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

Advisory Committee Meeting #13 – January 21, 2021
Goals for the Meeting

1. Introduction
2. Review of Input and Plan Objectives
3. Proposed Zoning Update
4. Achieving Important Priorities (incentives and other tools)
5. Next Steps
Committee Goals

• Seek consensus, not perfection
• Be open to compromise if it achieves a higher objective
• Consider the larger goals of the neighborhood, not personal interests
• Be as clear as possible about the essential principles so City staff and Council can make the best possible decisions as we move forward

Note, public attendees please stay muted to allow for staff and committee discussion (comments can be sent afterward to kristofer.johnson@denvergov.org)
Introduction
Welcome and Thank You

• Your time and effort is recognized and greatly appreciated

• Your voice is valued. Since July alone, CPD, HOST, Mayor’s Office, and District 10 have collaborated with you and others in:
  • 12 external meetings on development outcomes of different scenarios
  • 7 briefings with other Councilmembers (2 more next week)
  • 40+ internal coordination meetings and policy discussions

• Council District 10 and CPD are committed to implementing the Neighborhood Plan and Blueprint holistically

• Must balance outcomes for all stakeholders with the expectations of Council to arrive at a successful approach
Input and Plan Objectives
Prioritizing Objectives from the Plan (May-June 2019)

- 12 objectives identified from the Golden Triangle Neighborhood Plan
- Asked about priorities via Advisory Committee, community workshop, and online survey (~100 responses)
Key Takeaways – Future Uses

- Strong support for additional retail, eating/drinking, and commercial activity at the ground floor
- Strong support for additional publicly-accessible open space
- Less support for additional parking
Key Takeaways – Taller Buildings

- Strong support for taller buildings to provide neighborhood benefits or preserve existing smaller buildings
- Some support for allowing tall buildings without any special requirements
Photo Activity – Preferred

Common Themes in Preferred Images

- Mix of active street level uses
Photo Activity – Preferred

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- Mix of active street level uses
- Range of architectural scales
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- Public gathering spaces
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- Mix of active street level uses
- Range of architectural scales
- Streetscape character
- Quality materials
- Public gathering spaces
- Public art
Photo Activity – Discards

Common Themes in Discard Images

- Overly bulky buildings
Photo Activity – Discards

Common Themes in Discard Images

- Overly bulky buildings
- Uninspiring/leftover spaces
Photo Activity – Discards

Common Themes in Discard Images

- Overly bulky buildings
- Uninspiring/leftover spaces
- Highly visible parking (surface and structured)
Golden Triangle Neighborhood Plan Objectives
Golden Triangle Neighborhood Plan Objectives

Land Use

Building Form/Type

Street Level Experience
Golden Triangle Neighborhood Plan Objectives

1. Variety of uses and development
2. Highlight certain streets/areas
3. Range of housing opportunities
4. Evaluate parking requirements
Golden Triangle Neighborhood Plan Objectives

5. Diverse building forms/shapes
6. Allow current building height
7. Respond to adjacent buildings
8. Protect and reuse existing buildings
Golden Triangle Neighborhood Plan Objectives

9. **Enhance the pedestrian experience**
10. Shape buildings for scale and comfort
11. Provide public gathering spaces
12. Address impacts of parking structures
Proposed Zoning Update
Key Outcomes of the Zoning Update

1. **Require more robust zoning standards** for a mix of uses, design quality, publicly accessible open space, and building shaping

2. **Encourage more active uses and less above-ground parking** given the proximity of transit and employment and to support a complete neighborhood

3. **Revise the existing Base/Incentive system** to encourage housing that is more affordable and historic character, and use zoning standards for other important goals like public art, open space, and ground floor commercial uses
### Key Updates – Land Use

<table>
<thead>
<tr>
<th>Narrow</th>
<th>Standard</th>
<th>Wide</th>
<th>No Longer “One Size Fits All”</th>
<th>Remove Barriers to Other Uses</th>
<th>Eliminate Outdated Parking Requirements and FAR Exceptions</th>
<th>Support Housing that is More Affordable in Larger Projects</th>
</tr>
</thead>
</table>

- **Nurse**
- **Recent Graduate**
- **Teacher**
Key Updates – Building Form/Type

Narrow

No Longer “One Size Fits All”

Standard

Upper Story
Setbacks

Wide

Mass Reduction

Upper Story
Setback

Generous Height and Mass Reduction to Ensure Variety and Shaping

Encourage Protection of Historic Properties
Key Updates – Street Level Experience

Upper Story Setbacks

Wrapped Parking

Residential Setbacks

More Flexible Build-To Range, Active Uses, Open Space, Public Art
Appropriate Intensity in Future Zoning

- Need to view from several different perspectives and strive for a balanced approach:
  1. Placemaking and overall character expressed through community surveys and meetings
  2. Development feasibility and economics
  3. Denver’s growth projections and the role of Downtown and Golden Triangle in serving that need
  4. Expectations of Council District 10 and the rest of City Council related to affordable housing
Appropriate Intensity in Future Zoning

**EXISTING**
- Office: ~6.0
- Residential: ~6.0
- Residential w/ Incentives: ~10.0

**PROPOSED**
- All Uses w/ Incentives: 15.0

- Base Area
- Incentive Area
- Design Review
- Req'd Parking
- Addl Parking
What Does a Base of 8.0 FAR Look Like?

