This document is the formal submittal of the Design Development Review package for project 2022PM0000290 – 2022-UD-0000026 2215 California Street. This project received Site Design and Massing Approval at the February 14, 2023, Downtown Design Advisory Board Meeting. This package includes further design development of the project and incorporates Round 1 Site Development Plan Review Comments received on September 25, 2023.

The massing models below portray the development of the project throughout the Urban Design review process and highlight the refinement of the project massing in response to both design review and code related comments. This progression has led to finely articulated facades at both the podium and point towers levels consistent with Downtown Urban Design Standards and Guidelines. (See massing comparison below).
PROJECT GOALS & DESIGN
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.

The goal of the proposed project is to provide quality housing to the Arapahoe Square Neighborhood through thoughtful applications of building siting, massing, and overall design details. In addition to housing, the project will offer the neighborhood new opportunities for retail and enhance the pedestrian experience through improvements to the right of way consistent with the city requirements.

The proposed project, located at 2215 California in the Arapahoe Square district of Denver, is a 25-story building with 657 units, distributed between the Northeast and Southwest tower, and 3 levels of podium. This site is situated at the corner of 22nd street and California and measures 262.54' by 125' (123' after the 2'-0'' ROW dedication at the alley) and is currently served by the existing 16' alley.

To reflect the Design Guidelines and Zoning Parameters for Arapahoe Square, the building fronts 22nd and California Street at the lower pedestrian levels with active retail and multi-unit dwelling located in front of the structured parking.

The proposed building consists of a shared podium with two towers atop the Northeast and Southwest portions of the site and four levels of below-grade parking. The podium is made up of three levels. Level 1 features retail, tenant bike parking, and multi-unit dwelling amenity. Levels two and three are made up of studio, 1-bedroom, and 2-bedroom liner units below the Southwest tower and commercial space at the Northeast tower that all wrap structured parking beyond. Level 4, where the Northeast and Southwest towers begin, features a combination of multi-unit dwelling tenant amenity and multi-unit dwelling units, with shared outdoor amenity space in-between. The remaining 21 floors consist of studio, 1-bedroom, and 2-bedroom units. The roof is topped off with a mechanical penthouse that is intentionally treated as part of the architecture design, and unenclosed/uncovered outdoor amenity space that allows tenants to enjoy the expansive mountain views to the West.

The typical multi-unit dwelling podium floor consists of 7 units per floor while the typical tower levels consist of 15 units at the Southwest tower and 15 units and the Northeast tower per floor.
CONTEXT MAP
Context map showing the location of the project within Downtown Denver.
NEIGHBORHOOD CONTEXT

Neighborhood context analysis that examines the area within a ¼ mile radius from the site.
NEIGHBORHOOD CONTEXT
Neighborhood context analysis that examines the area within a ¼ mile radius from the site.
BUILDINGS UNDER CONSTRUCTION
New construction buildings within a ¼ mile radius from the site.

1-X DENVER 2
2-LEGACY LOFT
3-600 PARK AVE.

PARK AVE.
NEIGHBORHOOD CONTEXT
New construction buildings within a ¼ mile radius from the site.
NEIGHBORHOOD CONTEXT
Proposed buildings within a ¼ mile radius from the site.

- 2261 Broadway Ave
- 900 Park Ave
- 990 Park
- Evolve Towers
- 2115 Glenarm Place Condos
- Glenarm Commons

This map illustrates the proposed buildings within a ¼ mile radius of the site. The map shows the current status of each building, indicating whether it is under construction, approved, or already built. The surrounding area includes a mix of residential and commercial properties, as well as open spaces.
BLOCK CONTEXT
Block context analysis that examines the relationship of the project to the block where it is located.
BLOCK CONTEXT ANALYSIS - CALIFORNIA ST
1. A
To reinforce traditional urban block and lot typology that reinforces typical block and alley patterns and reflects the original zone lot rhythm.

The site is located at the intersection of 22nd Street & California Street with a continuous alley to the north connecting 22nd Street to Park Ave. Under the DAS +12 Zoning, both California & 22nd are designated as primary streets. The building siting & access will comply and reinforce all of the block/alley patterns & design/zoning streetscape guidelines as illustrated in the following pages.
1.B
To break up long facades into components that add interest to massing and facade wall and promote human scale

The building massing is designed in a manner that will graduate in scale and form with a series of distinct street level functions. These forms will be architecturally integrated as a whole, but distinct in character and scale as they relate to the street level/podium in order to harmonize with the pedestrian level experience.

