Golden Triangle 
Zoning and Design Guidelines Update 
GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION 

Community Open House #1 – June 12, 2019
Goals for the Meeting

1. Remind everyone of the **vision and recommendations** established by the Golden Triangle Neighborhood Plan (2014)

2. Describe the project to **update the Zoning and Design Guidelines**

3. Review a brief summary of **neighborhood existing conditions**

4. Gather your feedback through a variety of activities to **describe desired future character**
Introductions

CITY STAFF

• Community Planning and Development (CPD) Planning Services
• Team also includes involvement from CPD Development Services, Public Works, Parks, and Forestry

ADVISORY COMMITTEE

• 16-member committee of GT residents, property/business owners, design professionals, Planning Board and City Council
Golden Triangle Neighborhood Plan
Golden Triangle Neighborhood Plan

- Planning area defined by Cherry Creek Greenway (Speer Blvd), Colfax Avenue, and Broadway-Lincoln (up to alley at Sherman)
- ~18-month process to update or establish new policy direction for the neighborhood
Golden Triangle Neighborhood Plan

- Provides guidance on the future character and approach to ensure a Golden Triangle that is:
  - A. Eclectic
  - B. Connected
  - C. Creative
  - D. Livable

- Included several recommendations for regulatory changes (zoning and design related) necessary to achieve neighborhood goals.
Golden Triangle Neighborhood Plan

Recommendations from the Neighborhood Plan have been summarized into 12 key objectives within 3 categories:

A. Land Use  
B. Building Type/Form  
C. Street Level Experience
Zoning & Design Related Objectives

1. Encourage a range of uses and development types
2. Highlight certain streets/areas with different uses
3. Promote a broad range of housing opportunities
4. Evaluate minimum parking requirements
# Zoning & Design Related Objectives

**A Land Use**
1. Encourage a range of uses and development types
2. Highlight certain streets/areas with different uses
3. Promote a broad range of housing opportunities
4. Evaluate minimum parking requirements

**B Building Form/Type**
5. Allow a diverse range of building forms/shapes
6. Continue to allow current building height
7. Ensure building mass is compatible with adjacent buildings
8. Encourage protection/reuse of existing buildings
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C  Street Level Experience
9. Promote a high-quality pedestrian experience
10. Ensure building design considers pedestrian scale and comfort
11. Encourage provision of privately-owned public gathering spaces
12. Improve activity and visual characteristics of parking
Additional Policy Guidance – Blueprint Denver

- Future Places to distribute growth to areas best equipped to provide a mix of uses, mobility options, and community amenities
- Incentivize density in exchange for desired outcomes, especially in Downtown and transit-rich areas
- Ensure active, pedestrian-oriented environments and exceptional design outcomes in key Centers and Corridors.
- Preserve features that contribute to established character of an area
Additional Policy Guidance – Housing an Inclusive Denver

- Preserve affordability and quality of existing housing
- Create affordable housing in areas of opportunity to add new units that are integrated into the neighborhood
- Promote equitable and accessible options throughout the housing/income continuum (range of unit types & sizes, pricing levels, for sale & for rent, etc.)
Other Downtown Zoning Updates and Projects

- Recent projects in other areas of Downtown to update zoning/DSG and establish a coordinated design review process
  - Arapahoe Square (2016)
  - Central Platte Valley–Auraria (2018/19)
  - Golden Triangle (2020)
  - Downtown Core (????)
- Consideration of other ongoing projects like the 5280 Loop as we develop recommendations
Project Scope
Project Purpose

Update the Golden Triangle Zoning and Design Guidelines to implement the recommendations of the Neighborhood Plan.
### What are Zoning and Design Guidelines?

**Zoning**

**Prescriptive**
- Generally quantitative and less flexible
- Height, floor area, site coverage/open space
- Ground-level & upper-story setbacks
- Street level build-to and transparency
- Parking location
- Permitted uses

**Design Standards and Guidelines**

**Performance Oriented**
- Generally qualitative and context-sensitive
- Building placement & exterior spaces
- Building massing & articulation
- Building materials & detailing
- Vehicular access and parking
- Scale transitions
- Guidance for key streets
D-GT Zone District/Design Guidelines

- D-GT (Downtown – Golden Triangle) zone district is based on zoning from 1994
- Design Guidelines were adopted in 2002 and apply to D-GT zone districts
- Design Guidelines are administered by City staff as part of development permitting process
Items Not Addressed by this Project

- Specific capital improvement projects
- Reconfiguration of street ROW
- Changes in travel modes or patterns
- Public park acquisition/creation

