• **5:30** – Opening/Welcome
• **5:35** – Introductions
• **5:50** – Project Overview
• **7:00** – Break
• **7:10** – Task Force Questions and Comments
  – What is important to you as we consider new zoning for Arapahoe Square?
• **7:40** – Next Steps
• **8:00** - Adjourn
Introductions
Introductions

- Who is in the room?
  - Technical Task Force – including City Council
  - Observers
  - Facilitator
  - City Staff
Project Overview
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
Project Purpose

• Update Zoning and Design Standards and Guidelines to implement the adopted plan vision for Arapahoe Square
Background: Plan Vision

• NEDN Plan builds upon Downtown Area Plan (2007) vision for Arapahoe Square
  – Transformative project
  – Densely populated, cutting edge, mixed-use area that provides a range of housing types and a center for innovative businesses
  – Prepare a small area plan
- Mixed Use and Transit Oriented Development in Arapahoe Square
- Transitions to Residential and Industrial Mixed Use in adjacent neighborhood areas
Arapahoe Square has the most development potential in NE Downtown

More density along downtown edge

Effectively transition building heights to adjacent residential neighborhoods

Higher heights along Welton to support TOD

New point tower building form and 5 story datum line in Arapahoe Square
Building Forms
Arapahoe Square: New Building Form and Datum Line

- Datum line at 5 story maximum
  - Building stepback
- New point tower building form
  - Podium with narrower tower above
- Maximum height: 12-20 stories or more depending on form
Other NEDN Plan Recommendations Affecting Arapahoe Square

- Transformative Concepts (pages 39-59)
  - Big ideas
  - Project-focused
  - Catalytic impact

- Neighborhood-Specific Recommendations (pages 62-71)
  - Apply only to Arapahoe Square
  - Address a variety of issues
Plan Implementation

- Zoning and Design Standards & Guidelines (DSG) = one of many steps to implementation

<table>
<thead>
<tr>
<th>Zoning and DSG</th>
<th>Economic Development</th>
<th>Transportation</th>
<th>Social Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Building height and form, urban design, land use, transition to adjacent neighborhoods</td>
<td>• Create urban redevelopment areas</td>
<td>• NE Downtown Next Steps Study</td>
<td>• Denver’s Road Home</td>
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<td></td>
<td>• Support business development</td>
<td>• RTD Central Rail Extension</td>
<td>• Community Coordinating District #1</td>
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<td></td>
<td>• Improve branding and marketing</td>
<td>• 21st Street Study: transportation and urban design</td>
<td>• Re-use of Triangle Park</td>
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</tbody>
</table>
What is Zoning?
What is Zoning?

• Rules and regulations that apply to **private property** only

• Does **not** regulate the public right-of-way (streets, sidewalks, on-street parking)

• Creates a building “envelope” but does not determine the design or architecture of the building
What is Zoning?

• Typically regulates:
  – Where buildings can be placed and how they relate to the street
  – The form of buildings – height, setbacks, transitions to adjacent properties, etc.
  – Uses allowed
  – Minimum amount of on-site parking required
What is Zoning?

- Zoning text – rules are written in the code
- Zoning map – rules from the code applied to property
What are Design Standards and Guidelines (DSG)?

- Additional regulations that layer on top of the underlying zoning
- Typically address:
  - Site design (landscaping, parking lot design)
  - Building design and materials
  - Signage
  - Private open spaces (plazas, etc.)
  - Streetscape (trees, benches, etc.) in front of the property
Zoning

Creates a maximum “building envelope”

Setbacks

Max Height

How ground floor relates to the sidewalk - entrances, number of windows (“transparency”)
Design Standards and Guidelines

Building design and character

Streetscape
Proposed Process
Three phase process:

- **Phase 1**: agree to process, goals, guiding documents. Sets the roadmap for Phase 2
- **Phase 2**: Draft the zoning code and updates to the Design Standards and Guidelines
- **Phase 3**: Public adoption process. Final adoption by City Council.
Proposed Process

- Task Force provides recommendations for all key content in Phase 2 - all meetings open to the public
- Public Review Draft at the end of Phase 2
- Current zoning and design standards apply to proposed development until updates are adopted
Proposed Protocols

Roles and Responsibilities

• **Task Force**: Make consensus recommendations for key content in the zoning and design standards and guidelines. Attend meetings, read supporting documents and background, make best effort at protocols.

• **Facilitator**: moderate meetings, fair and impartial, manage the protocols, keep the group on task and moving toward consensus, prepare meeting notes.

• **Staff**: Communicate in a timely manner, provide background materials, respect protocols.

• **Council**: Coordinate with staff and facilitator, help group reach consensus. Ultimately, City Council (with recommendations from staff and Planning Board) will make the decision about the new zoning.
Proposed Protocols

What are the principles that guide good process?
- Transparency
- Inclusion
- Balance
- Representation
- High Quality Information
- Logical Sequence
- Clear Authority, Purpose, Deadline
- Honesty
- Honor and Trust-Building Behavior
- Other?
Proposed Protocols

• Decision Making
• Seek consensus
• Find what you can live with – Allow things to move even if they aren’t perfect
• No voting
• Beware the tyranny of the majority
• For topics we can’t resolve – be as clear as possible on the principles at stake and carefully articulate these so the City staff and Council can make the best possible decision
• If we can’t reach consensus, the process (and the City) still move forward
Break
Task Force Questions and Comments:
What is important to you as we consider new zoning for Arapahoe Square?
Next Steps
Next Steps

• Phase 1, Meeting 2 in December or early Jan
  – Mike to send Doodle poll to identify date and time
  – In general, what time of day does the task force want to meet?
    • Morning
    • Lunch time
    • Afternoon
    • Evening
Next Steps

• Task Force Composition
  – Finalize prior to Meeting 2
Next Steps

• Plan for Meeting 2:
  – Agree to ground rules for meetings and decision making
  – Denver Zoning Code overview
  – Review proposed road map for Phase 2 – goals, major topics to cover through zoning