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DESIGN INTENT STATEMENT

The project is intended to be a 23-story multi-family residential building with ground level retail, fronting Broadway to the east, 10th Ave to the north, and 9th Ave to the south that will conform to the Downtown Design Standards and Guidelines. The existing buildings will be removed, and replaced with new retail space at the ground level and a new luxury 552-unit apartment building with associated structured parking. The new architectural materials and final building design details chosen are intended to utilize quality the materials, activate and engage streets and sidewalks as well as complement the surrounding downtown Golden Triangle district. The planned development is approximately 1.72 acres housing a mix of unit sizes and residential amenities throughout the building for the tenant use.

The property is zoned D-GT, Downtown Golden Triangle District. There are no plans to rezone the site. This site is governed by zoning and the Downtown Design Standards and Guidelines adopted in 2021.

GOAL STATEMENT

This building is proposed to be 23 floors above grade, with one additional below-grade level for parking and associated building support program. Two garage entries off the alley provide ramp access to above and below-grade parking levels. The tall first floor will be occupied by the residential lobby, retail, loading, residential amenities, and other support spaces. There are 552 residential units planned and approximately 9,822 square feet of retail, with approximately 659 parking stalls to support residential and retail uses. Parking occurs below grade, and above grade at levels 1-3. Apartments begin at level 3, and are located along the perimeter of the garage to screen it from primary street views. Units continue to Level 6, which also integrates resident amenities and the pool deck. Apartments continue from levels 7-24, skipping level 13. Additional resident amenities are located near the top of the building to maximize views.

This project has the unique opportunity to leverage its proximity to AMLI's current development at 8th and Broadway, directly across 9th Avenue from this site. Planning, programming, and massing for the new building are being considered in context with the adjacent building, in order to maximize the urban design potential for both blocks.

Setbacks, height variation, and architectural features are utilized to provide low, mid, and high-rise building scales, which help reduce the building’s overall scale and break down the block-long appearance of the single structure. Changes in the massing are intentional, signifying changes in programming or unit demising. The first significant setback occurs at the ground level and is associated with planned open spaces. The first space, adjacent to activated ground floor programming, is concentrated at the southern end of the property, to leverage the proximity to the 8th and Broadway development and provide an opportunity to mark a gateway through 9th Avenue into the Golden Triangle neighborhood. Additional open space is planned at the northeast corner of the site. This setback allows the building form to provide adequate separation and deference to the Sports Castle across the intersection. These open spaces combine with additional commercial setbacks along Broadway to create a varied and dynamic pedestrian experience.

A second setback in the building form occurs at the top of the parking podium, approximately 57’ above street level. This podium height is of a similar scale to the neighboring 8th and Broadway to the south, the condominium height across the alley to the west, and to the height of the Broadway Market building across Broadway. Building forms or materials translate through this datum and down to the ground, to bring greater emphasis to the main residential entry, or to provide a greater sense of verticality and slenderness at the north and south ends of the project. At level 6, recesses in the building form expose structural columns, bringing more attention to the amenity program at this level.

The bulk of the residential program comes in the form of three offset masses extending between 20 and 23 stories above the ground. Offsets in both plan and section break down the scale of the project as perceived from the pedestrian experience at grade, and create a dynamic silhouette on the skyline. The planning offsets also provide distinct outdoor spaces for the building’s residents, to be enjoyed at different times and with varying program.
This package is a follow-up to our last Design Development presentation to the DDAB on August 22, 2023, where we received the Draft Motion Comments listed below.

**DDAB DRAFT MOTION COMMENTS - AUGUST 22, 2023**

1. Refine elevations to provide greater variation to be more consistent with the existing neighborhood pattern and to help differentiate residential and commercial uses.

2. ...better establish the contextual relationship between the base and tower – levels 1, 2-4; ground floor suggests differentiation between uses private, semi-public, and public.

3. ...EIFS on alley elevation; consider 4-sided architecture? ...transitions / details between elevations.

   DSG’s note a prohibition on EIFS on Visible Facades re: 3.33

4. Provide more info on balcony materials especially faces and bottom of concrete slabs.

5. Revise garage elevation along alley or provide info on mitigation of garage elements on the neighbors.

6. ...Additional design details required in subsequent review. Renderings included within the submittal materials do not represent intent of materials and actual conditions. Tone down landscaping / illustrative views to show building.

7. ...Level 1 differentiations vs. common programming.
MATERIAL BOARD - PRIMARY

1. METAL PANEL
2. METAL PANEL
3. STOREFRONT GLAZING SYSTEM
4. WINDOW WALL SYSTEM
5. LIGHT COLORED MASONRY
6. DARK COLORED MASONRY
7. MEDIUM COLORED MASONRY
MATERIAL BOARD - ALLEY

- Light Colored EIFS to match Light Masonry
- Medium Colored EIFS to match Medium Masonry
- Dark Colored EIFS to match Dark Masonry

*Note: Some buildings have been hidden for clarity*
EAST FACADE ON BROADWAY

DRAFT MOTION 01, 02 & 07 FROM PREVIOUS DDAB MEETING:
Refine elevations to provide greater variation to be more consistent with the existing neighborhood pattern and to help differentiate residential and commercial uses.
Better establish the contextual relationship between the base and tower.
Level 1 differentiation vs. common programming.
DDAB COMMENT RESPONSE

DRAFT MOTION 03 FROM PREVIOUS DDAB MEETING:

Refine elevations to provide greater variation to be more consistent with the existing neighborhood pattern and to help differentiate residential and commercial uses. Better establish the contextual relationship between the base and tower.
DRAFT MOTION 01 & 02 FROM PREVIOUS DDAB MEETING:

Refine elevations to provide greater variation to be more consistent with the existing neighborhood pattern and to help differentiate residential and commercial uses. Better establish the contextual relationship between the base and tower.
DRAFT MOTION 02 FROM PREVIOUS DDAB MEETING:

Ground floor suggests differentiation between private, semi-public, and public uses.
DRAFT MOTION 02 FROM PREVIOUS DDAB MEETING:

Ground floor suggests differentiation between private, semi-public, and public uses.
DRAFT MOTION 02 FROM PREVIOUS DDAB MEETING:

Ground floor suggests differentiation between private, semi-public, and public uses.
DRAFT MOTION 02 FROM PREVIOUS DDAB MEETING:

Ground floor suggests differentiation between private, semi-public, and public uses.
DRAFT MOTION 04 FROM PREVIOUS DDAB MEETING:

Provide more information on balcony materials, especially the faces and bottoms of concrete slabs.

RESPONSE TO DDAB COMMENT:

The previous concept for balconies had their underside as exposed concrete. The new concept features traffic coating wrapping down the sides and underneath the balconies for added line and color variation. The color of the traffic coating will match the color of the champagne metal panel.
DRAFT MOTION 05 FROM PREVIOUS DDAB MEETING:
Revise garage elevation along the alley or provide information on mitigation of garage elements upon the neighbors.

RESPONSE TO DDAB COMMENT:
We infilled the ramped section with CMU to add slight relief, variation in color, and differentiate between split face and ground face CMU. This creates a rhythm based on the structural bays that are consistent throughout the project.
OPENINGS AT SOUTH SIDE OF GARAGE
STREETScape VIEW - 9TH AVE & BROADWAY

PRECEDENT IMAGES

BIKE RACK

BENCH

A
B
C
D

1
2

PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023
SAW CUT CONCRETE

CONCRETE FINISH:
• BROOM FINISH
• SANDSCAPE FINISH (ENHANCED FINISH)

MATERIALS AND FINISHES

COLORED CONCRETE ENHANCED FINISH
SMOOTH FINISH CONCRETE WALLS
STANDARD CONCRETE BROOM FINISH
WOOD FINISH BENCH TOPPERS
AMLI GT II (9TH & BROADWAY)
STREETSCAPE VIEW - MAIN ENTRY ON BROADWAY

ISSUE DATE: 12.12.2023
AMLI GT II (9TH & BROADWAY) PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023

STREETSCEPE VIEW - RETAIL & RESIDENT PLAZA
1. DSG 3.02 & 3.135 - Articulation techniques on the lower story façade are continued around the SW corner of the alley for more than the first 3 levels of a building. The façade is designed to provide a minimum 42” solid wall at all parking levels to block headlighting, providing full shielding of light to reduce glare.

2. DSG 3.26 - 3.29: The project differentiates between the ground level commercial use storefront/glazing (higher glass-to-wall ratio) and the upper level glazing.

3. DSG 3.71 - 3.72: Oversized operable windows activate the public realm reinforcing visual and audible connections.

4. DSG 3.33: EIFS is only used on facades that are not visible from the primary street (alley facing).

5. DSG 3.34 & 3.35: Changes in facade materials are designed intentionally. Intentional reveals and joints are provided between materials.

6. DSG 3.36, 3.38, and 3.39: Project is designed so that all visible facades on the primary streets are treated equally with material, color and detailing. DSG 4.15 on the alley facing façade will match the color of the brick on the respective mass.

7. DSG 3.74: Metal clad columns at the main building entrance and at exposed columns.

8. DSG 3.78 - 3.87: Commercial frontage has been given as much street-oriented space as practical, activating the public realm and pedestrian areas like co-working spaces. Benches and pedestrian-scaled lighting are provided. Landscaping is specified for long-term survival.

9. DSG 3.79 & 3.80: Parking that faces the alley has been intentionally designed to mitigate impacts on neighbors or adjacent buildings.

