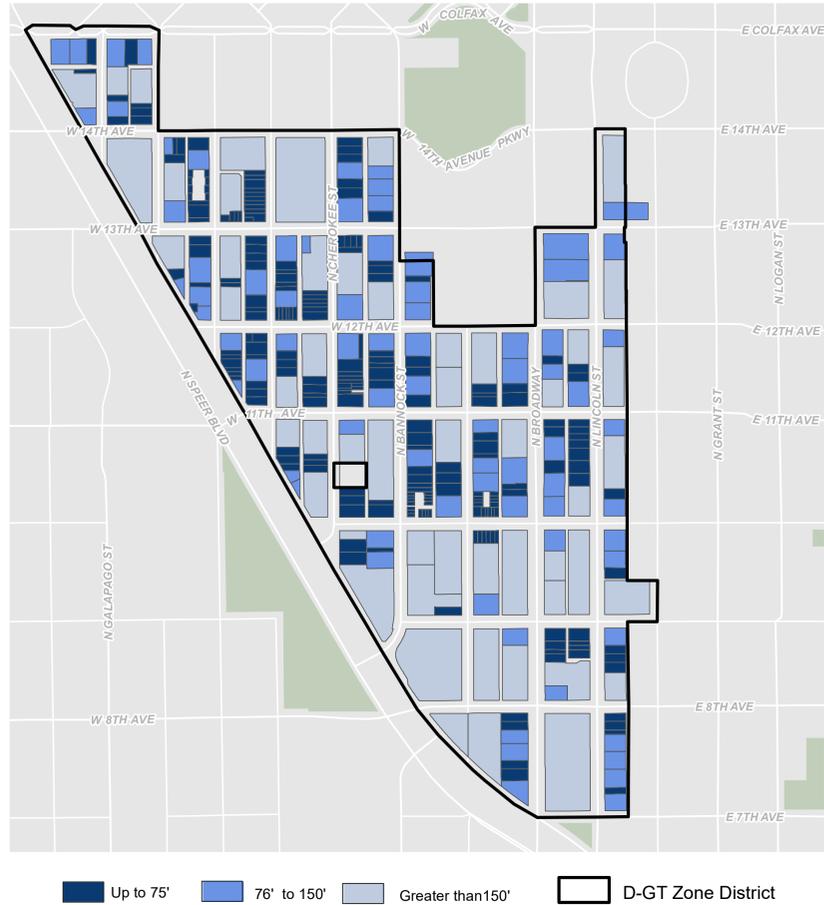


# ENABLING A RANGE OF BUILDING TYPES



## Existing Zoning

## Summary of Lot Sizes in D-GT

### Number of Different Lot Sizes

- **Narrow** (75 feet or less) ~225 parcels 63%
- **Standard** (75-150 feet) ~ 75 parcels 22%
- **Wide** (more than 150 ft) ~ 55 parcels 15%
- **Total** ~355 parcels 100%

### Total Area of Different Lot Sizes

- **Narrow** (75 feet or less) ~ 25 acres 23%
- **Standard** (75-150 feet) ~ 28 acres 25%
- **Wide** (more than 150 ft) ~ 57 acres 52%
- **Total** ~110 acres 100%

