Golden Triangle Zoning and Design Guidelines Update

GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION

Advisory Committee Meeting #10 – August 20, 2020

Preliminary Proposal: Subject to change based on further comments and testing
Goals for the Meeting

1. General Updates
   • Outcomes from Previous Meeting
   • Schedule and Target Dates

2. Refinements to Proposed Zoning Standards

3. Lot Size/Building Form Summary of Proposed Standards

4. Next Steps
General Updates
Outcomes from Previous Meeting (July 16)

- Reviewed schedule/process for Design Standards and Guidelines (first draft soon)
- Updated Committee on progress of citywide AHZI project
- Reviewed existing open space examples and discussed approach for GT
- Agreed that Point Tower size limitations should be increased to compensate for relatively low maximum height
- Staff proposed to increase overall maximum FAR by 1.0 FAR to allow flexibility to achieve market-rate and affordability goals within similar bulk as current zoning
Schedule Look Ahead and Target Dates

Original 18-month Schedule (March 2019)

- Mar 2019: Mtg #1
- Zoning/Design Tools and Alternatives
- 2019 | 2020
- Preferred Zoning/Design Strategy
- Drafting and Public Review
- Sep/Oct 2020: Adoption Process

Revised Schedule (April 2020)

- Mar 2019: Mtg #1
- Zoning/Design Tools and Alternatives
- 2019 | 2020
- Preferred Zoning/Design Strategy
- Drafting and Public Review
- Dec 2020: Adoption Process

Current Schedule (August 2020)

- Mar 2019: Mtg #1
- Zoning/Design Tools and Alternatives
- 2019 | 2020
- Preferred Zoning/Design Strategy
- Drafting and Public Review
- 2020 | 2021
- Adoption Process

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing
Schedule Look Ahead and Target Dates

- Added about 6 months to original 18-month schedule
- Mid to late Q1 2021 as goal for completion and adoption
- **Late Sep/Oct** – revised zoning framework for public review (including Planning Board info item and virtual public meeting/survey)
- **Nov/Dec** – minimum 30-day public review of draft zoning text
- **Dec/Jan** – Planning Board public hearing
- **Feb/Mar** – City Council public hearing
Refinements to Proposed Standards
LAND USE & DEVELOPMENT
The way buildings/properties are used and how these uses are organized throughout the neighborhood.

1. ENCOURAGE A RANGE OF LAND USES AND DEVELOPMENT TYPES
   - Create an equal mix of both residential and nonresidential projects
   - Tailor zoning standards to different lot sizes
   - Continue to utilize a FAR system that allows building phasing without loss of entitlement
   - Provide a flexible base FAR and height limit
   - Allow a generous maximum FAR and height limit
   - Require street-level nonresidential uses in large projects on key streets
   - Allow open space as an alternative to street-level nonresidential uses, and vice versa

2. HIGHLIGHT CERTAIN STREETS WITH DIFFERENT USE PATTERNS
   - Require street-level nonresidential uses in large projects on key streets
   - Allow open space as an alternative to street-level nonresidential uses, and vice versa

3. PROMOTE A BROAD RANGE OF HOUSING OPPORTUNITIES
   - Create live-work/adult housing for both residential and nonresidential projects
   - Provide affordable housing (units or lots depending on project type) through FAR incentives

4. EVALUATE MINIMUM PARKING REQUIREMENTS
   - Remove minimum parking requirement to support shared/public parking outcomes
   - Include above-ground parking in FAR calculations

BUILDING FORM & TYPE
The overall scale and physical character of buildings and their relationship to the surrounding context.

5. ENCOURAGE A DIVERSE RANGE OF BUILDING FORMS
   - Incorporate a High-Rise building form option
   - Tailor zoning standards to different lot sizes
   - Provide a flexible base FAR and height limit
   - Allow a generous maximum FAR and height limit
   - Incorporate a maximum setback for residential units
   - Include in-lot parking

6. CONTINUE TO ALLOW CURRENT BUILDING HEIGHT
   - Maintain 300-foot height limit with simplified rule of measurement
   - Allow Point Tower to exceed height limit in exchange for lower size restrictions
   - Incorporate a maximum setback for large projects
   - Include a generous setback for street-level residential units

7. ENSURE BUILDING MASS IS COMPATIBLE WITH ADJACENT BUILDINGS
   - Incorporate mass reduction on large projects to break down bulky buildings
   - Utilize DSAs and design review to shape buildings, especially when next to smaller structures
   - Continues to utilize a FAR system that allows building phasing without loss of entitlement
   - Allow addition of more flexible build-to-rage
   - Allow inclusion of accessory units
   - Include in-lot parking
   - Use DSAs and design review to shape buildings, especially when next to smaller structures

STREET LEVEL EXPERIENCE
The active environment created at the street level and experienced by the pedestrian.

