

Downtown Urban Design Standards & Guidelines

PM OR ZONING NUMBER	
ADDRESS	
DATE	

Design Development Review Submittal and Compliance Checklist

This checklist addresses the required submittal items and design standards and guidelines related to the full design and detailing of the project. The checklist shall be completed by the applicant and provided as part of the Design Development Review package to the Downtown Design Advisory Board.

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

Design Development Review Submittal Requirements

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

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

Design Development Review Submittal

Y N NA

Downtown DSG checklist addressing compliance with the topics in Chapters 1, 2, 3, 4, and 5, as applicable.

The following items listed in the Site Design and Massing submittal checklist (revised as necessary):

- a. project goal statement
- b. project design intent statement
- c. context map
- d. context photographs
- e. massing analysis
- f. neighborhood context analysis
- g. block context analysis
- h. adjacent property analysis

Detailed site plans (scaled and dimensioned):

Detailed building sections, floor plans, and all elevations (scaled and dimensioned), including indication of potential future locations for signage.

Y N NA

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

Images and graphic representations of:

- a. street sections to describe street enclosure relationships
- b. proposed building program and uses
- c. elevations and details showing compliance with Street Level facade design and building articulation standards
- d. streetscape details, materials, etc.
- e. landscape details, materials, etc.

Lighting plan and renderings showing the location and character of pedestrian site lighting and exterior building lighting.

Window glazing details with architectural notation on elevations and sections to demonstrate compliance with transparency standards for Street Level Facades, Lower Story Facades, Upper Story Facades, and Tower Facades.

List of all external building materials and image examples each material. Physical samples may need to be provided upon request.

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

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

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

Design Development Review Project Narrative

General Information

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

Goal Statement

Design Intent Statement

Design Development Review Compliance Checklist

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

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

Chapter 3 – Facade Design & Site Details

Facade Articulation

INTENT

- 3.A** To further refine building form, massing and proportions through facade articulation
- 3.B** To promote well-detailed Facade designs with texture and depth that provide a sense of Human Scale
- 3.C** To ensure a cohesive Facade design
- 3.D** To minimize blank or unarticulated Facades

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.01–3.08	MET <input checked="" type="checkbox"/> NA	IN <input type="checkbox"/>	Exterior form has an interesting design that continues all the building, with material and plane changes, appropriate glass placement, and upper wall areas for signage.	MET <input type="checkbox"/> NA	IN <input type="checkbox"/> DAB	AI <input type="checkbox"/> RE
GUIDELINES 3.09–3.18	MET <input checked="" type="checkbox"/> NA	IN <input type="checkbox"/>	Building is not over 200 feet long, nor a tower, nor are there multiple buildings, but the facade articulation and materials are appropriate and consistent around the building, with datum lines, facade plane changes, and interesting cornices.	MET <input type="checkbox"/> NA	IN <input type="checkbox"/> DAB	AI <input type="checkbox"/> RE

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Facade Articulation – Windows & Transparency

INTENT

- 3.E** To provide a minimum level of transparency on all facades
- 3.F** To ensure that building activities are visible from the Public Realm and vice versa
- 3.G** To ensure that building facades do not cause glare or negative impacts to the Public Realm
- 3.H** To encourage well-detailed fenestration and curtain wall designs

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT			
	MET	IN	NA	MET	IN	AI	
STANDARDS 3.19–3.25	X	IN		MET	IN	AI	
	NA		Windows along Speer meet all requirements and are clear glass. Portion of north side along alley is set back from alley and cannot have glass because this is the backstage area for the Main Hall. North side adjacent to alley has glass on main floor but the use of the upper level cannot have glass.	NA	DAB	RE	
GUIDELINES 3.26–3.29	X	IN		MET	IN	AI	
	NA		All glass is clear with no tint (except at windows on east elevation, not along a street), and windows are broken into smaller segments, plus the largest windows along Speer have vertical shading devices to help break up the glass.	NA	DAB	RE	

Facade Articulation – Exterior Building Materials

INTENT

- 3.I** To encourage use of well-detailed exterior materials with texture and depth that provide a sense of Human Scale
- 3.J** To integrate changes in exterior building materials with the overall design and articulation of the building
- 3.K** To promote use of a variety of high-quality durable exterior materials
- 3.L** To reduce resource and energy consumption through use of sustainable exterior materials

