MEETING OBJECTIVES

• Discuss strategy for Row House (RH, TH) zone districts
  • Garden Court building form
  • Row House building form

• Review and discuss proposed standards for each strategy
  • Mixed Use (MX, RX, MS)
  • Multi Unit (MU, RO)

• Discuss upcoming testing and community outreach
AGENDA

• Strategy for RH/TH Zone Districts
  • Garden Court building form
  • Row House building form

• Break

• Strategy for Mixed Use (MX, RX, MS) Districts

• Strategy for Multi Unit (MU, RO) Zone Districts

• Testing Details & Next Steps
Problem Statement
Criteria for Successful Solutions
Bike Rack
Strategies By District

Higher Intensity

Lower Intensity
EXISTING CONDITIONS → PROBLEM STATEMENT → CRITERIA FOR SUCCESSFUL SOLUTIONS

TOOL EVALUATION

MX/RX/MS STRATEGY → MU/RO STRATEGY → RH/TH STRATEGY

SELECTED TOOLS
# Denver Zoning Code: Approach

## Building Forms

<table>
<thead>
<tr>
<th>Suburban House</th>
<th>Urban House</th>
<th>Duplex</th>
<th>Tandem House</th>
<th>Town House</th>
<th>Garden Court</th>
<th>Row House</th>
<th>Apartment</th>
<th>Drive Thru Services</th>
<th>Drive Thru Restaurant</th>
<th>General</th>
<th>Shopfront</th>
</tr>
</thead>
</table>
Row House District – Purpose and Intent
Garden Court Building Form
Row House Building Form
PHOTOS OF CONTEXT: FIVE POINTS
PHOTOS OF CONTEXT: BAKER NEIGHBORHOOD
PHOTOS OF CONTEXT
PHOTOS OF CONTEXT: WEST COLFAX
ROW HOUSE DISTRICTS

General Purpose
- The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the Neighborhood Context.

- The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. **Buildings orient to the street** and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.

-Excerpts from the Denver Zoning Code
RECOMMENDATION

Reinforce the residential character and walkable, the predominant urban setbacks, alley access toth the street are visible from the street, residential and mixed-use.

Recommended land use:

- **Urban Residential**
  - single family, access

- **Urban Residential**
  - mid-rise multifamily

- **Pedestrian Shopping Corridor**

- **Regional Center**
  - retail, commercial

*Future land use map - Cherry Creek North neighborhood*

and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries. The Town Center areas act as an important transition between Regional Center and residential areas in scale and/or use.

**Slot Home**

**Evaluation & Text Amendment**
NEIGHBORHOOD CONCEPTS AND RECOMMENDATIONS

- **N.16 Building Form:** The majority of the neighborhood should continue its tradition of urban house, duplex and row house building forms.

- **Siting** – Siting of new residential forms should be consistent with the existing, historic development patterns within the neighborhood. These elements include consistent front yard setbacks, small zone lots, high lot coverage comparable to historic patterns, and locating garages and accessory dwelling units at the rear of the lot.

- **Design Elements** – Give prominence to the pedestrian realm as a defining element of neighborhood character. Emphasize a positive relationship to the street by ensuring that building access, orientation, and placement are consistent with established patterns. Create visually interesting and human-scaled facades. Along the edges of the neighborhood, arrange the height and scale of buildings to provide transitions to adjoining areas.

  Town represent older, residential tracts and housing types. Commercial uses are services.
**Goals**

- Maintain a stable residential area of low-scale single family and rowhouse housing.
- Reinforce the existing neighborhood character through streetscape and building design.
- Design infill construction and changes to existing structures to compliment and be compatible with the desired neighborhood character. Although regulatory design review outside the historic district is unlikely, voluntary commitment to excellent design will enhance the neighborhood.
- Use an urban design framework for right of way improvements, directional and interpretive signs, and streetscaping elements to identify the Baker neighborhood and knit the residential area to the adjacent commercial areas.

**Building Orientation**

- Orient the narrow end of the single residence or residential unit in a multi-unit dwelling toward the public street.
- Provide operable front doors or building entryways oriented toward and accessible from the public street.
- Open porches on the front façade are expected.

