

Golden Triangle Zoning and Design Guidelines Update

GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION

INC ZAP Meeting – April 24, 2021



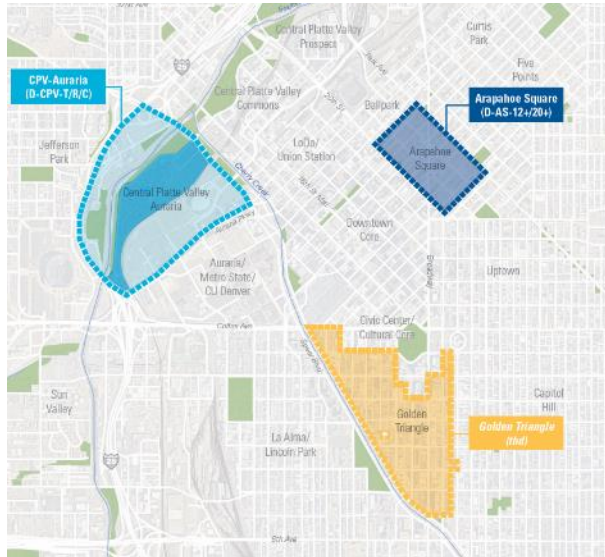
Overview

1. Background on Zoning and DSG Update
2. Proposed Zoning Strategy
3. Next Steps

Background on the Zoning and DSG Update



Project Purpose



In March 2019, at the request of District 10 (then Councilman New), CPD initiated the process to:

- 1. Implement regulatory goals of the Golden Triangle Neighborhood Plan**
- 2. Apply more current and consistent zoning approaches and procedures**

What are Zoning and Design Guidelines?

Zoning

Prescriptive

- Generally quantitative and less flexible
- Height, floor area, site coverage/open space
- Ground-level & upper-story setbacks
- Street level build-to and transparency
- Parking location
- Permitted uses



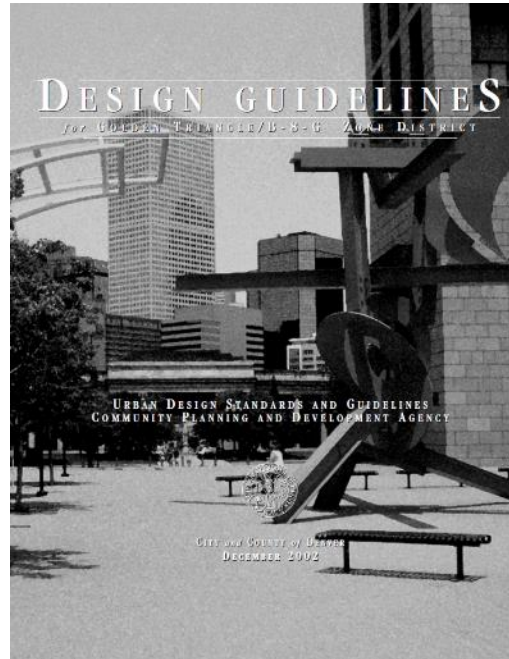
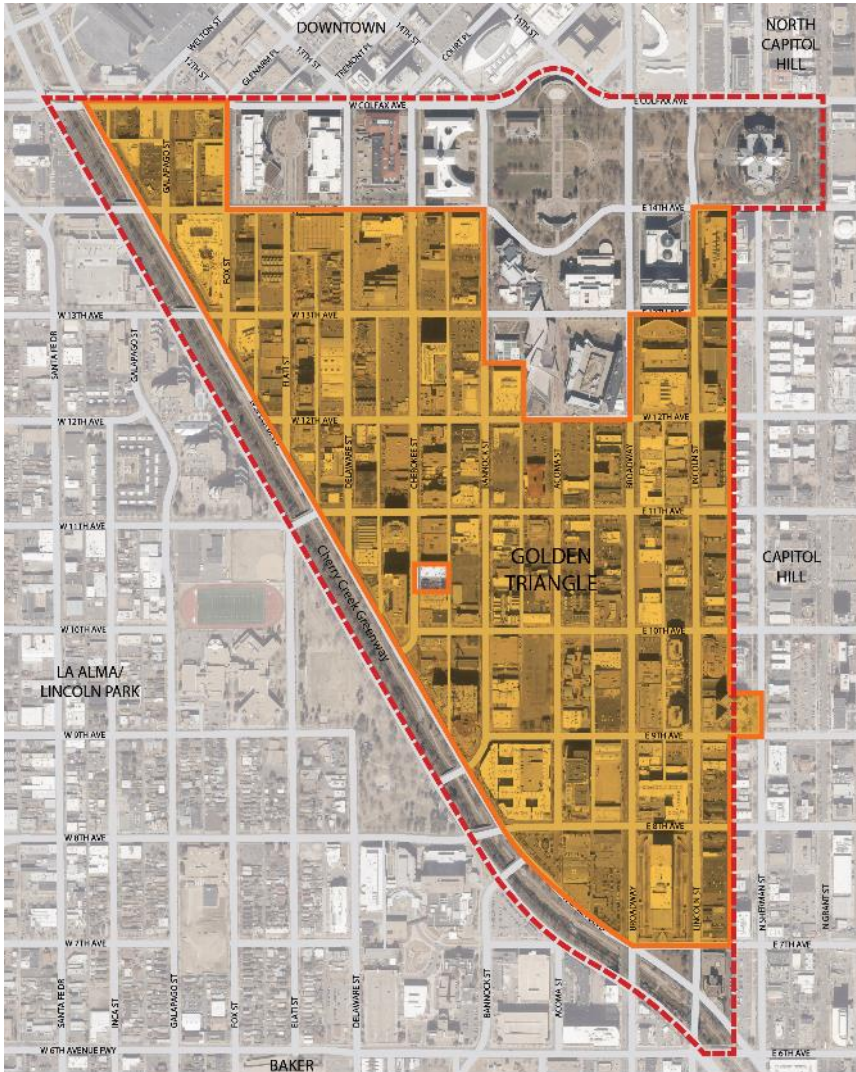
Design Standards and Guidelines

Performance Oriented

- Generally qualitative and context-sensitive
- Building placement & exterior spaces
- Building massing & articulation
- Building materials & detailing
- Vehicular access and parking
- Scale transitions
- Guidance for key streets

