Community Open House

March 9, 2016
This presentation includes:

• Introduction to the proposed zoning & DSG
• Building heights that transition from downtown
• A vibrant neighborhood with a mix of building forms
• A pedestrian-oriented neighborhood
• Quality, human-scale design that promotes a sense of place
• Context-sensitive design
• What’s Next
Introduction to the Proposed Design Standards & Guidelines for Arapahoe Square
How We Got Here

• 1996: B-8-A zoning created for Arapahoe Square
• 1998: Arapahoe Square/B-8-A Design Standards and Guidelines adopted
• 2010: Adoption of new Denver Zoning Code
  – Zoning for Arapahoe Square (B-8-A) transferred to DZC but is not updated
  – Now called D-AS (Downtown- Arapahoe Square)
• 2011: Northeast Downtown Neighborhoods Plan adopted with recommendations for
  – Enhanced Urban Design
  – Height “Datum Line” above five stories
  – Form-based zoning study
• 2015-2016: Develop Updated Zoning & DSG
Project Area
Sponsor & Community Partners

- Zoning code text amendment is sponsored by Councilman Albus Brooks
- Developed in consultation with the Arapahoe Square Technical Task Force
  - 15 members (residents, RNOs, business owners, land owners, design professionals and other stakeholders)
    - 12 total meetings
- Additional consultation with architects and designers
Project Components

• Zoning and Design Standards & Guidelines to Promote:
  1. Building heights that transition from downtown
  2. A vibrant neighborhood with a mix of building forms
  3. A pedestrian-oriented neighborhood
  4. Quality, human-scale design that promotes a sense of place
  5. Context-sensitive design

Executive Summary: Arapahoe Square Zoning + Design Standards & Guidelines

This document summarizes a proposal for new zoning and updated design standards to apply in the Arapahoe Square neighborhood. It provides a high-level review of the components of the proposed Arapahoe Square Zoning Technical Task Force (ZTTF). The task force was established by the Arapahoe County Planning Commission and is comprised of members from the community, including architects, engineers, and other professionals in the field.

The purpose of the ZTTF was to develop a new zoning code that would encourage development that is consistent with the community's vision for Arapahoe Square. The new code includes updated design standards that will guide future development in the area.

The ZTTF identified five key components of the new code:

1. Building heights that transition from downtown
2. A vibrant neighborhood with a mix of building forms
3. A pedestrian-oriented neighborhood
4. Quality, human-scale design that promotes a sense of place
5. Context-sensitive design
**Zoning**

- Generally quantitative...
- Height
- Build-to
- Ground & upper-story setbacks
- Parking location
- Permitted uses

**Design Review with DSG**

- Generally Qualitative...
- Building placement & open space
- Vehicular access and parking
- Building massing & articulation
- Building materials & transparency
- Scale transitions
- Guidance for key streets

This is the first update of a Downtown (D-) zone district!
Project Components: Zoning

**Zoning**

*Note: The maximum floor area of the primary level shall be as determined by the maximum floor area in the "highest floor" building form.*

**Uses**

1. All permitted primary uses shall be allowed within this building form. See Division 8.5 Uses and Parking and 8.16 of the vertical parking setback from the maximum primary level to be measured shall be occupied by.

**Building Configuration**

- **Floor Area:**
  - 10,000 square feet

**Street Level Transparency**

- Primary Street (Main): 60% - 80%
- Non-Pedestrian: 60% - 80%

**Uses**

- Permitted Uses shall be allowed within this building form. See Division 8.5 Uses and Parking and 8.16.
Project Components: DSG

**Topic**
- Building Mass & Scale
- Upper Story Setback

**Principles**
- Overall goals
- Shape intents

**Intent**
- Establish goals for the topic
- Determinations on innovative approaches

**Guidelines**
- Not prescriptive ("Should") but pertinent to process
- Additional suggestions

**Standards**
- Prescriptive ("shall")
- Provide specific directions

**Sidebar**
- Background info
- Relationship to DZC

**Sub Topic**
- Images

**Start of Chapter**

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**Standards**

**Intent Statements**
- To maintain the general appearance of predominately 2 to 5 story building heights along the street frontage.
- To encourage creative facade designs.
- To promote facade designs that relate to adjacent smaller-scale buildings.
- To provide a scale transition along street frontages that have existing lower-scale neighborhoods.
- To promote access to sunlight and views.

