Golden Triangle Zoning and Design Guidelines Update
GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION

Advisory Committee Meeting #14 – March 18, 2021
Recent Input and Media
INCREASED RISK TO CHEESEMAN PARK MOUNTAIN VIEW FROM LATEST CPD PROPOSAL

In 2020 Denver’s Community Planning and Development (CPD) unveiled its rezoning proposal for the Golden Triangle. Included were so-called “Point Towers” up to 300 feet tall. NGCH raised a concern that such tall buildings would significantly impair the mountain views from Cheeseman Park, especially if they were located at the south end of the Golden Triangle.

Back then, CPD failed to model how such tall buildings at the south end of the Golden Triangle would appear from Cheeseman Park, so NGCH got an independent architect to take a look. Below is the result. As you can see, there would be significant impairment of Cheeseman’s mountain view. And remember - this is for only 300 foot tall towers.

This modeling was shared with CPD, and, after some discussion, it was hoped that the rezoning proposal would evolve to add protections to Cheeseman Park’s mountain view.

WRONG! In February 2021, CPD released its “Preferred Zoning Strategy - Interim Report J” regarding the Golden Triangle, a copy of which is attached. The pertinent portion about Cheeseman Park’s mountain view is on approximately page 9 of the Report.

Incredibly, CPD has increased the allowed height of “Point Towers” from 300 to 325 feet!

ACTION NEEDED - CPD is still soliciting comments, and has a survey on its website for people to respond. Also, the survey fails to mention the Point Tower issue. But, it does have a box at the end to write in comments. A link to the survey is here -

https://www.surveymonkey.com/r/NKF4042

Also, comments can be sent to our City Councilpersons. Here is their contact information:

Councilman Chris Hynd - chris.hindy@denvergov.org
Councilwoman Debbie Ortega - ortegaD@denvergov.org
Councilwoman Robin Klobach - klobachr@denvergov.org

• Call to action by Neighbors for Greater Capitol Hill increased responses to the survey

• CPD responded to Councilmembers and posted view plane FAQ on project website a few days later to clarify our analysis
Proposed zoning strategy survey (as of 3/18)

- About 100 responses so far
- Even distribution on supporting goals of Neighborhood Plan
- Support for public parking and lower streetwalls on narrow streets
- Less agreement on if zoning will lead to eclectic, inclusive, and engaging GT
- 50+ out of 70 written responses voiced concern about height
Recent articles in BusinessDen/Denver Post

• March 8 – “Zoning update afoot to diversify heavily residential Golden Triangle”

• March 17 – “Cheesman Park residents say taller Golden Triangle buildings would block view”
Themes from Committee Responses
Main Themes from Committee Responses

• Public parking
• Flexibility on wrapped parking for lots with less depth
• Individuality of GT in the zoning
• Design review by Downtown DAB
• Increased height
• Additional incentives including public art and 5280 Trail
• Future citywide affordable housing changes
Public Parking

- Support for more access to public parking in future projects
- Better to address via DSG rather than zoning
- Standard: Parking spaces provided in excess of XX spaces shall be available to the public at least during regular business hours.
- Guideline: Projects on lots greater than 150 feet wide that exceed 5 stories should include a minimum of 10% of parking available to the public at least during regular business hours.
Flexibility on wrapped parking for lots with less depth

- Architectural screening is currently only an alternative on Standard Lots 75-150 feet wide
- Should this also be available to Wide Lots on lots with less depth (which makes structured parking less efficient)?
- Should it be fully enclosed?
Custom Elements Unique to D-GT

- Scalable standards based on lot size
- Hybrid of FAR and form-based zoning
- Public Art as alternative
- Open Space and Nonresidential Active Use alternatives
- Point Tower with 12,500 sf floorplate
- Incentive zoning (only two other places)
- Landmark incentives and TDR (only two other places and one is a historic district)
- Design review by a City-sanctioned Board (only two other places and LPC)
Downtown Design Standards and Guidelines

- Combining three separate DSG documents into a single, expandable format
- More user-friendly and efficient for staff, Board, and customers
- All areas utilize the same guidelines, templates, and process
- Neighborhood Design chapter allows for customization to address distinct characteristics found in each area
Downtown Design Advisory Board

- Adding two additional resident member positions
- 3-year terms for members
- Overlap in positions is common
- GTCD urban design committee can still function and public comments are welcome at Downtown DAB meetings
Proposed Height Limits

<table>
<thead>
<tr>
<th>Existing Height</th>
<th>General Base Height</th>
<th>General Incentive Height</th>
<th>Point Tower Base Height</th>
<th>Point Tower Incentive Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>175-200 ft</td>
<td>200 ft</td>
<td>250 ft</td>
<td>250 ft</td>
<td>325 ft</td>
</tr>
</tbody>
</table>
Adding more incentive options

- Density increases for reasons other than affordable housing or Landmark protection are very unlikely
- A long list of incentives typically leads to several that are underutilized (and those might be really important)
- Adds complexity and longer permitting
- Public Art as a zoning alternative is entirely unique to D-GT
- CPD is working with DOTI and DPR to realize the 5280 Trail, but zoning is not a feasible tool
- On-going coordination between DOTI, DPR, and CPD may lead to a future funding source
What happens if state/local rules change?

- Public process is underway to evaluate a range of different tools, including those that could be allowed if state legislation changes.
- Change at the state would not immediately affect GT or Denver.
- A comprehensive citywide system would replace the current proposed strategy.
- Cannot predict exactly what tools will be available or future application of those tools.

Current Policies re: Land Use and Zoning

- Encourage density to support desired outcomes, especially in Downtown and transit-rich areas
- Create affordable housing in areas of opportunity to add new units that are integrated into the neighborhood
- City Council’s legislative authority over zoning is based on three criteria, most importantly that changes must be consistent with adopted plans
Looking Ahead
Schedule Look Ahead and Target Dates

• Draft zoning text through Q1 2021
• Public review draft of zoning and DSG in March
• Planning Board – early May
• City Council – late June

Current Schedule (updated Oct 2020) – 24-27 months