Stadium District Master Plan Implementation

Regulatory Update – Zoning and Design Standards & Guidelines

VIRTUAL PRESENTATION - Advisory Committee Meeting #2
Presentation Outline

1. Project Overview
2. Preliminary Zoning Framework & Approach
3. Other Steps to Achieve the Vision
4. Next Steps
Thank you!

Thank you for taking the time to review this presentation and for your patience as we use new tools to deliver information to you!
Project Overview
The Big Picture

1. City-led Plan & Vision
2. City-led Rules & Regulations that will achieve the plan’s vision (we are here)
3. Applicant-led Application & Rezoning
4. Development
Project Purpose

Implement the Stadium District Master Plan by using plan guidance to inform updated or new rules and regulations:

- Zoning
- Design Standards & Guidelines
Role of Plan Guidance

The Stadium District Master Plan provides key recommendations and strategies:

- Diverse mix of uses
- Variety of building heights and intensities
- Slender buildings when they are taller
- High-quality, human-scaled design
- Active ground floors with pedestrian-oriented uses
- Activity oriented towards South Platte River and Lakewood Gulch
- Provision of affordable housing
Applicable Area

Stadium District Master Plan Boundary:

• Apply new Design Standards & Guidelines to the entire area

• Allow new/updated zoning be available for individual property owners to request
Project Framework Interim Report

• Background and Context
• Project Purpose
• Summary of Existing Regulatory Tools
• Summary of Approach for New/Updated Regulatory Tools
• Project documents and meeting materials will be available on the project’s webpage:
  www.denvergov.org/stadiumdistrict
Project Timeline

Evaluation

Drafting

Adoption Process

City-led

Community Engagement

Text Amendment

DSG

DA

IMP

Rezoning

We Are Here

Community Information Meeting

Advisory Committee Meetings

Potential Advisory Committee Meeting

Community Open House

Anticipated City Council Public Hearing

*schedule is subject to change*
Preliminary Zoning Framework & Approach
Are there existing zone districts today that could fully achieve plan guidance?
Are there existing zone districts today that could fully achieve plan guidance?

Not exactly, but a combination of existing and new tools can be used to achieve plan guidance....
Framework
Land Use & Built Form

1. Allow mixed-use Urban Center zone districts
2. Create a new zone district that allows taller buildings
3. Apply a Design Overlay
4. Create Design Standards & Guidelines
### 1. Base C-MX Zoning

Will set the requirements for:

- A. Building Height
- B. Setbacks/Stepbacks
- C. Transparency
- D. Uses

### 2. Design Overlay

Will add/modify requirements for:

- A. Setbacks/Stepbacks
- B. Mass Reduction
- C. Transparency
- D. Wrapped Parking
- E. Uses

### 3. DSG

Will add standards for:

- A. Site Organization
- B. Building Mass & Scale
- C. Facade Design & Site Details
- D. Interface of Buildings to Street
Plan Guidance

1. Allow a diverse mix of uses within a variety of building heights and intensities
1. Allow Urban Center Zone Districts

- Mix of uses
- Building forms that clearly define and activate the street edge
- Combination of different districts may be used to achieve a variety in building heights

<table>
<thead>
<tr>
<th>Context</th>
<th>District</th>
<th>Building Height</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Center (C)</td>
<td>Mixed Use (MX)</td>
<td>Up to 20 stories; 250’</td>
<td>General &amp; Shopfront</td>
</tr>
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</table>
Plan Guidance

1. Allow a diverse mix of uses within a variety of building heights and intensities

2. Allow up to 30-stories if buildings meet specific requirements
2. New Urban Center 20+ Zone District

- Only the Point Tower Building Form may be used for buildings above 20-stories.
- Strict size limitations for building height above 5-stories.

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Plan Guidance

1. Allow a diverse mix of uses within a variety of building heights and intensities
2. Allow up to 30-stories if buildings meet specific requirements
3. Reduce building mass and incorporate active, pedestrian-oriented development
3. Apply Design Overlay

- The intent of a Design Overlay is to modify the underlying zoning standards to reinforce the desired land use and urban design character.

- The Design Overlay will likely require:
  - Mass reduction
  - Wrapped Parking Garages
  - Active Uses
  - Transparency

[Diagram showing different zoning levels: Higher Up to 20-30 stories, Lower 5 - 12 stories, Medium 8 - 16 stories, Lower 5 - 12 stories, Lower 5 - 12 stories, Lower 5 - 12 stories]
3. Apply Design Overlay

- The intent of a Design Overlay is to modify the underlying zoning standards to reinforce the desired land use and urban design character.

- The Design Overlay will likely require:
  - **Mass reduction**
  - Wrapped Parking Garages
  - Active Uses
  - Transparency
3. Apply Design Overlay

• The intent of a Design Overlay is to modify the underlying zoning standards to reinforce the desired land use and urban design character

• The Design Overlay will likely require:
  • Mass reduction
  • Wrapped Parking Garages
  • Active Uses
  • Transparency
Plan Guidance

1. Allow a diverse mix of uses within a variety of building heights and intensities
2. Allow up to 30-stories if buildings meet specific requirements
3. Reduce building mass and incorporate active, pedestrian-oriented development
4. Human-scale and high-quality design
4. Apply New DSG

- Design standards and guidelines (DSG) complement the zoning by adding context-specific rules to address more qualitative design aspects that are difficult to achieve through zoning alone
  - Site Organization
  - Building Mass & Scale
  - Facade Design & Site Details
  - Interface of Buildings to Street
How DSGs are applied

Intent Statements
- Establish the objectives to be achieved for each topic (e.g. building mass & scale)

Design Standards
- Set prescriptive criteria for achieving the intent statements

Design Guidelines
- Provide additional suggestions to achieve the intent statements
How DSGs are applied

Intent Statement

• To activate the Public Realm through a variety of uses and architectural design elements
How DSGs are applied

Intent Statement

• To activate the Public Realm through a variety of uses and architectural design elements

Design Standard

• Street Level Non-Residential Active Uses **shall** be focused at building corners
How DSGs are applied

Intent Statement
• To activate the Public Realm through a variety of uses and architectural design elements

Design Standard
• Street Level Non-Residential Active Uses shall be focused at building corners

Design Guideline
• Enhanced Setbacks and Open Spaces should be designed to complement adjacent building uses
1. Base C-MX Zoning

Will set the requirements for:
A. Building Height
B. Setbacks/Stepbacks
C. Transparency
D. Uses

2. Design Overlay

Will add/modify requirements for:
A. Setbacks/Stepbacks
B. Mass Reduction
C. Transparency
D. Wrapped Parking
E. Uses

3. DSG

Will add standards for:
A. Site Organization
B. Building Mass & Scale
C. Facade Design & Site Details
D. Interface of Buildings to Street
Other Steps to Achieve the Vision
Affordable Housing

• The Stadium District Master Plan identified goals and recommendations for affordable housing

• Achieved through a Development Agreement (DA)
Open Space

• The Stadium District Master Plan identified goals and recommendations for open space

• Achieved through:
  • LDR requires minimum of 10%
  • Infrastructure Master Plan
  • Development Agreement
Open Space

• Current open space framework for the Metropolitan Football Stadium District property
Community Benefits

• The Stadium District Master Plan identified goals and recommendations for **additional** community benefits

• These can be achieved through a Community Benefits Agreement between the community and developer
Next Steps
What’s Next?

• Bring your questions to the virtual Advisory Committee meeting on April 14th
• Take the survey, which will be distributed after the Advisory Committee meeting
• Community Open House in the near future