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT			
	MET	IN	NA	MET	IN	AI	
STANDARDS 3.30–3.33	X	IN		MET	IN	AI	Facade material transitions require further study for transitions between porcelain tile and wood-look at south facade, information on transition from CMU to wood look
	NA		All exterior materials are high quality materials with excellent detailing, with joints aligning with windows and other building elements. Porcelain panels, metal siding, and ground face CMU are the primary materials.	NA	DAB	RE	
GUIDELINES 3.34–3.41	X	IN		MET	IN	AI	
	NA		All exterior materials are chosen for their strength, appearance, and graffiti resistance. Ground face CMU includes an anti-graffiti coating at the first floor. All material changes are at major building intersections and reflecting interior uses.	NA	DAB	RE	

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Facade Articulation – Balconies

INTENT

- 3.M** To integrate balconies into the design of the building facade and contribute to the overall articulation techniques
- 3.N** To limit the physical and visual effects of balconies on overall building mass and scale
- 3.O** To orient activity towards the Public Realm

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.42–3.46	MET	IN	No balconies are included in this design.	MET	IN	AI
	NA X			NA	DAB	RE
GUIDELINES 3.47–3.50	MET	IN	No balconies are included in this design.	MET	IN	AI
	NA X			NA	DAB	RE

Design Details for Infill Development

INTENT

- 3.P** To ensure designs that are compatible with adjacent Historic Resources and/or Character Buildings
 - 3.Q** To promote contemporary designs that do not replicate or mimic historic style or period of architecture
 - 3.R** To ensure design elements derived from adjacent Historic Resources and/or Character Buildings are integrated into the overall facade composition
 - 3.S** To ensure that infill development enriches the street with quality of design, materials and finishes
- Note, comments in this section must reference the neighboring property analysis, presence of Historic Resources or Character Buildings, and design response as applicable.**

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.51–3.56	MET X	IN	The site is not adjacent to historic or character buildings, however the design does include a base, middle & top and is appropriate in the context.	MET	IN	AI
	NA			NA	DAB	RE

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

GUIDELINES 3.57	MET	IN	The site is not adjacent to historic or character buildings, however the design does include appropriate floor heights that align with the neighborhood.	MET	IN	AI	
	NA			NA			

Adaptive Reuse and Building Additions

INTENT

- 3.T** To encourage reuse of existing buildings with solutions that contributes to the unique architectural integrity of the neighborhood
- 3.U** To promote building additions that are proportional to the original structure
- 3.V** To ensure that new design details integrate harmoniously with existing architectural details

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT			
STANDARDS 3.58–3.61	MET	IN	The project is not an adaptive reuse or addition.	MET	IN	AI	
	NA			NA			
GUIDELINES 3.62–3.67	MET	IN	The project is not an adaptive reuse or addition.	MET	IN	AI	
	NA			NA			

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Street Level Façade Design & Details

INTENT

- 3.W** To activate the Public Realm through a variety of uses and architectural design elements
- 3.X** To promote Street Level designs with texture and depth that provide a sense of Human Scale
- 3.Y** To provide well-designed transitions between public and private space
- 3.Z** To encourage flexible Street Level designs that can accommodate a variety of uses over time
- 3.AA** To encourage Street Level design and uses that contribute to public safety
- 3.AB** To ensure that façade designs consider potential future locations for pedestrian oriented signage
- 3.AC** To create visual interest at the Street Level

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.68–3.77	MET X NA	IN	The street level façade incorporates a lower cornice that wraps the southwest corner of the building, providing an entrance overhang to welcome pedestrians onto the entrance plaza and into the building.	MET NA	IN DAB	AI RE
GUIDELINES 3.78–3.94	MET NA	IN X	This building has no commercial or retail use. However, the clear windows and the low cornice at the southwest corner do reinforce the physical and visual connection. The larger windows, welcoming façade design, and public entrance plaza all are a huge improvement over the current sterile and uninviting building that is being replaced. Inviting lighting in the pedestrian plaza adds to the pedestrian-oriented design.	MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Street Level Facade Design & Details – Building Entries

INTENT

- 3.AD** To emphasize importance of pedestrian entries as a defining feature of Street Level design
- 3.AE** To ensure that pedestrian entrances are located to generate activity and vibrancy on the Street Level
- 3.AF** To minimize the number and impact of vehicular entries from the street

