Arapahoe Square Zoning + Design Standards & Guidelines

Task Force Meeting 9

January 27, 2016
3:00 – Opening/Welcome
3:15 – Touch Base on Schedule and Milestones Moving Forward
3:20 – Review the Overall Zoning and Design Review System
3:35 – Building Form and Height Tools
3:50 – Tools to Promote a Pedestrian-oriented Neighborhood
4:10 – Tools to Promote Quality, Human Scale Design
4:20 – Tools to Promote Context Sensitive Design
4:30 – Break
4:40 – Review Zone District Mapping
   • Overall map
   • Curtis Park zone district mapping
5:00 – Discussion & Agreement on the Public Review Draft
   • Do the draft materials balance the different perspectives of all of the task force?
   • Is this version ready for the public review and discussion?
5:45 – Task Force Role Moving Forward
   • Represent the project and process
   • Attend public open house, if possible
   • Attend last task force meeting to discuss public comments
   • Attend adoption hearings
5:55 – Wrap-Up and Next Steps
   • Public Open House: March 9 5:00 pm. at the Stout Street Health Center
   • Final Task Force Meeting: Late March/Early April
     • Review and discuss public comments prior to entering the adoption process

Meeting materials and information:  
www.denvergov.org/arapahoesquare
Goals for the Meeting

• Ensure that the draft zoning and DSG are ready for public review

• Receive task force direction on zone district mapping in Curtis Park

• Prepare task force for public discussion and adoption process
Schedule & Milestones
# The Process: Phase 2

<table>
<thead>
<tr>
<th>Task Force Meeting 1</th>
<th>Task Force Meeting 2</th>
<th>Task Force Meeting 3</th>
<th>Task Force Meeting 4</th>
<th>Task Force Meeting 5</th>
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<tbody>
<tr>
<td>February</td>
<td>Mid March</td>
<td>Late April</td>
<td>Mid June</td>
<td>Mid July</td>
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<tr>
<td>- Begin Building Form&lt;br&gt; - Max height&lt;br&gt; - Height transitions&lt;br&gt; - Datum&lt;br&gt; - Build-to&lt;br&gt; - Point tower building form&lt;br&gt; Discussion will include the connection between building form and parking</td>
<td>- Continue and Refine Building Form&lt;br&gt; - Key Corridors&lt;br&gt;   - Ground story activation&lt;br&gt; - Parking location</td>
<td>- Continue and Refine Building Form&lt;br&gt; - Above-grade Parking&lt;br&gt; - Private Open Space&lt;br&gt; - Incentives</td>
<td>- Uses&lt;br&gt; - Off-Street Parking Ratios&lt;br&gt; - Check-in on Building Form and outside testing</td>
<td>- Share outside testing results of Building Form concepts&lt;br&gt; - Begin DSG: Goals; Key Topics; Review Process</td>
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<td>6 weeks (staff models and tests)</td>
<td>5-6 weeks</td>
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**Mid July - End of Summer: Staff begins working drafts of zoning and DSG**

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<thead>
<tr>
<th>Task Force Meeting 6</th>
<th>Task Force Meeting 7</th>
<th>Task Force Meeting 8</th>
<th>Task Force Meeting 9</th>
<th>Task Force Meeting 10</th>
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<tbody>
<tr>
<td>August 26</td>
<td>October 22</td>
<td>December 9</td>
<td>Late January 2016</td>
<td>March 2016</td>
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<tr>
<td>- Continue DSG&lt;br&gt; - Recommendations on key DSG topics&lt;br&gt; - Present first draft of zoning building form standards for task force review</td>
<td>- DSG remaining topics&lt;br&gt; - Transitions: Curtis Park, Ballpark, Clements Park&lt;br&gt; - Mapping: Review draft map for zoning and DSG</td>
<td>- DSG remaining topics: key corridors; streetscape; signage&lt;br&gt; - DSG updates to massing and articulation&lt;br&gt; - Historic transitions</td>
<td>- Review final package of draft Zoning, Map, and DSG&lt;br&gt; - Recommendation on final mapping question&lt;br&gt; - Address any remaining topics for Public Review draft</td>
<td>- Review comments on Public Review Draft&lt;br&gt; - Recommendations for any edits to Draft Zoning, DSG, or Map before public adoption (Phase 3) begins</td>
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<td>6-8 weeks</td>
<td>+/- 6 weeks (staff drafts zoning and DSG)</td>
<td>5-6 weeks</td>
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City Internal Review of Draft Zoning and DSG

