Plan Objectives and Problem Identification

GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION

Zoning/DSG Advisory Committee Meeting #1 – May 16, 2019
Agenda

1. Introductions and Committee Protocols
2. Project Scope
3. Zoning Primer
4. Neighborhood Plan Recommendations
   - Discuss and confirm
   - Additional items
   - Applicability
   - Priorities
5. Next Steps
Introductions

Name
Organization/Affiliation

Why are you interested and what do you hope we will achieve through this project?
Roles and Responsibilities

CITY STAFF
• Communicate in a timely manner, provide background materials, facilitate meetings, keep the group on task, prepare meeting notes, manage the protocols
• Use committee and public feedback to develop key content in the zoning and design standards and guidelines (DSG)

ADVISORY COMMITTEE
• Attend meetings, read supporting documents and background information, constructively participate in discussions, make best effort to follow the protocols
• Be an ear and voice for others in the community
• Make consensus recommendations for key content in the zoning and DSG

CITY COUNCIL
• Coordinate with staff, help group reach consensus when necessary
• City Council (with recommendations from staff and Planning Board) will make the decision about adopting new zoning
Committee Protocols

What are the principles that guide an effective process?

- Inclusion and respect
- Balanced representation
- Transparency
- Quality information
- Logical and deliberate sequence
- Clear purpose and decision points
- Honesty and trust
- Other?
Committee Protocols

What are the outcomes from the committee that the process will need?

- Seek consensus
- Find what you can live with, allow things to proceed even if they aren’t perfect
- Consider the larger goals of the neighborhood, not personal interests
- For topics we can’t resolve, be as clear as possible about the essential principles so City staff and Council can make the best possible decision
- If we can’t reach consensus, the process (and the City) will still move forward
Project Scope
Denver Zoning Code Adoption in 2010

- Many Downtown areas lacked up to date and specific policies to guide conversion to context and form-based zoning
- Did not substantially change Downtown zone districts other than the naming conventions
  - B-5 = D-C
  - B-5-T = D-TD
  - B-7 = D-LD
  - B-8-G = D-GT
D-GT Zone District/DSG

- D-GT (Downtown Golden Triangle) zone district is based on B-8-G zoning from 1994
- B-8-G Design Standards and Guidelines were adopted in 2002 and apply to D-GT zone districts
- Design Standards and Guidelines (DSG) are currently administered by City staff (not Board reviewed)
Policy Guidance – 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
- Included several recommendations for regulatory changes necessary to achieve neighborhood goals
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.
Policy Guidance – Housing an Inclusive Denver

- Preserve affordability and quality of existing housing
- Create affordable housing in areas of opportunity to add new units
- 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 regulatory 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 Purpose

Update the D-GT Zoning and Design Standards and Guidelines to implement the recommendations adopted in the Golden Triangle Neighborhood Plan.
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 consistency of new zoning and DSG with other department regulations
## Project Schedule

- **3 months – Existing Context and Problem Identification (Mar-May 2019)**
- **6 months – Regulatory Tools and Alternatives (Jun-Nov 2019)**
- **3 months – Preferred Zoning/DSG Strategy (Dec 2019 – Feb 2020)**
- **4 months – Drafting and Public Review (Mar-Jun 2020)**
- **2-3 months – Adoption Process (Jun/Jul-Aug 2020)**
- **Approximately 18 months total**

<table>
<thead>
<tr>
<th></th>
<th>Existing Context and Problem ID</th>
<th>Regulatory Tools and Alternatives</th>
<th>Preferred Zoning/DSG Strategy</th>
<th>Drafting and Public Review</th>
<th>Adoption Process</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**GOLDEN TRIANGLE ZONING & DSG UPDATE**

**GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION**

---

DENVER

THE MILE HIGH CITY
Zoning Primer
Zoning and DSG Summary

**Zoning**

- 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**

- Generally qualitative and more “case-by-case”
- Building placement & exterior spaces
- Building massing & articulation
- Building materials & detailing
- Vehicular access and parking
- Scale transitions
- Guidance for key streets
What is Zoning?

