To: Downtown Design Advisory Board (DDAB)
From: Fran Penafiel, Associate City Planner- Urban Design
Meeting: April 14, 2020
RE: Staff Report for Site Design and Massing Review
2175 California Street
2019PM0000616

I. Board Authority and Role of Design Review
This project is located within the D-AS-12+ 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.

The Standards and Guidelines establishes a process for promoting the neighborhood vision by setting clear expectations for the level of design quality for improvements.

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, to receive the applicant presentations, to hear public comment, and to make a motion for recommendation for Approval, Approval with Conditions, or Denial to the Zoning Administrator of the project’s design review at each submittal to the Downtown Design Advisory Board.

II. Scope of the Project
The proposed project is a 9-story building (111’ 2” high) in the D-AS 12+ Zone District. It is being developed under the General Building Form. The ground floor of the project will accommodate offices, floor administration and parking. Floors 2 and 3 will accommodate a recuperative care and assisted living facility while the upper levels (4 through 9) will provide affordable housing apartments (98 units).

III. Site Design and Massing Review
The applicant, Christopher Carvell, project number 2019PM0000616, at 2175 California Street, is submitting the project to the DDAB for Site Design and Massing Review. The applicant has submitted and has received comments for their Concept Review.

IV. Design Review
Design Review submittals and reviews are to be completed after Site Design and Massing Review is approved and after approval to submit for a Site Development Plan (SDP).
V. Staff Findings

A. Staff finds that the proposed project adequately meets all required design standards that relate to Site Design and Massing (see Site Design and Massing Checklist for details).

To proceed to Design Review the building’s design may require revisions and/or the incorporation of additional design elements to ensure compliance with the design standards.

- Study the use of canopies, awnings or tree canopy/planters to define the street level and enhance the pedestrian experience.

- Study alternative fencing designs at the service access on California St to make sure it integrates with the architecture and doesn’t detract from the pedestrian access.

- Initial landscape review doesn’t comply with the standards and requires additional trees and/or planters that will promote development of mature tree canopy.

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 the 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 for initial board comment.

VII. Staff Recommendation

For a board motion that includes:

- I move to recommend the 2175 California Street, Application #2019-PM-0000616, proceed to Design Review to the Zoning Administrator and to study and address the following topics of concern:

1. Study the option of including additional pedestrian elements like canopies, awnings or plantings to enhance the pedestrian experience.
2. Study alternative fencing elements along streetscape to integrate with the architecture.
3. Streetscape to provide additional trees and/or planting areas to promote development of mature tree canopy.