

4th SPECIAL REVIEW DISTRICT
GRAPHIC GUIDELINES
 CITY OF DENVER

Historic Urban Edge District in the
 Lower Downtown Historic District

FINAL DRAFT
 December 12, 2006

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Introduction/Background

The Current Design Guidelines adopted by the Lower Downtown Design Review Board and the Landmark Preservation Commission (the “LDHD Design Guidelines”) include provisions that govern design decisions within three existing special review districts. This document establishes the design guidelines for the Historic Urban Edge Special Review District (referred to herein as the “4th SRD”) established in Chapter 30 of the Denver Municipal Code, as part of the Lower Downtown Historic District (referred to herein as the “LDHD”).

These 4th SRD Design Guidelines are comprised of all of the following provisions found below: (i) the Vision Statement; (ii) the Design Principles; (iii) the written design guidelines; and (iv) the accompanying graphics. All of these elements shall be considered together in implementing these 4th SRD Design Guidelines. The 4th SRD Design Guidelines modify and expand upon existing LDHD Design Guidelines by defining parameters specifically responsive to unique conditions present within the 4th SRD. Designs for additions or new construction proposed for parcels within the 4th SRD shall be reviewed using these supplementary design guidelines with all complementary existing LDHD Design Guidelines that are not modified herein. The intentions and values contained within the Vision Statement for the 4th SRD shall serve as the final arbiter during review of proposed development. The 4th SRD Guidelines are intended as a framework under which proposed development shall be reviewed. Some provisions written for the broader LDHD do not address the unique combination of forces present in the edge condition site context that affects the 4th SRD, and are not applicable to development within the 4th SRD. Provisions overriding these guidelines, specifically responsive to the 4th SRD edge condition, are provided in the 4th SRD Guidelines. Where guidelines are less specific, the Review Board is intended to utilize greater discretion in reviewing proposed development. The 4th SRD and LDHD guidelines, as well as the Design Guidelines for Contemporary Design in Historic Districts and all other applicable guidelines shall be applied in a manner consistent with, furthering and strengthening, the ideas and priorities contained in the Vision Statement. The 4th SRD provisions shall control in the event of any conflict with any provisions of the LDHD Design Guidelines and other applicable design guidelines. Except as modified herein, the LDHD Design Guidelines shall be in full force and effect within the 4th SRD.

The graphics in these 4th SRD Design Guidelines describe various Sub Areas within the 4th SRD and two different development options for Sub Areas 01 and 02. The graphics describe building envelopes for the various Sub Areas, illustrative maximum building envelopes, text setting forth design principles for the various Sub Areas and for the development options, text and graphics describing design considerations, maximum floor plates, maximum heights, minimum setbacks, minimum stepbacks, view corridors, public promenade areas, landscape areas, and other design parameters applicable to the various Sub Areas. Each Sub Area is intended to have certain unique design parameters applicable to such Sub Area, as shown in the graphics and text, as well as the general design guidelines as set forth herein. In the event of a conflict between the graphics and the written design guidelines, the written design guidelines shall control.

Provisions intended for application to specific Sub Areas are not intended to be applied to other Sub Areas or to set precedent for reconsideration of provisions specific to other Sub Areas. Each Sub Area within the 4th SRD is unique as well as complementary, and each serves an important role in forming the overall vision for the 4th SRD. Specific differences between guidelines outlined for individual Sub Areas are intended to support and maximize the greater priorities and intentions of the 4th SRD and LDHD as an historic district.

Vision Statement

The 4th Special Review District has been created in order to recognize the heretofore neglected amenities and unrealized opportunities along the urban edge of the Lower Downtown Historic District (LDHD). The guidelines seek to enhance the opportunities presented by the Cherry Creek and Speer Boulevard corridors through the careful reintegration of new development into the context created by the unique features and site forces that converge along these natural seams.

Unique in its scale, character and broad vistas, the Speer Boulevard Corridor exerts a strong influence on the 4th Special Review District edge of the LDHD. Consideration of greater Speer Boulevard context is important in understanding the reciprocal influences of the boulevard and the historic district as they become tangent along the 4th Special Review District. Speer Boulevard is Denver's most urban parkway and the setting for major public and private venues that both connect and create a seam between districts in a manner that will also influence the character and context of development in the Special Review District.

Just as key priorities and features of the LDHD must be strengthened by development in the 4th SRD, so also must important characteristics integral to the experience of Speer Boulevard be furthered through development on these parcels. Speer Boulevard is a unique urban parkway, strengthened where edges are delineated by a gracious and well defined street edge that integrates the pedestrian experience as a key element in the composition of parkway landscape and building form. The Speer Promenade pedestrian experience should be characteristic of the dual purpose, offering an edge that emphasizes the continuity of the parkway environment as well as providing connections beyond parkway edges to the neighboring urban context of the LDHD, Cherry Creek, and the Auraria Campus. It is important to acknowledge the transition from the broader vehicular experience and larger scale development characteristic along Speer to the pedestrian experience and dense urban fabric directly adjacent. Design of the promenade should weave together the hierarchy of scales into one integrated urban composition to allow each to be conscious of, affect, and enhance the others

The vision for Cherry Creek is integral to understanding the opportunities to create a cohesive public landscape that integrates the 4th Special Review District into the urban context, both physically and visually, with connections to Lower Downtown, Speer Boulevard and the Auraria Campus beyond. The tremendous public amenity inherent in the creek front is foremost in the objectives that resulted in identifying this edge as a special review district. The ultimate development of individual parcels within the 4th SRD must fit together to accomplish this purpose and respond as an ensemble, as well as individually, to the unique context of the Special Review District.

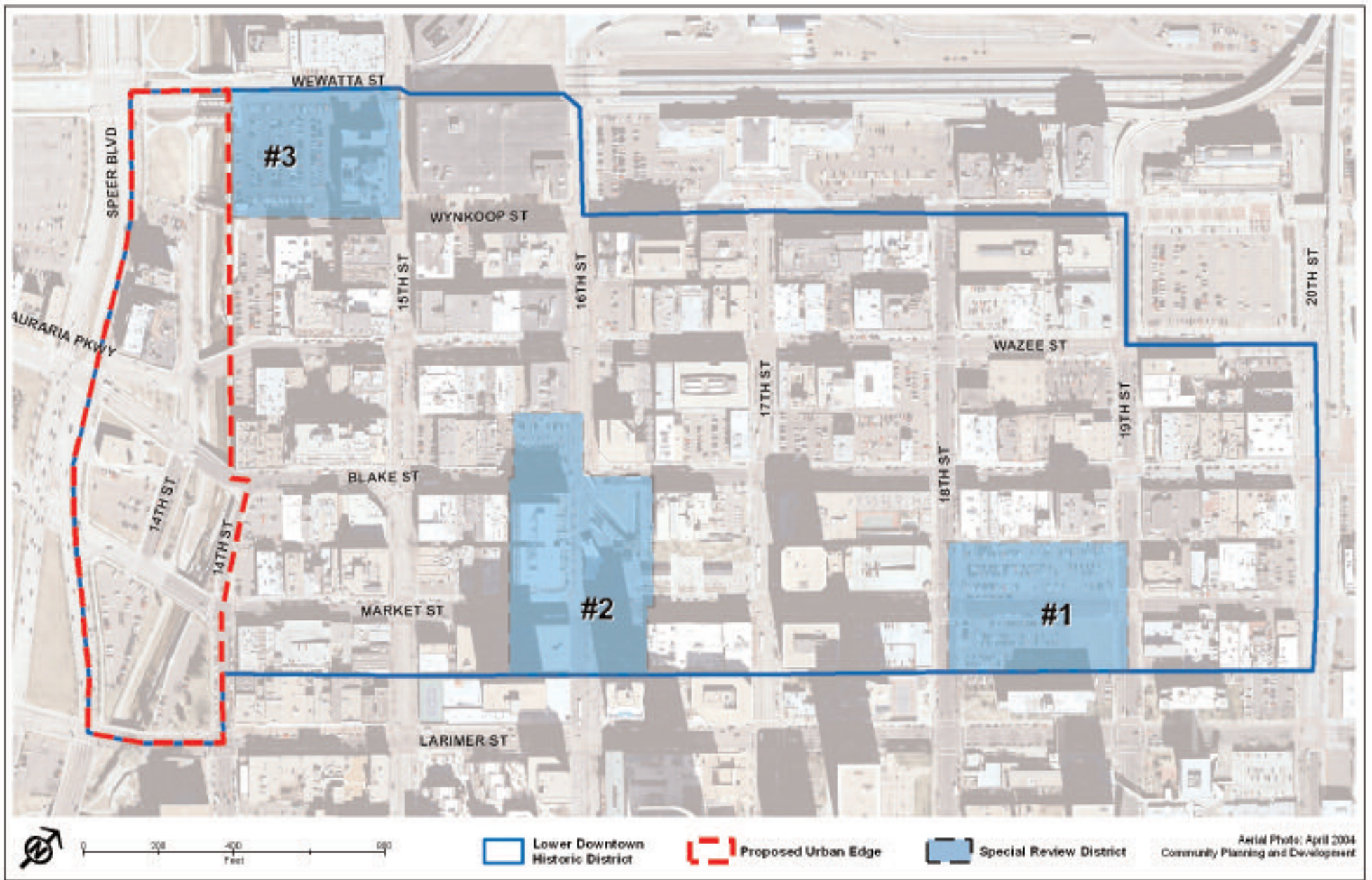
The upper and lower Creek Promenades offer an opportunity to strengthen public connection to, and experience of, the creek as an amenity integrated into the urban community. These pedestrian environments should offer a layered and varied, fully articulated and developed pedestrian experience that is both path and place. Building design along these promenades should weave together the urban context of pedestrian oriented Lower Downtown and spatial qualities of the creek amenity, thereby making the creek integral to experience of the historic LDHD. A cohesive response to context will be achieved only through the careful consideration of the individual characteristics of each parcel within

the 4th Special Review District as well as the distinct context of the overall district. The 4th Special Review District written and graphic Design Guidelines outline the analysis of key site forces present throughout edge, as well as on each individual parcel, and describe the desirable development patterns in accordance with the district vision. Creek edge and Speer Boulevard promenades consistent with the vision statement are required throughout the 4th Special Review District. Pedestrian linkages are complemented by carefully defined open spaces, to complete a landscape oriented around the pedestrian experience. Within this landscape, the built environment is also intended to respond to the context of the broad urban form as a transitional and complementary edge to the Lower Downtown District.

Throughout the analysis of the 4th Special Review District, as it extends from Larimer Street to Wewatta Street, one block stands out as unique in the convergence of influential forces that will shape development options. Only the block between Larimer and Walnut/Market is both bisected by Cherry Creek and over-laid by the Mountain View Corridor. It is a block that provides the opportunity to orient oneself at both an entry point and an edge. It is adjacent to one of the most popular destinations in Denver, Larimer Square, and is a part of the preferred pedestrian access route between Downtown and the Auraria Campus. For these reasons it was determined that only this block should respond to these contextual influences by limiting the impact of the development footprint in order to maximize public views, open space and access. The re-orientation of building form into a single vertical tower at this point achieves pedestrian level urban design objectives while providing a recognizable, physical marker for this important public cross-road, and urban gateway.

DESIGN PRINCIPLES FOR THE 4th SPECIAL REVIEW DISTRICT:

- Acknowledge the civic significance and unique character of this accessible urban creek side edge and the important key common elements of the 4th SRD, and enhance these attributes as they relate to historic Speer Boulevard and Cherry Creek as well as to the Auraria Campus and the LDHD edges.
- Identify the role and uniqueness of each development site, and its context, and design each development to take advantage of, and build upon, those uniquenesses.
- Celebrate the creek experience as a focus of all development parcels in the 4th SRD. Activate the creek edges with a variety of publicly-accessible uses, buildings, and visual and physical connections. Create a public place at creek level unique to the 4th SRD.
- Recognize and emphasize the importance of the connectivity role of the 4th SRD, both visually and physically. Develop an urban open space system of pedestrian connections along Speer Boulevard and across the LDHD at street level and creek level connecting Downtown, LoDo, Larimer Square, Cherry Creek, Speer Boulevard and Auraria. Develop creek side and Speer pedestrian promenades which connect all parcels in the LDHD from Larimer to Wewatta.
- Consider the various contexts and roles of the individual sites within, and adjacent to, the 4th SRD in the composition of its urban form which gives an identifiable presence to the LDHD and integrates this urban edge into the fabric of the City.
- Assure that all new building construction in the 4th SRD be clearly and visually “of its time” rather than replicative of its historic past while using building materials and design features that are compatible with the historic character of the LDHD.
- Recognize the street patterns which intersect in, and adjacent to, the LDHD. Take advantage of this juxtaposition with views to and from the LDHD to historic and new buildings which define the LDHD's uniqueness, location, and character.
- Assure that all development and urban design in the public realm strive for design excellence and take into account the historic significance of the 4th SRD in an interpretive manner as the site of many of the City's first civic structures, including its City Hall, jail, and newspaper.



