

Grant Street Apartments

Landmark Preservation - PHASE 1

Mass, Form and Context

ISSUE RECORD:

Submittal #1 - April 4, 2023

Submittal #1a - April 10, 2023

Prepared for: Landmark Preservation
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On Behalf of : First Baptist Church of Denver
1373 N Grant Street
Denver, CO 80203-2307
SC Property Development



Table of Contents

Table of Contents	2
Narrative	3
Vision (First Baptist Church)	4
City & County Of Denver Maps	5
Civic Center Historic District Map (Denver)	6
Civic Center Historic District Map (National)	7
Civic Center Historic District Map	8
Site Context Map	9
Site Context Photos	10
Site Context Project Location	11
Proposed Ground Plan Compatibility	12
Proposed Site Plan	13
Proposed Floor Plans (Ground - 10th Floor)	14
Proposed Floor Plans (11th - Roof Deck)	15
Proposed Floor Plans (Parking)	16
Compatibility Contributing Structures	17
Compatibility Non-Contributing Structures	18
Compatibility Relatable Structures	19
Compatibility / Defining Features	20
Elevations	21-22
Proposed Streetscape Drawings	23
Proposed Streetscape Line of Sight	24
Project Isometric (3)	25-27
Line of Sight Photographs	28-24
Case Study: Lincoln Street	35
Thank you	



Grant Street Apartments Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	Table of Contents
Submittal #1a	April 10, 2023	
		2 / 35

Narrative

INTRODUCTION: The proposed site for development is located on 1335 and 1345 North Grant Street in Denver, Colorado; the existing site is a vacant parking lot. The proposed project is a 12-story multi-family residential building that will strive to be energy efficient, produce a reduced carbon footprint, and provide 20% or more affordable dwelling units all within a single-building that respects urban design and zoning; as well as contextual architecture of the neighborhood.

The conceptual floor plans contains 234 residential units consisting of studios, 1, 1.5 and 2 bedroom units. There will be offices, workspaces, fitness and gym that will be used by residents of the building. The building is approximately 14,500 SF (x12 stories = 174,000 GSF). Stairs, elevator over-run, mechanical units and solar panels will be located on the roof and adequately setback from the building edge.

This 100% privately funded project will be the first of its kind where 20% or more of the units will be affordable and set the standard for all the work that has occurred with the “Expanding Housing Affordability” policy. The landowner, developer and financial team are able to provide 20% or more affordable units (46+ of 234 units) because of the designated existing zoning and the incentives of the new affordability policy. A policy that was a collaboration of an entire community and not one single individual or department. From the words of Mayor Hancock, “As the first city in Colorado to make use of this new authority, this is a big step forward in addressing this challenge. The lasting affordability guaranteed in this new policy will help bring down costs for hard-working individuals and families, and level the playing field for those facing housing insecurity.” This project is a direct solution for everyone worked so long and hard on.

TIMELINE: The project was introduced to the community in April 2022 with a courtesy neighborhood meeting (CHUN Denver Presentation). At the time, CHUN (along with Councilman Chris Hinds - District 10) was in support of the project intent and looked forward to seeing the progression and project approval. In a recent interview on February 25, 2023, “Hinds is looking to represent both his neighborhoods and the disability community.” “Hinds is proud of Council’s work on minimum wage and affordable housing.

The process with the City and County of Denver started September 1, 2022. As of date the Applicant has completed the 2nd Concept Review followed by an in-person meeting to review those comments (Urban Design/Zoning and LPC were in attendance). In those comments, the Applicant was directed to go to LPC before continuing on with Concept. The Applicant has a 2nd submittal in for Final Legal & Exhibit (Dedication of Alley right-of-way), pending Zone Lot Amendment upon approval of the L & E and meetings with Landmark Preservation including the Pre-Application.

ZONING: Current zoning (C-MX-8) permits 8 Stories - This project seeks approval of zoning incentives by providing the min. required on-site units shall be eligible for the base incentives listed in DRMC Sec. 27-224(b), including Building Permit fee reductions, reduced minimum vehicle parking requirements (further described in DZC 10.4.5.2), and exemptions to the linkage fee for ground floor commercial, sales, service, and repair uses. Additionally, as specified in DRMC Sec. 27-224(b)(2), a residential project that is approved for exception (c) or (d) through the process described in Section 4 of these rules and regulations may receive the base incentives. Eligibility for enhanced incentives, and specifically height incentives for residential projects, shall comply with the minimum enhanced On-Site compliance requirements as described in DRMC Sec. 27-224 (c)(1)(b) and must be located within an applicable zone district and using an applicable building form as further described in DZC 10.12.1.1. Eligibility for a vehicle parking exemption requires residential projects to comply with the minimum enhanced On-Site compliance requirements as described in DRMC Sec. 27-224 (c)(1)(b) and to be located within an applicable zone district and within proximity to transit as further described in DZC 10.4.5.1.E. The proposed building requests 12-Stories as the permitted incentive(s) while meeting and exceeding all requirements of the affordability policy.



Grant Street Apartments Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	NARRATIVE
Submittal #1a	April 10, 2023	
		3 / 35

FROM MEMBERS OF THE FIRST BAPTIST CHURCH OF DENVER

First and foremost, our vision is to maximize the value of our resources in a way that will provide financial stability for the ministry and mission of First Baptist Church of Denver for years to come; a legacy for our children’s children.

First Baptist Church of Denver is a National Historic Landmark building. It is important that any apartment building next door provide not only an interior rich in living amenities appropriate for today’s downtown apartment dweller, but an exterior steeped in the history of the area, complementing and coordinating with our historic church building. We value our neighborhood and commit to being a good neighbor. Community-oriented action is and has long been a priority for First Baptist Church of Denver. Recent examples include support for Capital Hill United Ministries (CHUM), Safe Outdoor Spaces, and the Metro Denver Emergency Food Network program operated from out of the church’s building.

Any apartment building next door must incorporate affordable housing, with or without city mandates. Our vision is to utilize revenue from the sale transaction both to grow and nurture the ministry of First Baptist Church, and to expand our support of missions and programs in line with our values.

First Baptist Church of Denver was founded in 1864 with nine constituent members, 158 years ago. This stalwart group of visionaries sacrificed much to create a congregation dedicated to community service and the social justice issues of their day. Along the way, many others dedicated their energy and resources to provide First Baptist Church of Denver with ongoing support. The current church building was completed in 1937. Notable among dedicated First Baptist members was Kenneth King, who donated the land immediately south of the church building circa 1950. At that time, an apartment building occupied the space. In 1968, that building was removed, leaving the parking lot that exists today.

Revenue from leased parking continued to be a major financial support for First Baptist Church up through 2019. The value of the land as a “parking lot” has been eroded by recent changes. Changes in property value leading to increased tax expense, decreased demand due to increases in remote work, and the increase in ride-share usage for downtown special events all combined to erode parking lot revenue.

In 2021, the Church Council began to investigate other ways this resource could be used to ensure the long-term ministry and mission of First Baptist Church. Research uncovered that the congregation could maximize the value of this gift by helping to address the current housing shortage in Denver.

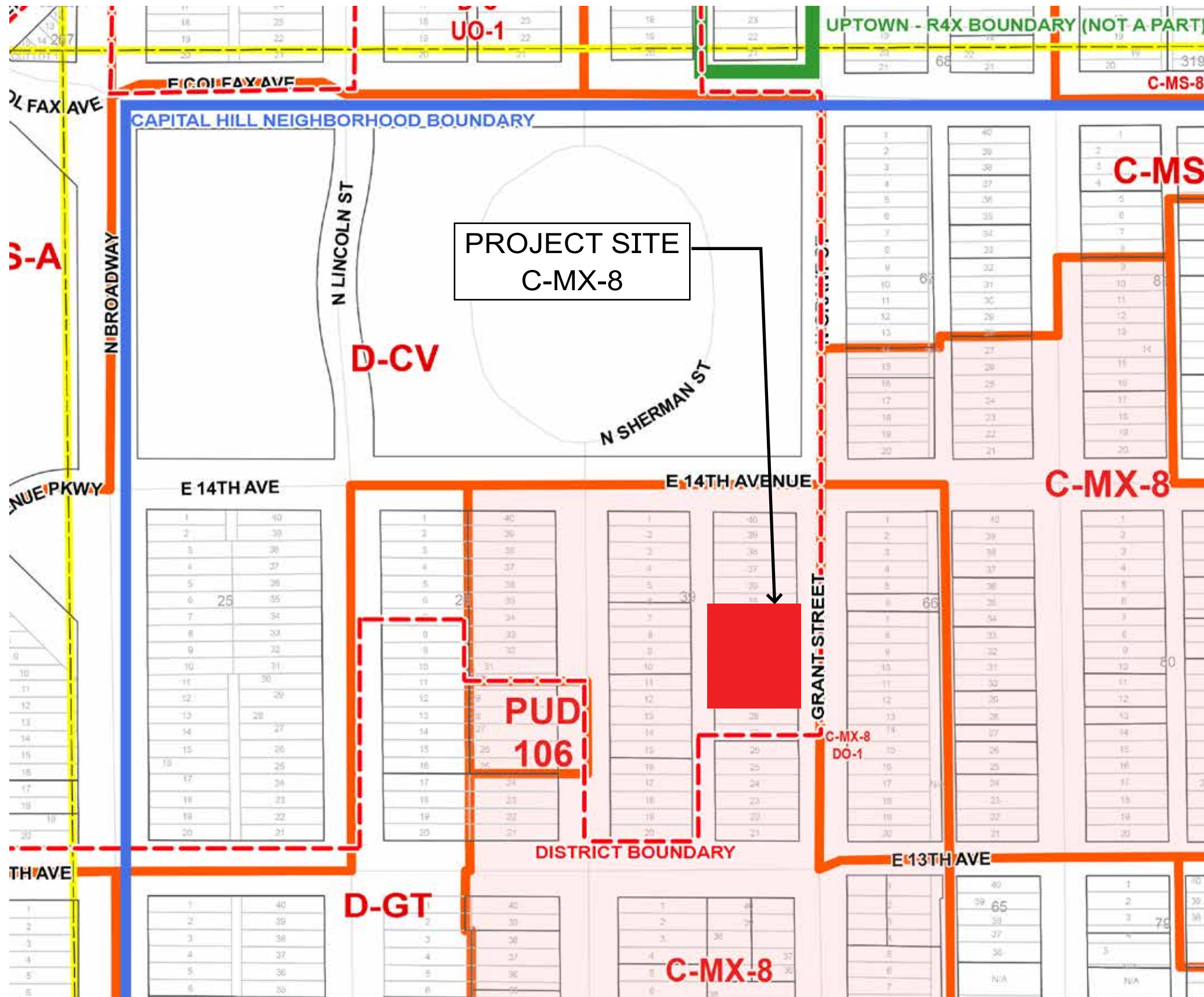
Development of the property prior to sale will yield an endowment fund far greater than a simple sale of the land, as well as ensuring the property is developed in a way that compliments and coordinates with our historic church building.



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	PROJECT SUMMARY
Submittal #1a	April 10, 2023	
		4 / 35



ZONING: GENERAL

HEIGHT	C-MX-3	C-RX-5	C-MX-5	C-RX-8	C-RX-12	C-MX-16	C-MX-20
Stories (max)	3	5	8	12	16	20	
Feet (max)	45'	70'	110'	150'	200'	250'	
Feet, within 175' of Protected District (max)	na	na	75'	75'	75'	75'	

Zoning Map: 2010 (Ordinance No. 333 - 2010) / Zoning Code Amended March 13, 2023

EXPANDING HOUSING AFFORDABILITY

Increase in allowed building height by-right for sites within the following zoning: Mixed-Use (MX)
 *June 6, 2022 City Council voted to approve.

Height Incentives		
Existing Height in stories (per zoning)	By-Right Incentive Height Bonus in stories	Height in stories with Incentive
3	1	4
5	2	7*
8	4	12*
12	4	16*
16	6	22*
20	10	30*

ZONING: BUILDING FORM

Urban Center (C-) Neighborhood Context Zone Districts	Building Forms															
	Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Cherry Creek General	Cherry Creek General - Small Lot on South Side of 3rd Ave	Cherry Creek Open Space	Cherry Creek Open Space - Small Lot on South Side of 3rd Ave	Shopfront
Max Number of Primary Structures per Zone Lot	No Maximum															
Residential Mixed Use (RX)								■			■					
Mixed Use (MX)								■	□	□	■					■
Main Street (MS)								■		□	□					■
Cherry Creek North (CCN)												■	■	■	■	

■ = Allowed □ = Allowed subject to geographic limitations

*The current site is a vacant parking lot.



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	CITY & COUNTY OF DENVER MAPS ZONING
Submittal #1a	April 10, 2023	
		5 / 35

Historic Civic Center District Designation

In preparation of the Phase1 LPC Submittal our due diligence process

discovered revised Designations by National which removed the site:

- 1967: District was formed at National level. Map included the church and parking lots to the south in the district.
- 1968: Church and parking lots (zone lots 35-40) were added to the landmark list locally via an ordinance
- 1988: National revised application was submitted to add the church as a landmark and the parking lots were removed from the map at that time.
- No record or ordinance locally reflecting the change at the National level.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Civic Center Historic District
(Boundary Revision and New Information)

This revision to the Civic Center Historic District is submitted to better define the district boundaries and to update the information in the original nomination and on the sketch map.

When the nomination was submitted in 1974, a large rectangular area was drawn around the historic district as required for areas over 10 acres. The four corners of the rectangle were located by longitude and latitude and later by UTM's. This area remains the same with the UTM's corrected. The sketch map did not clearly define the district boundaries or correctly identify the buildings. The revision to the 1974 nomination will accomplish the following:

- Provide a new sketch map of the district with names of contributing and non-contributing buildings, structures, and objects shown on the map.
- Provide a list of contributing and non-contributing elements in the district with numbers corresponding to the sketch map.
- Show numbers for new photos of the district on the sketch map.
- Update the 1974 nomination with new information on the First Baptist Church (#9), Argonaut Hotel (#1) and the University of Denver Classroom Building-City Annex Number One (#31) and several monuments and objects which were in the district but not included in the original nomination form (#'s 12a & b, 13, 14, 15 and 16).
- Provide criteria for contributing and non-contributing elements.
- Discuss the renovations that have occurred since 1974 to the buildings in the district.
- Provide a planting plan for the State Capital Grounds which has been field checked.
- Give a boundary justification, corrected UTM's and sources.

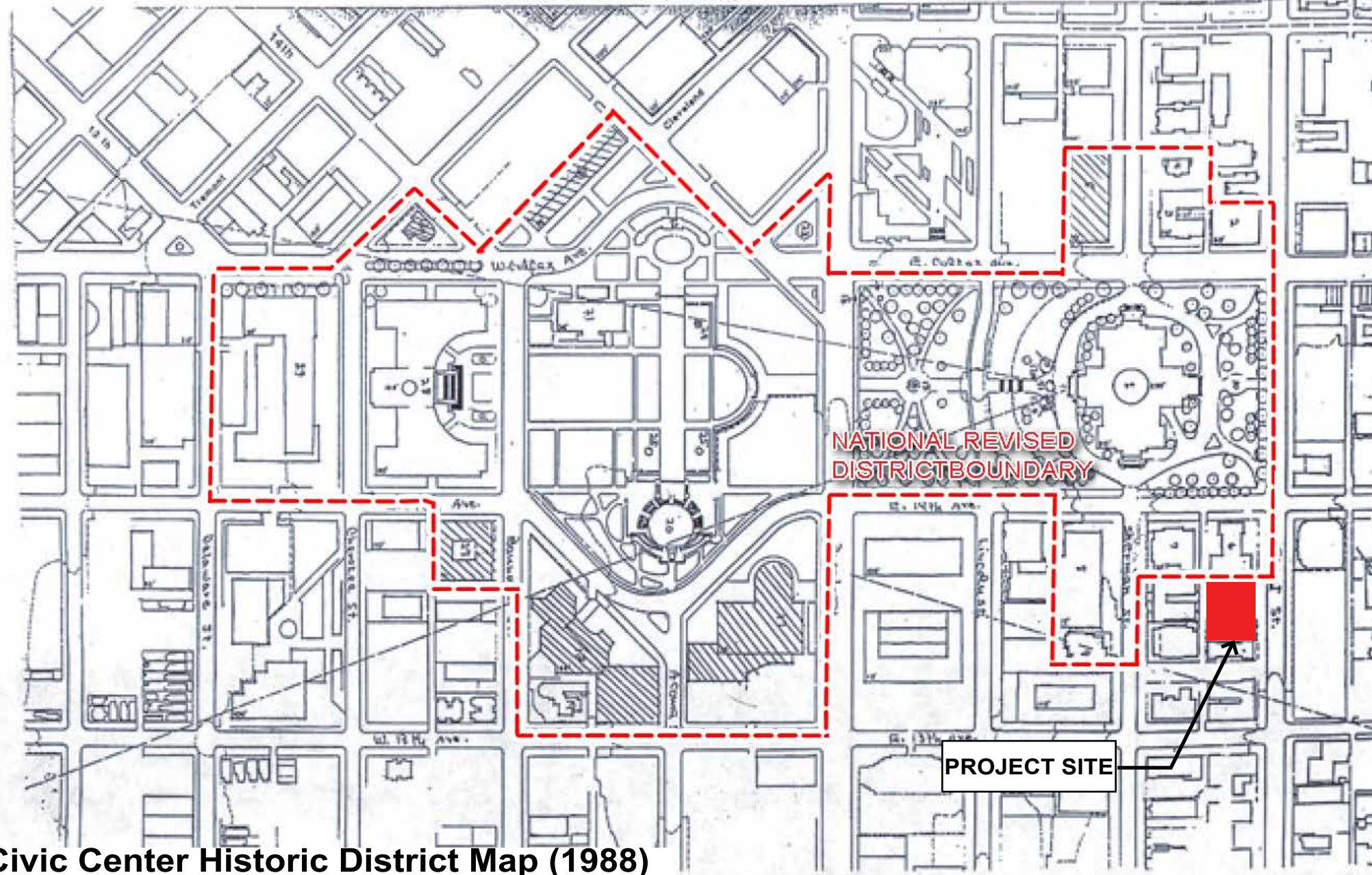
Barbara Sullen
State Historic Preservation Officer

9-23-88
Date

CIVIC CENTER HISTORIC DISTRICT
Denver County, Colorado

KEY
Contributing
Noncontributing
Revised Boundary (1988)

Map 3 of 5
Denver Planning Office
Scale - 1:200



Civic Center Historic District Map (1988)

Source: united states department of the interior nps
National Register of Historic Places 5dv.161_0 Pdf (pg.12)

