SITE DESIGN & MASSING

8TH X LINCOLN

DDAB - SITE DESIGN & MASSING
RESCHEDULED PRESENTATION

hord | coplan | macht

OCTOBER 25 | 2022
INTRODUCTIONS
DEVELOPMENT TEAM

Our mission is to identify and execute GREAT (not just good) investment opportunities that we personally believe and have conviction in. We strive to do this in a manner that manages risk and creates value for all stakeholders including investors, communities, customers, partners, and employees. We pursue these goals while acting with integrity, honesty, and humility; acting responsibly, thoughtfully, and with sustainability in mind.

TEAM:
ETHAN ARGOV
DAVE BACON
DOUG ELENOWITZ
LOGAN PIERSON
CHARLIE SPEER

DEVELOPER

DESIGN-BUILD CONTRACTOR

Our goal is the same today as it was when we started in 1992: to be the very best design-build contractor in the industry. We use a proven design-build methodology to bring our clients’ vision to life while delivering the very best experience. We have offices to serve clients from coast-to-coast – across an array of industries. Our expert team of in-house engineers, project managers, superintendents, modelers and architects are capable of designing and building the most demanding projects anywhere in the country.

TEAM:
CHARLIE MCLEAN
ANDREW SMILES

ARCHITECT

Hord Coplan Macht is an integrated firm offering planning, architecture, landscape architecture, interior design and environmental graphic design with offices in Denver, Colorado; Baltimore, Maryland; Charlotte, North Carolina; and the DC metro area. We combine the goals of creating functional yet inspiring spaces with the principles of innovation, thoughtful design, technical strength, collaboration and financial responsibility to uphold our clients’ best interests and deliver high performing environments for the future.

TEAM:
FRANK ANDRE
MARIO CIARRALLI
DAN KESSLER
NINH KIM
JOE O’TOOLE
ROSS SMITH
**Schedule**

1. **Pre-Application / Concept Review Meeting with City Staff**
   - Citywide SDP Process
     - Concept Review
     - Concept Submittal 5/20/2022 & 7/20/2022
     - Prez. to GTCDUDC 8/11/2022

2A. **Site Design & Massing Review Submittal**
   - Design Development
     - Review Submittal(s)
     - Prez. to DDAB 10/25/2022

2B. **Site Design & Massing Review Meeting with Board**

3A. **Design Development Review Submittal(s)**
   - Prez. to GTCDUDC

3B. **Design Development Meeting(s) with Board**

4. **Final Determination**
   - SDP Approval
ZONING INFORMATION

ZONE DISTRICT: D-GT

BUILDING FORM: GENERAL

ALLOWED HEIGHT 250' WITH INCENTIVES
HEIGHT PROVIDED: 194.5' - HEIGHT IS VIEW PLANE RESTRICTED

BUILD TO REQUIRED: 70% - 0'-10' ON BOTH LINCOLN AND 8TH AVENUE

STREET LEVEL NONRESIDENTIAL ACTIVE USES
REQUIRED ALONG LINCOLN - 50% OF REQUIRED BUILD TO - (93.45' REQUIRED)

UPPER STORY SETBACK:
  LINCOLN - NONE REQUIRED
  8TH AVENUE - ABOVE 5 STORIES OR 70' - 65% / 15' REQUIRED

LIMITATION ON VISIBLE PARKING - 70% REQUIRED ON BOTH LINCOLN AND 8TH AVENUE

INCREMENTAL MASS REDUCTION REQUIRED AND PROVIDED
AGENDA

01  Vision & Ideation
02  Massing & Drawings
03  Additional Info
04  Precedents
VISION & IDEATION
VISION / DESIGN GOALS

VISION

DESIGN A UNIQUE ANCHOR AT THE SOUTH END OF THE NEIGHBORHOOD THAT PROVIDES A SIGNATURE RESIDENTIAL / STREET LEVEL EXPERIENCE, WHILE BLENDING IN WITH THE VIBRANT AND ECLECTIC CONTEXT AND ACTING AS A GATEWAY TO THE GOLDEN TRIANGLE.