1.C
To promote continuity of Street Level activity and minimize pedestrian conflicts

Continuation of street level activity & minimization of pedestrian conflicts are achieved by defining clear programmatic zones of use & entry conditions & designing those in a manner that balances transparent and solid materiality. Solid forms provide scale and separation, as well as ground the tower elements while transparent areas are responsive to their uses of either lobbies or retail zones. Integration with landscape & enhanced sidewalk areas will increase clarity and reduce conflicts.

1.D
To encourage vehicular access through alleys or private access drives

All vehicular & service access will be provided from the alley.
2.A To ensure Building Massing supports a comfortable Street Level experience

The street level condition is clearly distinguished from the remainder of the lower stories by employing a variety of setbacks and articulated façade elements that directly relate to the programmatic functions of the ground floor. Lobby areas are recessed and double height volumes with clear entry points, maximized transparency and indoor/outdoor landscape elements that will be differentiated from the primary sidewalk areas. Retail spaces receive a different treatment of massing articulation and will contain operable façades and designed window wall conditions that create a differentiated character from residential lobby areas.

2.B To encourage building modules that break down long undifferentiated frontages

The podium level is designed as an integrated yet intentionally broken massing as it relates to the tower forms above. The different programmatic areas of the podium will be modulated with a series of residential balconies where living units are located and textured screening elements at the parking uses. All required percentages of active use relative to allowed parking exposure along the 22nd St. and California St. frontages are accommodated with the prioritization of active use when parking is not functionally appropriate or able to be accommodated.

2.C To use Building Massing to purposefully reinforce building uses or adjacent distinctive features

Building massing is purposefully designed in a manner that creates an overall unified design and clearly identifies changes in use, enhancement of important features and differentiation of street level, lower stories and towers.

2.D To promote building sizes and proportions that contribute to visual permeability within and across the neighborhood

Building size and proportion is carefully considered to maximize floor plate efficiency and function while maintaining adequate views, daylight and orientation of units that holistically creates large and smaller scale permeability and articulation that will contextually relate to the pedestrian scale as well as broader gestures when view in the context of the Denver skyline and neighborhood. The use of color will also be designed into the facade system/massing to add further differentiation and scale to the composition.

2.E To allow creative and innovative Building Massing

The interplay of the tower massing and shifting of masses sets up a unique condition that will allow the eastern tower to “ground” itself to the street level as well as define an opportunity to break up the podium massing. This shift also establishes a condition between the towers that creates an offset permeability that creates a unique character for each tower when viewed from the north or south. This shift also carries vertically up the tower form to create the “crown” at the top of the building that will shield mechanical/elevator over runs and integrate with the overall façade design.

2.F To coordinate Building Massing across the Lower Story Facade and Upper Story Facade/Tower Facade

The building massing is coordinated across the lower story facades and tower facades in a manner that creates unique identity for each tower form while also seamlessly and intently weaving into the podium level massing.

2.G To encourage buildings that respond to the surrounding context

The building modules and articulation of the lower stories/ground level as well as the reduced height of the podium complement and relate to the existing context around the block. Anticipated or under construction developments in the area are also taken into consideration by generally aligning heights and floor levels to establish clear horizontal datums that will visually relate to the surrounding environment.

D-AS-12+ Point Tower
Denver Zoning Code Division 8.8
Downtown Arapahoe Square 12+ (8.8.3.3 - Point Tower)

* The following series of diagrams on pages 18-24 walk through the evolution of the building massings and architecture integration of towers, podium, and pedestrian level as related to and in compliance with the D-AS-12+ point tower regulations.
Diagram depicts proposed building massing at the maximum building height and area, and streetscape podium allowable by D-AS-12+ zoning code without accounting for required setbacks, primary street massing reduction and setbacks.

Further diagrams will show the development of the building massing and facade articulation as it complies with Denver Zoning Code and the Downtown Urban Design Standards and Guidelines.

1. Maximum tower height of 250' per building form table.
2. Maximum podium height allowable is 70' per building form table.
3. Tower floor plates above 5 stories and 70' meet the maximum allowable 11,000 square feet per building form table.
The podium massing is lowered to 36'-10" to create a more cohesive relationship with the existing street level experience and building massing on the adjacent sites.

The lowering of the podium pushes the parking levels below grade and in turn provide a more active streetscape along 22nd St. and California St.

1. Maximum tower height of 250' per building form table.

2. Podium height is reduced to 36'-10", 32' below the maximum podium height 70' per building form table, in order to maintain a cohesive relationship with surrounding context buildings. By lowering the podium, the majority of parking is located below grade.

3. Tower floor plates above 5 stories and 70' meet the maximum allowable 11,000 square feet per building form table.
1. Maximum tower height of 250’ per building form table.