10. DSG 3.88 - 3.97: Main building entry is recessed and under a projecting canopy with soffit downlighting. Entry signage, exposed metal, and exterior columns help to break up the areas of glass. Levels 2-5 of the building are designed as masonry with punched windows, that are substituted with mullions and orifices windows. Dark window shades descend and set in a maximum façade.

11. DSG 3.90: Building materials are chosen to articulate texture and depth. Windows are inset from main façade materials with metal panels, banding between groups of windows.

12. DSG 3.101 - 3.109: Open space, not enclosed by walls greater than 42” high, are fronted with retail store-fronts/casies, building lobbies and amenity areas like co-working spaces.

13. DSG 3.121 - 3.125: Canopies are integral with the architectural design of the façade, without posts, and fabricated with quality durable materials.

14. DSG 3.140: Parking that faces the alley has been intentionally designed to mitigate impacts on neighbors or adjacent buildings.

15. DSG 3.150: Cooling towers are set back 1’ from the roof edge, for every 1’ in height above the roof. The building section sheets for view angles showing how the mechanical equipment is screened from the public realm. The cooling towers are set back, 1’ from the roof edge, for every 1’ in height above the roof.

16. DSG 3.154 - 3.156: Rooftop mechanical elements, including equipment, fans, and others, are set back from the roof edge at least 1/3’ from the exterior building face and screened from view of adjacent row and public realm by the building parapet and screen walls. Refers to the building facade section sheets for wall and detail showing how the mechanical equipment is screened from the public realm. The cooling tower is set back, 1’ from the roof edge, for every 1’ in height above the roof.

17. DSG 3.161 & 3.162: Streetscape lighting strategies are designed to minimize light pollution out of the building, and designing openings and articulation in a thoughtful and consistent pattern across the garage façade and floor levels.

1. DSG 3.02 & 3.135 - Articulation techniques on the lower story façade are continued around the SW corner of the alley for more than the exterior building face and screened from view of adjacent row and public realm by the building parapet and screen walls. Refer to pattern across the garage façade and floors.

2. DSG 3.26 - 3.29: The project differentiates between the ground level commercial use storefront/glazing (higher glass-to-wall ratio) and the upper story façade glazing at the main entrance. The commercial, use level 1 will have clear glazing to ensure the visibility into these pedestrian-oriented commercial spaces. Large expanses of glazing are designed to allow views and daylight into these spaces including the private open spaces. Balcony glazing with metal, framed glazing will be similar to the window system withlover intended to subdivide into smaller panels. Amli.

3. DSG 3.36, 3.38, and 3.39: Project is designed to allow all glass façades on the project streets to be treated equally with material, color and detail. Openings in the facade facing will match the color of the brick only as a perspective wall with transitions of materials occurring in transitional, balconies at side corner, the upper story façade feature the same high-quality window system on all four sides of the building.

4. DSG 3.44-3.50: Balcony railings are intended to be either metal framed glass rails, with horizontal transparent glazing placed between 1' and top of railing, or metal pickets neither of which will significantly block visibility of the facade. No balconies will be within the row.

5. DSG 3.141-3.143: Rooftop mechanical elements including equipment, fans, antennas, etc. are back from the roof edge to minimize light pollution out of the building, and designing openings and articulation in a thoughtful and consistent manner across the garage façade and floors.

6. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades. Openings in the levels above will be exhausted through louvers above the double height glazing on level 1 under the level 2. This should diminish the impact to the public realm and the louvers are designed and patterned to match the mullions of the glazing system on level 1. Opening in the level above the louvers have been resized to meet the code separation requirements.

7. DSG 3.75: A designated band has been included to provide locations for street level signage.

8. DSG 3.76 and 3.77: Accent lighting and exterior lighting is coordinated with the scale and design of the building and landscape features, shading devices to reduce glare.

9. DSG 3.72 and 3.95-3.97: Main building entry is recessed and under a projecting canopy with soffit downlighting. Entry signage, exposed at the canopy, is designed to provide open views of streets.

10. DSG 3.75: A designated band has been included to provide locations for street level signage.

11. DSG 3.76 and 3.77: Accent lighting and exterior lighting is coordinated with the scale and design of the building and landscape features, shading devices to reduce glare.

12. DSG 3.101-3.109: Open space, not enclosed by walls greater than 42" high, are fronted with retail storefronts, building lobbies and amenity areas like co-working spaces. Benches and pedestrian scaled lighting are provided. Landscaping spec for long-term survival which will not block views from pedestrian use of the street level. Potted concrete is provided to distinguish different use areas, and encourage public use. More than 30% of the open space will be landscape or pervious area. Planters are used for inclusion of outdoor seating and drinking areas.

13. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

14. DSG 3.121-3.125: Canopies are integral with the architectural design of the facade, without posts, and fabricated with quality durable materials.

15. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

16. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

17. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

18. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

19. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

20. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

21. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

22. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

23. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

24. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

25. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

26. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

27. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

28. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

29. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.

30. DSG 3.110-3.113: Street level facades have enhanced commercial setbacks, using high-quality materials, complimenting adjacent building facades.
1. 3.02 & 3.135 - ARTICULATION TECHNIQUES ON THE LOWER STORY FAÇADE ARE CONTINUED AROUND THE SW CORNER OF THE ALLEY FOR MORE THAN THE
2. NORTHEAST CORNER
3. 3.44-3.50: BALCONY RAILINGS ARE INTENDED TO BE EITHER METAL FRAMED GLASS RAILS, WITH MAJORITY TRANSPARENT GLAZING PROVIDED BETWEEN
4. DSG 3.68-3.71 AND 3.73: STREET LEVEL COMMERCIAL SPACE WRAPS THE CORNERS ONTO INTERSECTING STREETS, WITH TRANSPARENCY, ARTICULATION AND
5. DSG 3.34 & 3.35: CHANGES IN FAÇADE MATERIALS ARE DESIGNED INTENTIONALLY. INTENTIONAL REVEALS AND JOINTS ARE PROVIDED BETWEEN MATERIALS,
6. DSG 3.30: EXTERIOR BUILDING MATERIALS ARE DETAILED TO ARTICULATE TEXTURE AND DEPTH. WINDOWS ARE INSET FROM MAIN FAÇADE MATERIALS, WITH METAL
7. DSG 3.76 AND 3.77: ACCENT LIGHTING AND EXTERIOR LIGHTING IS COORDINATED WITH THE SCALE AND DESIGN OF THE BUILDING AND LANDSCAPE FEATURES,
8. DSG 3.68-3.71 AND 3.73: STREET LEVEL COMMERCIAL SPACE WRAPS THE CORNERS ONTO INTERSECTING STREETS, WITH TRANSPARENCY, ARTICULATION AND
9. DSG 3.72 AND 3.95-3.97: MAIN BUILDING ENTRY IS RECESSED AND UNDER A PROJECTING CANOPY WITH SOFFIT DOWNLIGHTING. ENTRY SIGNAGE, EXPOSED
10. DSG 3.75: A DESIGNATED BAND HAS BEEN INCLUDED TO PROVIDE LOCATIONS FOR STREET LEVEL SIGNAGE.
11. DSG 3.74 - 3.87: COMMERCIAL FRONTAGE HAS BEEN GIVEN AS MUCH STREET-ORIENTED SPACE AS PRACTICABLE, ACTIVATING THE PUBLIC REALM AND
12. DSG 3.78 - 3.87: COMMERCIAL FRONTAGE HAS BEEN GIVEN AS MUCH STREET-ORIENTED SPACE AS PRACTICABLE, ACTIVATING THE PUBLIC REALM AND
13. DSG 3.72 AND 3.95-3.97: MAIN BUILDING ENTRY IS RECESSED AND UNDER A PROJECTING CANOPY WITH SOFFIT DOWNLIGHTING. ENTRY SIGNAGE, EXPOSED
14. DSG 3.71: A DESIGNATED ENTRANCE HAS BEEN PROVIDED TO PROVIDE LOCATIONS FOR STREET LEVEL SIGNAGE.
15. DSG 3.71 AND 3.72 - STREET LEVEL COMMERCIAL, SINCE APRIS THE CORNERS ONTO INTERSECTING STREETS, WITH TRANSPARENCY, ARTICULATION AND
16. DSG 3.70: ACCENT LIGHTING AND EXTERIOR LIGHTING IS COORDINATED WITH THE SCALE AND DESIGN OF THE BUILDING AND LANDSCAPE FEATURES,
17. DSG 3.67: EXTERIOR BUILDING MATERIALS ARE DETAILED TO ARTICULATE TEXTURE AND DEPTH. WINDOWS ARE INSET FROM MAIN FAÇADE MATERIALS, WITH METAL
18. DSG 3.101-3.109: OPEN SPACE, NOT ENCLOSURED BY WALLS GREATER THAN 42" HIGH, ARE FRONTED WITH RETAIL STOREFRONTS/CAFES, BUILDING LOBBIES AND
19. DSG 3.121-3.125: CANOPIES ARE INTEGRAL WITH THE ARCHITECTURAL DESIGN OF THE FACADE, WITHOUT POSTS, AND FABRICATED WITH QUALITY DURABLE
20. DSG 3.110-3.113: STREET LEVEL FACADES HAVE ENHANCED COMMERCIAL SETBACKS, USING HIGH-QUALITY MATERIALS, COMPLIMENTING ADJACENT BUILDING
21. DSG 3.136 & 3.137 – THE STRUCTURED PARKING GARAGE IS BEING MECHANICALLY VENTILATED BECAUSE IT IS WRAPPED WITH PRIMARY BUILDING USE (RESIDENTIAL)
22. DSG 3.140: PARKING THAT FACES THE ALLEY HAS BEEN INTENTIONALLY DESIGNED TO MITIGATE IMPACTS ON NEIGHBORS OR ADJACENT BUILDINGS. DESIGN
23. DSG 3.141-3.143: ROOFTOP MECHANICAL ELEMENTS INCLUDING EQUIPMENT, FANS, ANTENNAS, ETC. ARE SET BACK FROM THE ROOF EDGE AT LEAST 1' FROM THE
24. DSG 3.133 TO 3.136: CHANGES IN FACADE MATERIALS ARE INTENTIONALLY INTENTIONAL OR DETAIL CHANGES ARE PROVIDED BETWEEN MATERIALS, CHANGES OCCUR ONLY AT INSIDE CORNER RETURNS, AND CHANGES ARE LOCATED AT EGRESS AND/OR PROJECTIONS OF 4'
25. DSG 3.33: EIFS IS ONLY USED ON FACADES THAT ARE NOT VISIBLE FROM THE PRIMARY STREET (ALLEY FACING)
26. DSG 3.34-3.35: CHANGES IN FAÇADE MATERIALS ARE DESIGNED INTENTIONALLY. INTENTIONAL REVEALS AND JOINTS ARE PROVIDED BETWEEN MATERIALS,
27. DSG 3.30: EXTERIOR BUILDING MATERIALS ARE DETAILED TO ARTICULATE TEXTURE AND DEPTH. WINDOWS ARE INSET FROM MAIN FAÇADE MATERIALS, WITH METAL
28. DSG 3.136 & 3.137 – THE STRUCTURED PARKING GARAGE IS BEING MECHANICALLY VENTILATED BECAUSE IT IS WRAPPED WITH PRIMARY BUILDING USE (RESIDENTIAL)
29. DSG 3.141-3.143: ROOFTOP MECHANICAL ELEMENTS INCLUDING EQUIPMENT, FANS, ANTENNAS, ETC. ARE SET BACK FROM THE ROOF EDGE AT LEAST 1' FROM THE
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31. DSG 3.33: EIFS IS ONLY USED ON FACADES THAT ARE NOT VISIBLE FROM THE PRIMARY STREET (ALLEY FACING)
32. DSG 3.34-3.35: CHANGES IN FAÇADE MATERIALS ARE DESIGNED INTENTIONALLY. INTENTIONAL REVEALS AND JOINTS ARE PROVIDED BETWEEN MATERIALS,
1. DSG 3.02 & 3.135 - Articulation techniques on the lower story façade are continued around the SW corner of the alley for more than the 40' across the public sidewalk.