8. PROMOTE A HIGH-QUALITY PEDESTRIAN EXPERIENCE
   - Require street-level nonresidential uses in large projects on key streets
   - Allow open space as an alternative to street-level nonresidential uses, and vice versa
   - Require publicly accessible open space at the street level on large projects
   - Allow a more flexible build-to-rage
   - Incorporate mass reduction on large projects
   - Provide below-ground parking through FAR incentives
   - Incorporate an accessible mass reduction
   - Include above-ground parking in FAR calculations

9. ENSURE BUILDING DESIGN CONSIDERS PEDESTRIAN SCALE AND COMPACT
   - Incorporate mass reduction on large projects to break down bulky buildings
   - Utilize DSAs and design review to shape buildings, especially when next to smaller structures
   - Continues to utilize a FAR system that allows building phasing without loss of entitlement
   - Allow addition of more flexible build-to-rage
   - Allow inclusion of accessory units
   - Include in-lot parking
   - Use DSAs and design review to shape buildings, especially when next to smaller structures

10. ENCOURAGE PROVISION OF PRIVATELY-OWNED PUBLIC GATHERING SPACES
    - Require publicly-accessible open space at the street level on large projects
    - Allow open space as an alternative to street-level nonresidential uses, and vice versa

11. IMPROVE THE ACTIVITY AND VISUAL CHARACTERISTICS OF PARKING
    - Require publicly-accessible open space at the street level on large projects
    - Promote underground parking through FAR incentives
    - Remove street-level nonresidential uses in large projects
    - Allow open space as an alternative to street-level nonresidential uses, and vice versa
Confirming the Proposed Approach

- Open Space
- Nonresidential Use
- Upper Story Setbacks

1. When/where required
2. Minimum requirements
3. Flexibility and alternatives
OPEN SPACE / ENHANCED SETBACK

PATH OF TRAVEL

AMENITY ZONE

ON STREET PARKING

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing.
Street Level Open Space – Additional Testing

- Heard comments that 30-foot minimum depth may not result in successful spaces and 15 feet may be more appropriate
- Evaluated different scenarios to better understand the scale of spaces relative to building mass and the street
Street Level Open Space – 15’ depth, dispersed

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing
Street Level Open Space – 30’ depth, dispersed
Street Level Open Space – 30’ depth, consolidated

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing
Street Level Open Space – >30’ depth, consolidated
Street Level Open Space – When/Where Required

- Lots >150 feet because open space is such a high priority
- Clear alignment with our current lot size thresholds and still results in usable spaces
- Allow additional flexibility and alternative compliance

Open Space Potential on Lots > 150’

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing
Street Level Open Space – Minimum Requirements

- 5% of lot area
- May be dispersed
- At least one minimum area of 30’ depth x 15’ width (maintain consistency with existing requirements for other districts)
- Remaining open space area may be minimum 15’ depth x 15’ width (enhanced setback)
- DSGs will further refine size, location, edges, etc.
Street Level Open Space – Flexibility and Alternatives

- Nonresidential uses = Open space (supports mixed use in other areas outside of key streets)
- Open space = Build-To requirements (not penalized for open space or enhanced setbacks)
- Large open space (+10%) = Mass reduction (utilizing mass reduction at the street level)
- Only one 30’ deep area required (other areas may be 15’ depth x 15’ width)
Nonresidential Uses – When/Where Required

- Lots >150 feet on Key Streets
- Key Streets:
  - Broadway/Lincoln
  - Bannock
  - 11th Avenue
  - Acoma (12th to 10th)
Nonresidential Uses – Minimum Requirements

- 50% of street frontage on Key Street
- 15-foot minimum depth
- Allows all uses except:
  - Parking
  - Warehouse/Storage
  - Primary Residential Uses (units)
  - Accessory Residential Uses (lobbies, etc.)
Nonresidential Uses – Flexibility and Alternatives