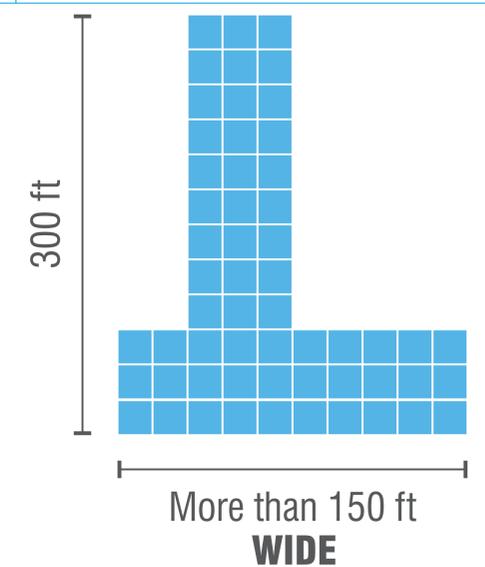
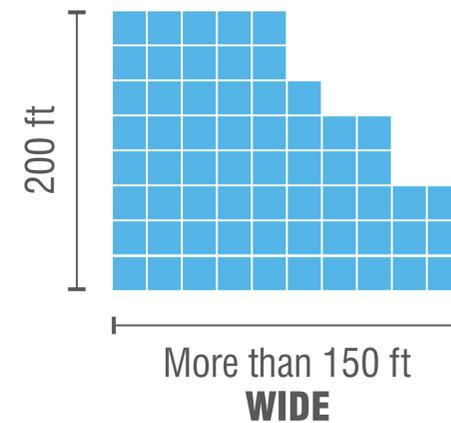
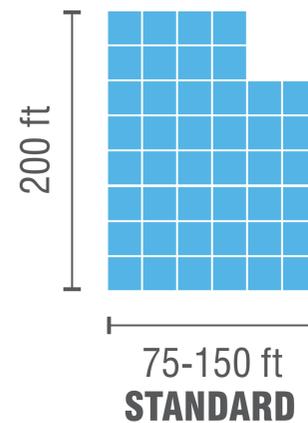
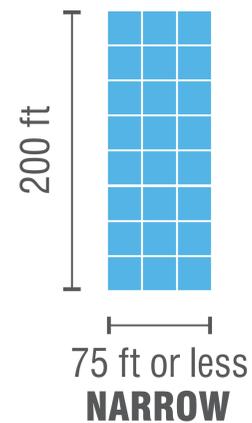
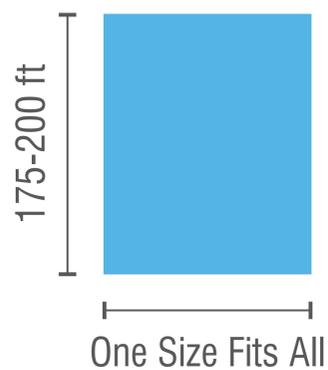
## Linking Massing and Design Requirements to Lot Size

As projects grow larger, both in height and length along the street, the potential impact they have on the neighborhood also increases.

Requiring larger buildings to meet higher standards for massing, design, and street level activity promotes more positive outcomes for projects that have an oversized influence on their neighbors. Additionally, it makes smaller infill projects more attractive, ultimately supporting the eclectic and varied nature of the Golden Triangle.

