Arapahoe Square Zoning
Technical Task Force

Phase 2, Meeting 2
March 19, 2015
Introductions
Meeting Agenda

3:00 – Opening/Welcome
3:15 – Meeting 1 Recap and Goals for Today
3:20 – Presentation
4:10 – Break
4:20 – Discussion and Feedback
   4:20-5:00: Max Building Height
   5:00-5:40: Upper Story Mass
   5:40-5:50: Key Corridors
5:55 – Wrap-up and Next Steps
Meeting Approach

Beginning of Process:
- Lots of Information
- Less Discussion Time

End of Process:
- Less Information
- More Discussion Time (and final recommendations)
Meeting 1 Recap and Goals for Today
Feedback from Mtg 1

• More flexibility in datum approach
• Consider lower height for base – only reach max plan heights with incentives and point towers
• Explore upper story mass reduction, especially for buildings with longer street frontage and taller height
• Building form should respond to key corridors
Meeting 2 Goals

• Task force to provide guidance on three interrelated topics:
  – Approach for building form on key corridors
  – Approach for maximum building height
  – Approach for accomplishing datum/upper story mass reduction
Key Corridors
Key Corridors

• Focus today on the zoning envelope – height and mass
• In future meetings, opportunity to discuss other elements to tailor by corridor/geography, such as:
  – Build-to
  – Pedestrian entrances
  – Façade design
Broadway
Broadway - Characteristics

• Regional connector
• Gateway to downtown
• Strong diagonal axis – connection to State Capitol
• Plan Vision: Grand Boulevard
Broad St Philadelphia
Broadway – Form Approach

• No requirement for upper story stepback or mass reduction
21st Street - Characteristics

• Plan vision: festival street
• Heart of neighborhood
• Intimate, pedestrian-friendly
• View corridor to Coors field
Festival Street Example
21st Street – Form Approach

• Strong datum line through required upper story mass reduction at 2-5 stories for 100% of street frontage
• Frame view of ball field
• Ball field entry feature at 21st street is 5 stories tall
Welton Street - Characteristics

• Major transit corridor
• Transit-oriented development
• Key connection to Downtown
• Transition between Arapahoe Square and neighborhoods to the east
Welton Street – Form Approach

- Consider tailored build-to approach (future meeting)
- Anything unique for upper story mass/datum?
20th Street- Characteristics

- Downtown edge
- Directly abuts D-C zoning with 400’ max height
20th Street – Form Approach

- No requirement for upper story stepback or mass reduction
Key Transitions
Feedback for Tonight

• Agree with approach for:
  – **Broadway and 20\(^\text{th}\)**: no upper story stepback or mass reduction
  – **21\(^\text{st}\) Street**: stepback for 100% frontage to encourage strong pedestrian base
  – **Welton**: same as other named streets; maybe adjust build-to requirements (future discussion)
Max Building Height
Height: Plan Guidance

- 20 stories
- 12 stories
Plan Guidance: Max Height

Downtown: 400’ max

- 20th St: 20 stories standard, 30 stories point towers
- 21st St: 12 stories standard, 20 stories point towers
- 22nd St: 12 stories standard, 20 stories point towers
- Park Ave: 12 stories standard, 20 stories point towers
- 24th St: 12 stories standard, 20 stories point towers
Base

12 stories
16 stories
Incentives

16 stories
20 stories
Incentives

- 8 stories – 12 incentives
- 12 stories – 16 incentives
- 16 stories – 20 incentives
Proposed: Point Towers

Downtown 400’ max

- 16-20 stories standard
- 30 stories point towers

- 12-16 stories standard
- 20 stories point towers
• Agree with concept for taller heights in the block closest to downtown?
• Agree with concept for lower base (12-16 stories) with taller heights (16-20 stories) through incentives?
• Agree with concept for blocks closest to Curtis Park to have reduced height?
Datum and Upper Story Mass
Plan Guidance

• Datum line: require buildings to step back from street at maximum of 5 stories

• Purpose: create a pedestrian-scaled base for buildings taller than 5 stories
Pedestrian Base

• To address in future meetings:
  – Build-to
  – Transparency
  – Ground floor uses
  – Façade design/articulation (DSG)
  – Design of above-grade parking garages
Datum Approach

• **Goals**
  - Accomplish plan guidance for a strong pedestrian base
  - Allow for flexibility and variety
  - Consider what is buildable and the possibility that the first 1-5 stories could contain parking
  - Unique approach for key corridors

Above: graphic from NE Downtown Neighborhoods Plan illustrating datum concept for Arapahoe Square
Approach for typical streets
0’ Stepback
15’ Min Stepback
Sugar Cube – 9 stories

100% of frontage on 16th St steps back by 20’ at 6 stories

80% of frontage on Blake St steps back by 20’ at 4 stories
Cadence – 13 stories

75% of façade length
on 17th St steps back
7' at 2 stories
Cadence – 13 stories

50% of façade length
on Wewatta steps
back 7’ at 2 stories
1900 16th St – 17 stories

100% of façade length on 16th steps back 1-20 feet at 5 stories (210’ total length)
1900 16th St – 17 stories

