

Downtown Urban Design Standards & Guidelines

PM OR ZONING NUMBER	
ADDRESS	
DATE	

Site Design and Massing Review Submittal and Compliance Checklist

This checklist addresses required submittal items and design standards and guidelines related to the overall site organization and massing of the project. The checklist shall be completed by the applicant and provided as part of the Site Design and Massing Review package to the Downtown Design Advisory Board.

This form represents the minimum information typically necessary to evaluate compliance with relevant design standards and guidelines. As every project is unique, additional information may be requested from the applicant. This form does not address or substitute for other applicable codes, standards, or regulations administered by Community Planning and Development or other City and County of Denver departments. The applicant is responsible for complying with all codes and rules whether described here or not.

Site Design and Massing Review Submittal Requirements

The submittal requirements checklist applies to new construction, additions, and major exterior building or site improvements. The Design Advisory Board will not review an application that is incomplete. The following materials are required prior to scheduling a Site Design and Massing Review meeting with the Design Advisory Board. Submittal items may be combined where appropriate and required information is still clearly communicated. When necessary, the Design Advisory Board or City Staff may request additional information from the applicant to describe compliance with the design standards and guidelines. Refer to the Downtown Urban Design Standards and Guidelines (DSG) for more details related to each item.

Please check the appropriate box to reflect if the item is included or is not applicable.

Site Design and Massing Review Submittal

Y N NA

Downtown DSG checklist addressing compliance with the topics in Chapters 1, 2, and 5, as applicable.

Project goal statement defining the overall goals and objectives of the project including the program of uses and role within the context of the neighborhood.

Project design intent statement defining the design intent of the project and describing how the proposed development meets these DSG.

Context map showing the location of the project within Downtown Denver.

Context photograph(s) and aerial images showing the project location in relationship to surrounding buildings and context.

Massing analysis to demonstrate how the proposed project may influence views, access to light and air, shadow impacts, etc. on neighboring streets, properties, and Open Space.

Y N NA

Neighborhood context analysis that examines the area within a ¼ mile radius from the site.

Block context analysis that examines the relationship of the project to the block where it is located.

Adjacent property analysis showing the elevation of the proposed project in context with the elevations of nearby buildings

Conceptual site plan (scaled, dimensioned and labeled):

Conceptual building sections, floor plans, and all elevations (scaled and dimensioned)

Three-dimensional conceptual building massing with views taken at the Street Level incorporating photography of the surrounding context. Aerial birds-eye views are encouraged, but optional.

Images and graphic representations of:

- a. street sections to communicate street enclosure relationships
- b. conceptual building program and uses
- c. image precedents of the proposed design character and quality of the project

If Towers are proposed, provide plans (scaled and dimensioned) showing floor plate size, linear dimension, and separation requirements

If a project is seeking the Tower Floor Plate Linear Dimension Alternative, provide a narrative description and analysis showing compliance with these specific requirements.

If a project is seeking the Tower Floor Plate Separation Alternative, provide a narrative description and analysis showing compliance with these requirements.

Site Design and Massing Review Project Narrative

General Information

PROJECT NAME		DATE	
PROJECT MASTER OR ZONING PERMIT NUMBER			
PROJECT ADDRESS			
DEVELOPER/OWNER CONTACT	NAME/ COMPANY		
	EMAIL	PHONE	
ARCHITECT CONTACT	NAME/ COMPANY		
	EMAIL	PHONE	
(TO BE COMPLETED BY CITY STAFF)			
REVIEWED BY		DATE	
	EMAIL	PHONE	

Goal Statement

Design Intent Statement

Site Design and Massing Review Compliance Checklist

This compliance checklist applies to new construction, additions, and major exterior building or site improvements. Completion of the checklist is required prior to scheduling a Site Design and Massing Review meeting with the Design Advisory Board. When necessary, the Design Advisory Board or City Staff may request additional information to describe compliance with the design Intent, Standards, and Guidelines.

For each topic area, the applicant shall show compliance and consistency with the Intent statements. Standards set prescriptive criteria for achieving the intent statements and use the term “shall” to indicate that compliance is expected. Guidelines provide additional or alternative suggestions to achieve the Intent statements and use the terms “should” or “consider.” If one or more Standards within a topic area are not met and alternative compliance is pursued, the applicant must include comments to demonstrate how the proposed design meets the relevant Intent. Please check the appropriate box in the Applicant Status/Comment section and describe how the proposed design meets the Intent, Standards, and Guidelines, or is not applicable.