**Design Standards**
3.17 Upper Story Setbacks shall be integral to overall building design.
- Appropriate techniques include:
  a. Using Upper Story Setbacks to emphasize building design elements, such as strong cornices.
  b. Integrating a series of Upper Story Setbacks into an overall system of building articulation (Type Application on page 26 for more information).

2.18 Where allowed, facade areas that are not set back shall be located to highlight key building features such as primary entrances or corner locations.

**Design Guidelines**
3.10 Upper Story Setbacks should preserve views and maximize sky exposure from adjacent properties and key locations along the street frontage.
- Appropriate techniques include:
  a. Locating Upper Story Setbacks along a public or Private Open Space.
  b. Locating Upper Story Setbacks to promote access to sunlight and views from upper story windows or deck areas on adjacent properties.

**Projects Components:**
- DSG
Project Components: Design Review System

• Design Advisory Board (DAB)
  – 4 Architects/Designers
    • One position must be filled by landscape architect
  – 1 Property Owner from within the D-AS area
  – 1 resident of the Downtown area
  – 1 Development Industry Representative
    • Developer
    • Engineer
    • Etc.

7 total members

Executive Summary: Page 3 DSG: Page 79
1. Building Heights that Transition from Downtown
Proposed D-AS Zone Districts

- Downtown Arapahoe Square 12+ (D-AS-12+)
  - Northeastern area closest to Curtis Park
  - 8 story base, 12+ with limited parking visibility, 20+ as Point Tower
- Downtown Arapahoe Square 20+ (D-AS-10+)
  - Southwestern area closest to Downtown Core
  - 12 story base, 20+ with limited parking visibility, 30+ as Point Tower

Neighborhood Plan: Page 67  Executive Summary: Page 2 & 6
Proposed D-AS Zone District Mapping
Complete Mapping Proposal
Curtis Park

- Southern Edge – Curtis Park meets Arapahoe Square at Park Ave West. The strategy for transitioning from the much higher building heights in Arapahoe Square is to limit development to 5 stories along Park Ave, and then step down to a three story maximum approaching 24th Street.
Currently D-AS (80’ max)
Task force is evaluating relationship of proposed 3-story districts to current zoning entitlement
2. A Vibrant Neighborhood With a Mix of Building Forms
1. General Building Form

Base building heights:
Max height of 8 stories in area closest to Curtis Park and 12 stories in area closest to downtown

Executive Summary: Page 4
Zoning: Pages 8.7-10 to 8.7-11
1. General

No restriction on exposed parking above the street level.

Executive Summary: Page 4
Zoning: Pages 8.7-10 to 8.7-11
2. General with Height Incentive

Taller building height and max height in feet only, not stories:

- 150’ max in area closest to Curtis Park
- 250’ max in area closest to downtown

Executive Summary: Page 4
Zoning: Pages 8.7-12 to 8.7-13
Proposed Building Forms

2. General with Height Incentive

For street-facing above-grade parking, must be wrapped with another use (or no above-grade parking at all) for at least 70% of frontage
3. Point Tower
Tallest building height and max height in feet only, not stories:
- 250’ max in area closest to Curtis Park
- 350’ max in area closest to downtown
3. Point Tower

Max. 10,000 SF floor plate above 5 stories

For street-facing above-grade parking, must be wrapped with another use (or no above-grade parking at all) for at least 70% of frontage
### Requirements Common to All Forms

<table>
<thead>
<tr>
<th></th>
<th>21st Arapahoe Curtis</th>
<th>Southeast (LRT) side of Welton</th>
<th>All Other Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build-to %</td>
<td></td>
<td>70%</td>
<td></td>
</tr>
<tr>
<td>Build-to Range</td>
<td>0’/15’</td>
<td>0’/20’</td>
<td>0’/10’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>20th Broadway</th>
<th>21st Park Ave</th>
<th>All Other Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story Setback</td>
<td>No setback requirement</td>
<td>10’ Setback for 100% of lot width*</td>
<td>10’ setback for 65% of lot width</td>
</tr>
<tr>
<td>Street Level Transparency</td>
<td>60% (40% for residential)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Level Active Use</td>
<td>70% of lot width must be uses other than parking, auto services, car wash, etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Parking</td>
<td>No minimum vehicular parking requirements</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*100% Upper story setback may be redistributed through “setback alternative” in design review.*
3. A Pedestrian-oriented Neighborhood
Street Level Design