2. Podium height is reduced to 36'-10", 32' below the maximum podium height 70’ per building form table, in order to maintain a cohesive relationship with surrounding context buildings. By lowering the podium, the majority of parking is located below grade.

3. Tower floor plates above 5 stories and 70’ meet the maximum allowable 11,000 square feet per building form table.

4. Tower massing complies with setback requirements outlined in Line E and F of the Point Tower Building Form Table. Upper story streetwall lengths are limited to 80’ per DZC D-AS-12+ Point Tower Building Form Table, Line F. 65% of the primary streetwall facade comply with the 10’ setback as required by DZC D-AS-12+ Point Tower Building Form Table, Line E.

5. 10’ setback at interior zone lot line is a design feature. However, not required per DZC D-AS-12+ Point Tower Building Form Table. This setback provides ample and required light and ventilation for a building form on an interior lot line.
The scale of the podium streetwall facade is further broken down to create a more comfortable human scale experience. A large scale vertical cut grounds the tower and provides a ground separation at the podium level.
A variety of scaling methods are employed at the podium to provide a highly articulated & activated pedestrian realm.
Juliet balconies with integrated vertical picket rails are employed to provide rhythm, texture, and scale to the tower massing. The subtle depth of the Juliet balconies creates an additional vertical/horizontal surface that will be read from street level.

Expanded balconies with vertical picket rails are located at street corners of the tower massing to provide a complimentary texture integrated with the overall massing.

Elevator overruns and mechanical penthouses are integrated with large scale massing to create a unique character that differentiates the towers as well as creates a visible "crown" to the buildings on the skyline. The materiality, window system and use of color will further add differentiation and scale.
BUILDING MASS & SCALE SUMMARY

PROGRAM RELATIONSHIPS

- UNENCLOSED ROOF
- AMENITY/ GREEN SPACE
- SERVICE AND SUPPORT
- MULTI-UNIT DWELLING
- PARKING
- COMMERCIAL/ RETAIL
- AMENITY DECK
- LOBBY
- MULTI-UNIT DWELLING
- COMMERCIAL/ RETAIL
- LOBBY
1. M
To ensure access to light and air to the Street Level

Towers are shaped and oriented with the narrow proportion of the 11,000 sf floorplates oriented perpendicular to California street. They are also justified to the east and west side of the long proportion of the site along California to optimize separation between the towers. A 10’ setback is provided along the eastern tower to allow adequate light and ventilation for the units and further articulation occurs between the towers to maximize views and provide scale to the towers as they are perceived from street level and the skyline.

1. N
To promote visual permeability from within and outside the neighborhood

The separation between the towers and associated articulation provides visual permeability and interest from within and outside the neighborhood. Smaller scale cuts and setbacks in the massing relate more to the perception of scale around the immediate vicinity of the site while larger scale and intentional shifts of the massing will be perceived from the broader extents of the neighborhood.

1. O
To promote Human Scale at the Street Level

Human scale is promoted by employing a series of ground level, podium and tower setbacks that integrate with the overall composition of the development and graduate in scale as they approach ground level. Larger scale massing techniques at the top of the building integrate and weave with smaller scale elements such as balconies at liner units and recesses at lobby level and then translate to an undulating and setback storefront condition at grade.

1. P
To promote building forms that contribute positively to the Denver skyline

The composition of core elements that integrate with the main façade of the building carry through the massing at the upper levels to create unique crowns at the top of each building and create a unique presence along the skyline that supports the overall design of the buildings and podium.

1. Q
To provide daylight to uses located in Towers

The features described in 1.M are organized in a manner that optimizes views and daylight for the residential units along the perimeter of the massing.

1. R
To promote context sensitive design

The surrounding context is considered by lowering the podium height to 36’-10” and pushing most of the parking below grade. A variety of scaling elements such as tower integration, façade articulation, generous balcony cuts and intentional breaks in podium massing and ground floor uses compliments the surrounding context.
CONTEXT PHOTOGRAPHS
Context photograph(s) and aerial images showing the project location in relationship to surrounding buildings and context.
SHADOW ANALYSIS
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.

The overall shadow of the massings is consistent with similar scaled buildings in the area that fall within the designated zoning allowances.

The tower massings and distance between towers have been carefully considered to optimize day lighting and porosity while also optimizing floor plate efficiency and formal massive gestures.
SHADOW ANALYSIS
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.
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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.

9:00AM WINTER SOLSTICE

12:00PM WINTER SOLSTICE

3:00PM WINTER SOLSTICE

6:00PM WINTER SOLSTICE
SOLAR ANALYSIS
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.