Chapter 1 – Site Organization						
Site Design & Vehicle Access						
INTENT						
1.A	To reinforce traditional urban block and lot typology that reinforces typical block and alley patterns and reflects the original zone lot rhythm					
1.B	To break up long facades into components that add interest to massing and facade wall and promote Human Scale					
1.C	To promote continuity of Street Level activity and minimize pedestrian conflicts					
1.D	To encourage vehicular access through alleys or private access drives					
	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 1.01–1.09	MET	IN		MET	IN	AI
	NA			NA	DAB	RE
GUIDELINES 1.10–1.12	MET	IN		MET	IN	AI
	NA			NA	DAB	RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Street Frontage & Enhanced Setback

INTENT

- 1.E** To promote active pedestrian-oriented streets
- 1.F** To promote engagement between building uses and the Public Realm
- 1.G** To encourage additional space for pedestrian activity and related amenities

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 1.13–1.15	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 1.16–1.19	MET NA	IN		MET NA	IN DAB	AI RE

Open Space Configuration

INTENT

- 1.H** To support adjacent existing or planned open space networks
- 1.I** To break down long building frontages
- 1.J** To ensure sunlight and human comfort is maximized within Open Spaces
- 1.K** To provide areas for pedestrian respite and accommodate a variety of outdoor uses
- 1.L** To promote the safety and visibility of Open Space

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 1.20–1.21	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 1.22–1.27	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Tower Placement & Separation

INTENT

- 1.M** To ensure access to light and air to the Street Level
- 1.N** To promote visual permeability from within and outside the neighborhood
- 1.O** To promote Human Scale at the Street Level
- 1.P** To promote building forms that contribute positively to the Denver skyline
- 1.Q** To provide daylight to uses located in Towers
- 1.R** To promote context sensitive design

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 1.28–1.29	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 1.30–1.34	MET NA	IN		MET NA	IN DAB	AI RE

Service Area & Utility Location

INTENT

- 1.S** To reduce conflicts between servicing activities, pedestrians, and cyclists
- 1.T** To minimize the visibility and impact of service areas to the Public Realm
- 1.U** To promote the use of Alleys or Private Access Drives as the primary means of accessing service areas and utilities
- 1.V** To protect Enhanced Setback areas, Open Spaces and other highly pedestrian-oriented areas from noise and odor impacts associated with service areas
- 1.W** To minimize and discourage multiple curb cuts along Primary Streets
- 1.X** To integrate utility and mechanical systems into facade elements

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 1.35	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 1.36–1.41	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
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Site Design and Massing Review Compliance Checklist

Surface Parking

INTENT

- 1.Y** To ensure that Surface Parking is well-integrated into the streetscape
- 1.Z** To ensure that Surface Parking contributes positively to a sustainable urban environment
- 1.AA** To minimize the visual impacts of parked cars on the Public Realm
- 1.AB** To encourage Surface Parking designs that provide flexibility for temporary events
- 1.AC** To ensure that Surface Parking design promotes pedestrian, bicycle and vehicular safety
- 1.AD** To ensure that Surface Parking areas are not the dominant characteristic of the site

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
	MET	IN		MET	IN	AI
STANDARDS 1.42–1.46	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 1.47–1.53	MET NA	IN		MET NA	IN DAB	AI RE

Development Along the 5280 Trail

INTENT

- 1.AE** To ensure new development supports the 5280 Trail
- 1.AF** To encourage distinct design characteristics that are indicative of the individual neighborhoods along the 5280 Trail

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
	MET	IN		MET	IN	AI
GUIDELINES 1.54–1.63	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

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RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Chapter 2 – Building Mass & Scale

Building Massing

INTENT

- 2.A** To ensure Building Massing supports a comfortable Street Level experience
- 2.B** To encourage building modules that break down long undifferentiated frontages
- 2.C** To use Building Massing to purposefully reinforce building uses or adjacent distinctive features
- 2.D** To promote building sizes and proportions that contribute to visual permeability within and across the neighborhood
- 2.E** To allow creative and innovative Building Massing
- 2.F** To coordinate Building Massing across the Lower Story Facade and Upper Story Facade/Tower Facade
- 2.G** To encourage buildings that respond to the surrounding context

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT			
STANDARDS 2.01–2.05	MET NA	IN		MET NA	IN DAB	AI RE	
GUIDELINES 2.06–2.17	MET NA	IN		MET NA	IN DAB	AI RE	

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Streetwall Height

INTENT

- 2.H** To promote a well-defined Streetwall that establishes a proportional street enclosure ratio
- 2.I** To promote a range of Streetwall heights along the street and within each block
- 2.J** To coordinate a scale relationship between the Streetwall of adjacent properties

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 2.18–2.19	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 2.20–2.24	MET NA	IN		MET NA	IN DAB	AI RE

Building Fit and Transitions

INTENT

- 2.K** To maintain, highlight and emphasize characteristics of adjacent Historic Resource and Character Building
- 2.L** To promote distinctive design that is compatible with adjacent Historic Resource or Character Building
- 2.M** To provide a scale transition between taller buildings and adjacent lower-scale neighborhoods or buildings

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 2.25–2.29	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 2.30–2.33	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
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RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Chapter 5 – Neighborhood Specific Design