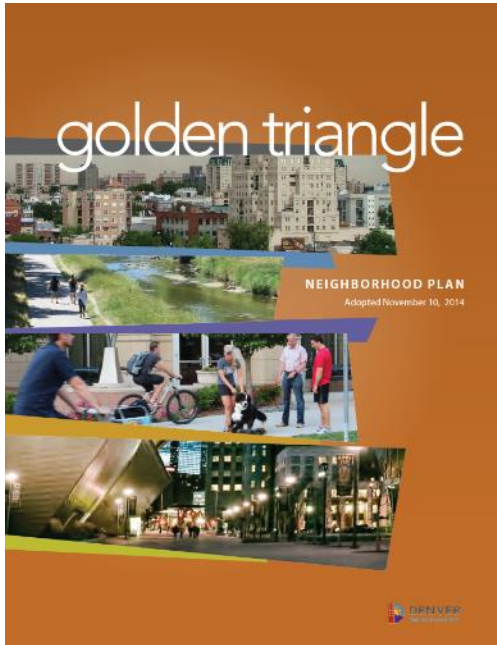


Existing Zoning and DSGs



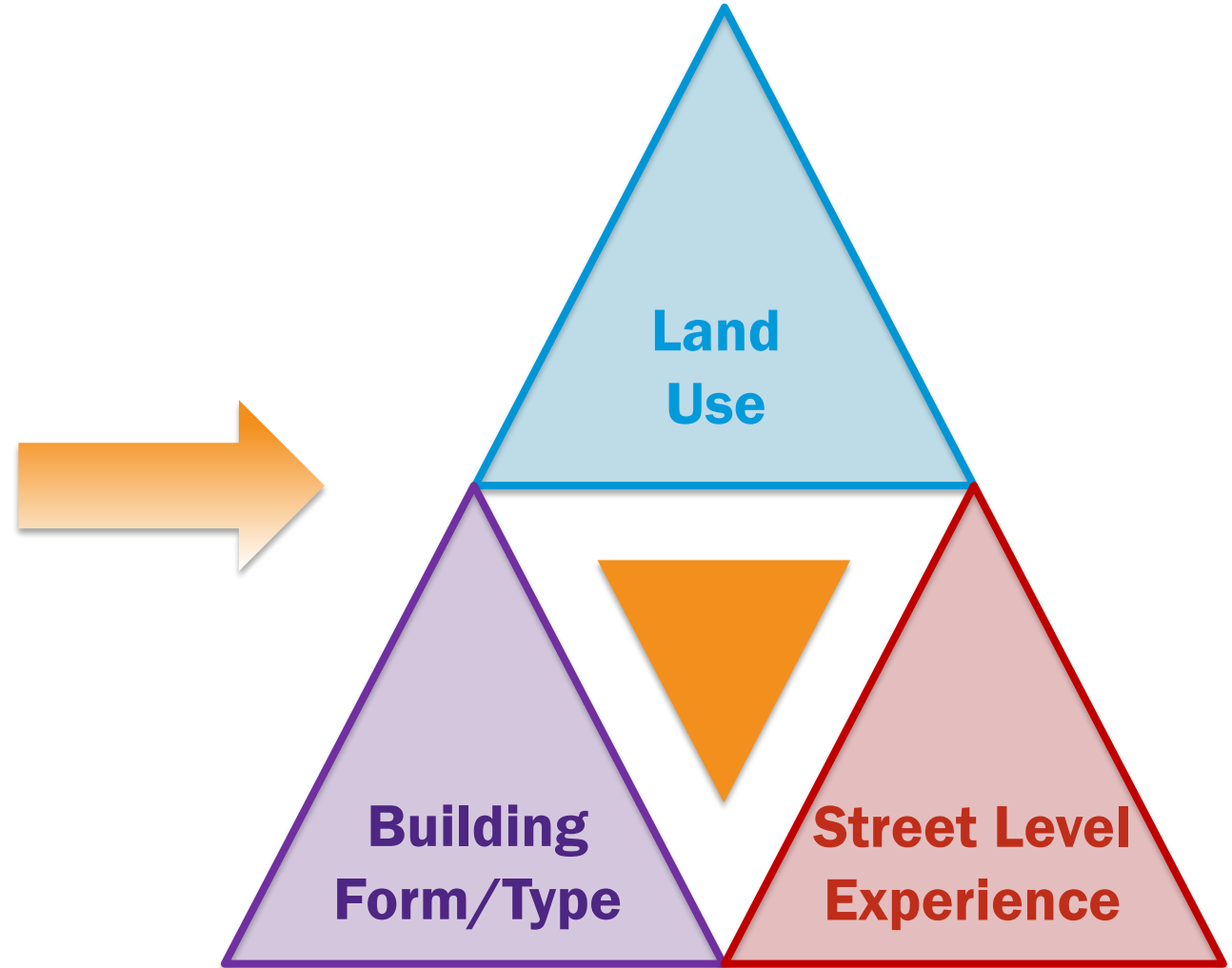
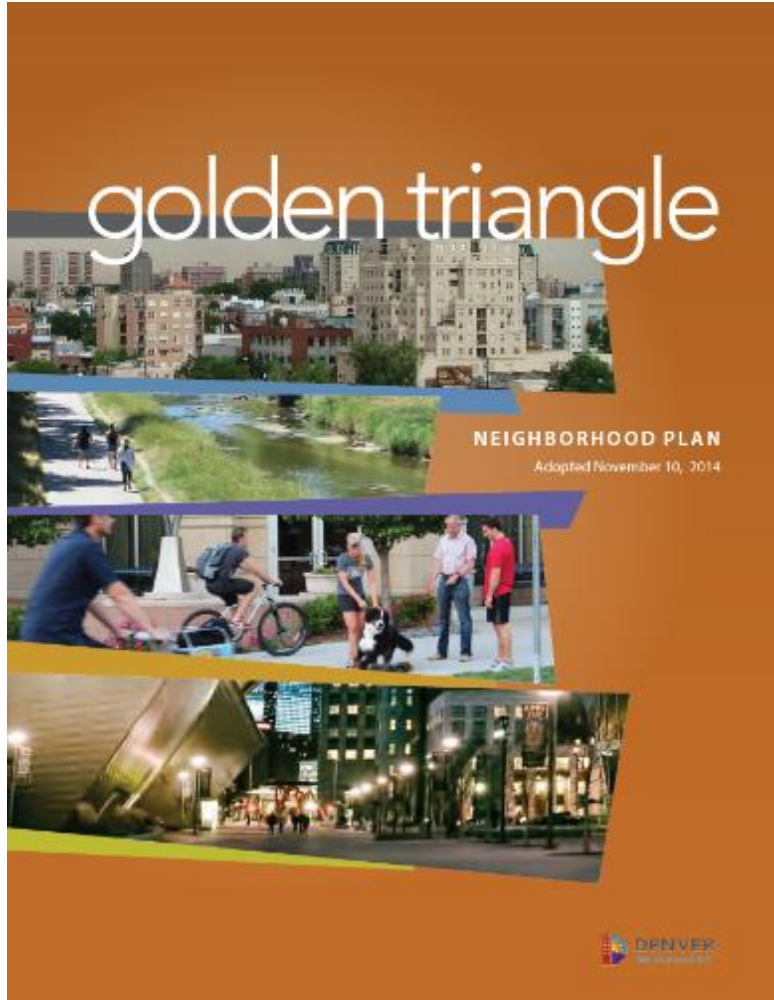
- Downtown – Golden Triangle (D-GT) zone district is from 1994
- B-8-G Design Guidelines were adopted in 2002
- ~175 ft height limit
- Relatively few design and street level activity standards

Golden Triangle Neighborhood Plan (2014)



- Area bound by Speer, Colfax, and Broadway-Lincoln
- Established policy direction for the neighborhood:
 - **Eclectic**
 - **Connected**
 - **Creative**
 - **Livable**

Golden Triangle Neighborhood Plan Objectives



Golden Triangle Neighborhood Plan (2014)

A Land Use

- 1. Encourage a range of uses and development types**
2. Highlight certain streets/areas with different uses
- 3. Promote a broad range of housing opportunities**
4. Evaluate minimum parking requirements

B Building Form/Type

- 5. Allow a diverse range of building forms/shapes**
6. Continue to allow current building height
7. Ensure building mass is compatible with adjacent buildings
- 8. Encourage protection/reuse of existing buildings**

C Street Level Experience

- 9. Promote a high-quality pedestrian experience**
- 10. Ensure building design considers pedestrian scale and comfort**
- 11. Encourage provision of privately-owned public gathering spaces**
- 12. Improve activity and visual characteristics of parking**

Proposed Zoning Strategy



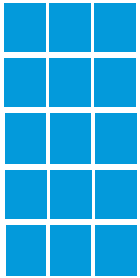
A Balanced Approach and Outcome



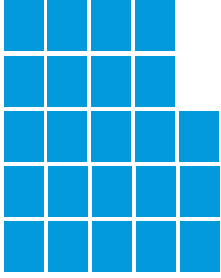
- Three-legged stool of interested stakeholders
 - District 10 neighbors (GT, Cap Hill, Cheesman, etc.)
 - Development community and property owners
 - City staff and Council
- City goals must be balanced with neighborhood interests and development realities

