



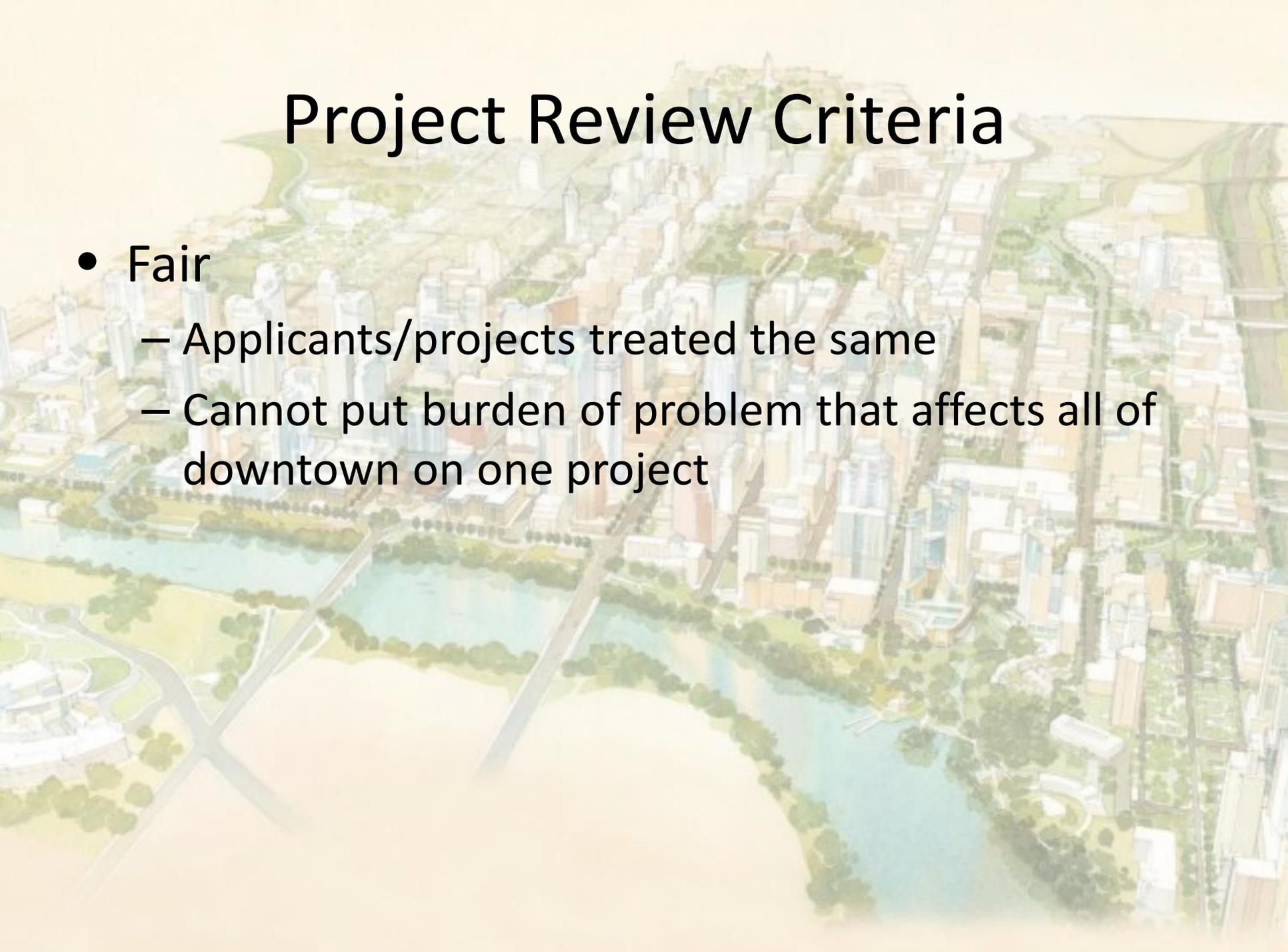
DDBP Feedback

12/18/2017

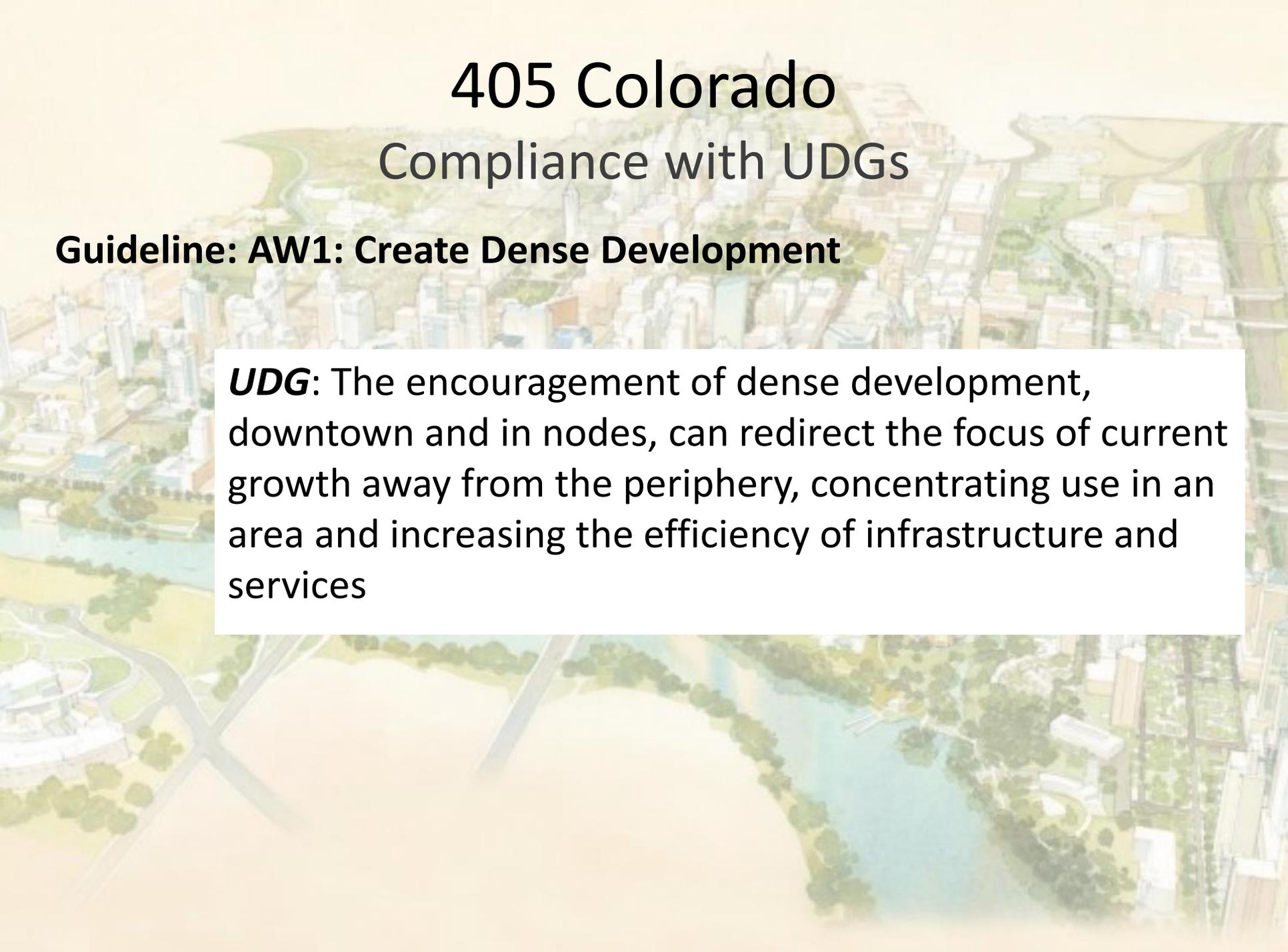
DDBP Project Review Process



Project Review Criteria

An aerial architectural rendering of a city, showing a dense urban area with various buildings, streets, and green spaces. A prominent river or canal flows through the center of the city, with a bridge crossing it. The rendering is in a soft, illustrative style with a light color palette.

- Fair
 - Applicants/projects treated the same
 - Cannot put burden of problem that affects all of downtown on one project

An aerial, artistic rendering of a city. The city is built on a hillside, with a river flowing through it. There are many buildings, some tall and some shorter, interspersed with green spaces and trees. The overall tone is light and airy, with a soft focus.

405 Colorado

Compliance with UDGs

Guideline: AW1: Create Dense Development

UDG: The encouragement of dense development, downtown and in nodes, can redirect the focus of current growth away from the periphery, concentrating use in an area and increasing the efficiency of infrastructure and services