100’ length with no stepback on Wewatta
The Platform - 21 stories

200’ façade length with no stepback on 17th St
The Platform – 21 stories

47% of frontage on Wewatta steps back by 45’ at 4 stories
Park Place Portland – 13 stories

Approx. 190’ length with no stepback
Considerations

• The appropriate upper story stepback/mass reduction is related to:
  – Building height
  – The quality of the design of the façade facing the street
  – Length of the building on the street
South Lake Union Block Size

DENVER

SEATTLE

266' 400'

240' 240'
Total lot frontage of 350 ft. 57% of frontage on Lawrence St steps back by 40’ at 4 stories.
Approach for Feedback
1

Total Building Height: 6-16 stories (6-20 stories close to downtown)

Length of Lot Frontage: ~200 ft or less

Approach for Feedback

• Maximum 150 ft of building frontage that is not stepped back by at least 15 ft.

• Stepback occurs at 5 story max (may happen anywhere from 2-5 stories)

• Option to exceed 150 ft without stepback with design review process
Corner Lot - 200 ft long
Corner Lot - 200 ft long

Potential FAR: 9.5-14.5
(16 stories)

Current D-AS zoning
allows max FAR of 7
Corner Lot - Residential Upper Stories
Corner Lot - Residential Upper Stories
Corner Lot - Office Upper Stories
Interior Lot

Potential FAR: 9.5-14.5 (16 stories)
Interior Lot
University Building -12 stories

80’

130’
1601 Wewatta – 10 stories

125’ total façade length

130’ total façade length
Approach for Feedback

Total Building Height: 6-16 stories (6-20 stories close to downtown)

Length of Lot Frontage: over ~200 ft

• Where on the spectrum??

Longer facades with articulation

Shorter facades/mass reduction

• Upper story tool -- mass reduction, stepback, etc. -- would occur at 5 story max (may happen anywhere from 2-5 stories)
Spectrum

Longer Façade with Articulation/Modulation

Example A

Example B

Example C

Example D

Shorter Façade/Mass Reduction
Baseline: No Stepback or Mass Reduction

Potential FAR: 11 - 16
(16 stories)
Baseline: No Stepback or Mass Reduction
Baseline: No Stepback or Mass Reduction
Baseline: No Stepback or Mass Reduction
Example A

16 Stories

125’

400’
Example A
Example A

Potential FAR: 11 - 16 (16 stories)
Example A
Example A
Manhattan – 11 stories

Total façade length = 390 ft
Manhattan – 11 stories
Example B
Example B

Potential FAR: 9.5 - 14.5
(16 stories)
Example B
Example B
2020 Lawrence – 11 stories
Example C

Potential FAR: 8.3 - 13.3 (16 stories)
Example C
Example C
Glass House – 23 stories

- 325’ Total Bldg Length
- Approx. 13,000 & 11,500 SF Tower Floor Plates (above 8 stories)
- 60’ Between Towers
Glass House – 23 stories

• 10’ to 35’ stepback between 3 & 7 Stories
Example D

Potential FAR: 6 - 11
(16 stories)
816 Acoma – 17 stories

• 400’ Total Building Length
• Approx. 25,000 SF Tower Floor Plate (above 5 stories)
• 35’ to 75’ stepback above 5 stories
816 Acoma – 17 stories
Approach for Feedback

- Maximum floorplate of 10,000 SF above 5 stories
- Maximum façade length of 150 ft

Total Building Height (Point Towers): 17-20 (25?) stories and 21-30 stories close to downtown
Point Tower

Potential FAR: 6-8 (20 stories)

10,000 SF Max Floorplate
No Stepback
Point Tower
Paintbox Point Tower - Toronto

Tower floorplate = approximately 8,000 SF

26 stories
Confluence - Denver

Tower floorplate = approximately 9,600 SF

34 stories
Tower floor plates = approximately 9,600 SF each: 120’ x 80’

22 and 27 stories
Feedback for Tonight

• Max façade length with no stepback of ~150 ft?

• Agree with concept for longer frontages without stepback through design alternative?

• Agree with approach to require greater mass reduction for longer lot frontages (longer than ~200 ft)?

  – What options do you like? What do you like about those options?
Break
Topics for Feedback
Datum/Upper Story Mass

• Max façade length with no stepback of ~150 ft?

• Agree with concept for longer frontages without stepback through design alternative?

• Agree with approach to require greater mass reduction for longer lot frontages (longer than ~200 ft)?
  – What options do you like? What do you like about those options?
Building Height

• Agree with concept for taller heights in the block closest to downtown?
• Agree with concept for lower base (12-16 stories) with taller heights (16-20 stories) through incentives?
• Agree with concept for blocks closest to Curtis Park to have reduced height?
Key Corridors

• Agree with approach for:
  – **Broadway and 20\textsuperscript{th}**: no upper story stepback or mass reduction
  – **21\textsuperscript{st} Street**: stepback for 100\% frontage to encourage strong pedestrian base
  – **Welton**: same as other named streets; maybe adjust build-to requirements (future discussion)