Key Updates – Land Use

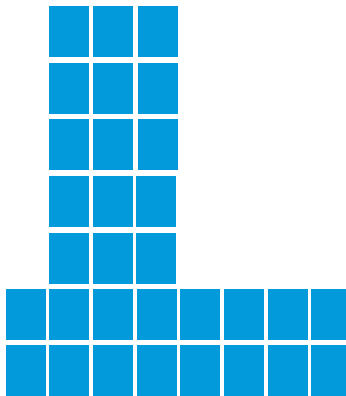
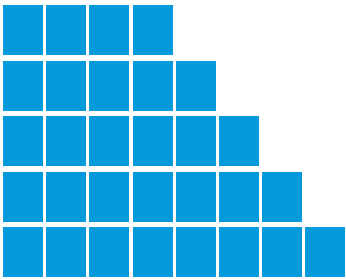
Narrow



Standard



Wide



Tailor Zoning Standards to Different Sizes of Projects



Remove Barriers to Other Uses



Eliminate Outdated Parking Requirements and FAR Exceptions



Nurse



Recent Graduate



Teacher

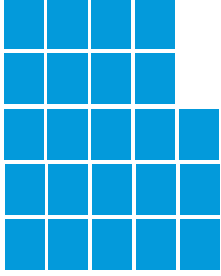
Support Housing that is More Affordable in Larger Projects

Key Updates – Building Form/Type

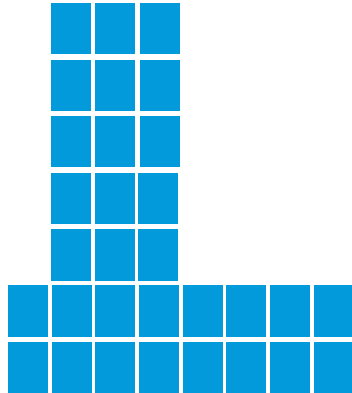
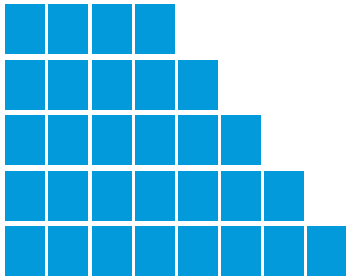
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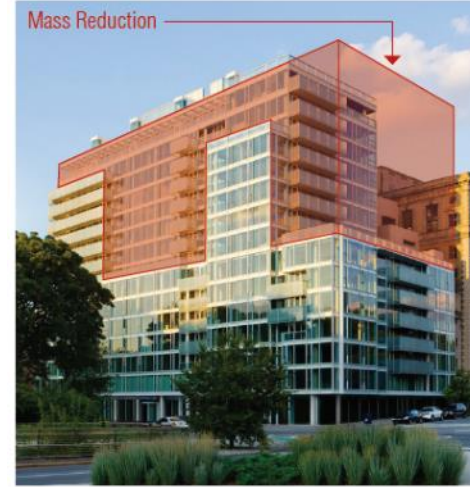
Tailor Zoning Standards to Different Sizes of Projects



Upper Story Setback



Use Upper Story Setbacks to Break Down Taller Buildings



Mass Reduction



Allow Extra Height and Use Mass Reduction to Ensure Variety and Shaping



Encourage Protection of Historic Properties

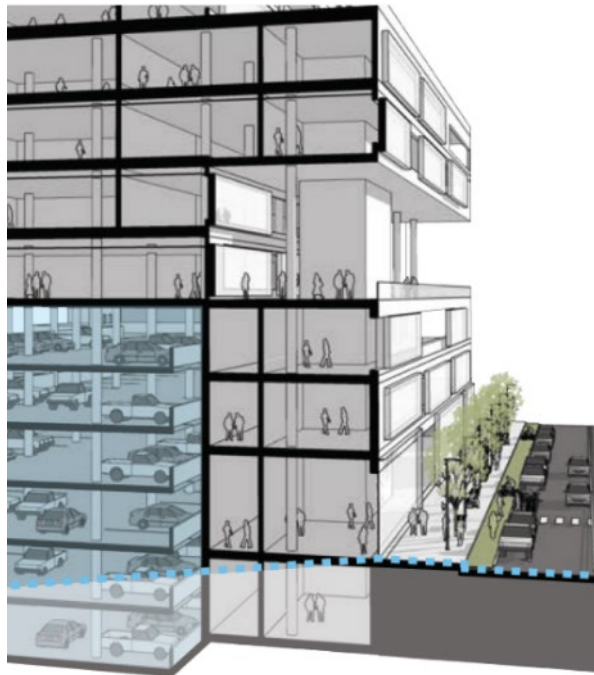
Key Updates – Street Level Experience



Upper Story Setback



Use Upper Story Setbacks to Make a More Comfortable Streetwall



Hide Parking Behind Active Uses



Setback Area

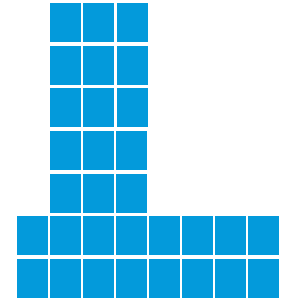
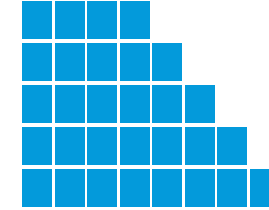
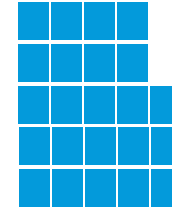


Require Space for Porches and Stoops on Ground Floor Residential Units



Activate the Street with More Flexible Build-To Range, Active Uses, Open Space, & Public Art

Using a Scalable Approach to Zoning Standards



Design Standard	Narrow Lot (75 ft or less)	Standard Lot (75-150 ft)	Wide Lot (more than 150 ft)
Residential Setback	Yes	Yes	Yes
Upper Story Setback	No	Yes	Yes
Mass Reduction	No	Yes	Yes
Wrapped Parking	No	Yes*	Yes
Street Level Open Space	No	No	Yes*
Nonresidential Active Use	No	No	Yes*

* Alternative(s) Available

Nonresidential Uses, Open Space, and Public Art



- Enhanced requirements at the street level for larger projects includes:
 - Nonresidential uses on key streets
 - Publicly accessible open space
 - Enhanced setbacks for residential units
 - Public art (as an alternative)



Support for Current City/Neighborhood Goals



Offers density incentives to support important citywide priorities:

- Housing Affordability
- Protect/Reuse Historic Structures

Addresses neighborhood priorities through zoning requirements:

- *Public Art*
- *Open Space*
- *Ground floor active uses (including arts, cultural, and entertainment)*



Example: Current D-GT vs. Potential D-GT with Incentive

Current D-GT

200 Units

10.0 FAR
200 units

0 AH units

Proposed D-GT with 6x Multiplier



~\$1,400-\$2,300^{max}
monthly rent (Studio to 4 bed)

~\$165k-\$340k
max sale price (Studio to 4 bed)

40 units
(2.0 FAR)

160 Units
(8.0 FAR)

10.0 FAR
200 units

9 AH units

140 units
(7.0 FAR)

160 Units
(8.0 FAR)

15.0 FAR
300 units

25 AH units

*Landmark
(Rehab or TDR)*

60 units
(3.0 FAR)

80 units
(4.0 FAR)

