To: Downtown Design Advisory Board (DDAB)
From: Bridget Rassbach, Urban Design Architect
Meeting: 10/25/2022
RE: Staff Report for Site Design and Massing Review
8th x Lincoln
800 N Lincoln Street, Denver, CO 80203
Project # 2022PM0000081
  o D-GT
  o New construction, General Form

I. Board Authority and Role of Design Review
This project is located within the D-GT 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 an 18-story (195’ high) retail and residential building in the D-GT Zone District. It is being developed under the General Building Form. This form requires 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 along 8th Avenue and to level 7 along Lincoln. An approximate ‘C’ shape tower extends from the 8th level to level 18. Site is height limited due to the Cheesman Park/ Botanic Gardens View Plane. Non-residential Active Use is required along Lincoln for a minimum of 35% of the Zone Lot width (50% of the 70% required Build-to).

III. Site Design and Massing Review
The applicant, 8th x Lincoln, 800 N Lincoln Street, Denver, CO 80203, Project # 2022PM0000081 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 for two Concept Submittals and have received two Urban Design reviews by staff.
IV. Design Review
Design Review submittals and reviews to 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. Massing along Alley at tower levels has been relieved by one wide vertical recess. Consider additional recess or internal balconies to further add to massing relief. Alternatively, materials used must be finely detailed to create interest on this façade which will be very visible from the adjacent neighborhood.

Staff would appreciate Board input on the alley elevation and four-sided architecture.

1. B. To break up long facades into components that add interest to massing and facade wall and promote Human Scale

B. Massing reduction adjacent to Character Building located at 8th and Sherman (2+ stories in height): Consider a massing reduction at the alley corner unit at level 4 and 5 or at level 5 only to meet requirements of item 2.26. Step back would ideally vertically align with step at levels 6-7 and angled tower edge.

Again, staff would appreciate Board input on the need for any small massing change at the alley corner adjacent to the Character building.

2. M. To provide a scale transition between taller buildings and adjacent lower-scale neighborhoods or buildings

2.26 Development adjacent to a lower-scale Historic Resource or Character Building shall provide a height transition to respect and reinforce established height. Appropriate strategies include:
   a. Align the streetwall height of infill development to be between one story less or 2 stories more than the height of the adjacent Historic Resource or Character Building
   b. To support height variation along a street wall, avoid perfect alignment with an adjacent Historic Resource or a Character Building, (a minimum variation of 12 to 18 inches is desired)
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

Staff respectfully requests the Advisory Boards thoughts on this Massing proposal. Staff has provided two possible outcomes below.

For a board motion that includes:

I move to recommend the 8th x Lincoln, 800 N Lincoln Street, Denver, CO 80203, Project # 2022PM0000081, proceed to Design Review to the Zoning Administrator and to study and address the following topics of concern:

1. Study massing and material detailing along east / alley façade at tower levels

2. Response to adjacent Character Building and appropriate scale / transition to lower scale structures.