• Finalize problem statement and criteria based off of public open house feedback
• Begin to evaluate zoning tools that can be used to effectively address the problem statement by discussing the advantages and disadvantages of zoning tools
AGENDA

• Overview of Public Comment
  • Task Force Confirmation of Problem Statement and Criteria

• Introduction of Zoning Tools
  • Building Design Zoning Standards
  • Site Design Zoning Standards
  • Vehicle Design Zoning Standards

--- Break (10m) ----

• Discussion on Zoning Tools

• Report Back
New Content

Provided in Packet

• Additional Development Regulations
• Project Purpose
Additional development regulation that apply to Slot Homes

- Building Department
- Denver Fire
- Office of Forestry
- Department of Public Works
The purpose of the project is to promote multi-family infill development that engages the public realm, considers the character of the neighborhood, addresses the human scale, and minimizes vehicular and neighbor impacts while ensuring solutions that provides equity, flexibility and predictability.
OVERVIEW OF PUBLIC COMMENT
Definition of slot homes
Project scope
Existing Conditions
  Urban Design
  Exiting Zoning
  Garden Court Moratorium
  Slot Home Trends & Types
Problem Statement
Criteria for Successful Solutions
• Concern over a loss of neighborhood identity and character
• Detract from the public realm
• Disrespect the existing mass and scale of the neighborhood
• Degrade the street character and adjoining properties
COMMENTS RELATED TO SLOT HOME TYPES

• Buildings with a front setback were better
• More units facing the street are better
• Detached parking type was the best
• Many negative comments regarding the “slot” on center court or center drive
**Public Realm Engagement**

- Poor street activation
- Lack of porches
- No opportunity for socialization and “community building”
- Utility impacts
- Concerns about loss of commercial activity on commercial streets
Comments Related to Problem Statement

Neighborhood Design

• Maintain the character
• Need for neighborhood specific solutions
• Setback for residential developments
Building Mass & Scale

- Compatible scale with existing context
- Human Scale
Vehicle Oriented Design

- Driveways should be hidden from the street
- Need for more parking
Comments Related to Problem Statement

Impacts to Neighbors

• Loss of privacy
• Noise impacts
• Respect the existing adjacent properties
• Solar Access
COMMENTS RELATED TO CRITERIA

• Effectiveness
• Equity
  • Need to maintain affordable housing options
• Flexibility
• Predictability
  • Private property owner rights should be respected
COMMENTS RELATING TO DZC

- Confusion regarding the relationship between DZC building forms and what can be built within the associated standards
- Confusion on difference between ownership parcels and zone lots
- Some districts allow for too much density
Additional Comments

• Concerns about construction quality and inspection services
• Need for design review to promote architectural quality
• Burdens to city services (fire, police, transportation etc.)
• Affordable housing needs
• Construction defects and promoting condo construction
Additional Comments on Open House
Confirmation of Problem Statement & Criteria for Successful Solutions
PROJECT PHASE 2
EVALUATE STRATEGIES
ZONING TOOLS
ZONING TOOLS TO ADDRESS SLOT HOMES

• Existing Denver Zoning Code (DZC) tools to address the problem statement
• Many existing tools do not currently apply to the forms in which slot homes are commonly built
• Application of tools could be calibrated to use, context, building form, lot size, etc.
• Additional zoning tools that are not currently used in the DZC could be also be explored
ZONE LOT STANDARDS

• Zone lot size provides a minimum area and width required for development
• Ensure that the existing character and rhythm of the street is maintained

Problem Statement Elements:
• Neighborhood Context
• Building Mass & Scale
BUILDING HEIGHT

- Provides a maximum number in feet and stories to maintain a consistent scale throughout the district

Problem Statement Elements:
- Neighborhood Context
- Building Mass & Scale
- Impacts to Neighbors
BUILDING DESIGN TOOLS

BUILDING HEIGHT EXCEPTIONS

- Allow for building features to exceed the maximum height for building proposes or building amenities (ie. stair enclosures to roof top decks)

Problem Statement Elements:
- Neighborhood Context
- Building Mass & Scale
- Impacts to Neighbors
BUILD-TO STANDARDS

- Provide a consistent street edge
- Provide consistent siting and pedestrian orientation to the street
- Promote the appearance of the public realm

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
BUILD-TO ALTERNATIVES

• Provide a consistent street edge when building façade cannot achieve the standard
• Alternatives: Private Open Space, Garden Wall, Pergola, Arcade, Courtyard

Problem Statement Elements:
• Public Realm Engagement
• Neighborhood Context
SETBACK STANDARDS

- Provide a minimum distance in which building must setback from the zone lot line
- Also provide a minimum setback in which other features must be set back.