4TH SPECIAL REVIEW DISTRICT GENERAL DESIGN GUIDELINES

Introduction

Both traditionally historic and contemporary designs shall be permitted for structures located within the 4th SRD. Resulting structures should be compatible with and complementary to, without replicating, existing historic structures, and should reflect the technology of the period of design and construction. They should be complementary and responsive to the broad existing 4th SRD context and site forces while also respectful of urban form characteristics of the LDHD.

Additions and new construction should enhance and further an observer's ability to perceive and appreciate the unique context of the 4th SRD. New construction should increase awareness of the unique importance of the prominent features of each site, as well as how they weave together to form a distinct linear edge district.

Context

Definition of “context” in the 4th SRD shall be consistent with the definition provided for the LDHD as a whole, with the following additional provisions:

- In the 4th SRD, primary and secondary context shall be established including prominent site factors, from both within and outside the LDHD, that affect perception of scale and character within the 4th SRD. Context shall not be limited solely to contributing buildings within the LDHD. Additional context shall include Cherry Creek; the Speer Boulevard corridor; proximity and perceived visual or physical connections to the Auraria Campus; and visual as well as physical connection of these elements to the LDHD.
- In the 4th SRD, contributing buildings and contextual features shall be complemented by - not replicated by - height, mass and proportion as well as form and configuration, of additions and new construction in accordance with the 4th SRD Design Guideline graphic illustrations and written sections specific to each Sub Area.
- Finer grain details of 4th SRD additions and new construction shall include considerations of relative scale, proportion, refinement, and complexity.

Site, Landscape, and Character

- Neighborhood patterns for site access and orientation of buildings to streets, as well as enhanced activation of creek frontage and visual and physical connection to the creek whenever feasible, shall be reflected in any new design.

- Landscape treatment should be consistent with, and complementary to, landscape patterns in the greater LDHD, as well as responsive to the context specific to the parcels located within the 4th SRD. Landscape features shall contribute towards creation of pedestrian friendly promenades along Cherry Creek and Speer Boulevard, without limiting the ability to provide appropriate security and privacy. Fences and/or structural walls in combination may be provided as necessary to provide for security and accommodate changes in grade and shall not significantly obstruct public views into or across the sites. No fencing shall be permitted to include tops that lean outward or inward.
- Building placement, setbacks, and open space shall conform with, and be reflective of the intentions of, the 4th SRD Vision as well as the graphics and written guidelines specific to each Sub Area. Building placement considerations may include setbacks to provide for residential and commercial access and amenities that are complementary to public sidewalks and promenades while maintaining clear public access.
- Site development shall further the 4th SRD goals for enhanced visual and / or physical connections to Cherry Creek and across Speer Boulevard to the Auraria Campus
- Additions and new construction shall respect and further the intentions of the 4th SRD Vision to create pedestrian friendly promenades along Cherry Creek and Speer Boulevard as well as pedestrian friendly environments along adjacent streets. On commercial buildings this includes provision for a transparent, pedestrian friendly first floor that interacts with the street, and engages the Creek Promenade.
- Parking requirements for parcels within the 4th SRD shall be in accordance with the zoning for each parcel.

Mass and Scale

- The building mass of additions or new construction shall follow the 4th SRD Design Guidelines specific to each Sub Area. The intent of these Guidelines is to provide a connection between the mass of existing adjacent structures and contributing structures in the LDHD and the Speer Boulevard/Cherry Creek corridor, while respecting and responding to the unique combination of prominent site forces specific to the 4th SRD.
- The building mass of additions and new construction shall support the values and priorities of the LDHD in a manner consistent with the Vision Statement and intent of the 4th SRD.
- The expression of the overall mass from the street should acknowledge and reflect significant historic characteristics as they are present within the existing LDHD. These design elements may be interpreted in a contemporary manner.
- Permitted building height for structures located within the 4th SRD shall be in accordance with the zoning for each parcel and in accordance with the 4th SRD Design Guidelines specific to each Sub Area, and shall be measured in accordance with the zoning for each parcel.
- Setbacks and stepbacks / allowable bulk planes for structures located within the 4th SRD shall be as defined in the 4th SRD Design Guidelines specific to each Sub Area.

Form and Articulation

- Additions or new construction should be recognized as products of their own time.
- Scaling elements and articulation shall relate to the typical scale and proportions of adjacent contributing buildings and site elements.
- Roof forms on additions or new construction shall be consistent with typical roof forms of existing structures in the LDHD in terms of roof pitch, orientation, and complexity.
- Appearance of height in stories of structures located within the 4th SRD may reflect actual number of stories behind the facade.
- Façade articulation and materials for structures located within 4th SRD shall be afforded special consideration relative to associated 4th SRD context. This shall include consideration for permissible departure from traditional LDHD context requirements governing choice of primary and secondary materials; depth of recess or projection of windows and balconies; provision of window sills; window proportions; balcony sizes, locations and proportions; and railing articulation.
- Exterior lighting of structures, promenades, and open spaces located within the 4th SRD shall be permitted to afford sufficient illumination to protect public safety, and to complement building form and articulation.
- In the case of a proposed structure to be developed on Sub Area 01 as part of Option 1, the base of this structure shall be designed in a manner consistent with the objectives of this development option as they are outlined in the 4th SRD Vision Statement, Design Principles, and Design Guidelines specific to this Sub Area. Specifically, any proposed design shall maximize opportunities for transparency at the base of the structure, and resultant available views across accompanying open space into and between Larimer Square, Speer Boulevard and the Auraria Campus.

Fenestration

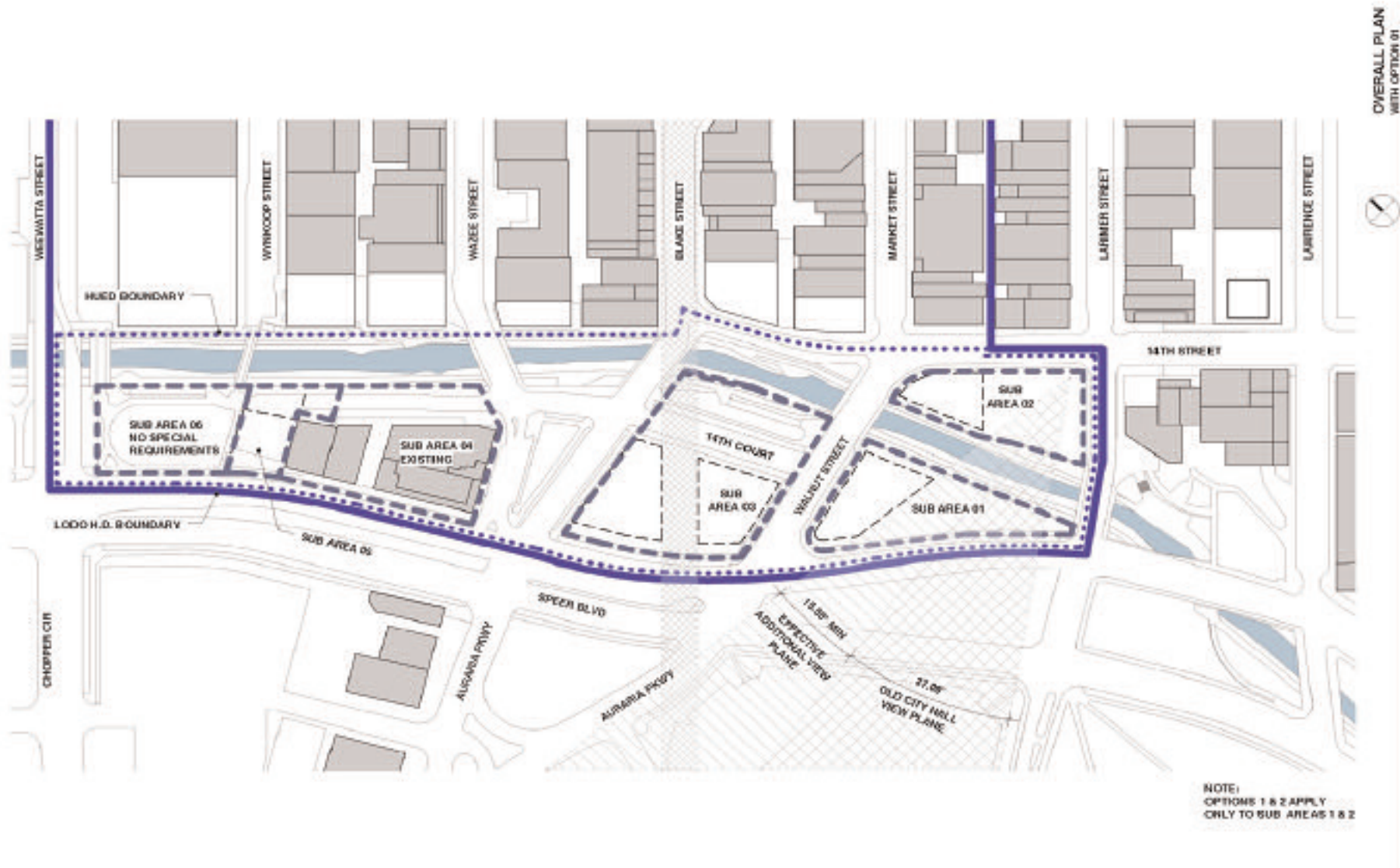
- Openings in additions or new construction in the 4th SRD may be of a contemporary design aesthetic, and shall be responsive to the unique context of each parcel as well as the shared context of the 4th SRD. Design of openings shall reflect a balance between the 4th SRD context and respect for typical historic proportions and character of scale of adjacent historic structures or contributing structures within the LDHD.
- Interpretation of the rhythm and scale of openings in related adjacent historic structures shall be balanced with responsiveness to prominent influences from the broader context surrounding the 4th SRD, and reflected in the proportions of new windows and entrances to additions and new construction.