Public Review Draft Released (after City Internal Review)
Key Dates

- 02/16: Post Public Review Draft
- 02/17: Planning Board Information Item
- 02/27: INC Zoning and Planning Update
- 03/09: Public Workshop
- Late March: Final Task Force Meeting
- Late April: Planning Board Hearing
- Early May: City Council Committee
- Late June: City Council Adoption Hearing
- Mid August: Effective Date
Overall Zoning & Design Review System

Executive Summary: Pages 1-3
# Zoning & Design Review

## Zoning

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

## Design Review with DSG

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

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*Executive Summary: Page 2*
Proposed 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-20+)*
  — Southwestern area closest to Downtown Core
  — 16 story base, 20+ with limited parking visibility, 30+ as Point Tower

*Per Task Force feedback, zone district intent statements will be updated to better reflect objectives for Arapahoe Square
Proposed Zone Districts
Proposed 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

*Per Task Force 6 discussion, added optional concept review*
Flexibility for Creative Design

- **A variety of building forms** allow zoning flexibility while incentivizing higher design quality.
- **Alternatives** allow a variety of approaches for meeting some zoning standards.
- **Percentage-based tools** allow zoning flexibility.
- **Intent Statements and Suggested Strategies** suggest specific design approaches but allow flexibility in the application of the design standards and guidelines.
Flag for Discussion?

- **Two new zone districts** to replace the existing D-AS district
- **Updated design review system** with an appointed Design Advisory Board
- **Flexibility for Creative Design** through a variety of building forms, alternatives, percentage-based tools and intent statements
Building Form & Height Tools
1. General

Base building heights:
Max height of 8 stories in area closest to Curtis Park and 16 stories in area closest to downtown
1. General

No restriction on exposed parking above the street level.
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
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 Towers

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.
Building Height Transitions

• Zoning height transition from the Downtown Core to lower density neighborhoods to the north
Historic Transitions

- DSG for historic transitions

Executive Summary: Page 6
DSG for historic transitions

Articulation
Use of Masonry
Screened Parking*

*Per task force 8 discussion, wrapped parking not required. DSG also align with guidance for alley-facing facades in draft Five Points Design Guidelines.
Flag for Discussion?

- **Three building forms** to accommodate increased density and incentivize limited parking visibility and slender massing for the tallest buildings

- **Building height transitions** from the core to Curtis Park + design transitions at historic boundaries

- **Design transitions** along alleys that are adjacent to historic districts
Tools to Promote 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
Pedestrian-oriented Neighborhood

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.)*

*Note that DSG page 37 will be corrected to remove 65% transparency standard
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

*Per task force discussion, small/narrow lots are excepted
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**

*Note that enhanced setbacks may include small extensions of sidewalk width per task force feedback after meeting 8
**Note that a build-to exception is provided for open spaces
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 ped area
  – Street furniture and lighting to enhance comfort and safety

*Note that minimum street tree spacing has been removed in consultation with City Forester
Pedestrian-oriented Neighborhood

- **Signs**
  - Consider future locations for signs in design review
  - Staff review of individual signs using DSG Chapter 5

- **On-site parking**
  - No minimum parking requirements
  - Zoning and DSG promote high-quality parking design

- **Pedestrian-friendly uses**
  - No new stand-alone surface parking lots
  - No drive thrus
  - Auto sales and repair must be fully enclosed and have a limited street frontage
• **Buildings located near the sidewalk edge** (build-to) with added flexibility for 21st, Arapahoe, Curtis and Welton

• **High-quality street level design & transparency** with 60% street level windows

• **Active street level uses** with limited frontage of parking, mini storage or auto services

• **Overall use prohibitions or limitations** on drive thrus, etc.