2. DSG 3.26 - 3.29: The project differentiates between the ground level commercial storefront/glazing (higher glass-to-wall ratio) and the other lower story façade materials, and providing shade for windows/doors while emphasizing entry points.

3. DSG 3.34 & 3.35: Changes in façade materials are designed intentionally. Intentional reveals and joints are provided between materials, detailing.

4. DSG 3.36, 3.38, and 3.39: Project is designed so that all visible facades on the primary streets are treated equally with material, color and detailing.

5. DSG 3.34 & 3.35: Changes in façade materials are designed intentionally. Intentional reveals and joints are provided between materials, detailing.

6. DSG 3.44-3.50: Balcony railings are intended to be either metal, framed glass rails, with majority transparent glazing provided between 12” and top of railing, or metal picket rails neither of which will significantly block visibility of the façade. No balconies will be within the row. Enclosed balconies are consistent with the overall façade design.

7. DSG 3.46-3.52: Canopies are thoughtfully integrated into the overall building design, made of materials like dark window shades inside, and set in a masonry facade.

8. DSG 3.68-3.71 and 3.73: Street level commercial space wraps the corners onto intersecting streets, with transparency, articulation and pattern across the garage façade and floors.

9. DSG 3.76 and 3.77: Accent lighting and exterior lighting is coordinated with the scale and design of the building and landscape features, shielding light to reduce glare.

10. DSG 3.76 and 3.77: Commercial storefront/aisles are designed to provide locations for street level audience.

11. DSG 3.76 and 3.77: Accent lighting and exterior lighting is coordinated with the scale and design of the building and landscape features, shielding light to reduce glare.

12. DSG 3.76 and 3.77: Commercial storefront/aisles are been given as much street-oriented space as practicable, activating the public domain and enhancing commercial setback areas with signage and outdoor dining near open spaces. Street level retail frontage is visually distinguished from the rest of the lower story façade, with a taller floor to floor height, full height storefront glazing, combined ways between masonry pilasters and columns. Canopies are thoughtfully integrated into the overall building design. Shade of materials like the other lower story façade materials, and providing shade for windows/doors while emphasizing entry points.

13. DSG 3.95 - 3.98: Open space, not enclosed by walls greater than 6’ high, and found with retail storefronts/caps, building lobes and amenity areas like co-working spaces. Benches and pedestrian scale lighting are provided. Landscaping spec for long-term survival, which will not block views to or from pedestrian uses of the street level. Potted concrete is provided to distinguish different uses. Airlift, and encourage public use. More than 30% of the open space will be landscape. Permeable areas. Planters are used for inclusion of outdoor eating and dining areas.

14. DSG 3.95 - 3.98: Street level facades have enhanced commercial setbacks, using high quality materials, contrasting adjacent building facades.

15. DSG 3.102 - 3.105: Canopies are integral with the architectural design of the facade, without posts, and fabricated with quality durable materials like steel and metal panels. These materials vary from the glass canopies designed for the Project South of this one, to one that has large slabs of perforated metal and glass.

16. DSG 3.102 - 3.105: Canopies are integral with the architectural design of the facade, without posts, and fabricated with quality durable materials like steel and metal panels. These materials vary from the glass canopies designed for the Project South of this one, to one that has large slabs of perforated metal and glass.

17. DSG 3.102 - 3.105: The structured parking garages are being mechanically ventilated because it is required by primary building use (residential) on the primary street frontages, so it is not possible to meet the natural ventilation requirements of an open garage. The project is designed to provide openings on the north alley facades for exhaust, and exhaust fans on the north alley facades for exhaust. The top level will be exhausted through louvers above the double height glazing on L1 under the L3 slab. This should minimize the impact to the public realm and the louvers are designed and patterned to match the mullions of the glazing system only. Openings in this level above the louvers have been designed to meet the code generation requirements.

18. DSG 3.101: Parking that the entire alley has been intentionally designed to mitigate impacts on neighbors or adjacent building designs. Design impacts include provision of a dropped floor at wall, all parking located to building edge, providing full height glazed walls and ceiling, providing light pollution to minimize light pollution out of the building and designing openings and articulation in a thoughtful and consistent manner across the garage façade and floors.

19. DSG 3.101: The rooftop mechanical equipment including embedded fans, terminals, etc. are set back from the roof edge. At least 6’ from the exterior building facades and screened from view of adjacent row and public realm by the building parapet and screen walls. Refit to the building. Structural steel shear for wind angles activating the horizontal equipment is screened from the public realm. The cooling towers are set back 1’ from the roof edge. For every 1’ height above the roof.

