I. Board Authority and Role of Design Review
This project is located within the D-AS-12+ 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 a 25-story (250’ high) retail and residential building in the D-AS 12+ Zone District. Additional height is shown as parapet and mechanical screen. It is being developed under the Point Tower Building Form. This form requires Upper Story Setback above 5 stories and 70’ (65%/10’) and that Primary Street Wall Length within the Upper Story Setback is limited to 80’ of width; Tower floor plates are limited - Tower Floor Plate above 5 stories and 70’ (max area / max linear dimension) 11,000 square feet / 165’; that parking have Active Use along primary streets for 70% of the Zone Lot width; Build -to of 70% is required and 100% Active Use at street facing facades. The project proposes the construction of ground floor lobby and retail with wrapped parking/residential to level 3 and residential and amenity spaces above. Project includes four levels of below grade parking.
III. Site Design and Massing Review

Project was Approved for Site Design and Massing on February 14, 2023, with no comments or concerns noted.

IV. Design Review

The applicant, 2215 California, project number 2022PM0000290, at 2215 California Street is submitting the project to the DDAB for Design Development Review. They have submitted and have received comments for their first formal SDP Review for the development process and are preparing for a second submittal.

V. Staff Findings

A. Residential entry on right-hand tower is not emphasized. Consider addition of a canopy to clearly mark the entry.
   3.AD To emphasize importance of pedestrian entries as a defining feature of Street Level design

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 recommends Approval of 2215 California Street, Project Number 2022PM0000290 for Design Development with the following item to be addressed.

- Residential entry to be further developed for the right-hand tower