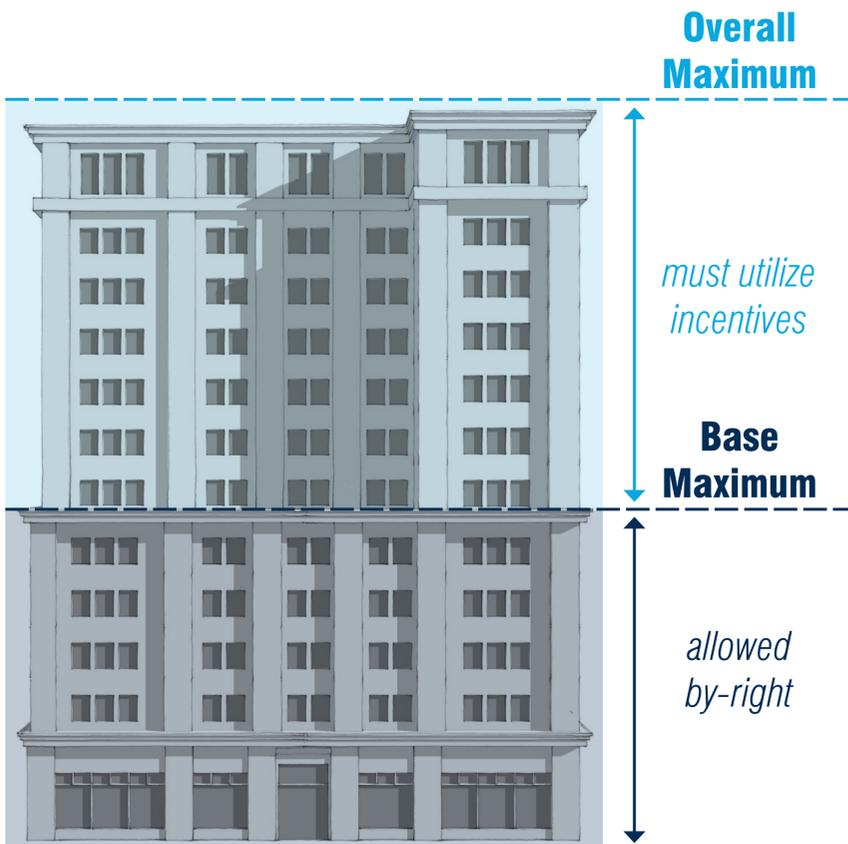
## Proposed Zoning

### GENERAL FORM      POINT TOWER FORM



# SUPPORTING NEIGHBORHOOD PRIORITIES

## Proposed Incentive System



The existing D-GT zoning allows a base amount of floor area to be built “by-right” and offers bonuses for additional floor area in exchange for providing specific benefits that were priorities in 1994.

The proposed update includes a similar system to accounts for changes in neighborhood and citywide priorities and better address current desired outcomes that support an eclectic and vibrant community.

## Incentive Categories

### Housing Affordability

Support a diverse mix of residential types, sizes, and price levels to make housing more affordable for everyone.



### Eclectic Neighborhood Character

Promote the protection and reuse of existing buildings that have distinctive quality and add character to the area.



### Public Art

Encourage the placement of significant works of art in public spaces to be enjoyed by all.



### Early Ideas Addressed Elsewhere

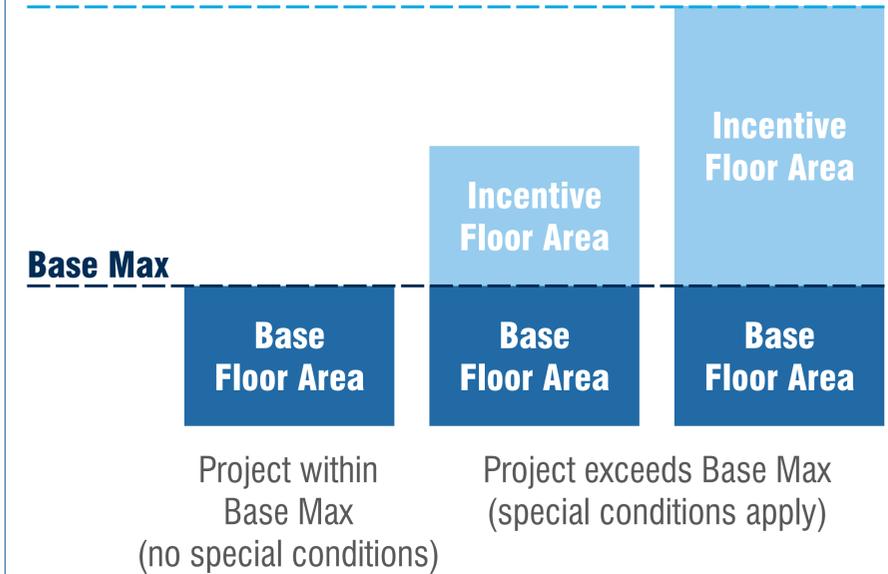
Some incentive ideas were deemed so important that they are proposed as required standards for certain types of projects.

