Please accept this submittal illustrating the intent for a proposed multi-use building located at 11th and Cherokee in Denver, Colorado. The project is intended to be a 23-story multi-family residential building with ground level retail, fronting Cherokee Street to the east and 11th Ave to the south. There are three buildings currently on the site, along with a surface parking lot. The southernmost existing building is known as Cherokee Row. The project intends to preserve the majority of the existing facade of this building, to be incorporated into the overall design of the new development. The remaining building will be removed.

The property is zoned D-GT, Downtown Golden Triangle District. There are no plans to rezone the site. This site is governed by zoning and the Downtown Design Standards and Guidelines adopted in 2021. We will be moving forward with a Technical Site Development Plan submittal as soon as we get through the concept phase.

Project Concept
The planned development is 0.62 acres per the existing survey and assessor's information. The intent is to preserve the south, east, and west facades of the existing Cherokee Row building on site, and construct a 23-story, 296 unit apartment building with associated structured parking.

There will be a mix of unit sizes, retail on the ground floor, and residential amenities throughout the building for the tenant use. The building fronts on Cherokee Street to the east, 11th Ave to the south, an existing public alley to the west, and has an interior lot line to the north.

Architecture
This building is proposed to be 23 floors above grade, with one additional below-grade levels for parking and associated building support program. Two garage entries off the alley provides ramp access to above and below-grade parking levels. The tall first floor will be occupied by the residential lobby, retail, loading, mechanical, and other support spaces. The existing east, west, and south Cherokee Row facades will be maintained to preserve some of the original architectural character prevalent in the Golden Triangle neighborhood. These facades will enclose new retail space and will be modified to provide accessibility in line with current codes and best practices. At the time of this concept submittal there are approximately 296 residential units planned and approximately 11,000 sf of retail, with a total of 218 parking stalls. Parking occurs below grade, and above grade at levels 2-5. Apartments begin at level 6, which also integrates residential amenities and pool deck. Apartments continue from levels 7-23. Additional amenities are being considered at the top of the tower to maximize views.

The proposed architecture will conform to the requirements of the Downtown Design Standards and Guidelines. Architectural materials and final building design details are still being considered, but the project intends to utilize quality materials, activate and engage with surrounding streets and sidewalks, and be complementary to surrounding downtown Golden Triangle district.
PROJECT STATISTICS

SITE AREA: 27,181 SF


PROPOSED F.A.R: 393,640 SF
(F.A.R. INCLUDES ALL ABOVE GRADE ENCLOSED AREA AS WELL AS RECESSED BALCONY AREA. BELOW GRADE PARKING IS EXCLUDED FROM CALCULATION)

PROPOSED NUMBER OF DWELLING UNITS: 296

PROPOSED RETAIL USE: 11,020 SF

PARKING REQUIRED: 0

TOTAL PARKING PROVIDED: 218 SPACES (0.74 SPACES / UNIT)

RESIDENTIAL BIKE PARKING REQUIRED
(1 PER 2 UNITS): 148

RESIDENTIAL BIKE PARKING PROVIDED: 222 (0.75 / UNIT)

RETAIL BIKE PARKING REQUIRED
(1 PER 1000 SF): 12

RETAIL BIKE PARKING PROVIDED: 12
11th and Cherokee Mixed-Use Development

**Block Context:** Cherokee Row "Character Building"

**Project No:** 20410.00.000
**Issue Date:** 05.10.2022
**Scale:** AS NOTED

**Cherokee Row Facade to Remain:**
- 16' wide alley - Looking North
- 16' wide alley - Looking South
- Intersection of 11th and Cherokee
- South Elevation

**Notes:**
- Approximate height of existing Cherokee Row facade
- Approaches and alley max heights
- Approaches and alley max heights to roof
- Podium max height
- Mech Screen, elevator lobby, elevator overruns, and exit stairs extend above max height; set back from adjacent building facade that fronts onto the primary street by a minimum of 1' for each foot over limit.
11th and Cherokee Mixed-Use Development

ARCHITECTURAL SITE PLAN

ZONING COMPLIANCE SUMMARY

BUILD-TO CALCULATION:
(MIN 70% OF LOT LENGTH WITHIN 10' OF LOT LINE)
CHEROKEE STREET (PRIMARY):
REQUIRED: 183.1' X 70% = 128.2'
PROVIDED: 175.2'
11TH AVENUE (PRIMARY):
REQUIRED: 153.2' X 70% = 107.2'
PROVIDED: 152.7'

STREET LEVEL ACTIVE USES:
(MIN 70% OF LOT LENGTH ON PRIMARY STREETS, WITHIN BUILD-TO RANGE)
CHEROKEE STREET (PRIMARY):
REQUIRED: 183.1' X 70% = 128.2'
PROVIDED: 175.2'
11TH AVENUE (PRIMARY):
REQUIRED: 153.2' X 70% = 107.2'
PROVIDED: 152.7'