20. DSG 3.101: Metal clad columns at the main building entrance and at exposed columns.

21. DSG 3.101: Large openings in the façade that allow with the spacing in the exterior recesses above.
1. DSG 1.03: VEHICLE ENTRANCE ON ALLEY
2. DSG 1.03: SERVICE ENTRANCE (LOADING, TRASH, ETC.) ON ALLEY
3. DSG 1.13, 1.14, 1.16: ENHANCED COMMERCIAL SETBACKS
4. DSG 1.20 - 1.27: OPEN SPACE AT SAME ELEVATION AS ADJACENT BLOCKS, PROVIDING DIRECT VISUAL CONNECTION TO THE PUBLIC REALM, ACO COMPROMISING A VARIETY OF USES COMPENSATORY TO THE ADJACENT BUILDING USES, ENHANCING PROXIMITY BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, GARDENING, LIGHTING, AND PUBLIC ART
5. DSG 1.21 & 1.29: BUILDING MASSING THAT PROMOTES A SENSE OF HUMAN SCALE AT THE STREET LEVEL
6. DSG 5.51: CLEAR PATH OF TRAVEL OF AT LEAST 6' ALONG BROADWAY = 8' MIN. CLEAR, ALONG 9TH = 10' MIN. CLEAR, ALONG 10TH = 7' MIN. CLEAR
7. DSG 5.52: VEHICLE CURB CUTS ONLY AT ALLEY
8. DSG 5.53: PARKING ON L1 IN THE GARAGE IS AVAILABLE TO THE GENERAL PUBLIC
9. DSG 5.55: STREETSCAPE DESIGN FEATURES STREETSCAPE FURNISHINGS, LANDSCAPE PLANTERS, PAVING SYSTEMS, WALLS, BALCONIES, AND BOLLARDS, AND INTEGRATED PEDESTRIAN LIGHTING
10. DZC 8.6.3: 15' UPPER STORY SETBACK FOR 65% OF THE ZONE LOT WIDTH
11. DZC 8.6.3: PRIVATE OPEN SPACE; 5% REQUIRED; 5% x 73,353 SF = 3668 SF; PROVIDED = ~5,512 SF
12. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 10% AT LEVELS 3 TO 8; 25% AT LEVELS 9 TO 16; 35% AT LEVELS 17 TO 18.
13. DZC 8.6.5.4: LIMITATION ON VISIBLE PARKING ABOVE STREET LEVEL. PARKING GARAGE IS WRAPPED WITH DWELLING UNITS ON PRIMARY STREET FRONTAGES SO THERE IS NO PARKING VISIBLE.
14. MAXIMUM BUILDING HEIGHT IS 250' FROM BASELINE, ROOF LEVEL OF THIS BUILDING IS AT 249'-4 1/2"
15. IBC 2021: ALLEY FAÇADE 10'-1" MINIMUM FROM EXISTING ALLEY CENTERLINE ON EAST AND FROM PROPERTY LINE ON NORTH TO ALLOW FOR 45% UNPROTECTED OPENINGS AND PROVIDE SUNLIGHT INTO THE BUILDING.
16. AMLI GT II (9TH & BROADWAY)
17. MASSING ANALYSIS (S/E CORNER)
18. PROJECT NO: 22155.00
19. ISSUE DATE: 12.12.2023
1. DSG 1.03: VEHICLE ENTRANCE ON ALLEY
2. DSG 1.03: SERVICE ENTRANCE (LOADING, TRASH, ETC.) ON ALLEY
3. DSG 1.35: ENHANCED COMMERCIAL FACADE
4. DSG 1.40: OPEN SPACE AT SAME ELEVATION AS ADJACENT SIDEWALK, PROVIDING DIRECT VISUAL CONNECTION TO THE PUBLIC REALM, ACOOMODATING A VARIETY OF USES CONSPICUOUSLY TO THE ADJACENT BUILDING USES, ENHANCING PROMINENT BUILDING ENTRANCES, INCORPORATING HARDCORE AND LANDSCAPE, LIGHTING, AND PUBLIC ART
5. DSG 2.01 & 2.09: BUILDING MASSING THAT PROMOTES A SENSE OF HUMAN SCALE AT THE STREET LEVEL
6. DSG 2.02 & 2.09: BUILDING MASSING THAT PROMOTES A SENSE OF HUMAN SCALE AT THE STREET LEVEL
7. DSG 2.03: BUILDING MASSING, MATERIALITY, AND DESIGN IS INTENDED TO CLEARLY DEFINE THE STREET LEVEL, LOWER STORIES, AND UPPER STORIES
8. DSG 2.06: BUILDING MASSING TECHNIQUES ARE COORDINATED BETWEEN LOWER STORY AND UPPER STORY FACADES
9. DSG 2.07: BUILDING MASSING CLEARLY COMMUNICATES THE BASE, MIDDLE, AND TOP OF THE BUILDING
10. DSG 2.10: VARYING THE LOCATION OF UPPER STORY SETBACKS
11. DSG 2.11: ELABORATING KEY BUILDING FEATURES SUCH AS PRIMARY ENTRIES
12. DSG 2.15 & 2.17: LOWER STORY STREETWALL HEIGHT 60% TO 80% OF THE WIDTH OF THE ROW. LOWER LEVEL PROGRAM IS STORES / RETAIL ON BROADWAY 37% OF 100' ROW (15% ALONG THE ALLEY) / 57% OF 80' ROW (10% ALONG THE ALLEY)
13. DSG 2.18, 5.54 & DZC 8.6.3: LOWER STORY STREETWALL HEIGHT 60%-100% OF THE WIDTH OF THE ROW. LOWER STORY STREETWALL HEIGHT 60%-100% OF THE WIDTH OF THE ROW. LOWER LEVEL ROW IS STORES / RETAIL ON BROADWAY 37% OF 100' ROW (15% ALONG THE ALLEY) / 57% OF 80' ROW (10% ALONG THE ALLEY)
14. DSG 2.19: STREET LEVEL HEIGHT MINIMUM EXCEEDS MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND ENHANCED COMMERCIAL SETBACK WITH ELEMENTS SUCH AS 5' SETBACKS, SPECIAL PAVING, LANDSCAPE, PLANTERS, BISTRO SEATING, AND PEDESTRIAN LIGHTING TO EXTEND THE PUBLIC REALM AND PROMOTE PEDESTRIAN ACTIVITY
15. DSG 2.19: STREET LEVEL HEIGHT MINIMUM EXCEEDS MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND ENHANCED COMMERCIAL SETBACK WITH ELEMENTS SUCH AS 5' SETBACKS, SPECIAL PAVING, LANDSCAPE, PLANTERS, BISTRO SEATING, AND PEDESTRIAN LIGHTING TO EXTEND THE PUBLIC REALM AND PROMOTE PEDESTRIAN ACTIVITY
16. DSG 2.20: CLEAR PATH OF TRAVEL OF AT LEAST 6' ALONG BROADWAY = 8' MIN. CLEAR, ALONG 9TH = 10' MIN. CLEAR, ALONG 10TH = 7' MIN. CLEAR
17. DSG 2.20: CLEAR PATH OF TRAVEL OF AT LEAST 6' ALONG BROADWAY = 8' MIN. CLEAR, ALONG 9TH = 10' MIN. CLEAR, ALONG 10TH = 7' MIN. CLEAR
18. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
19. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
20. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
21. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
22. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
23. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
24. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
25. DSG 2.21: STREET LEVEL TRANSPARENCY; 60% MINIMUM; STREET LEVEL ACTIVE USES 70% MINIMUM
26. IBC 2021: ALLEY FAÇADE 10'-1" MINIMUM FROM EXISTING ALLEY CENTERLINE ON EAST AND FROM PROPERTY LINE ON NORTH TO ALLOW FOR 45% UNPROTECTED OPENINGS AND PROVIDE SUNLIGHT INTO THE BUILDING.
AMLI GT II (9TH & BROADWAY)

MASSING ANALYSIS (N/W CORNER)

PROJECT NO: 22155.00

ISSUE DATE: 12.12.2023

1. DSG 1.03: VEHICLE ENTRANCE ON ALLEY
2. DSG 1.03: SERVICE ENTRANCE (LOADING, TRASH, ETC.) ON ALLEY
3. DSG 1.03 & 1.36: SERVICE AREAS AND UTILITIES ARE LOCATED ON THE ALLEY TO MINIMIZE IMPACTS TO THE PUBLIC REALM.
4. DSG 1.13, 1.14 & 1.16: ENHANCED COMMERCIAL SETBACKS
5. DSG 1.20 - 1.27: OPEN SPACE AT SAME ELEVATION AS ADJACENT GROUNDS, PROVIDING DIRECT VISUAL CONNECTION TO THE PUBLIC REALM, ACOMMODATING A VARIETY OF LANDSCAPING AND ARTWORK.
6. DSG 2.01 & 2.09: BUILDING MASSING THAT PROMOTES A SENSE OF HUMAN SCALE AT THE STREET LEVEL
7. DSG 2.02 & 2.09: FACADE PLANE CHANGE >= 3' AND MATERIAL CHANGE THAT EXTENDS THE FULL HEIGHT OF THE LOWER STORY
8. DSG 2.03: BUILDING MASSING, MATERIALITY, AND DESIGN IS INTENDED TO CLEARLY DEFINE THE STREET LEVEL, LOWER STORES, AND UPPER STORES.
9. DSG 2.05: VARYING THE LOCATION OF UPPER STORY SETBACKS
10. DSG 2.10: EMPHASIZING KEY BUILDING FEATURES SUCH AS PRIMARY ENTRIES
11. DSG 2.11: UPPER STORY SETBACKS CLEARLY DISTINGUISHED STREET LEVELS FROM THE REMAINDER OF THE LOWER STORES
12. DSG 2.12 & 2.19: FACADE PLANE CHANGES => 3' AND MATERIAL CHANGE THAT EXTENDS THE FULL HEIGHT OF THE LOWER STORY
13. DSG 2.13 & 2.14: UPPER STORY SETBACKS CLEARLY DISTINGUISHED STREET LEVEL FROM THE REMAINDER OF THE LOWER STORES
15. DSG 2.15: CLEAR PATH OF TRAVEL OF AT LEAST 6' ALONG BROADWAY = 8' MIN. CLEAR, ALONG 9TH = 10' MIN. CLEAR, ALONG 10TH = 7' MIN. CLEAR
16. DSG 2.16: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
17. DSG 2.17: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
18. DSG 2.18: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
19. DSG 2.19: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
20. DSG 2.20: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
21. DSG 2.21: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
22. DSG 2.22: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
23. DSG 2.23: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
24. DSG 2.24: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
25. DSG 2.25: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
26. DSG 2.26: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
27. DSG 2.27: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
28. DSG 2.28: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
29. DSG 2.29: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
30. DSG 2.30: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
31. DSG 2.31: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
32. DSG 2.32: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
33. DSG 2.33: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
34. DSG 2.34: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
35. DSG 2.35: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
36. DSG 2.36: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART
37. DSG 2.37: STREET LEVEL DESIGN HAS MAJORITY TRANSPARENT FAÇADE WELL EXCEEDING MINIMUM REQUIREMENTS AND PROVIDES NON-RESIDENTIAL ACTIVATED USE AND PUBLIC REALM PRIMARY BUILDING ENTRANCE, INCORPORATING HARDSCAPE AND LANDSCAPE, SEATING, LIGHTING, AND PUBLIC ART

