

D-GT DRAFT ZONING FRAMEWORK EVALUATION

v.1 (11.18.2019)

Neighborhood Plan Objectives

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

Building Type/Form

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

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

Evaluation Criteria

1. **Consistency** – Is the tool consistent with the Neighborhood Plan?
2. **Effectiveness** – Does the tool address more than one plan objective?
3. **Variety** – Does the tool encourage variety in use/form and support an eclectic neighborhood?
4. **Flexibility** – Is the tool flexible to adapt to different site and market conditions?
5. **Predictability** – Does the tool result in predictable outcomes, administration, and interpretation (but not result in repetition)?

ZONING/DESIGN STANDARD	EVALUATION CRITERIA					Used in DZC
	Consistency	Effectiveness	Variety	Flexibility	Predictability	
Building Forms						
Building forms based on size and massing	■	1, 5, 6, 7, 10	■	■	■	yes
Inclusion of Point Tower option	■	1, 5, 7, 10	■	■	■	AS, CPV
General form height limit = 200'	■	1, 5, 6, 7, 10	■	■	■	yes
Point Tower form height limit = 300'	■	1, 5, 7, 10	■	■	■	AS = 375'
Massing Tools						
Use of FAR as a massing tool	■	5, 7, 9, 10	■	■	■	CPV, D-C
Upper Story Setback above 5 stories (applies to portion of frontage)	■	5, 7, 9, 10	■	■	■	AS, CPV
Mass Reduction (min)	■	5, 7, 9, 10	■	■	■	CPV, RiNo
Point Tower Floor Plate Limitations	■	5, 7, 9, 10	■	■	■	AS, CPV
Street Level and Design Quality Tools						
Street Level Setback	■	9, 10	■	■	■	yes
Residential Setback (increased setback)	■	9, 10	■	■	■	yes
Increased Build-To Range	■	9, 10, 11	■	■	■	yes
Limitation on Visible Parking (applies to portion of frontage)	■	4, 9, 10, 12	■	■	■	AS, CPV, RiNo
Active Use (% of Build-To)	■	1, 9	■	■	■	yes
Active Non-Residential Use Requirement	<i>tbd</i>	1, 2, 9	<i>tbd</i>	<i>tbd</i>	<i>tbd</i>	CPV, RiNo
Parking						
Eliminate minimum parking requirements	■	4, 12	■	■	■	All D Districts
Include parking in FAR calculations	■	4, 5, 7, 10, 12	■	■	■	CPV
Entitlement						
Use of FAR as an entitlement tool	■	1, 3, 5, 8, 11	■	■	■	D-C
Utilize a Max FAR / Base FAR incentive system	■	1, 3, 5, 8, 11	■	■	■	D-GT, D-C
Potential Incentive Options						



= Strongly Meets Criteria



= Meets Criteria



= Does Not Meet Criteria Directly

AS = Arapahoe Square, CPV = CPV-Auraria, D = Downtown zone districts, D-C = Downtown Core, D-GT = Golden Triangle, RiNo = River North

Affordable Housing	■	1, 3	■	■	■	CPV, D-GT, D-C, RiNo
Rehabilitation of Landmark Building	■	1, 5, 7, 8, 9, 10	■	■	■	D-GT, D-C
Transfer of Development Rights from Landmark Building	■	1, 5, 7, 8, 9, 10	■	■	■	D-GT, D-C
Rehabilitation of Character Building	■	1, 5, 7, 8, 9, 10	■	■	■	No, new and untested
Transfer of Development Rights from Character Building	■	1, 5, 7, 8, 9, 10	■	■	■	No, new and untested
Publicly Accessible Street Level Open Space	■	2, 9, 10, 11	■	■	■	CPV, RiNo
<i>Other Options (from existing zoning or new)</i>						
<i>Community Serving Uses (grocery, day care, school, etc.) – note, could be expanded to include Highly Active Uses like retail and restaurants</i>	■	1, 2, 9, 10	■	■	■	D-GT
<i>Arts, Entertainment, or Cultural Facility</i>	■	1, 2, 9	■	■	■	D-GT
<i>Public Art</i>	■	9, 10, 11	■	■	■	D-GT
<i>“Responsible Parking” (fully wrapped, underground, convertible, reduced/shared, etc.)</i>	■	4, 9, 12	■	■	■	No, new and untested

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