Goal Statement
Situated at the crossroads of Colorado’s diverse ecosystems and cultural corridors, the Golden Triangle neighborhood. This project sits at the corner of "Main and Main" and is a key piece to achieving the neighborhood goals of the 2007 Downtown Area Plan and the 2014 Golden Triangle Plan. This project as a gateway into Golden Triangle neighborhood presents the opportunity to enjoy a compact, walkable, bikeable, culturally vibrant, and environmentally responsible lifestyle. The Bannock Street project will bring a new residential form to the neighborhood, offering environmentally friendly housing that is connected to the neighborhood fabric.
The design of the project builds on the vision elements from the 2007 Downtown Area Plan in specifically, A Walkable City, A Distinctive City and A Green City. The project will also serve as a key pearl in the Avenue of the Arts concept from the 2014 Golden Triangle Neighborhood through its prominent corner and connection to the 5280 Trail.

2007 DAP: A Walkable City, and Key Streets.

The project has an enhanced setback along Bannock Street, a key corridor for the neighborhood, placing a strong emphasis on pedestrians and bicyclists. The open space that responds the neighboring building to the south and activated by the main residential entrance and an overflowing restaurant patio, will make a unique eddy along the corridor drawing users in.

The prominent corner along 12th and Bannock is used for the main entrance to the bike club and art studios. Using the corner in this way places bicyclists and pedestrians first and draw them into the site. Providing secure bike parking in the area will further make cycling the preferred transportation choice for visitors into the neighborhood.

2007 DAP: A Distinctive City

While HIVE has its own story of eco-friendly residential tower in the heart of the most livable neighborhood in the city it also aligns with and complements the Golden Triangles existing eclectic, vibrant, and design-forward aesthetic....
HIVE will creatively wrap and disguise the parking garage with income producing Artists-in-Residency studios that offer opportunities for emerging and contemporary artists to engage with the Golden Triangle community. The 2007 Downtown Area Plan recognized Golden Triangle as a premier example of a unique and diverse neighborhood to celebrate as a part of mosaic of districts in downtown. 12th Avenue in Golden Triangle is a key street serving as the seam between Golden Triangle and Denver’s civic and cultural centers. This project in the tower form will serve as a beacon and a gateway to better connect Golden Triangle with the rest of downtown, while the enhanced setback and the podium form will fit in with the surrounding context celebrating its eclectic and vibrant natures. The addition of artist-in-residency studios and art gallery also connects to and celebrates the creative side of the district.

2007 DAP: A Green City
HIVE is a voluntary participant in Denver’s Pilot Denver Green Code to push standards and explore ways to go above and beyond in reducing provide housing that is connected to the landscape of Colorado. Innovative design and engineering will be utilized to reduce the environmental impact of the buildings. The landscape will adopt ecological planning and design techniques to offer greenery and access to nature within the built environment.
Design Intent
Bannock Site Planning

Bannock Site
HIVE
234 Units
(By UVI)

12th Avenue Office
POLLINATOR
~120,000 SF
(By UVI)

Acoma Site
ACU
Hotel & Residences
100 units
160 Keys
(By UVI)

Evans East Residential
287 Units
(By LMC)

Evans West
Residential
420 Units
(By LMC)

(By Schoolhouse Partners)
Bannock Site Planning - Retail Corridor Connection

- **Retail Site**
  - **Bannock Site**
    - HIVE
      - 234 Units
      - (By UVI)
  - **12th Avenue Office**
    - POLLINATOR
      - ~120,000 SF
      - (By UVI)
  - **Acoma Site**
    - ACU
      - Hotel & Residences
      - 100 units
      - 160 Keys
      - (By UVI)
  - **Evans West**
    - Residential
      - 420 Units
      - (By LMC)
  - **Evans East**
    - Residential
      - 287 Units
      - (By LMC)
  - **Planned Grocer**

- **Residential Sites**
  - **Evans West**
    - 420 Units
      - (By LMC)
  - **Evans East**
    - 287 Units
      - (By LMC)

- **Hotel Sites**
  - **Acoma Site**
    - Hotel & Residences
      - 100 units
      - 160 Keys
      - (By UVI)
  - **Evans East**
    - Residential
      - 287 Units
      - (By LMC)

- **Additional Sites**
  - **Planned Grocer**
    - Residential
      - 287 Units
      - (By LMC)
Design Intent
Bannock Site Planning - Lobbies + Amenities

- **Bannock Site**
  - HIVE
    - 234 Units
    - (By UVI)

- **12th Avenue Office**
  - POLLINATOR
    - ~120,000 SF
    - (By UVI)

- **Acoma Site**
  - ACU Hotel & Residences
    - 100 units
    - 160 Keys
    - (by UVI)

- **Evans West**
  - Residential
    - 420 Units
    - (By LMC)

- **Evans East**
  - Residential
    - 287 Units
    - (By LMC)

- **Planned Grocer**
Design Intent
Bannock Site Planning

Retail Corridor
12th Ave

Cultural Connector
Bannock Street

5280 Trail Eddy
Acoma Street
“I came to Colorado for work and I stayed for the rugged outdoor lifestyle.”

-Councilman Chris Hinds

Returning to the idea of the crossroads between ecosystems and...
Design Intent
Building Parti Concepts

“Returning to the idea of the crossroads between ecosystems and cultural connections...”