**Massing and Scale**

- Respect the proportions, materials, scale and massing rhythm of the buildings in the surrounding face blocks when constructing new buildings.
- Articulate facades of rowhouses and townhouses to define the individual units in multi-unit dwellings, consistent with the scale and proportions of the existing single family homes in the immediate area.
Row House District Purpose Summary

• DZC:
  • Row House Building Form is intended to be the most intensive form in the district.
  • Buildings orient to the street, pedestrian scaled, reinforce neighborhood context

• Plan Guidance:
  • Ensuring that buildings access, orientation and placement are consistent with the established patterns and create visually interesting human scaled facades.
  • Continue to support a mix of housing types including single family, duplex, accessory dwelling units and row houses.
GARDEN COURT BUILDING FORM

In Row House (RH) and Town House (TH) zone districts
Since 2010 DZC Adoption, 5 developments using the garden court building form have been built in the G-RH-3 zone district

2 are currently under review (exempt from moratorium)

Prior to the DZC, garden courts were most commonly developed in Former Chapter R-2 (low-intensity residential district)
COURTYARD APARTMENT VS. GARDEN COURT

Courtyard Apartment

Bungalow Court

Garden Court Building Form

SLOT HOME EVALUATION & TEXT AMENDMENT
Recommended Strategy

- Remove the Garden Court Building form in RH and TH zone districts
  - Plan guidance does not describe a garden court building form
  - Existing intent statements do not support a garden court building form
  - Garden Court-type development will still be allowed in MU and MX districts
• Any major comments to be addressed prior to testing and public review?
ROW HOUSE BUILDING FORM

In RH/TH zone districts
**Existing Outcome**

Does NOT…
- Address the Problem Statement
- Neighborhood context
- Impacts to neighbors
- Meet the Criteria for Successful Solutions
- Predictability
- Implement adopted plan guidance
Oriented to the Street:
• Units shall be arranged side-by-side with a shared wall perpendicular to the primary street.
• No part of any unit shall be located between another dwelling unit and the street.
Any major comments to be addressed prior to testing and public review?
Break

10m
## PROCESS

<table>
<thead>
<tr>
<th>Prior Topics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Conditions</td>
</tr>
<tr>
<td>Problem Statement Development (TF 1, 2, 3)</td>
</tr>
<tr>
<td>Tools To Address Slot Homes (TF 4, 5, 6)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Upcoming Topics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tool Standard Development</td>
</tr>
<tr>
<td>Testing &amp; Refinement</td>
</tr>
<tr>
<td>Drafting</td>
</tr>
<tr>
<td>Adoption</td>
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</tbody>
</table>
EXISTING CONDITIONS → PROBLEM STATEMENT → CRITERIA FOR SUCCESSFUL SOLUTIONS

TOOL EVALUATION

MX/RX/MS STRATEGY → SELECTED TOOLS

MU/RO STRATEGY → SELECTED TOOLS

RH/TH STRATEGY → SELECTED TOOLS
## Recommended Tool Summary

<table>
<thead>
<tr>
<th>Tool</th>
<th>MX/MS/RX</th>
<th>MU/RO</th>
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</thead>
<tbody>
<tr>
<td>Units oriented to the street</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Entry feature for street-facing pedestrian entry</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Maximum building height in feet</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Revise building height exceptions</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Primary street setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Build-to range</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Primary street setback encroachments</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Block sensitive setback</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Side setback</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Side setback encroachments</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Build-to percentage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Build-to alternatives</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Vehicle parking area</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
Mixed Use (MX), Residential Mixed Use (MX) and Main Street (MS)
PHOTOS OF CONTEXT
When Required: Any residential unit meeting the build-to requirement shall be oriented to the street with a pedestrian entrance and entry feature.

Oriented to the Street:
- Units shall be arranged side-by-side with a shared wall perpendicular to the primary street.
- The width of each unit shall not exceed the depth.
- No part of any unit shall be located between another dwelling unit and the street.
Would **not** meet standard

Would meet standard
Each unit oriented to the street shall have an Entrance on the street-facing facade that is designed to be visually prominent through the use of a **porch, patio, or canopy.**
EXAMPLE
## Decrease Maximum Building Feet in Height

### Summary Table

<table>
<thead>
<tr>
<th></th>
<th>Existing Standard Mixed Use (MX, RX, MS)</th>
<th>Buildings height average*</th>
<th>Proposed Standard (MX, RX, MS)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2 Story Districts:</strong></td>
<td>35’</td>
<td>28’</td>
<td>30’</td>
</tr>
<tr>
<td><strong>3 Story Districts:</strong></td>
<td>45’</td>
<td>34’</td>
<td>38’</td>
</tr>
</tbody>
</table>

- Average is compiled from a mix of older buildings and new construction (post 2010). Older buildings to not have SDPs, therefore GIS data was used to determine building height.