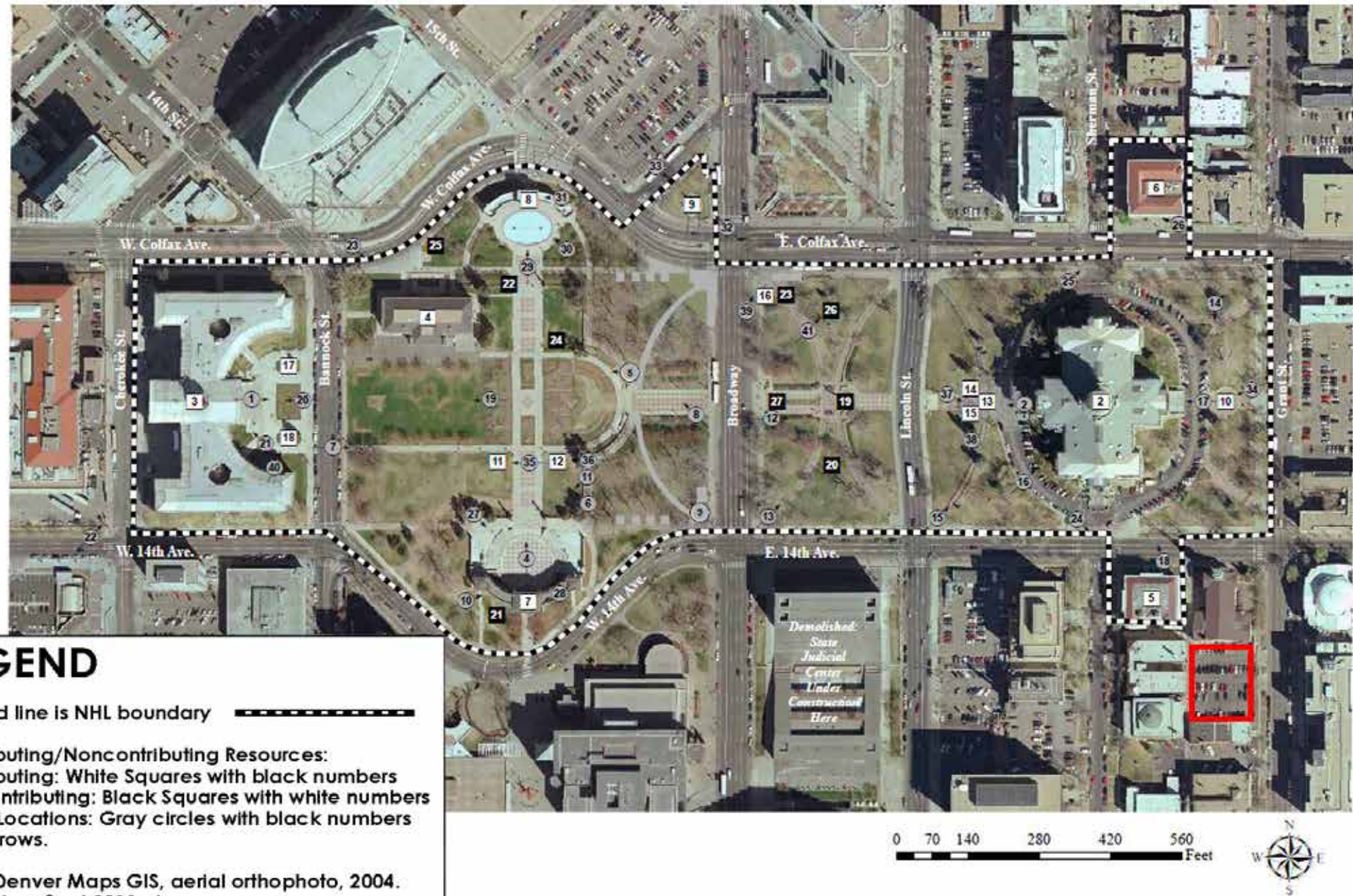


Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	CIVIC CENTER HISTORIC DISTRICT (DESIGNATION)
Submittal #1a	April 10, 2023	
		6 / 35

Historic Civic Center District Designation, con't.



Civic Center Historic District Map (2004/2011)

Source: united states department of the interior nps



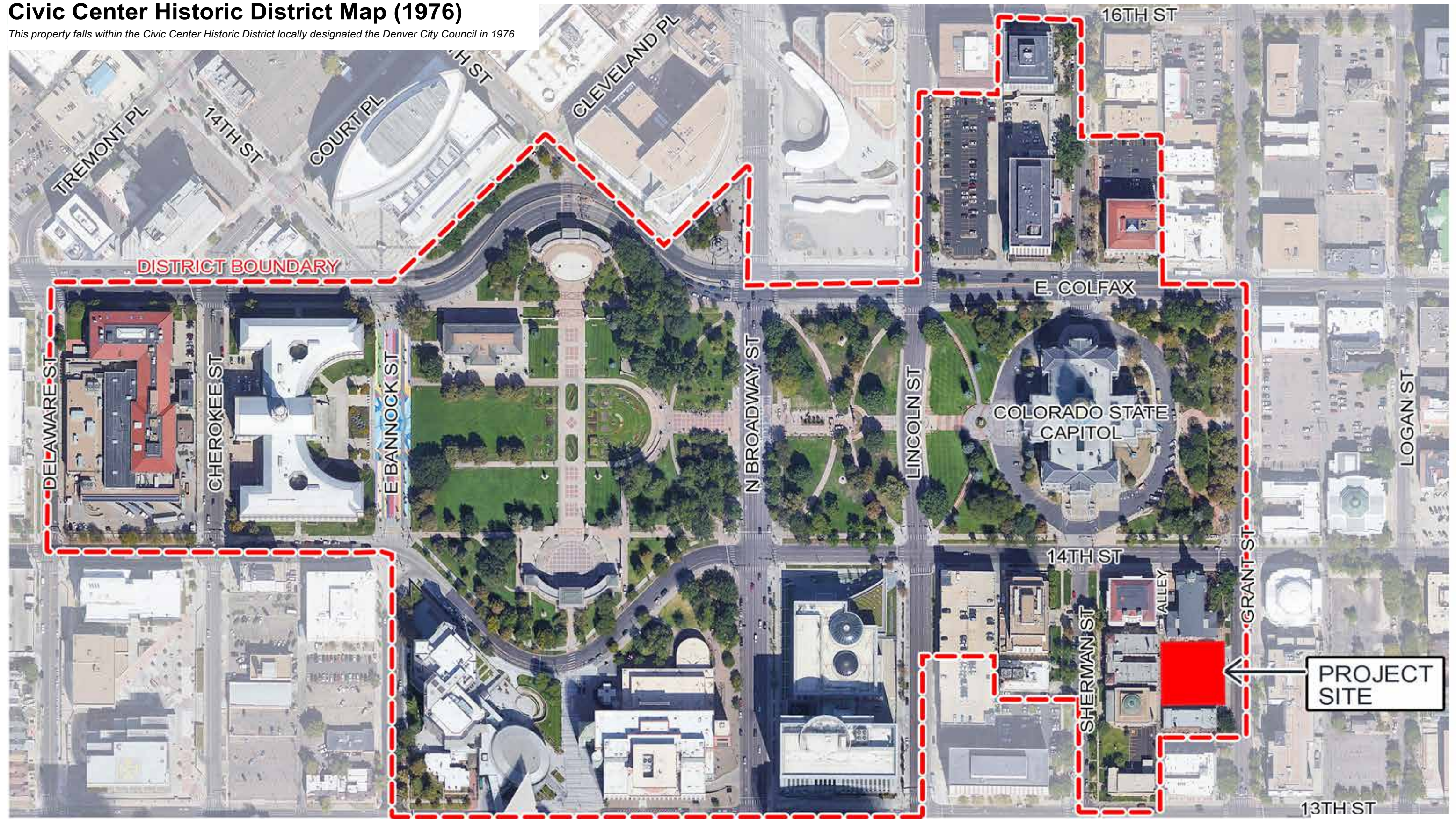
Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	CIVIC CENTER HISTORIC DISTRICT (DESIGNATION)
Submittal #1a	April 10, 2023	
		7 / 35

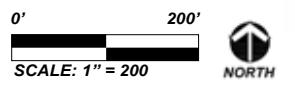
Civic Center Historic District Map (1976)

This property falls within the Civic Center Historic District locally designated the Denver City Council in 1976.

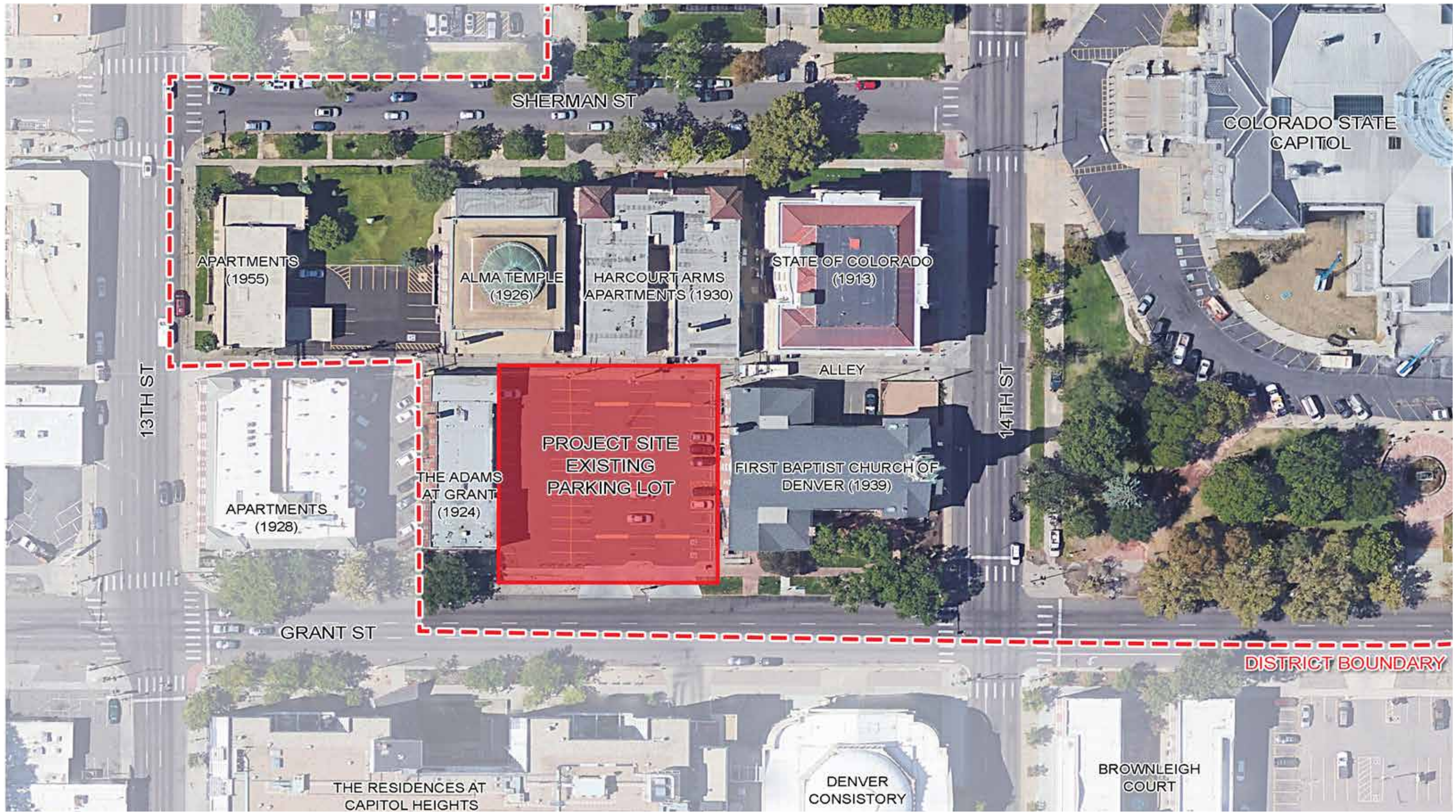


Grant Street Apartments

Landmark Preservation - Phase 1

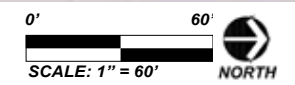


Submittal #1	April 4, 2023	CIVIC CENTER HISTORIC DISTRICT (DENVER)
Submittal #1a	April 10, 2023	
		8 / 35



Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	SITE CONTEXT MAP
Submittal #1a	April 10, 2023	
		9 / 35



① ON GRANT STREET LOOKING WEST



② ON GRANT STREET LOOKING WEST (AT PROJECT SITE)



③ ON GRANT STREET LOOKING NORTHWEST



④ ON GRANT STREET AT 13TH LOOKING NORTHWEST



⑤ ON GRANT STREET LOOKING NORTHEAST



⑥ ON GRANT STREET LOOKING EAST



⑦ ON GRANT STREET LOOKING EAST (AT 14TH)



⑧ ON 14TH LOOKING SOUTHWEST TOWARDS PROJECT SITE

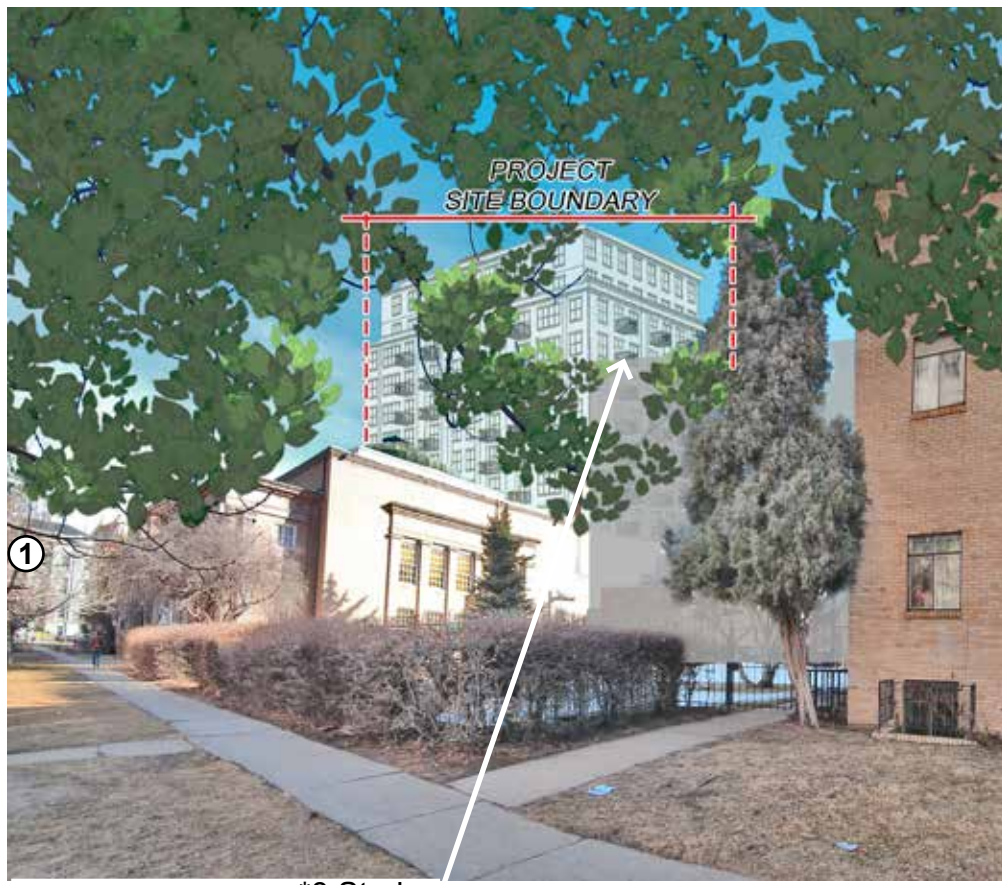


Grant Street Apartments

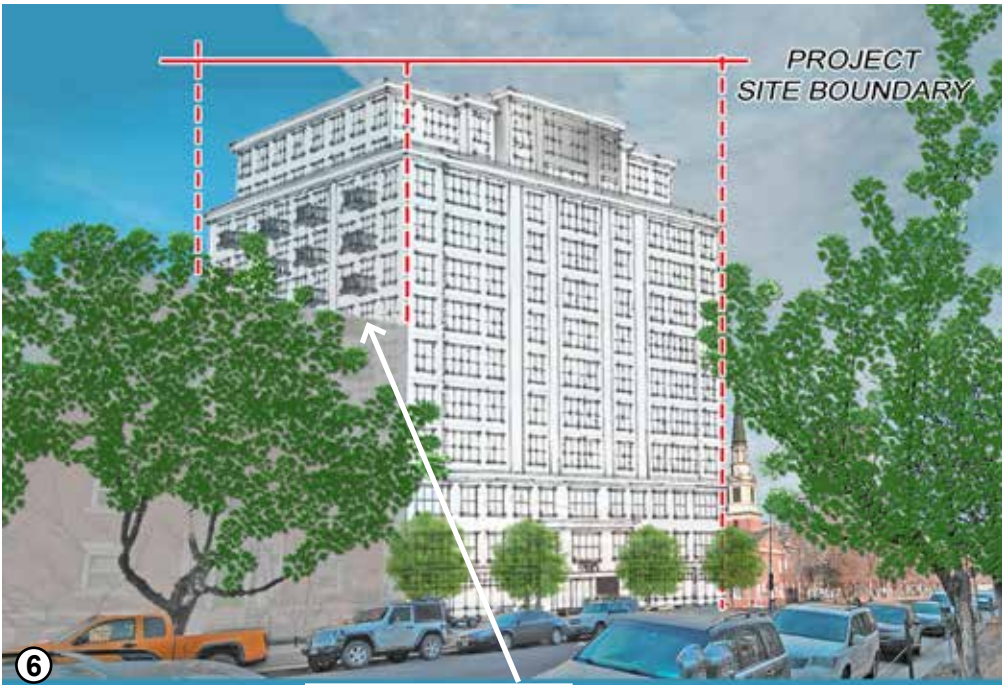
Landmark Preservation - Phase 1



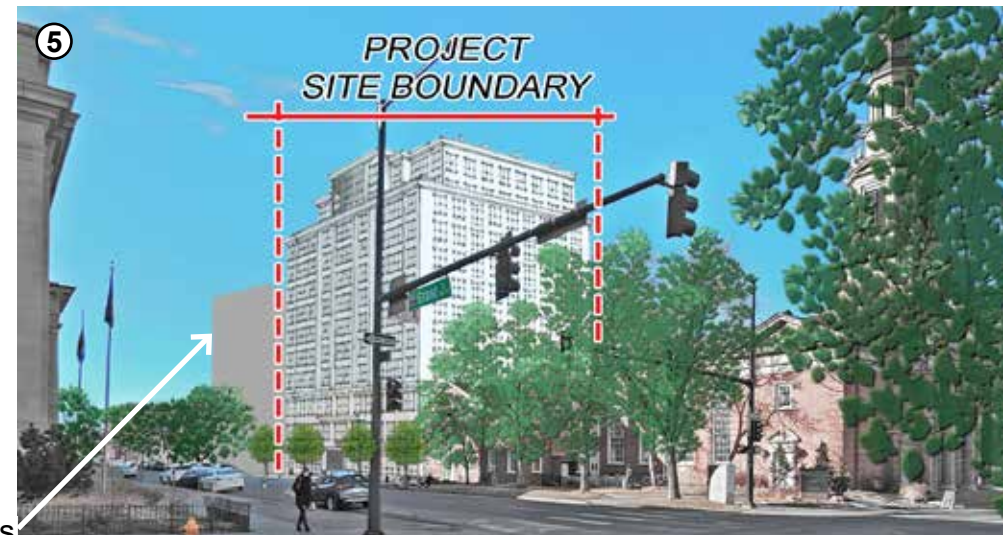
Submittal #1	April 4, 2023	SITE CONTEXT PHOTOS
Submittal #1a	April 10, 2023	
		10 / 35