- Providing non-residential active uses on the ground floor
- Locating public open space at the street level
- Limiting the visibility of parking

## How the Incentive System Works

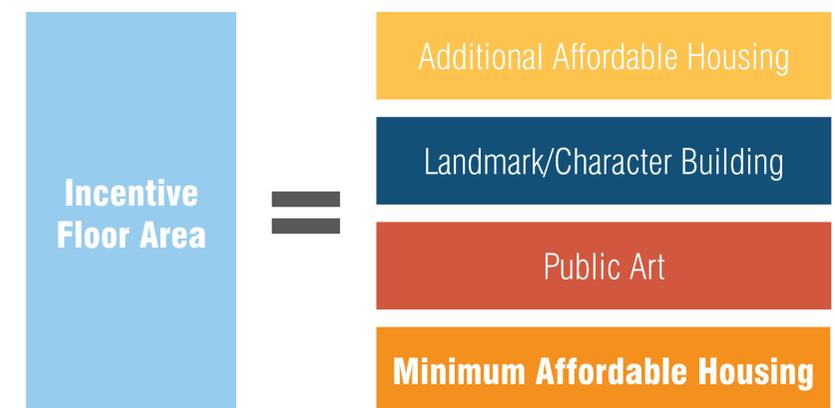
Small and medium-sized projects can build up to the Base Maximum without meeting any special conditions or requirements.

### Overall Max



Larger projects that exceed the Base Maximum agree to supply a minimum amount of affordable housing (or pay fees for commercial projects).

Projects may also qualify for additional floor area bonuses by meeting other neighborhood goals or providing more affordable housing.



# SHAPING LARGER BUILDINGS FOR PEDESTRIAN COMFORT

## Upper Story Setback

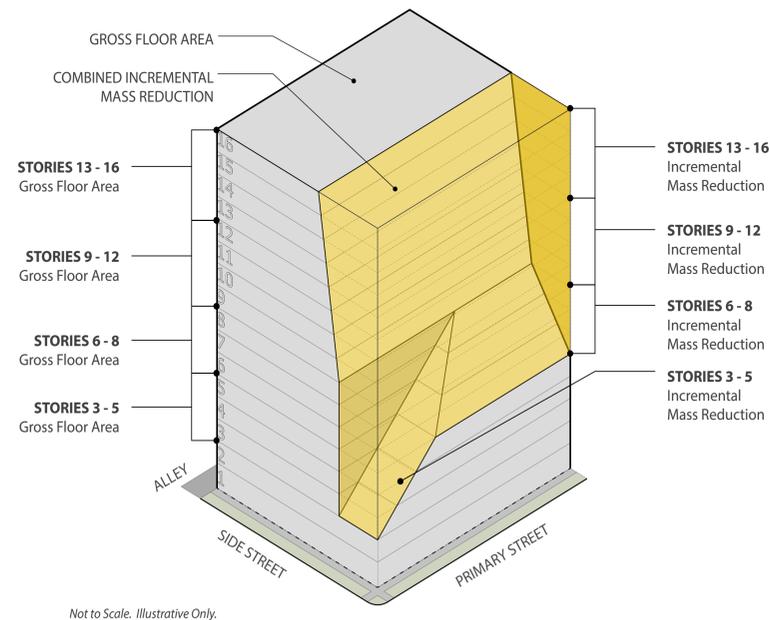
An Upper Story Setback requires a portion of the building to shift away from the property boundary between a specified range of heights (3-5 stories) to reduce the overall sense of scale and improve sunlight access at the Street Level.