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
- Impacts to Neighbors
Block Sensitive Setback

- Maintain an established context or pattern by ensuring that the setback is sensitive to the existing context

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
SETBACK ENCROACHMENTS

- Allow for minor architectural and service/utility elements to encroach into the setback
- Examples include: porches, canopies, gas and electric meters, and solar panels

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Impacts to Neighbors
BUILDING COVERAGE STANDARDS

- Provide a minimum area of openness by limiting the area that buildings may occupy

Problem Statement Elements:
- Neighborhood Context
- Building Mass & Scale
PEDESTRIAN ACCESS

• Provide convenient access to the building from the street
• Can create interesting human scaled facades in character with the neighborhood.

• Problem Statement Elements:
  • Public Realm Engagement
  • Neighborhood Context
  • Building Mass & Scale
PEDESTRIAN ACCESS ENTRANCE ALTERNATIVES

- Provide a clear publicly accessible route connecting the building to the street
- Alternatives: Courtyard or Plaza and Covered Walkway

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
TRANSPARENCY STANDARDS

• Ensure the application of transparency (via windows) to activate the street
• Establish scale, variation, and patterns on the building to create visual interest and pedestrian friendly facades

Problem Statement Elements:
• Public Realm Engagement
• Neighborhood Context
• Building Mass & Scale
TRANSPARENCY ALTERNATIVES

• Provide visual interest to a building façade to activate the public realm
• Alternatives most commonly used on residential buildings are wall design and permanent art

Problem Statement Elements:
• Public Realm Engagement
• Neighborhood Context
Street Level Active Use Standards

- Promote active uses at the street level of the building

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
- Vehicle Oriented Design
**Upper Story Setback/Stepback**

- Provide for an height and massing transition to the protected district or to the street
- Setback: measured from the primary street zone lot line
- Stepback: measured from the building face

**Problem Statement Elements:**
- Neighborhood Context
- Building Mass & Scale
- Impacts to Neighbors
Bulk Plane

- Pushes building mass away from side, front and/or rear of the lot
- Provide a reduction to the massing of the building

Problem Statement Elements:
- Neighborhood Context
- Building Mass & Scale
- Impacts to Neighbors
LANDSCAPING STANDARDS

- Provide and attractive landscaped edge and screening adjacent to the ROW
- Promote the appearance of the public realm

Problem Statement Elements:
- Public Realm Engagement
- Neighborhood Context
VEHICLE PARKING LAYOUT, ACCESS AND CIRCULATION

• Provide standards for parking space angles, parking aisle, and garage door setbacks
• Vehicle access standards ensure the location of vehicle access from ROW
• Parking access and circulation standards provide minimum width for internal drives to ensure access and egress.

• Problem Statement Elements:
  • Public Realm Engagement
  • Neighborhood Context
  • Vehicular Parking
Perimeter Surface Parking Lot and Landscaping

• Minimize the visual impacts of parking areas to the public realm and adjacent properties

Problem Statement Elements:

• Public Realm Engagement
• Neighborhood Context
• Vehicular Parking
DISCUSSION
Discussion Instruction

• Break out into 4 groups
• Review assigned set of tools to address the problem statement element
• Discuss advantages/disavantages of each tool
• Discuss which tools will most effectively address the problem statement
• Consider the ‘Criteria for Successful Solutions’ (effectiveness, predictability, flexibility, equity)
• Discuss if there are other missing tools that should be considered to address the problem statement
REPORT BACK
Meeting on Wednesday April 12 from 2-5pm at Webb Building on 2nd floor room 2.1.1
Packet will be send out one week prior
Formatted as a design charrette
Will identify the tools for evaluation and drafting to address the problem statement