Arapahoe Square – 21st Street

INTENT

- 5.A** To encourage development of 21st Street as a signature street that emphasizes pedestrian and bicycle activity
- 5.B** To provide flexibility for creative Upper Story Setback designs that integrate with building design along 21st Street
- 5.C** To frame views of unique terminating vistas at Benedict Fountain Park and Coors Field at either end of 21st Street
- 5.D** To promote development of a vibrant mixed-use street with highly activated Open Spaces along 21st Street from the alley between Larimer and Lawrence toward Broadway
- 5.E** To provide a defined gateway through strong urban forms at 21st and Broadway
- 5.F** To promote a more park-like and neighborhood-scaled environment as 21st Street transitions from Broadway to the Clements Historic District

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.01–5.08	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 5.09–5.13	MET NA	IN		MET NA	IN DAB	AI RE

Arapahoe Square – Park Avenue West

INTENT

- 5.G** To provide a building scale transition along Park Avenue West between Arapahoe Square and lower-scale neighborhoods to the northeast
- 5.H** To provide flexibility for creative Upper Story Setback designs that provide a building scale transition to neighborhoods to the northeast

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.14–5.15	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Arapahoe Square – 20th Street & Broadway

INTENT

- 5.I** To promote development of a highly active, pedestrian-oriented Street Level along 20th Street and Broadway.
- 5.J** To promote development of an urban street character with strong building massing along 20th Street and Broadway

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.16	MET	IN		MET	IN	AI
	NA			NA	DAB	RE
GUIDELINES 5.17	MET	IN		MET	IN	AI
	NA			NA	DAB	RE

Arapahoe Square – Arapahoe Street & Curtis Street

INTENT

- 5.K** To promote development of Arapahoe Street as a pedestrian gateway into Arapahoe Square, connecting Skyline Park through to Curtis Park
 - 5.L** To provide a pedestrian and visual connection along Curtis Street between Mestizo-Curtis Park to the northeast and the Denver Performing Arts Center to the southwest
- Note, other Intent statements in this section will be addressed in Design Development Review.*

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
GUIDELINES 5.18–5.21	MET	IN		MET	IN	AI
	NA			NA	DAB	RE

Arapahoe Square – Welton Street

INTENT

- 5.N** To provide a comfortable pedestrian experience along Welton Street
- 5.O** To mitigate impacts of the light rail line on the southeast side of Welton Street

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
GUIDELINES 5.22–5.23	MET	IN		MET	IN	AI
	NA			NA	DAB	RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

CPV-Auraria – Site Planning

INTENT

- 5.P** To promote a pedestrian-oriented neighborhood with walkable block sizes and a network of pedestrian connections
- 5.Q** To reinforce Denver’s traditional block grid with streets and alleys

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.24–5.26	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 5.27	MET NA	IN		MET NA	IN DAB	AI RE

CPV-Auraria – Tower Floor Plate Separation Alternative

INTENT

- 5.R** To promote varied Tower spacing

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.28–5.31	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Golden Triangle – Acoma Street

INTENT

- 5.S** To promote a pedestrian focused greenway along Acoma Street
5.T To encourage additional space for pedestrian activity and related amenities
Note, other Intent statements in this section will be addressed in Design Development Review.

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.32–5.36	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 5.37–5.48	MET NA	IN		MET NA	IN DAB	AI RE

Golden Triangle – Broadway & Lincoln Street

INTENT

- 5.W** To reinforce Highly Active Uses at the Street Level along Broadway and Lincoln Street
5.Y To promote Broadway as a Grand Boulevard
Note, other Intent statements in this section will be addressed in Design Development Review.

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.49–5.51	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 5.52–5.57	MET NA	IN		MET NA	IN DAB	AI RE

MET Standard/Guideline is met
 NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
 DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
 RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Golden Triangle – 12th Avenue

INTENT

5.Z To promote a pedestrian focused greenway along 12th Avenue
5.AA To encourage additional space for pedestrian activity and related amenities
Note, other Intent statements in this section will be addressed in Design Development Review.

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.58–5.62	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 5.63–5.71	MET NA	IN		MET NA	IN DAB	AI RE

Golden Triangle – 11th Avenue & Bannock Street

INTENT

5.AD To reinforce Highly Active Uses at the Street Level along 11th Avenue and Bannock Street
5.AE To promote interaction between internal building uses and the Public Realm
5.AF To encourage additional space for pedestrian activity and related amenities
Note, other Intent statements in this section will be addressed in Design Development Review.

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.72–5.75	MET NA	IN		MET NA	IN DAB	AI RE
GUIDELINES 5.76–5.80	MET NA	IN		MET NA	IN DAB	AI RE

Golden Triangle – Pedestrian Lighting

INTENT

Note, this section will be addressed in Design Development Review.

MET Standard/Guideline is met
NA Not applicable

IN Defer to Intent (Standard/Guideline is not met)
DAB Item for Design Advisory Board discussion

AI Additional information needed, **please resubmit**
RE Revisions required, **please resubmit**

Site Design and Massing Review Compliance Checklist

Additional Comments

MET	Standard/Guideline is met
NA	Not applicable

IN	Defer to Intent (Standard/Guideline is not met)
DAB	Item for Design Advisory Board discussion

AI	Additional information needed, please resubmit
RE	Revisions required, please resubmit