“...We want a 15-min city.”
-Everyone we talked to
Returning to the idea of the crossroads between ecosystems and cultural connections, the projects intend to thoughtfully combine, position, and curate the relationship of ecosystem to culture in key public, common, and even private spaces.
Design Intent

Building Parti Concepts

Vertical Village

- Health + Wellness
- Bike and Art Studios
- Streetfront Retail/Cafe
- Library
- Pet Amenity
- Play Room

QUIET

ACTIVE
Architectural Design Intent

The design intent of HIVE as a residential point tower brings more units higher up to command spectacular views of the Rocky Mountains and the downtown skyline. The point tower form has a skinnier floorplate with fewer units per floor allowing for more natural daylight and access to fresh air in each unity with greater efficiencies. HIVE is divided into tiers to further reduce the scale of tower into unique, identifiable neighborhoods with shared amenities for community building. This ensemble of uses and structures is intended to function as a “vertical village.”

The intent of the Architecture is to thoughtfully combine, position, and curate the relationship of ecosystem to culture in key public, common, and even private spaces. The street-level podium and the tower “break” levels host private and common terraces, which activate key building thresholds, enliven the facades, and screen less active uses. The materials will be warm in tone and chiefly horizontal in orientation. The scale and material of the horizontal layers is a response to the single height masonry structures of the surrounding context.
Neighborhood Context Analysis
Urban Context
Denver + Golden Triangle

- Highland
- Jefferson Park
- La Alma / Lincoln Park
- Auraria
- Golden Triangle
- LoDo
- Five Points
- Upper Downtown
- Uptown
- Capitol Hill
- Baker
- Speer
- 5280 Trail
- Upper Downtown
- Golden Triangle

- Denver + Golden Triangle
Urban Context
15 Minute City Activity

15 minutes = 5 minutes

Community
Nature
Living
Commerce
Culture
School
Healthcare
Working
Urban Context
Connections to Dedicated Green Spaces

- 5280 Trail
- 1149-1199 Bannock
- 1115 Acoma
- Civic Center Park
- Zeckendorf Plaza Park
- Governors Park
- Sunken Gardens Park
- 9th Street Historic Park
- La Alma-Lincoln Park
- Sculpture Park

Distances:
- 5 mins
- 10 mins
- 15 mins
Urban Context
Ground Level Amenities Within Walkable Radii

Highlights:
Commercial:
- Malls: 1
- Bike Store: 8
- Grocery Store: 4
- Coworking: 5
- Gym/Fitness: 10

Civic/Institutional:
- Parks: 3
- Elementary School: 1
- High School: 3
- University/Community College: 1

Other:
- Hotel: 13 (4 in Golden Triangle)

Legend:
- Retail
- Grocery / Convenience Store
- Restaurants
- Bars
- Fitness
- Health Services
- Grooming Services
- Pet Services
- Parks
- Coworking
- Art/Cultural
Block Context Analysis
Ground floor height, setbacks along Bannock, and building entrances/lobbies respond to existing context. See sections and plans for details, street tree locations, etc.

Elevations of structures on Adjacent blocks beyond, typ.

1120 Bannock St. Approx. 14’-0” - 20’-0”
1133-1135 Bannock St. Approx. 13’-0”
1137 Bannock St. Approx. 22’-0”
1149-1199 Bannock St.
1201 Bannock St. Approx. 13’-0” - 18’-0”

Private Open Space Depth and Use respond to neighboring property
Covered Outdoor Seating and Waiting Area 8’-0” - 30’-0” Setback Range

175’-0” CONSOLIDATED ZONE LOT WIDTH
321’-6” T.O. PARAPET
61’-0” T.O. PARAPET
16’-0” GROUND FLOOR HT.
Bannock St. Elevations
Looking West

Approx. 13’-0”
Approx. 22'-0"
Approx. 14’-0”

Bannock St. Elevations
Looking West

Project Site - See Elevations
Approx. 13'-0"

Approx. 18'-0"

Project Site - See Elevations

Bannock St. Elevations

Looking West

Project Site
See Elevations

Approx. 18'-0"

Approx. 13'-0"
Bannock St.
Looking South

Project Site
See Elevations
Future Development Site
Height TBD

Dashed Line Indicates Extent of Existing Building
126-146 W 12th Avenue
Approx. 14'-0"

Bannock St.
Bidirectional

Midblock Alley

Covered Outdoor Seating and Waiting Area

290 W 12th Avenue
Approx. 80'-0"

226 W 12th Avenue
Approx. 22'-0"

61'-0"
T.O. PARAPET
Bannock St.
Bidirectional

16'-0"
GROUND FLOOR HT.