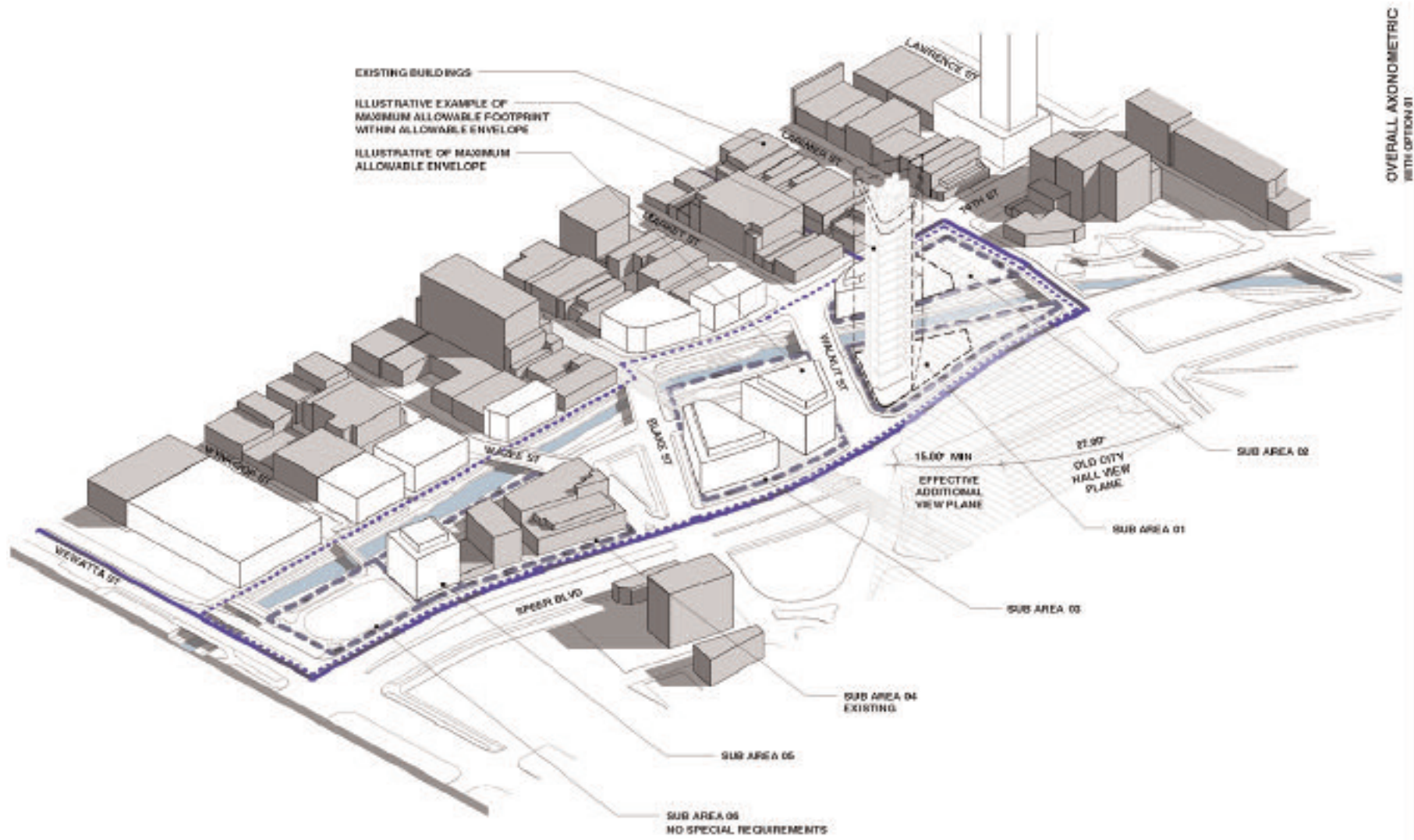
Materials and Details

- Contemporary materials and details shall be permitted and should be reflective of the technology of their time. They may vary from historic materials and details as determined to be complementary and compatible within the context of the 4th SRD.
- Contemporary materials and details of additions and new construction should be compatible with, and complementary to, the existing historic features of relevant structures - and the LDHD as a whole.
- Contemporary details should utilize materials and design details that further and reinforce the quality and integrity of existing historic architecture within the LDHD.
- Physical composition of contemporary materials may differ from historic materials, but the relationship to historic appearance should be recognized.

Additional Considerations or Building Typologies Unique to the 4th Special Review District

- The Lower Downtown Design Guidelines should not be used for the tower typology recommended in Option 1.
- Building massing and profile should support the notion of the building as an important urban crossroads and gateway marker. In order to support the vertical tower as a type, the building proportions or proportional system of the elevations should be vertical and slender. View corridors from Speer into the city and view corridors from the city to the west should be maximized.
- A tower typology that serves as a gateway marker should have a distinct figural quality. The profile of the building should be considered within the context of the surrounding buildings that make up the view corridor from the Auraria Parkway.
- Roof appurtenances should be considered and composed as an extension of the elevation and massing and should reinforce the figural quality of the building rather than appearing as unrelated additions.
- Fenestration systems should reinforce the concept of gateway marker. Consideration should be given to the qualities of the fenestration during the day and night.
- The scale of fenestration, the materiality and the level of detail should acknowledge the unique ways in which this building is perceived - especially as it relates to vehicular traffic.





EXISTING BUILDINGS

ILLUSTRATIVE EXAMPLE OF MAXIMUM ALLOWABLE FOOTPRINT WITHIN ALLOWABLE ENVELOPE

ILLUSTRATIVE OF MAXIMUM ALLOWABLE ENVELOPE

OVERALL AXONOMETRIC WITH OPTION 01

Midsize Urban Edge District in the Lower Downtown-Hobson District
 4th Special Review District

	4th SPECIAL REVIEW DISTRICT		EXISTING BUILDINGS
	MAXIMUM ALLOWABLE ENVELOPE		OPTIONAL BUILDINGS
	MAXIMUM ALLOWABLE ENVELOPE		OPTIONAL BUILDINGS
	15.00' ADDITIONAL VIEW PLANE		EXISTING BUILDINGS
	21.90' OLD CITY HALL VIEW PLANE		EXISTING BUILDINGS
	15.00' ADDITIONAL VIEW PLANE		EXISTING BUILDINGS
	21.90' OLD CITY HALL VIEW PLANE		OPTIONAL BUILDINGS

DESIGN PRINCIPLES FOR THE BELL PARK SITE (Sub Areas 1 and 2) Option 1

- Recognize the responsibility of developing this site to take advantage of its unique characteristics:
 - Its location as an important gateway to Downtown and LoDo and as a western terminus to Fourteenth Street.
 - Its proximity to both Larimer Square and the historically redeveloped LDHD across Fourteenth Street
 - Its diagonal bisection by Cherry Creek (the only such site)
 - Its historic significance as the site of Denver's Old City Hall and location on Cherry Creek and the Old City Hall View Plane.
 - Its presence on historic Speer Boulevard.
 - Expand the concept of Bell Park as a unique urban open space opportunity by extending the existing open space of Larimer Square down to Cherry Creek, thus creating a major public creek-side place connected to the existing park to the east of Larimer Street and ultimately to a new Auraria campus space and connection to the south.
- Maximize the opportunities for visual and pedestrian connections between the site and Downtown, sites within the LDHD, Larimer Square and the Auraria facilities on both sides of Speer Boulevard and Cherry Creek.
- Provide opportunity for development of the site by alternative means:
 - Sub Area 1 - By working with new special review district guidelines which permit a single building of greater height, limited footprint and specific location, all as defined in the proposed PUD. The design of this building shall minimize visual obstruction toward the south, west, and northwest and shall include substantial landscaped open space as defined in the guidelines below.
 - Sub Area 2 - Provide a “connecting” building with active street level and open space frontage at the corner of 14th Street and Larimer Street
- New development in Subareas 1 and 2 should maximize reciprocal architectural and design opportunities at the pedestrian, vehicular, and urban scales to mark and emphasize the site's importance as a gateway into Lower Downtown and a transition from the broad landscapes of the Auraria Parkway and Speer Boulevard into the more urban streetscape of Lower Downtown
- The lower level of the building, at pedestrian scale, should maximize transparency. Visual connections through the building to the open space, the creek and lower downtown are encouraged.

DESIGN GUIDELINES FOR THE BELL PARK SITE Option 1

Sub Area 1

Highrise building design parameters:

- Building placement shall be limited as shown on site plans.
- Additional view plane angle beyond Old City Hall View Plane - 15 degrees minimum
- Building floor plate shall be limited to a maximum of 7,500 square feet exclusive of balconies and terraces.
- Building height shall not exceed 375 feet with additional 25 feet allowed for architectural features.

- Minimum setbacks shall be as follows:
 - 16 feet along the Cherry Creek wall shall be reserved for public use as a promenade.
 - Walnut Street frontage - 5 feet
 - Speer Boulevard frontage - 12 feet

Sub Area 2

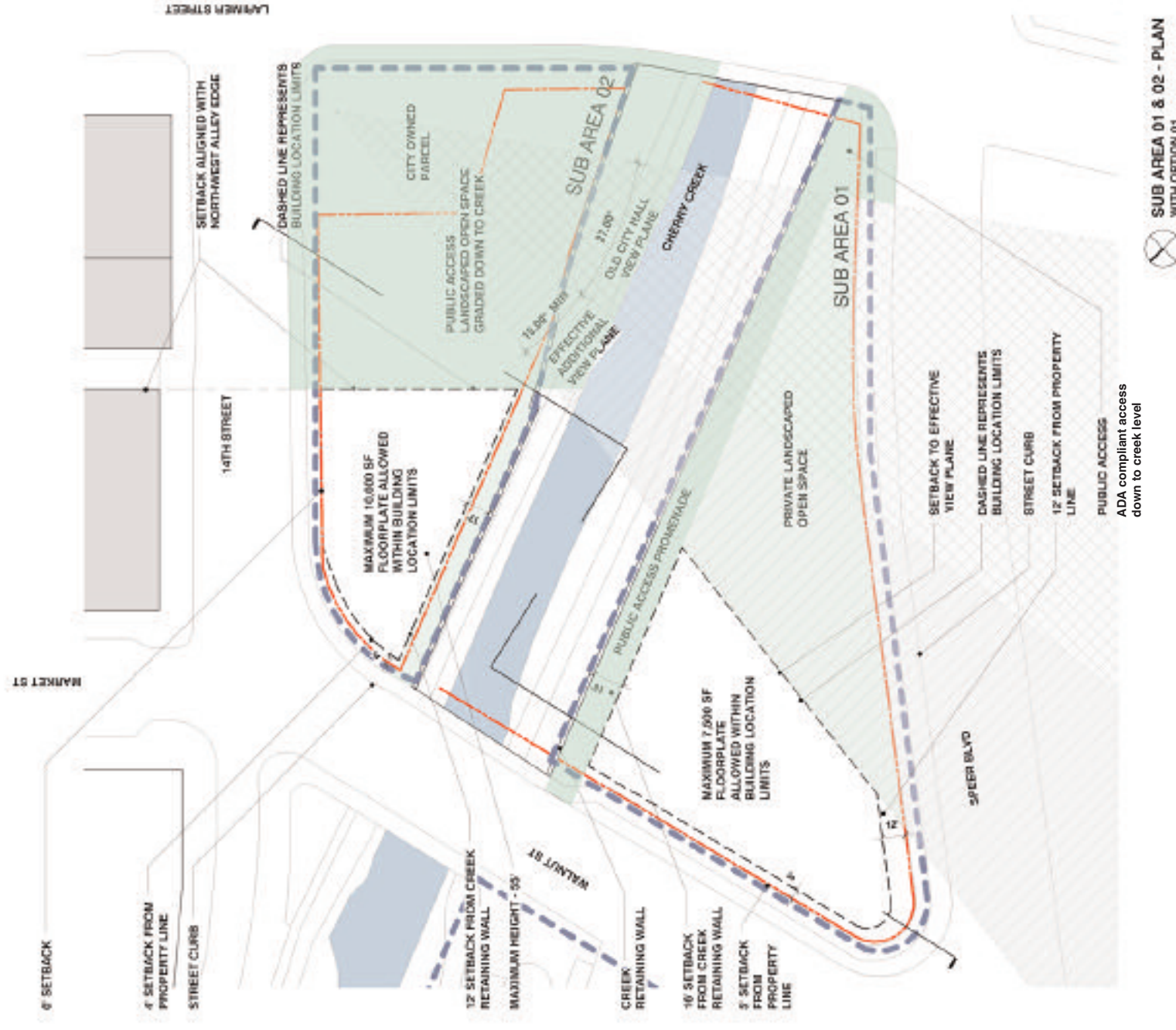
Building design parameters:

- Building placement shall be limited as shown on site plans.
- Building floor plate shall be limited to 10,000 square feet inclusive of balconies and terraces.
- Building height shall not exceed 55 feet exclusive of standard rooftop exceptions.
- Minimum setbacks shall be as follows:
- 12 feet along creek wall may be proposed for private use
 - Walnut Street frontage - 4 feet
 - 14th Street frontage - 0 feet
 - Southeast edge - Align with northwest edge of alley across 14th Street.

Sub Areas 1 and 2

Open space developed in Sub Areas 01 and 02 shall be provided and maintained in accordance with the following provisions:

- Sub Area 02
 - Open space shall be both physically and visually accessible to the public.
 - Open space shall be developed in a manner that augments the existing Bell Park / Old City Hall monument; provides a safe and accessible public plaza and / or lawn; and provides a balance of shaded and unshaded landscaped experiences.
 - Open space shall be both physically and visually connected to Cherry Creek.
- Sub Area 01
 - Open space shall be privately owned, but shall be developed and maintained in a manner consistent with or exceeding that of existing Denver city parks.
 - Open space may be configured in such a manner as to encourage and accommodate outdoor art.
 - Sub Area 01 open space may be secure private space, but shall be visually accessible to the public in such a manner as to permit visual continuity between this open space, Speer Boulevard and open space located on Sub Area 02, including the creek. Visual accessibility shall not preclude inclusion of a fence as described under the general guidelines and such fence shall be permitted to be placed upon a structure at or within the setback line.

