

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

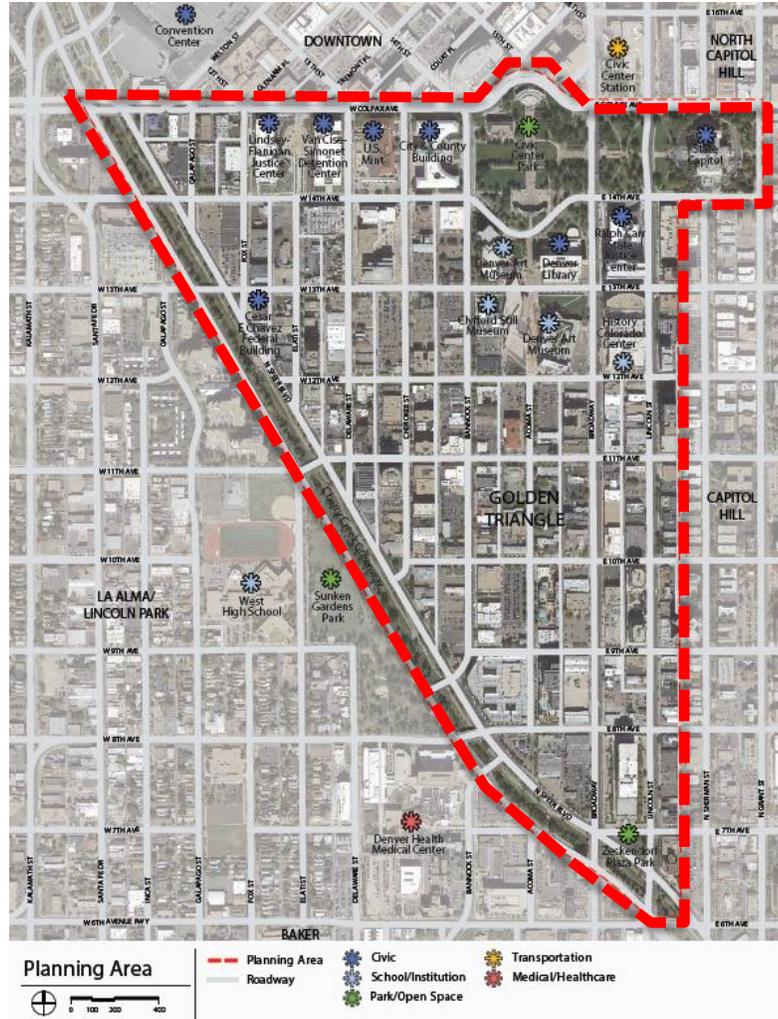
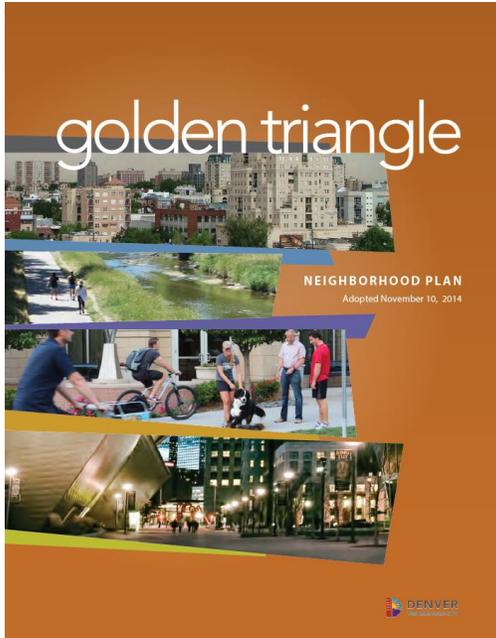
ADVISORY COMMITTEE

- 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

VISION ELEMENTS



A. Eclectic
A unique mix of land uses and character



B. Connected
Walkable, bikeable neighborhood with great transit



C. Creative
World class hub of arts, culture and economic innovation



D. Livable
Attractive, safe place for social gathering, recreation and living

STRATEGIES

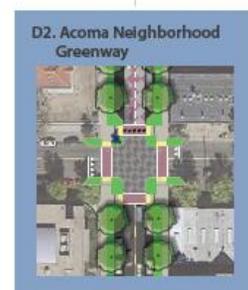
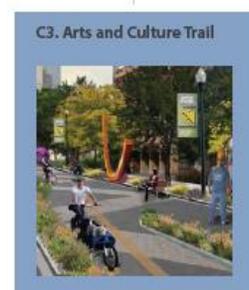
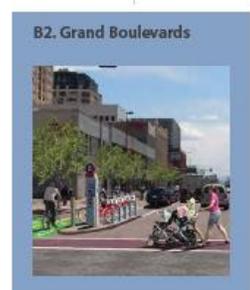
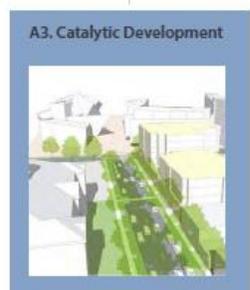
- A1. Urban Mosaic
- A2. Contextual Design
- A3. Catalytic Development

- B1. Robust Mobility
- B2. Grand Boulevards
- B3. Dynamic Parking

- C1. Innovation Economy
- C2. Cultivation of Arts and Culture
- C3. Arts and Culture Trail

- D1. Connected Open Spaces
- D2. Acoma Neighborhood Greenway
- D3. Safe and Clean

TRANSFORMATIVE PROJECTS



- 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

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

Zoning & Design Related Objectives

A

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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

Zoning & Design Related Objectives

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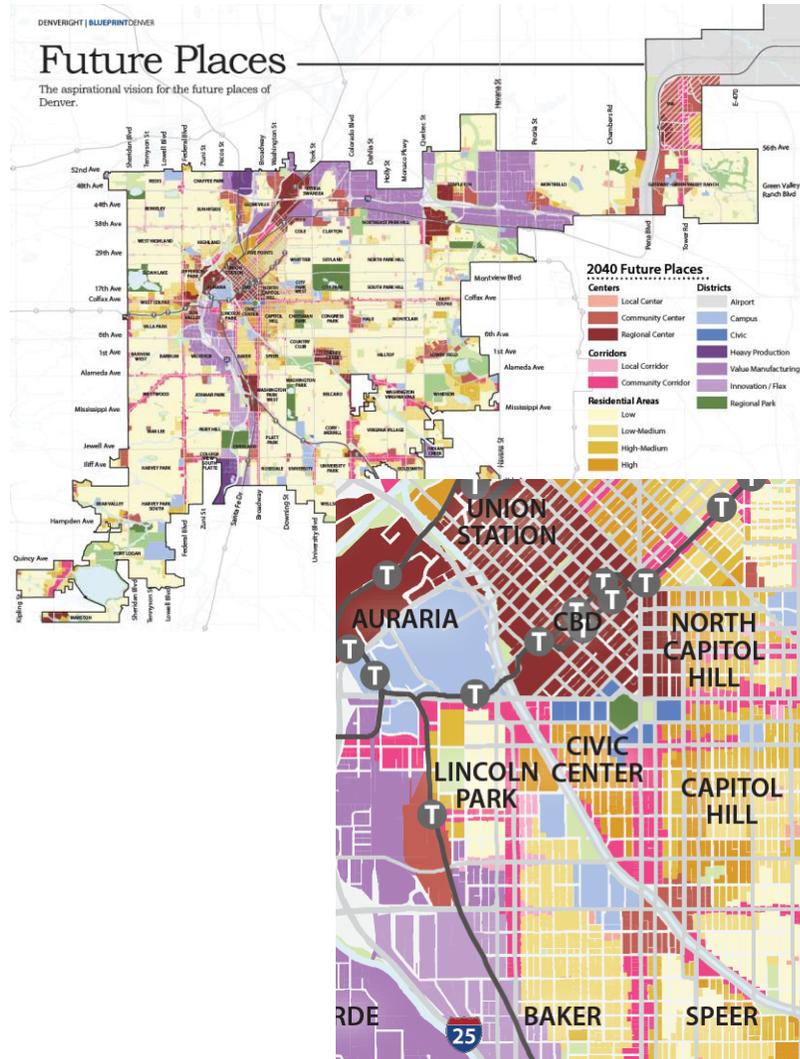
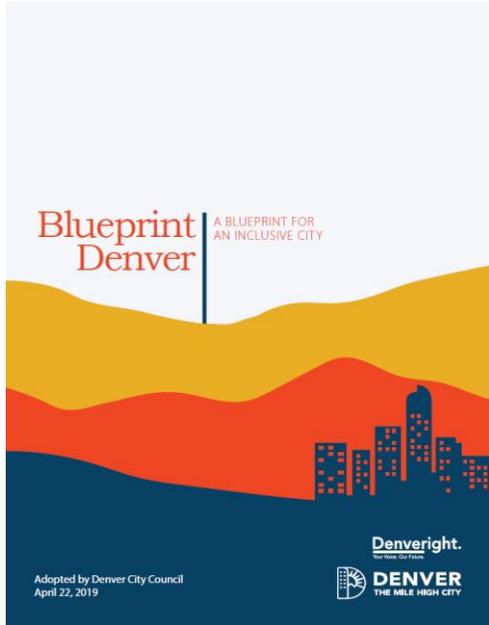
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C

Street Level Experience

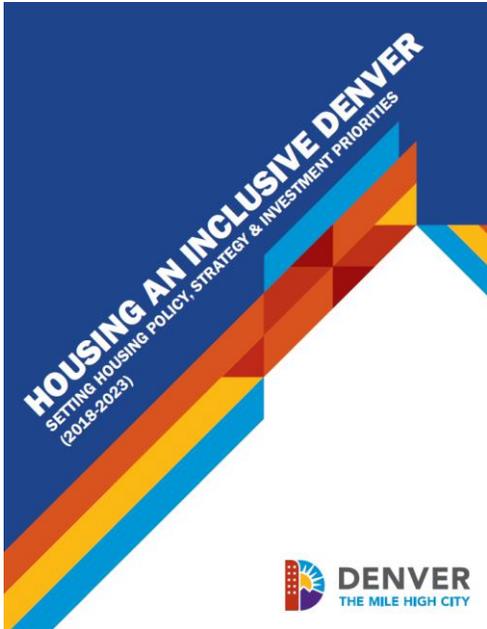
9. Promote a high-quality pedestrian experience
10. Ensure building design considers pedestrian scale and comfort
11. Encourage provision of privately-owned public gathering spaces
12. Improve activity and visual characteristics of parking

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



Strategic Use of Land to Support Affordable Housing

Strategic land acquisition is an essential element of Denver's long-term housing pipeline, and is an important strategy that the City and its partners will pursue to foster mixed-income neighborhoods, preserve affordability in vulnerable neighborhoods, and introduce affordability to areas with strong economic opportunities.