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.95–3.96	MET X NA	IN	The main entrance is celebrated and is easily distinguishable from the rest of the façade, and is easily visible from both Speer and Galapago.	MET NA	IN DAB	AI RE
GUIDELINES 3.97–3.100	MET X NA	IN	Primary entrance is emphasized and contains a slight slope up toward the door so that it is 6 inches above the surrounding grade.	MET NA	IN DAB	AI RE

Street Level Facade Design & Details – Setback & Open Space Design

INTENT

- 3.AG** To encourage a variety of Open Space typologies
- 3.AH** To provide space for publicly accessible outdoor amenities adjacent to the street
- 3.AI** To provide transitions between public and private areas
- 3.AJ** To ensure that the Enhanced Setbacks and Open Space contributes to the quality of the street and the neighborhood
- 3.AK** To ensure a well designed Open Space with quality materials that contribute to the Human Scale
- 3.AL** To ensure landscaping and other elements accommodate Street Level transparency
- 3.AM** To encourage additional trees and landscaping to reduce heat island effect

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.101–3.109	MET X NA	IN	The Entrance Plaza provides an open space for many uses, adjacent to the building lobby, contains a large overhang plus a signature cherry tree for shade, benches, and a 50% open fence facing Speer. Paving is unit pavers in an interesting design. The plaza is approximately 1500sf and includes some planting areas and is adjacent to the full landscape in the setback along Speer.	MET NA	IN DAB	AI RE
GUIDELINES 3.110–3.120	MET X NA	IN	The Entrance Plaza provides most qualities of an Enhanced Commercial Setback and Open Space.	MET NA	IN DAB	AI RE

Renderings show planters between plaza and parking but Landscape plan does not show these. Please clarify.
Clarify lighting in Plaza

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Street Level Facade Design & Details – Awnings & Canopies

INTENT

- 3.AN** To ensure that awnings and canopies are integrated into the overall building facade and public realm
- 3.AO** To add visual interest to the pedestrian environment and contribute to the Human Scale of the Street Level
- 3.AP** To provide shade and weather protection for pedestrians
- 3.AQ** To create interesting rhythms and patterns along the building facade
- 3.AR** To ensure that awnings and canopies are made of durable and quality materials

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.121–3.124	MET X NA	IN	The lower cornice at the southwest corner of the building is of durable material and is an integral part of the building design. The upper cornices also provide some shelter, and none of these interfere with any tree growth.	MET NA	IN DAB	AI RE
GUIDELINES 3.125–3.130	MET X NA	IN	The lower cornice meets most of the requirements of this section.	MET NA	IN DAB	AI RE

Structured Parking Facades

INTENT

- 3.AS** To promote structured parking facades that are fully activated with uses
- 3.AT** To minimize the impact of vehicles and structured parking on the Public Realm and surrounding properties
- 3.AU** To ensure all parking structures have well designed facades that are visually compatible with the character and quality of the overall building facade

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.131–3.137	MET NA X	IN	This project does not include any structured parking.	MET NA	IN DAB	AI RE
GUIDELINES 3.138–3.140	MET NA X	IN	This project does not include any structured parking.	MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Building Rooftops

INTENT

- 3.AV** To create building rooflines that positively contribute to the quality and character of the city skyline
- 3.AW** To ensure that non-decorative rooftop equipment, such as mechanical and telecommunication, are fully screened from view and integrated into the rooftop design
- 3.AX** To incorporate environmentally sustainable building technologies

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.141–3.145	MET X NA	IN	The rooftop has been designed to be visually pleasing when viewed from surrounding higher buildings, with a clean surface covered by photovoltaic panels. The mid-roof level, sheltered from view by the higher roof and an extended wall surface to create a high parapet, contains all mechanical equipment in one location. The extended parapet on the north and east sides blocks most views of the units from the Galapago streetside.	MET NA	IN DAB	AI RE
GUIDELINES 3.146–3.150	MET X NA	IN	Same answer as above. Great care has been taken to ensure all equipment is in one location and the view from above is aesthetically pleasing.	MET NA	IN DAB	AI RE

Fences, Walls, & Screens

INTENT

- 3.AY** To ensure that fences, walls, and screens enhance the pedestrian environment and are well integrated into the building design and overall streetscape
- 3.AZ** To ensure that fences, walls and screens use quality and durable materials
- 3.BA** To ensure that fences and walls reinforce ground level transparency, and a welcoming character for ground level uses facing the street