- Open space = Nonresidential uses (supports open space along highly active commercial streets)
- Wide variety of uses qualify (retail, restaurant, office, lodging, arts/cultural, entertainment, school, daycare, rec center, healthcare, post office, etc.)
- Minimum depth allows flexibility for entries, building articulation, etc.
- Only 50% of frontage and limited only to large lots on Key Streets
Upper Story Setbacks – When/Where Required

- Not required on ROW wider than 90 ft*
  - Broadway/Lincoln
  - Colfax
  - * Speer (historic parkway requires setback above 8 stories)

- Above 5 stories on ROW between 70-90 ft
  - Bannock
  - East-west numbered streets

- Above 3 stories on ROW 70 ft or less
  - Acoma
  - Cherokee
  - Delaware
  - Elati
  - Fox
  - Galapago

- Above 5 stories on Point Tower regardless of ROW

Preliminary Proposal: Subject to change based on further comments and testing
Upper Story Setbacks – Minimum Requirements

- 15 feet minimum setback
- 100% of frontage of Point Tower
- 100% of frontage on Speer (historic parkway)
- 65% of frontage on all other streets where required
Upper Story Setbacks – Flexibility and Alternatives

- Narrow lots = exempt (no setback required)
- Standard lots = only applies to structures
  > 8 stories (5-story setback area) or
  > 5 stories (3-story setback area)
- Setback, not stepback, and can be taken at any story below the threshold
- Only 65% of frontage is required (helps address corner lots where different standards apply, DSGs can provide further guidance)
- Looking into allowing encroachments like balconies, window bays, etc.
Lot Size/Building Form Summary of Proposed Standards
Narrow Lot (75 feet or less)

<table>
<thead>
<tr>
<th>Design Standard</th>
<th>Narrow</th>
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</thead>
<tbody>
<tr>
<td>Residential Setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Upper Story Setback</td>
<td>No</td>
</tr>
<tr>
<td>Mass Reduction</td>
<td>No</td>
</tr>
<tr>
<td>Wrapped Parking</td>
<td>No</td>
</tr>
<tr>
<td>Street Level Open Space</td>
<td>No</td>
</tr>
<tr>
<td>Nonresidential Active Use</td>
<td>No</td>
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</tbody>
</table>

- 75 x 125 = 9375 sf
- 75 x 150 = 11,250 sf
- Essentially a Point Tower with no podium
### Standard Lot (75-150 feet)

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<td>No</td>
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<td></td>
<td></td>
<td>(if &gt; 8 stories)</td>
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</tr>
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<tr>
<td>Wrapped Parking</td>
<td>No</td>
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<tr>
<td></td>
<td></td>
<td>(if &gt; 5 stories)</td>
</tr>
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- **150 x 125 = 18,750 sf**
- **150 x 150 = 22,500 sf**
- Massing standards apply if taller than 8 stories (or 5 stories on narrow street)
- Wrapped parking if taller than 5 stories, but allow alternative above 2 stories (screened and architecturally integrated)
Wide Lot (greater than 150 feet)

<table>
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<tr>
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<th>Wide (General)</th>
<th>Wide (Point)</th>
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<td>Nonresidential Active Use</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td></td>
<td>(Key Streets only, OS is allowed alt)</td>
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- Massing standards apply
- Wrapped parking if taller than 5 stories, no alternative
- Nonresidential uses required only on Key Streets
- Nonresidential uses and open space are allowed as alternative compliance
### Overall Lot Size/Building Form Summary

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*PRELIMINARY PROPOSAL: Subject to change based on further comments and testing*
Next Steps
Next Steps

- On-going Advisory Committee meetings
  - September 17
  - October 15
  - November 19
  - December 17

- AHZI Webinar – “How Development Works” – August 25, 4:30-5:30
  Register on the website (https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Affordable_Housing_Zoning_Incentive.html)

- AHZI Advisory Committee – Preliminary Recommendations – September 1/15

- Small group FAR meeting – September 10

- Revised Framework Report – end September/early October

- Additional stakeholder outreach – October
  - Online meeting and Survey #4 coordinated with Revised Framework report
  - Present to GTCD Board, DDP, Planning Board, as needed