Technical Task Force
Phase 2 – Meeting 1

February 3, 2015
Meeting Agenda

3:00 – Opening/Welcome
3:15 – Overview of Considerations and Goals for Today’s Meeting
3:20 – Presentation: Shaping the Zoning Envelope
4:10 – Break
4:20 – Discussion and Feedback
5:20 – Overview of Point Towers
5:45 – Wrap-up and Next Steps
Introductions
Process

- **Beginning of Phase 2** – Drafting the zoning and design standards and guidelines

<table>
<thead>
<tr>
<th>Phase 1 - Agree to Process</th>
<th>Phase 2 - Draft Code and DSG</th>
<th>Phase 3 - Code Adoption</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>2015</td>
<td>2016</td>
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<tr>
<td>N</td>
<td>D</td>
<td>J</td>
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<tr>
<td>Meeting 1</td>
<td>Meeting 2</td>
<td>Meeting 3</td>
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</tr>
<tr>
<td><strong>February</strong></td>
<td><strong>Mid March</strong></td>
<td><strong>Mid - Late April</strong></td>
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</tbody>
</table>
| - Begin Building Form  
- Max height  
- Height transitions  
- Datum  
- Build-to  
- Point tower building form  
*Discussion will include the connection between building form and parking* | - Continue and Refine Building Form  
- Ground story activation  
- Parking location | - Finalize Building Form recommendations  
- Allowed Uses  
- Off-street parking ratios | - Finalize recommendations on Allowed Uses and parking ratios  
- Begin DSG  
- Purpose  
- Major goals  
- Key issues to address |

| 6 weeks (staff models and tests) | 4-5 weeks | 4-5 weeks | 5-6 weeks |

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- **Internal Review 1 of Draft Zoning:** July
- **Internal Review 2 of Draft Zoning and DSG:** Sept/Oct (prior to release of public draft)

<table>
<thead>
<tr>
<th>Meeting 5</th>
<th>Meeting 6</th>
<th>Meeting 7</th>
<th>Meeting 8</th>
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</thead>
<tbody>
<tr>
<td><strong>July</strong></td>
<td><strong>End of Summer</strong></td>
<td><strong>Early Fall</strong></td>
<td><strong>Late Fall</strong></td>
</tr>
</tbody>
</table>
| - Continue DSG  
- Recommendations on key DSG topics - content and design review process | - Mapping: Review Draft Map for Zoning and DSG  
- Any remaining topics | - Review final package of draft Zoning, Map, and DSG  
- Recommendations for any edits to Draft Zoning, DSG, or Map before public adoption (Phase 3) begins |

| 4-5 weeks | 4-5 weeks (staff drafts zoning and DSG) | |
Meeting Purpose

• Focus on key elements that shape the zoning envelope within which buildings may be built
  – Called “building form standards” in the Denver Zoning Code

• Key considerations for today’s discussion
  – What is a “zoning envelope”?
  – Connection between zoning and design standards and guidelines
  – Parking impacts
  – Goals for zoning envelope
Zoning Envelope

Maximum 12 Stories
Zoning Envelope

Maximum 12 Stories
Zoning Envelope

- 7 Stories
- 5 Stories
Zoning Envelope

7 Stories

5 Stories
Zoning Envelope

7 Stories

5 Stories
Zoning Envelope

7 Stories

5 Stories
Zoning vs. DSG

Upper Story
Setbacks

Max Height

Setbacks

7 Stories

5 Stories
Zoning vs. DSG
Zoning vs. DSG

- Façade
- Articulation
- Materials
- Upper Story Transparency (Windows)
Parking

• Many different components shape how much parking is provided for a development – zoning is just one

• Zoning requires a **minimum** amount of **on-site** parking for private development

• Zoning does *not* directly relate to public parking facilities, including central parking garages or on-street parking
# How Much Parking on a Site?