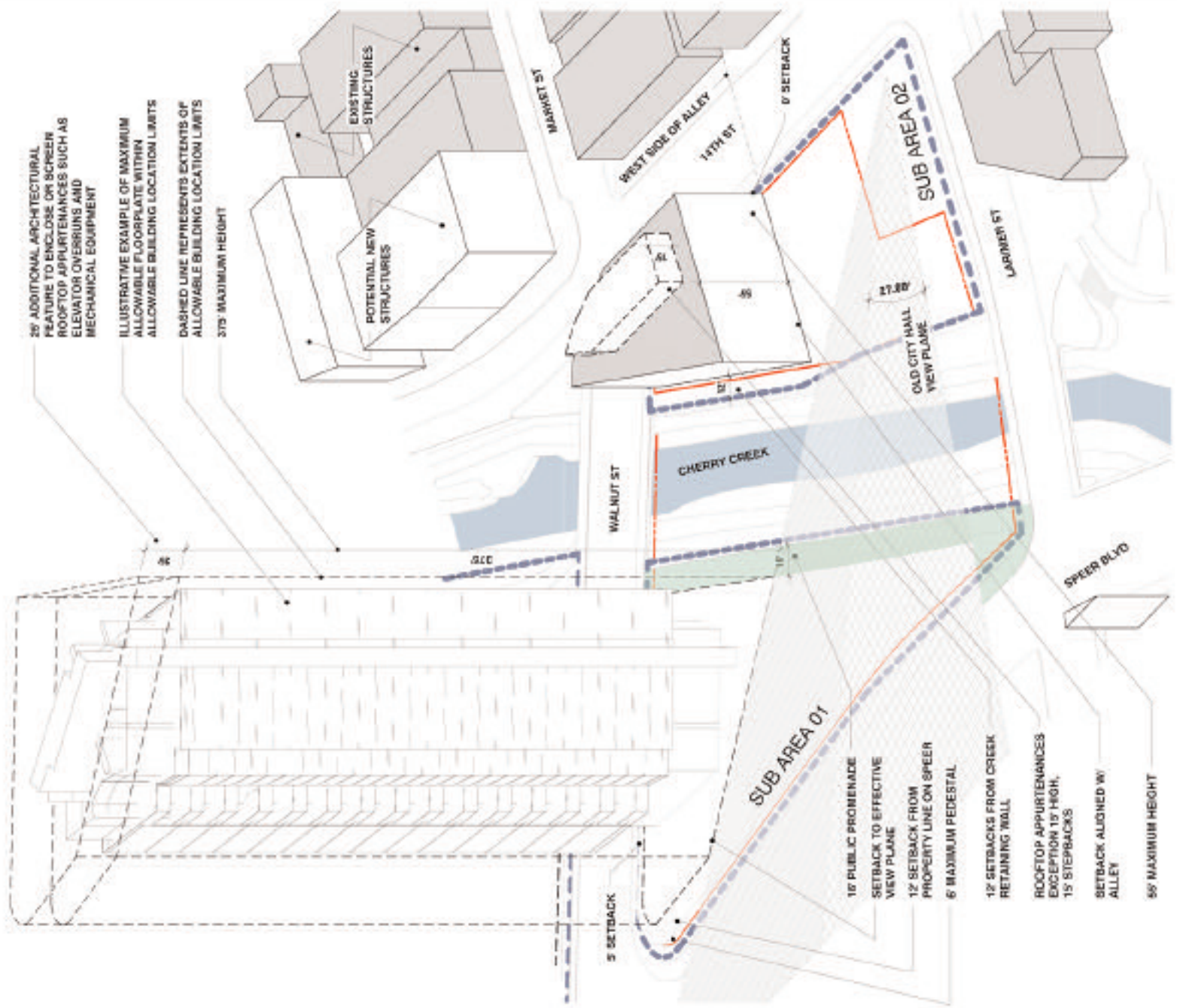


SUB AREA 01 & 02 - PLAN
WITH OPTION 01

Historic Unseen Edge District in the
Lower Downtown Historic District
4th Special Reviewer District



-  PROPERTY LINE
-  CREEK
-  SETBACK
-  BUILDING LOCATION LIMITS
-  ADA ACCESS
-  EFFECTIVE ADDITIONAL VIEW CURB
-  SUBSTITUTIVE FOOTPRINT



20' ADDITIONAL ARCHITECTURAL FEATURE TO ENCLOSE OR SCREEN ROOFTOP APPURTENANCES SUCH AS ELEVATOR OVERRUNS AND MECHANICAL EQUIPMENT

ILLUSTRATIVE EXAMPLE OF MAXIMUM ALLOWABLE FLOORPLATE WITHIN ALLOWABLE BUILDING LOCATION LIMITS

DASHED LINE REPRESENTS EXTENTS OF ALLOWABLE BUILDING LOCATION LIMITS

375' MAXIMUM HEIGHT

POTENTIAL NEW STRUCTURES

EXISTING STRUCTURES

16' PUBLIC PROMENADE

SETBACK TO EFFECTIVE VIEW PLANE

12' SETBACK FROM PROPERTY LINE ON SPEER

6' MAXIMUM PEDESTAL

12' SETBACKS FROM CREEK RETAINING WALL

ROOFTOP APPURTENANCES EXCEPTION 15' HIGH, 15' STEPBACKS

SETBACK ALIGNED W/ ALLEY

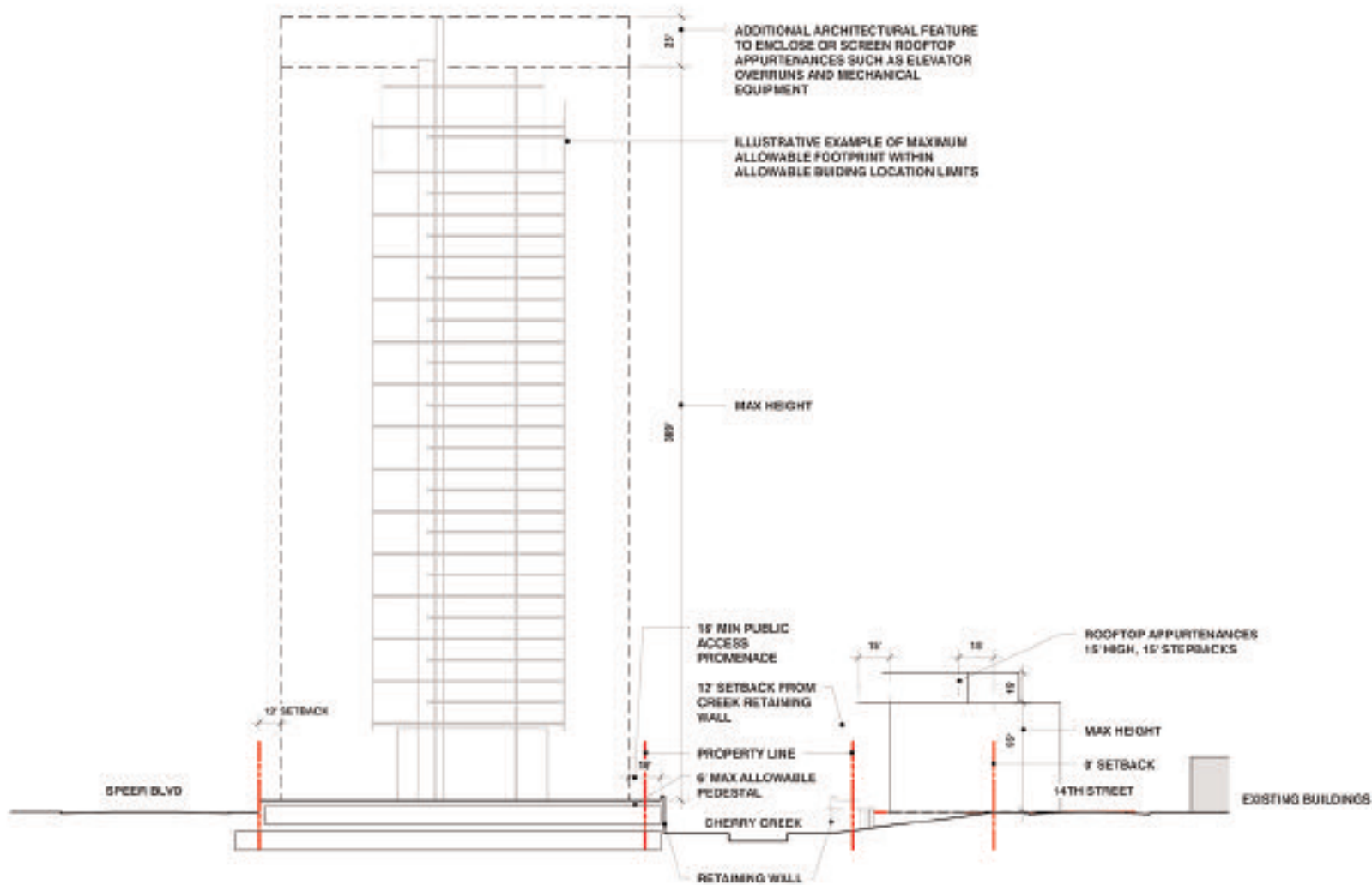
56' MAXIMUM HEIGHT

SUB AREA 01 & 02 AXON WITH OPTION 01

Historic Urban Edge District in the Lower Downtown Historic District

4th Special Review District





SUB AREA 01 & 02 - SECTION
WITH OPTION 01

Historic Urban Edge District in the
Lower Downtown Historic District

dh Special Review District



DESIGN PRINCIPLES FOR THE BELL PARK SITE (Subareas 1 and 2) Option 2

- Recognize the responsibility of developing this site to take advantage of its unique characteristics:
 - Its location as an important gateway to Downtown and LoDo and as a western terminus to Fourteenth Street.
 - Its proximity to both Larimer Square and the historically redeveloped LDHD across Fourteenth Street
 - Its diagonal bisection by Cherry Creek (the only such site)
 - Its historic significance as the site of Denver's Old City Hall and location on Cherry Creek and the Bell Park view corridor.
 - Its presence on historic Speer Boulevard.
- Reinforce the concept of Bell Park as a unique urban open space opportunity extending the existing public space of Larimer Square to Cherry Creek within the Old City Hall Mountain View ordinance boundaries
- Maximize the opportunities for pedestrian connections between the site and Downtown, sites within the LDHD, Larimer Square and the Auraria facilities on both sides of Speer Boulevard and Cherry Creek.
- Provide opportunity for development of the site to reinforce the edges of the Old City Hall Mountain View ordinance boundaries with active building edges:
 - By adherence to the existing design guidelines for the LDHD, taking into account each of the five issues noted above under the first “bullet”.
- New development in Subareas 1 and 2 should maximize reciprocal architectural and design opportunities at the pedestrian, vehicular, and urban scales to mark and emphasize the site's importance as a gateway into Lower Downtown and a transition from the broad landscapes of the Auraria Parkway and Speer Boulevard into the more urban streetscape of Lower Downtown.