*8 Stories
Allowed by Zoning



*8 Stories
Allowed by Zoning



*8 Stories
Allowed by Zoning



*8 Stories
Allowed by Zoning

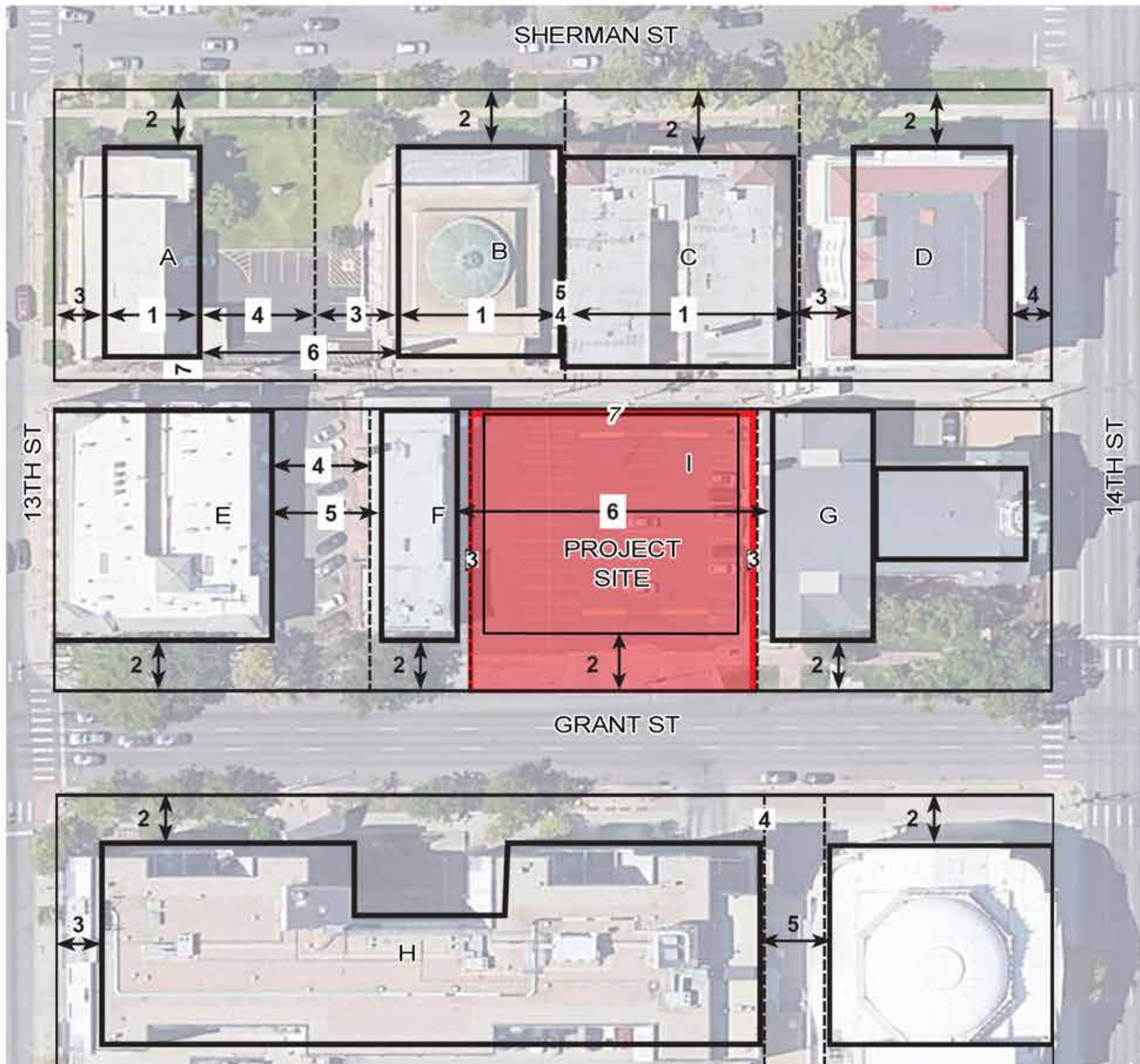


Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	SITE CONTEXT PROJECT LOCATION
Submittal #1a	April 10, 2023	
		11 / 35



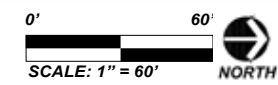
ADDRESS	1-FOOTPRINT	2-FRONT SETBACK	3-SIDE SETBACK	4-SIDE SETBACK
A. 1332 N SHERMAN ST	4,000 SF	16'	9.5'	78'
B. 1340 N SHERMAN ST	8,575 SF	11'	40'	2'
C. 1350 N SHERMAN ST	12,450 SF	9.1'	6'	3.3'
D. 210 E 14TH AVE	10,150 SF	16.8'	28'	6.5'
E. 1309 N GRANT ST	10,656 SF	10'	0'	51.3'
F. 1329 N GRANT ST	4,900 SF	10'	5.7'	2'
G. 230 E 14TH ST	11,365 SF	10'	5.7'	7.7'
H. 1300 N GRANT ST	38,000 SF	10'	7.0'	0'
I. 1370 N GRANT ST	14,000 SF	10'	10'	10'

ADDRESS	5- BETWEEN BUILDINGS	6-BETWEEN BUILDING	7- REAR SETBACK
A. 1332 N SHERMAN ST	N/A	115'	5.3'
B. 1340 N SHERMAN ST	115'	8'	1.9'
C. 1350 N SHERMAN ST	8'	31'	0'
D. 210 E 14TH AVE	31.3'	N/A	12.6'
E. 1309 N GRANT ST	57'	N/A	0'
F. 1329 N GRANT ST	57'	152'	0'
G. 230 E 14TH ST	N/A	152'	6.1'
H. 1300 N GRANT ST	33'	N/A	0'
I. 1370 N GRANT ST	N/A	154.23'	1'

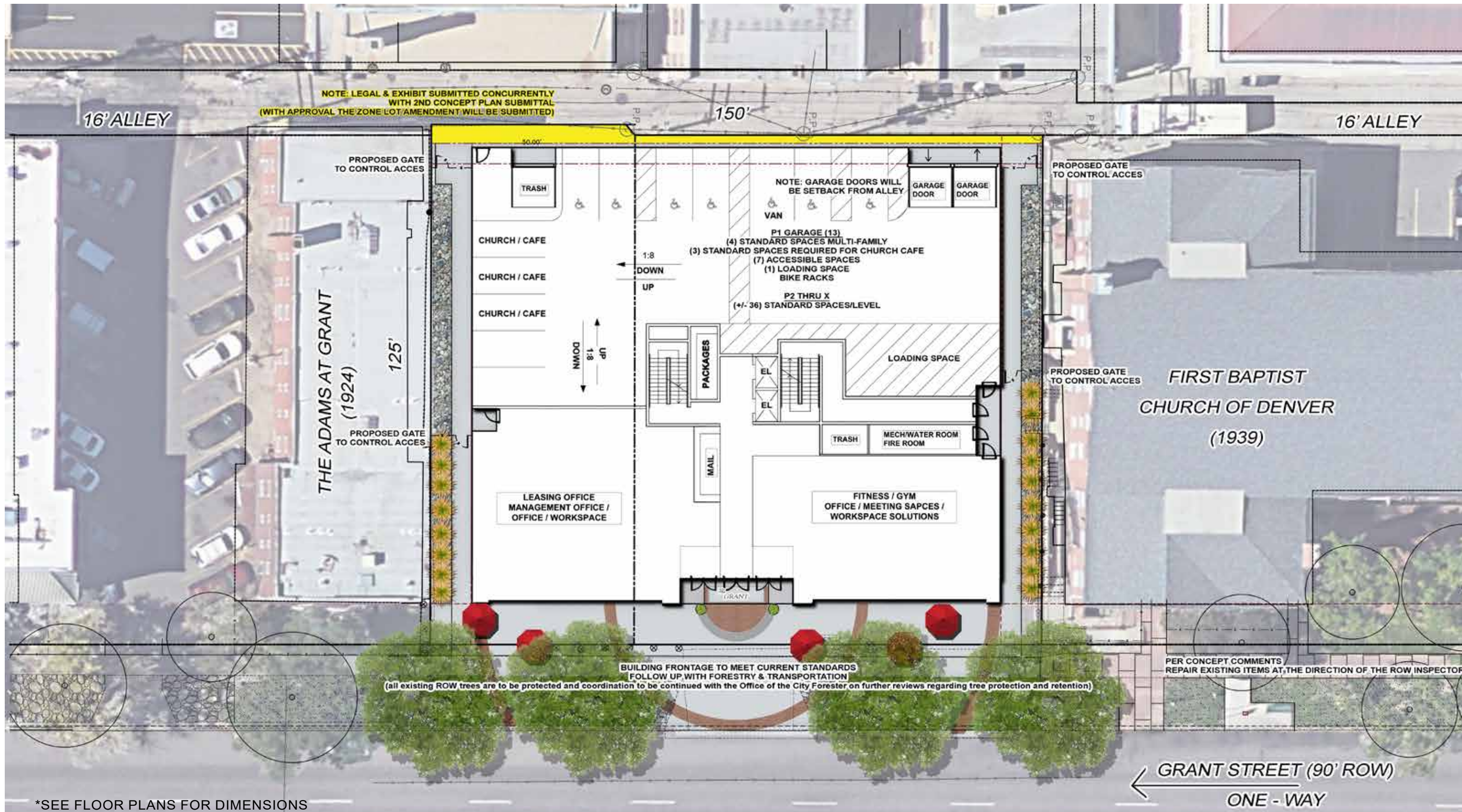


Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED GROUND PLAN COMPABILITY
Submittal #1a	April 10, 2023	
		12 / 35

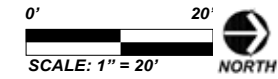


*SEE FLOOR PLANS FOR DIMENSIONS

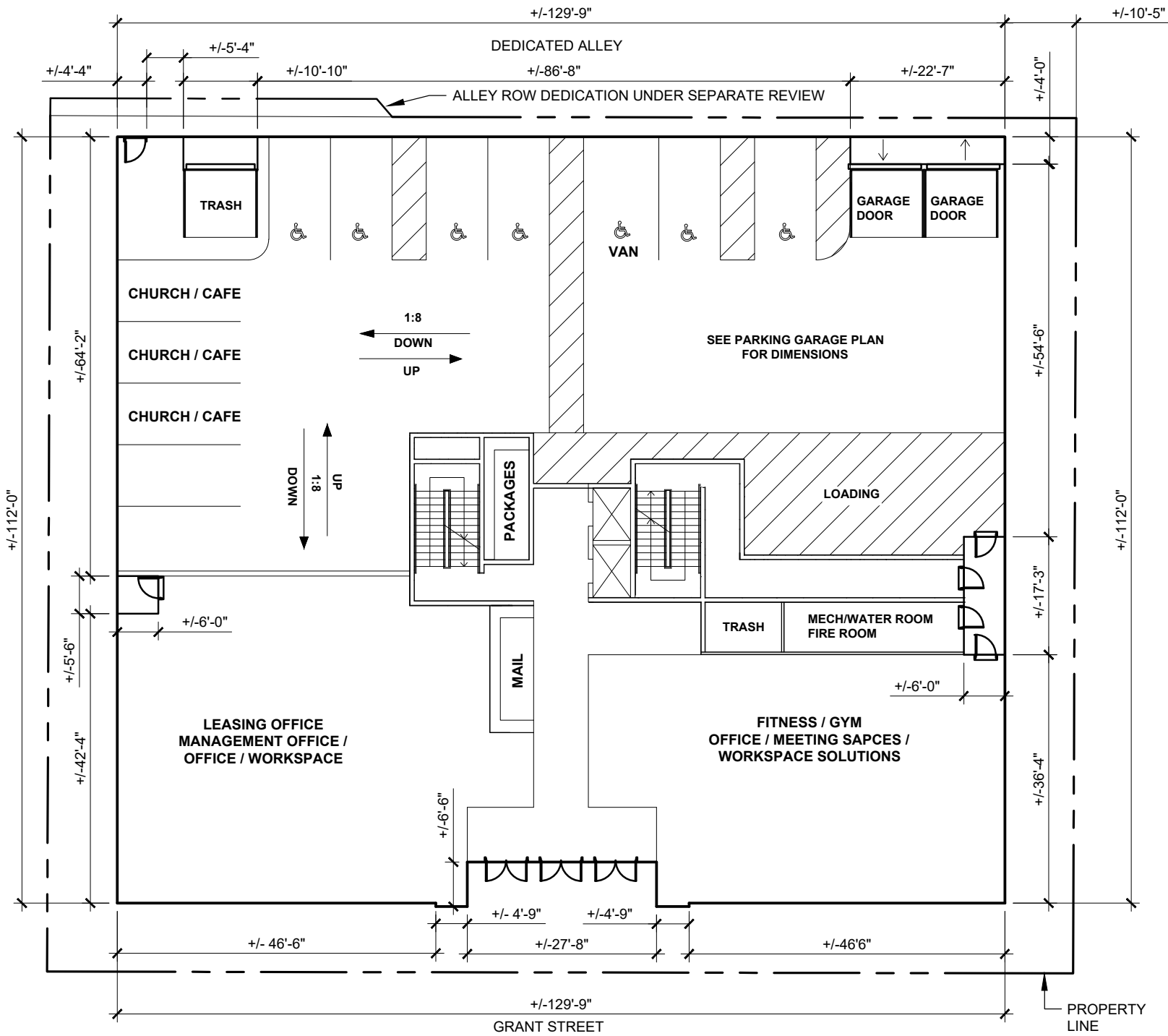


Grant Street Apartments

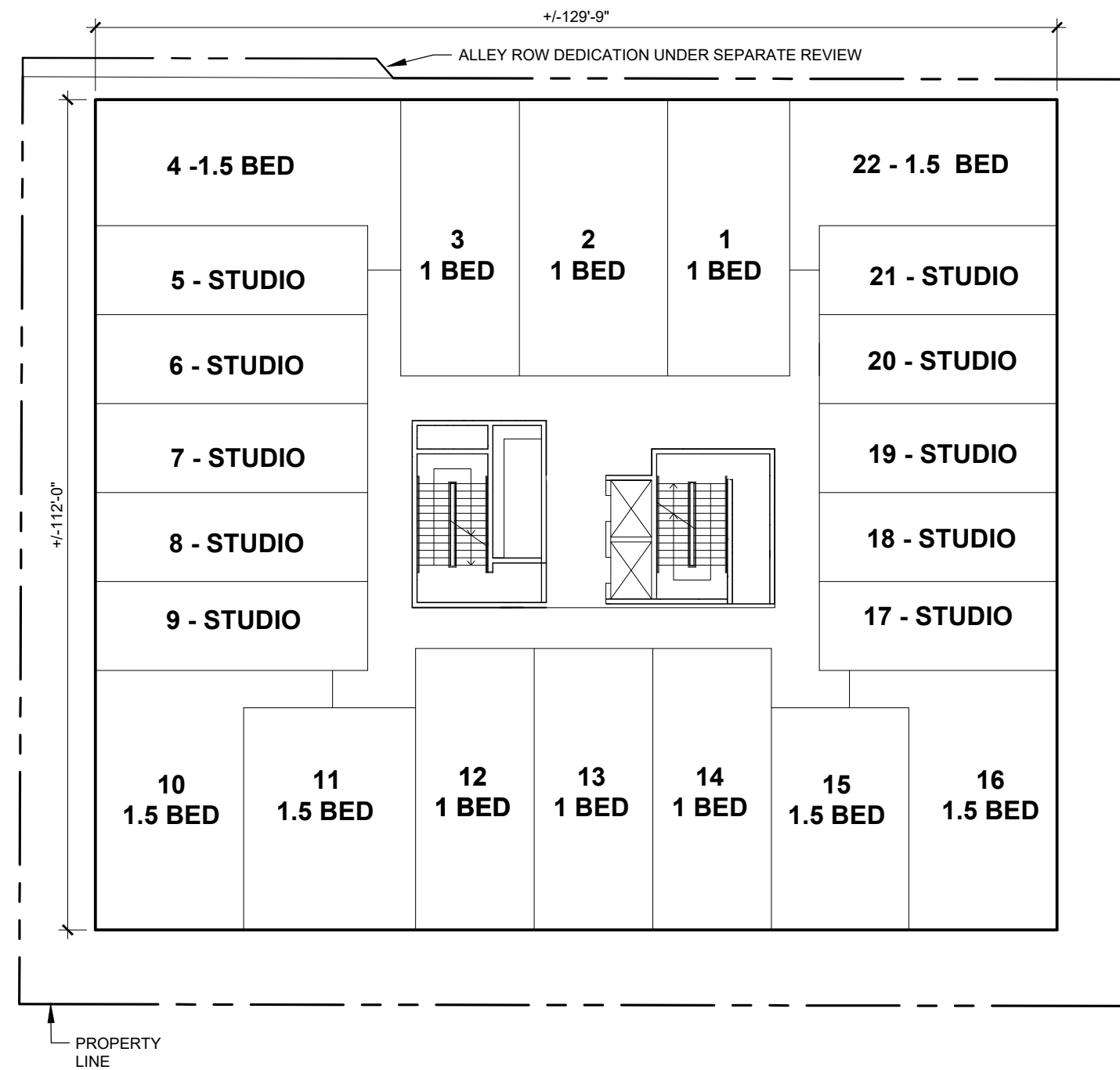
Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED SITE PLAN
Submittal #1a	April 10, 2023	
		13 / 35



