the project to the DDAB for Site Design and Massing Review. They submitted previously with a board motion to re-submit:

I move the Evolve Tower, at 838 Park Ave. West, application # 2019-PM-0000331, to resubmit for Site Design and Massing Review to the Zoning Administrator and to study and address the following topics of concern:

1. Investigate the Transition of the point towers to Curtis Park Historic District including investigating edges and corners at Champa St. and Park Ave West.
2. **Study increasing the point tower set-back at Park Ave West in exchange for a smaller internal building face to building face separation distance as part of the ‘approximately 80’ in the DSG for the towers within their property.**

3. **Study and provide additional detail on the podium massing and its relationship to the point towers on Champa St.**

4. **Provide additional conceptual streetscape drawings to indicate the relationships and transitions of the ground floor residential and retail to the ROW.**

5. **Provide additional clarity on the Canopies on the ground floor and the canopies at the transition from podium to towers as a key massing element.**

**IV. Design Review**

Future Detailed Design Review submittals and reviews to be completed after Site Design and Massing Review is approved (and after applicant’s submittal for a formal Site Development Plan (SDP)).

**V. Staff Findings**

A. The applicant has provided outreach to the Curtis Park Neighborhood and adjusted the tower location to provide additional visual transitions to Curtis Park Historic District. In addition, elements including façade screening and massing at the corners at Champa St. and Park Ave West have been “eroded” to frame the intersection.

*S 2.74 When using the Point Tower Building Form, a Tower shall be located to provide separation from any other existing or planned Tower.*
B. The Point tower separation dimension is listed as “Approximately 80’ in the DSG. The separation distance between the tower forms is below the recommended minimum to provide the additional setback along Park Ave West.

S 2.74 ...The approximate minimum distance between Towers shall be: a. 80 feet for a Tower up to 250 feet in total building height

C. In this resubmittal, additional “enhanced setbacks” are indicated between ground floor residential units and the ROW on both Champa and Park Ave West at the ground floor. This zone provides areas for stoops and green planting areas or outdoor seating areas at retail uses. Additional planting details and paving strategies between residential units or retail and the ROW to be provided at Design Review submittal.

G 1.03 Residential frontages should provide a transition between adjacent sidewalks and private residences.

D. Additional adjustments at balconies, canopy, and façade features are required at the Champa Street lobby entrance to enhance the pedestrian experience, break down larger massing, and align these elements with the use of open spaces and enhanced sidewalks. Façade coordinated massing techniques should be provided at Detailed Design Review for buildings over 125’ and indicate compliance with the upper story massing/setbacks coordination with ground floor and lower story massing.
E. Vehicle Access Points continue to be successfully integrated and are designed to minimize impact on pedestrians by being taken from the alley

S 1.24 Vehicle Access Points shall be designed to minimize impacts on pedestrians.
S 1.22 Vehicle access shall be taken from the alley.

F. Articulation, materials, and scaling elements to be considered at Detailed Design Review to verify integration of point tower with the Curtis Park Historic District directly across Park Ave W. The use of a percentage of masonry (in comparison to the other façade materials minus glass and openings) at the lower story and the material’s relationship to the historic resource will be important to provide the visual transition.

G. The white screening and canopy element will be a key design component of the façade and it will be important to understand it as a valuable and significant element that is “properly finished and detailed”. At Detailed design review provide details and samples related to the screening element.

VI. Submittal and Compliance Checklist
Refer to the attached checklist. Green-highlighted checked topics are areas that appear to comply or are not applicable to project; Orange-highlighted checked topics are issues for further design discussion; Red-highlighted checked topics (if there are any) appear to not comply and require intensive board input.
VI. DDAB Project Commentary

Refer to the attached board review form to provide initial comments.

VII. Staff Recommendation

Staff recommends a board motion that includes:

I move to recommend the Evolve Tower, at 838 Park Ave. West, application # 2019-PM-0000331, proceed to Design Review to the Zoning Administrator and to study and address the following topics of concern:

1. Provide the required percentage of masonry at the lower story and provide additional drawings and material studies indicating its relationship to the Curtis Park Historic District as a historic resource.
2. Provide studies for a coordinated massing technique that integrates the Lobby entry at Champa Street.
3. Provide additional detailing and material studies of screening and canopy element.