GOALS

+ REINFORCE GRAND BOULEVARD STREET WALL ALONG LINCOLN ST.
+ ENHANCE STREET LEVEL EXPERIENCE W/ ACTIVE USES
+ MAXIMIZE VIEWS TO MOUNTAIN RANGE & DOWNTOWN
+ RESPOND TO GOLDEN TRIANGLE’S CREATIVITY & CAPITOL HILL’S HISTORY
+ BREAK DOWN THE SCALE OF THE TOWER MASSING
NEIGHBORHOOD CONTEXT
Sec. 10-59. Chessman Park—Botanic Gardens.

(a) Adoption of map. The attached map shall be and hereby is approved and adopted and the portion thereon indicated by shading or crosshatching shall be and hereby is determined to be and is designated as an area necessary for the preservation of a certain panoramic view. The restrictive provisions of this article shall be in full force and effect as to the portion of the attached map indicated by shading or crosshatching.

(b) Limitations on construction. No part of a structure within the area on the attached map indicated by shading or crosshatching shall exceed an elevation of five thousand three hundred eighty-three (5,383) feet above mean sea level plus one (1) foot for each one hundred (100) feet that the part of a structure is horizontally distant from the reference point. Wherever a structure lies partially outside and partially inside of the area on the attached map indicated by shading or crosshatching, the provisions of this section shall apply only to that part of the structure that lies within the area indicated on the map by shading or crosshatching.

(c) Reference point. Reference point is a point having an elevation of five thousand three hundred eighty-three (5,383) feet above mean sea level and established at the flag pole at the Denver Botanic Gardens Overlook, which point is identified on the attached map.

(Code 1950, § 645-4-2)
NEIGHBORHOOD CONTEXT (1/4 MILE ANALYSIS)
BLOCK CONTEXT ANALYSIS

NOTE: EXISTING BUILDING HEIGHT MEASURED FROM THE SEA LEVEL TO THE HIGHEST POINT OF THE EA. BUILDINGS. DATA FROM THE GOOGLE EARTH STREET WIDTHS AND LOT SIZES ARE APPROX. MEASURED FROM THE GOOGLE EARTH AND PROPERTY DATA FROM THE DENVERGOV.ORG
MASSING & DRAWINGS
MASSING - AERIAL VIEW
MASSING - SOUTHWEST CORNER
MASSING - WEST ELEVATION
MASSING - SOUTHEAST CORNER
GROUND LEVEL

LEVEL 1

EXISTING BLDG.
EXISTING BLDG.
EXISTING BLDG.
EXISTING BLDG.

ALLEY

RESIDENTIAL LOBBY

PARKING

TRANSFORMERS

SERVICE

CORRIDOR

BIKE ROOM

RESIDENTIAL ENTRY

NON-RESIDENTIAL ACTIVE USE

RESIDENTIAL TRASH

STORAGE

STORAGE

ELEC. ROOM

STAIR #1

STAIR #2

STAIR #3

10'-0" BUILD-TO ZONE

262'-0"

19'-0" INCREASED SIDEWALK WIDTH

LINCOLN STREET

8TH AVENUE

GENERAL NOTES - FLOOR PLANS:
1. REFER TO INCREMENTAL MASS REDUCTION & CALCULATIONS SHEETS FOR BUILD-TO, STREET LEVEL & USES CALCULATIONS

3'-0" - OFFSET FOR FOUNDATIONS
10'-0" - FIRE SEPARATION ABOVE

400 SF

130 SF

150 SF

160 SF

450 SF

130 SF

400 SF

150 SF

7'-3" - SERVICE

10'-0" - FIRE SEPARATION ABOVE

8'-6" - FOUNDATIONS

3'-0" - OFFSET FOR FOUNDATIONS

10'-0" - BUILD-TO ZONE

26'-9"

26'-9"
LEVEL 6-7

GENERAL NOTES - FLOOR PLANS:
1. REFER TO INCREMENTAL MASS REDUCTION & CALCULATIONS SHEETS FOR BUILD-TO, STREET LEVEL & USES CALCULATIONS.

EXISTING BLDG.

