Golden Triangle
Zoning and Design Guidelines Update

GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION

Zoning/DSG Advisory Committee Meeting #6 – March 19, 2020

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing
Goals for the Meeting

1. Affordable Housing Zoning Incentive Project Overview
2. Preliminary D-GT Incentive Framework
3. Q & A
4. Online Public Meeting and Next Steps
Affordable Housing Zoning Incentive Overview
Renters and Owners: Households and Restricted Units by AMI

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>0-30% AMI</td>
<td>34,399</td>
<td>28,364</td>
<td>1,784</td>
<td>125</td>
</tr>
<tr>
<td>31-50% AMI</td>
<td>34,558</td>
<td>27,630</td>
<td>7,584</td>
<td>267</td>
</tr>
<tr>
<td>51-60% AMI</td>
<td>22,663</td>
<td>15,628</td>
<td>9,948</td>
<td>427</td>
</tr>
<tr>
<td>61-80% AMI</td>
<td>31,373</td>
<td>14,102</td>
<td>3,542</td>
<td>114</td>
</tr>
<tr>
<td>81-100% AMI</td>
<td>30,955</td>
<td>10,244</td>
<td>413</td>
<td>18</td>
</tr>
<tr>
<td>Total</td>
<td>153,948</td>
<td>95,968</td>
<td>23,271</td>
<td>951</td>
</tr>
</tbody>
</table>

Source: 2017 American Community Survey PUMS; Denver Department of Housing Stability

There are approximately 4 times as many cost burdened households in need of affordable units in Denver as there are income restricted units available. The gaps are even bigger at the lowest income levels.
Supporting Denver’s Housing Need

**STABILIZE**
residents at risk of involuntary displacement

**PROMOTE**
equitable and accessible housing through program investments or policy actions

**CREATE** affordable housing in vulnerable areas and in areas of opportunity

**PRESERVE**
affordability and housing quality
Supporting Denver’s Housing Need

CREATE affordable housing in vulnerable areas and in areas of opportunity

PROMOTE equitable and accessible housing through program investments or policy actions

AFFORDABLE HOUSING ZONING INCENTIVE REGULATORY IMPLEMENTATION
Project Purpose

To encourage the creation of affordable and mixed-income housing, especially in transit rich areas.

→ Primarily through citywide zoning incentives and other regulatory tools
# Developing Complementary Tools

<table>
<thead>
<tr>
<th>Financial Zoning Incentives</th>
<th>&lt;30% AMI</th>
<th>31-50% AMI</th>
<th>51-60% AMI</th>
<th>61-80% AMI</th>
<th>81-99% AMI</th>
<th>100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low Income</td>
<td>Gap Financing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Low Income</td>
<td>Low-income housing tax credits</td>
<td>Federal/State</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderately Low Income</td>
<td>Low Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Median Family Income</td>
</tr>
<tr>
<td>Low Income</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Median Family Income</td>
<td></td>
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</table>
Project Process

Winter 2020
Evaluating best practices and programs in other cities

Fall 2020
Confirming our incentive strategy

Summer 2020
Evaluating potential alternatives

Spring 2021
Legislative review with Planning Board and City Council

Winter 2020
Drafting an outline and draft code language
Preliminary D-GT Incentive Framework
## Enabling a Range of Building Types – Summary

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>GENERAL (75-150 ft)</th>
<th>WIDE (more than 150 ft)</th>
<th>POINT TOWER (more than 150 ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
<td>na</td>
<td>NARROW (75 ft or less)</td>
<td>200 feet</td>
<td>300 feet</td>
</tr>
<tr>
<td><strong>Allowed Height</strong></td>
<td>175 feet*</td>
<td>200 feet</td>
<td>300 feet</td>
<td></td>
</tr>
<tr>
<td><strong>Mass/Scale Standards</strong></td>
<td>na</td>
<td>Low</td>
<td>High</td>
<td>Highest</td>
</tr>
<tr>
<td><strong>Design and Active Use</strong></td>
<td>Medium</td>
<td>High</td>
<td>High</td>
<td>Highest</td>
</tr>
</tbody>
</table>

* As measured from elevation of Broadway (results in ~200 feet limit near Speer)
### Base and Overall Maximums – Summary

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Existing</th>
<th>GENERAL</th>
<th>POINT TOWER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Na</td>
<td></td>
<td>NARROW (75 ft or less)</td>
<td>WIDE (more than 150 ft)</td>
</tr>
<tr>
<td>Overall FAR Maximum</td>
<td>7.0*</td>
<td>11.0</td>
<td>9.0</td>
</tr>
<tr>
<td>4.0*</td>
<td>4.0</td>
<td>4.0</td>
<td>4.0</td>
</tr>
</tbody>
</table>

* Does not include floor area dedicated to parking

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing
Supporting Neighborhood Priorities

- Utilize similar system as currently exists
- Build up to a Base Maximum (by-right), without any special conditions
Supporting Neighborhood Priorities

- Can qualify for additional building area, or incentives, by supporting various neighborhood priorities up to an Overall Maximum.
Early Ideas for Incentives to be Addressed in Other Ways

Other priorities proposed to be addressed through other zoning tools (not incentives)

- **Street Level Non-Residential Uses**
  (require for lots > 150 wide)

- **Street Level Open Space**
  (require for lots > 250-300 feet wide)

- **Public Parking**
  (require additional parking spaces provided above a certain threshold to be public)

- **Underground and Reduced Parking**
  (already “incentivized” since parking is now included in FAR calcs)
Live/Work and Other Use-Related Incentives

Supportive of the concept ... however ...

