



Drafted August 18, 2022

The Golden Triangle Urban Design Committee requires applicants to create a distinct presentation that conveys the following information to the committee.

The Golden Triangle Creative District is a unique and distinct neighborhood in Denver. As such, the neighborhood expects to see thoughtful design that reflects its special place and role within the city. The GTUDC requests that all projects articulate their overarching vision and design principles that will guide the design. Please describe how the project will contribute the neighborhood plan goals and add to the urban fabric of Golden Triangle Creative District.

Presentation Outline:

Vision and Ideation.

- **Context:** Provide urban design analysis demonstrating an understanding of how the project site relates to neighborhood and adjacency contexts. Review information found at the bottom of the [Business page](#) under “Resources”.
- **Vision and Design Principles:** Describe an overarching vision and the design principles that will guide the design process. This should be more than acknowledging zoning and design guidelines and giving the height and density of most projects; this should consider both podium and tower design as they are experienced differently. What is your inspiration? How will this building play a role in the lives of those who live there and within the community? How does this building fit within the existing context, and to the extent known, the changing context around it. How will the architecture add to character of the neighborhood? How will the public realm and ground floor uses add to the safety and vibrancy of the neighborhood?

Technical Plan and Form.

- **Schedule:** Provide overview of schedule and where you are with the city process.
- **Project Statistics:** Provide overall project statistics including lot size, project height and FAR, dwelling unit count and mix, number parking spaces per unit and total parking spaces, etc.
- **Site Plan:** Provide a detailed site plan that demonstrates vehicular and pedestrian circulation, access, loading, landscape, public open space/art location, etc.
- **Form and Massing:** Demonstrate overall form and massing of the podium and tower. This should be informed by established design vision and principles.
- **Ground Floor Activation:** Demonstrate how the project creates a dynamic and lively street edge that adds to the vibrancy of the neighborhood.
- **Floor Plan:** Show prototypical floor plates for each level (ground floor plan, parking level, typical upper floorplan, unique upper-level plan, amenity decks).
- **Variations:** What deviations from the design standards and/or zoning ordinance will you be requesting from the city to make the project more successful (if any)?

Models and Rendering.

- **Elevations and Modeling:** Identify heights, setback/step-backs, materials palette, and application
- **Project Renderings:** Provide project renderings that demonstrate the look, feel and character of the buildings. One of these renderings should include the street level experience (*this may be reserved for the second presentation*).