160 Units
(8.0 FAR)

15.0 FAR
300 units

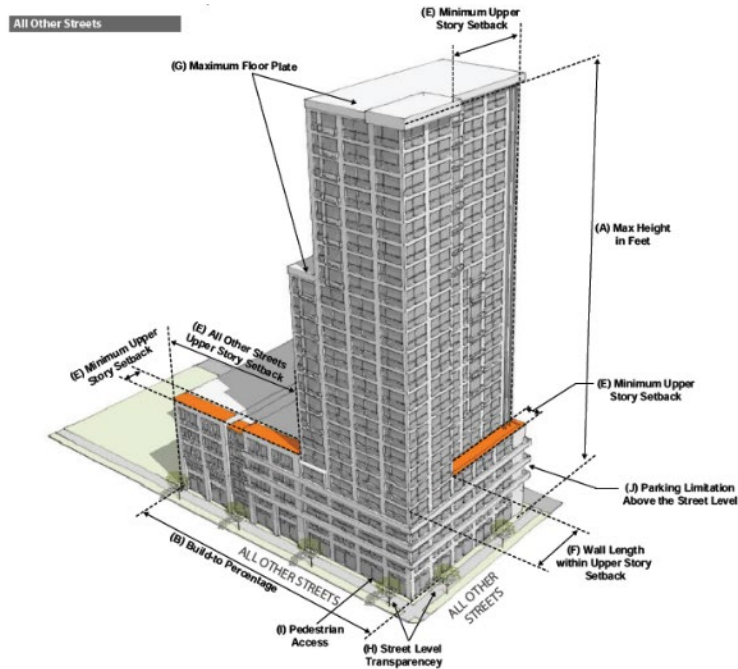
16 AH units

Promoting Protection/Reuse of Historic Structures

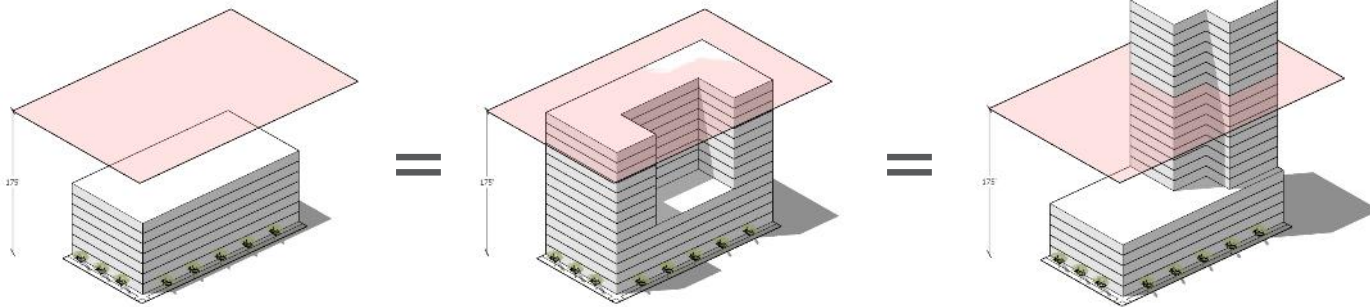


- Increases bonus for rehabilitation of a Landmark structure
 - Existing = 1 sf : 1 sf
 - **Proposed = 4 sf bonus : 1 sf of rehab**
- Increases ability to sell/transfer rights to other sites in D-GT
 - Existing = 1.0 FAR maximum
 - **Proposed = 3.0 FAR maximum**