**Narrow Lot**
- 11th and Cherokee
- 80 ft height
- ~25-50+ units

**Standard Lot**
- 12th and Elati
- 110 ft height
- ~100+ units

**Wide Lot**
- 816 Acoma
- 185 ft height
- 200+ units
Height Limits and Relationship to Floor Area

**Existing FAR (~10.0)**
- 175 ft height
- = ~35% mass reduction

**Base FAR (8.0)**
- 200 ft height
- = 40% mass reduction

**Incentive FAR (15.0)**
- **General**
  - 250 ft height
  - = 35% mass reduction
- **Point Tower**
  - 325 ft height
  - = 40-60%+ mass reduction
# Zoning Framework and Building Form Summary

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Existing</th>
<th>GENERAL</th>
<th>POINT TOWER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>na</td>
<td>NARROW</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(75 ft or less)</td>
<td>STANDARD</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(75-150 ft)</td>
<td>WIDE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(more than 150 ft)</td>
<td>WIDE</td>
<td></td>
</tr>
<tr>
<td>FAR (base/incentive)</td>
<td>Equivalent 6.0/10.0</td>
<td>8.0/15.0</td>
<td></td>
</tr>
<tr>
<td>Height (base/incentive)</td>
<td>175 feet*</td>
<td>200/250 feet</td>
<td>200/325 feet</td>
</tr>
</tbody>
</table>

* As measured from elevation of Broadway (results in ~200 feet limit near Speer)
Using a Scalable Approach to Zoning Standards

<table>
<thead>
<tr>
<th>Design Standard</th>
<th>Narrow Lot (75 ft or less)</th>
<th>Standard Lot (75-150 ft)</th>
<th>Wide Lot (more than 150 ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Setback</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Upper Story Setback</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Mass Reduction</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Wrapped Parking</td>
<td>No</td>
<td>Yes*</td>
<td>Yes</td>
</tr>
<tr>
<td>Street Level Open Space</td>
<td>No</td>
<td>No</td>
<td>Yes*</td>
</tr>
<tr>
<td>Nonresidential Active Use</td>
<td>No</td>
<td>No</td>
<td>Yes*</td>
</tr>
</tbody>
</table>

* Alternative(s) Available
Design Flexibility in the Zoning Update

- Flexible standards based on lot size
- Allow public art, open space and nonresidential uses as equal alternatives
- Upper story setback applies anywhere between 2-5 stories on 65% of frontage
- Wrapped parking (when required) only applies to 70% of street-facing frontage
- Alternative to integrate parking into the architecture above the second story on standard size lots (75-150 ft)
- 12,500 sf floorplate allowed in Point Tower
Achieving Important Priorities
Updating for Current City/Neighborhood Goals

Focus **FAR/density incentives** on most important priorities:

- Housing Affordability
- Promoting Neighborhood Character

Encourage other priorities through zoning standards:

- **Public Art**
- **Open Space**
- **Ground floor active uses (including arts, cultural, and entertainment)**
Encouraging Public Art and Cultural Uses in Golden Triangle

- Including permanent art as an alternative to open space and nonresidential use requirements rather than small FAR bonus
- Denver Economic Development and Opportunity (DEDO) has grant program for BID/GID feasibility research
- Small business loan program to help overcome rent/land cost barriers
- Creating a community resource position to directly assist neighborhoods in attracting specific businesses, artists, etc.
Opportunities of Proposed Approach for Housing

• Use an “off the shelf” multiplier tool rather than inventing something new
• Incentivize more affordable units/fees than are provided now in advance of the citywide update
• Increase FAR maximums to constitute true incentives over existing
• Maintain development momentum in the neighborhood while adding density and support for additional neighborhood benefits
Example: Current D-GT vs. Potential D-GT with Incentive

**Base = 8.0 FAR, Max = 15.0 FAR, 6x Multiplier**

- **Current D-GT**
  - 200 Units
  - 10.0 FAR
  - 200 units
  - 0 AH units
  - $324,000

- **160 Units (8.0 FAR)**
  - 8.0 FAR
  - 160 units
  - 0 AH units
  - $257,000

- **160 Units (8.0 FAR)**
  - 10.0 FAR
  - 200 units
  - 9 AH units
  - 4.6%

- **160 Units (8.0 FAR)**
  - 15.0 FAR
  - 300 units
  - 25 AH units
  - 8.4%
Promoting Neighborhood Character

- Increase bonus for rehabilitation of a Landmark structure
  - Existing = 1 sf : 1 sf
  - Proposed = 2 sf bonus : 1 sf of rehab

- Increase ability to receive TDRs from other sites in D-GT
  - Existing = 1.0 FAR maximum
  - Proposed = 3.0 FAR maximum
Example: Current D-GT vs. Potential D-GT with Incentive

**Current D-GT**

- **200 Units**
  - 10.0 FAR
  - 200 units
  - 0 AH units
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**Base = 8.0 FAR, Max = 15.0 FAR, 6x Multiplier**

1. **160 Units (8.0 FAR)**
   - 8.0 FAR
   - 160 units
   - 0 AH units
   - $257,000

2. **160 Units (8.0 FAR)**
   - 10.0 FAR
   - 200 units
   - 9 AH units
   - 4.6%

3. **160 Units (8.0 FAR)**
   - 15.0 FAR
   - 300 units
   - 25 AH units
   - 8.4%

4. **160 Units (8.0 FAR)**
   - Landmark (Rehab or TDR)
   - 140 units
   - 7.0 FAR
   - 60 units
   - 4.0 FAR
   - 80 units

Landmark

- 60 units (3.0 FAR)
- 80 units (4.0 FAR)
Next Steps
Schedule Look Ahead and Target Dates

- Proposed zoning summary for public review and comment in January
- Draft zoning text through Q1 2021
- Public review draft of zoning and DSG in March
- Legislative review and public hearings Q2 2021