LINCOLN STREET

8TH AVENUE
GENERAL NOTES - FLOOR PLANS:
1. REFER TO INCREMENTAL MASS REDUCTION & CALCULATIONS SHEETS FOR BUILD-TO, STREET LEVEL & USES CALCULATIONS

LEVEL 8
TYP. LEVEL

GENERAL NOTES - FLOOR PLANS:
1. REFER TO INCREMENTAL MASS REDUCTION & CALCULATIONS SHEETS FOR BUILD-TO, STREET LEVEL & USES CALCULATIONS.
LEVEL 17

GENERAL NOTES - FLOOR PLANS:
1. REFER TO INCREMENTAL MASS REDUCTION & CALCULATIONS SHEETS FOR BUILD-TO, STREET LEVEL & USES CALCULATIONS

LINCOLN STREET

8TH AVENUE

EXISTING BLDG.

EXISTING BLDG.

EXISTING BLDG.

EXISTING BLDG.

0' 15' 30' 60'

232' 8'

31' 1''

47' 9''

225' 9''

70' 0''

155' 9''

28' 9''

47' 9''

123' 0''

3' 0'' - OFFSET FOR FOUNDATIONS

10' 0'' - FIRE SEPARATION ABOVE

ALLEY

UNIT

UNIT

UNIT

UNIT

MECHANICAL WELL 270 SF

UNIT

UNIT

UNIT

UNIT

AMENITY

POOL TERRACE BELOW

SKY TERRACE

STAIR #1

ELEC

ABOVE

10'-0'' - FIRE SEPARATION

FOUNDATIONS

3'-0'' - OFFSET FOR SKY TERRACE
SECTIONS
B - NORTH-SOUTH SECTION 02

GENERAL NOTES - SECTIONS:
1. MAXIMUM BUILDING ELEVATION DETERMINED BY CHEESMAN PARK - BOTANICAL GARDENS VIEW PLANE TO BE 5455'-6".

MAX BLDG ELEV
GROUND LEVEL
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
LEVEL 7
LEVEL 8
LEVEL 9
LEVEL 10
LEVEL 11
LEVEL 12
LEVEL 13
LEVEL 14
LEVEL 15
LEVEL 16
LEVEL 17
LEVEL 18
OVERALL 197'-7" MAX BUILDING HEIGHT
ELEVATIONS
ARCO/MURRAY + TRAILBREAK PARTNERS - 8TH X LINCOLN | DDAB - SITE DESIGN & MASSING RESCHEDULED PRESENTATION - 10.25.2022

DDAB - WEST ELEVATION - 1/32" = 1'-0"
MASSING - AERIAL CONTEXT - FROM SOUTHWEST LOOKING NORTHEAST
MASSING - AERIAL CONTEXT - FROM NORTHEAST LOOKING SOUTHWEST
MASSING - AERIAL CONTEXT - FROM NORTHWEST LOOKING SOUTHEAST
ADDITIONAL INFO
EXISTING SITE CONDITIONS

1. 850 N LINCOLN - CHRIST'S BODY
2. 100 E 9TH AVE - 7-ELEVEN
3. 901 N SHERMAN ST - ARCHER TOWER
4. 940 N LINCOLN - WAGSTAFF LAW FIRM
5. 950 LINCOLN - SATORI APARTMENTS
6. 990 N LINCOLN - RETAIL
7. 925 N LINCOLN ST - BEAUVALLON
8. 885 N LINCOLN - LINCOLN SHOPS
9. 945 LINCOLN - CENTRAL JEWELRY
10. 820 N BROADWAY - VIA APARTMENTS
11. 700 N BROADWAY - ANTHEM
12. 700 N LINCOLN - TURIN BIKE SHOP
13. 726 N LINCOLN - CITY BAKERY
14. 776 N LINCOLN - DENVER SWEET
15. 112 E 8TH AVE - CLYDE'S

CONTEXT PHOTOS - LINCOLN STREET

ACOMA ST
E 8TH AVE
LINCOLN ST
E 9TH AVE
N BROADWAY
GRANT ST
SHERMAN ST
E 7TH AVE
SPEER BLVD
CHERRY CREEK
50'
140'
15'
23'
40'
185'
20'
74'
25'
27'
17'
45'
38'
32'
60'
25'
14'
84'
29'
75'
46'
30'
23'
30'
50'
185'
CONTEXT PHOTOS - 8TH AVENUE