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AMLI GT II (9TH & BROADWAY)

MASSING ANALYSIS (N/E CORNER)

PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023

1. DSG 1.03: VEHICLE ENTRANCE ON ALLEY
2. DSG 1.03: SERVICE ENTRANCE (LOADING, TRASH, ETC.) ON ALLEY
3. DSG 1.03 & 1.36: SERVICE AREAS AND UTILITIES ARE LOCATED ON THE ALLEY TO MINIMIZE IMPACTS TO THE PUBLIC REALM.
4. DSG 1.13, 1.14 & 1.16: ENHANCED COMMERCIAL SETBACKS
5. DSG 1.20 - 1.27: OPEN SPACES AT SAME ELEVATION AS ADJACENT BUILDINGS, PROVIDING DIRECT VISUAL CONNECTION TO THE PUBLIC REALM, ACOOMMODATING A VARIETY OF USES CONGRUENT TO THE ADJACENT BUILDING USES, ENHANCING PROMINENT BUILDING ENTRANCES, INCORPORATING HARDSCAPE AND LANDSCAPE, LIGHTING, AND PUBLIC ART
6. DSG 2.01 & 2.09: BUILDING MASSING THAT PROMOTES A SENSE OF HUMAN SCALE AT THE STREET LEVEL
   6A: UPPER STORY SETBACKS
   6B: CLEARLY DISTINGUISHED STREET LEVELS FROM THE REMAINDER OF THE LOWER STORIES
7. DSG 2.02 & 2.09: FACADE DESIGN CHANGES — VARY AND MATERIAL CHANGE THAT EXTENDS THE FULL HEIGHT OF THE LOWER STORY
8. DSG 2.03: BUILDING MASSING, MATERIALITY AND DESIGN IS INTENDED TO CLEARLY DEFINE THE STREET LEVEL, LOWER STORIES, AND UPPER STORIES
9. DSG 2.04: MATERIALS AND DETAILING THAT EMERGENCE FROM THE STREET LEVEL, LOWER STORIES, AND UPPER STORIES
10. DSG 2.05: BUILDING MASSING CLEARLY COMMUNICATES THE NEXT LEVEL, MIDDLE, AND TOP OF THE BUILDING
11. DSG 5.49: STREET LEVEL DESIGN HAS MAJOR TRANSPARENT FACADE AND MATERIAL CHANGE THAT EXTENDS THE FULL HEIGHT OF MAIN BUILDING ENTRANCE TO THE STREET LEVEL, LOWER STORIES, AND UPPER STORIES
12. DSG 2.06: BUILDING MASSING TECHNIQUES ARE COORDINATED BETWEEN LOWER STORY AND UPPER STORY FACADES
13. DSG 2.07: BUILDING MASSING CLEARLY COMMUNICATES THE NEXT LEVEL, MIDDLE, AND TOP OF THE BUILDING
14. DSG 5.50: STREET LEVEL DESIGN HAS MAJOR TRANSPARENT FACADE AND MATERIAL CHANGE THAT EXTENDS THE FULL HEIGHT OF MAIN BUILDING ENTRANCE TO THE STREET LEVEL, LOWER STORIES, AND UPPER STORIES
15. DSG 5.51: CLEAR PATH OF TRAVEL OF AT LEAST 6' ALONG BROADWAY = 8' MIN. CLEAR, ALONG 9TH = 10' MIN. CLEAR, ALONG 10TH = 7' MIN. CLEAR
16. DSG 5.52: VEHICLE CURB CUTS ONLY AT ALLEY
17. DSG 5.53: BUILDING MASSING CLEARLY COMMUNICATES THE NEXT LEVEL, MIDDLE, AND TOP OF THE BUILDING
18. DSG 5.54: STREET LEVEL DESIGN HAS MAJOR TRANSPARENT FACADE AND MATERIAL CHANGE THAT EXTENDS THE FULL HEIGHT OF MAIN BUILDING ENTRANCE TO THE STREET LEVEL, LOWER STORIES, AND UPPER STORIES
19. DSG 5.55: STREETSCAPE DESIGN FEATURES STREETSCAPE FURNISHINGS, LANDSCAPE PLANTERS, PAVING SYSTEMS, WALLS, RAILINGS, AND INTEGRATED PEDESTRIAN LIGHTING
20. DSG 5.56: STREET LEVEL ACTIVE USES 70% MINIMUM
21. DSG 5.57: STREET LEVEL TRANSPARENCY: 60% MINIMUM
22. DZC 8.6.3: LIMITATION ON VISIBLE PARKING ABOVE STREET LEVEL. PARKING GARAGE IS WRAPPED WITH DWELLING UNITS ON PRIMARY STREET FRONTAGES SO THERE IS NO PARKING VIEWABLE.
23. MAXIMUM BUILDING HEIGHT IS 250' FROM BASELINE, ROOF LEVEL OF THIS BUILDING IS AT 249'-4 1/2"
OVERSIZED STEPS
STAIRS
SEAT WALL
PLAZA PAVING TREATMENT
PLAZA ENHANCED PAVING
BERM PLANTING BED
CONCRETE PLANTER
FEATURE WALL
ENTRY ART / SCULPTURE
FIRE LANE
BISTRO TABLE SEATING
CONCRETE PATIO
BIKE RACKS
PEDESTRIAN LIGHT
PLANTING BED

PROPOSED BUILDING

PROPOSED ALLEY

W. 9TH AVE.

N. BROADWAY

PROPOSED ALLEY

LEVEL 1 LANDSCAPE RENDER - 9TH AVE & BROADWAY

PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023
LEVEL 1 LANDSCAPE SECTIONS

1. SECTION 1 - BROADWAY MAIN ENTRY MID BLOCK (detail 3 pg. 70)

2. SECTION 2 - BROADWAY AND 10TH AVE. RETAIL

3. SECTION 3 - BROADWAY AND 9TH AVE. SOUTH PLAZA
LEVEL 1 LANDSCAPE SECTIONS

4 SECTION 4 - BROADWAY AND 9TH AVE. SOUTH PLAZA

5 SECTION 5 - BROADWAY AND 10TH AVE. RETAIL

6 SECTION 6 - W. 9TH AVE. ALLEY AND FIRE LANE

PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023
1. DSG 1.03: VEHICLE ENTRANCE ON ALLEY
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3. DSG 1.03 & 1.36: SERVICE AREAS AND UTILITIES ARE LOCATED ON THE ALLEY TO MINIMIZE IMPACTS TO THE PUBLIC REALM.
4. DSG 1.14, 5.50 & 5.55 - ENHANCED COMMERCIAL SETBACK INCORPORATING OUTDOOR SEATING, LIGHTING, AND LANDSCAPING, TO PROMOTE PEDESTRIAN-ORIENTED ACTIVITY
5. DSG 1.20 - OPEN SPACE THAT CONTINUES THE PUBLIC REALM, WITH CONNECTIONS TO THE SIDEWALK, AND DIRECT VISUAL CONNECTION TO THE PUBLIC REALM, AND PEDESTRIAN ORIENTED DESIGN FEATURES. PRIVATE OPEN SPACE REQUIRED: 5% x 73,353 SF = 3668 SF; PROVIDED: ~5512 SF
6. DSG 2.02 - FACADE PLANE CHANGE, MIN 3’ THAT EXTENDS THE HEIGHT OF THE LOWER STORY FACADE
7. DSG 2.09 & 2.10 - BUILDING MASSING TECHNIQUES INCLUDING LOWER STORY SETBACKS AND UPPER STORY SETBACKS THAT VARY IN LOCATIONS, BREAKING DOWN THE LOWER STORY FACADE INTO VISUALLY SEPARATE MODULES
8. DSG 2.11 - BUILDING MASSING EMPHASIZES PRIMARY ENTRY