Recommendation 1: Leverage publicly owned land for affordable housing development. While the City has an existing process when disposing of its land that considers affordable housing as a potential use, the City and its partners should take proactive steps to conduct a comprehensive analysis of the current inventory of public and quasi-publicly owned land and its suitability for affordable housing development.



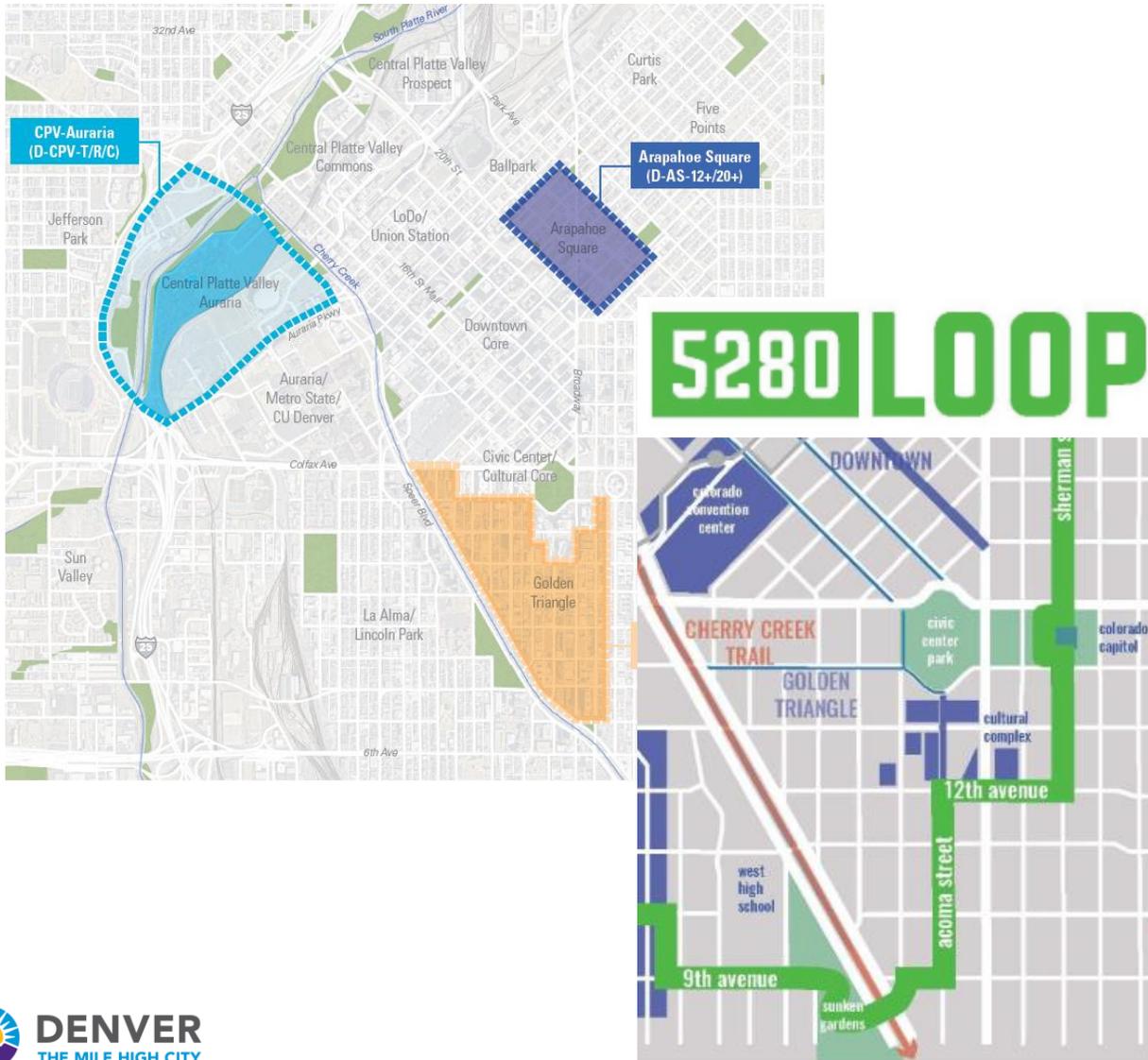
Recommendation 2: Facilitate acquisition of land directly and through partners for housing development. The City and its partners also have programs and funding resources that can be used for the direct acquisition of properties, or in partnership with developers interested in building affordable or mixed-income housing.



Ashley Union Station
Apartments

- 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

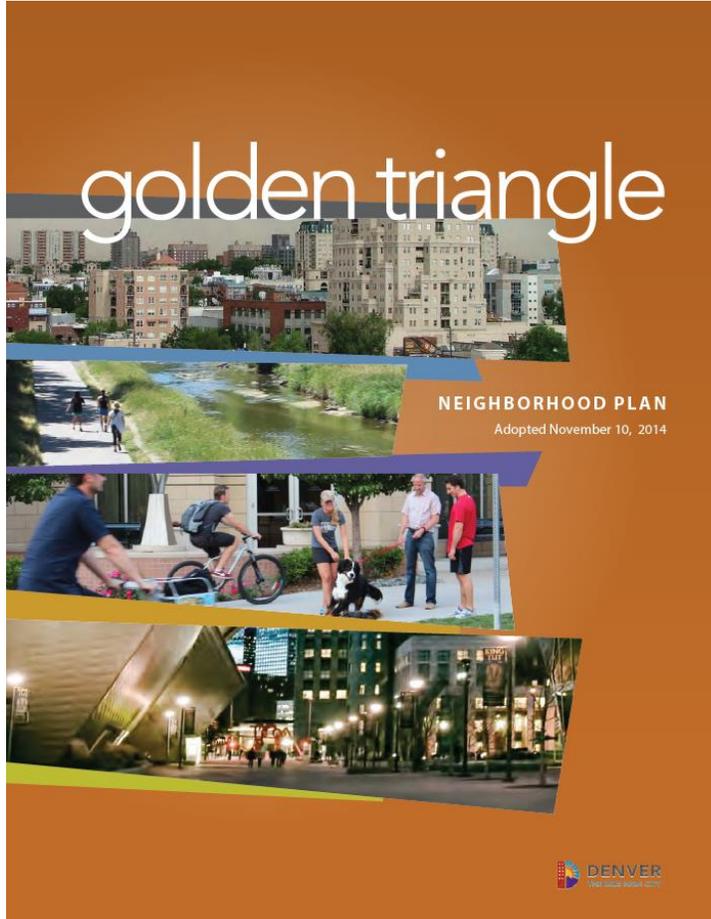
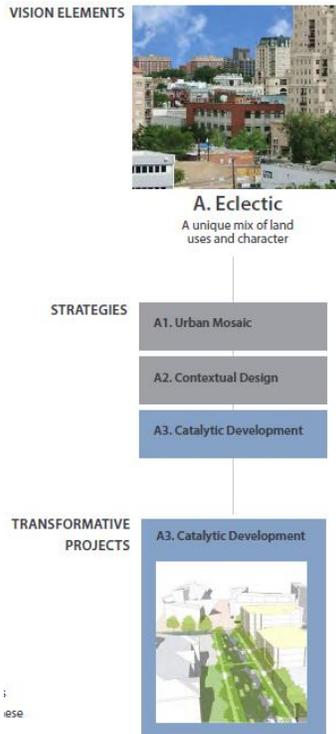


- Recent projects in other areas of Downtown to update zoning/DSG and establish a coordinated design review process
 - Arapahoe Square (2016)
 - Central Platte Valley–Auraria (2018/19)
 - Golden Triangle (2020)
 - *Downtown Core* (?????)
- Consideration of other ongoing projects like the 5280 Loop as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



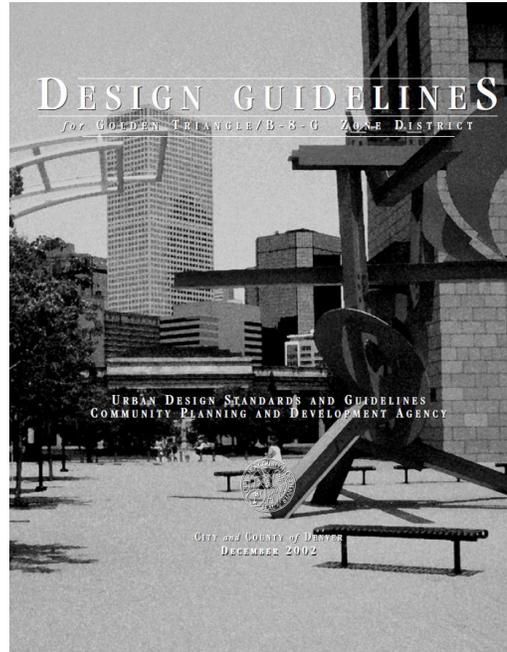
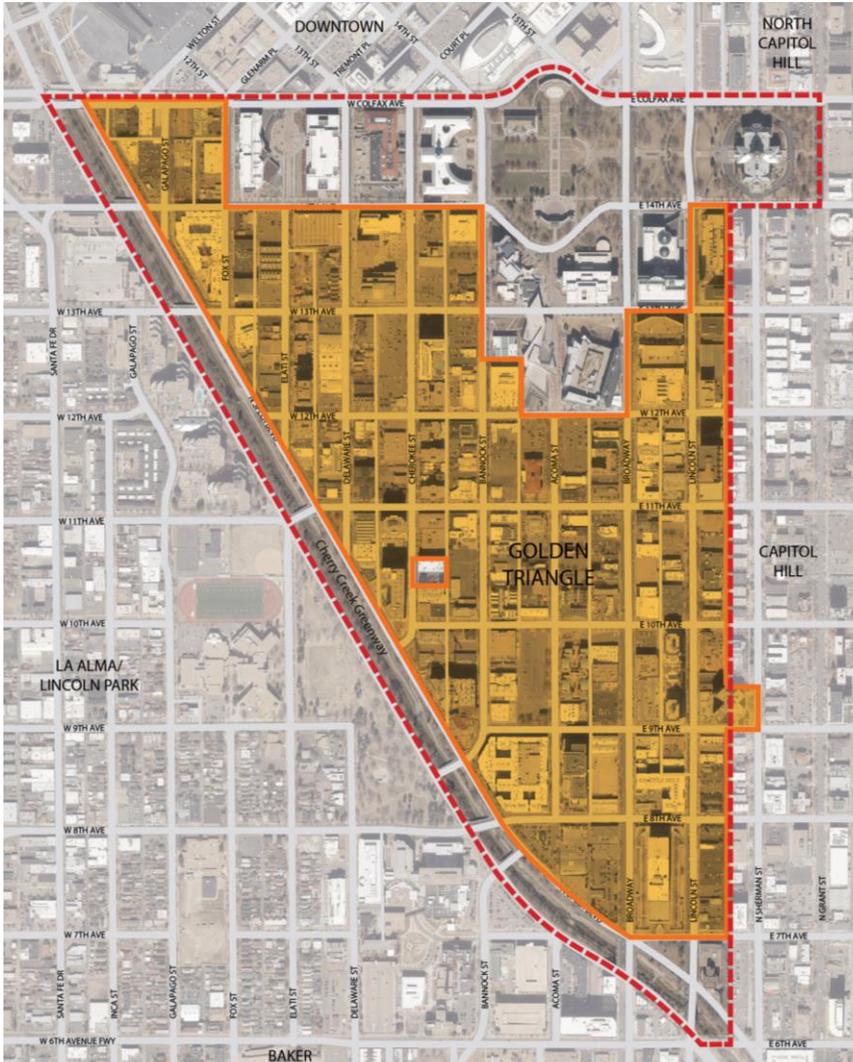
Design Standards and Guidelines