- Building Placement/build-to
  - To create an interesting edge for pedestrians, buildings must be near the sidewalk edge for at least 70% of the frontage
  - How near to the sidewalk?
    Within:
    - 0’-10’ on most streets
    - 0’-15’ on 21st, Arapahoe & Curtis
    - 0’-20’ on LRT side of Welton
Street Level Design

- Street Level Transparency
  - To ensure that pedestrians can easily see into buildings and promote a connection between buildings and the street, the street level shall be 60% transparent windows (may be reduced to 40% for residential only buildings.)
Pedestrian-oriented Neighborhood

Street Level Design

• Façade Design at the Street Level
  – Focus design at the street level to encourage pedestrian activity through:
    • Human Scale Articulation
    • Awnings & canopies
    • Prominent pedestrian entrances
    • Overall well-defined street level
Pedestrian-oriented Neighborhood

Street Level Uses

• Consistent with other mixed-use districts, uses that detract from a vibrant pedestrian experience are not allowed for the majority (70%) of the street level frontage. Uses not allowed include:
  – Parking
  – Mini Storage
  – Auto Services
Open Spaces & Enhanced Setbacks

- To contribute to the pedestrian experience, areas where buildings are not located at the sidewalk edge shall be designed as either:
  - Enhanced Setback: Expanded pedestrian use area along the sidewalk
  - Open Space: Courtyard or plaza that may extend further into the property
Pedestrian-oriented Neighborhood

Streetscape

• Guidelines for high-quality streetscape design encourage pedestrian activity through:
  – Street trees that provide shade and separate the sidewalk from the street
  – Distinctive paving to clarify pedestrian area
  – Street furniture and lighting to enhance comfort and safety
4. Quality, Human-scale Design
Massing & Articulation

• Design techniques that break down the mass of large buildings help create quality human scale design
  – The lower story façade of developments with over 125’ in frontage shall incorporate:
    • Height changes
    • Façade plane changes
    • Material/color changes
Sample DSG: Articulation

**INTENT STATEMENTS**
- To promote reinforce building massing techniques
- To ensure cohesive facade designs
- To promote visually interesting building facades
- To maintain a sense of Human Scale on the lower-story building façade (see “Human Scale Building Design” on page 26 for more information)

**DESIGN STANDARDS**

2.09 Primary Street-Facing Lower and Upper Story facades shall incorporate vertical & horizontal articulation techniques that reinforce the massing techniques described in Design Standard 2.03.

Appropriate articulation techniques include:
- a. Facade plane changes of a minimum of approximately 2-3 inches
- b. Vertical projections
- c. Horizontal projections/banding
- d. Window composition/design
- e. Balconies or terraces
- f. Material changes

See “Facade Articulation Techniques” on page 32 for more information.

2.10 Alley-facing upper story facades shall incorporate vertical and horizontal articulation techniques consistent with those described in Standard 2.09 above.

See “Facade Articulation Techniques” on page 32 for more information.

**DESIGN GUIDELINES**

2.13 Facade articulation should generally promote a facade rhythm that relates to typical street and lot dimensions in Arapahoe Square.

See “Relationship of Articulation & Typical Lot & Street Dimensions” below for more information.

**RELATIONSHIP OF ARTICULATION & TYPICAL LOT & STREET DIMENSIONS**

Facade articulation should generally relate to the original 25 foot lot widths and 80 foot Right of Way in Arapahoe Square. Vertical articulation should establish a pattern of building bays wider than approximately double the original lot width on the lower story facade and no wider than the typical street width on the upper story facade.
FACADE ARTICULATION TECHNIQUES

Facade articulation combines with massing techniques to add texture and rhythm that promotes a Human Scaled urban environment with a strong sense of place. The facade articulation techniques described and illustrated below may be used to meet design standard 2.09 on page 31. Note that the illustration below combines articulation techniques with the massing techniques illustrated on pages 27, 28.

A. FACADE PLANE CHANGES
Facade plane changes include vertical notches or shifts in the building façade in addition to those used to meet Standard 2.09 to help break down visual mass and scale.