- Live/Work doesn’t require commercial activity (could still be 100% residential)
- Difficult to enforce over time (limited CPD inspectors and staff to monitor)
- Uses change over time, but floor area bonuses remain
- Certain uses could still be encouraged through DSG (e.g., street level residential units should be designed to be easily converted to shopfronts)
Proposed Incentive Options

Goal is to focus on most important neighborhood and citywide priorities based on current plans and policies

- Housing Affordability
- Promoting Neighborhood Character
  - Landmark Designated
  - Character Buildings
- Public Art
Conceptual Incentive System

Floor Area up to Base Max

* Note, existing citywide affordable housing linkage fee system still applies to projects below the Base Max

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Conceptual Incentive System

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Floor Area up to Base Max

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Incentives
Conceptual Incentive System

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GOLDEN TRIANGLE ZONING & DSG UPDATE
GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION
Alternative Approach to Housing Affordability Incentive

- CPD/HOST recommendation is to temporarily use negotiated affordable housing agreements for projects that exceed Base FAR
- Automatically qualifies for additional floor area up to the Overall Maximum (note, not required to build to the max)
Why Negotiated Agreements?

- Given potential future changes at the city and state level, looking for a simple solution that can be unwound once the approach is more clear.
- Provides flexibility for both developers and City staff to evaluate projects on a case-by-case basis.
- Also recognize this approach introduces uncertainty for all parties involved.
- Need minimum parameters to provide predictability for developers, Council, and the neighborhood.
Guardrails for Negotiated Agreements

INITIAL IDEAS:

- Target of ~15% of residential units at 80% AMI
- % may be adjusted per lower AMI levels, # of bedrooms, etc.
- % may be adjusted per other neighborhood incentives
- Overall target should not fall below ~10% after adjustments
- Fee option for Commercial projects (tbd)
Rationale and Context – Neighborhood Character

- Protected Character Building is **voluntarily** registered with City
- Design review of Character Buildings by staff, not LPC
- Preliminary Criteria
  - No age restriction
  - Distinctive architectural details and materials
  - Distinctive massing and/or roof form
  - Streetscape context
  - Minimum level of quality/integrity

<table>
<thead>
<tr>
<th></th>
<th>Landmark</th>
<th>Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Review</td>
<td>Yes</td>
<td>Yes, if property owner has applied for “Protected” status</td>
</tr>
<tr>
<td>Exterior Modifications</td>
<td>Minor</td>
<td>More flexible</td>
</tr>
<tr>
<td>Designation</td>
<td>Property owner or community</td>
<td>Property owner only</td>
</tr>
<tr>
<td>Bonuses/Incentives</td>
<td>High</td>
<td>Medium</td>
</tr>
</tbody>
</table>
Rationale and Context – Neighborhood Character

Landmark
- 1.0 bonus + 1:1 match
- Transfer bonus, match, and unused floor areas
- No max bonus or transfer

Protected Character Building
- 1.0 bonus (on-site use only)
- Transfer unused floor area only
- 1.0 max bonus, 3.0 max transfer
Rationale and Context – Public Art

- Support the creative industries and museums in the neighborhood
- Maintain existing minimum requirements for Public Art incentive, but increase value from 0.25 to 0.5 FAR
- Allow no maximum, so a single project could get credit for multiple installations
Conceptual FAR Incentive Options

<table>
<thead>
<tr>
<th>INCENTIVE CATEGORY</th>
<th>AVAILABLE INCENTIVE</th>
<th>INCENTIVE AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Affordability</td>
<td>Negotiated agreement <em>(target of 10-15% depending on unit type, AMI levels, and other incentives used)</em></td>
<td>Automatically qualifies for Overall Max</td>
</tr>
<tr>
<td>Neighborhood Character – Landmark</td>
<td>1.0 FAR Bonus + Addl. 1:1 sf FAR Match for Rehabilitation of Landmark Structure May transfer Bonus, Rehab Match, or Unused Floor Area</td>
<td>No max bonus, match, or transfer</td>
</tr>
<tr>
<td>Neighborhood Character – Protected Character Bldg</td>
<td>1.0 FAR Bonus (available for use on-site only) May transfer only Unused Floor Area</td>
<td>1.0 max bonus, 3.0 max transfer</td>
</tr>
<tr>
<td>Public Art</td>
<td>0.5 FAR Bonus for new Public Art valued at the lesser of $500,000 or 1% of construction/renovation cost</td>
<td>No max bonus</td>
</tr>
</tbody>
</table>
Q & A Discussion
Q & A Discussion

1. What is your overall response to the revised framework and approach?

2. Do you agree that a simple, temporary option for the housing affordability incentive is appropriate?

3. Do you agree that minimum parameters are needed for negotiated agreements?

4. Do the incentives for Landmark, Character Buildings, and Public Art make sense?

5. Schedule Discussion (two options)
   - Proceed with using negotiated agreements temporarily
   - Delay D-GT updates until citywide affordable housing system is in place (~12 months)
Online Public Meeting and Next Steps
Instructions for Online Survey

1. Review the presentation slides for an overview of the preliminary preferred alternative
Instructions for Online Survey

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2. Review the topic boards for more details on the proposed zoning tools
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3. Provide your feedback via the online survey! Go to www.denvergov.org/goldentriangle to find the link.
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4. Tell your friends!
Next Steps
Next Steps

• **Continued discussion on Affordable Housing approach (on-going)**

• Preferred Strategy Interim Report #3 (end April)

• Internal Drafting of Zoning Code Language (April-June)

• Public Review of New D-GT Zoning (anticipated July)
Thank you!