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



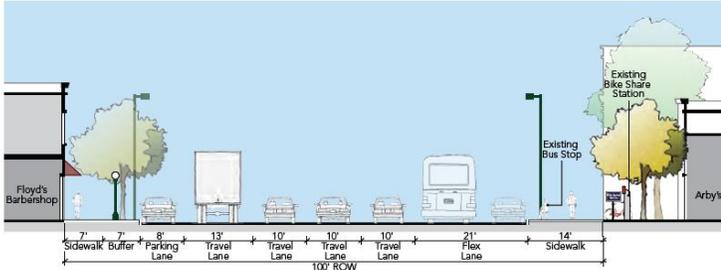
D-GT Zone District/Design Guidelines



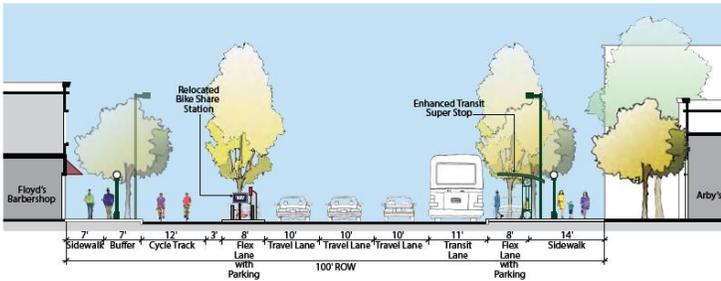
- D-GT (Downtown – Golden Triangle) zone district is based on zoning from 1994
- Design Guidelines were adopted in 2002 and apply to D-GT zone districts
- Design Guidelines are administered by City staff as part of development permitting process

Items Not Addressed by this Project

broadway: existing section - looking south



broadway: proposed section - looking south



broadway at 11th avenue: potential improvements

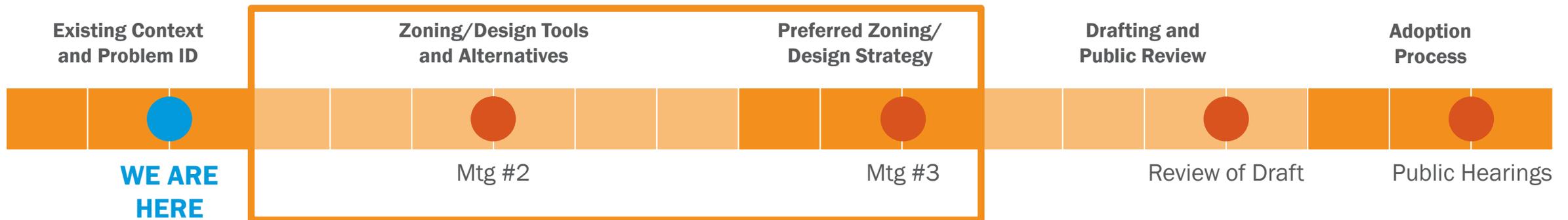


9th to 10th Avenues

- 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

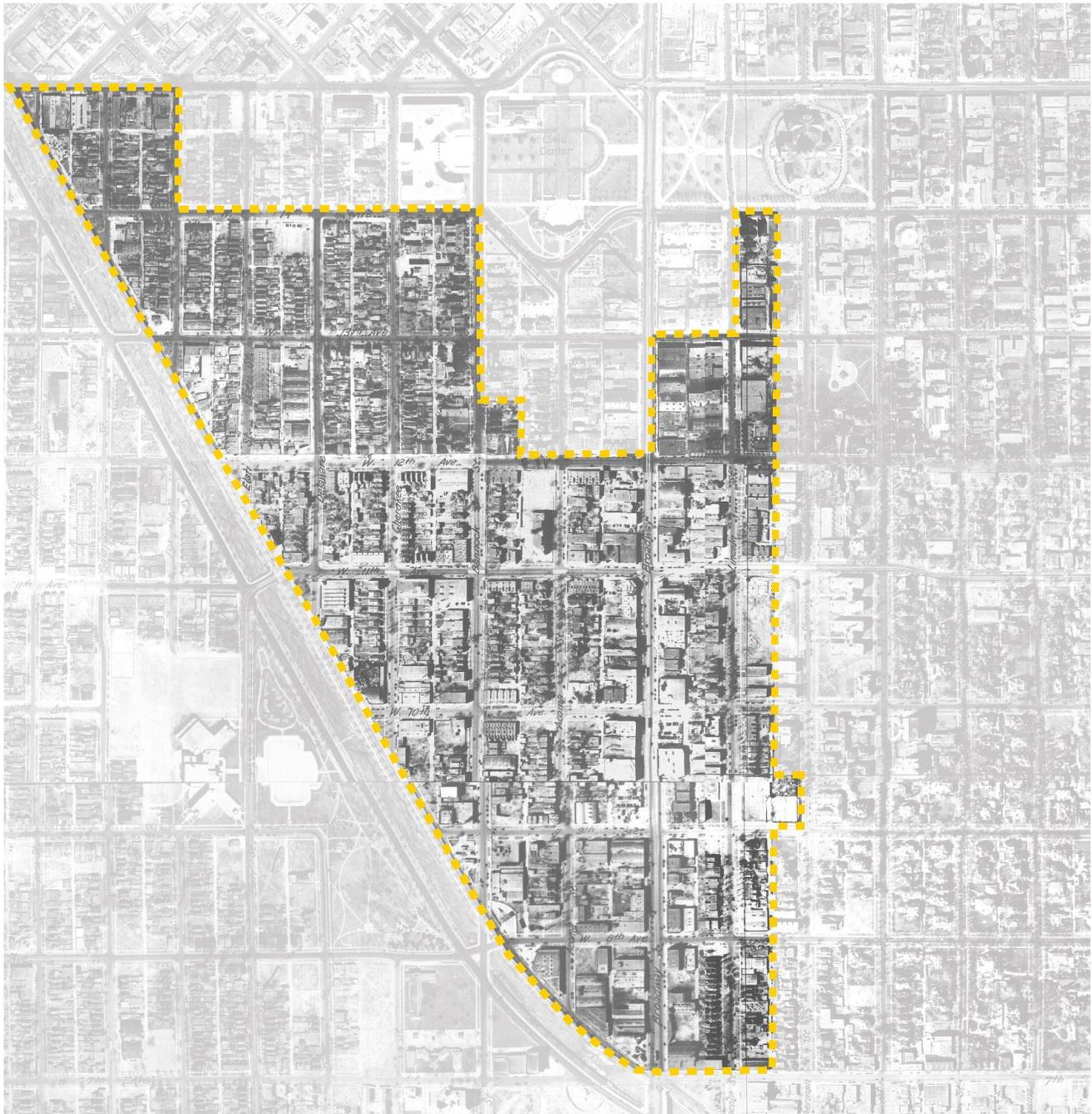


Aerial from 1933

Densely developed neighborhood with very few vacant lots

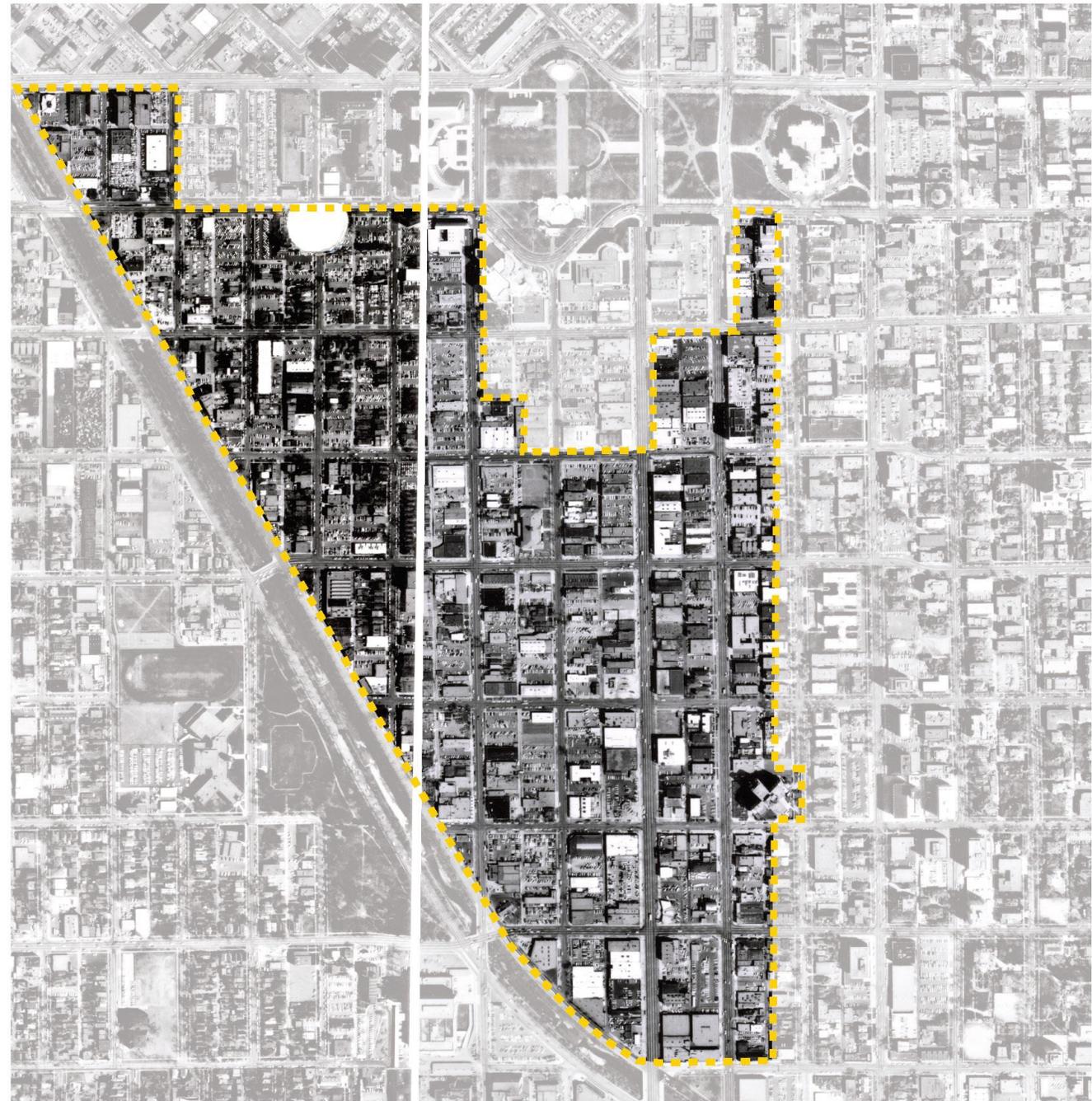
Dominant single unit, row-house, small apartment typology