First Floor



Floor: 2 - 10

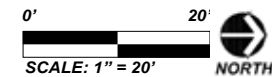
Unit Counts

9 Floors x 22 Units = 198 Units

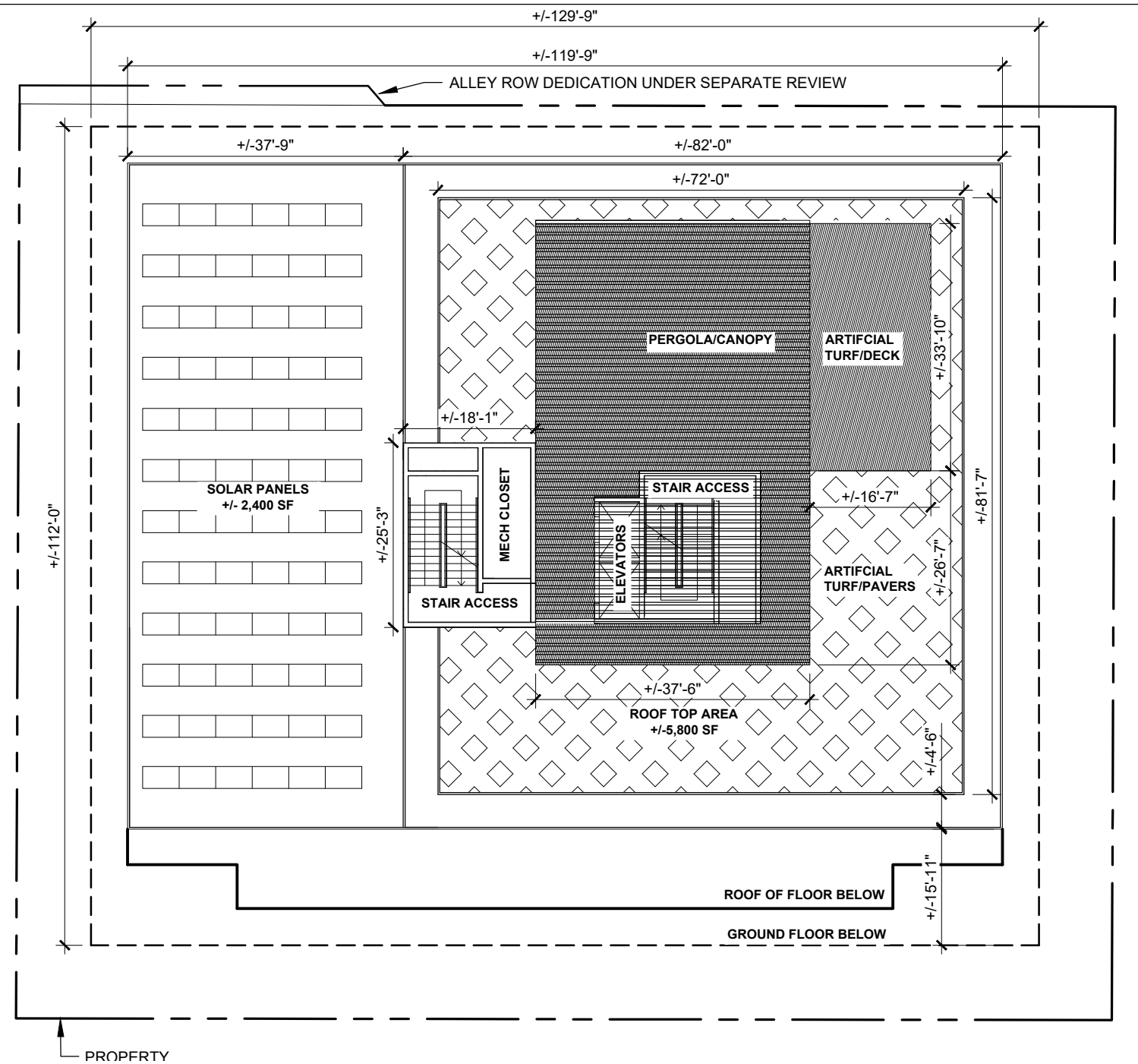
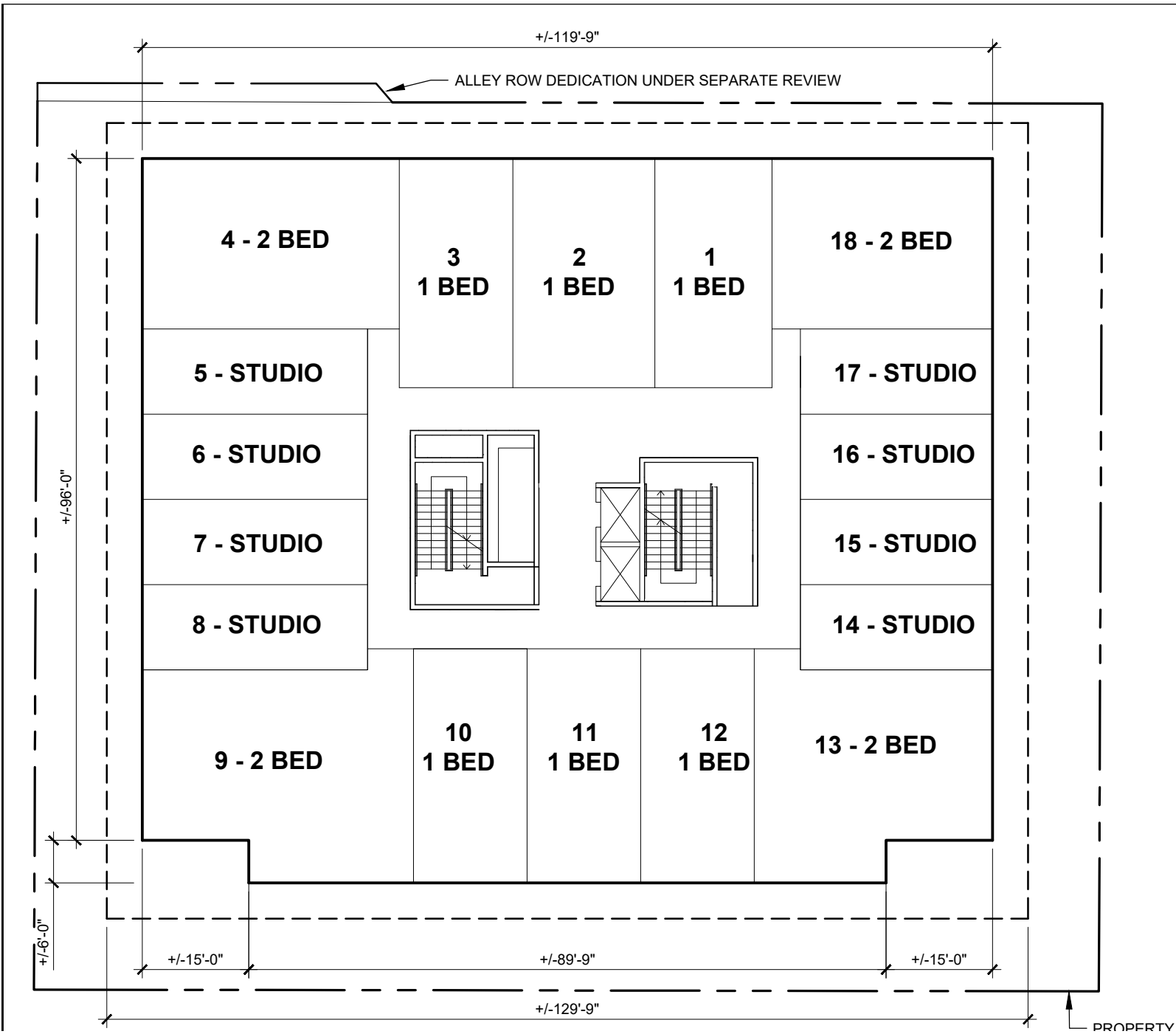


Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED FLOOR PLANS (GROUND - 10TH FLR)
Submittal #1a	April 10, 2023	
		14 / 35



Floors: 11 - 12

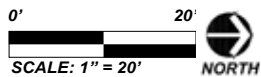
Unit Counts

2 Floors x 18 Units = 36 Units

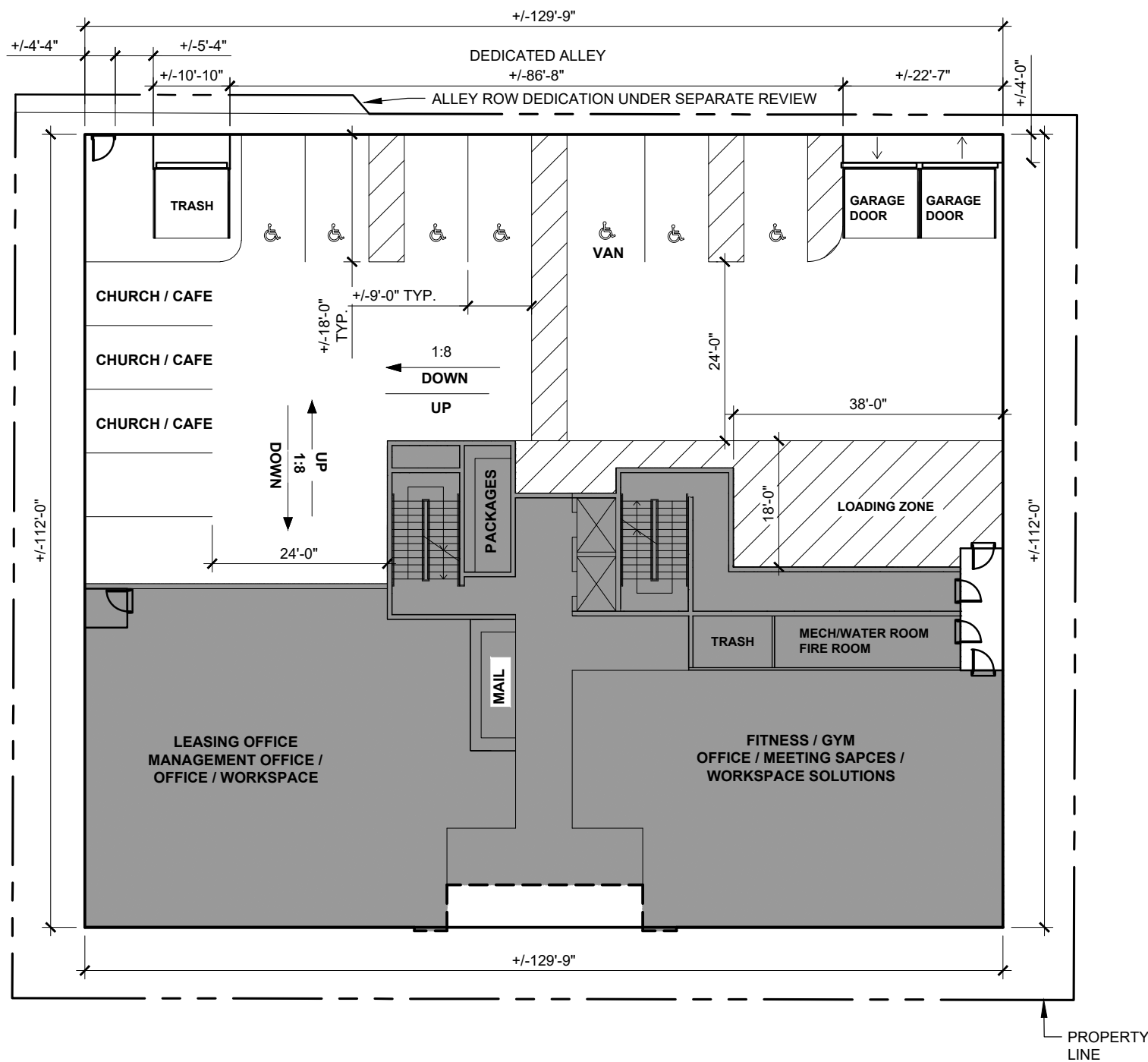
Roof Plan



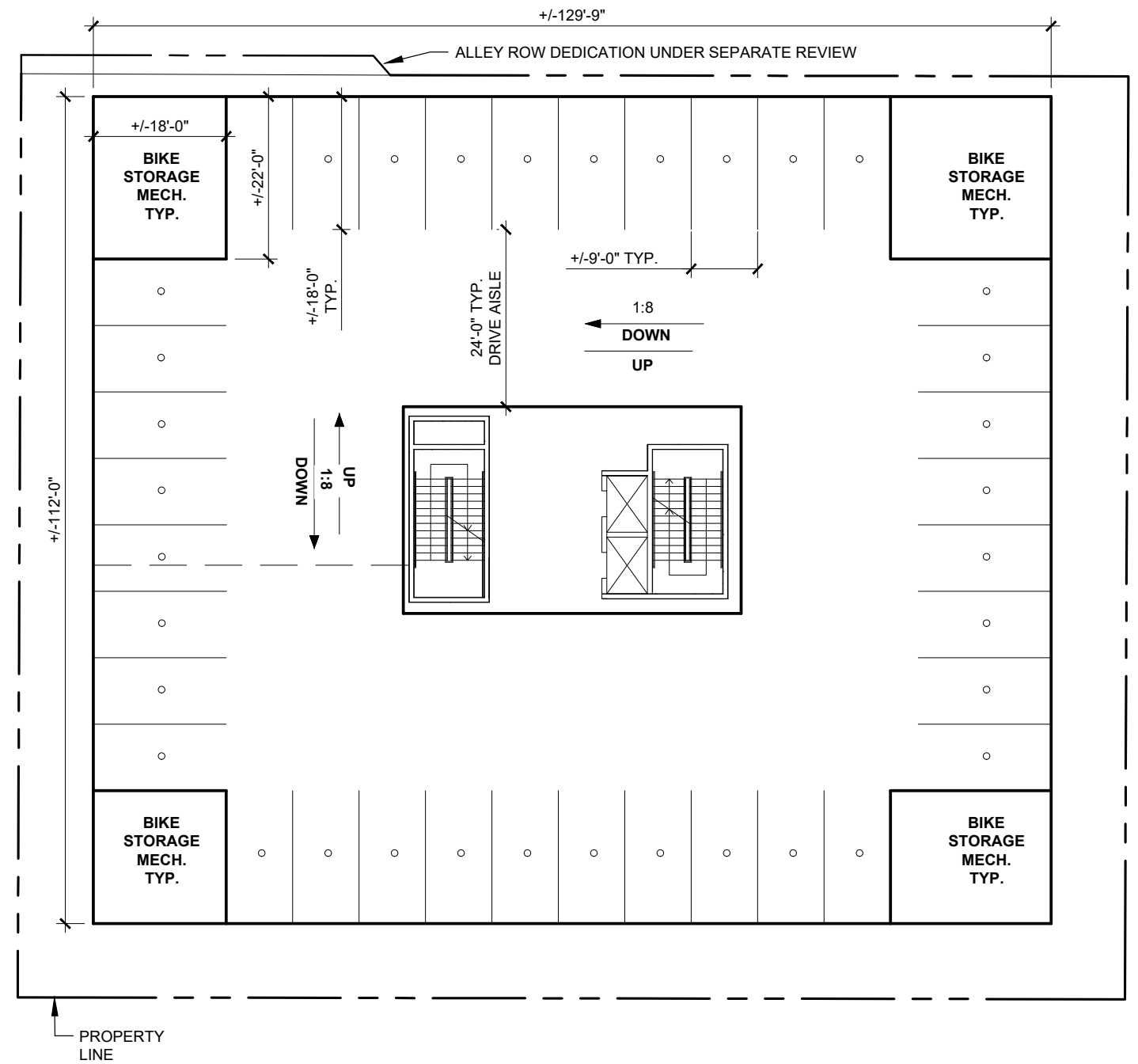
Grant Street Apartments
Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED FLOOR PLAN (11TH - ROOF DECK)
Submittal #1a	April 10, 2023	
		15 / 35



Parking: Ground Floor
 Parking Counts
 Handicap, Church / Cafe and Loading Spaces

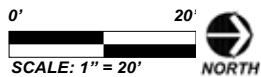


Parking: P2 - P5
 Parking Counts
 +/- 36 Spacs / Floor

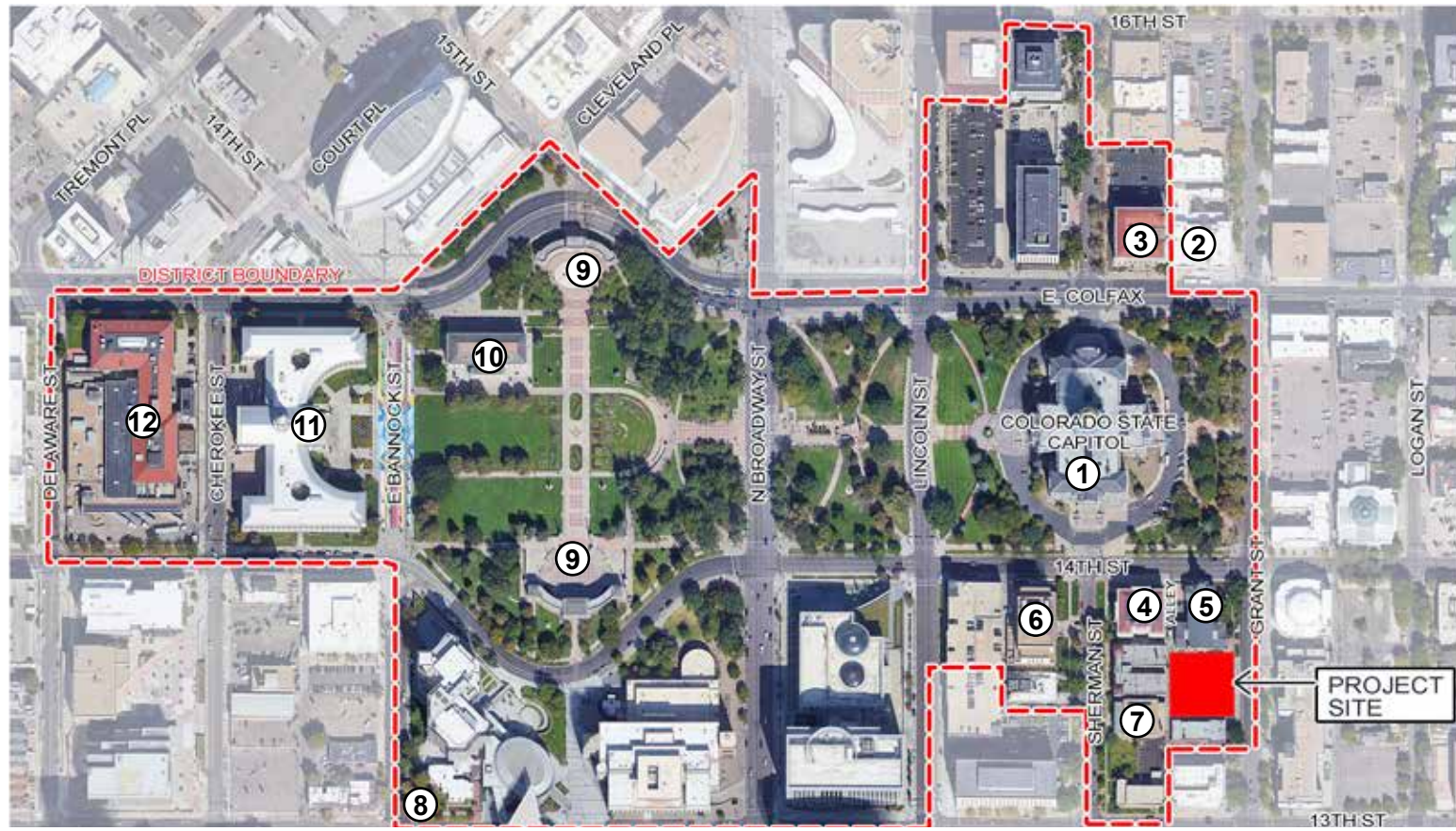


Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED PARKING (UNDERGROUND)
Submittal #1a	April 10, 2023	
		16 / 35



Contributing Structures *Influential Design Features

1. Colorado State Capitol (1890-1894) *Window Pattern / Prominent Entry / Civic influence
2. Argonaut Hotel-Argonaut Apartments (1913) *Prominent Entry
3. State Office Building (1919) *Setback upper floors/Emphasized building divisions (base, mid, cap)
4. State Museum Building (1915) *Window Pattern / Prominent Entry / Cornice Detail
5. First Baptist Church (1938)*Directly adjacent to project site
6. State Capitol Annex (1938-1939) *Window Pattern / Prominent Entry / Civic influence
7. State Power Plant (1939) NOT SHOWN
8. Byers Evans House (1883)
9. Greek Theater / Voorhies Memorial Gateway (1919)
10. Old Denver Public Library-Water Board Building - Treasury (1910) *Window Pattern / Civic influence
11. Denver City and County Building (1932) *Window Pattern / Prominent Entry / Civic influence
12. United States Mint (1904)

Contributing shall mean a structure or feature that adds to the historic, architectural, geographic, or cultural significance of a structure for preservation or a structure in a district for preservation.