These diagrams illustrate the yearly average of solar intensity on the building’s massing. This is also a representation that is used to generally imply that all faces of the building have equal access to daylight. Solar gain will be controlled during detailed design of facades and window openings.
1.E
To promote active pedestrian-oriented streets
Articulated & variable depth setback areas are provided at street level in addition to a continuous 8’ sidewalk zone. These provide covered areas of respite in inclement weather as well as hierarchical activation/presence as related to the various building functions.

1.F
To promote engagement between building uses and the Public Realm.
The articulated facade will be integrated with landscape elements and paving patterns, creating an integrated engagement with the building, sidewalk zone, and amenity zone. The scale and rhythm of the ground floor articulation will also relate to the existing and under construction context across the streets at California and 22nd street.

1.G
To encourage additional space for pedestrian activity and related amenities
See 1E & 1F

1.H
To support adjacent existing or planned open space networks
See 1E & 1F

1.I
To break down long building frontages
See 1E & 1F
SITE ORGANIZATION
OPEN SPACE CONFIGURATION

1. J
To ensure sunlight and human comfort is maximized within Open Spaces

The southwest & southeast solar exposure of both the street level and podium open spaces are designed and articulated in a manner that attempts to optimize these areas for seasonal solar comfort. In hot months, generous covered setbacks at street level provide shaded areas for the high angle solar condition as well as define the optimal location for podium amenities such as activity areas, pool location & private, indirectly lit tenant zones. In the winter months, the low sun angle & high transparency will assist in passive heating of ground floor spaces.

1. K
To provide areas for pedestrian respite and accommodate a variety of outdoor uses

See 1E & 1F

1. L
To promote the safety and visibility of Open Space

High levels of transparency are provided at all ground floor uses promoting “eyes on the street” and visible activity. Pockets with no direct visibility are minimized & the whole of the ground floor will be monitored electronically via building security cameras.
1.5 To reduce conflicts between servicing activities, pedestrians, and cyclists

All vehicular parking and service activities are located from the alley to eliminate conflicts with pedestrian activity. Pedestrian and bike room entries are provided from California St. and 22nd St.

1.7 To minimize the visibility and impact of service areas to the Public Realm

Service areas are located from alley to reduce visibility and impact to public realm.

1.8 To promote the use of Alleys or Private Access Drives as the primary means of accessing service areas and utilities

The alley is the primary means of access to service areas and utilities.

1.9 To protect Enhanced Setback areas, Open Spaces and other highly pedestrian-oriented areas from noise and odor impacts associated with service areas

Any odor or noise producing conditions associated with service areas will be located off of the alley and conditioned appropriately during detailed development.

1.10 To minimize and discourage multiple curb cuts along Primary Streets

There will be no curb cuts along primary streets.

1.11 To integrate utility and mechanical systems into facade elements

All utility and mechanical systems will be intentionally designed into facade elements to be consistent with the overall character of detailed facade design.
1. AE
To ensure new development supports the 5280 Trail

One block from the 5280 Trail the proposed building will encourage pedestrian and bike access to the trail through building setbacks and ground floor articulation.

1. AF
To encourage distinct design characteristics that are indicative of the individual neighborhoods along the 5280 Trail

Sited between the 5280 Trail and Lawson Park the proposed building will encourage a lively corridor with ample plantings and enhanced sidewalk amenity zones.
ADJACENT PROPERTY ANALYSIS

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

CALIFORNIA STREET ELEVATION - LOOKING NORTH
ADJACENT PROPERTY ANALYSIS
Adjacent property analysis showing the elevation of the proposed project in context with the elevations of nearby buildings.
ADJACENT PROPERTY ANALYSIS

BUILDING FIT AND TRANSITIONS

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
2.K
To maintain, highlight and emphasize characteristics of adjacent Historic Resource and Character Building

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

ADJACENT PROPERTY ANALYSIS
BUILDING FIT AND TRANSITIONS

22ND STREET ELEVATION - LOOKING WEST
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

A variety of streetwall heights and active use storefronts currently exists on the opposite block at California Street, by pushing a majority of parking below grade, the project’s modest three-story podium compliments that condition. A series of varying depths, height openings and datums along the podium reinforce this relationship.
22ND STREET SECTION LOOKING SOUTH

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

Along 22nd St, the 3 story podium relates to both the existing 2 story building at the corner as well as the 9 story under construction "2175 California Street" building, which has a 3 story, 45'-4" podium. Similar articulation, openings and datums as described along California st. will be employed along 22nd.
VIEWS LOOKING NORTH AT 22ND ST. & CALIFORNIA ST.