- Allows for a 3-story building across the lot with slopes up to 3.2% (approx. 7’ grade change on site)
REVISE BUILDING HEIGHT EXCEPTIONS

- Unoccupied stair enclosures, elevator penthouses, or mechanical equipment shall be subject to the 1:1 setback from the perimeter of the building when exceeding the height in feet **or stories**.
INCREASE MINIMUM PRIMARY STREET SETBACK

Existing Standard: 0’
Existing Outcome: 3.2’ Average Setback
Proposed Standard: 10’
INCREASE MINIMUM PRIMARY STREET SETBACK
ALLOW PRIMARY STREET SETBACK ENCROACHMENTS

• Same allowances as MU districts
  • Porch: 8’
  • Canopy: Any Distance
  • Roof Overhang: 3’
  • Projecting Windows: 1.5’
  • Shading Devices: 5’
## Decrease Vehicle Parking Area Dimensions

### Summary Table

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Existing Standard</th>
<th>Proposed Standard (MX, RX, MS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SU/TU Developments</td>
<td>18'</td>
<td>No changes proposed</td>
</tr>
</tbody>
</table>
| 3-6 Unit Attached         | Parking Aisle: 23’
                            | Internal Drive: 20’         | Parking Aisle: 18’
                            |                                | Internal Drive: 12’            |
| All Other                 | Parking Aisle: 23’
                            | Internal Drive: 20’         | No changes proposed            |
EXAMPLE
**Strategy Mixed Use (MX, RX, MS)**

Any major comments to be addressed prior to testing and public review?
Strategy – Multi Unit

Multi Unit (MU) and Residential Office (RO)
PHOTOS OF CONTEXT
When Required: Any residential unit meeting the build-to requirement shall be oriented to the street with a pedestrian entrance and entry feature.

Oriented to the Street:

- Units shall be arranged side-by-side with a shared wall perpendicular to the primary street.
- The width of each unit shall not exceed the depth.
- No part of any unit shall be located between another dwelling unit and the street.
REQUIRE ENTRY FEATURES FOR STREET FACING UNITS

• Each unit oriented to the street shall have an Entrance on the street-facing facade that is designed to be visually prominent through the use of a porch, patio, or canopy.
DECREASE MAXIMUM BUILDING FEET IN HEIGHT

Summary Table

<table>
<thead>
<tr>
<th>3 Story Districts:</th>
<th>Existing Standard Multi Unit (MU, RO)</th>
<th>Buildings height average*</th>
<th>Proposed Standard (MU, RO)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40’</td>
<td>33’</td>
<td>35’</td>
</tr>
</tbody>
</table>

- Average is compiled from a mix of older buildings and new construction (post 2010). Older buildings to not have SDPs, therefore GIS data was used to determine building height.

- Allows for a 3-story building across the lot with slopes up to 2.8% (approx. 5’ grade change on site)
REVISE BUILDING HEIGHT EXCEPTIONS

- Unoccupied stair enclosures, elevator penthouses, or mechanical equipment shall be subject to the 1:1 setback from the perimeter of the building when exceeding the height in feet **or stories**.
REVISE BLOCK SENSITIVE SETBACK

• When the minimum block sensitive setback exceeds 20’, the minimum block sensitive setback shall be 20’
Unit Oriented to Side: 12.5’
All Other: 7.5’
REvised Side Setback

Existing: 7.5’
Proposed: 12.5’ for sideways facing units, all other 7.5’
INCREASE BUILD-TO PERCENTAGE

• Increase to 70%
## Decrease Vehicle Parking Area Dimensions

### Summary Table

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Existing Standard</th>
<th>Proposed Standard (MU, RO)</th>
</tr>
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<tbody>
<tr>
<td>SU/TU Developments</td>
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<td></td>
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<tr>
<td>All Other</td>
<td>Parking Aisle: 23’</td>
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</tr>
<tr>
<td></td>
<td>Internal Drive: 20’</td>
<td></td>
</tr>
</tbody>
</table>

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![Diagram showing parking area dimensions and slot homes evaluation text amendment]
STRATEGY MULTI UNIT (MU, RO)

Any major comments to be addressed prior to testing and public review?
Testing

Community Feedback
Task Force Review
Testing Group
### PROCESS TO INFORM STANDARDS

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Require units oriented to the street</td>
<td>Proposed Tool for Inclusion in MUX/MS Strategy</td>
<td>Existing Standard</td>
<td>Proposed standard to be tested</td>
<td>Problem Statement</td>
<td>Problem Statement Elements Addressed</td>
<td>Comments and Analysis</td>
<td>Proposed Standards for Denver Zoning Code Draft</td>
</tr>
</tbody>
</table>

*For developments up to 6 units

Note: All other standards of the underlying zone district would apply.
TESTING GROUP

• Who:
  • Members of Task Force
  • External Architects/Builders

• Role:
  • Encouraged to attend September 7th Open House
  • Required to attend Workshop Training on September 13/14
  • Will test a variety of lot (size, configurations, access, slope, etc.)
  • Will present findings and recommendations in October Task Force Meeting
PUBLIC OPEN HOUSE

- Please share with
  - RNOs
  - Community members
  - Developers
  - Architects
  - AKA, everyone you know!
Next Steps

• Public Open House: Thursday September 7 (5:30 – 7:30pm)

• Testing Group

• Task Force Meeting 8: Thursday October 19, Webb Building (201 West Colfax)
  • Review testing results to inform proposed standards for drafting