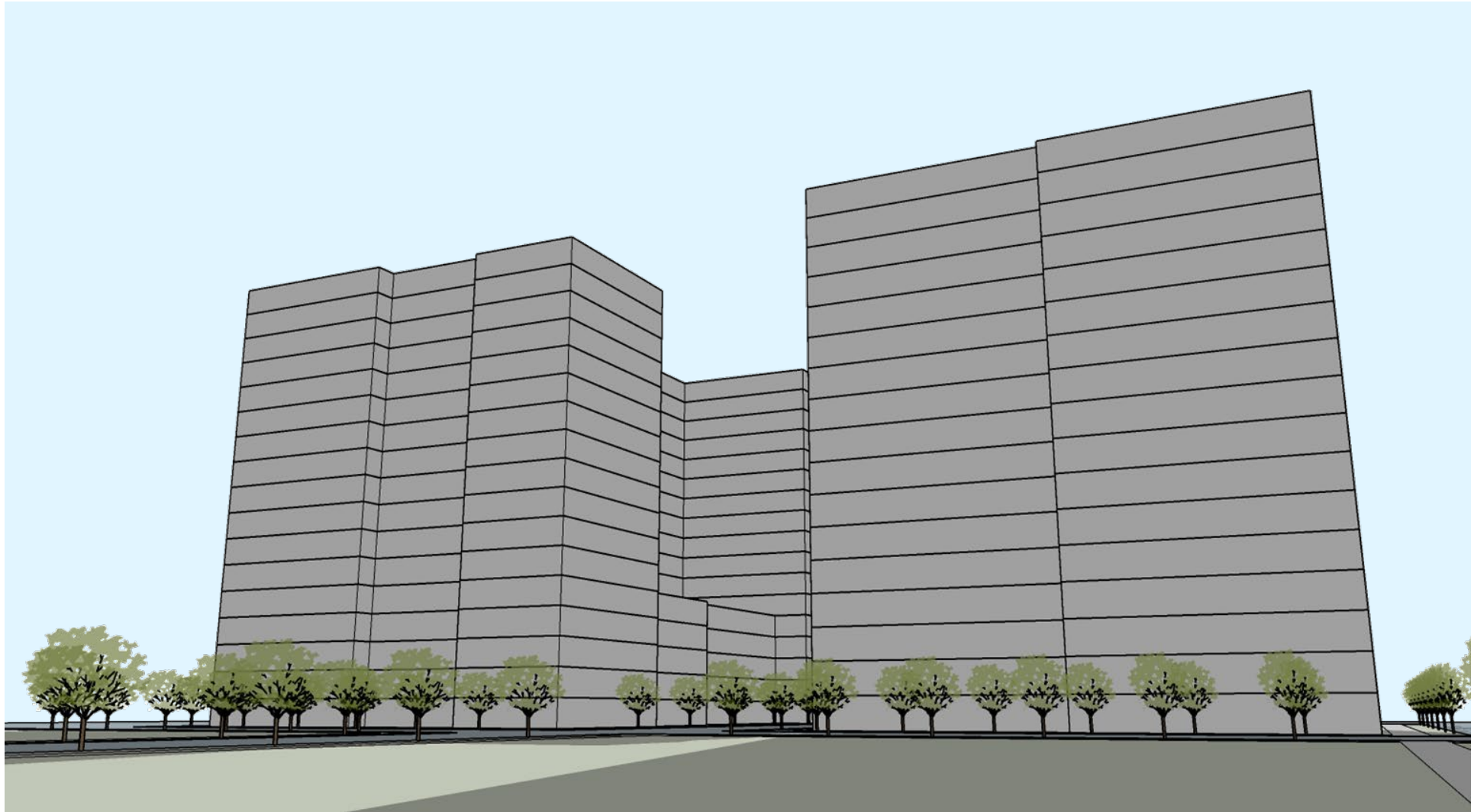
Point Tower Building Form



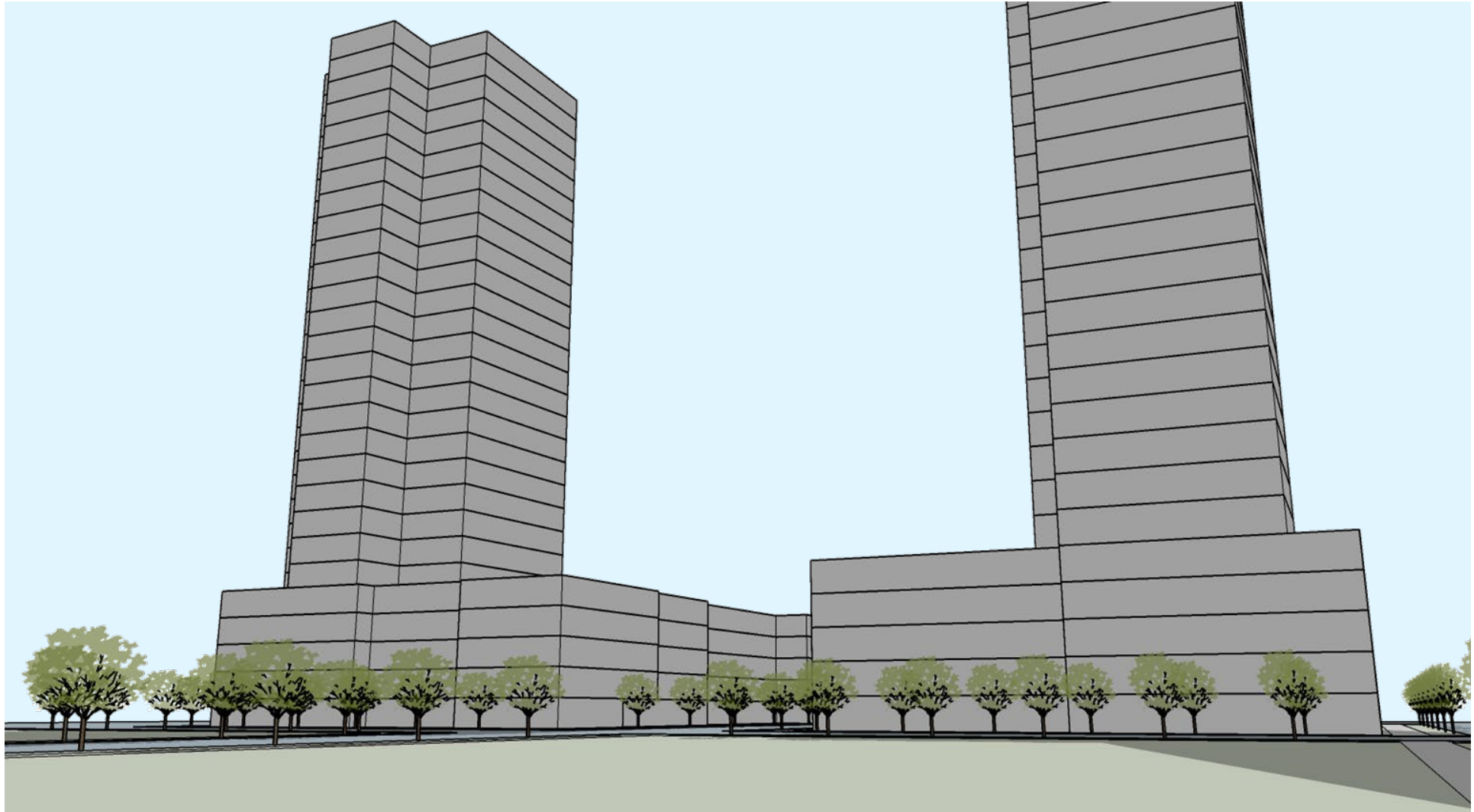
- Point Tower allows taller height in exchange for strict limits above 5 stories
- Adds variety and a more slender form
- Creates spacing between buildings
- Provides more sunlight at the street
- Creates a more pedestrian-scaled “streetwall” (the height you experience from the street)