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 3.151–3.155	MET X NA	IN X	The fence along Speer is designed as 48" high, but is 50% open and reflects the building design using a fence that echoes the design of the building's shade fins. The solid CMU columns supporting the fence provide protection from cars traveling quickly down Speer Blvd just feet away (the existing building has been hit by errant cars).	MET NA	IN DAB	AI RE
GUIDELINES 3.156–3.161	MET X NA	IN X	A 10-foot wide landscape area is provided between the sidewalk and the fence, with the goal of minimizing the view of the fence while enhancing the safety of persons on the Entrance Plaza.	MET NA	IN DAB	AI RE

Fencing between Speer and plaza/parking must incorporate a garden wall

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Chapter 4 – Private Streetscape Design

Streetscape Furniture & Lighting

INTENT

- 4.A** To use furnishings and lighting elements to contribute to the activity and Human Scale of the streetscape
- 4.B** To promote a comfortable, safe, and clean pedestrian environment
- 4.C** To ensure that streetscape furnishings and lighting are made of high-quality, durable materials
- 4.D** To allow creative furnishing and lighting designs

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 4.01–4.05	MET NA	IN X	Rather than placing these amenities along the street, they are provided in the Entrance Plaza. We believe this meets the intent of these standards and provides a better location for benches and planters.	MET NA	IN DAB	AI RE
GUIDELINES 4.06–4.13	MET NA X	IN	Lighting along Speer is per Golden Triangle standards. Lighting in the Entrance Plaza matches other bollards and lighting used elsewhere on the property, with an emphasis on creating a well-lit and safe Entrance Plaza. All lighting is dark skies compliant.	MET NA	IN DAB	AI RE

Streetscape Paving

INTENT

- 4.E** To encourage coordinated paving designs
- 4.F** To identify different areas of the streetscape
- 4.G** To promote paving designs that help manage stormwater

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 4.14	MET X NA	IN	Streetscape paving includes accents that align with the building and landscape design, and draws the design out from the entrance plaza.	MET NA	IN DAB	AI RE
GUIDELINES 4.15–4.17	MET X NA	IN	Pavers in the Entrance Plaza provide some ability to infiltrate along the seams in the paving, plus provide a unique design that responds to the building design. Paving at the sidewalk is concrete but uses some of the same design, to differentiate the sidewalk while still incorporating similar design elements.	MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Amenity Zone & Street Trees

INTENT

- 4.H** To create a well-designed, resilient, and diverse streetscape
- 4.I** To ensure Amenity Zone designs and materials retain their quality over time
- 4.J** To introduce natural elements to the streetscape
- 4.K** To ensure thoughtful placement and long-term viability of street trees

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT			
STANDARDS 4.18–4.25	MET X NA	IN	Street trees are placed in a landscaped area along Speer and Galapago, with additional landscaping. Bicycle parking is located close to the building entrance. Bollards are placed to restrict vehicular traffic from entering the Entrance Plaza.	MET NA	IN DAB	AI RE	Street ROW area may not have rock mulch. Revise Landscape plan
GUIDELINES 4.26–4.33	MET X NA	IN	All landscaping is hearty and draught tolerant in generously sized areas that will support the plants. Stormwater management is provided using rain gardens and underground storage in the parking lot area.	MET NA	IN DAB	AI RE	

Bicycle & Scooter Parking

INTENT

- 4.L** To promote sufficient parking for bicycles, scooters and other micromobility devices that is appropriate to adjacent uses
- 4.M** To ensure that bicycle parking is safe, secure, and easily accessible

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT			
STANDARDS 4.34–4.37	MET X NA	IN	Bicycle parking is located at the edge of the Entrance Plaza, near the building main entrance.	MET NA	IN DAB	AI RE	
GUIDELINES 4.38–4.43	MET X NA	IN	Bicycle parking is provided in a highly visible area, outside a window so the parking area can be monitored by staff at the inside reception desk.	MET NA	IN DAB	AI RE	

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Public Art

INTENT

- 4.N** To encourage the use of Public Art to enhance the Public Realm
- 4.O** To ensure Public Art is publicly accessible and integrated into the Public Realm
- 4.P** To ensure that Public Art is well constructed from durable materials

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 4.44–4.46	MET NA	IN X	No public art is included at this time. We consider the entire building to be a work of public art.	MET NA	IN DAB	AI RE
GUIDELINES 4.47–4.49	MET NA	IN X	No public art is included at this time. We consider the entire building to be a work of public art.	MET NA	IN DAB	AI RE