15. 112 E 8TH AVE - CLYDE'S
16. 789 SHERMAN - SHERMAN CENTER
17. 770 SHERMAN - MY DEALER SERVICE
18. 777 N GRANT - OFFICE BUILDING
19. 801 N GRANT - THE GRANT APTS
20. 820 N SHERMAN ST - MOTO APTS
21. 121-139 8TH AVE - ROW HOMES
22. 800 N BROADWAY - PNC BANK
23. 815 N BROADWAY
24. N ACOMA ST - ACOMA APTS
25. 730 N ACOMA ST - RICKENBAUGH SERVICE
26. 777 N BROADWAY - RICKENBAUGH CADILLAC
11. 700 N BROADWAY - ANTHEM
10. 828 N BROADWAY - VIA APARTMENTS
16. 789 SHERMAN - SHERMAN CENTER
17. 770 SHERMAN - MY DEALER SERVICE
18. 777 N GRANT - OFFICE BUILDING
19. 801 N GRANT - THE GRANT APTS
20. 820 N SHERMAN ST - MOTO APTS
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10. 828 N BROADWAY - VIA APARTMENTS

ARCO/MURRAY + TRAILBREAK PARTNERS - 8TH X LINCOLN | DDAB - SITE DESIGN & MASSING RESCHEDULED PRESENTATION - 10/25/2022
CONTEXT PHOTOS - IMMEDIATE VICINITY

27. 175 E 7TH AVE - 7/S DENVER HAUS
28. 731-745 SHERMAN ST - COMMERCIAL
29. 815 SHERMAN - ANGSELY APPTS
30. 918 SHERMAN
31. 827 SHERMAN
32. 835 SHERMAN
33. 837 SHERMAN
34. 847 SHERMAN
35. 857 N GRANT - EMBER HOSTEL
36. 830 SHERMAN
37. 200 E 9TH - CONTEMPORARY LEARNING ACADEMY
38. 830 SHERMAN
39. 857 N GRANT
40. 827 N GRANT
SHADOW STUDY - SPRING/FALL EQUINOX

MARCH 20 + SEPTEMBER 22 @ 9:00 AM
MARCH 20 + SEPTEMBER 22 @ 12:00 PM
MARCH 20 + SEPTEMBER 22 @ 3:00 PM
MARCH 20 + SEPTEMBER 22 @ 6:00 PM
SHADOW STUDY - WINTER SOLSTICE

DECEMBER 21 @ 9:00 AM

DECEMBER 21 @ 3:00 PM

DECEMBER 21 @ 12:00 PM

DECEMBER 21 @ 6:00 PM
INCREMENTAL MASS REDUCTION CALCULATION SUMMARY

<table>
<thead>
<tr>
<th>Incremental Mass Reduction</th>
<th>Zone Lot Width More Than 150'</th>
<th>Calculation</th>
<th>Required Reduction</th>
<th>Current Reduction</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMR for Stories 3-8 (Min)</td>
<td>10% (34,437 GSF x 6 Stories) x 0.10</td>
<td>20,646 GSF</td>
<td>22,877 GSF</td>
<td>2,231</td>
<td></td>
</tr>
<tr>
<td>IMR for Stories 9-16 (Min)</td>
<td>25% (34,437 GSF x 8 Stories) x 0.25</td>
<td>68,820 GSF</td>
<td>70,642 GSF</td>
<td>1,822</td>
<td></td>
</tr>
<tr>
<td>IMR for Stories 17-20 (Min)</td>
<td>35% (34,437 GSF x 2 Stories) x 0.35</td>
<td>24,087 GSF</td>
<td>24,162 GSF</td>
<td>75</td>
<td></td>
</tr>
</tbody>
</table>

Incremental Mass Reduction by Floor

<table>
<thead>
<tr>
<th>Level</th>
<th>GSF Reduced</th>
<th>Combined Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Levels 17-20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 19</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Level 18</td>
<td>12,081 GSF</td>
<td>24,162 GSF</td>
</tr>
<tr>
<td>Level 17</td>
<td>12,081 GSF</td>
<td></td>
</tr>
<tr>
<td>Levels 9-16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 16</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 15</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 14</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 13</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 12</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 11</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 10</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 9</td>
<td>8,830 GSF</td>
<td></td>
</tr>
<tr>
<td>Levels 3-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 08</td>
<td>8,414 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 07</td>
<td>3,789 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 06</td>
<td>3,789 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 05</td>
<td>2,295 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 04</td>
<td>2,295 GSF</td>
<td></td>
</tr>
<tr>
<td>Level 03</td>
<td>2,295 GSF</td>
<td></td>
</tr>
</tbody>
</table>