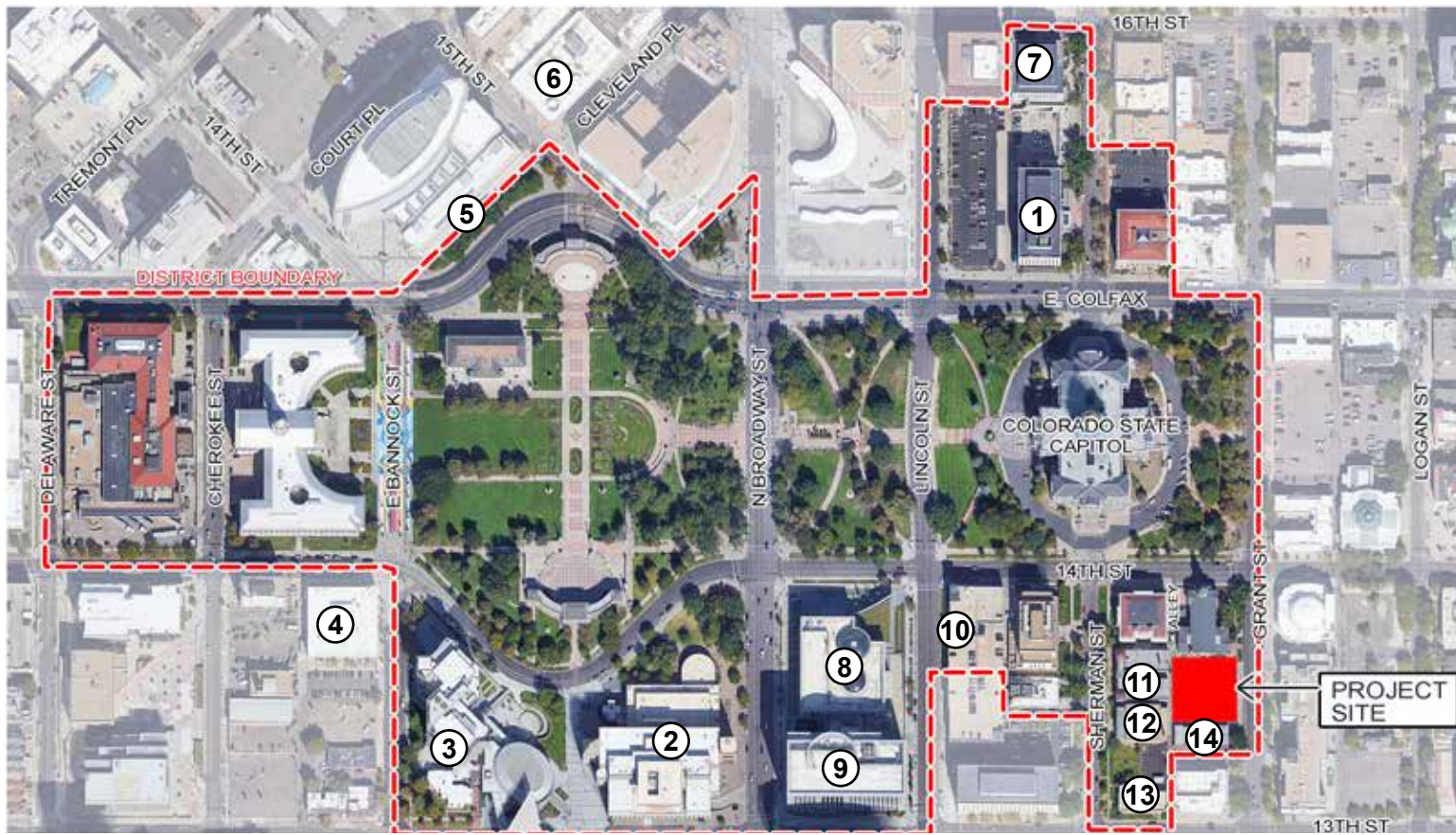
*Images outlined in red are considered inspiration and project precedent N.T.S.



Grant Street Apartments

Landmark Preservation - Phase 1

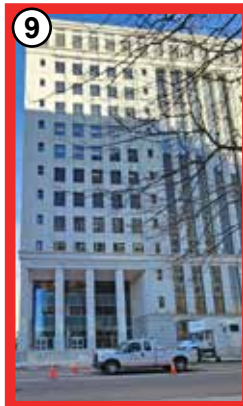
Submittal #1	April 4, 2023	COMPATIBILITY CONTRIBUTING STRUCTURES
Submittal #1a	April 10, 2023	
		17 / 35



Non-Contributing Structures **Influential Design Features*

1. State Service Building **Window Pattern / Prominent Entry / Civic influence*
2. Denver Public Library
3. Denver Art Museum
4. University of Denver Law Center/ City Offices **Window Pattern/ Civic influence*
5. Denver Metro Convention and Visitor's Bureau/Hospitality Center
6. University of Denver Classroom Building-City Annex #1
7. Colorado Department of Human Services **Mass/Form/Setback upper floors (cap) / Window Pattern*
8. Colorado Department of Law **Window Pattern / Prominent Entry / Civic influence*
9. Ralph L. Carr Colorado Judicial Center **Mass / Form / Window Pattern*
10. James Merrick State Parking Facility **Mass / Form / Window Pattern*
11. Harcourt Arms Apartments **Window Pattern / Vertical Detail*
12. Alma Temple
13. 1313 Sherman St Apartments
14. The Adams at Grant

Noncontributing shall mean a structure or feature that does not add to the historic, architectural, geographic, or cultural significance of a structure for preservation or a district for preservation.



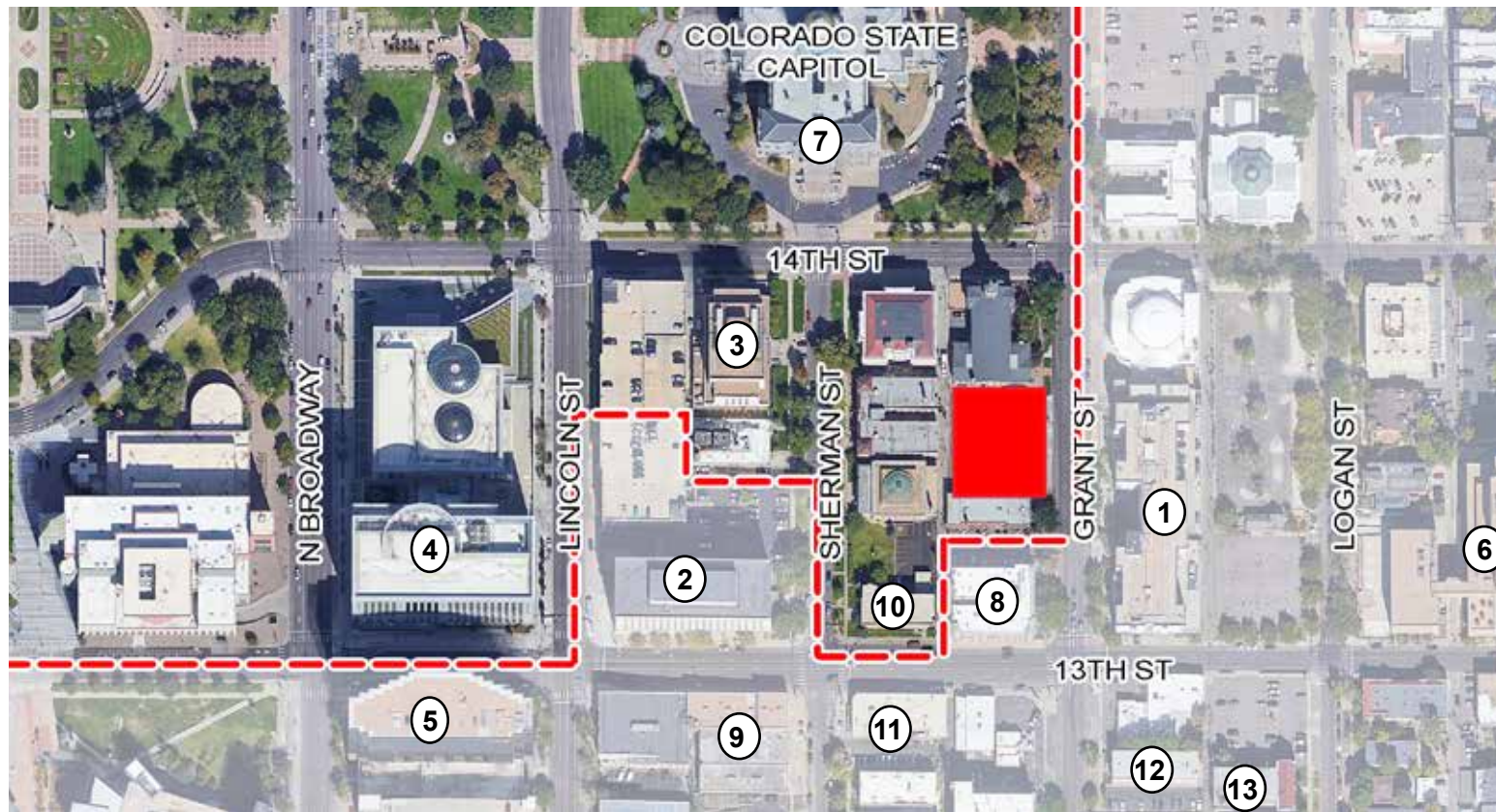
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Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	COMPATIBILITY NON-CONTRIBUTING STRUCTURES
Submittal #1a	April 10, 2023	
		18 / 35



Structures (8 Stories +Plus)

**Influential Design Features (Mass, Form, Context)*

1. 1350 Grant St. The Residence at Capitol Hights (8 stories) * Directly across the street from Project
2. Centennial Building (8 stories)
3. State Capitol Annex (8 stories)
4. Ralph L. Carr Colorado Judicial Center (8 stories)
5. 1290 Building Security Life Center (17 stories)
6. Penn Center (10 stories)
7. Colorado State Capitol (18 stories to the top of the dome)

Residential Buildings (Variety of Stories)

**Influential Design Features (Mass, Form, Context)*

8. Mercy Housing Aromor (4 stories) *Same block as Project
9. Capitol Square Apartments (6 stories)
10. 1313 Sherman St Apartments (2 stories)
11. 1260 Sherman St The Kerouac (3 stories)
12. Grant Lee Apartments (4 stories)
13. Norwich Apartments (4 stories)



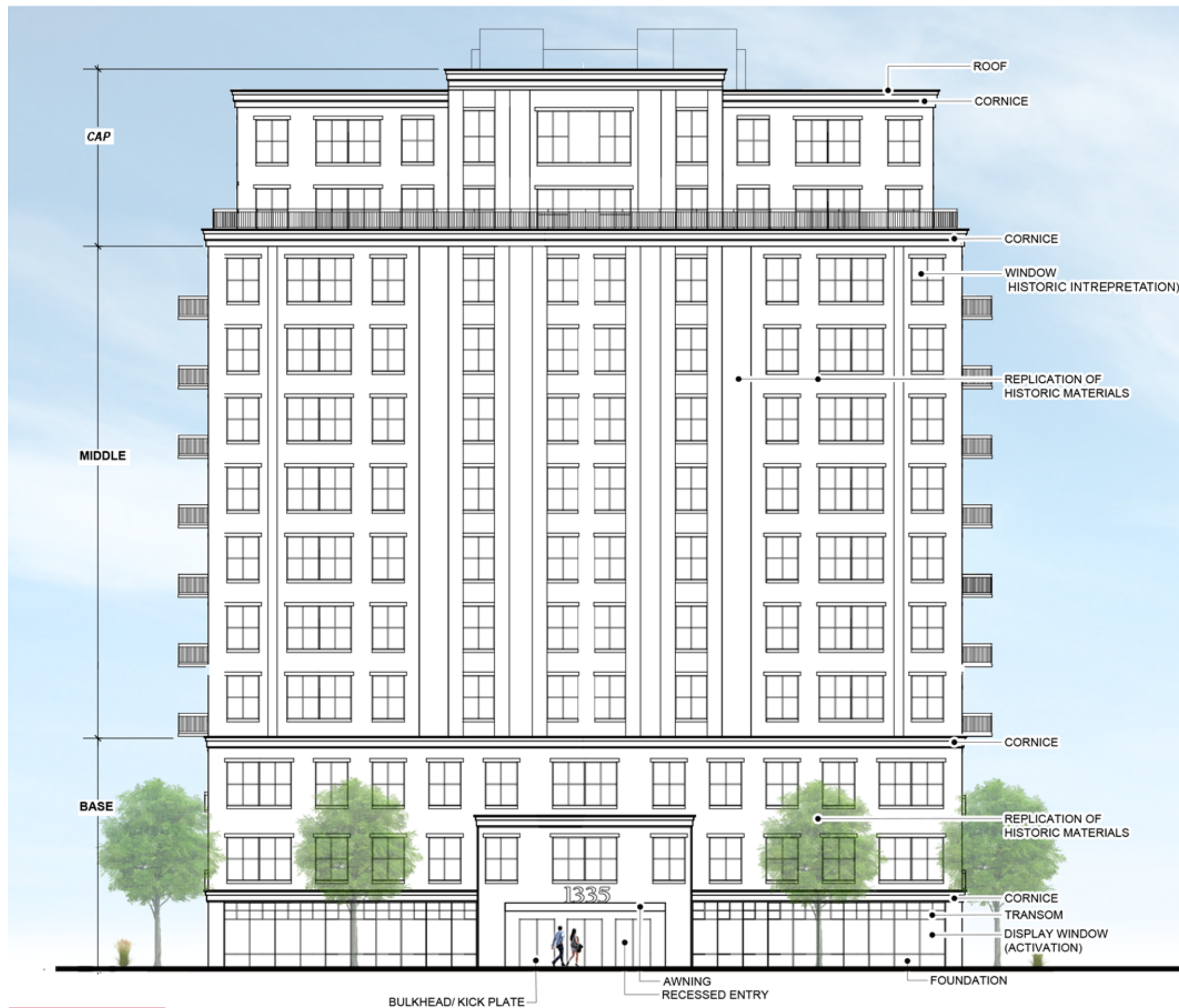
Images outlined in red are considered inspiration and project precedent* **N.T.S. 



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	COMPATIBILITY RELATABLE STRUCTURES
Submittal #1a	April 10, 2023	
		19 / 35



FEATURES:

In developing the building form, mass and context the following features are integrated into the design concept presented:

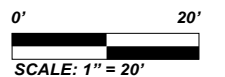
1. Compatible with the existing historic lot coverage pattern
 - Meet lot width and lot depth
2. Provide a general pattern of open space compatible with the existing historic pattern
3. Minimal visibility of communications, utility and mechanical equipment
4. Parking in the rear
5. Reflect established setback and open space pattern
6. The primary entrance faces the street
7. Building division into “base, middle, and cap”
8. Respect to typical features and rhythms of historic buildings, using similar proportions and dimensions:
 - Foundation Heights
 - Floor to Floor Heights
 - Window locations, proportions, and recess in the walls
 - Entry Location
 - Use of courses and decorative roof cornices
9. Same grade as historic buildings on adjacent lots
8. Facade reflects proportions of height to width
9. Vertical and Horizontal articulation
 - Shift in wall plane
 - Different materials on first through third floors to reduce the apparent scale and mass
9. Reflects mass and form similar to other buildings in the district
10. Neutral design that uses both simplified historic and contemporary design
11. Window and door details reflect adjacent structures
12. Rhythm and alignment of similar structures
12. Windows reflect patterns of structures in the district
13. The roof form is reflective of the structures in the district

*Design Guidelines for Denver Landmarks, Structures and Districts (Pages 21, 49-54, 73, 84, 99)



Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	COMPATIBILITY / DEFINING FEATURES
Submittal #1a	April 10, 2023	
		20 / 35



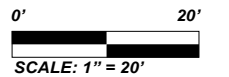
East Elevation (Front / Grant Street)

West Elevation (Rear / Alley)