405 Colorado

Compliance with UDGs

Guideline AW1 : Create Dense Development

Design Commission

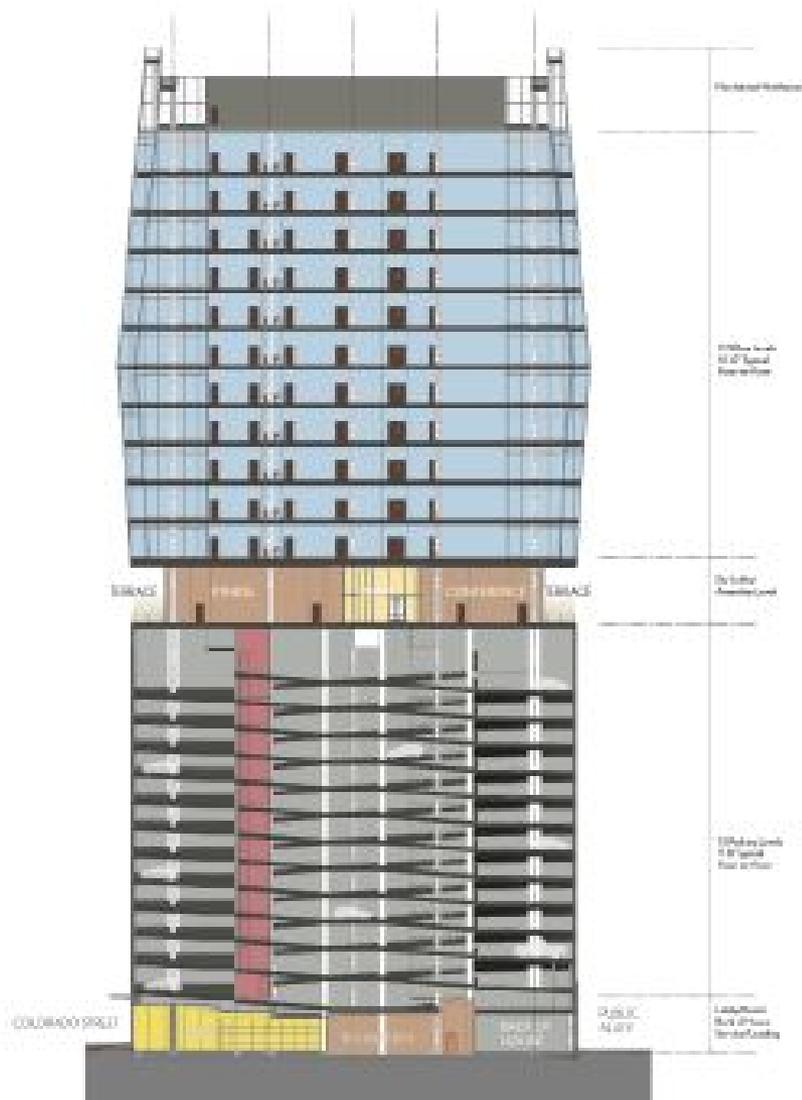
13 stories of parking and only 12 stories of habitable space is not increasing density as intended by the Urban Design Guidelines (UDG) of the Density Bonus Program. This section specifically encourages walkability and reduces reliance on cars. Less parking and more habitable space is preferred. *The Working Group does not believe that this project complies with this section.*

PAZ

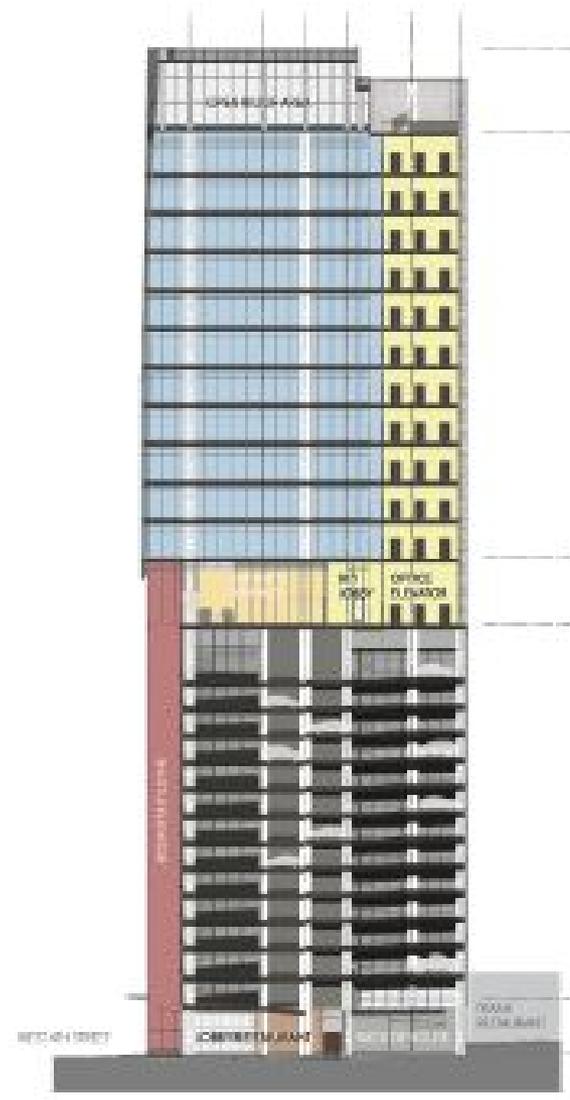
The project will create a 25 story development on a site that is currently a parking lot.

The applicant could have just built the parking garage without the offices.

The project increases density and meets the guideline.



EAST - WEST



NORTH - SOUTH

BUILDING SECTIONS

405 COLORADO STREET

405 Colorado

Compliance with UDGs

Guideline B2: Provide Multi-Tenant, Pedestrian-Oriented Development at Street Level

Design Commission

Project lacks pedestrian-oriented development as envisioned in UDG. Refer to previous comments-*Project does not comply*

PAZ

The ground floor includes a restaurant space, lobby, and coffee stand. Although the lobby is large, the applicant did incorporate suggestions from the Design Commission to improve the activation of this space.

Ground Level



405 COLORADO STREET



||5| LAND USE

Active Lobby

CONNECTION TO RESTAURANT SPACE



DESIGN COMMISSION



DUDA FAINE

405 COLORADO STREET
APRIL 24, 2017



LAND USE
SOLUTIONS, LLC

4th Street Active Edge

4TH STREET



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Active Lobby

COFFEE VENDOR



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Questions?