Preliminary Massing View
**CALCULATIONS - UPPER STORY**

### Required Upper Story Setback (Min. 65%)

<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>A. Zone Lot Width</th>
<th>B. Outside Setback</th>
<th>C. Within Setback</th>
<th>% (B/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LINCOLN</td>
<td>123' 50&quot;</td>
<td>83' 00&quot;</td>
<td>42' 50&quot;</td>
<td>65.6%</td>
</tr>
</tbody>
</table>

### Calculations - Upper Level Setback

<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>A. Zone Lot Width</th>
<th>B. In Compliance</th>
<th>C. Not In Compliance</th>
<th>% (B/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LINCOLN</td>
<td>274' 42&quot;</td>
<td>88' 33&quot;</td>
<td>34' 07&quot;</td>
<td>71.5%</td>
</tr>
</tbody>
</table>

### Calculations - Limit on Visible Parking Above Street Lvl.

<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>A. Zone Lot Width</th>
<th>B. In Compliance</th>
<th>C. Not In Compliance</th>
<th>% (B/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LINCOLN</td>
<td>123' 50&quot;</td>
<td>88' 33&quot;</td>
<td>34' 07&quot;</td>
<td>71.5%</td>
</tr>
</tbody>
</table>
**CALCULATIONS - STREET LEVEL**

**CALCULATIONS - BUILD-TO**

**CALCULATIONS - GROUND LEVEL ACTIVATION**

**CALCULATIONS - BUILD-TO**

**CALCULATIONS - STREET LEVEL**
INCREMENTAL MASS REDUCTION - DIAGRAMS
**Building Numbers**

<table>
<thead>
<tr>
<th>Zoning</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Zone Lot</td>
<td>34,410 SF</td>
</tr>
<tr>
<td>Current FAR</td>
<td>13.28 - ALLOWED W/ AFFORDABLE HOUSING INCENTIVE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Square Footage</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total GSF</td>
<td>457,031 SF</td>
</tr>
<tr>
<td>Residential GSF</td>
<td>304,321 SF</td>
</tr>
<tr>
<td>Non-Res. Active Use</td>
<td>9,003 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Counts</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Count</td>
<td>323</td>
</tr>
<tr>
<td>Parking Count</td>
<td>322</td>
</tr>
<tr>
<td>Parking Ratio</td>
<td>1 / 1.00</td>
</tr>
<tr>
<td>Bike Count</td>
<td>129 ENCLOSED / 33 FIXED</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Height</td>
<td>197'-3&quot; - ABOVE AVG. GRADE PLANE</td>
</tr>
<tr>
<td>Height Allowed</td>
<td>197'-7&quot; - ABOVE AVG. GRADE PLANE</td>
</tr>
</tbody>
</table>

**Program Diagram**
PRECEDENTS
CONTEXT - GOLDEN TRIANGLE HISTORIC CONTEXT
CONTEXT - CAPITOL HILL / DOWNTOWN HISTORICAL CONTEXT

CROKE-PATTERSON MANSION

MOLLY BROWN HOUSE

CAPITOL HILL MANSION

ROCKY MOUNTAIN WAREHOUSE LOFTS

MIDLAND SAVINGS BUILDING
CONTEXT - GOLDEN TRIANGLE CREATIVE DISTRICT
PRECEDENT BREAKDOWN
A - L-SHAPED MASSING - SOLID | ORDERED | RICHLY DETAILED
B - CORNER VOLUME - GLASSY | LIGHT | PLAYFUL | ICONIC
C - LINER UNITS - PLAYFUL | COMPLIMENTARY TO B | LESS GLASSY
D - STREET LEVEL - SIGNATURE ENTRY | TRANSPARENT | FLEXIBLE | ACTIVE
END