Upper Story Setback

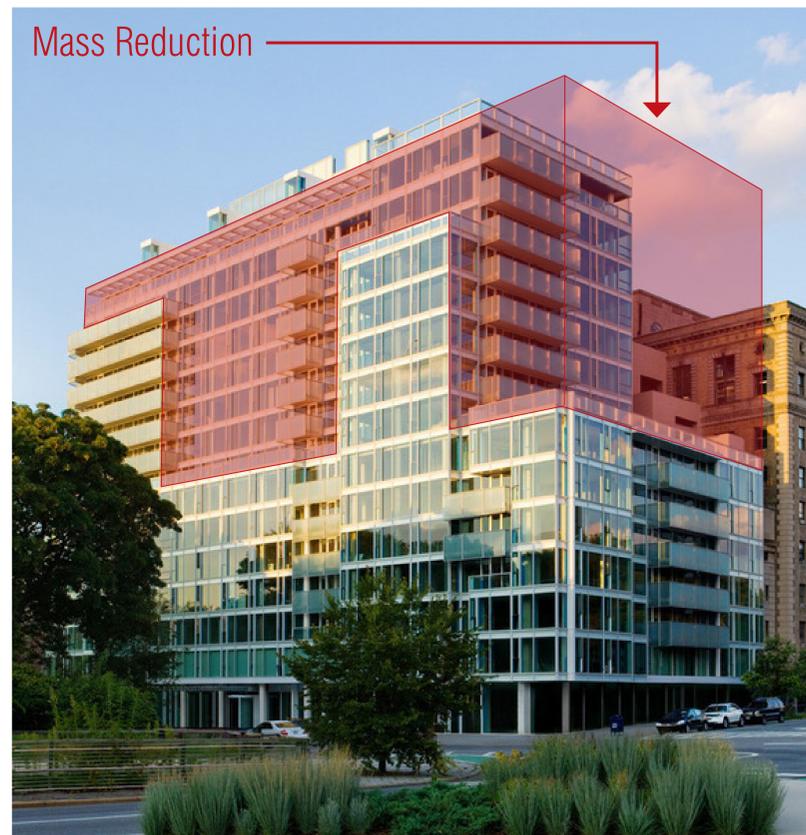


## Mass Reduction



Not to Scale. Illustrative Only.

Mass Reduction requires buildings to reduce their overall size and bulk as they get taller to promote access to sun and sky.



## Point Tower Limitations

In exchange for a taller height limit, Point Tower building forms must meet rigorous size and separation requirements.

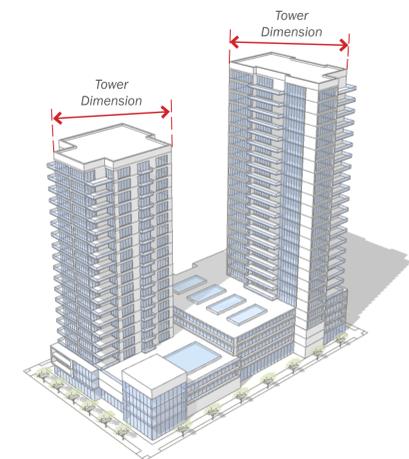
### Tower Floor Plate Size

Establishes a maximum area for the tower



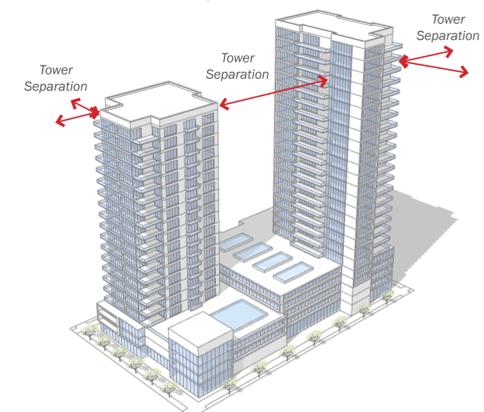
### Tower Dimension

Establishes a maximum linear dimension for the tower



### Tower Separation

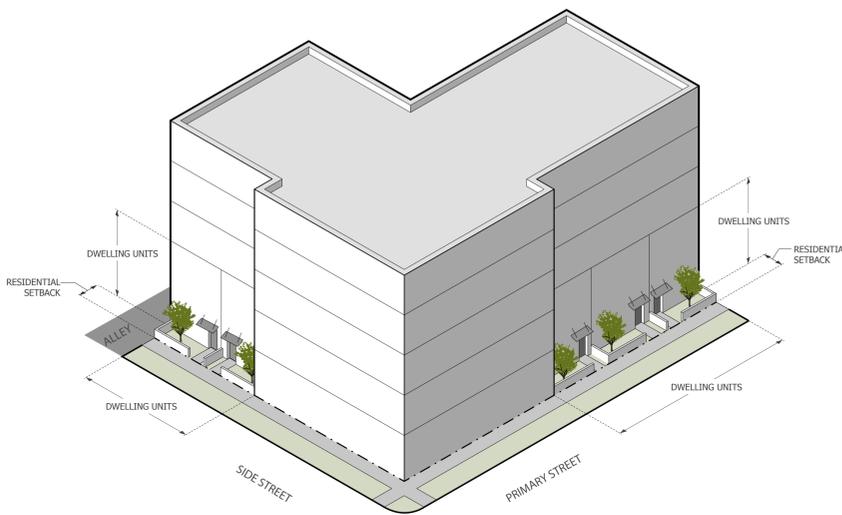
Establishes a minimum separation distance between towers