• **No minimum parking requirements**

• **Open space and enhanced setbacks** where buildings are not at the sidewalk edge

• **Streetscape designs** that encourage pedestrian activity

• **Sign locations and designs** that are pedestrian oriented

Executive Summary: Pages 7-9
Tools to Promote 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

*Per task force 8 direction, buildings under 125’ in width or 3 stories in height are exempted
Incorporating specific massing techniques
DSG: Page 27
Quality, Human Scale Design

Flexibility for designs that meet the intent of the massing standards
DSG: Pages 26-27
Quality, Human Scale Design

Upper Story Setbacks

- Implement the “datum” concept from the Northeast Downtown Neighborhoods Plan to balance increased height with pedestrian-friendly design
  - Most Streets: 10’ setback above fifth floor for 65% of frontage
  - 20th and Broadway: No requirement
  - 21st and Park Ave: 10’ setback for 100% of frontage:

*Per task force 8 direction, upper story setback alternative allows for creative designs on 21st and Park Ave
Upper Story Setbacks
Building Materials

• Durable, visually interesting materials help promote a sense of place
  – Primary façade:
    • Combine material changes with at least minor wall offsets
    • Cementitious stucco/EIFS only as an accent
    • No more than 50% fiber-cement siding
Flag for Discussion?

- **Massing & Articulation** standards and guidelines to promote human scale design
- **Upper Story Setbacks** to implement the 5 story “datum” concept from the NE Downtown Plan
- **Building Materials** that are durable and visually interesting
Tools to Promote Context-Sensitive Design
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*
  - Wider build-to range
  - Promote views from Curtis Park to Downtown

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*Per task force 8 direction, more general bicycle facility guidance also includes Lawrence*
Key Streets

• **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
  – Standards and guidelines to encourage “highly active uses” at the street level between Larimer and Broadway
  – Standards and guidelines to encourage “gateway corners” at Arapahoe and Broadway
Context-Sensitive Design

Key Streets

- **Park Avenue West**: Provide a pedestrian-oriented transition towards Curtis Park
  - 10’ upper story setback for 100% of frontage (alternatives available for creative designs or gateway corner design)*
  - 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

*Per task force 8 direction, upper story setback alternative extended to Park Avenue*
Staff will Update...

- Corrections
- Placeholders
- Photos
- Ideas from task force members
- Re-wording/updating text to make it more understandable
Flag for Discussion?

Key Streets

– **20th & Broadway** as pedestrian-oriented streets with an urban character
– **21st Street** as the gathering place for Arapahoe Square
– **Arapahoe & Curtis** as key pedestrian routes into and through the neighborhood
– **Park Avenue West** as a transition to Curtis Street
– **Welton** as a transition to Clements Historic District with a balance of pedestrian and transit activity
Break
Review Zone District Mapping
Draft Mapping
Curtis Park Heights

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.
Curtis Park Heights

- Question on application of NE Downtown Neighborhoods Plan height recommendation for 3 stories near 24\textsuperscript{th} and Champa

- Curtis Park Neighbors Board Discussion
  - Do not re-map 24\textsuperscript{th} and Champa area pending further outreach
    - Requires leaving existing D-AS in DZC
  - Re-map 24\textsuperscript{th} and Champa as similar to existing entitlement
    - Inconsistent with plan direction
Currently D-AS (80’ max)
Staff proposal: Map as MX-3
CPN request: Consider other options
Curtis Park Heights

• Task Force Direction
  – Support staff recommendation to map as MX-3
  – Alternate task force recommendation?
    (consider during our discussion)
Discussion & Agreement on the Public Review Draft
Discussion & Agreement on the Public Review Draft

• Task Force Direction
  • Do the draft materials balance the different perspectives of all of the task force?
  • Is this version ready for the public review and discussion?
Task Force Role Moving Forward
Task Force Role Moving Forward

• We are near the finish line!
• We need you to stay involved ...especially to stand behind the process and results in public hearings
  – Represent the project and process
  – Attend public open house, if possible
  – Attend last task force meeting to discuss public comments
  – Attend adoption hearings
Next Steps

• Public Review Draft
  • February 16
• Public Open House
  • March 9 5:00 pm. at the Stout Street Health Center
• Final Task Force Meeting: Late March/Early April
  • Review public comments

Additional Questions & Comments
abe.barge@denvergov.org
Project materials: www.denvergov.org/arapahoesquare