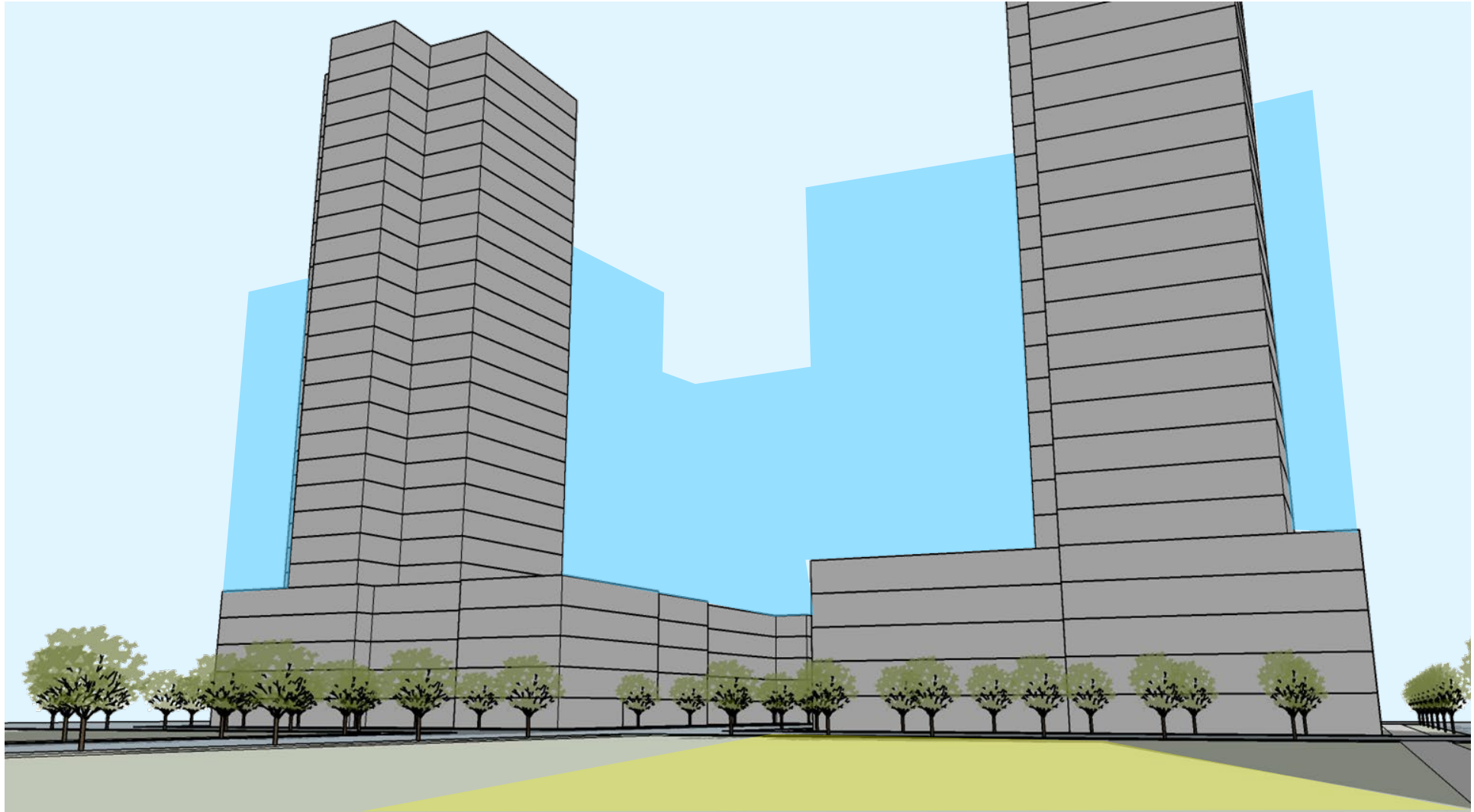
Access to Sun and Sky



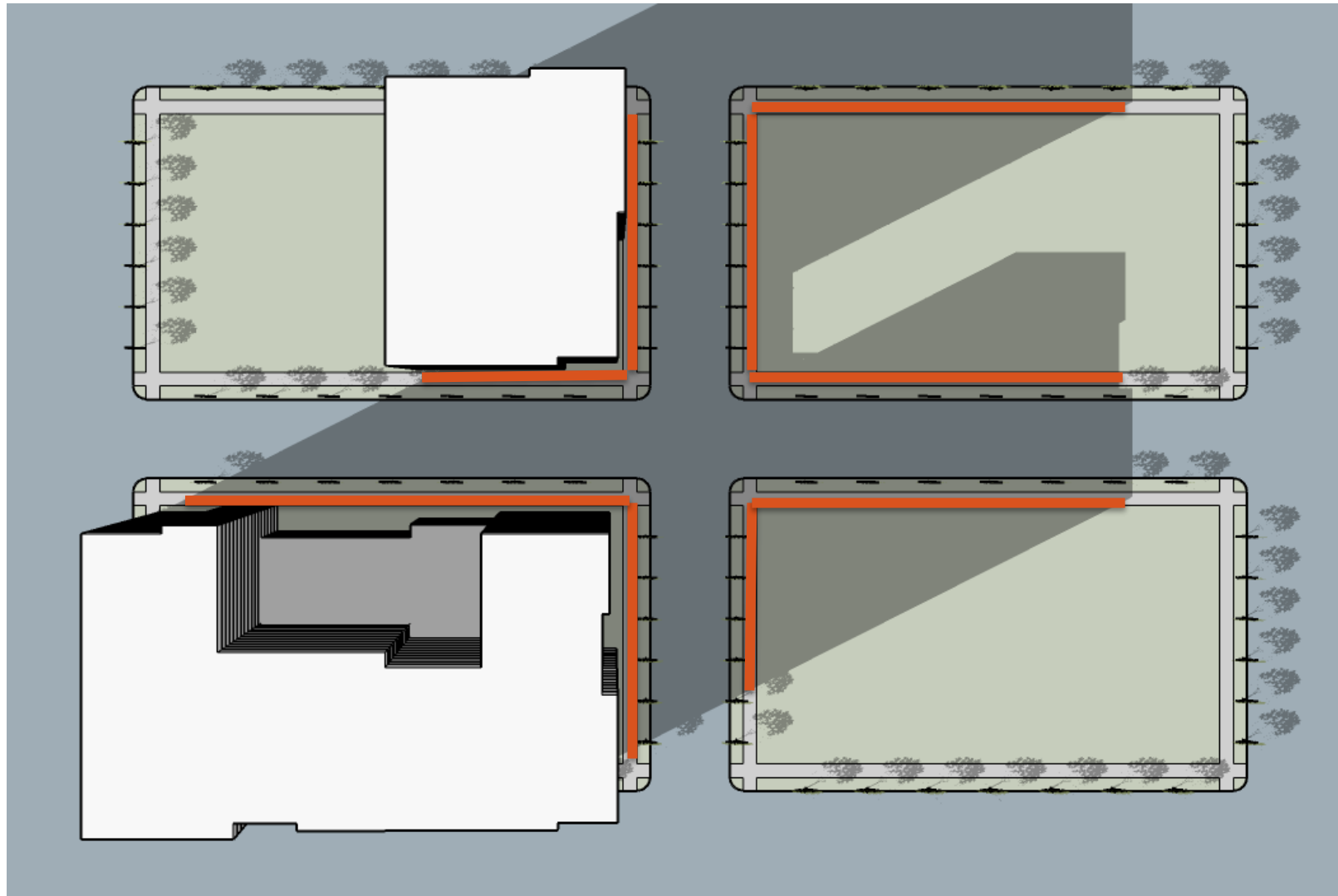
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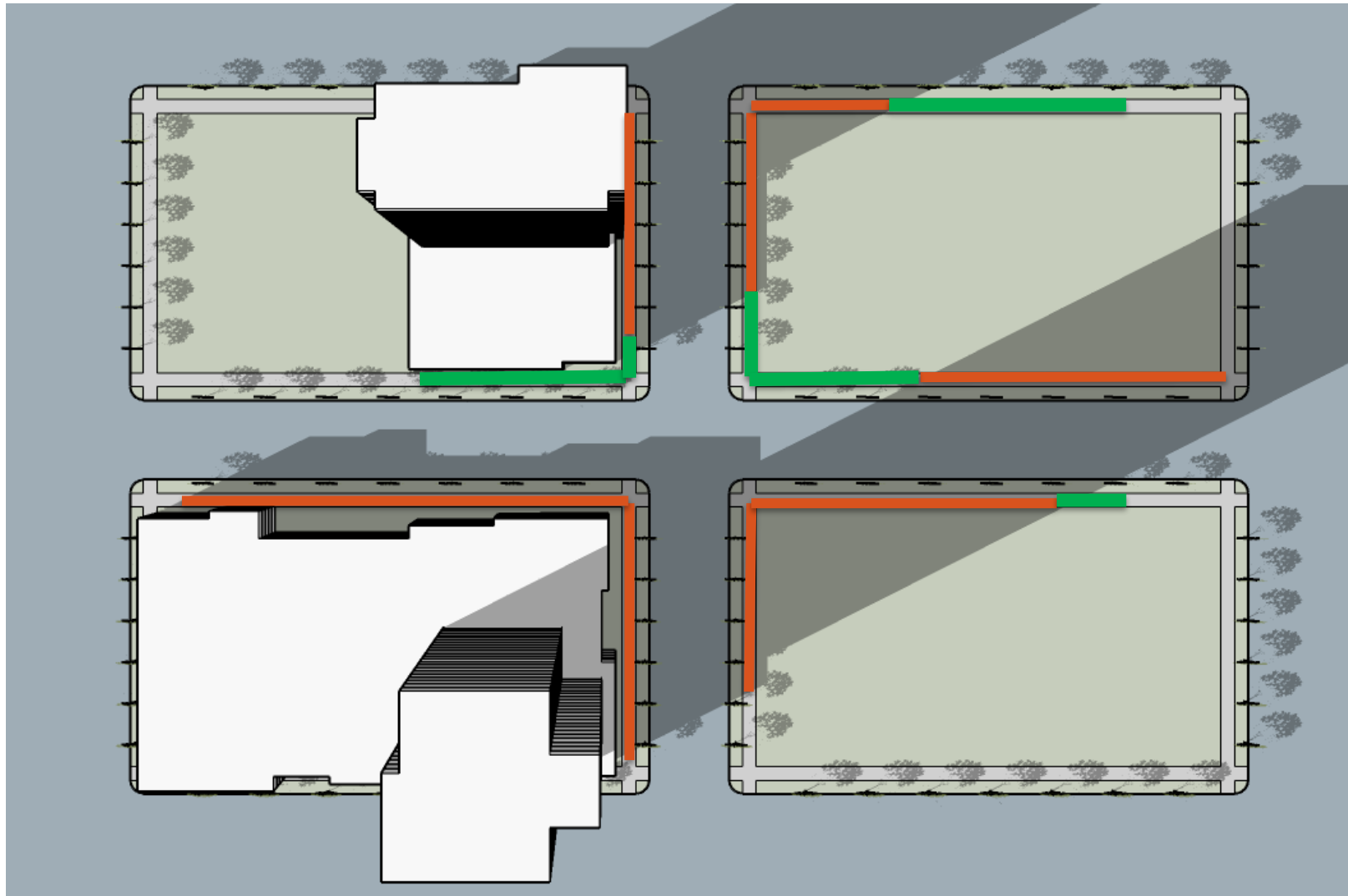
Access to Sun and Sky