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

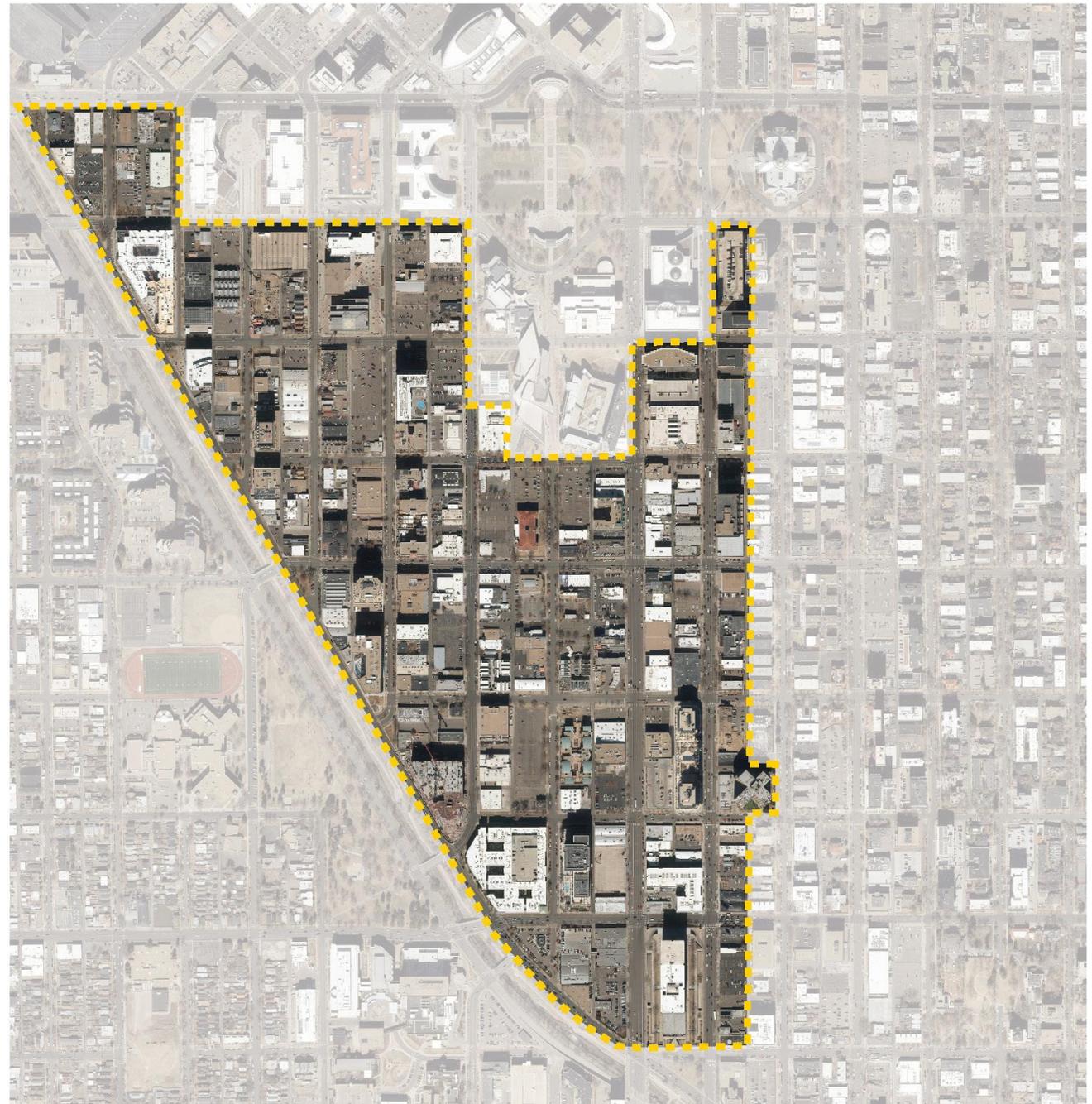
Vacant lots converted to parking



Aerial from 2018

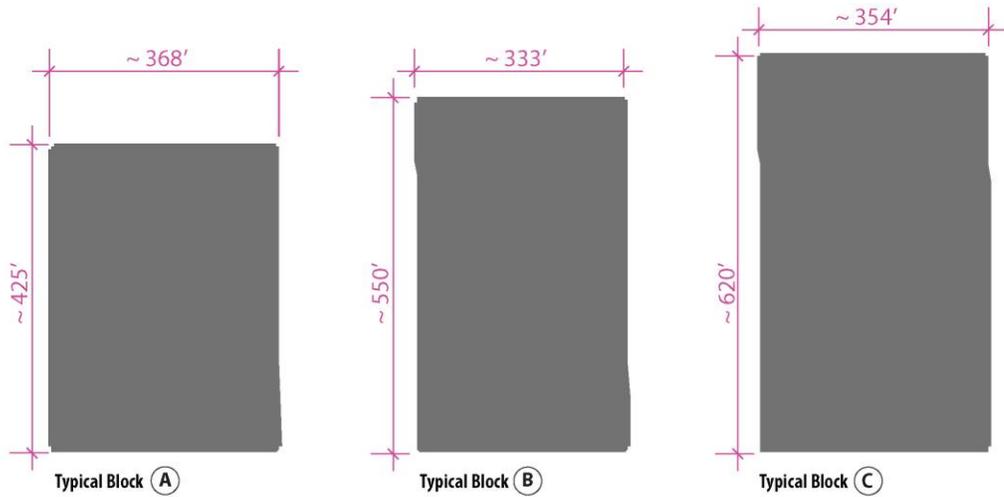
Increase in larger town home, condominium, and apartment buildings

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



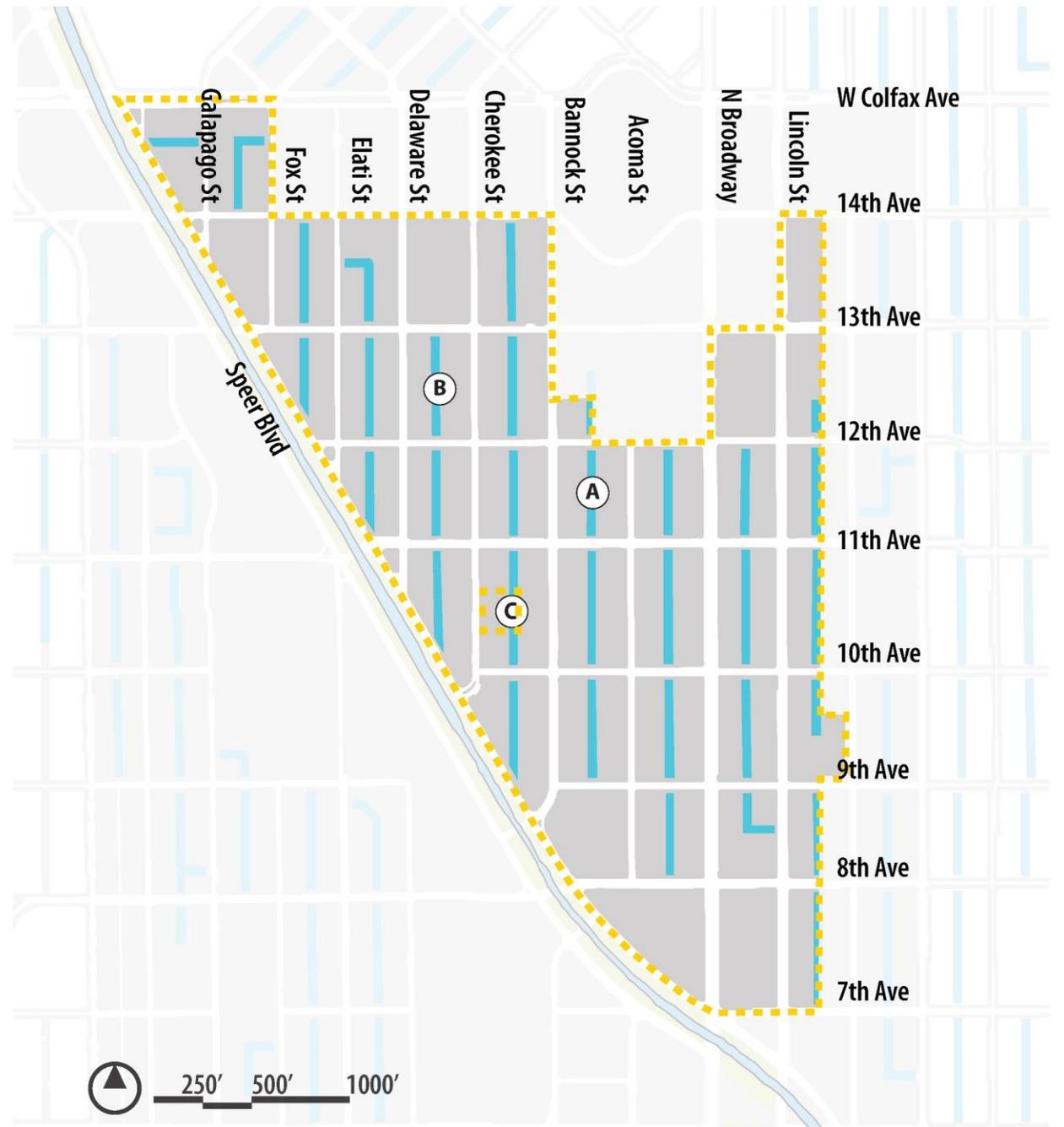
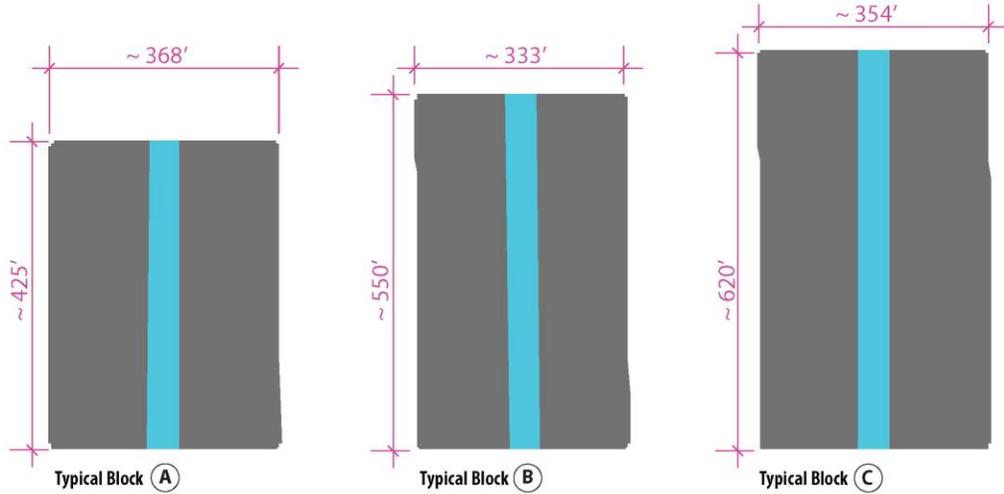
Block Patterns