## 1. Zoning – Required Minimums

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0.75 spaces per unit</td>
</tr>
<tr>
<td>Restaurant (Eating and Drinking)</td>
<td>2.5 spaces per 1,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>1.25 spaces per 1,000 SF</td>
</tr>
<tr>
<td>Office</td>
<td>1.25 spaces per 1,000 SF</td>
</tr>
</tbody>
</table>
1. Zoning – Required Minimums

2. Zoning – Reductions and Exemptions

<table>
<thead>
<tr>
<th>Citywide Parking Reductions and Exemptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduction for shared parking</td>
</tr>
<tr>
<td>Reduction for affordable housing</td>
</tr>
<tr>
<td>Reduction for car or bike sharing on-site</td>
</tr>
<tr>
<td>Reduction for participation in central parking district</td>
</tr>
<tr>
<td>Exemption for small retail ground floor (5,000 SF or less)</td>
</tr>
</tbody>
</table>

**ALSO**: off-site parking allowed
1. Zoning – Required Minimums
2. Zoning – Reductions and Exemptions
3. Other Considerations
   – Lender requirements
   – Market demand
   – Below grade versus above grade
Key Goals

• Allow for **flexibility** and **creativity**
  – Allow Arapahoe Square to develop organically

• Allow for a **wide variety** of building forms and types

• Focus on the **pedestrian realm**
  – Balance height and density with buildings that contribute to a pedestrian-friendly street life
**Zoning Envelope**

**General:** flexible zoning envelope to accommodate a wide variety of standard building types

**Point Tower:** unique building type (more height in exchange for narrow tower)
Shaping the Zoning Envelope
Zoning Envelope: Maximum Height
• Arapahoe Square = most development potential in NE Downtown
  – 20 story max close to Downtown
  – 12 story max near Curtis Park
Height: Denver Zoning Code

- Maximum Height = stories/feet

<table>
<thead>
<tr>
<th>Max Height Stories</th>
<th>Max Height Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 stories</td>
<td>150 feet</td>
</tr>
<tr>
<td>20 stories</td>
<td>250 feet</td>
</tr>
</tbody>
</table>
Height: Proposal

20 story/250 ft Max Height

12 story/150 ft Max Height
Zoning Envelope: Build-To Requirements

How close is building to the street?
Build-To: Plan Guidance

- Promote urban character by minimizing setbacks to provide a consistent street edge and to support pedestrian activity
Build-To: Existing Zoning

Build-To Range = 0-10’
Build-To: Existing Zoning

Minimum 65% on both streets
## Build-To: Denver Zoning Code

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Build-To Range</th>
<th>Build-To Percent (Minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing D-AS</td>
<td>0-10’</td>
<td>65% on all streets</td>
</tr>
<tr>
<td>Downtown-Golden Triangle (D-GT)</td>
<td>0-5’</td>
<td>65% on all streets</td>
</tr>
<tr>
<td>Downtown Core (D-C)</td>
<td>0-10’ (0-20’ on the southwest side of the 16th Street Mall)</td>
<td>60% on all streets</td>
</tr>
<tr>
<td>Urban Center – Mixed Use (C-MX)</td>
<td>0-10’</td>
<td>70% primary street</td>
</tr>
<tr>
<td></td>
<td>0-15’ Residential only</td>
<td></td>
</tr>
<tr>
<td>Urban Center – Main Street (C-MS)</td>
<td>0-5’</td>
<td>75% primary street</td>
</tr>
<tr>
<td></td>
<td>0-10’ Residential only</td>
<td>25% side street</td>
</tr>
<tr>
<td>Urban Center – Cherry Creek (C-CCN)</td>
<td>5-15’</td>
<td>70% on all streets</td>
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## Build-To: Proposal

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Minimum 70% on both streets
Build-To: Proposal

Minimum 70% on both streets
Minimum 70% on both streets
Build-To: Proposal
Zoning Envelope: Required Setbacks

How close is building to side and rear lot lines?
Setbacks

• Setbacks: how close is the building to the zone lot line?
  – The **minimum** distance required between the lot line and edge of building
Setbacks
Setbacks
### Setbacks: Existing Zoning

<table>
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<th>Location</th>
<th>Minimum</th>
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<tbody>
<tr>
<td>Front/Street Lot Line</td>
<td>0’</td>
</tr>
<tr>
<td>Side Interior Lot Line</td>
<td>0’</td>
</tr>
<tr>
<td>Rear Lot Line</td>
<td>0’</td>
</tr>
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</table>

0’ minimum setback is consistent throughout Downtown and Urban Center Contexts
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Zoning Envelope: Datum

Datum: upper story step back along the street
Datum: Plan Guidance

• Datum line: require buildings to stepback from street at maximum of 5 stories
• Purpose: create a pedestrian-scaled base for taller buildings
Datum Approach

• Goals
  – Accomplish plan guidance for a strong pedestrian base to the building
  – Allow for flexibility and variety
  – Consider what is buildable and the likelihood that the first few stories will be above-grade parking
Stepback vs. Setback

