



To: Downtown Design Advisory Board (DDAB)
From: Bridget Rassbach, Urban Design Architect
Meeting: 12/12/2023
RE: **Staff Report for Detailed Design Review Resubmittal- Prior review did not have a quorum AMLI 9th and Broadway 955 N Broadway Project number 2022PM0000257**

- D-GT
- New Construction
- General Building Form

I. Board Authority and Role of Design Review

This project is located within the [Choose an item](#). 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 23-story (250’ high) retail and residential building in the D-GT Zone District. It is being developed under the **General Building Form**. This form requires 70% Build-to on all street frontages (0’-10’), 70% street active use be provided, 50% of the required Active Use for non-residential active use be provided along Broadway, and the 70% limitation of visible parking at street facing facades. Upper story setback is required along both Primary streets above 5 stories or 70’ for 65% of the structure length to a depth of 15’. Extensive Private Open Space is proposed for this project meeting the requirements of 5% of the Zone Lot Area

Project is meeting these minimum requirements.

III. Site Design and Massing Review

Project was approved for Site Design and Massing at the January 24, 2023 meeting with the following comment:

Project team is encouraged to further study the corner at 10th and Broadway to ensure activation at this primary corner.

IV. Design Review

Project was reviewed for Design Development Review on August 22, 2023 but the Board did not have a quorum. The comments below reflect unofficial review items of concern.

V. Staff Findings

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.

Staff Findings on current Submittal

- A. Staff has mixed thoughts on EIFS colored to match brick in close proximity to each other and would appreciate the Board's consideration of this. Color must be sufficiently contrasting. Please provide physical material samples of all exterior finishes

- B. Note: Lighting mitigation will be required on south portion of garage where openings to garage are present.

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 the Mixed-use Development at **AMLI 9th and Broadway, 955 N Broadway, Project number 2022PM0000257**, **be Approved for Design Review** to the Zoning Administrator and to study and address the following topics of concern:*

1. Study final color selections of EIFS that is intended to match brick colors