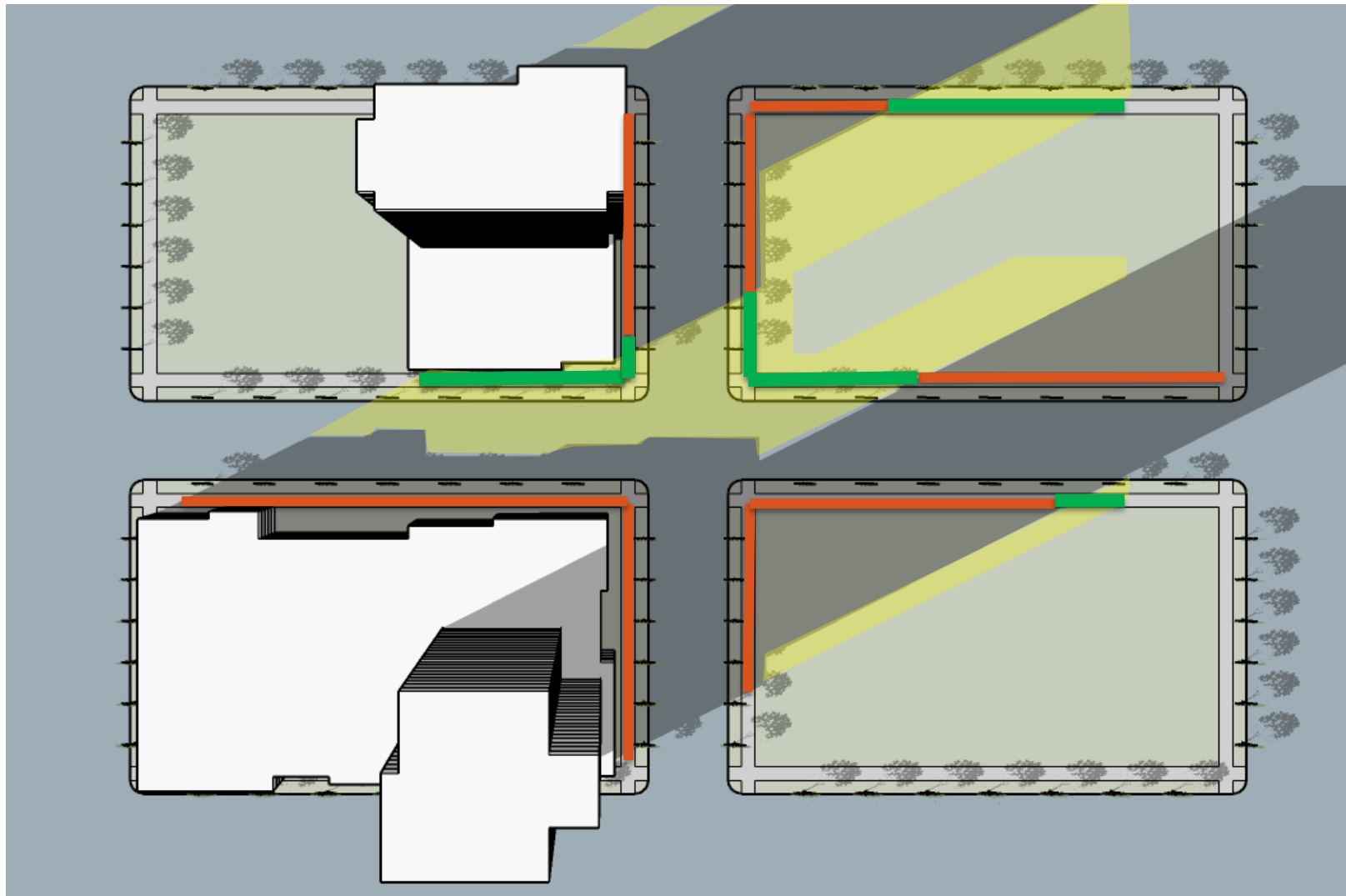
Shadow Impacts – General Form



Shadow Impacts – Point Tower

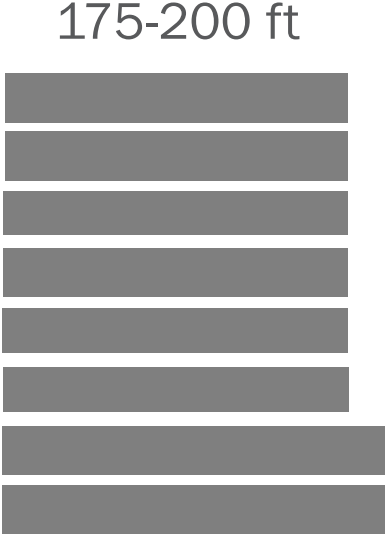


Shadow Impacts – Point Tower



Proposed Height Limits

Existing



General



General
(w/ Affordable Housing)



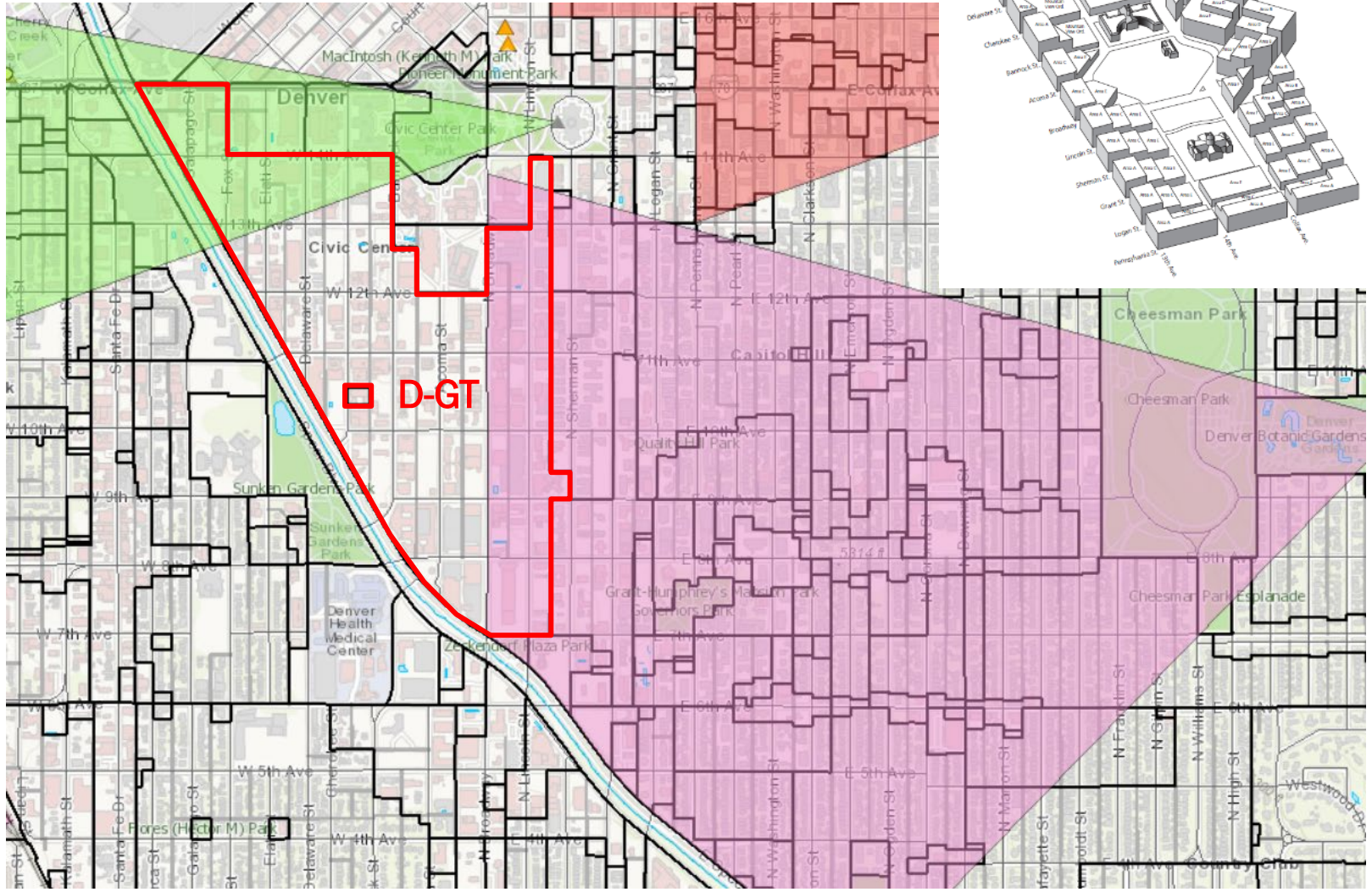
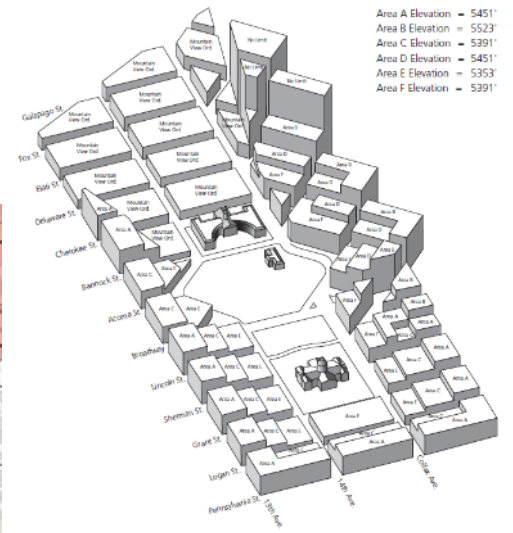
Point Tower



