To: Downtown Design Advisory Board (DDAB)
From: Sarah Cawrse, Senior City Planner- Urban Design
Meeting: 3/8/2022
RE: Staff Report for Site Design and Massing Review
Mixed-use Development at Bannock Street
2021PM0000528
1199 Bannock Street

I. Board Authority and Role of Design Review
This project is located within the D-GT Zone District and is therefore subject to Design Review for 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.

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

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.

II. Scope of the Project
The proposed project is a 30-story (321’-6” high) retail and residential building in the D-GT 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 a ground floor lobby, retail, and food and beverage with wrapped parking to level 5. The parking is primarily wrapped with a bike club, artist studios, and residential units. Then there is a residential amenity space located on level 6 and level 30 with residential units in between. There are two levels of below-grade parking as well.

III. Site Design and Massing Review
The applicant for project number 2021PM0000528, at 1199 Bannock Street, is submitting the project to the DDAB for Site Design and Massing Review. They have submitted and have received comments for their Concept Review for the development process and are preparing for a third concept submittal.

IV. Design Review
Future Design Review submittals and reviews will 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. Site Design & Vehicle Access
   a. Vehicle access points have been located along the alley to minimize impacts on the public realm and no additional curb cuts are being proposed.

B. Street Frontage & Enhanced Setback
   a. An Enhanced Commercial Setback of 8’ has been incorporated along Bannock Street adjacent to primary entrances/lobbies and the Food & Beverage tenant space. There is additional space provided along the Southeastern edge of the building that contributes to the public realm and activated streets.
   b. The building design at the intersection of 12th Avenue and Bannock Street is configured to clearly define the corner and enhance a sense of street enclosure.

C. Open Space Configuration
   a. Open space has been located along the Southeast edge of the development near the main residential lobby and lounge.
   b. The Private Open Space does not necessarily facilitate pedestrian connections between the Public Realm and private development due to the Private Open Space being located at the edge of the building as well as not between a building entry and the Public Realm. In addition, the Private Open Space seems to be disconnected from the rest of the public realm, potentially creating a “dead space” at the southeastern edge. An updated street level building footprint could be considered to better integrate and activate the Private Open Space. Consider extending the building footprint from the southeastern edge out towards the street and incorporating the Private Open Space between the Lounge and Food & Beverage tenant space, or in a more central location.

\[ S \ 1.20 \] Open Space shall be configured to promote pedestrian connections between the Public Realm and private development.
\[ S \ 1.24 \] Open Spaces, such as forecourts, plazas, and gardens, should be used to enhance prominent building entrances.
\[ G \ 1.22 \] Open Space should be located to create a consistent network of Open Spaces throughout the block, street and neighborhood

D. Tower Placement & Separation
   a. The Tower is oriented to preserve light and air and promote Human Scale at the Street Level.

E. Service Area & Utility Location
   a. The service areas are located away from streets. The appearance of the parking exhaust fan could be minimized.

F. Building Massing
   a. Coordinated massing techniques are used throughout. The building design incorporates façade plane changes and building material and/or color changes on the Lower Story Façade to add variety and detail. The Street Level Façade is clearly distinguished by the façade plane changes on the floors above. The base, middle, and top of the building are clearly communicated. Architectural interest is created through the balconies and other design features.
b. The Streetwall height could better respond to the adjacent existing neighboring context by incorporating massing techniques to match a portion of the adjacent Streetwall height, or by using façade articulation techniques to create a scale relationship between the buildings.

**G 2.21** Streetwall height should consider the adjacent existing neighboring context. At street corners, this includes the context on both streets.

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.

VII. Staff Recommendation

For a board motion that includes:

I move to recommend the Mixed-use development located at 1199 Bannock Street, Application #2021-PM-0000528, **proceed to Design Review** to the Zoning Administrator and to study and address the following topics of concern:

1. Study an updated street level building footprint to better integrate and activate the Private Open Space. Consider incorporating the Private Open Space between the Lounge and Food & Beverage tenant space, or in a more central location.

2. Study incorporating massing techniques to match a portion of the adjacent building and use façade articulation techniques to create a scale relationship between the buildings.