Grant Street Apartments

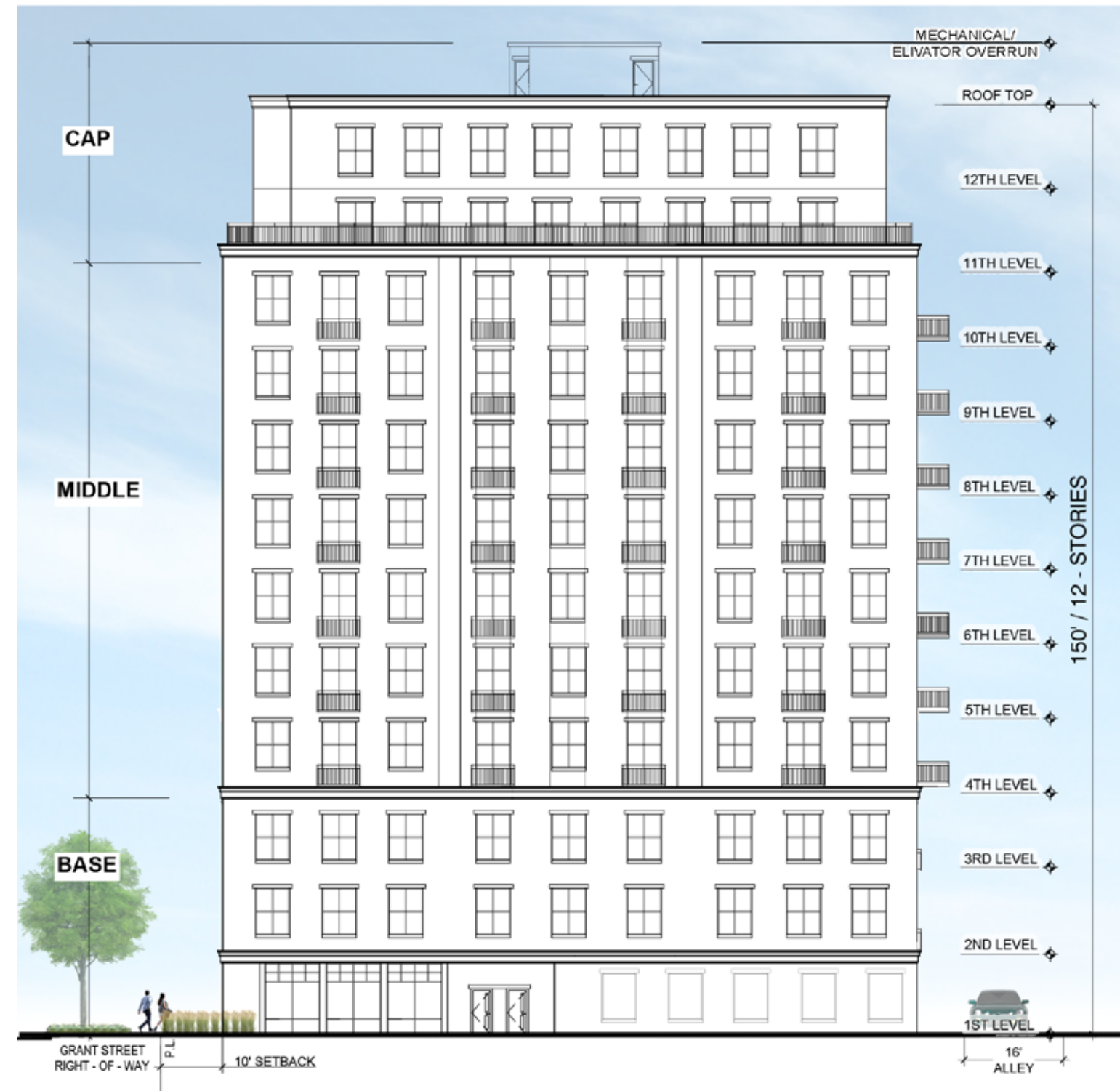
Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	ELEVATION EAST / WEST
Submittal #1a	April 10, 2023	
		21 / 35



South Elevation (13th Street)



North Elevation (14th Street)



Grant Street Apartments

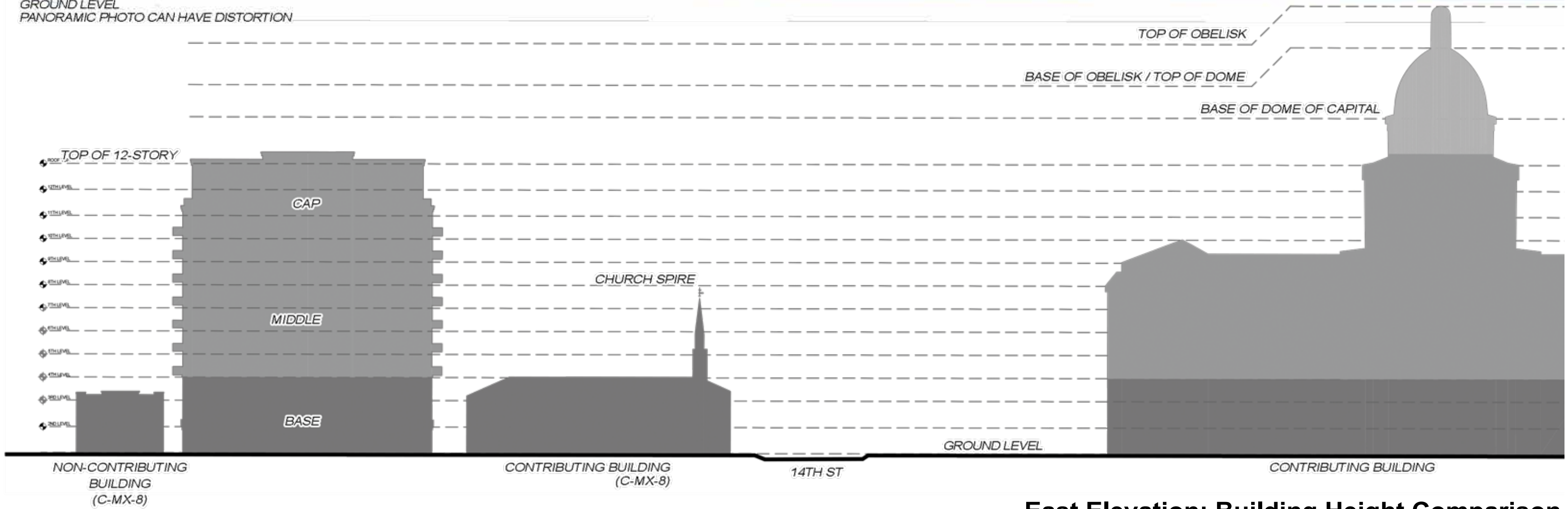
Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	ELEVATIONS SOUTH / NORTH
Submittal #1a	April 10, 2023	
		22 / 35



GROUND LEVEL
PANORAMIC PHOTO CAN HAVE DISTORTION

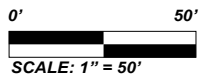


East Elevation: Building Height Comparison



Grant Street Apartments

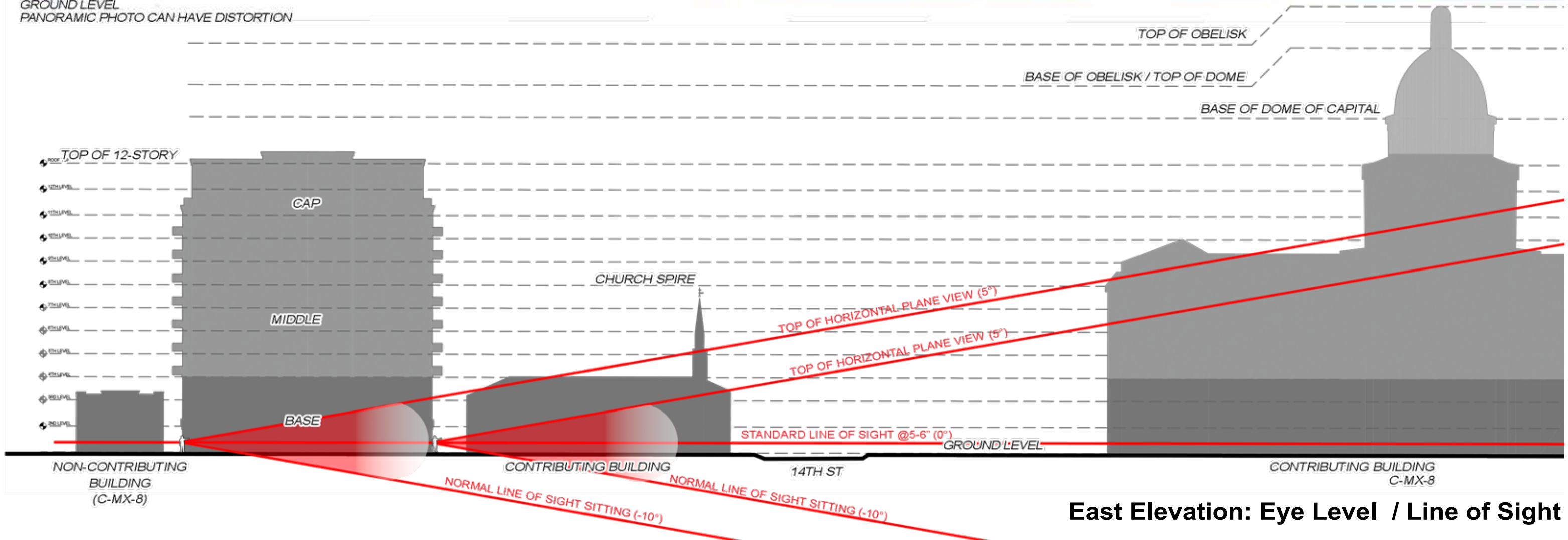
Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED STREETSCAPE DRAWINGS
Submittal #1a	April 10, 2023	
		23 / 35



GROUND LEVEL
PANORAMIC PHOTO CAN HAVE DISTORTION

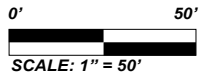


East Elevation: Eye Level / Line of Sight



Grant Street Apartments

Landmark Preservation - Phase 1



Submittal #1	April 4, 2023	PROPOSED STREETSCAPE LINE OF SIGHT
Submittal #1a	April 10, 2023	
		24 / 35



Looking North along Grant Street from "Eye Level"



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	PROPOSED ISOMETRIC
Submittal #1a	April 10, 2023	
		25 / 35



STANDARD LINE OF SIGHT @ 5'-6" (0°)

Looking Northwest across Grant Street from "Eye Level"



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	PROPOSED ISOMETRIC
Submittal #1a	April 10, 2023	
		26 / 35



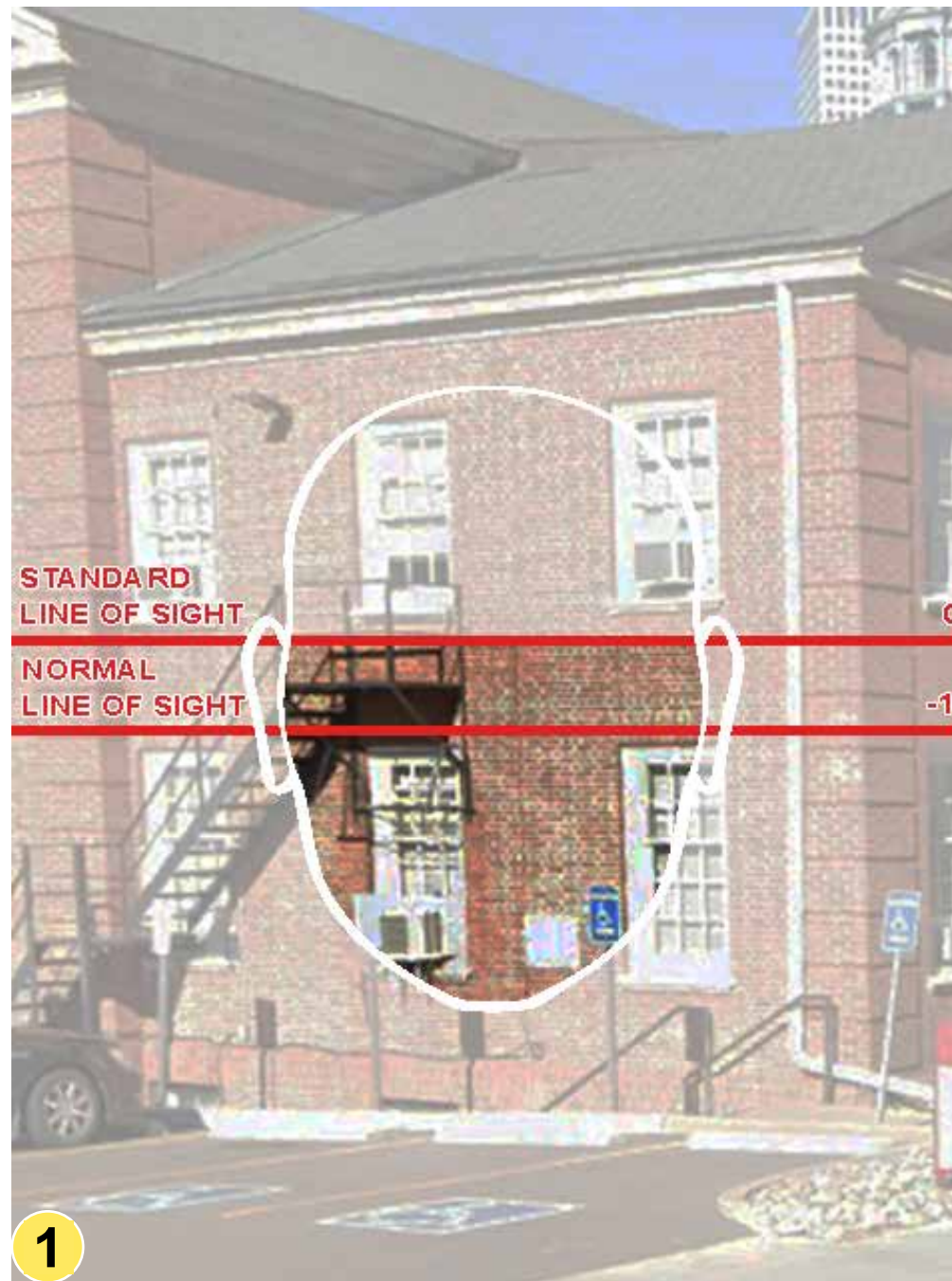
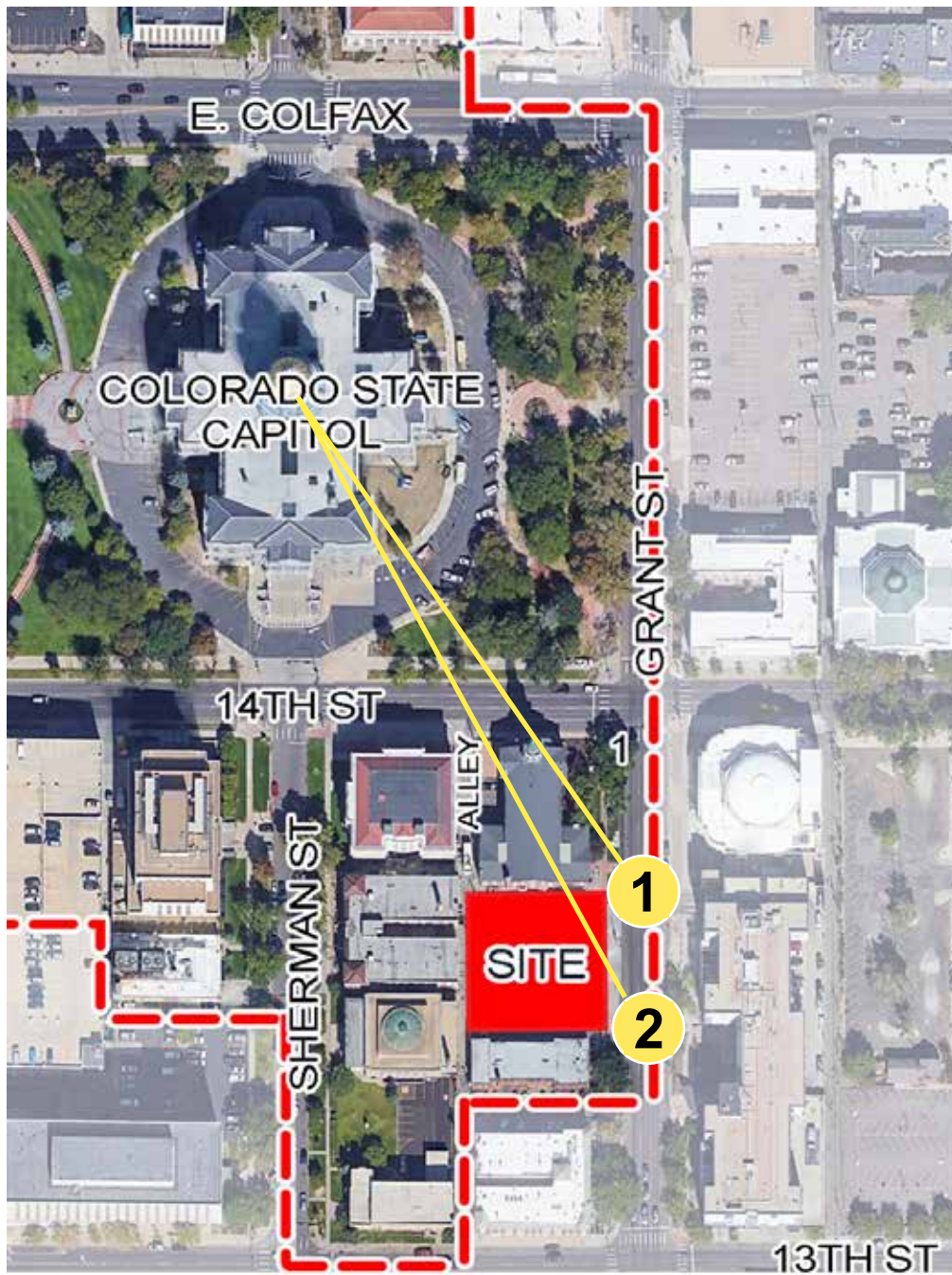
Looking North along Grant Street from above



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	PROPOSED ISOMETRIC
Submittal #1a	April 10, 2023	
		27 / 35



NOTE:

The following photos illustrate the “unofficial viewplane at eye level” of the Capital from various locations around the Grant Street project site.

This required criteria “unofficial viewplane at eye level” was shared with the Design Team by the LPC Staff in a meeting on March 30, 2023 as part of the review process.

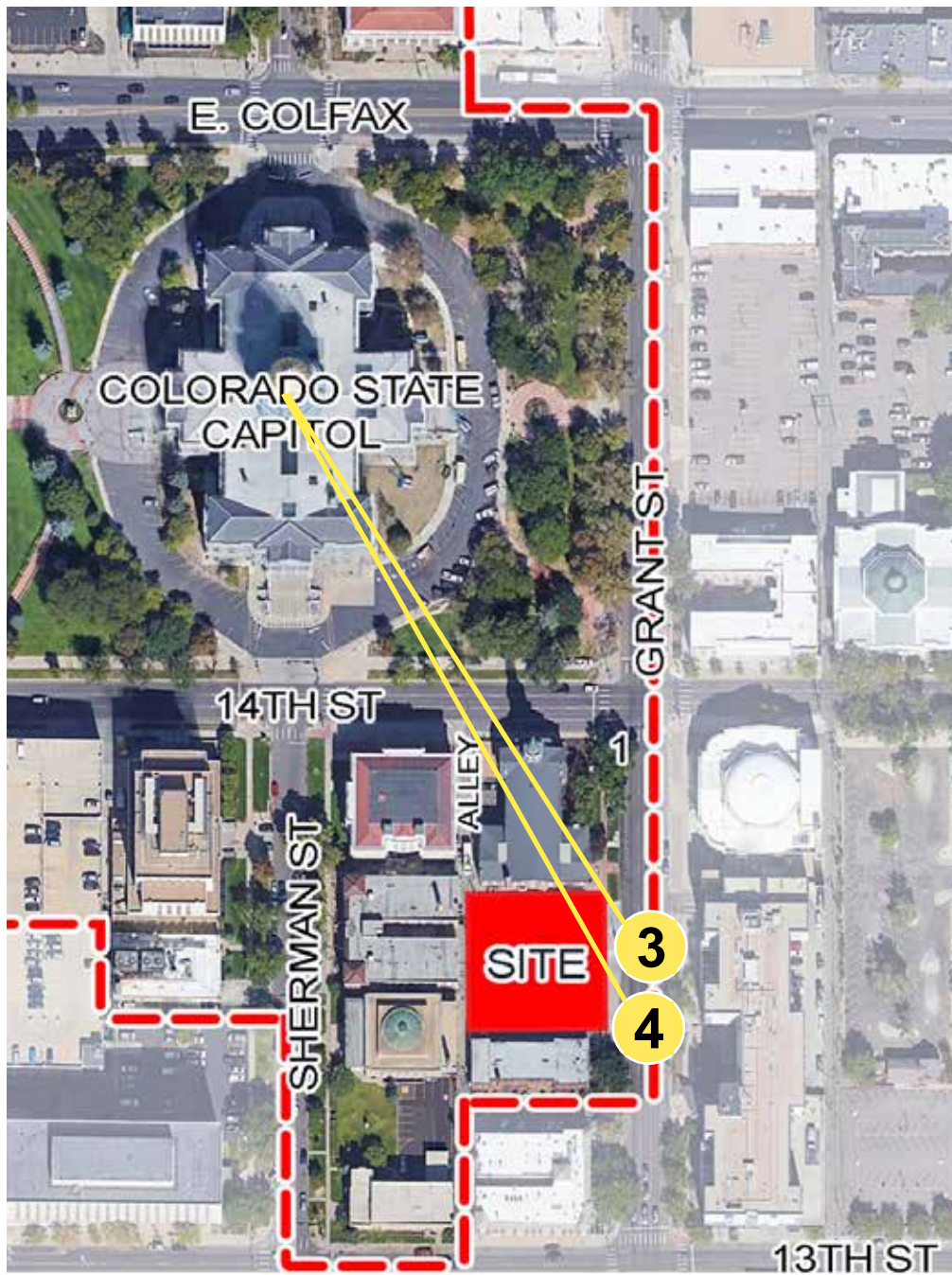
As you can see, the Capital is NOT in the “unofficial viewplane at eye level”. This is also known as the “Standard Line of Sight” while the “Normal Line of Sight” is less than 10 degrees which is important when walking the proposed site and development. The proposed structure will not block the “unofficial viewplane at eye level” of the Capital.