**Setback:** measure from property line

Building setback 0’ from zone lot line

Upper Story Setback of 15’
**Setback:** measure from property line

- Building setback 10’ from zone lot line
- Upper Story Setback of 15’
**Stepback**: measure from edge of building below

Building setback 0’ from zone lot line

Upper Story STEPback of 15’
Stepback vs. Setback

**Stepback:** measure from edge of building below

Building setback 10’ from zone lot line

Upper Story STEPback of 15’
Datum is a stepback at 5 story max along all streets for buildings taller than 5 stories

- Stepback at 2-4 stories also okay, even within the same building
- Allows for flexibility and variety in building form

- **Minimum** dimension of 15’ for stepback
0’ Stepback
10’ Min Stepback
15’ Min Stepback
20’ Min Stepback
10’ Min Stepback
15’ Min Stepback
20’ Min Stepback
Parking layout: 15’ stepback

Street

Line of Building Above

17’ - 6”

23’ - 0”

17’ - 6”

15’ - 0”
Parking layout: 20’ stepback

17’ - 6”

23’ - 0”

17’ - 6”

20’ - 0”

Line of Building Above
Proposal: 15’ Min Stepback
Zoning Envelope:
Upper Story Setbacks

Side upper story setback
Zoning Envelope:
Upper Story Setbacks

Rear upper story setback
Upper Story Setback:
Side Interior

15'

0' Side Interior Setback
Upper Story Setback: Side Interior
Upper Story Setback: Side Interior

15’ Side Interior Setback
Upper Story Setback: Side Interior
Upper Story Setback:
Side Interior
Upper Story Setback: Rear (alley)
Upper Story Setback: Rear (alley)
Upper Story Setbacks: Proposal

• Side Interior
  – Minimum setback of 15’
  – At 5 story maximum (2-4 stories also okay)

• Rear
  – Minimum setback of 10’
  – At 5 story maximum (2-4 stories also okay)
Assumptions:

- No below-grade parking
- Street-front retail at ground floor with parking behind
- Residential upper stories – average unit size of 750 SF
- Parking ratio of 1.1/unit (above .75/unit minimum required by zoning) and 2/1,000 SF for retail (above 1.25/1,000 SF required by zoning)
Testing the Zoning Envelope

- 18,750 SF Lot
- 125’ depth x 150’ width
• 20 stories
• Datum at 5 stories

15’ on all sides

150’

125’

5 Stories

15 Stories
Datum and Structured Parking

- 210 units
- 7,500 SF retail
- 245 parking spaces required at 1.1/unit
- 246 parking spaces provided
Datum and Structured Parking

- 12 stories
- Datum at 4 stories
Datum and Structured Parking

- 112 units
- 7,500 SF retail
- 138 parking spaces required at 1.1/unit
- 188 parking spaces provided
Zoning Envelope: Upper Story Mass
Zoning Envelope:
Upper Story Mass
Upper Story Mass

15 Stories

5 Stories

125' x 300'

Arapahoe Square
Zoning
and Design Standards
& Guidelines
Upper Story Mass
Upper Story Mass
Approx 22% of the lot area above the 5th story is open (not including alley side)
Approx 25% of the lot area above the 5th story is open (not including alley side)
Approx 45% of the lot area above the 5th story is open (not including alley side)
Approx 60% of the lot area above the 5th story is open (not including alley side)
Upper Story Mass
Upper Story Mass
Upper Story Mass
Upper Story Mass
Upper Story Mass
Upper Story Mass Reduction Required?

• For further exploration, if task force is interested in this approach
  – Max percentage of lot coverage for the upper stories?
  – Max length of façade along street for upper stories?
Discussion and Task Force Feedback
Max Height

• Proposal: follow plan recommendations for 12 and 20 maximum

  - Details of how to achieve height transitions recommended in the plan will be addressed when we discuss mapping later in the process
Build-To

• Proposal:
  – 0’ – 10’ Build-To Range, up to 15’ for Residential Only
  – 70% minimum on both streets
Setbacks

• Proposal:
  – 0’ minimum on all lot lines (front, rear, side)
• Proposal:
  – 15’ minimum stepback required along all streets at 5 stories or below
  – Applies only to buildings over 5 stories in height
Upper Story Setbacks

• Proposal for Side Interior:
  – 15’ setback at 5 stories or below

• Proposal for Rear (alley):
  – 10’ setback at 5 stories or below
• Proposal:
  – Utilize DSG to ensure high level of upper story façade articulation
  – Also explore requirement for upper story mass reduction in the zoning?

• Max % lot coverage above 5th story?
• Max façade length along street above 5th story?