DESIGN GUIDELINES FOR THE BELL PARK SITE Option 2

Sub Area 1

Building design parameters:

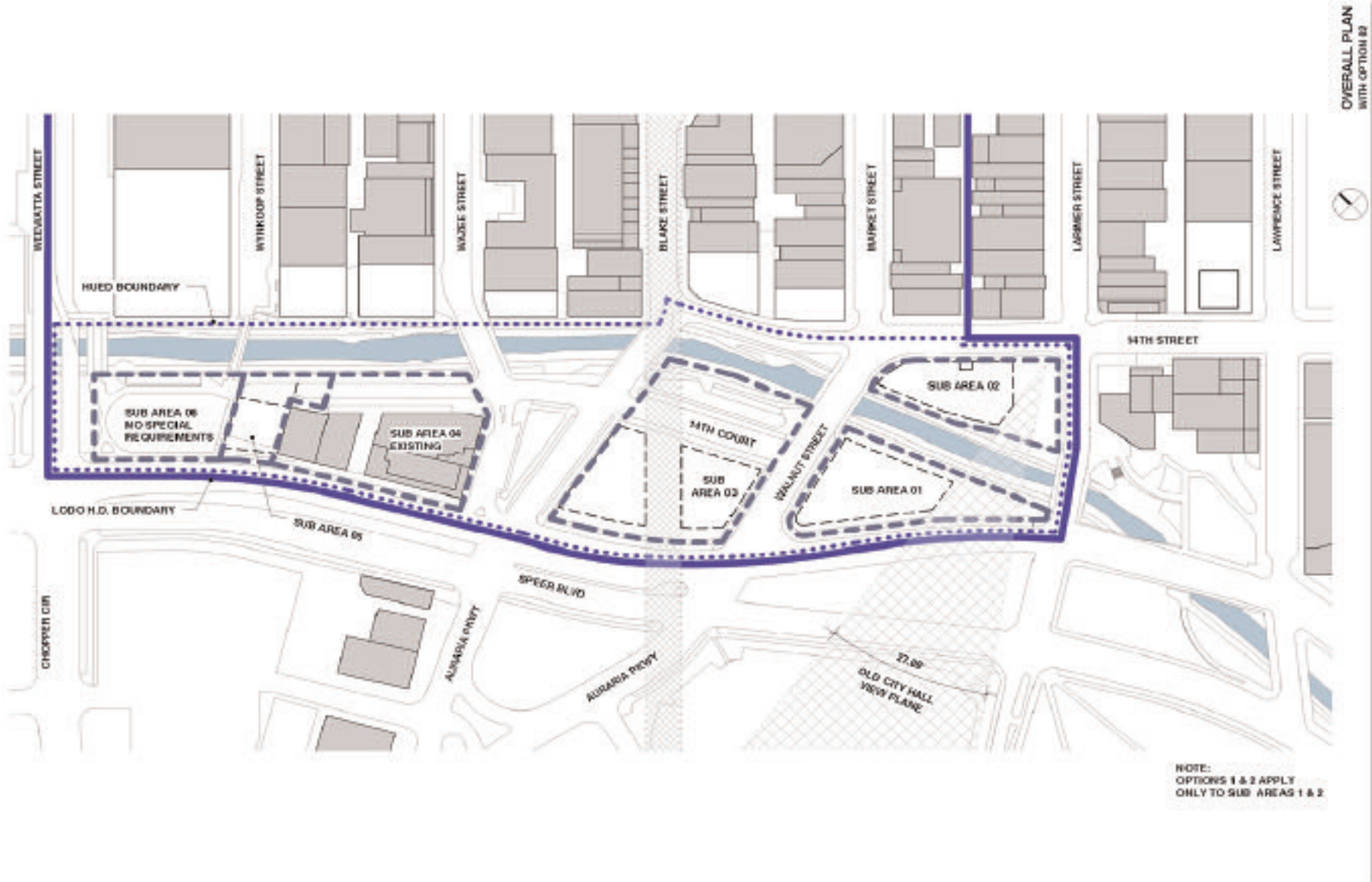
- Building placement shall be limited as shown on site plans.
- Building height shall not exceed 85 feet exclusive of standard rooftop exceptions.
- Residential requirements for structures taller than 55 feet shall be waived in Subarea 1, Option 2 only.
- Building step back of 15 feet at a height 55 feet shall apply to the Cherry Creek Facing building elevation only.
- Minimum setbacks shall be as follows:
 - 16 feet along the Cherry Creek wall shall be reserved for public use as a promenade.
 - Walnut Street frontage - 5 feet
 - Speer Boulevard frontage - 12 feet

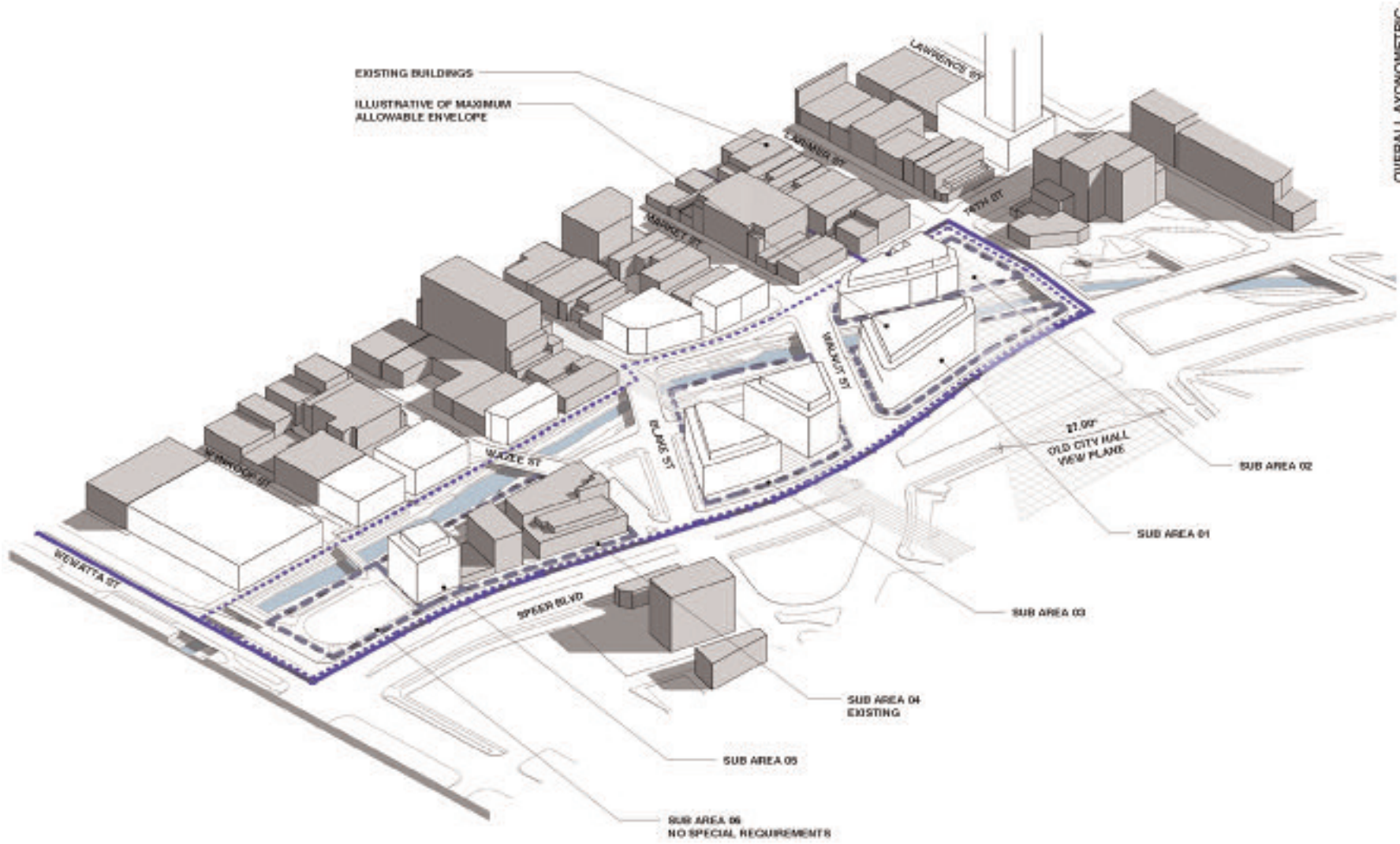
Sub Area 2

Building design parameters:

- Building placement shall be limited as shown on site plans.
- Building height shall not exceed 55 feet exclusive of standard rooftop exceptions.

- Minimum setbacks shall be as follows:
 - 12 feet along creek wall may be proposed for private use
 - Walnut Street frontage - 4 feet
 - 14th Street frontage - 0 feet

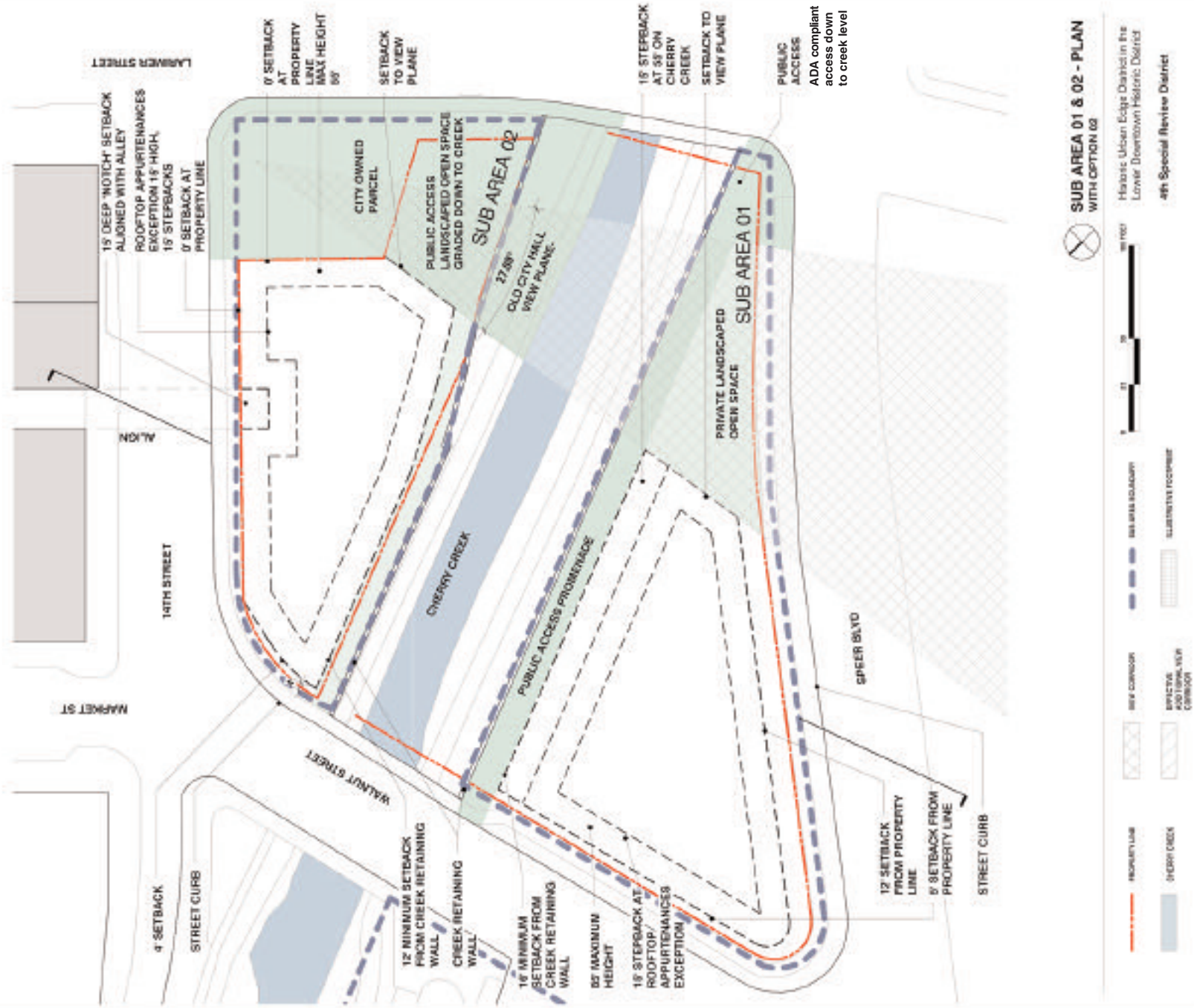


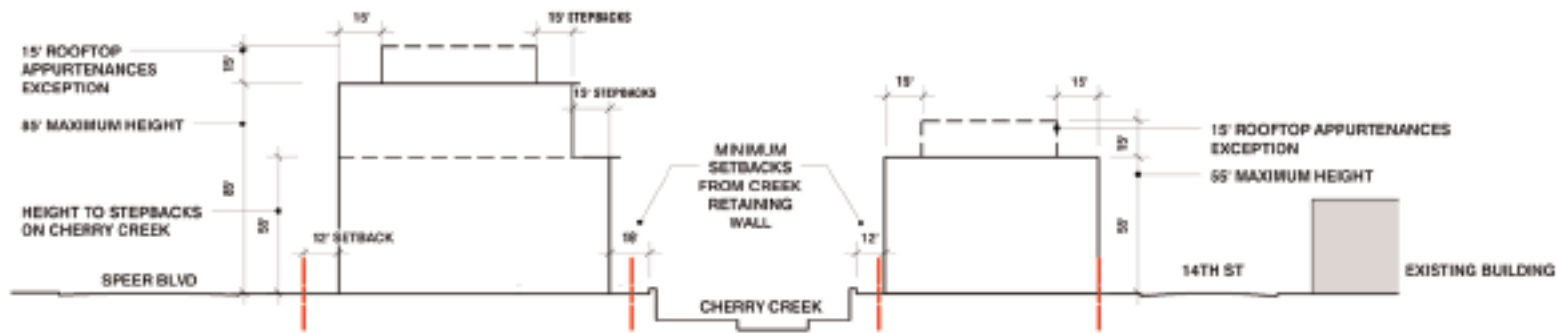


OVERALL AXONOMETRIC WITH OPTION #2

Historic Urban Edge District in the Lower Downtown Historic District
 4th Special Review District