Analysis of typical block patterns that range from 350' - 370' in width, and 425' - 620' in length

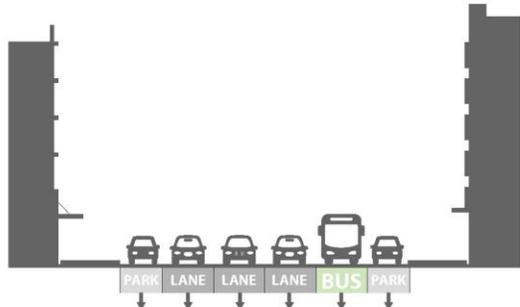


Block Patterns and Alley Network

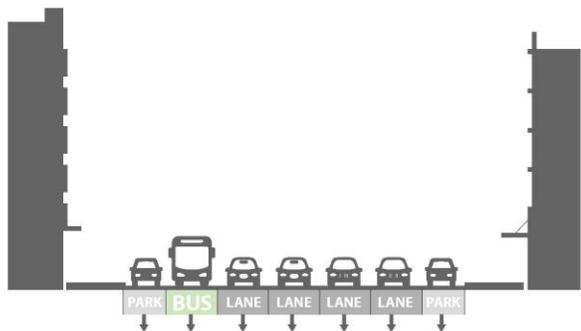
Typical blocks include alleys throughout Golden Triangle



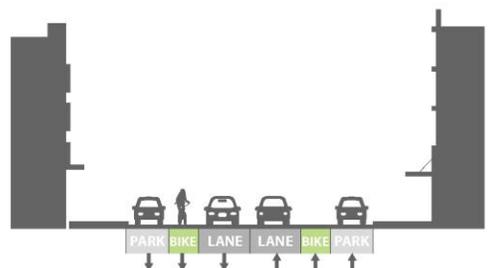
Street Section Typology



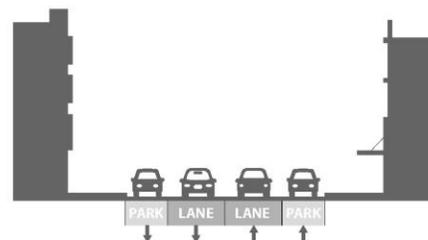
A Lincoln Street Section



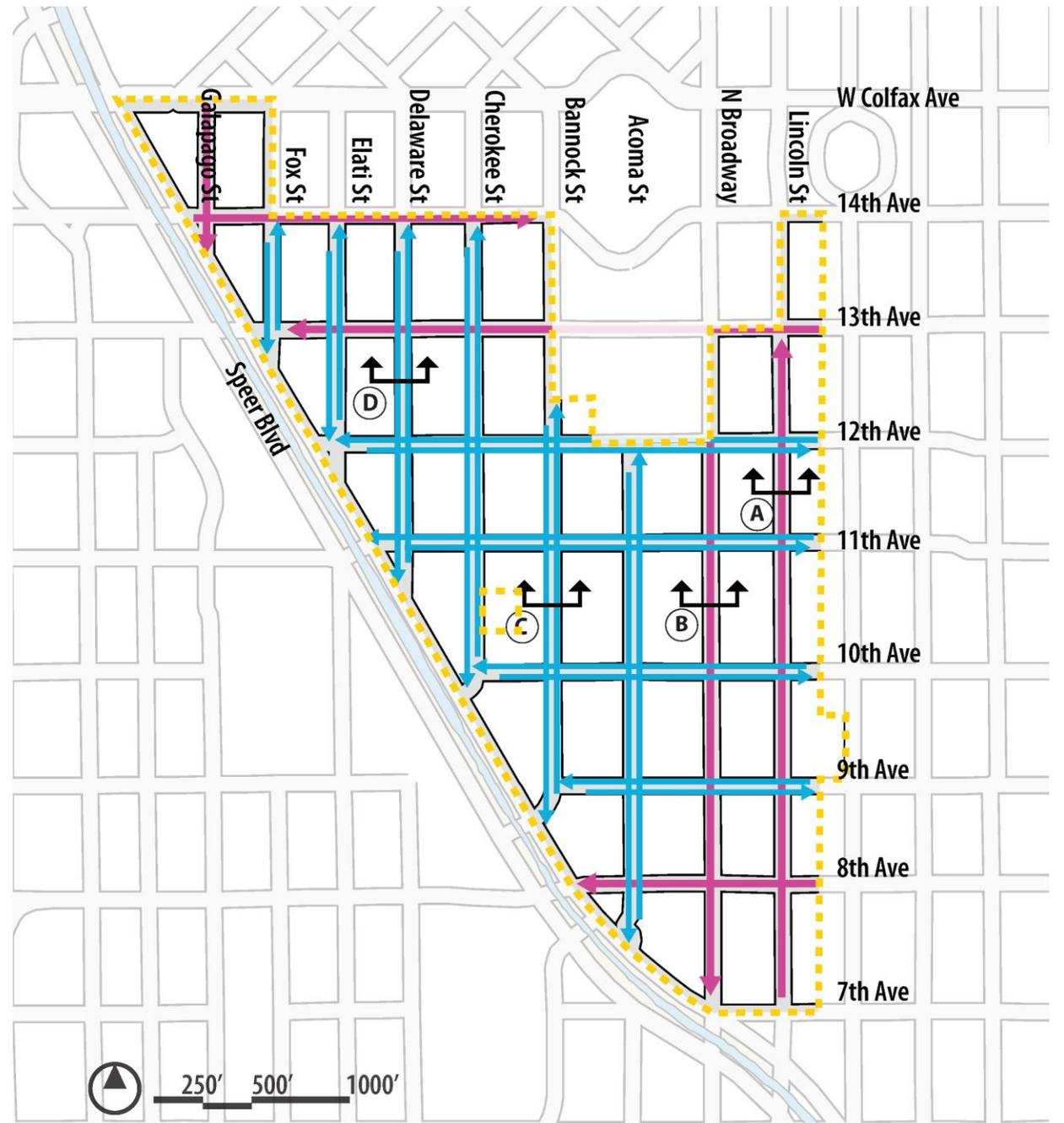
B Broadway Street Section
Downtown Arterial



C Bannock Street Section and 11th Ave
Downtown Collector



D Typ Street



Bike Network

Analysis of existing bike network



5280 LOOP

LINKING NEIGHBORHOODS,
CONNECTING PEOPLE

5280 LOOP CONCEPTUAL ROUTE
JANUARY, 2018

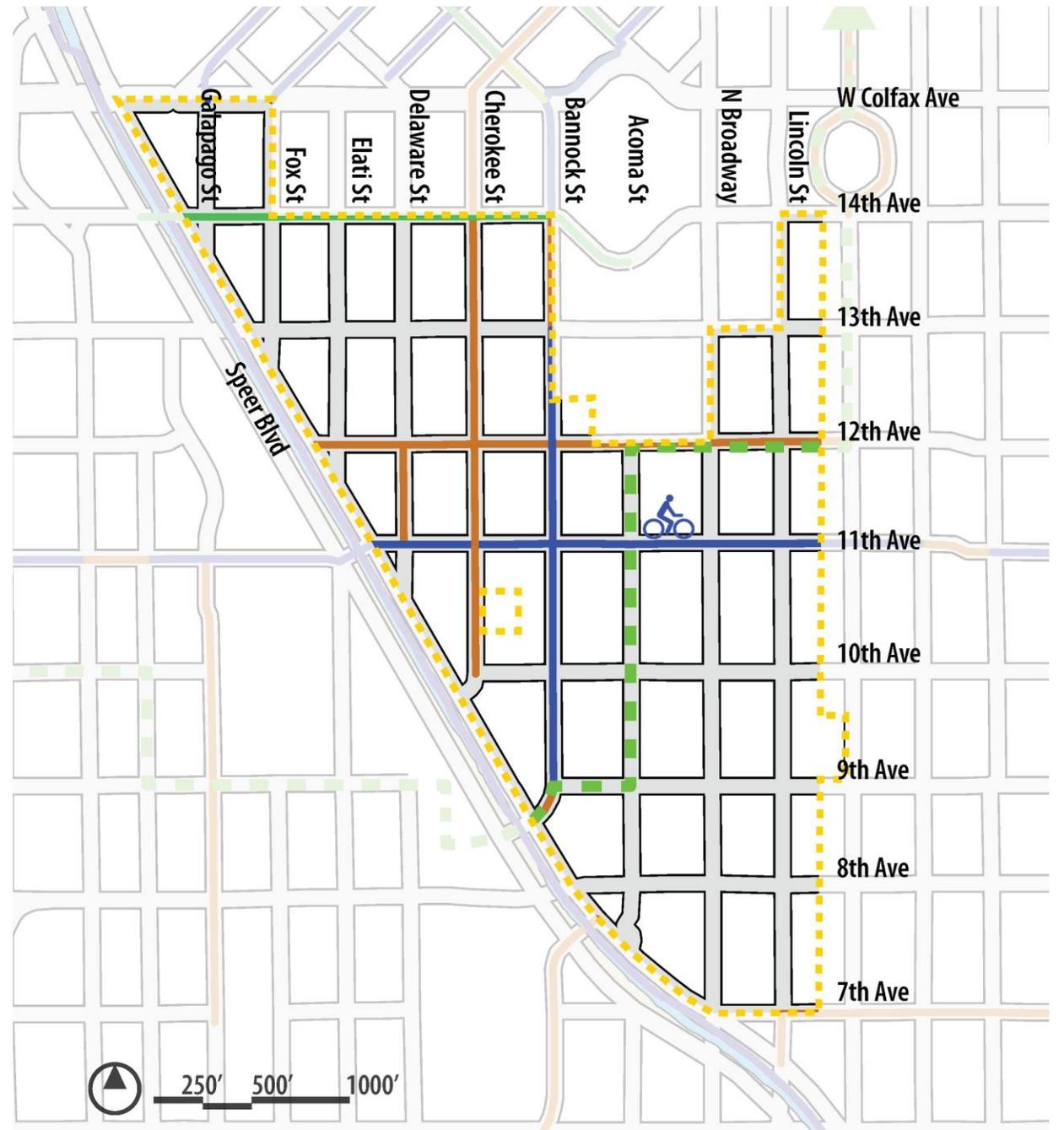
- conceptual route
- off-street trails
- protected bike Lanes
- landmarks/destinations
- parks