Zoning Text

Rules are written in the Denver Zoning Code

8.8.6.3 Street Level Transparency Alternatives in D-AS-12+ and D-AS-20+ Districts

A. Intent
To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below; if all alternatives meet the requirements stated in Section 13.3.6.3.3.5:

<table>
<thead>
<tr>
<th>Zoning Text</th>
<th>Zoning Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rules from the Denver Zoning Code are applied to property</td>
<td></td>
</tr>
</tbody>
</table>
What is Zoning?

- Zoning rules and regulations apply to private property only
- Does not regulate the public right-of-way (streets, sidewalks, on-street parking)
- Creates a building “envelope” but does not determine the design or architecture of the building
What is Zoning?

- Can utilize a number of key elements to shape and manipulate the zoning envelope
- Called “building form standards” in the Denver Zoning Code
What is Zoning?

- Some developments will maximize the allowed building form standards and fully fill the envelope.
What is Zoning?

- Some developments will not fill the envelope
What is Zoning?

• There are thousands of options for uses, building types, etc. within this one envelope.
Existing D-GT Zoning

- Maximum height – 175 feet as measured from Broadway (approximately 16-18 stories)
- Setback requirement (similar to Build-To range) and special setback conditions along Speer Boulevard
- Open space required for each residential dwelling unit (may include rooftop decks, balconies, or ground level space)
Existing D-GT Zoning – Floor Area Ratio (FAR)

- Total amount of Gross Floor Area relative to the size of the Zone Lot
- Maximum FAR of 4.0, but possible to qualify for up to 7.0 through premiums and design review
- Area used for parking is not included in calculation of FAR
- Unused floor area from designated Historic Structures may be transferred to other lots within D-GT (Transfer of Development Rights or TDR)
What are Design Standards and Guidelines?

- Provides qualitative, discretionary, and context-specific guidance
- Intent (general objective) Standard (shall) Guideline (should)
- Can be standards/guidelines independent from zoning or be used to refine zoning requirements
What are Design Standards and Guidelines?

Example:

- **Zoning** = 5 foot setback across 50% a portion of the lot
- **DSG** = guidance on how/where setback should occur to complement adjacent uses
  - **Individual residential entries**
What are Design Standards and Guidelines?

Example:

- Zoning = 5 foot setback across 50% a portion of the lot
- DSG = guidance on how/where setback should occur to complement adjacent uses
  - Individual residential entries
  - Café seating
What are Design Standards and Guidelines?

Example:

- Zoning = 5 foot setback across 50% a portion of the lot
- DSG = guidance on how/where setback should occur to complement adjacent uses
  - Individual residential entries
  - Café seating
  - Primary office building entrance
Existing D-GT Design Standards and Guidelines

**INTENT**
To insure the consistent use of high quality materials appropriate to the urban environment.

**STANDARD**
The first floor exterior wall surfaces shall incorporate a majority of masonry materials, such as stone, cast stone, brick, special surface concrete masonry.

**GUIDELINE**
Carefully detailed combinations of materials should be used to reinforce architectural scaling requirements.

- Staff-led design review of the DSG
- Only apply to lower 80 feet of the building (approx. 6-7 stories)
- Apply to entire building if requesting floor area premium (additional 1.0 FAR)
- Topics include Site, Architecture, Landscape Architecture, Sign Design, Public Art, and Street Lighting
Neighborhood Plan Recommendations
### Neighborhood Plan Recommendations