STREET LEVEL NON-RES ACTIVE USES:
(MIN 30% OF LOT LENGTH ON PRIMARY STREETS, MIN 15' DEEP)
CHEROKEE STREET (PRIMARY):
REQUIRED: 183.1' X 50% = 91.6'
PROVIDED: 118.2' (118.2' X 15' DEEP = 1773 SF CONTRIBUTING TO REQUIREMENT)
11TH AVENUE (PRIMARY):
REQUIRED: 153.2' X 50% = 76.6'
PROVIDED: 152.7' (152.7' X 15' DEEP = 2291 SF CONTRIBUTING TO REQUIREMENT)

STREET LEVEL ACTIVATION TRANSPARENCY:
(MIN 60% OF LOT LENGTH WITHIN ZONE OF TRANSPARENCY; BETWEEN 2'-9" ABOVE GROUND)
NOTE: CHEROKEE ROW FACADE TO REMAIN: WINDOW LOCATIONS AND SIZES ARE NOT ANTICIPATED TO CHANGE AT THE TIME OF THIS SUBMITTAL. AS SUCH, THESE FACADES ARE ASSUMED TO BE EXEMPT FROM THE CALCULATIONS.
CHEROKEE STREET (PARTIALLY EXEMPT):
REQUIRED: 133.2' X 60% = 81.2'
PROVIDED: 104.2'
11TH AVENUE:
REQUIRED: EXEMPT

OPEN SPACE SUMMARY:
REQURED: MIN 5% OF LOT AREA: 1359 SF
PROVIDED: 1359 SF ADDITIONAL NON-RES ACTIVE USE (RETAIL), ABOVE AND BEYOND THE NON-RES ACTIVE USE BASE REQUIREMENT.
NON-RES ACTIVE USE PROVIDED FOR BASE REQUIREMENT = 4064 SF
TOTAL GROUND FLOOR NON-RES ACTIVE USE PROVIDED IN PROJECT = 9845 SF
GROUND FLOOR NON-RES ACTIVE USE AVAILABLE AS ALTERNATIVE TO OPEN SPACE REQUIREMENT = 5871 SF

FIRE HOSE REACH:
173'2" + 197.6' = 370.8'
(MAX 500' TOTAL FOR SPRINKLERED BUILDING)

SUBMERSIBLE TRANSFORMER VAULTS: MIN 15' DEEP, 9' WIDE X 15' HIGH

IN ADDITION TO LEVEL 1 PET WASH, ON-SITE PET RUN AND RELIEF AREA PROVIDED ON ROOF.

PRIMARY USE: EMERGENCY EXITING
EXTENTS OF EXISTING CHEROKEE ROW BUILDING AND 16' WIDE ALLEY. NORTH OF THE BUILDING, THE EXISTING LOT LINE JOGS TO THE EAST. EXISTING AND PROPOSED BUILDINGS ARE WITHIN THE LOT BOUNDARY AND DO NOT EXTEND INTO THE R.O.W.

IN ADDITION TO LEVEL 1 PET WASH, ON-SITE PET RUN AND RELIEF AREA PROVIDED ON ROOF.

IN ADDITION TO LEVEL 1 PET WASH, ON-SITE PET RUN AND RELIEF AREA PROVIDED ON ROOF.

EXISTING STREET TREES TO REMAIN

WESTERNMOST AND EASTERNMOST EXISTING CHEROKEE ROW PORCHES TO BE REMOVED IN ORDER TO ALLOW FOR ADA RAMP ACCESS TO RETAIL, BE: PERSPECTIVES
NOTE: LEVEL P1 AREA IS EXCLUDED FROM THE FLOOR AREA RATIO CALCULATIONS FOR THE PROJECT.
LIMITATION ON VISIBLE PARKING ABOVE STREET LEVEL CALCULATIONS:

**CHEROKEE STREET:**
- **REQUIRED:** 183.1' x 70% = 128.2'
- **PROVIDED:** 160.2'

**11TH AVENUE:**
- **REQUIRED:** 153.2' x 70% = 107.2'
- **PROVIDED:** 112.9'

**LEVEL 2 PLAN**
- **SCALE:** 1' = 30'

**LEVEL 3-5 PLAN - TYPICAL PARKING**
- **SCALE:** 1' = 30'

11th and Cherokee Mixed-Use Development

**PLANS**

**PROJECT NO:** 20410.00.000
**ISSUE DATE:** 05.10.2022
**SCALE:** AS NOTED

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LEVEL 6 PLAN - AMENITIES
SCALE: 1" = 30'