9. DSG 2.16 & DZC 8.6.3: MINIMUM 15’ UPPER STORY SETBACK FOR 65% OF THE PRIMARY STREET ZONE LOT WIDTH
10. DSG 2.18 & DZC 8.6.3: TO REDUCE STREETWALL HEIGHT, ALL UPPER STORY FAÇADES ARE SETBACK AT LEAST 15’ FOR A MINIMUM 65% OF ZONE LOT WIDTH.
11. DSG 3.15.8 - METAL FENCE, LESS THAN 42” TALL, AROUND EATING AND DRINKING AREA WILL BE DESIGNED AS AN INTEGRAL PART OF THE BUILDING FACADE.
12. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 10% AT LEVELS 3 TO 8. PROVIDED: 29%.
13. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 25% AT LEVELS 9 TO 16. PROVIDED: 48%.
14. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 35% AT LEVELS 17 TO 18. PROVIDED: 48%.
15. DZC 8.6.5.4: LIMITATION ON VISIBLE PARKING ABOVE STREET LEVEL. PARKING GARAGE IS WRAPPED WITH DWELLINGUNITS ON PRIMARY STREET FRONTAGES SO THERE IS NO PARKING VISIBLE ABOVE STREET LEVELS.
16. IBC 2021: ALLEY FAÇADE 10'-1" MINIMUM FROM EXISTING ALLEY CENTERLINE ON EAST AND FROM PROPERTY LINE ON NORTH TO ALLOW FOR 45% UNPROTECTED OPENINGS AND PROVIDE SUNLIGHT INTO THE BUILDING.
1. DSG 1.03: VEHICLE ENTRANCE ON ALLEY
2. DSG 1.03: SERVICE ENTRANCE (LOADING, TRASH, ETC.) ON ALLEY
3. DSG 1.03 & 1.36: SERVICE AREAS AND UTILITIES ARE LOCATED ON THE ALLEY TO MINIMIZE IMPACTS TO THE PUBLIC REALM.
4. DSG 1.14, 5.50 & 5.55 - ENHANCED COMMERCIAL SETBACK INCORPORATING OUTDOOR SEATING, LIGHTING, AND LANDSCAPING, TO PROMOTE PEDESTRIAN-ORIENTED ACTIVITY
5. DSG 1.20 - OPEN SPACE THAT CONTINUES THE PUBLIC REALM, WITH CONNECTIONS TO THE SIDEWALK, AND DIRECT VISUAL CONNECTION TO THE PUBLIC REALM, AND PEDESTRIAN ORIENTED DESIGN FEATURES. PRIVATE OPEN SPACE REQUIRED: 5% x 73,353 SF = 3668 SF; PROVIDED: ~5512 SF
6. DSG 2.02 - FACADE PLANE CHANGE, MIN 3' THAT EXTENDS THE HEIGHT OF THE LOWER STORY FACADE
7. DSG 2.09 & 2.10 - BUILDING MASSING TECHNIQUES INCLUDING LOWER STORY SETBACKS AND UPPER STORY SETBACKS THAT VARY IN LOCATIONS, BREAKING DOWN THE LOWER STORY FACADE INTO VISUALLY SEPARATE MODULES
8. DSG 2.11 - BUILDING MASSING EMPHASIZES PRIMARY ENTRY
9. DSG 2.16 & DZC 8.6.3: MINIMUM 15' UPPER STORY SETBACK FOR 65% OF THE PRIMARY STREET ZONE LOT WIDTH
10. DSG 2.18 & DZC 8.6.3: TO REDUCE STREETWALL HEIGHT, ALL UPPER STORY FACADES ARE SETBACK AT LEAST 15' FOR A MINIMUM 65% OF ZONE LOT WIDTH.
11. DSG 3.158 - METAL FENCE, LESS THAN 42" TALL, AROUND EATING AND DRINKING AREA WILL BE DESIGNED AS AN INTEGRAL PART OF THE BUILDING FACADE.
12. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 10% AT LEVELS 3 TO 8. PROVIDED: 29%.
13. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 25% AT LEVELS 9 TO 16. PROVIDED: 48%.
14. DZC 8.6.3: INCREMENTAL MASS REDUCTION; 35% AT LEVELS 17 TO 18. PROVIDED: 48%.
15. DZC 8.6.5.4: LIMITATION ON VISIBLE PARKING ABOVE STREET LEVEL. PARKING GARAGE IS WRAPPED WITH DWELLING UNITS ON PRIMARY STREET FRONTAGES SO THERE IS NO PARKING VISIBLE ABOVE STREET LEVELS.
16. IBC 2021: ALLEY FAÇADE 10'-1" MINIMUM FROM EXISTING ALLEY CENTERLINE ON EAST AND FROM PROPERTY LINE ON NORTH TO ALLOW FOR 45% UNPROTECTED OPENINGS AND PROVIDE SUNLIGHT INTO THE BUILDING.
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**ALLEY**

**LEVEL 23 FLOOR PLAN**

**PROJECT NO:** 22155.00

**ISSUE DATE:** 12.12.2023
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NORTH & SOUTH ELEVATIONS

Level 1 − 100'-0"
Level 2 − 110'-0"
Level 3 − 120'-0"
Level 4 − 130'-6"
Level 5 − 141'-0"
Level 6 − 153'-6"
Level 7 − 165'-6"
Level 8 − 176'-0"
Level 9 − 186'-6"
Level 10 − 197'-0"
Level 11 − 207'-6"
Level 12 − 218'-0"
Level 13 − 228'-6"
Level 14 − 239'-0"
Level 15 − 249'-6"
Level 16 − 260'-0"
Level 17 − 270'-6"
Level 18 − 281'-0"
Level 19 − 291'-6"
Level 20 − 302'-0"
Level 21 − 312'-6"
Level 22 − 324'-0"
Level 23 − 334'-6"
Level 24 − 345'-0"
Roof − 345'-0"
Upper Roof − 355'-5"

POTENTIAL FUTURE SIGNAGE LOCATIONS

NORTH & SOUTH ELEVATIONS

PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023

POTENTIAL FUTURE SIGNAGE LOCATIONS
ELEVATION DETAILS

ESG 3.01d - COMMON AREA TERRACES ON BOTH PRIMARY AND SECONDARY FACING STREETS INCORPORATE ARTICULATION TECHNIQUES THAT REINFORCE BUILDING MASSING TECHNIQUES.

5 1/4" WINDOW WALL

GLAZED WINDSCREEN
FORMED METAL PANEL COPING
METAL WALL PANEL
Plaza Deck Paver
Paver Pedestal
POST-TENSIONED CONCRETE

1/8" / 12" EXPOSED CONCRETE
DRIP EDGE REVEAL
METAL RAILING
POST-TENSIONED CONCRETE
POST-INSTALLED ANCHOR
PAINTED TRAFFIC COATING

DSG 3.12 - THE USE OF METAL PANEL AT THE GROUND LEVEL COMMERCIAL USE DIFFERENTIATES COMMERCIAL USE FROM THE RESIDENTIAL ABOVE.

DSG 3.26 - LOWER LEVEL TRANSPARENCY REFLECTS THE COMMERCIAL USE OF THE LOWER FLOORS THROUGH A HIGHER GLASS TO WALL RATIO.

TYPICAL PUNCHED WINDOW OPENINGS AT LOWER STORY FACADES REINFORCE OVERALL FACADE ARTICULATION AND DESIGN. WINDOWS ARE RECESSED A MINIMUM 4" FROM THE FACADE PLANE.
ELEVATION DETAILS

LEVEL 9
186' - 6"
MAX
0' - 3"
MIN 3' - 6"
RE: STRUCT.

DSG 3.42
- BOTH RECESSED AND PROJECTED BALCONIES ARE EXTENSIVELY INTEGRATED INTO THE BUILDING DESIGN AND HELP CREATE VERTICAL AND HORIZONTAL RHYTHMS.

1/8" / 12"
WINDOW WALL

LEVEL 6
153' - 6"
PARAPET PANEL CLIP
RE: STRUCTURAL
MIN 3' - 6"
DSG 3.09

THE LEVEL 6 AMENITY DECK PROVIDES COORDINATED MASSING THAT IS BASED ON EXISTING BUILDINGS AND CREATES A VISUALLY SEPARATE MODULE TO BREAK UP THE LONG BROADWAY STREET FACADE.

CORBELLING
2 METAL PARAPET COPING
MATCH METAL WALL PANEL
ADHERED THIN BRICK
PLAZA DECK PAVER
PAVER PEDESTAL
POST - TENSIONED CONCRETE

LEVEL 1
130' - 6"
GLAZING AND ASSOCIATED TRANSPARENCY REFLECT THE RESIDENTIAL USE OF THE FLOORS ABOVE LEVEL ONE.

WINDOW CONDITION 1 - SEE 1/67
WINDOW CONDITION 3 - SEE 1/69
- SEE 1/71 FOR SIM DETAIL

1 WINDOW CONDITION 2
- WINDOW WALL
MATCH METAL WALL PANEL
CORBELLING
ADHERED THIN BRICK
CORNER WALL
METAL WALL PANEL
METAL DRIP EDGE
WINDOW WALL

LEVEL 4
130' - 6"
DSG 3.26
- GLAZING AND ASSOCIATED TRANSPARENCY REFLECT THE RESIDENTIAL USE OF THE FLOORS ABOVE LEVEL ONE.

GLAZING
WINDOW WALL
ADHERED THIN BRICK
METAL WALL PANEL
METAL DRIP EDGE
WINDOW WALL
ELEVATION DETAILS

LEVEL 6

DSG 3.09

- The use of a glass railing with a lower parapet wall at the Level 6 units creates a visually separate module compared to the solid parapet at the amenity deck and further breaks up the long Broadway street facade.

- Decorative glazed railing
- Plaza deck paver
- Metal parapet coping
- Match metal wall panel
- Adhered thin brick veneer
- Post-tensioned concrete
- Window wall

LEVEL 7

DSG 3.50

- The underside of balconies have materials, colors, and textures that are similar to and integrated with the overall facade design.

- Window wall
- Brick return
- Panel weep system
- Metal flashing
- Match exterior metal panel
- Wood look soffit panel
- Adhered thin brick
- Painted traffic coating
- Metal railing
- Mural on back wall visible from street

LEVEL 3

DSG 3.31

- The use of masonry, metal panel, metal soffit and storefront at the ground level ensures that materials used are of proven quality, durability, and are low maintenance.

- Window wall
- Insulated spandrel panel
- Metal panel closure strip
- Metal panel
- Metal drip edge
- Vertical banding is used to reinforce building massing techniques.

DSG 3.01a

- Vertical banding is used to reinforce building massing techniques.

DSG 3.06

- Architectural details are integrated into building massing to convey a sense of depth and texture rather than a thinly applied surface.