Grant Street Apartments

Landmark Preservation - Phase 1

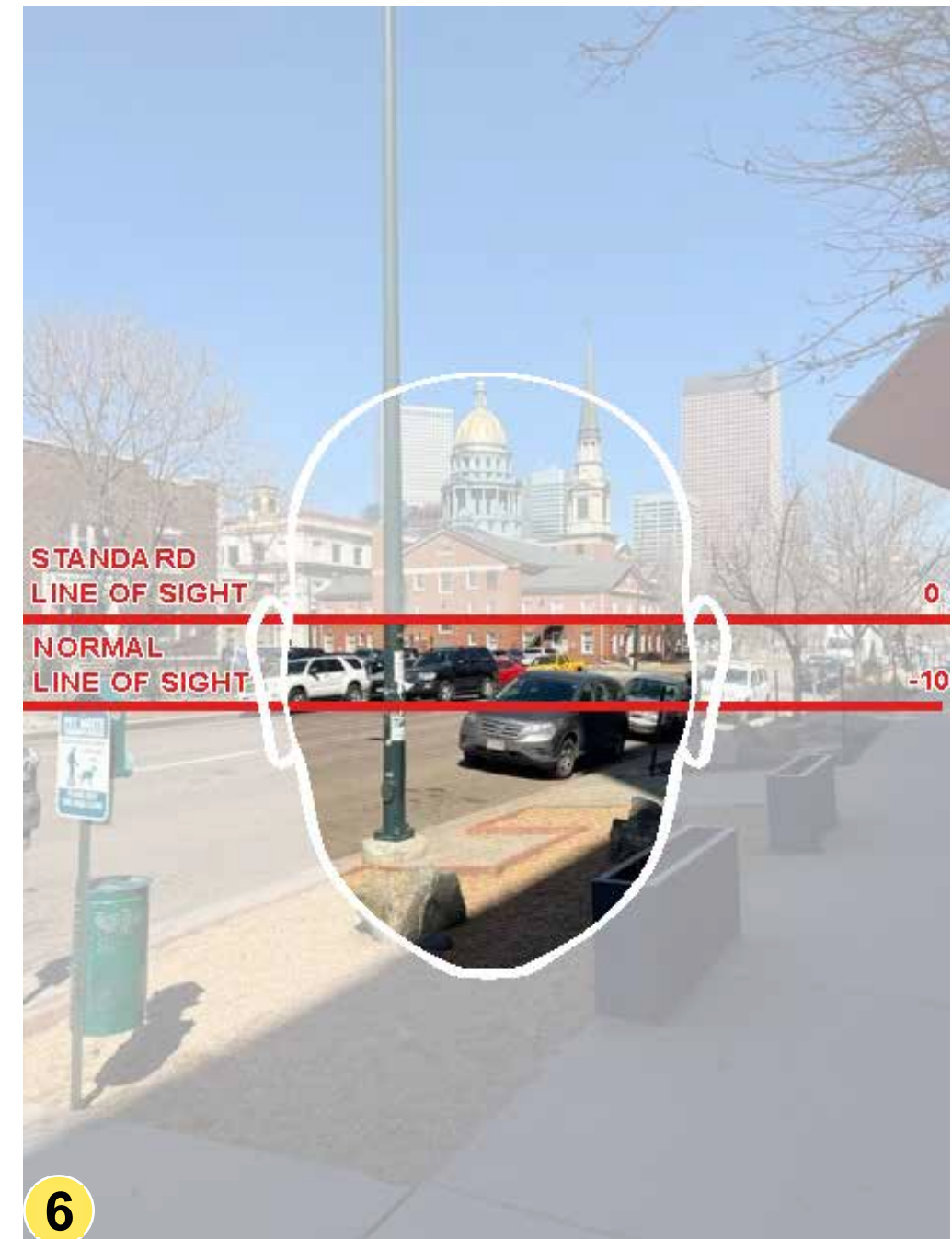
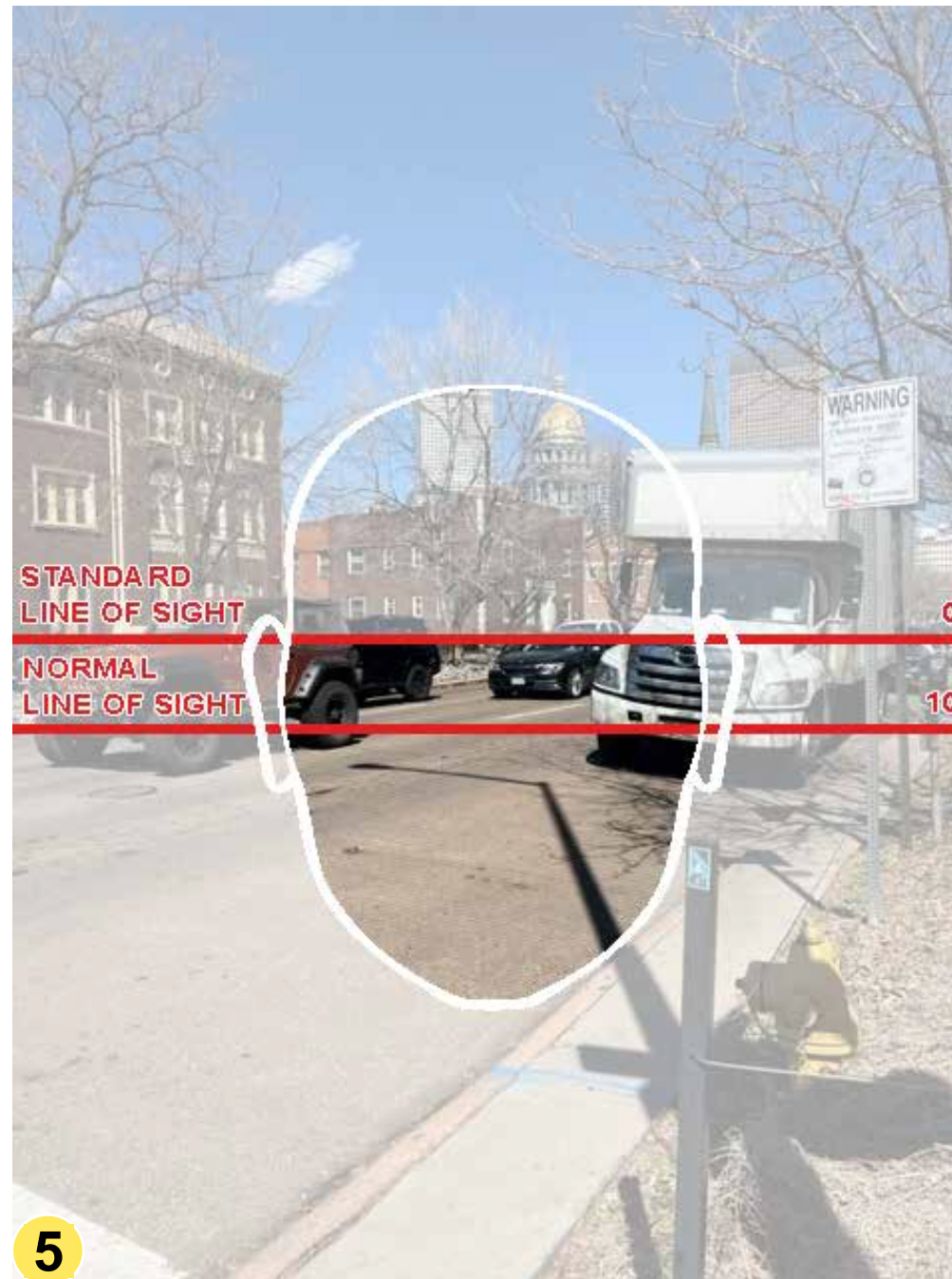
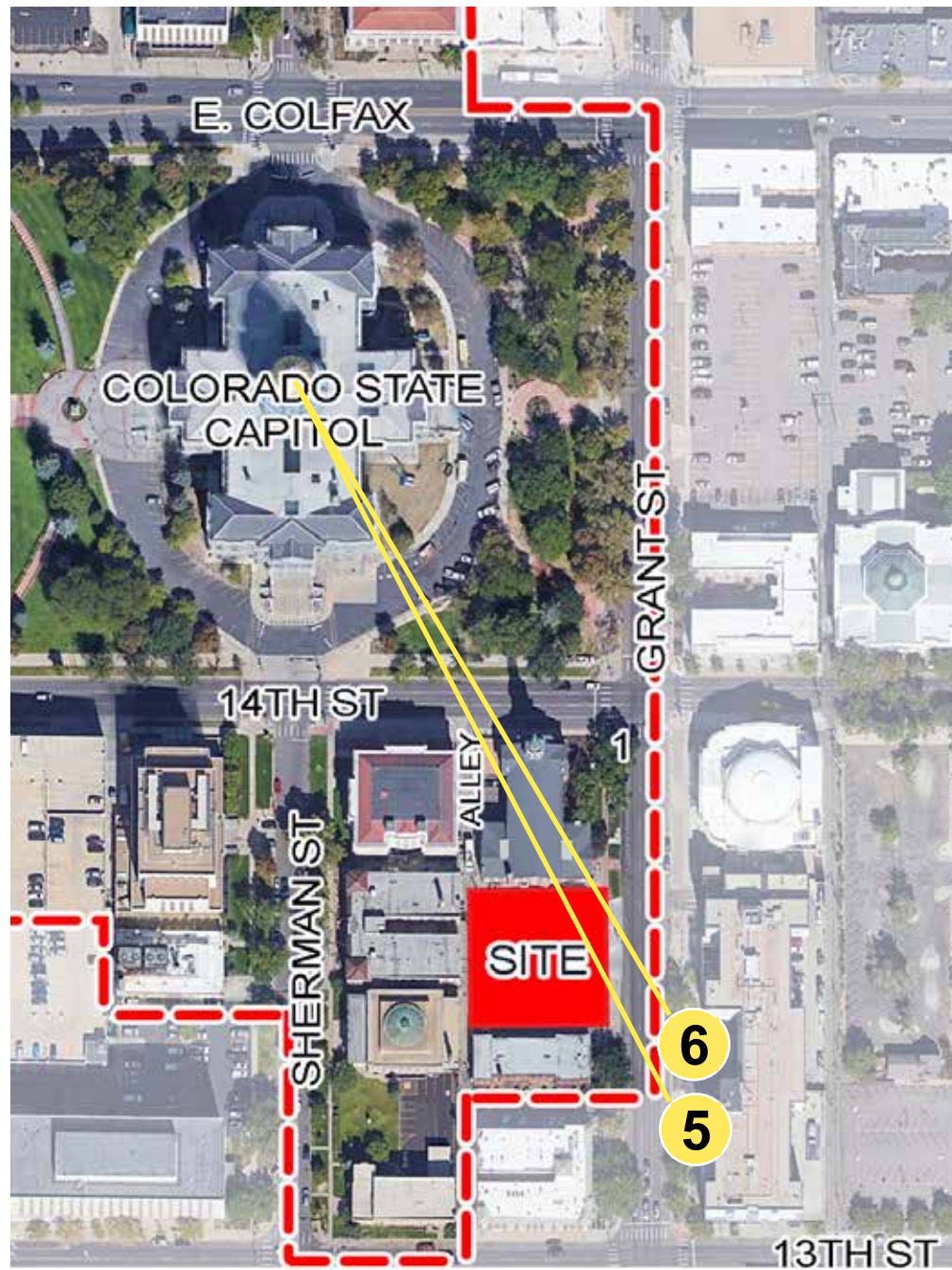
Submittal #1	April 4, 2023	LINE OF SIGHT GRANT STREET
Submittal #1a	April 10, 2023	
		28 / 35



Grant Street Apartments

Landmark Preservation - Phase 1

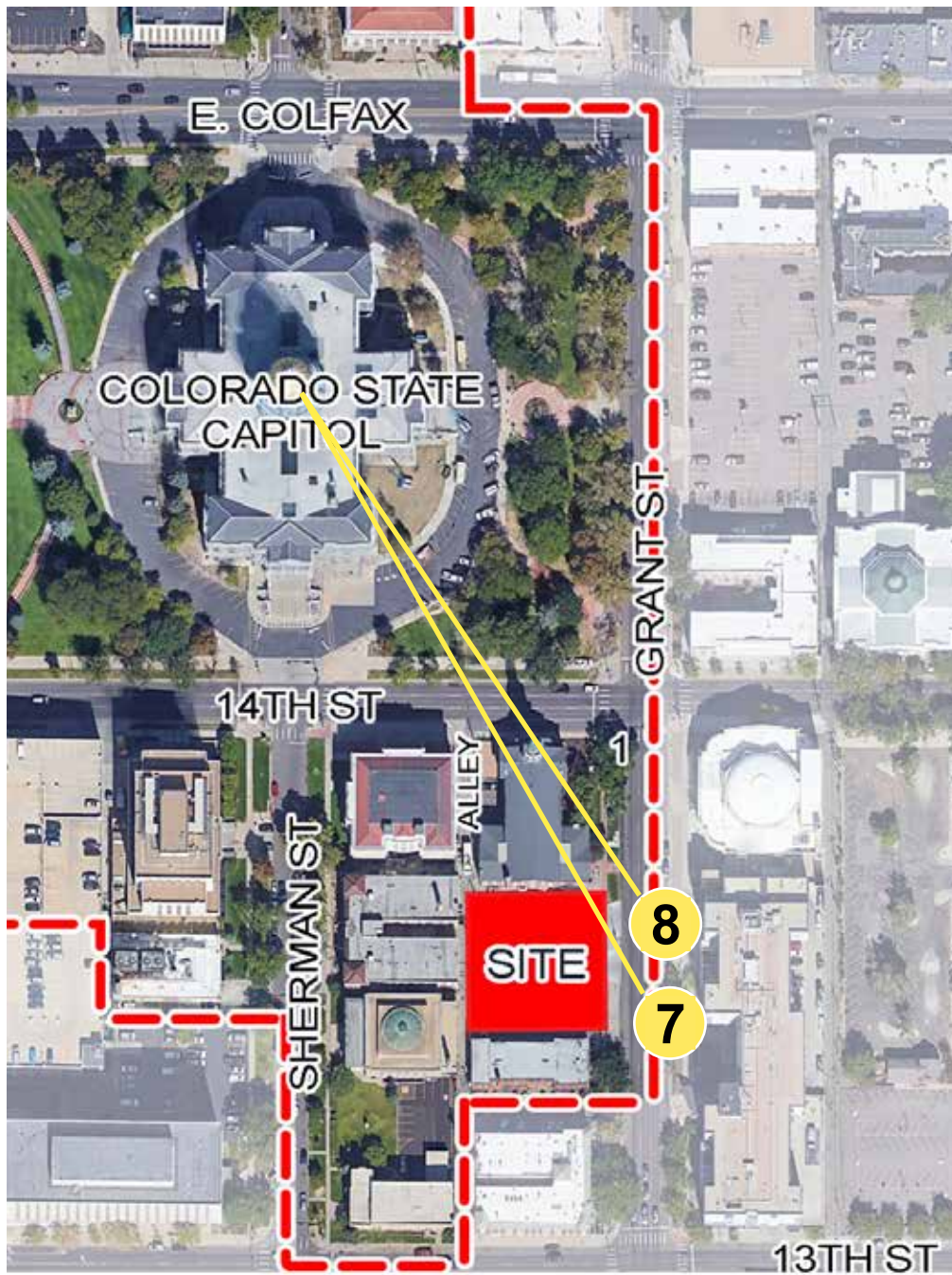
Submittal #1	April 4, 2023	LINE OF SIGHT GRANT STREET
Submittal #1a	April 10, 2023	
		29 / 35



