I. Board Authority and Role of Design Review

This project is located within the Zone District and is therefore subject to review in accordance with the Downtown Urban Design Standards and Guidelines and the Denver Zoning Code in addition to the requirements of other agencies. Projects submitted shall conform to all the requirements of the Downtown Urban Design Standards and Guidelines, even if they are not specifically referenced in the review notes.

Please refer to the “Character Area” chapter requirements that 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.

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 Denial 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 (example: 23-story (250’ high) retail and residential building in the D-GT Zone District). It is being developed under the (example: General Building Form). (example: This form does require that parking have 65% active use at street facing facades. The project proposes the construction of ground floor lobby and retail with wrapped parking/residential amenity to level 5 and then with residential and amenity spaces above.)
III. Site Design and Massing Review
Project was approved for Site Design and Massing at the January 24, 2023 meeting with the following comment:

*Project team is encouraged to further study the corner at 10th and Broadway to ensure activation at this primary corner.*

IV. Design Review
Project has submitted for Design Development Review.

V. Staff Findings

Submittal Notes:

A. Please add to the submittal to show the following
   a. Street sections to describe street enclosure relationships – notate sections to show street closure ratios
   b. Streetscape details, materials, etc. – add info on materials
   c. Landscape details, materials, etc. - add info on materials

B. Provide elevations that clarify compliance with these façade articulation Standards.
Façade does not have much material variation to help differentiate residential and commercial uses. In general, the façade materials are very close colors/ values, creating a perhaps over unified façade for the full block length. The existing neighborhood pattern is comprised of a more varied rhythm and materials, creating a greater vibrancy.

3.A To further refine building form, massing and proportions through façade articulation
3.B To promote well-detailed Facade designs with texture and depth that provide a sense of Human Scale
3.C To ensure a cohesive Facade design
3.D To minimize blank or unarticulated Facades
   a. 3.01 All Primary Street-Facing Facades, Visible Facades, and Tower Facades shall incorporate articulation techniques that reinforce building massing techniques.
   b. 3.02 Articulation techniques used on a Lower Story Facade shall continue around the corner of an Alley or Private Access Drive for approximately 50 feet.
   c. 3.06 Scaling elements, architectural details, and other forms of façade articulation shall be integrated into building massing so they convey a sense of depth and texture rather than a thinly applied surface treatment.
C. Provide more info on balcony materials especially faces and bottom of concrete slabs

3.50 The underside of balconies should have materials, colors, and textures that are similar to and integrated with the overall facade design.

D. Although project documents notes that parking that faces the alley has been designed to mitigate impact on adjacent developments, the garage elevations show a concrete barrier and slopes of ramps. Please clarify how this mitigates the impact on neighbors.

3.131 Facade areas with Visible Structured Parking shall be designed to minimize the visual impacts to the Public Realm by screening lights and vehicle headlights.

3.140 Alley and Private Access Drive-facing facades of parking structures that face adjacent non-parking uses should be designed to mitigate impacts on neighbors. a. Use features such as screened facade openings that block views of headlights and lighting b. Locate ventilation and mechanical systems away from entrances, windows or balconies of adjacent properties

E. Project entrances are set back from primary facades but are not differentiated by material changes. Commercial entries appear the same as residential entries

3.97 Primary building entrances should be emphasized over secondary commercial and/ or individual residential entrances through signature building elements.

F. Rooftop equipment must be screened.

3.AV To create building rooflines that positively contribute to the quality and character of the city skyline 3.AW To ensure that non-decorative rooftop equipment, such as mechanical and telecommunication, are fully screened from view and integrated into the rooftop design

G. Streetscape design or project design should incorporate locations for pet relief.

4.21 New multi-unit residential projects shall prioritize designated pet areas on private property outside the public Right-of-Way. 4.22 Streetscape design adjacent to multi-unit residential projects shall address pet-related impacts.
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 for initial board comment.

VII. Staff Recommendation

MOTION
I move to recommend the Mixed-use Development at AMLI 9th and Broadway, 955 N Broadway, Project number 2022PM0000257, resubmit for Design Review to the Zoning Administrator and to study and address the following topics of concern:

1. Study exterior materials to create richer, more varied elevations to augment the massing design.
2. Study alley elevation at garage and clarify how design meets requirements to mitigate effect on neighboring properties.
3. Study entrances to enhance them and to differentiate between residential and commercial uses
4. Screen rooftop equipment
5. Provide pet relief areas