- 10' MIN. SETBACK FROM CORNER
- 15' MIN. SETBACK FROM CORNER
- 20' MIN. SETBACK FROM CORNER
- 25' MIN. SETBACK FROM CORNER
- 30' MIN. SETBACK FROM CORNER
- 35' MIN. SETBACK FROM CORNER
- 40' MIN. SETBACK FROM CORNER
- 45' MIN. SETBACK FROM CORNER
- 50' MIN. SETBACK FROM CORNER
- 55' MIN. SETBACK FROM CORNER
- 60' MIN. SETBACK FROM CORNER
- 65' MIN. SETBACK FROM CORNER
- 70' MIN. SETBACK FROM CORNER
- 75' MIN. SETBACK FROM CORNER
- 80' MIN. SETBACK FROM CORNER
- 85' MIN. SETBACK FROM CORNER
- 90' MIN. SETBACK FROM CORNER
- 95' MIN. SETBACK FROM CORNER
- 100' MIN. SETBACK FROM CORNER



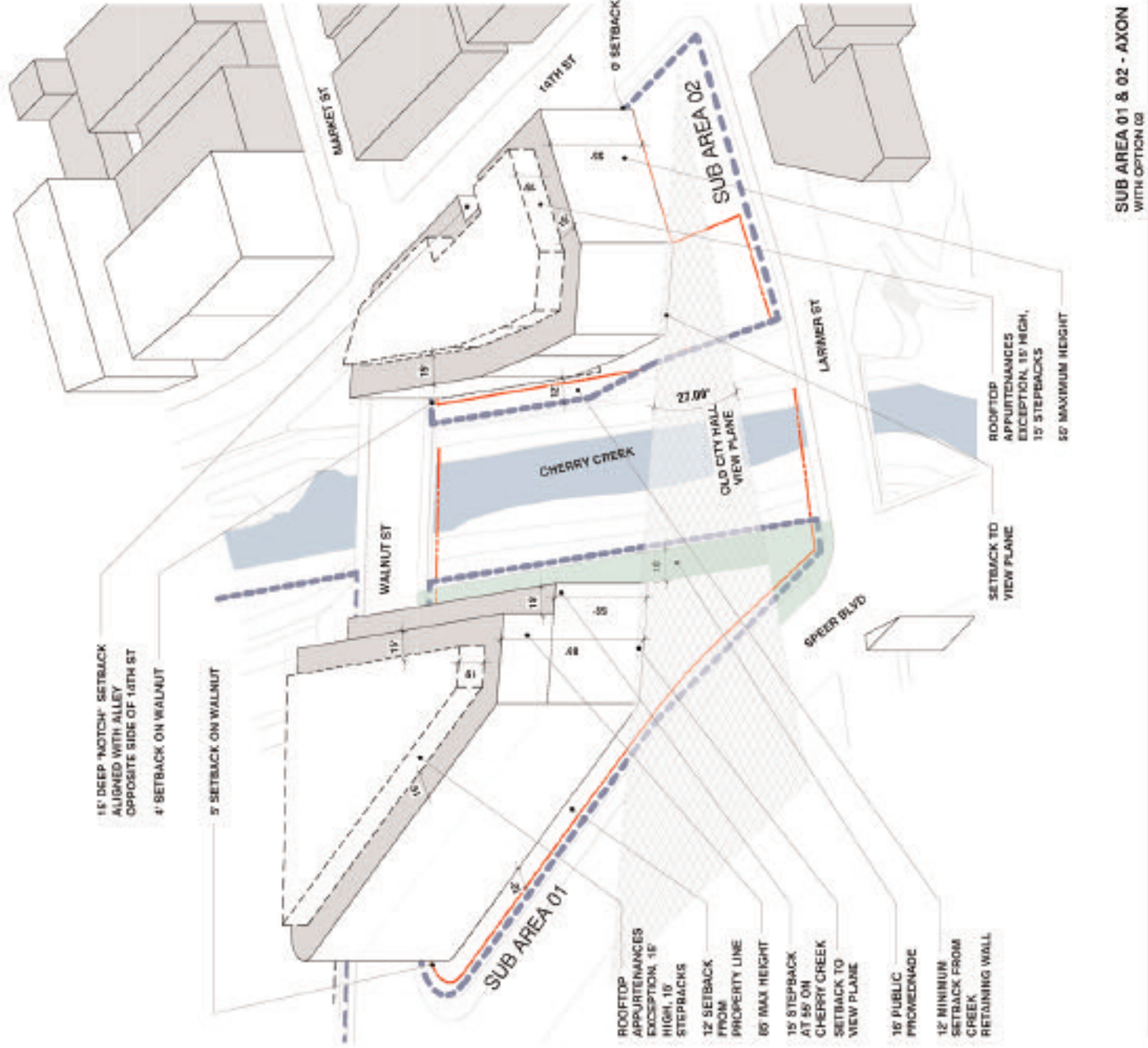


SUB AREA 01 & 02 - SECTION
WITH OPTION 02

Hispanic Urban Edge District in the
Lower Downtown Historic District

8th Special Review District





15' DEEP "NOTCH" SETBACK
ALIGNED WITH ALLEY
OPPOSITE SIDE OF 16TH ST
4' SETBACK ON WALNUT

5' SETBACK ON WALNUT

SUB AREA 01

ROOFTOP APPURTENANCES EXCEPTION, 15' HIGH, 15' STEPS
12' SETBACK FROM PROPERTY LINE
55' MAX HEIGHT
15' SETBACK AT 55' ON CHERRY CREEK
SETBACK TO VIEW PLANE
16' PUBLIC PROMENADE
12' MINIMUM SETBACK FROM CREEK
RETAINING WALL

23'00"

SUB AREA 02

0' SETBACK

ROOFTOP APPURTENANCES EXCEPTION, 15' HIGH, 15' STEPS
55' MAXIMUM HEIGHT

SETBACK TO VIEW PLANE

SUB AREA 01 & 02 - AXON WITH OPTION 03

Historic Urban Edge Dashed in the Lower Downtown Historic District
4th Special Review District



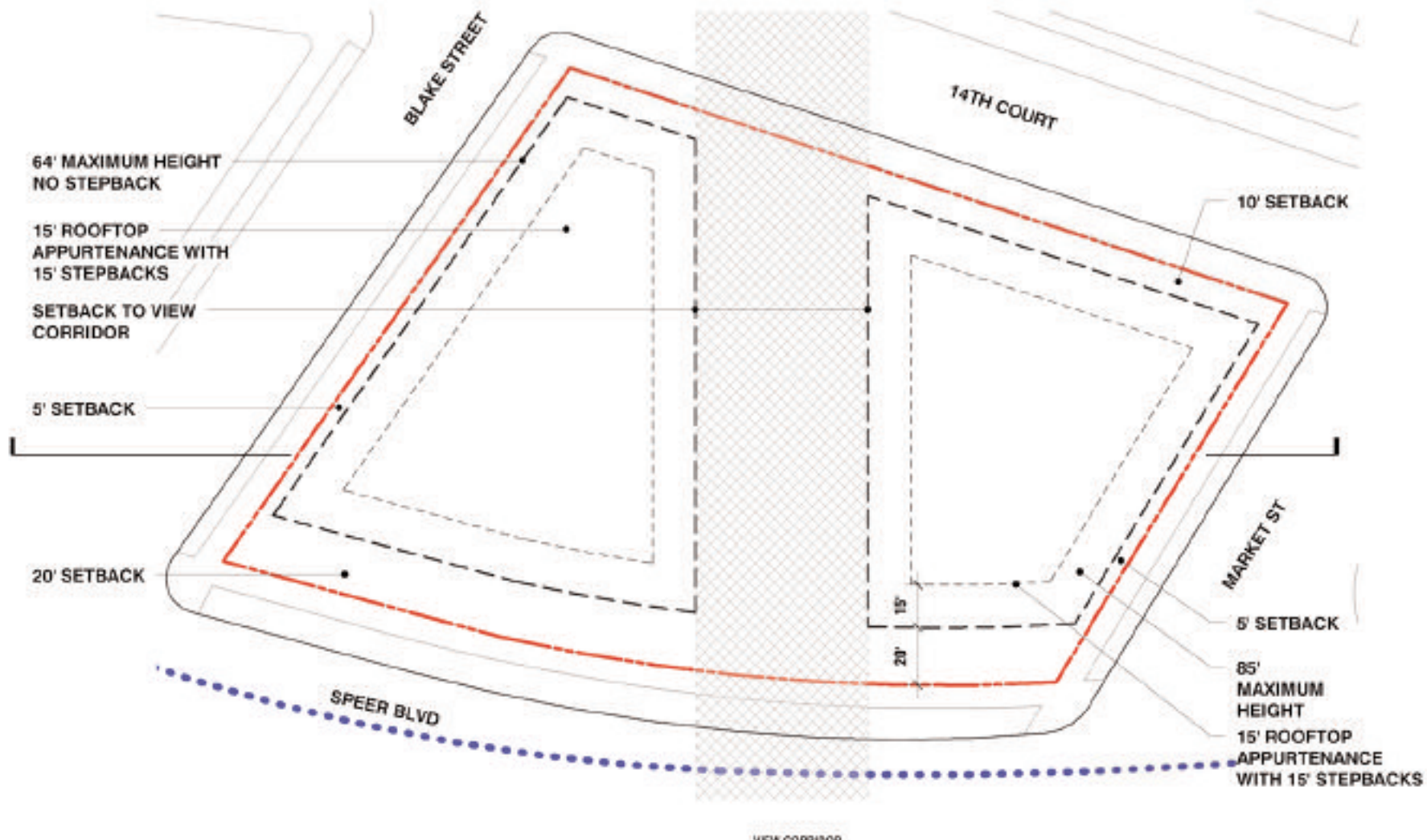
DESIGN PRINCIPLES FOR THE “FIRE STATION” SITE CURRENTLY OWNED BY THE CITY (Sub Area 3)

- Recognize and build upon the important role of the site as a gateway site, both from Speer Boulevard and from the Auraria Parkway to LoDo.
- New development in Subareas 3 should maximize reciprocal architectural and design opportunities at the pedestrian, vehicular, and urban scales to mark and emphasize the site's importance as a gateway into Lower Downtown and a transition from the broad landscapes of the Auraria Parkway and Speer Boulevard into the more urban streetscape of Lower Downtown.
- Permit building development fronting on the narrowed 14th Court connector. Such development shall have a maximum height of the existing Acme Building at 64 feet and 85 feet on Blake/Walnut, respectively, not including the water-tower and exclusive of mechanical equipment, roof access stairs and elevator overruns.
- Require a design that provides both a visual and physical opening between structures from Blake and 14th Street to the Tivoli tower on the Auraria Campus.
- Develop this view corridor and open space as either a public or private site amenity that is complementary to built structures but scaled and articulated to encourage and accommodate pedestrian utilization of this space. Built structures framing this view corridor open space should be especially responsive at the ground level in scale, articulation, and purpose to this pedestrian corridor. Built structures should both frame a view from Lower Downtown to the Tivoli, and enhance ground level pedestrian open space experiences.
- Provide a deeper landscaped building setback on the Speer Boulevard frontage relating to the scale and character of the terminus of the Auraria Parkway as Speer Boulevard and the gateway into Lower Downtown. This open space shall form the northern portion of gateway open space in response to the existing open space south of Speer Boulevard.