Grant Street Apartments

Landmark Preservation - Phase 1

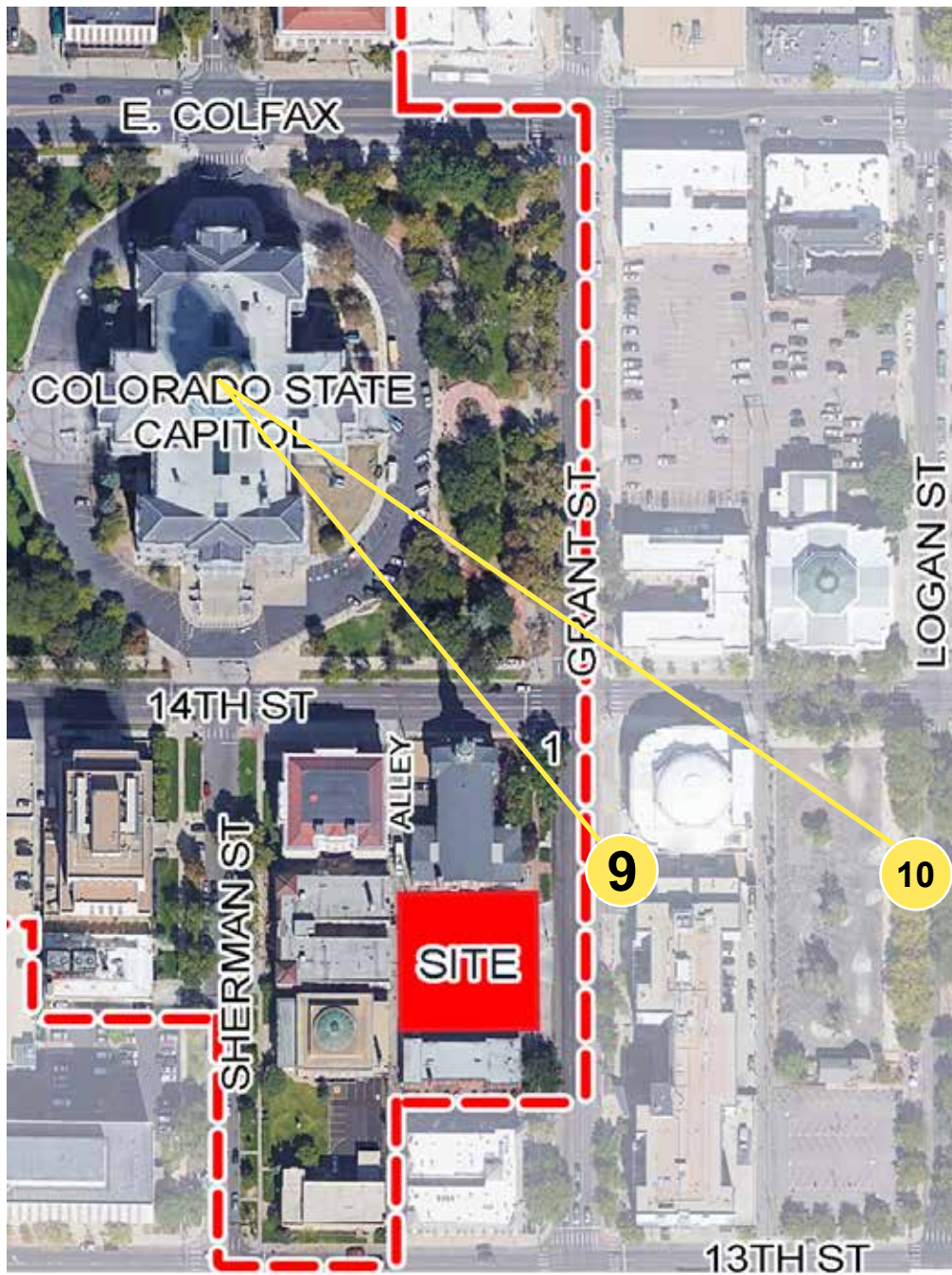
Submittal #1	April 4, 2023	LINE OF SIGHT GRANT STREET
Submittal #1a	April 10, 2023	
		30 / 35



Grant Street Apartments

Landmark Preservation - Phase 1

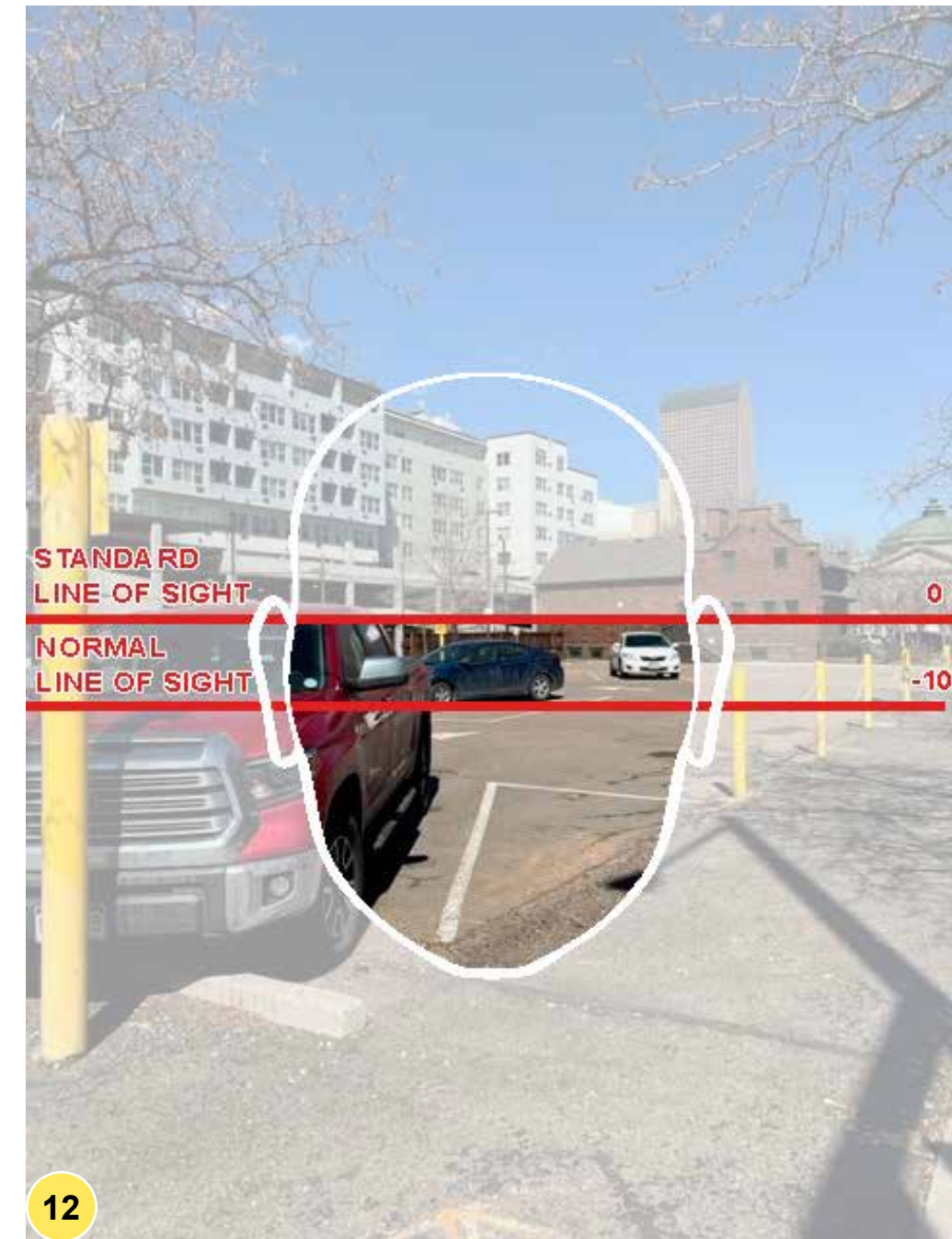
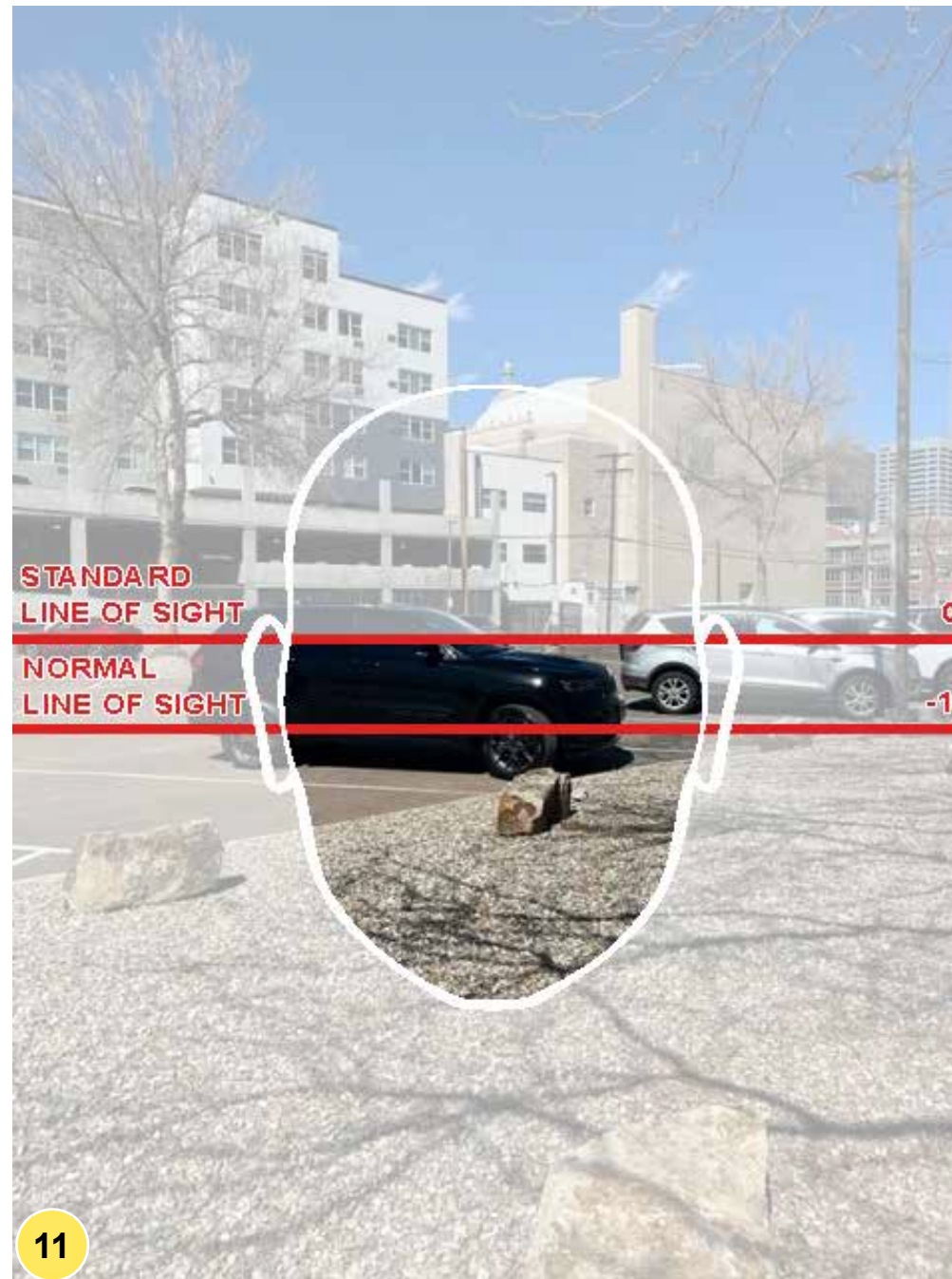
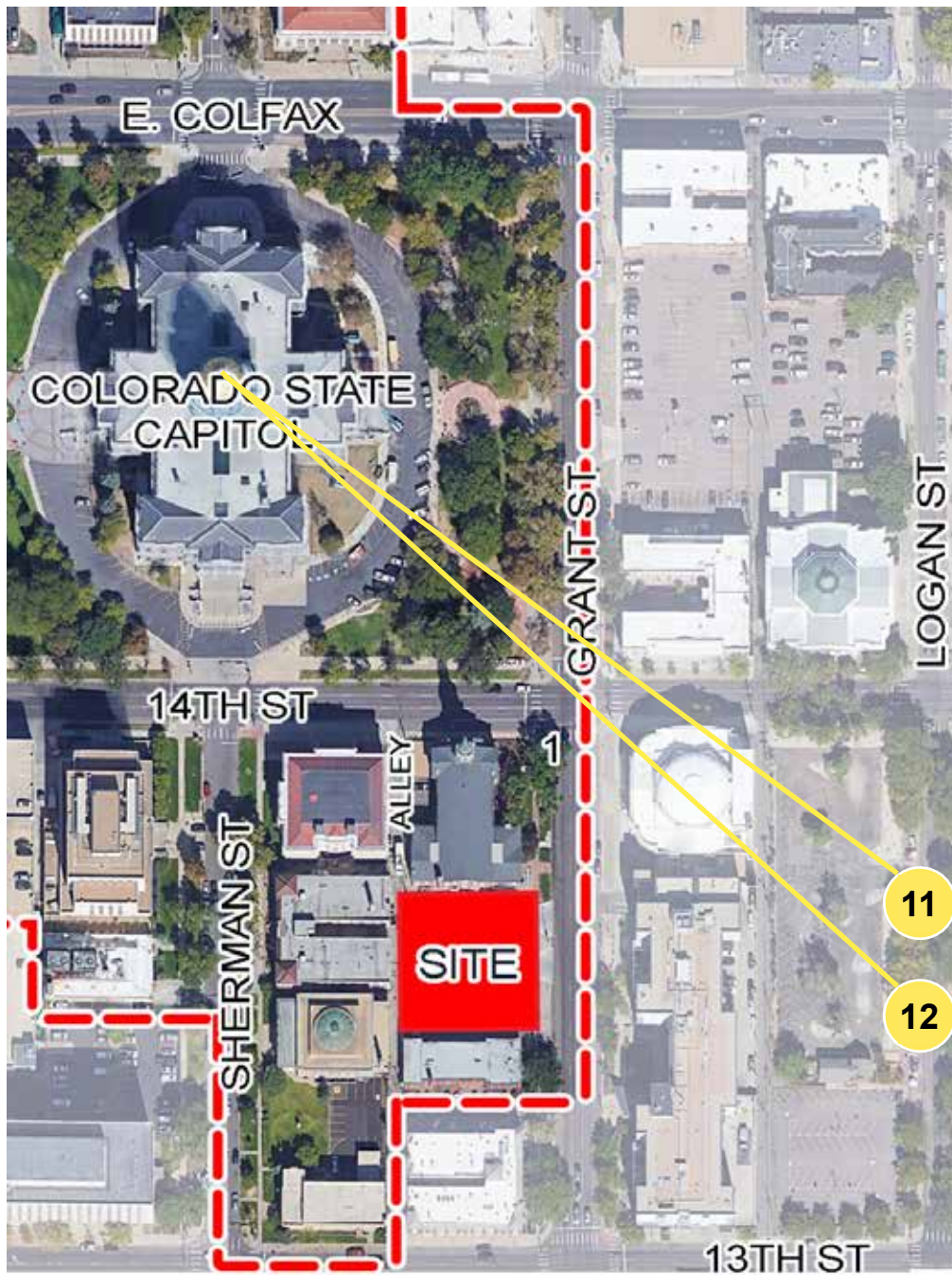
Submittal #1	April 4, 2023	LINE OF SIGHT GRANT STREET
Submittal #1a	April 10, 2023	
		31 / 35



Grant Street Apartments

Landmark Preservation - Phase 1

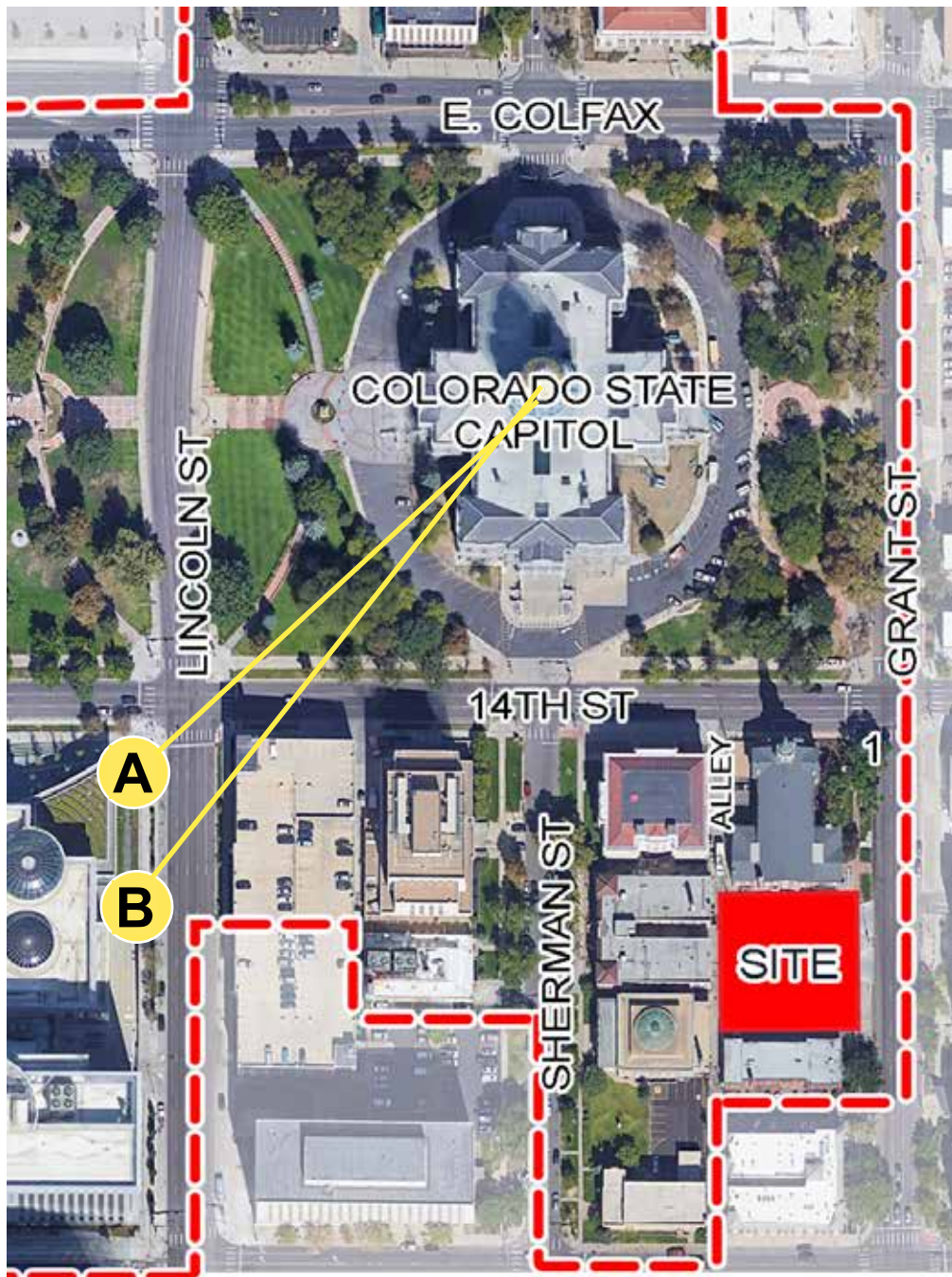
Submittal #1	April 4, 2023	LINE OF SIGHT GRANT STREET / LOGAN STREET
Submittal #1a	April 10, 2023	
		32 / 35



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	LINE OF SIGHT LOGAN STREET
Submittal #1a	April 10, 2023	
		33 / 35



NOTE:
 These photos illustrate a similar condition to the context of the Grant Street project site in regards to building location, mass, context and form and the relation of the “unofficial viewplane at eye level” of the Capital.

 The finding is that you can NOT see the Dome of the Capital.



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	CASE STUDY LINCOLN STREET LINE OF SIGHT
Submittal #1a	April 10, 2023	
		34 / 35

Thank You



Grant Street Apartments

Landmark Preservation - Phase 1

Submittal #1	April 4, 2023	FINAL PAGE THANK YOU
Submittal #1a	April 10, 2023	
		35 / 35