NWC Regulatory Package

NWC CAC Meeting (October 25, 2018)
Regulatory Package – Tonight’s Topics

1. Project objectives
2. Zoning vs. Design Standards and Guidelines (DSG)
3. Process and schedule
We Need to Finish What We Started!
Project Objectives

- Prepare city regulations to implement adopted plans/policies
- Promote good design and neighborhood compatibility
- Accommodate unique NWC programming and placemaking objectives
- Facilitate feedback from stakeholders
The Regulatory Package: Role of the Tools in Development Process

Zoning

- Set rules and expectations for future development
- Govern land use, parking, design and other elements
- Development must be consistent to get permits

Design Standards and Guidelines (DSG)
Zoning Vs. DSG: Tool Function

**Zoning**
- Sets basic parameters/requirements
- Quantitative/measurable
- Predictable
- Easily administered
- Applied across the city

**DSG**
- Establishes design intent
- Qualitative
- Flexible
- Requires interpretation
- Applied to special districts
Zoning Vs. DSG: Tool Function

Zoning

Example: Building shall be set back 10 feet from the property line

DSG

Example: Articulate a building wall to reduce perceived mass and provide visual interest
## Zoning: Examples

### Height

<table>
<thead>
<tr>
<th>Type</th>
<th>CMP-NWC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feet (max)</td>
<td>150'</td>
</tr>
<tr>
<td>Feet, within 175' of Protected District (max)</td>
<td>75'</td>
</tr>
</tbody>
</table>

### Siting

#### Setbacks

<table>
<thead>
<tr>
<th>Type</th>
<th>CMP-NWC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>5'</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>5'</td>
</tr>
<tr>
<td>Side interior (min)</td>
<td>0'</td>
</tr>
<tr>
<td>Interior, adjacent to Protected District (min)</td>
<td>10'</td>
</tr>
<tr>
<td>Rear, alley/no alley (min)</td>
<td>0'/0'</td>
</tr>
<tr>
<td>Rear Setback adjacent to Protected District, alley/no alley (min)</td>
<td>5'/10'</td>
</tr>
</tbody>
</table>

### Vehicle Access

- 3 or more side-by-side dwelling units in one structure
- Access determined as part of Site Development Plan Review

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### Zoning Table

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Zone</th>
<th>Zone</th>
<th>Zone</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor</td>
<td>NP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Arts, Recreation &amp; Entertainment</td>
<td>NP</td>
<td>NP</td>
<td>Z-P</td>
<td>Z-P</td>
</tr>
<tr>
<td>Sports &amp; Entertainment Arena or Stadium</td>
<td>NP</td>
<td>NP</td>
<td>Z-P</td>
<td>Z-P</td>
</tr>
<tr>
<td>Nonresidential Uses in Existing Business Structures</td>
<td>Not Applicable</td>
<td></td>
<td></td>
<td></td>
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</table>

### Parking Requirements

<table>
<thead>
<tr>
<th>Parking of Vehicles</th>
<th>Z-P</th>
<th>Z-P</th>
<th>Z-P</th>
<th>Z-P</th>
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</thead>
<tbody>
<tr>
<td>Surface</td>
<td>Z-P</td>
<td>Z-P</td>
<td>Z-P</td>
<td>Z-P</td>
</tr>
</tbody>
</table>

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### Diagrams

- Diagram of setback requirements and allowed encroachments.
- Diagram illustrating setback rules along Brighton Blvd.

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*Not to Scale. Illustration Only.
DSG: Example

**A ➔ BUILDING MASS & SCALE**

Integrate architectural details with facade articulation. Use exposed posts, beams, trusses and brackets, for example.

**B ➔ Articulation & Detail**

A building facade shall include some articulation techniques that provide visual interest and human scale.

Height variation may occur with changes in wall heights for different building modules.

**C ➔**

**D ➔ INTENT STATEMENT**

1a. To provide a visually interesting facade
1b. To reduce perceived scale of a large building

**E ➔ DESIGN STANDARDS**

1.1 A building facade shall include articulation techniques that provide visual interest and human scale. Acceptable strategies are listed below.

**F ➔ DESIGN GUIDELINES**

1.2 Integrate architectural details with facade articulation.

- Use exposed posts, beams, trusses and brackets, for example.

- Contemporary methods may include integrated photovoltaic cells, curtain wall expressions, and shading devices.

**H ➔ ARTICULATION**

Articulation methods reduce perceived building mass.

**G ➔**

Articulation is particularly important for mixed-use, civic/tourism, residential and hospitality building types.
Benefits of the Tools

• Create enforceable regulations that implement previous work
• Provide certainty about future development
• Ensure development is sensitive to context
• Set the bar for design
Regulatory Package: Tentative Schedule
Regulatory Package: Tentative Schedule

Today’s Meeting

Preview Draft DSG

Review Draft DSG

Present Zoning Strategy

Present Draft Zoning Amendments

CAC Meetings

Zoning Amendments and Design Standards and Guidelines Adopted and In Effect
Contact

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