UPPER STORY SETBACK CALCULATIONS: MIN 65% OF LOT LENGTH; SET BACK MIN 15' FROM LOT LINE, ABOVE LEVEL 5 OR 70'

CHEROKEE STREET (PRIMARY):
REQUIRED: 183.1' X 65% = 119'
PROVIDED: 134.5'

11TH AVENUE (PRIMARY):
REQUIRED: 153.2' X 65% = 99.6'
PROVIDED: 101.2'

LEVEL 7-12 PLAN
SCALE: 1" = 30'

11th and Cherokee Mixed-Use Development
PLANS

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ISSUE DATE: 05.10.2022
SCALE: AS NOTED

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SCALE: AS NOTED


11TH AVENUE (PRIMARY)

ROOF PLAN
SCALE: 1" = 30'

ALLEY

CHEROKEE STREET (PRIMARY)

DOCK LOBBY

ROOF TOP DECK
11th and Cherokee Mixed-Use Development

PROJECT NO: 20410.00.000
ISSUE DATE: 05.10.2022
SCALE: N.T.S.

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BUILDING SECTIONS

NORTH-SOUTH SECTION
SCALE: 1" = 40'

EAST-WEST SECTION
SCALE: 1" = 40'

- RESIDENTIAL
- PARKING
- ROOF DECK
- NEW RETAIL SPACE INSIDE
- AMENITIES: CLUB ROOM, FITNESS
- POOL DECK
- RESTROOMS AND STORAGE
- ELEVATOR OVERRUN BEYOND
- ROOF MECHANICAL
- UNITS

11TH AVENUE

CHEROKEE STREET

BELOW-GRADE PARKING

POOL DECK

CLUB ROOM

FITNESS

FITNESS DECK

PARKING

UNITS

CO-WORKING

RETAIL

ENHANCED COMMERCIAL

RESIDENTIAL

PARKING

ROOF DECK

NEW RETAIL SPACE INSIDE

AMENITIES: CLUB ROOM, FITNESS

POOL DECK

RESTROOMS AND STORAGE

ELEVATOR OVERRUN BEYOND

ROOF MECHANICAL

UNITS
11th and Cherokee Mixed-Use Development

BUILDING ELEVATIONS

ELEV LOBBY, STAIRS, AND OVERRUN ABOVE MAX HEIGHT; SET BACK 1:1 FROM PRIMARY BUILDING FACE
RESTROOMS AND STORAGE ROOMS BELOW MAX HEIGHT
MECH SCREEN ABOVE MAX HEIGHT; SET BACK 1:1 FROM PRIMARY BUILDING FACE

NORTH ELEVATION
SCALE: 1" = 50'

EAST ELEVATION (CHEROKEE STREET)
SCALE: 1" = 50'

SOUTH ELEVATION (11TH AVENUE)
SCALE: 1" = 50'

WEST ELEVATION (ALLEY)
SCALE: 1" = 50'

MAX HEIGHT TO ROOF

Level 1
17' 0" 10' 0"

Level 2
10' 0"

Level 3
10' 0"

Level 4
11' 4"

Level 5

Level 6
12' 0" 10' 0"

Level 7
10' 0"

Level 8
10' 0"

Level 9
10' 0"

Level 10
10' 0"

Level 11
10' 0"

Level 12
10' 0"

Level 13
4' 0" 12' 0"

T.O. Elev Overrun
11' 4"

T.O. Parapet

Level 14

Level 15

Level 16

Level 17

Level 18

Level 19

Level 20

Level 21

Level 22

Level 23

250' 0"

MECH SCREEN ABOVE MAX HEIGHT; SET BACK 1:1 FROM PRIMARY BUILDING FACE

ELEV LOBBY, STAIRS, AND OVERRUN ABOVE MAX HEIGHT; SET BACK 1:1 FROM PRIMARY BUILDING FACE

RESTROOMS AND STORAGE ROOMS BELOW MAX HEIGHT

257' 8"
LOOKING UP CHEROKEE

CORNOR OF 11TH AND CHEROKEE

SOUTHWEST PERSPECTIVE

CHEROKEE LOOKING SOUTH

*KEYNOTES CORRESPOND TO 2021 DOWNTOWN URBAN DESIGN STANDARDS AND GUIDELINES

11th and Cherokee Mixed-Use Development
ADDITONAL PERSPECTIVES
*KEYNOTES CORRESPOND TO 2021 DOWNTOWN URBAN DESIGN STANDARDS AND GUIDELINES

**ADDITIONAL PERSPECTIVES**
WINTER SOLSTICE

SPRING / FALL EQUINOX

SUMMER SOLSTICE

9 AM  12 PM  3 PM  6 PM

SUMMER SOLSTICE