DESIGN GUIDELINES

Sub Area 3

1. 60 foot wide view corridor aligned with Blake Street,
2. Maximum structure height: 64 feet and 85 feet
3. Minimum setbacks
 - a. 20 feet on Speer Boulevard
 - b. 5 feet on Blake Street
 - c. 10 feet on 14th Court
 - d. 5 feet on Market Street



SUB AREA 03 - PLAN

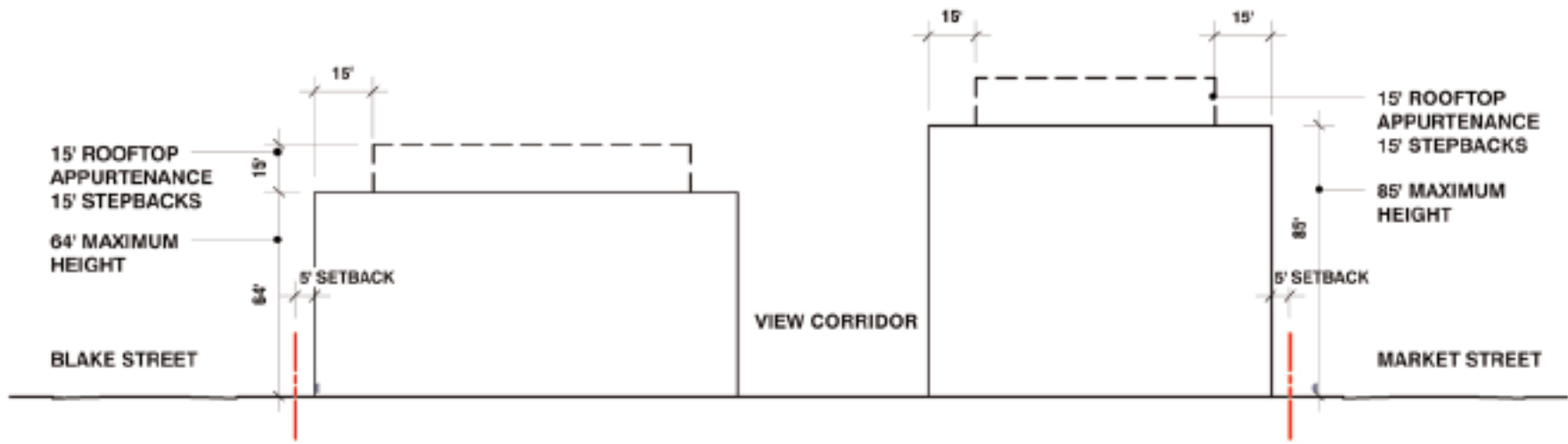
--- PROPERTY LINE
 CHERRY CREEK

VIEW CORRIDOR
 EFFECTIVE ADDITIONAL VIEW CORRIDOR

SUB AREA BOUNDARY
 ILLUSTRATIVE FOOTPRINT



Historic Urban Edge District in the Lower Downtown Historic District
 4th Special Review District

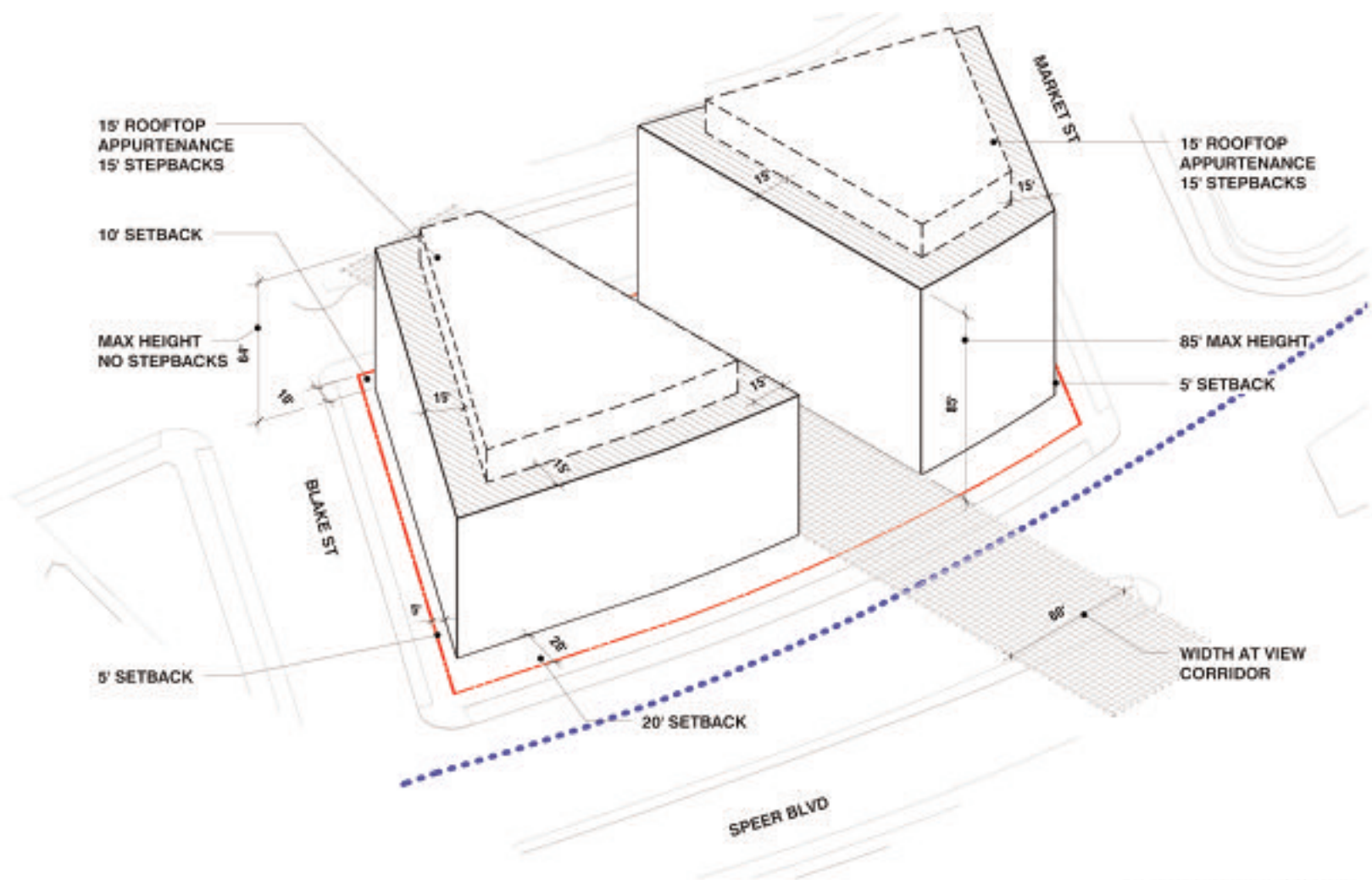


SUB AREA 03-SECTION

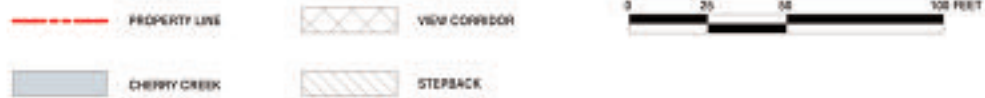


Historic Urban Edge District in the Lower Downtown Historic District

4th Special Review District



SUB AREA 03 - AXON



Historic Urban Edge District in the Lower Downtown Historic District
4th Special Review District

DESIGN PRINCIPLES FOR THE WYNKOOP/WEWATTA SITE (Sub Area 5 and 6)

- The following principles shall apply to the site between the existing Volker Building and the proposed Children's Playground:
 - Improve and extend the pedestrian creek front promenade treatment from Wazee to Wewatta and from the Wynkoop pedestrian bridge across Cherry Creek to the Wewatta/Speer intersection.
 - Provide for development of the Children's Playground which is integrated into the landscape edge treatment.
 - Permit building development on the existing city-owned parking lot not to exceed the height of the existing Volker Building.
 - Recognize the importance of development on this site as a visual terminus to Wynkoop Street from Lower Downtown. The urban gesture created through form, massing, articulation and detail of development on this site should respond at both the pedestrian and at the urban scales to its unique situation as a focal point terminating an important urban street.
 - This site also forms Lower Downtown's western-most building site on the Speer side of Cherry Creek. As such it creates a significant visual landmark that is both a foreground for this entry into downtown, a background for the parks and open space surrounding the intersection of Speer Boulevard and Wewatta Street. The building form on this site must also be the anchor the developed street wall for this segment of Speer Boulevard.

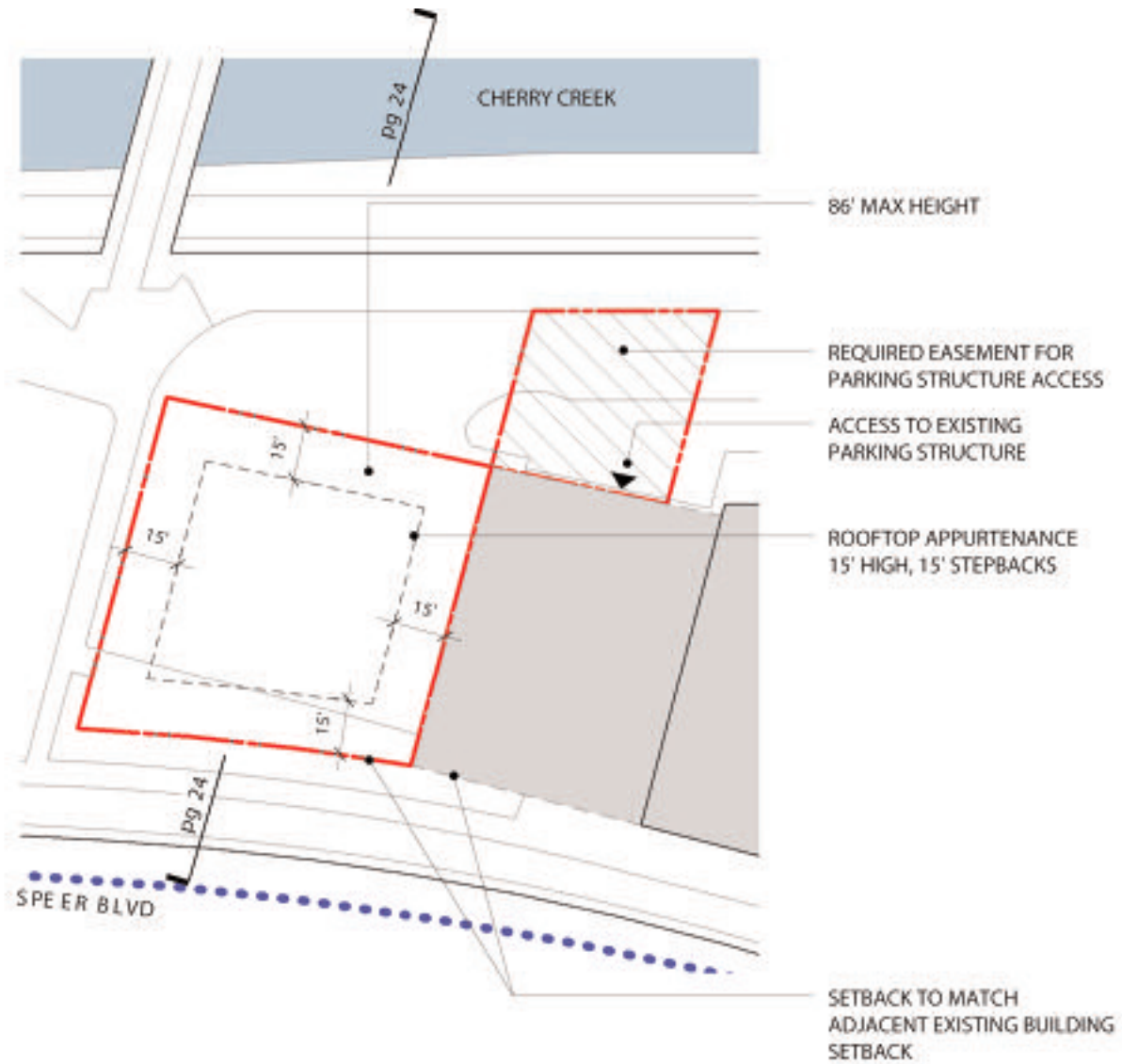
DESIGN GUIDELINES

Sub Area 5

- Maximum structure height: 86 feet
- Minimum setbacks
 - To match adjacent existing building in Sub Area 4 setback