#5280Loop | 5280LOOP.COM

Bike Facilities Legend

- Protected Bike Lane
- Bike Lane
- Shared Roadway
- - - 5280 Loop



Bus Network

Analysis of existing RTD bus network and stops, serving 0, OL, 3L, 6, 9, 10, 52, 83, 87L, 100L, 116X, CV, EV, P

Bus Network Legend

-  Bus Network
-  Bus Stops

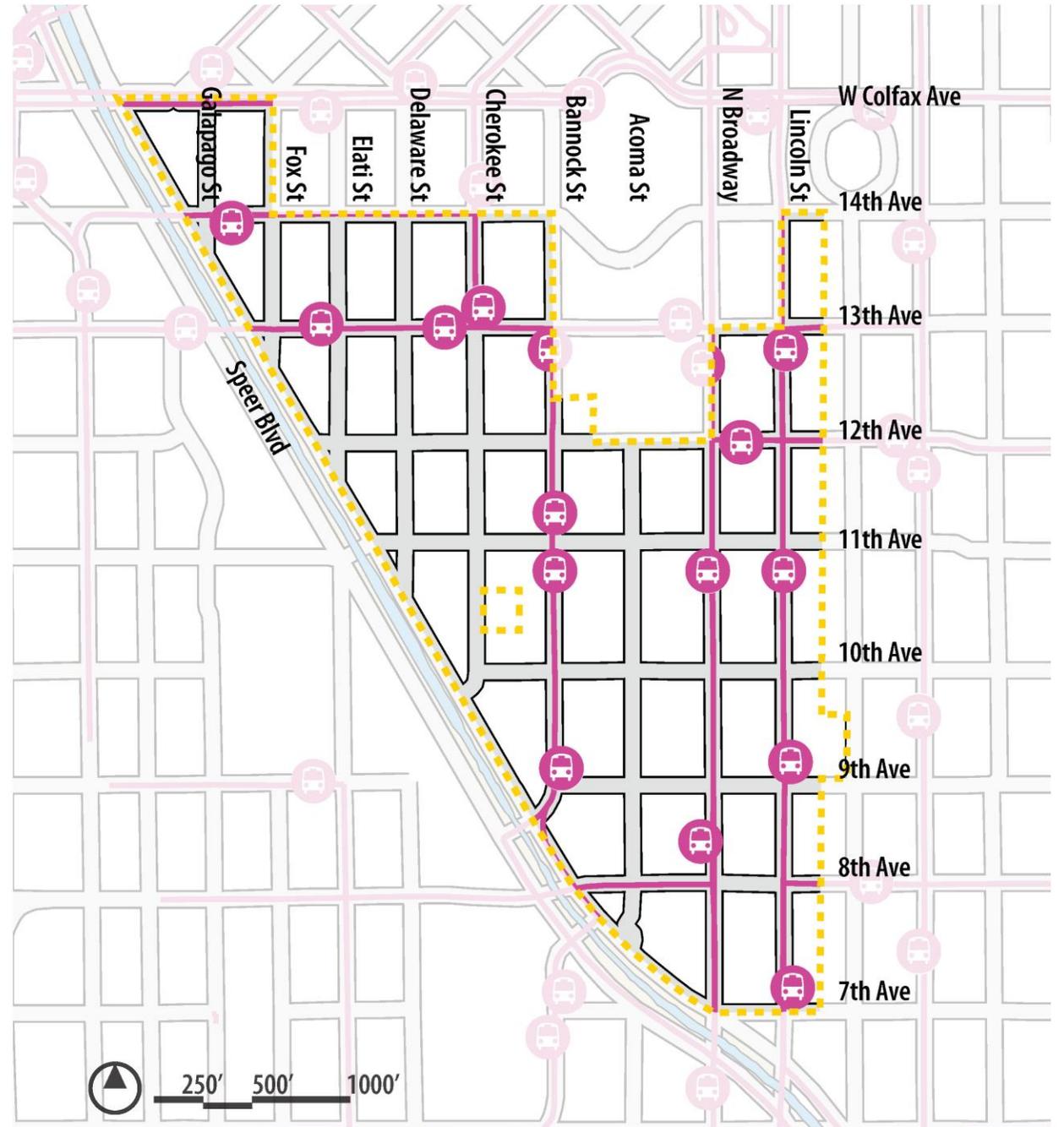
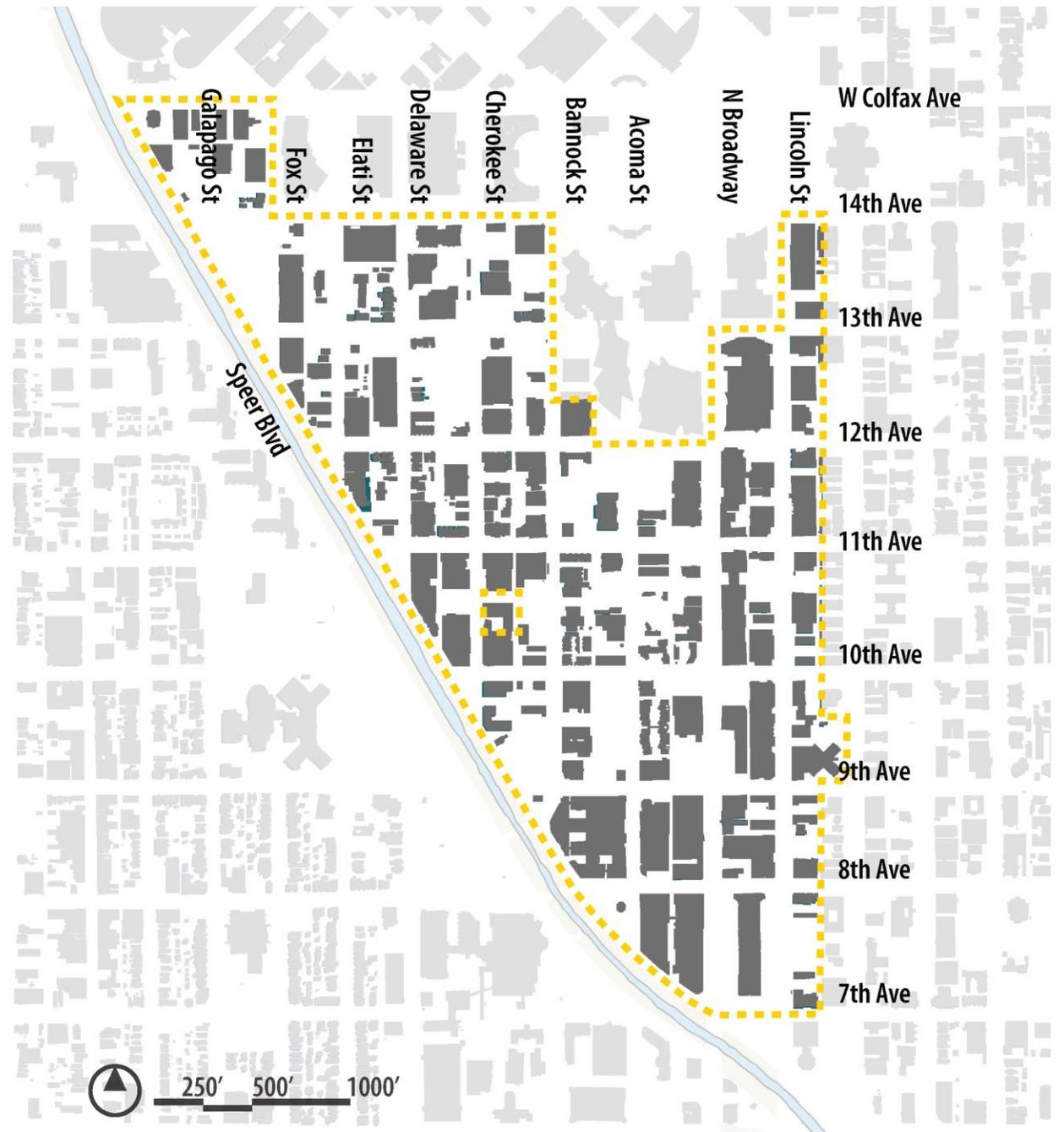


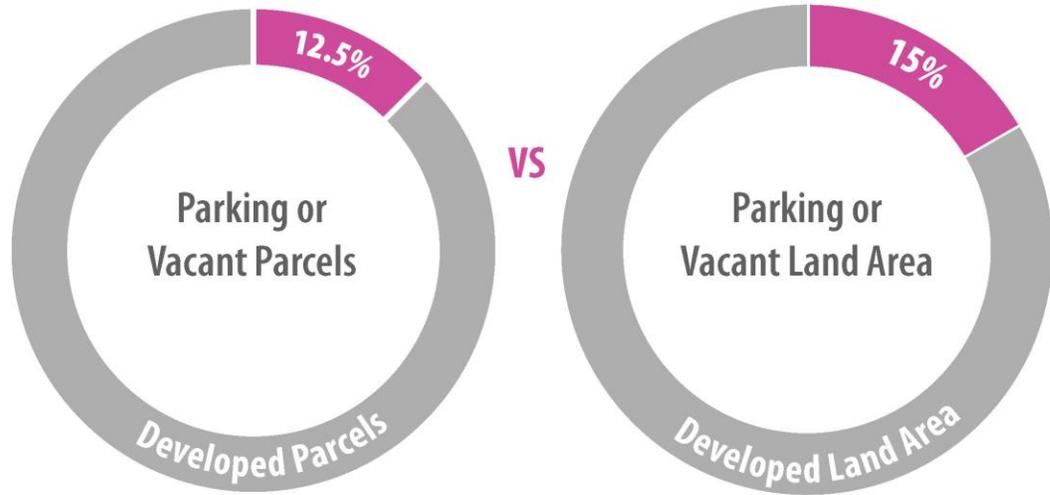
Figure Ground

A figure ground study provides a clear graphical representation of built and unbuilt space