B. VERTICAL PROJECTIONS
Vertical projections include pilasters, columns and other elements that help create a vertical rhythm on the facade.

C. HORIZONTAL PROJECTIONS/BANDING
Horizontal projections and banding include projections, bands, color changes or other elements that help create a horizontal rhythm on the facade.

D. WINDOW COMPOSITION/DESIGN
Window composition and design includes window groupings, use of header or sill elements and window inserts or projections that help create a rhythm on the façade.

E. BALCONIES & TERRACES
Insert or cantilevered balconies and terraces help create vertical and horizontal rhythms on the façade that break down building mass and scale into smaller modules.

F. MATERIAL CHANGES
Material changes in addition to those used to meet Standard 2.09 help create vertical and horizontal rhythms along the façade that break down mass and scale into smaller modules.
Upper Story Setbacks
Upper Story Setbacks

DSG: Pages 33-34
5. Context-sensitive Design
Key Streets
Key Streets

- **20th & Broadway**: High quality street level design with urban building massing
  - No upper-story setback requirement
- **Arapahoe & Curtis**: Important pedestrian connections into and through the neighborhood
- **21st Street**: A vibrant park-like community gathering space for Arapahoe Square
  - 10’ upper story setback for 100% of frontage (alternatives available for creative designs or gateway corner design)
  - Increased build-to range
- **Park Avenue West**: Provide a pedestrian-oriented transition towards Curtis Park
  - 10’ upper story setback for 100% of frontage
  - Standards and guidelines to encourage use of Masonry
- **Welton**: Provide a transition to adjacent neighborhood and balance pedestrian/transit activity
  - Expanded build-to range on light rail side of Welton
  - Standards and guidelines for historic transitions
INTENT STATEMENTS

- To maintain and highlight historic resources in and around Arapahoe Square
- To promote high-quality, four-sided, design on facades, including structured parking, that may be visible from an adjacent historic district
- To promote design compatibility on facades adjacent to designated Denver Landmark Structures

DESIGN STANDARDS

2.85 A new building located adjacent to a historic district shall incorporate design features consistent with the design standards and guidelines for primary street-facing facades on all facades visible from the historic district (including facades that do not face a primary street).

Such features include:

a. Articulation consistent with design standards and guidelines on pages 30-31
b. Upper story transparency consistent with the design standards and guidelines for “Windows & Transparency” on pages 37-38

DESIGN GUIDELINES

2.88 The mass and scale of a new building should reflect mass and scale characteristics of an adjacent Denver Landmark structure or an adjacent contributing structure in a historic district.

Appropriate techniques include:

a. Positioning taller portions of the building (including point towers) away from historic buildings, when possible.

b. Use of building modules that reflect the size and shape of adjacent historic buildings

c. Horizontal articulation techniques that align with adjacent historic building heights (see “Articulation” on page 30 for more information)
Sample DSG: Historic Transitions

- DSG for historic transitions
Sample DSG: Historic Transitions

- DSG for historic transitions

Articulation
Use of Masonry
Screened Parking

Executive Summary: Page 6
DSG: Pages 45-46
What’s Next?
Adoption Process

• 02/17: Planning Board Information Item
• 02/18: Public Review Draft
• 02/27: INC Zoning and Planning Update
• 03/09: Community Open House
• 03/11 & 03/15 Drop-in Office Hours
• 03/31: Final Task Force Meeting
• 04/06: Planning Board Information Item
• 04/20: Planning Board Hearing
• Early May: City Council Committee
• Late June: City Council Adoption
• Late August: Effective Date
Outreach Opportunities

- **Drop in Office Hours at 201 West Colfax Room 4J2**
  - Friday 3/11 8:00-11:00 a.m.
  - Tuesday 3/15 3:00-5:00 p.m.

- **Final Task Force Meeting**
  - Wednesday 3/31
The Public Review Draft is Posted at:

www.denvergov.org/arapahoesquare

Additional Questions & Comments

abe.barge@denvergov.org
Open House Until 7:30

• Stations
  1. Building heights that transition from downtown
  2. A vibrant neighborhood with a mix of building forms
  3. A pedestrian-oriented neighborhood
  4. Quality, human-scale design that promotes a sense of place
  5. Context-sensitive design

• Comments
  – Post-it notes on the boards
  – Worksheet

• Reporting from Stations