Stormwater Management & Landscape

INTENT

- 4.Q** To use creative best management practices to recycle and filter water on site
- 4.R** To reduce the amount of supplemental water used for on-going operations and maintenance of landscape areas
- 4.S** To use design solutions that reduce infrastructure needs to accommodate stormwater flow

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 4.50	MET NA	IN X	Stormwater landscape areas are located in the corners of the parking lot, not in the streetscape areas. However, the landscape of the rain gardens do contribute to the public realm, especially on Galapago, and the planted areas along Speer will absorb rainwater from adjacent hard surfaces.	MET NA	IN DAB	AI RE
GUIDELINES 4.51–4.57	MET X NA	IN	Landscape is low-water consuming and placed to accept water runoff from adjacent hardscapes as well as the building roof.	MET NA	IN DAB	AI RE

MET Standard/Guideline is met
NA Not applicable

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

Design Development Review Compliance Checklist

Chapter 5 – Neighborhood Specific Design

Arapahoe Square – 21st Street

INTENT

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

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.01–5.08	MET NA X	IN	The project site is not in this area. Ditto for all sections up to 5.84.	MET NA	IN DAB	AI RE
GUIDELINES 5.09–5.13	MET NA X	IN		MET NA	IN DAB	AI RE

Arapahoe Square – Park Avenue West

INTENT

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

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

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Arapahoe Square – 20th Street & Broadway

INTENT

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

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

Arapahoe Square – Arapahoe Street & Curtis Street

INTENT

- 5.K** To promote development of Arapahoe Street as a pedestrian gateway into Arapahoe Square, connecting Skyline Park through to Curtis Park
- 5.L** To provide a pedestrian and visual connection along Curtis Street between Mestizo-Curtis Park to the northeast and the Denver Performing Arts Center to the southwest
- 5.M** To promote innovative, environmentally friendly stormwater management techniques on Arapahoe Street and Curtis Street

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

Arapahoe Square – Welton Street

INTENT

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

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

MET Standard/Guideline is met
NA Not applicable

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

Design Development Review Compliance Checklist

CPV-Auraria – Site Planning

INTENT

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

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

CPV-Auraria – Tower Floor Plate Separation Alternative

INTENT

- 5.R** To promote varied Tower spacing

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

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Golden Triangle – Acoma Street

INTENT

- 5.S** To promote a pedestrian focused greenway along Acoma Street
- 5.T** To encourage additional space for pedestrian activity and related amenities
- 5.U** To encourage arts and cultural elements along Acoma Street
- 5.V** To support distinctive placemaking along Acoma Street

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

Golden Triangle – Broadway & Lincoln Street

INTENT

- 5.W** To reinforce Highly Active Uses at the Street Level along Broadway and Lincoln Street
- 5.X** To enhance the Street Level experience along Broadway Blvd and Lincoln Street
- 5.Y** To promote Broadway as a Grand Boulevard

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

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Golden Triangle – 12th Avenue

INTENT

- 5.Z** To promote a pedestrian focused greenway along 12th Avenue
- 5.AA** To encourage additional space for pedestrian activity and related amenities
- 5.AB** To encourage arts and cultural elements along 12th Avenue
- 5.AC** To support distinctive placemaking along 12th Avenue

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

Golden Triangle – 11th Avenue & Bannock Street

INTENT

- 5.AD** To reinforce Highly Active Uses at the Street Level along 11th Avenue and Bannock Street
- 5.AE** To promote interaction between internal building uses and the Public Realm
- 5.AF** To encourage additional space for pedestrian activity and related amenities
- 5.AG** To encourage arts and cultural elements along Bannock Street

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

MET Standard/Guideline is met
NA Not applicable

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

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

Design Development Review Compliance Checklist

Golden Triangle – Pedestrian Lighting

INTENT

- 5.AH** To establish uniform pedestrian lighting character
- 5.AI** To highlight specific areas with distinct features.

	APPLICANT STATUS/COMMENT			STAFF STATUS/COMMENT		
STANDARDS 5.84–5.86	MET X NA	IN	Globe style fixtures that are dark skies compliant are planned along Speer.	MET NA	IN DAB	AI RE
GUIDELINES 5.87–5.89	MET X NA	IN	Fixtures are spaced 70 feet apart and are 12 feet tall with black bases.	MET NA	IN DAB	AI RE

Additional Comments

MET Standard/Guideline is met
 NA Not applicable

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

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