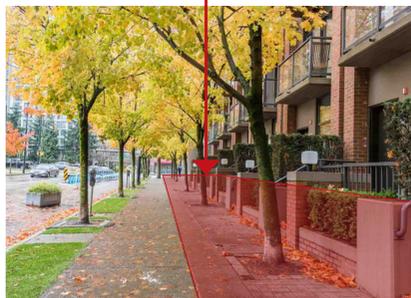
# ACTIVATING THE STREET LEVEL

## Residential Setbacks

Residential Setbacks require ground floor residential units to be located further away from the sidewalk. The extra space can be combined with vertical changes and entry features such as patios and stoops to provide more successful public-private transitions



Residential Setback Area



## Street Level Non-Residential Active Uses



A requirement for larger lots (more than 150 feet wide) to provide Non-Residential Active Uses on a portion of the ground floor promotes commercial activity and a vibrant street life.

Non-Residential Active Uses



## Street Level Open Space

Create privately-owned, publicly-accessible open space areas at the Street Level to break down building massing and provide much-needed areas for pedestrian-oriented gathering and activity.

### Important Considerations

- Avoid an abundance of small “leftover” spaces that cannot be well-designed and programmed
- A requirement on larger lots (more than 250-300 feet wide) would generate sufficiently sized Open Space areas
- Design Guidelines provide additional direction on design quality and relationship to interior uses to support safety and activity in these areas

Street Level Open Space



# PROMOTING NEIGHBORHOOD CHARACTER

## Character Building Concept

Character Buildings provide a distinctive contribution to the character of the neighborhood. Those that are **voluntarily** registered with the City receive bonus floor area, are considered “Protected,” and agree to review of future modifications.

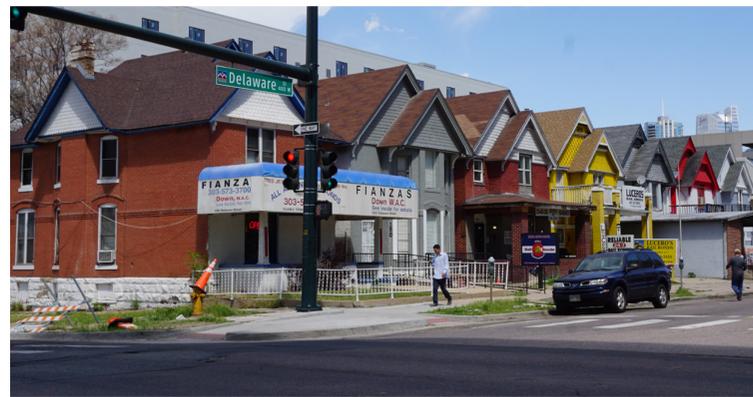
Character Building classification is not part of the Landmark ordinance, but lives within the Denver Zoning Code.

Design review of Character Buildings will be by staff only and not involve the Landmark Preservation Commission.



## What is the difference between Landmark designation and a Character Building?

	LANDMARK	CHARACTER
<b>Design Review</b>	Yes (Landmark Preservation Commission)	Yes (Staff only)
<b>Exterior Modifications</b>	Minor	More flexible
<b>Designation</b>	Property owner or community	Property owner only
<b>Bonuses/Incentives</b>	High	Medium



## Preliminary Criteria for Character Buildings

- No age restriction
- Exhibit distinctive architectural details and materials
- Exhibit distinctive massing and/or roof form
- Relationship with the streetscape context
- Minimum level of quality/integrity