Midblock Alley

Cherokee St.
Bidirectional

1149-1199 Bannock St.
W 12th Ave. Elevations
Looking South
Note:
The Owner and the project design team intend to avoid streetwall configurations as pictured at right. Louvers, translucent glass block, and predominantly opaque walls at the ground level do not respond to the human scale and limit eyes-on-the-street activation and use.
W 12th Ave. Elevations
Looking South

Approx. 9’-0”
To Awning

See Elevations for Overall Height

Project Site - See Elevations

See Elevations for Overall Height
W 12th Ave. Elevations
Looking South

Project Site - See Elevations

See Elevations for Overall Height

Approx. 9'-0"
To Opening
W 12th Ave. Looking West

Project Site
See Elevations
W 12th Ave.
Looking West

Project Site
See Elevations and Perspectives

Ground Floor Proposed Conditions Respond to Scale of Context Buildings.
See Elevations and Perspectives
Blocking + Stacking
Program + Metrics

Use and Areas

BANNOCK Proposed
Residential GLA  213,300 SF, 210 Units
Resi. Amenity & Lobby  11,300 SF
Retail  6,500 SF
Artist Wrapper  10,500 SF
Parking  101,800 SF, 192 Spaces
Circulation & BOH  84,300 SF

Total (Zoning)  393,464 ZSF (399,195 Max)
Total (Gross)  430,678 GSF
Blocking Concept
Revised Ground Floor Plan Sketch

Note: Scale of setbacks and entrance points, as sketched, not amenable to universal design, egress, and thermal control best practices. See plan on following page for design intent.

Street Trees
To comply with Urban Forestry Approved List

Tree Lawns
Softscape with dedicated crossings to prevent soil compaction and preserve soil depth

Sidewalk
Fully Hardscaped along Clear Path of Travel

Private Open Space
Mixed Hard + Softscape Depth + Use Correspond to neighboring property
Blocking Plan
Revised Ground Floor Plan

- **Sidewalk**: Fully Hardscaped along Clear Path of Travel
- **Tree Lawns**: Softscape with dedicated crossings to prevent soil compaction and preserve soil depth
- **Street Trees**: To comply with Urban Forestry Approved List
- **Private Open Space**: Mixed Hard + Softscape Depth + Use Correspond to neighboring property
Stacking
Street Sections - 12th Ave.

NOTE ENHANCED SETBACKS. SEE PLAN.
Stacking
Street Sections - Bannock St.

NOTE ENHANCED SETBACKS. SEE PLAN.
Massing + Design
Facade Inspirations
Landscape + Architectural Materials

Colorado National Monument

Colorado Masonic Temple Building
Facade Inspirations
Light Industrial - Local Precedent

Cullen Thompson Motor Company, then Gart Bros “Sports Castle”

Penn Garage

1199 Bannock
Facade Inspirations
Architectural Materials - SHoP Projects

East River Waterfront - GFRC
Mulberry House - Precast Brick
Milan Consulate - CNC Milled Stone
Massing + Use
Adjacent Structures, Current Massing, and Uses
Massing
Program Based Articulation

Additional Active Use
Balconies
Massing
Facade + Screening Concept

Brise Soleil / Screen Element
Unifies Podium Facade
Project Design
Looking West along W 12th Ave.

Dashed line indicates extent of existing structure.
Project Design
Looking North along Bannock Street

Dashed line indicates extent of existing structure.
Additional Context Snapshots
Looking North from Aerial Perspective and the Street
Solar Access

10 AM

Spring Equinox
March 20, 10am

Summer Solstice
June 21, 10am

Autumn Equinox
September 22, 10am

Winter Solstice
December 21, 10am
Solar Access

12 PM

Spring Equinox
March 20, 12pm

Summer Solstice
June 21, 12pm

Autumn Equinox
September 22, 12pm

Winter Solstice
December 21, 12pm
Solar Access

2 PM

Spring Equinox
March 20, 2pm

Summer Solstice
June 21, 2pm

Autumn Equinox
September 22, 2pm

Winter Solstice
December 21, 2pm
Streetscape + Landscape Precedents
Warm, natural materials and a generous overhang provide relief and comfort for pedestrians along the right of way.
A deep wood canopy and planters provide subtle separation between covered, outdoor seating and the right of way.
A large canopy provides a large, covered outdoor eating area along a heavily trafficked right of way.
Streetscape
Architectural Elements
SHoP Projects

Warm Natural Materials

Planters to Separate ROW

Deep Overhang For Outdoor Seating
Streetscape
Landscape Elements

Water Sensitive Landscape

Hardscape as Needed To Preserve Soil + Root Systems

Dark skies friendly landscape lighting
SITE DESIGN AND MASSING

SITUATED IN THE LOT'S 1-5 AND NORTH 10 FEET OF LOT 6, BLOCK 56 OF EVANS ADDITION TO DENVER (1149-1199 BANNOCK STREET) LOCATED IN THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 1149-1199 BANNOCK STREET
1149-1199 BANNOCK STREET
SITE DESIGN AND MASSING

SITUATED IN THE LOTS 1-5 AND NORTH 10 FEET O' LOT 6, BLOCK 54 OF EVANS ADDITION TO DENVER (1149-1199 BANNOCK STREET) LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68

WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 1149-1199 BANNOCK STREET