5 PLAN DETAIL

5 PLAN DETAIL

4 PLAN DETAIL

3 PLAN DETAIL

2 PLAN DETAIL

1 PLAN DETAIL

DSG 3.15b and 3.28a curtain walls are articulated through changes in transparency and mullion pattern to break up monolithic expanses of glazing.
ELEVATION DETAILS

1. WINDOW WALL: VISION GLASS
   METAL SLAB COVER TO MATCH METAL PANEL
   SPANDREL GLASS
   WINDOW WALL: VISION GLASS

2. ROOF: 346' - 2"
   DSG 3.02
   PUNCHED OPENINGS, BALCONIES AND MATERIAL CHOICES CONTINUE ARTICULATION TECHNIQUES USED ON THE LOWER FLOORS THROUGHOUT THE HEIGHT OF THE BUILDING FACADE/TOWER, ADDING RELIEF AND EXPRESSING A SENSE OF DEPTH.

3. WINDOW WALL: VISION GLASS
   METAL SLAB COVER TO MATCH METAL PANEL
   SPANDREL PANEL TO MATCH METAL PANEL
   WINDOW WALL: VISION GLASS

4. INSULATED METAL PANEL FEATURE USED AT THE CORNER STAIR CORES IN THE TOWERS OF THE PROJECT EMPHASIZES THE VERTICALITY OF THE TWO TOWERS.

5. METAL PARAPET COPING
   MATCH METAL WALL PANEL

SEE 1/71 FOR SIM DETAIL
ELEVATION DETAILS

DSG 3.03 - TOWER FACADES ARE DESIGNED TO BE VIEWED FROM ALL SIDES WITH MATERIAL CHANGES TO EIFS HAPPENING WELL AFTER TURNING THE CORNER INTO THE ALLEY AND ABOVE THE LOWEST LEVEL. ARTICULATION TECHNIQUES FOLLOW THE SAME LANGUAGE AS THE STREET FACADES.

DSG 3.15a - THE TRANSITION FROM EIFS TO METAL PANEL TO WINDOW CREATES VARIATION IN DESIGN AND PROVIDES VISUAL INTEREST.

COORDINATED MASSING AND ARTICULATION TECHNIQUES ARE UTILIZED TO CREATE VISUALLY SEPARATED MODULES WITH DISTINCT FACADES.

DSG 3.09 - THE TRANSITION FROM EIFS TO WINDOWS AND BALCONIES CREATES VARIATION IN DESIGN AND PROVIDES VISUAL INTEREST.
ELEVATION DETAILS

AMLI GT II (9TH & BROADWAY)
PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023

EXTERIOR CONCRETE
CAST-IN-PLACE CONCRETE W/ARCHITECTURAL EXTERIOR FINISH

METAL WALL PANEL
COLD-FORMED METAL FRAMING

EXTERIOR CONCRETE

METAL WALL PANEL
COLD-FORMED METAL FRAMING

STREET BOUNDARY WALLS ARE UTILIZED TO MAINTAIN A FIRST AND SECOND STORY DATUM LINE.

METAL WALL PANEL
COLD-FORMED METAL FRAMING

MECHANICAL LOUVERS PICTURESQUE ALUMINUM PANEL

STRUCT. SUPPORT
C.H. HORIZONTAL BI-FOLD DOOR

MECHANICAL LOUVERS PICTURESQUE ALUMINUM PANEL

STRUCT. SUPPORT
C.H. HORIZONTAL BI-FOLD DOOR

O.H. DOOR MECHANISM
STRUCT. SUPPORT
METAL WALL PANEL
COLD-FORMED METAL FRAMING

METAL WALL PANEL
COLD-FORMED METAL FRAMING

GROWING MEDIUM; RE: LANDSCAPE
CONCRETE WALL BEYOND
SHEET METAL FLASHING
ALUMINUM CURTAIN WALL

MECHANICAL LOUVERS PICTURESQUE ALUMINUM PANEL

STRUCT. SUPPORT
C.H. HORIZONTAL BI-FOLD DOOR

MECHANICAL LOUVERS PICTURESQUE ALUMINUM PANEL

STRUCT. SUPPORT
C.H. HORIZONTAL BI-FOLD DOOR

GRADE LEVEL 1
100' - 0"

LEVEL 1.3
103' - 6"

RAMP
CONCRETE WALL BEYOND
SIDEWALK
LOW PLANTING BED
GROWING MEDIUM; RE: LANDSCAPE

PLANTERS INCORPORATED INTO RAMPS, STAIRS AND OTHER BUILDING COMPONENTS ON THE GROUND LEVEL EMPHASIZE ENTRIES AND PEDESTRIAN ACCESS.

LANDSCAPE FEATURES ARE INTEGRATED INTO THE BUILDING TO CREATE A DYNAMIC GROUND LEVEL AND TO EMPHASIZE BUILDING FEATURES SUCH AS ENTRIES, CORNER ELEMENTS AND CHANGES IN INTERIOR USE.

THE USE OF OVERHEAD BI-FOLD DOORS AT STRATEGIC LOCATIONS ON THE NORTHWEST CORNER ACTIVATES THE GROUND LEVEL.

THE USE OF PLANTERS INCORPORATED INTO RAMPS, STAIRS AND OTHER BUILDING COMPONENTS EMPHASIZES ENTRIES AND PEDESTRIAN ACCESS TO THE GROUND LEVEL.

HIGH PERFORMANCE COATED STEEL TUBE HAND RAIL

LEVEL 1.3

T.O. RAMP BEYOND
CONCRETE WALL BEYOND
SHEET METAL FLASHING
ALUMINUM CURTAIN WALL

O.H. HORIZONTAL BI-FOLD DOOR

DSG 3.14

DSG 3.68

DSG 3.79c

DSG 3.72

DSG 3.12
THIS PROJECT ATTEMPTS TO APPROACH THE GLAZING TRANSPARENCY MINIMUMS LISTED IN THE DOWNTOWN URBAN DESIGN STANDARDS AND GUIDELINES, WHILE STILL FACTORING IN THE ENVIRONMENTAL IMPACT OF HEATING AND COOLING LOADS ANALYZED IN OUR ENERGY MODEL TO MEET THE ENERGY CODE. WE BELIEVE WHAT IS SHOWN IS AN ACCEPTABLE COMPROMISE BETWEEN THOSE TWO CONSTRAINTS.

**NORTH SOUTH**

**LOWER STORY FACADES: LEVELS 3-5**
- Glass Requirement: 50% Minimum
- Glass Square Footage: 1,574
- Total Square Footage: 4,315
- % Glass: 36.48%

**UPPER STORY FACADES: LEVELS 6-24**
- Glass Requirement: 40% Minimum
- Glass Square Footage: 8,175
- Total Square Footage: 23,087
- % Glass: 35.41%

**STREET LEVEL: LEVEL 1**
- Glass Requirement: 60% Minimum
- Glass Linear Footage: 108.1
- Total Linear Footage: 141.1
- % Glass: 76.61%

**LOWER STORY FACADES: LEVELS 3-5**
- Glass Requirement: 50% Minimum
- Glass Linear Footage: 75.3
- Total Linear Footage: 141.1
- % Glass: 53.37%

**UPPER STORY FACADES: LEVELS 6-24**
- Glass Requirement: 40% Minimum
- Glass Linear Footage: 11,416
- Total Linear Footage: 24,103
- % Glass: 47.36%
This project attempts to approach the glazing transparency minimums listed in the Downtown Urban Design Standards and Guidelines, while still factoring in the environmental impact of heating and cooling loads analyzed in our energy model to meet the energy code. We believe what is shown is an acceptable compromise between those two constraints.

**East**

**Lower Story Facades: Levels 3-5**
- Glass Square Footage: 9,185
- Total square footage: 16,523
- % Glass: 55.59%

**Upper Story Facades: Levels 6-24**
- Glass Square Footage: 49,495
- Total square Footage: 90,117
- % Glass: 54.92%

**Street Level: Level 1**
- Glass Linear Footage: 372.8
- Total Linear Footage: 493.0
- % Glass: 75.62%
THIS PROJECT ATTEMPTS TO APPROACH THE GLAZING TRANSPARENCY MINIMUMS LISTED IN THE DOWNTOWN URBAN DESIGN STANDARDS AND GUIDELINES, WHILE STILL FACTORING IN THE ENVIRONMENTAL IMPACT OF HEATING AND COOLING LOADS ANALYZED IN OUR ENERGY MODEL TO MEET THE ENERGY CODE. WE BELIEVE WHAT IS SHOWN IS AN ACCEPTABLE COMPROMISE BETWEEN THOSE TWO CONSTRAINTS.