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**

<table>
<thead>
<tr>
<th>GTNP DESIGN GOAL / COMMUNITY AMENITY</th>
<th>POTENTIAL REGULATORY TOOL</th>
</tr>
</thead>
<tbody>
<tr>
<td>URBAN MOSAIC</td>
<td>Zoning</td>
</tr>
<tr>
<td>Range of land uses</td>
<td>X</td>
</tr>
<tr>
<td>Mixed use development (building, development, and block)</td>
<td>X</td>
</tr>
<tr>
<td>Access-related land uses</td>
<td>X</td>
</tr>
<tr>
<td>Office and business accommodation</td>
<td>X</td>
</tr>
<tr>
<td>Require pedestrian-oriented uses (retail, residential, public spaces, etc) at the street level</td>
<td>X</td>
</tr>
<tr>
<td>Reuse of existing buildings</td>
<td>X</td>
</tr>
<tr>
<td>Ensure adequate parking</td>
<td>X</td>
</tr>
<tr>
<td>Promote public transit</td>
<td>X</td>
</tr>
<tr>
<td>Enhance pedestrian and bicycle mobility</td>
<td>X</td>
</tr>
<tr>
<td>Public realm</td>
<td>X</td>
</tr>
<tr>
<td>Access-related land uses</td>
<td>X</td>
</tr>
<tr>
<td>Street connectivity</td>
<td>X</td>
</tr>
<tr>
<td>Reduce traffic</td>
<td>X</td>
</tr>
</tbody>
</table>

---

**GOLDEN TRIANGLE ZONING & DSG UPDATE**
**GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION**
Summary of Objectives

1. Encourage a range of land uses and development types
2. Highlight certain streets with different use patterns
3. Promote a broad range of housing opportunities
4. Evaluate minimum parking requirements
### Summary of Objectives

1. Encourage a range of land uses and development types
2. Highlight certain streets with different use patterns
3. Promote a broad range of housing opportunities
4. Evaluate minimum parking requirements
5. Allow a diverse range of building forms
6. Continue to allow current building height
7. Ensure building mass is compatible with adjacent buildings
8. Encourage protection/reuse of existing buildings
# Summary of Objectives

<table>
<thead>
<tr>
<th>A</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Encourage a range of land uses and development types</td>
</tr>
<tr>
<td></td>
<td>2. Highlight certain streets with different use patterns</td>
</tr>
<tr>
<td></td>
<td>3. Promote a broad range of housing opportunities</td>
</tr>
<tr>
<td></td>
<td>4. Evaluate minimum parking requirements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B</th>
<th>Building Form/Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5. Allow a diverse range of building forms</td>
</tr>
<tr>
<td></td>
<td>6. Continue to allow current building height</td>
</tr>
<tr>
<td></td>
<td>7. Ensure building mass is compatible with adjacent buildings</td>
</tr>
<tr>
<td></td>
<td>8. Encourage protection/reuse of existing buildings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C</th>
<th>Street Level Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9. Promote a high-quality pedestrian experience</td>
</tr>
<tr>
<td></td>
<td>10. Ensure building design considers pedestrian scale and comfort</td>
</tr>
<tr>
<td></td>
<td>11. Encourage provision of privately-owned public gathering spaces</td>
</tr>
<tr>
<td></td>
<td>12. Improve activity and visual characteristics of parking</td>
</tr>
</tbody>
</table>
Activity Introduction

Break out in to three groups and rotate through the three stations (15 minutes each)

Gather comments and feedback on four questions:

1. What does the objective mean to you and is it still relevant to address in this project?
2. Are there any important objectives that are missing and should be added?
3. Does the objective apply equally or should it vary across the neighborhood?
4. How would you prioritize these objectives?
Next Steps
Community Open House #1

- **Wednesday, June 12** – Community Open House #1, 5:00-7:00 pm
  Denver Community Credit Union, 1041 Acoma St, 3rd Floor

- **Meeting Topics**
  - Project Scope and Zoning 101
  - Overview of Neighborhood Plan recommendations and priorities
  - Existing Context (site analysis, character buildings, streets/sub-areas, etc.)
  - Problem Identification (visual preferences, building massing, etc.)
Project Website

- Link can be found on “Denver Zoning Text Amendments” website
- www.denvergov.org/goldentriangle (after election)
- Will host copies of Advisory Committee and Community Open House meeting materials and presentations
- Online surveys (when active)
- Interim project reports and draft materials for public review/comment
Advisory Committee Meeting #2

- **Thursday, July 18** – Webb Building, 3:00-5:00 pm, Room 4.F.6 (4th floor, across the atrium)
- Basic Zoning Framework
  - Existing context and neighborhood sub-areas
  - Analysis of recent projects
  - Overall building envelope and massing tools
Thank you!