Sub Area 6

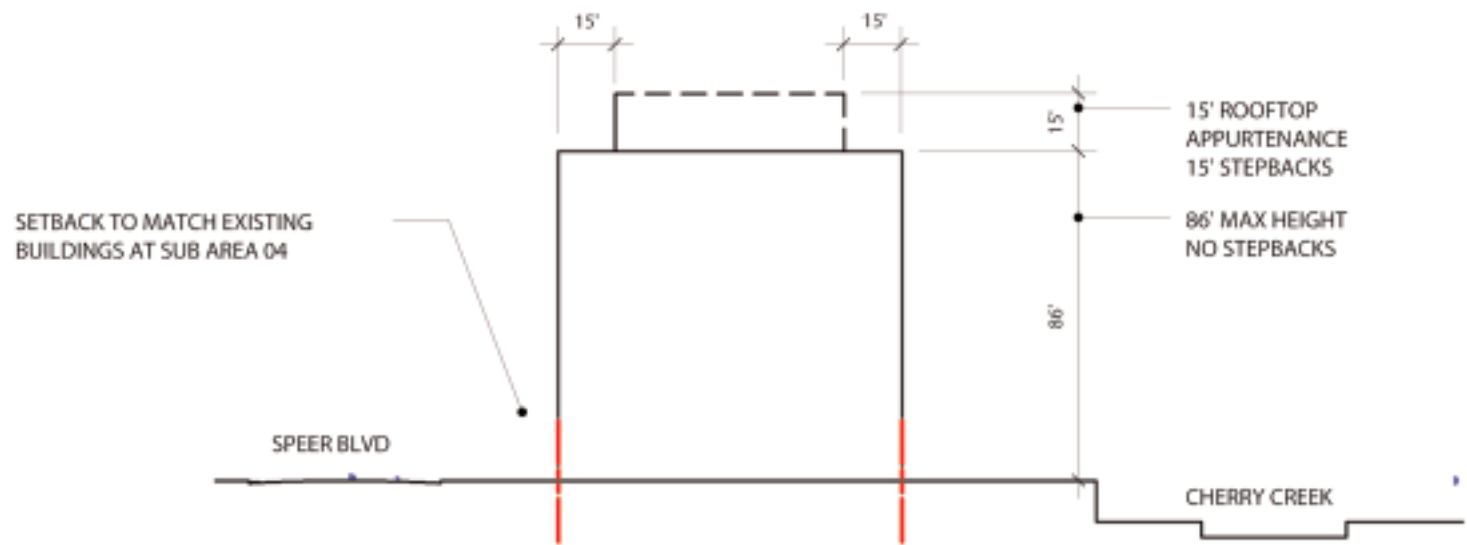
- Building mass form and articulation shall respect the landing zone for the Wewatta pedestrian bridge and for Manny's Bridge.



SUB AREA 05 - PLAN

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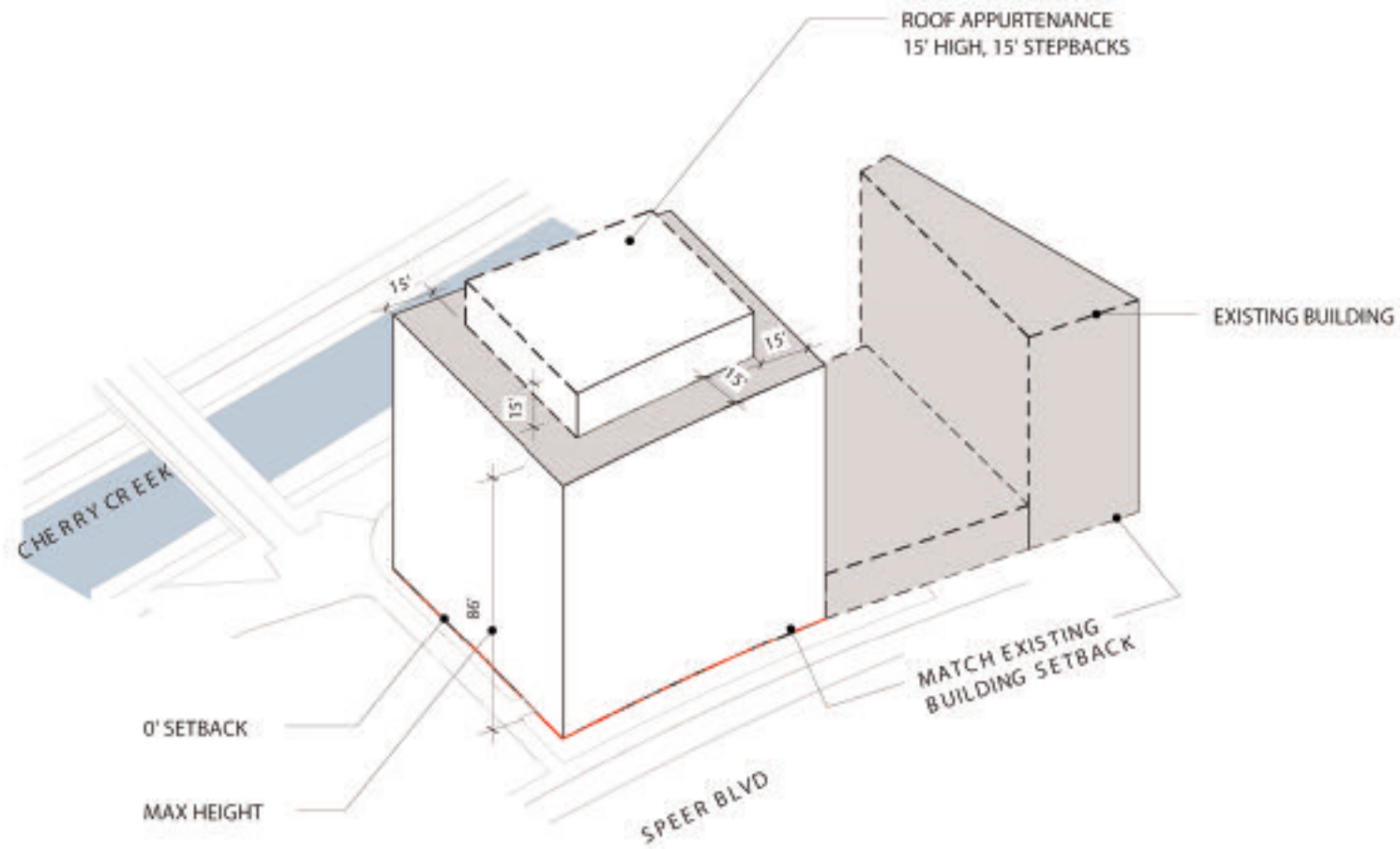


SUB AREA 05-SECTION



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Lower Downtown Historic District

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SUB AREA 05 - AXON

PROPERTY LINE

VIEW CORRIDOR

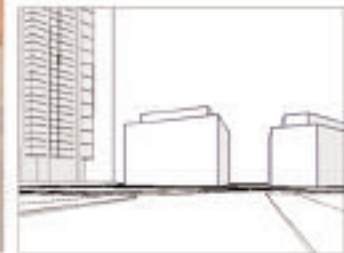


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CHERRY CREEK

STEPBACK

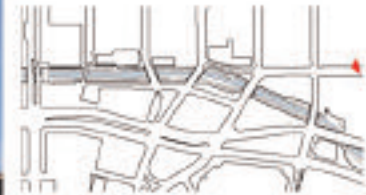
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PERSPECTIVE VIEW
SW FROM 14TH AND BLAKE

Historic Urban Edge District in the
Lower Downtown Historic District

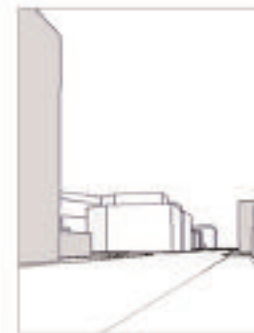
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PERSPECTIVE VIEW
NW TO LARIMER & 14TH - OPT 1

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Lower Downtown Historic District

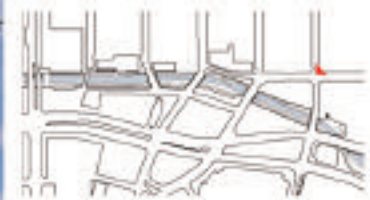
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PERSPECTIVE VIEW
NW TO LARIMER & 14TH - OPT 2

Historic Urban Edge District in the
Lower Downtown Historic District

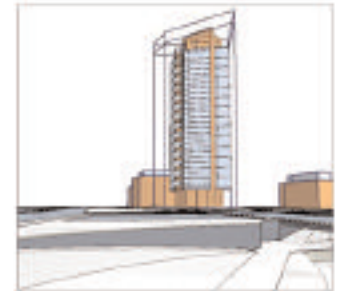
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PERSPECTIVE VIEW
LOOKING WEST FROM LARIMER

Historic Urban Edge District in the
Lower Downtown Historic District

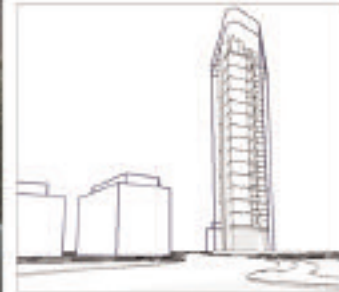
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PERSPECTIVE VIEW
LOOKING NW FROM LAWRENCE

Historic Urban Edge District in the
Lower Downtown Historic District

4th Special Review District



PERSPECTIVE VIEW
EAST FROM AURARIA PKWY - OPT 1

Historic Urban Edge District in the
Lower Downtown Historic District

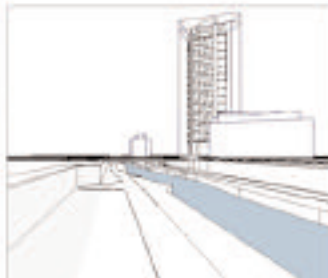
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PERSPECTIVE VIEW
EAST FROM AURARIA PKWY - OPT 2

Historic Urban Edge District in the
Lower Downtown Historic District

4th Special Review District



PERSPECTIVE VIEW
SOUTH FROM WYNKOOP ST

Historic Urban Edge District in the
Lower Downtown Historic District

4th Special Review District



PERSPECTIVE VIEW
LOOKING SOUTHEAST FROM CREEK

Historic Urban Edge District in the
Lower Downtown Historic District

4th Special Review District

APPENDICES

DESIGN CONSIDERATIONS FOR THE BROADER SPEER BOULEVARD CORRIDOR (OUTSIDE THE 4th SRD):

- General:
 - Consider creation of design principles and guidelines for the Speer Boulevard Corridor District from Colfax to 0-25 with design principles and guidelines for adjacent parcels.
- Other sites in the Historic Urban Edge District
- The Wazee/Blake Parcel:
 - To remain as landscaped public open space with improved edges.
- Adjacent sites to the south of the Historic Urban Edge District
 - Speer/Wazee to Blake and between EB and WB Speer between Walnut and Larimer.
 - To remain as landscaped public open space with landscape improvements.
 - Speer/Larimer to Lawrence (currently city-owned):
 - Consider a creek-level cross connection to the Auraria campus to the south, under EB Speer per the existing Auraria campus master plan. Provide pedestrian connection to the Lawrence pedestrian way on campus. Eliminate all existing surface parking.
- The Auraria Higher Education Center
 - Walnut to Larimer:
 - Build out the campus master plan with a Speer-edge building and a landscaped set back edge along Speer similar to that among the existing North Classroom Building.
 - Assure that strong and safe, pedestrian connection along Larimer Street be provided which shall extend across Speer Boulevard into the Auraria Campus.
- Larimer Street:
 - Consider changing Larimer Street to 20way traffic between Speer Boulevard and 20th Street with improved sidewalks and pedestrian connections.

DESIGN CONSIDERATIONS FOR THE BROADER CHERRY CREEK CORRIDOR

Blake/Walnut Connector to Cherry Creek Parcel:

- Improve the existing visual access and pedestrian edge along Cherry Creek and the pedestrian connections across Walnut Street.
- Consider narrowing and improving the 14th Place connector between Blake and Walnut Streets to create a broader open space and pedestrian promenade along the southwest edge of Cherry Creek embankment. Rebuild the ramp between Walnut Street and the creek level to lower the embankment wall and provide a more open and gentle transition between levels with pedestrian amenities and interpretive historical recognition of the original newspaper building site.