WEST

GLASS

UPPER STORY FACADES: LEVELS 6-24
GLASS REQUIREMENT: 25% MINIMUM
GLASS SQUARE FOOTAGE: 35,575
TOTAL SQUARE FOOTAGE: 91,803
% GLASS: 38.75%
### Height and Floor Area

<table>
<thead>
<tr>
<th>ZONE LOT WIDTH</th>
<th>D-GT</th>
<th>AMLI GT II (9TH &amp; BROADWAY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot width 75' or less</td>
<td>FAR: 8.0 / 15.0</td>
<td>8.0 / 15.0</td>
</tr>
<tr>
<td>Zone Lot width more than 75' and up to 150'</td>
<td>See Section 8.6.5.1</td>
<td>See Section 8.6.5.1</td>
</tr>
<tr>
<td>Zone Lot width more than 150'</td>
<td>See Section 8.6.5.1</td>
<td>See Section 8.6.5.1</td>
</tr>
</tbody>
</table>

### Sitting

<table>
<thead>
<tr>
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<th>D-GT</th>
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</tr>
</tbody>
</table>

### Zoning

**Article 8. Downtown Neighborhood Context**

**Division 8.6 Downtown Golden Triangle District**

- **Section 8.6-7**
  - **Denver Zoning Code**
  - June 25, 2010 | Republished July 1, 2021

### Design Elements

<table>
<thead>
<tr>
<th>DESIGN ELEMENT</th>
<th>D-GT</th>
<th>AMLI GT II (9TH &amp; BROADWAY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>Private Open Space (min)</td>
<td>na</td>
</tr>
<tr>
<td>Parking</td>
<td>Surface Parking between Building and Primary Street</td>
<td>Not Allowed</td>
</tr>
<tr>
<td></td>
<td>Surface Parking Screening Required</td>
<td>See Section 8.10.3</td>
</tr>
<tr>
<td></td>
<td>Vehicle Access</td>
<td></td>
</tr>
</tbody>
</table>

### Street Level Activation

- **Street Level Transparency, Primary Street**
  - (min for non-residential/in for residential-only buildings)

### Street Level Active Uses

- **Street Level Access, Primary Street**
  - (required for each Street Level Dwelling Unit)

### Uses

- **Permitted Primary Uses**
  - Street Level Active Uses (min Primary Street % within build-to min/max range and with Street Level Active Uses)
  - Street Level Nonresidential Active Uses on Specific Streets (min Primary Street % within build-to min/max range and with Street Level Nonresidential Active Uses)

### Incremental Mass Reduction

- **Incremental Mass Reduction for Stories 3-8 (min)**
  - na | 0% | 10% |
- **Incremental Mass Reduction for Stories 9-16 (min)**
  - na | 15% | 25% |
- **Incremental Mass Reduction for Stories 17-20 (min)**
  - na | 25% | 35% |

### Design Standard Exceptions

- **See Sections 8.6.5, 8.6.6, and 8.10.1 For Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions**

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**PROJECT NO:** 22155.00

**ISSUE DATE:** 12.12.2023
1. PROJECT SITE (HIGHLIGHTED IN GREEN)

2. NORTH - 10TH AVE
   1001 BROADWAY - CIRCLE K GAS STATION

3. EAST - BROADWAY
   950 BROADWAY - THE BROADWAY MARKET

4. SOUTH - 9TH AVE
   855 BROADWAY - FUTURE 17-STORY RESIDENTIAL DEVELOPMENT

5. WEST - ALLEY
   930 ACOMA ST - METROPOLITAN LOFTS

AMLI GT II (9TH & BROADWAY)
NEIGHBORHOOD CONTEXT ANALYSIS
PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023
The project site is located at the southern border of the Golden Triangle zoning district of Denver and on the edge of the Capitol Hill neighborhood.

The project is within walking distance of the Lincoln Street shops, 6th and Broadway shops, East 7th Avenue shops and dining, a Trader Joe’s grocery store, the Cherry Creek bike trail, and Governors Park.

The Golden Triangle is bordered by Colfax Avenue to the north, the alley between Lincoln and Sherman Streets to the east, and Speer Boulevard to the southwest. This district as well as the adjacent Capitol Hill neighborhood are known for their galleries, museums, history, and art.

The project is adjacent to other existing multi-family and mixed-use buildings as well as sites with future development opportunities. Projects currently under development or construction include an 18-story residential project at 855 Broadway.

Other urban elements that are close to the site include a bus stop directly south one block, access to the bike way along Broadway, roughly two and a half blocks away from Sunken Garden Park which is across Speer, a major road for Denver.

**Legend**
- Site
- Greenspace
- Golden Triangle Boundary
- 1/4 Mile Radius Boundary
- Cherry Creek
- Cherry Creek Bike Path
- 5280 Loop
EXISTING & FUTURE CONTEXT

1. FUTURE DEVELOPMENT - EVANS EAST
2. FUTURE DEVELOPMENT - EVANS WEST
3. FUTURE DEVELOPMENT - 11TH & CHEROKEE
4. EXISTING DEVELOPMENT - 1000 SPEER BY WINDSOR APARTMENTS
5. EXISTING DEVELOPMENT - PARQ ON SPEER APARTMENTS
6. EXISTING DEVELOPMENT - CITIZEN APARTMENTS
7. EXISTING DEVELOPMENT - ACOMA APARTMENTS
8. FUTURE DEVELOPMENT - 8TH & BROADWAY
9. EXISTING DEVELOPMENT - BEAUVALLON CORPORATION
ANALYSIS

THE PROJECT SITE IS THE EASTERN HALF OF THE BLOCK LOCATED ON THE INTERSECTION OF 9TH AVE. AND BROADWAY. THE SITE IS BORDERED BY AN ALLEY TO THE WEST, WEST 9TH AVENUE TO THE SOUTH, W 10TH AVE TO THE NORTH AND BROADWAY TO THE EAST.

TO THE WEST OF THE BUILDING ACROSS THE ALLEY THERE IS A 5-STORY BUILDING CONTAINING LOFTS, ALSO KNOWN AS THE METROPOLITAN LOFTS. NORTH EAST, ACROSS THE 10TH AND BROADWAY INTERSECTION IS THE HOME TO SPORTS CASTLE.

DIRECTLY TO THE SOUTH OF THE PROJECT SITE SITS A LOT THAT WILL BE DEVELOPED INTO AN 18 STORY RESIDENTIAL BUILDING. ACROSS BROADWAY DIRECTLY TO THE EAST OF THE PROJECT SITE FACING LINCOLN ST SITS THE BEAUVALON CORPORATION BUILDING THAT CONTAINS VARIOUS RESTAURANTS AND SHOPS. THE NORTH END OF THE SITE IS HOME TO A CIRCLE K GAS STATION ON THE INTERSECTION ON 10TH AVE AND BROADWAY. NORTH AND SOUTH OF THE SITE ON BROADWAY HOLDS A NUMBER OF BUSINESSES SUCH AS RESTAURANTS, BARS, SHOPS AS WELL AS RESIDENTIAL HOMES.
1. METROPOLITAN LOFTS
2. COOK STREET SCHOOL OF CULINARY ARTS
3. ACOMA APARTMENTS
4. 855 BROADWAY
5. EVO DENVER
6. BEAUVALON CORPORATION
7. THE BROADWAY MARKET
8. SPORTS CASTLE
9. CIRCLE K
10. 71-79 10TH AVE
11. 50-96 10TH AVE
BUILDING / STREET SECTION E-W

SPORTS CASTLE
BROADWAY
57' LOWER FACADE
57% OF 100' ROW
ALLEY
METROPOLITAN LOFTS

AMLI GT II (9TH & BROADWAY)
ADJACENT PROPERTY ANALYSIS

PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023
ADJACENT PROPERTY ANALYSIS

PODIUM LEVELS PULLED BACK FROM THE CORNER OF 10TH AND BROADWAY TO PROVIDE SPORTS CASTLE MORE PROMINENCE ALONG THE INTERSECTION
CONCEPTUAL BUILDING PROGRAM

SUMMARY:
LEVEL 1: BROADWAY, RETAIL / NON-RESIDENTIAL ACTIVE USE, MAIN LOBBY, LEASING, CO-WORKING
LEVEL 2: NORTH LOBBY, RESIDENTIAL AMENITY, RETAIL / NON-RESIDENTIAL ACTIVE USE
LEVEL 3-5: RESIDENTIAL UNITS WRAPPING A CLOSED PARKING
LEVEL 6: RESIDENTIAL UNITS, AMENITY, OUTDOOR AMENITY SPACE
LEVEL 7-24: RESIDENTIAL UNITS, AMENITY
CONCEPTUAL BUILDING PROGRAM
SUMMARY:
LEVEL 1: BROADWAY, RETAIL, NON-RESIDENTIAL ACTIVE USE, MAIN LOBBY, LEASING, CO-WORKING
9TH: CO-WORKING, RETAIL, NON-RESIDENTIAL ACTIVE USE
10TH: NORTH LOBBY, RESIDENTIAL AMENITY, RETAIL, NON-RESIDENTIAL ACTIVE USE
ALLEY: PARKING
LEVEL 3-5: RESIDENTIAL UNITS, WRAPPING & CLOSED PARKING
LEVEL 6: RESIDENTIAL UNITS, AMENITY, OUTDOOR AMENITY SPACE

LEVEL 6: RESIDENTIAL UNITS, AMENITY, OUTDOOR AMENITY SPACE
LEVEL 1: BROADWAY, RETAIL, NON-RESIDENTIAL ACTIVE USE, MAIN LOBBY, LEASING, CO-WORKING
9TH: CO-WORKING, RETAIL, NON-RESIDENTIAL ACTIVE USE
10TH: NORTH LOBBY, RESIDENTIAL AMENITY, RETAIL, NON-RESIDENTIAL ACTIVE USE
ALLEY: PARKING
LEVEL 3-5: RESIDENTIAL UNITS, WRAPPING & CLOSED PARKING
LEVEL 6: RESIDENTIAL UNITS, AMENITY, OUTDOOR AMENITY SPACE
MEMORIAL DAY ~MAY 31

SPRING / FALL EQUINOX

WINTER SOLSTICE ~ DEC 21

AMLI GT II (9TH & BROADWAY) PROJECT NO: 22155.00
ISSUE DATE: 12.12.2023

SHADOW ANALYSIS