TO: Denver Planning Board, Joel Noble, Chair  
FROM: Sarah Cawrse, CPD Planning Services  
DATE: March 11th, 2020  
RE: Design Development Phase application #2018PM0000596 for design review for The Commons Urban Design Standards and Guidelines

Community Planning and Development is pleased to present the Design Development Phase application for 2059 19th Street, which is subject to design review for The Commons Urban Design Standards and Guidelines. This memorandum documents how the application is consistent with The Commons Urban Design Standards and Guidelines. The memorandum concludes with the staff recommendation of approval of the Design Development Phase application.

Scope of the Project
The project is a 13-story (140’ tall) multi-family building consisting of 198 apartment units. The Commons Urban Design Standards and Guidelines has several sub-areas, and this project is located within Sub-Area 5, which is considered the intersection of 20th Street and Chestnut Street. This project is subject to the criteria for Sub-Area 5 and criteria for Residential and Mixed-Use Buildings.

Staff Findings

Landscape Design
- The project complies with the landscape design intent, standards, and guidelines by including design elements such as: plaza, seating, planters, pedestrian active uses, and orienting open space/plazas to take advantage of views and sunshine.

Vehicular Circulation and Access
- The project complies with the vehicular circulation and access intent, standards, and guidelines by including design elements such as: limiting curb cuts, providing uninterrupted public sidewalks, and minimizing the visual presence of service functions.

Blocks and Zone Lots
- The project complies with the block and zone lots intent, standards, and guidelines by including design elements such as: using the existing street grid system and reinforcing the pedestrian environment and street edge.

Pedestrian Active-Use Requirements
- The project is not located in an area where specific standards for street frontage pedestrian-active uses at the ground floor are required (refer to Exhibit 3.18 in The Commons Urban Design Standards and Guidelines). The project meets the guidelines by providing open and inviting facades at the ground floor and multiple building entries.

Setback and Build-To
- The project is not located in an area where specific setback standards are required (refer to Exhibit 3.19 in The Commons Urban Design Standards and Guidelines). The project meets the guidelines by locating the building near or at the property line to define the street space and public space.

Type One High-Rise Bulk Reduction
• The project complies with the type one high-rise bulk reduction intent and standards by: providing a bulk reduction of 54% within the bulk reduction zone and additional bulk reduction at levels 03 and 12 and avoiding long expanses of high and unbroken street walls.

**Building Scale and Massing**
• The project complies with the building scale and massing intent, standards, and guidelines by including design elements such as: variations of building massing, varied street-oriented building massing, variations in wall plane and building height, and building massing that emphasizes the primary building entry.

**Architectural Scaling Elements**
• The project complies with the architectural scaling elements intent, standards, and guidelines by including design elements such as: the expression of building structural elements, patterns of window and door openings, and changes in surface material/color/texture/patterns.

**Fenestration**
• The project complies with the fenestration intent, standards, and guidelines by including design elements such as: variety of glass-to wall ratios, minimal use of opaque glass, and window to wall ratios and proportions that reinforce the architecture.

**Building Materials**
• The project complies with the building materials intent and guidelines by including design elements such as: the consistent use of brick and architectural metals throughout, the use of materials to reinforce architectural scaling, and using materials to create a positive interaction with the pedestrian environment.

**Building Entries**
• The project complies with the building entries intent, standards, and guidelines by including design elements such as: a primary entry oriented and accessed from the street, additional common building entries, and building entries that have direct access to public sidewalks.

**Roofs**
• The project complies with the roofs intent, standards, and guidelines by including design elements such as: rooftop building systems are incorporated into the building form and the roof respects the context in which it is viewed.

**Staff Recommendation:**
Based on the findings that the Design Development Phase application substantially complies with *The Commons Urban Design Standards and Guidelines*, **staff recommends that Planning Board recommends the building located at 2059 19th Street, application #2018PM0000596, be approved by the Zoning Administrator.**

**Attachments:**
1. Design Development Phase submittal