**GOLDEN TRIANGLE ZONING + DSG UPDATE**

**1994** – Golden Triangle Zoning (D-GT) was adopted

**2002** – Golden Triangle Design Guidelines were adopted

**2014** – Golden Triangle Neighborhood Plan established a bold vision for the future of the area and provided recommendations to update the regulations that guide development (zoning and design guidelines)

**2019/20** – Project to update the D-GT Zoning and Design Guidelines to implement the recommendations in the Neighborhood Plan

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**PROJECT SCHEDULE**

<table>
<thead>
<tr>
<th>EXISTING CONTEXT &amp; PROBLEM ID</th>
<th>DESIGN TOOLS &amp; ALTERNATIVES</th>
<th>PREFERRED STRATEGY</th>
<th>DRAFTING REGULATIONS</th>
<th>ADOPTION PROCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 months</td>
<td>6 months</td>
<td>3 months</td>
<td>4 months</td>
<td>2-3 months</td>
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- **PROJECT KICKOFF**
- **POLICY GUIDANCE & EXISTING CONTEXT**
- **BUILDING FORM BASIC FRAMEWORK**
- **BUILDING FORM SPECIAL TOOLS & INCENTIVES**
- **FACADES, ACTIVATION, USES, & PARKING**
- **PREFERRED ALTERNATIVE & STRATEGY REPORT**
- **PUBLIC REVIEW OF DRAFT ZONING & DSG DOCUMENTS**
- **PLANNING BOARD & CITY COUNCIL ADOPTION**
- **PUBLIC HEARINGS**

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**GOLDEN TRIANGLE ZONING & DSG UPDATE**

**GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION**
GOLDEN TRIANGLE NEIGHBORHOOD PLAN

“The Golden Triangle’s eclectic character is a strength to be built upon, not a liability to be cast aside in the search for a new, more uniform identity ... Strengthening and enhancing this “urban mosaic” in future growth and development is key to making the Golden Triangle an even better place in the years ahead.”

A1. An Urban Mosaic
GOAL: Continue and enhance the patchwork of diverse land uses, places and spaces that provide creative energy, a distinctive neighborhood identity, and vibrant street activity.

EXAMPLE RECOMMENDATION:
A1b Encourage and support development that fosters a broad range of housing opportunities for existing and new residents.

A2. Contextual Design
GOAL: Promote redevelopment that brings new residents and activities to the neighborhood while reinforcing its eclectic design context and pedestrian oriented character.

EXAMPLE RECOMMENDATIONS:
A2a Update the zoning and design guidelines to promote a high quality pedestrian experience.
A2b Encourage the reuse of existing buildings to preserve the neighborhood’s varied design context while providing affordable opportunities for startup businesses, galleries, artists and new residents.

D1. Connected Open Spaces
GOAL: Create an interconnected network of open spaces, many of which will be privately owned and maintained, linked by attractive, green and navigable streets and paths.

EXAMPLE RECOMMENDATION:
D1b Foster the development of small, intimate spaces throughout the Golden Triangle that are privately owned and/or maintained.
**WHAT ARE ZONING AND DESIGN GUIDELINES?**

**Denver Zoning Code**

- Zoning applies to all private property in the city.
- Written text and graphics define the characteristics of different zone districts. Most of this area is within the Downtown Golden Triangle or D-GT district.
- Uses general quantitative standards to establish an envelope within which development can occur.

**Design Standards & Guidelines**

- Design Standards and Guidelines apply in special locations where an increased level of design quality is expected and desired.
- Establishes the basis for a design review process that complements the zoning and is overseen by City staff or an appointed board.
- Uses specific qualitative standards that guide more detailed design decisions and can respond to unique characteristics found in the surrounding context.

Countless different types, shapes, and sizes of development are all allowed within this example of a simple 12-story envelope created by zoning standards.

The update to the Golden Triangle Design Standards and Guidelines is the next step in a larger effort to establish a more thoughtful design review process across Downtown that includes oversight by a recently appointed Downtown Design Advisory Board.

Nearly all districts in the Denver Zoning Code use the concept of a “Building Form” to define the development envelope and related requirements. The D-GT zone district was created in 1994 and does not use Building Forms.
# Prioritize the Plan Recommendations

## Land Use

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
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<tbody>
<tr>
<td>1. Encourage a range of uses and development types</td>
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<td>2. Highlight certain streets/areas with different uses</td>
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<tr>
<td>3. Promote a broad range of housing opportunities</td>
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<td>4. Evaluate minimum parking requirements</td>
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## Building Type/Form

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<thead>
<tr>
<th>Recommendation</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
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<tbody>
<tr>
<td>5. Allow a diverse range of building forms/shapes</td>
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<td>6. Continue to allow current building height</td>
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<td>7. Ensure building mass is compatible with adjacent buildings</td>
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<td>8. Encourage protection/reuse of existing buildings</td>
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## Street Level Experience

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