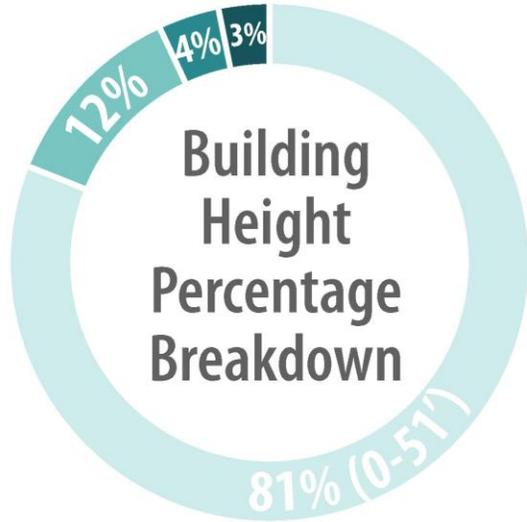
Parking or Vacant Lots

Analysis of parking lots and vacant lots throughout the neighborhood



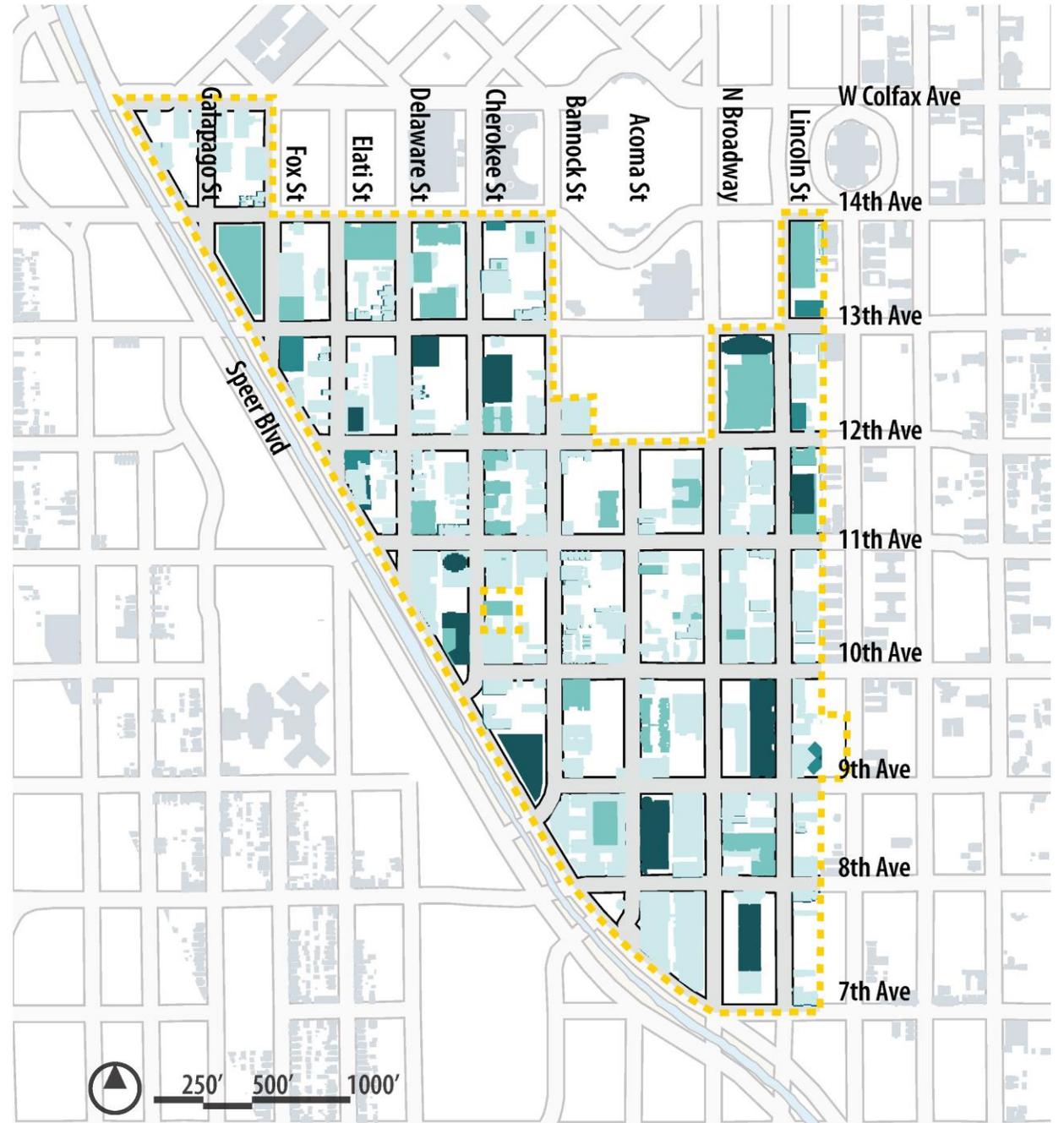
Building Height

Analysis of existing building height



Building Height Legend

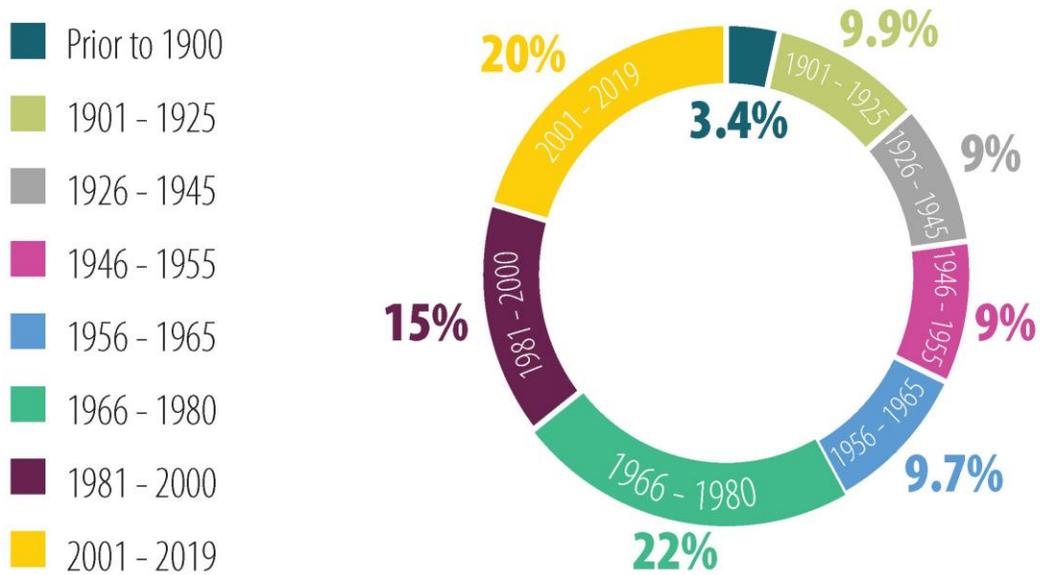
- 0-51 Feet
- 52-102 Feet
- 103-152 Feet
- 153 - 203 Feet



