

MEETING SUMMARY

GOLDEN TRIANGLE REGULATORY IMPLEMENTATION

Date: May 22, 2019
Meeting Info: May 16, 2019, 3:00-5:00 pm, Webb Building Room 4.I.4
Subject: Advisory Committee Meeting #1

Attendance

- **Advisory Committee**
 - Present: Kristy Bassuener, Chris Carvell, Pete Dikeou, Charlie Hunt, Scott Johnson, Anne Lindsey, Laura Liska, Wayne New, Chris Parezo, Adam Perkins, Cherry Rohe, Jeff Samet, Brent Snyder, Susan Stanton, Byron Zick
 - Not present: Rhonda Knop
- **Public**
 - Jim Ilg
- **City Staff**
 - Kristofer Johnson, Abe Barge, Josh Palmeri, Krystal Marquez (CPD), Jim Myer (Forestry), Riley LaMie, Ashlee Grace (PW), Melissa Horn (District 10)

Meeting Summary

- **Staff Presentation**
 - Introductions and welcome of advisory committee members
 - Comments from committee members on why they are interested and what they hope to achieve through this project:
 - Maintain the variety that exists today and push for unique outcomes
 - Still many developable parcels – careful not to add too much density
 - Maintain and add to the tree canopy
 - Make sure there are actionable steps at the end of this process, not just strategies
 - Celebrate the neighborhood as a cultural and creative hub
 - Still need parking available for residents and especially visitors
 - Love the walkable nature of the area where you bump into neighbors
 - Let’s realize the neighborhood’s full potential and make it the crown jewel of Downtown Denver
 - Support arts-related businesses, maker spaces, and activities
 - Review of committee protocols
 - Project Scope
 - Policy guidance – Golden Triangle Neighborhood Plan, Blueprint Denver, Housing an Inclusive Denver, other recent Downtown regulatory projects and efforts (e.g., Arapahoe Square, CPV-Auraria, 5280 Loop, etc.)
 - Project purpose – *Update the D-GT Zoning and Design Standards and Guidelines to implement the recommendations adopted in the Golden Triangle Neighborhood Plan.*
 - Not included in the project – capital improvement projects, street design, Park dedication, etc.

- Zoning only applies to private property. Design standards and guidelines will incorporate guidance related to streetscape design between curb and private property boundary. Public Works, Parks, and Forestry staff are part of project team to help ensure better consistency across different department rules and regulations.
 - Zoning Primer
 - Description and examples of zoning versus design standards and guidelines
 - Summary of existing D-GT regulations
 - **Neighborhood Plan Recommendations Activity**
 - Activity to review, confirm, and prioritize key recommendations from the GT Neighborhood Plan
 - Recommendations were summarized into 12 objectives in three categories:
 - A. Land Use
 - 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
 - B. Building Type/Form
 - 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
 - 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
 - Goal for the activity was to gather 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?
 - Summary of discussions and outcomes
 - A. Land Use
 - General interest in using land use to highlight or bring identity to different streets
 - Recognition that housing affordability is important going forward, especially creating opportunities for families and artists to live in the neighborhood
 - Consider district parking strategies to better manage vehicles
 - Create a true mixed-use neighborhood with local businesses and other non-residential uses
 - Want a balance of for-sale and for-rent residential products
 - Highest priorities were #2 and #3 (Highlighting streets with different uses and Broad range of housing opportunities)
 - B. Building Type/Form
 - Interested in encouraging an eclectic variety of buildings (size, shape, materials, etc.) and discouraging homogenous outcomes
 - Strong desire to find ways to encourage reuse of existing buildings to save eclectic neighborhood character
 - More concerned about building mass than height –comfort with allowing greater height (at least in certain areas) if it adds variety and breaks down building mass
 - Including parking floor area in building calculations if FAR continues to be used

- Lowest priority was #7 (Ensure building mass is compatible with adjacent buildings) – generally like the contrast of smaller buildings next to taller buildings
- C. Street Level Experience
 - Interested in larger setbacks and greater flexibility between the building and sidewalk to provide additional space for café seating, gathering spaces, residential uses, etc.
 - Desire for additional public parks and gathering spaces, not private spaces
 - Want to see creative use and variety of building materials to break down building scale and contribute to pedestrian experience
 - Encourage very active uses at the ground floor (not lobbies and offices)
 - Support below-grade parking, parking structures that can be converted to other uses, better screening of parking
 - Difficult to prioritize – all objectives are very important
- **Next Steps**
 - Community Open House #1 – Wednesday, June 12, 5:00-7:00 pm, Denver Community Credit Union (1041 Acoma St, 3rd floor)
 - Project website is live:
 - www.denvergov.org/goldentriangle
 - Meeting dates, materials and presentations will be posted on the website
 - Advisory Committee Meeting #2 – Thursday, July 18, 3:00-5:00 pm, Room 4.F.6, Wellington Webb Building

Action Items

1. Staff to post meeting materials to website
2. Committee requested a summary of other recent similar regulatory projects and solutions that could potentially apply to the Golden Triangle in advance of next meeting