*Note, project team includes representatives from Public Works, Parks, and Forestry to support better consistency of new zoning and DSG with other department regulations*
Project Schedule

- 3 months – Existing Context and Problem Identification
- 6 months – Regulatory Tools and Alternatives
- 3 months – Preferred Zoning/DSG Strategy
- 4 months – Drafting and Public Review
- 2-3 months – Adoption Process
- Approximately 18 months total
Neighborhood Summary
Neighborhood & Zoning Boundaries

Legend

- Zoning Boundary
- Neighborhood Boundary
Aerial from 1933

Densely developed neighborhood with very few vacant lots

Dominant single unit, row-house, small apartment typology

Commercial buildings concentrated along Broadway
Aerial form 1970

Slight changes from the 1933 aerial with some consolidation of properties and larger building footprints.
Aerial from 1995

Significant demolition of buildings since the 1970 aerial

Area now dominated by vacant lots
Aerial from 2000

Slight increase of new development of commercial and office buildings

Vacant lots converted to parking
Aerial from 2018

Increase in larger town home, condominium, and apartment buildings

Several large scale half-block or full-block new development projects
Block Patterns

Analysis of typical block patterns that range from 350’ - 370’ in width, and 425’ - 620’ in length.
Block Patterns and Alley Network

Typical blocks include alleys throughout Golden Triangle
Street Section Typology

A. Lincoln Street Section

B. Broadway Street Section
   Downtown Arterial

C. Bannock Street Section and 11th Ave
   Downtown Collector

D. Typ Street
Bike Network

Analysis of existing bike network

Bike Facilities Legend
- Green: Protected Bike Lane
- Blue: Bike Lane
- Orange: Shared Roadway
- Black: 5280 Loop

Golden Triangle Zoning & Design Guidelines | Community Planning and Development | June 12, 2019 | Public Meeting
Bus Network

Analysis of existing RTD bus network and stops, serving 0, 0L, 3L, 6, 9, 10, 52, 83, 87L, 100L, 116X, CV, EV, P
A figure ground study provides a clear graphical representation of built and unbuilt space.
Parking or Vacant Lots

Analysis of parking lots and vacant lots throughout the neighborhood

- Parking or Vacant Parcels: 12.5%
- Parking or Vacant Land Area: 15%

Developed Parcels
Developed Land Area
Building Height

Analysis of existing building height

Building Height Percentage Breakdown

- 12%
- 3%
- 81% (0-51')

Building Height Legend

- 0-51 Feet
- 52-102 Feet
- 103-152 Feet
- 153 - 203 Feet
Building Age

Analysis of buildings based on age of construction

- 57% of construction between 1966 - 2019
- 18.7% of construction between 1946 - 1965
- 22.3% of construction is pre-war

Note 2% of buildings building age is unknown
Denver Historic Landmarks

Analysis of Landmark Buildings

- Cuba Cuba 1173 Delaware Street
- Residences at 106 & 108 12th Ave
- Evans School - 1115 Acoma Street
- The Church Night Club - 1160 Lincoln Street

Legend

- Landmark Building
Buildings of Architectural and Historical Interest
Existing Land Use

Analysis of existing Land Use

Land Use Legend
- Single Unit Residential
- Two-Unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Mixed-use
- Entertainment/Cultural
- Public/Quasi-Public
- Industrial
- Parking
- Trans/Comm/Utilities
- Vacant
Recent Development Trends in D-GT

Over the last 15-20 years ...

- ~ 2600 residential units have been built or under construction
- No major new office/commercial projects other than civic or cultural
- Adaptive re-use of older structures for commercial purposes
- One hotel (under construction)
Activities to Describe Future Character
Interactive Survey

www.menti.com
Table Activity

1) Empty the contents of the envelope!
2) Place the images you like on the map
3) Place the images you do NOT like in the “discard” area
4) Write comments on the images about what you like/dislike

Extra Credit: Use the markers to draw on the map any distinct areas of the neighborhood that should include special rules (and what are they?)

Prioritize the Plan Recommendations

1) Place a dot sticker next to the objectives you feel are most important
Next Steps
Next Steps

• [www.denvergov.org/goldentriangle](http://www.denvergov.org/goldentriangle)
  • Online survey (tell your friends!)
  • Meeting materials and presentations
  • Dates for future Advisory Committee and community meetings
  • Interim project reports and draft materials for review/comment

• **Community Open House #2**
  Wednesday, September 25 – 5:00-7:00 pm
  Denver Community Credit Union, 1041 Acoma St, 3rd Floor
  • Zoning/Design Tools and Alternatives
Thank you!