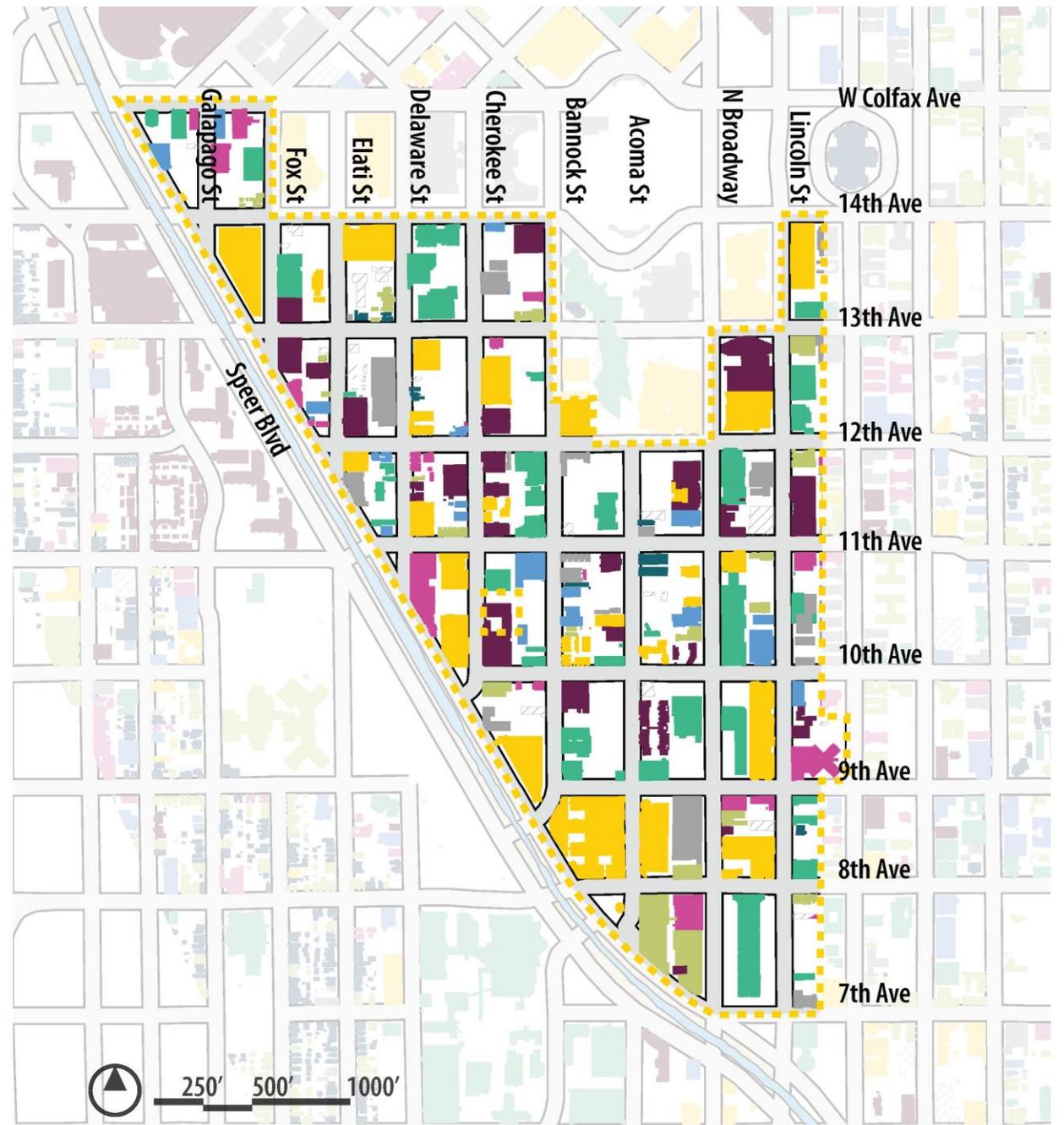
Building Age

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

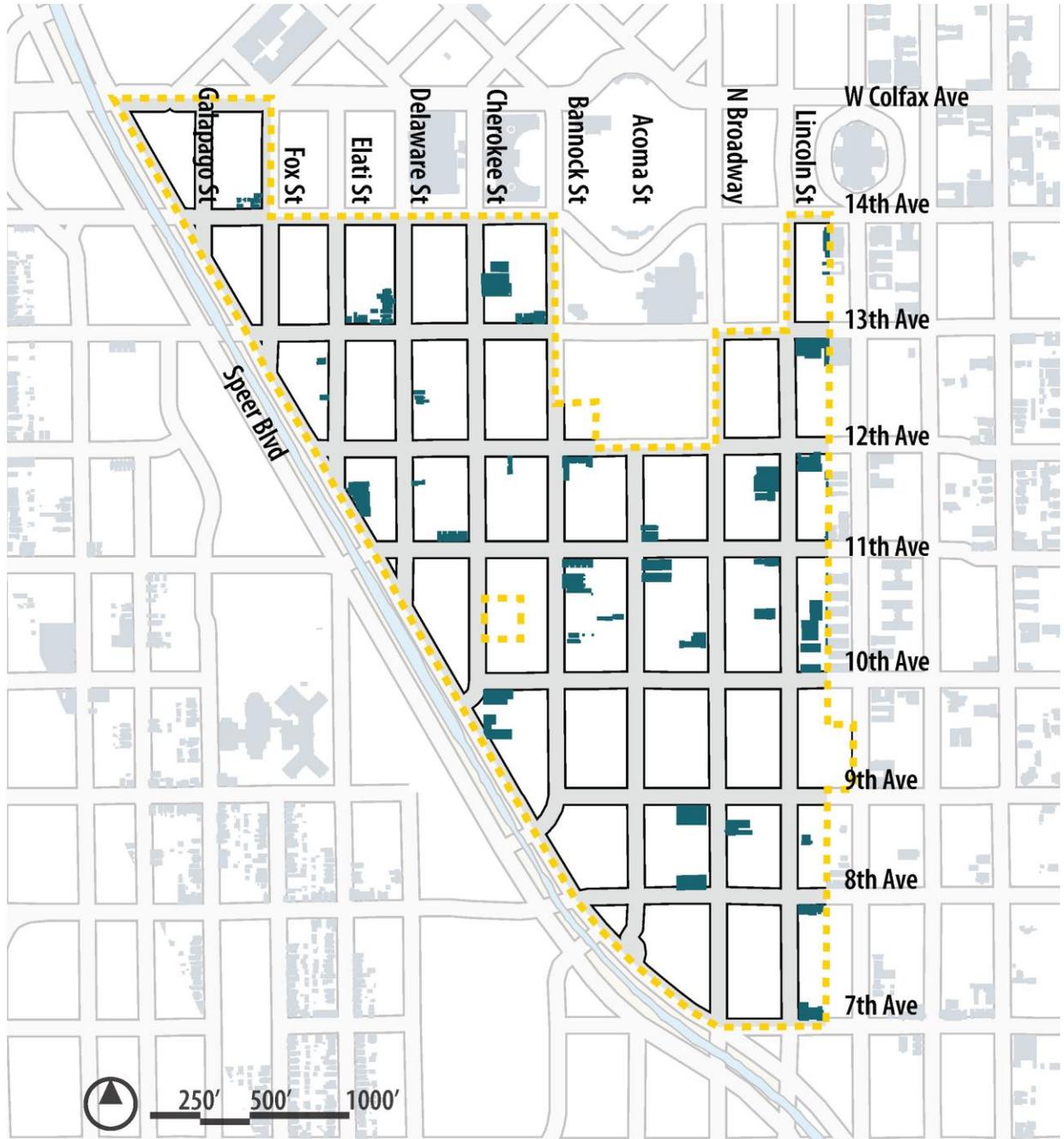


Legend

 Landmark Building



Buildings of Architectural and Historical Interest

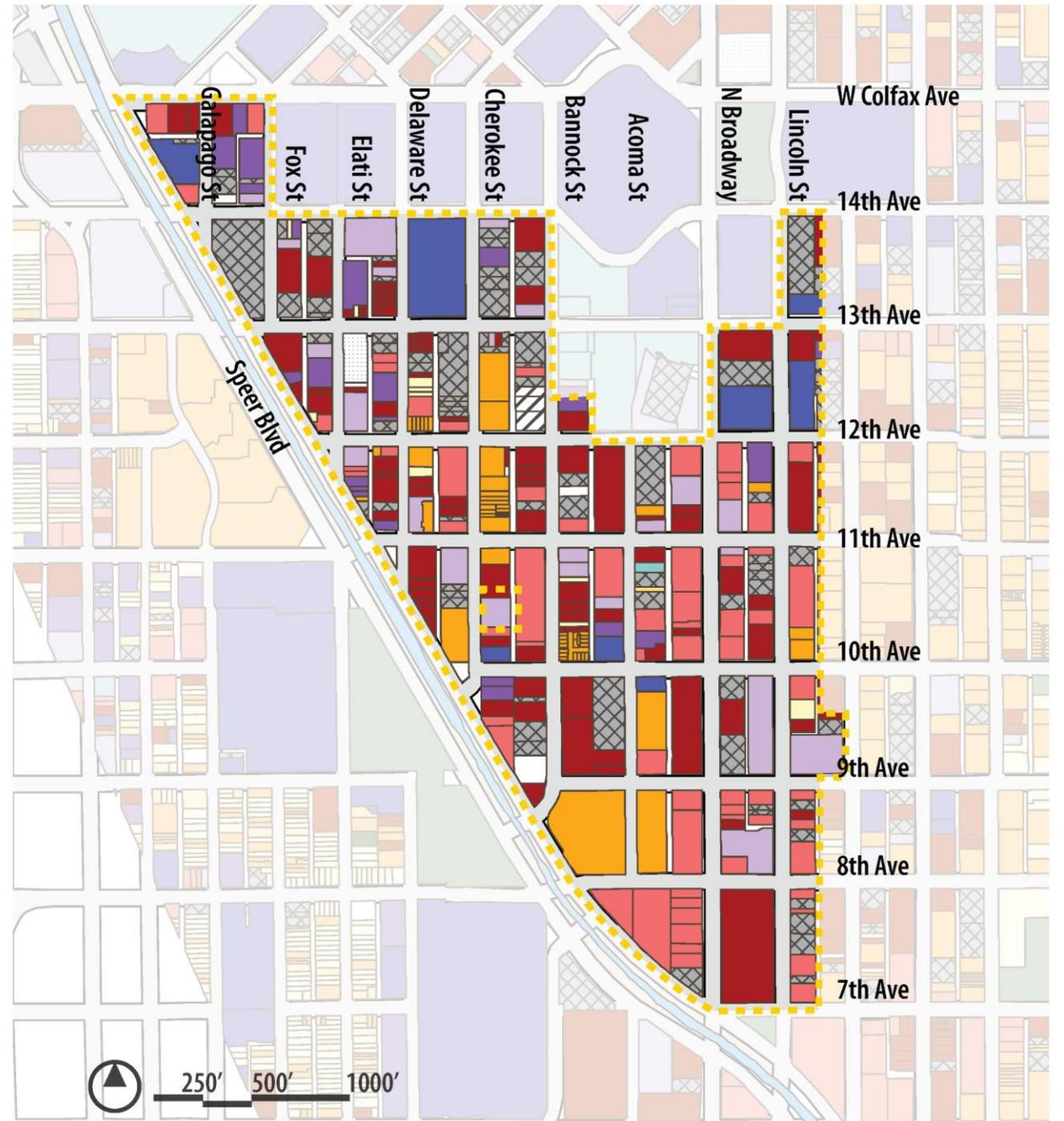


Existing Land Use

Analysis of existing Land Use

Land Use Legend

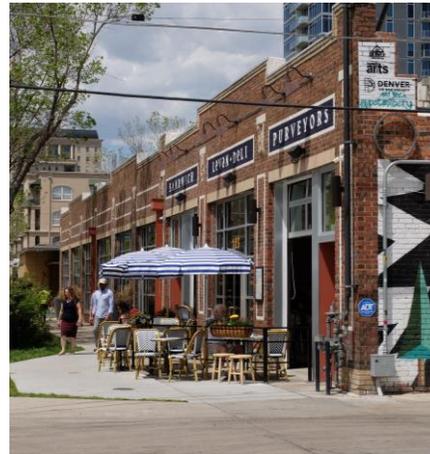
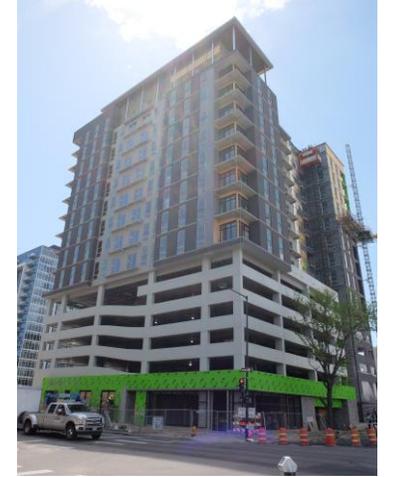
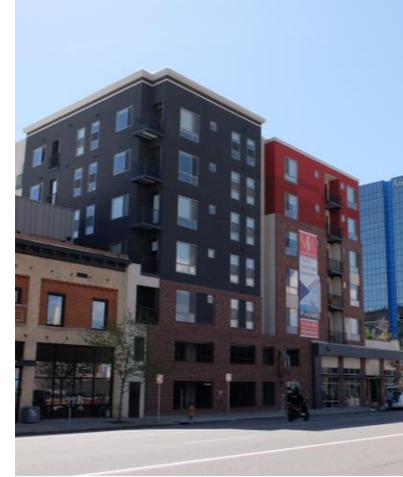
- | | |
|---|---|
|  Single Unit Residential |  Entertainment/Cultural |
|  Two-Unit Residential |  Public/Quasi-Public |
|  Multi-unit Residential |  Industrial |
|  Commercial/Retail |  Parking |
|  Office |  Trans/Comm/Utilities |
|  Mixed-use |  Vacant |



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
 - 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!