Point Tower
(w/ Affordable Housing)

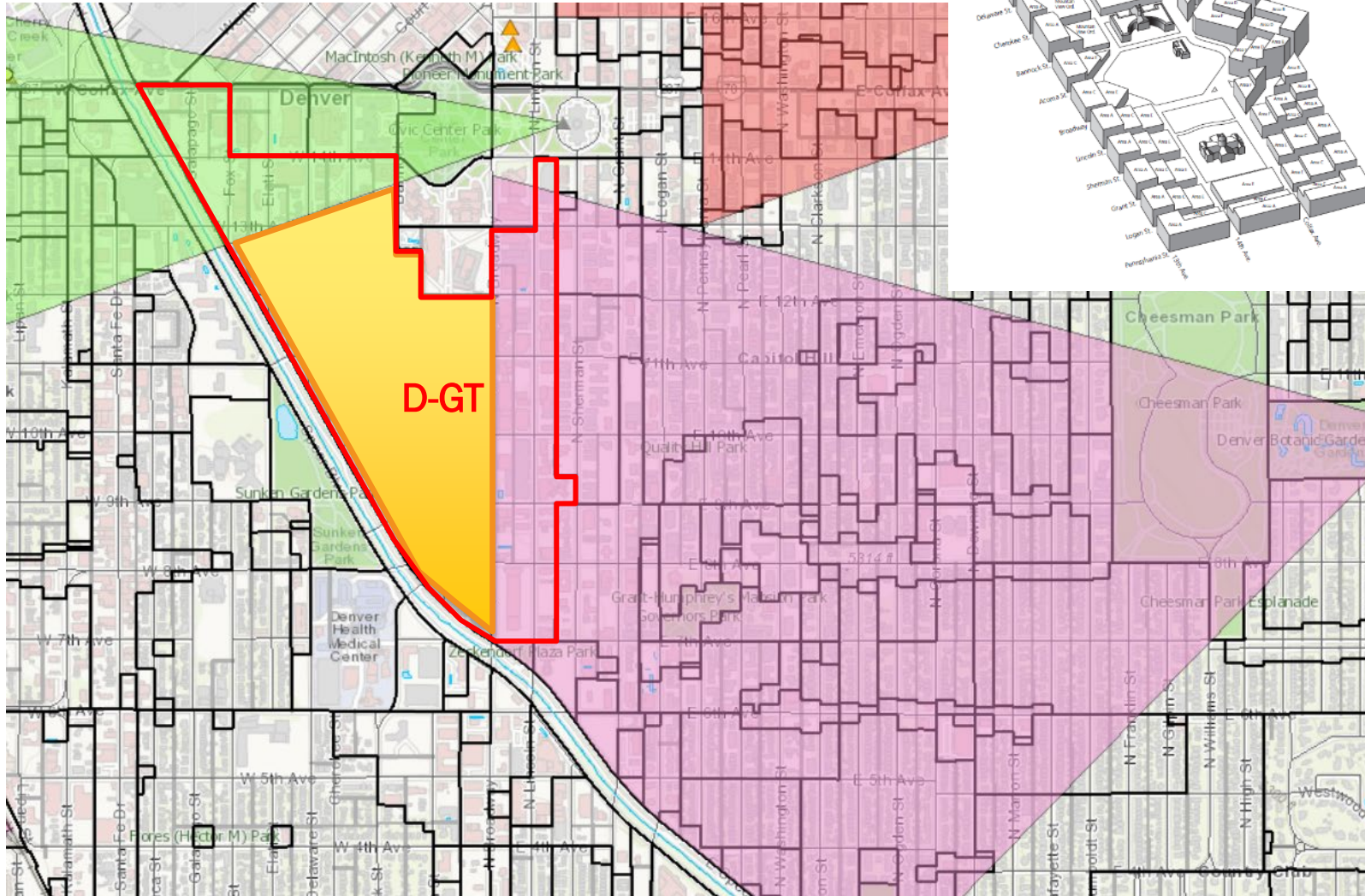


Existing View Planes



- Cheesman Park/ Botanic Garden (purple) and State Capitol (green) view planes **still apply**
- Civic Center height limits **still apply**

Existing View Planes

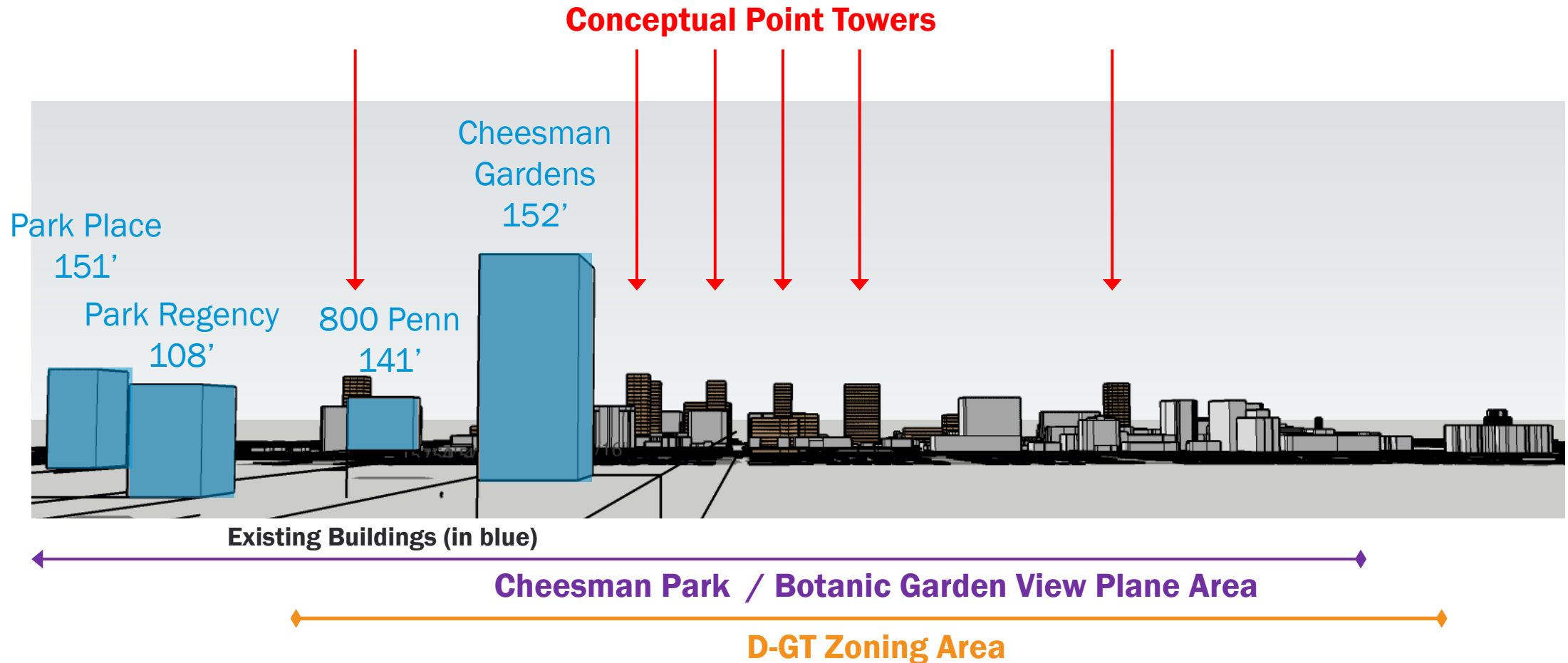


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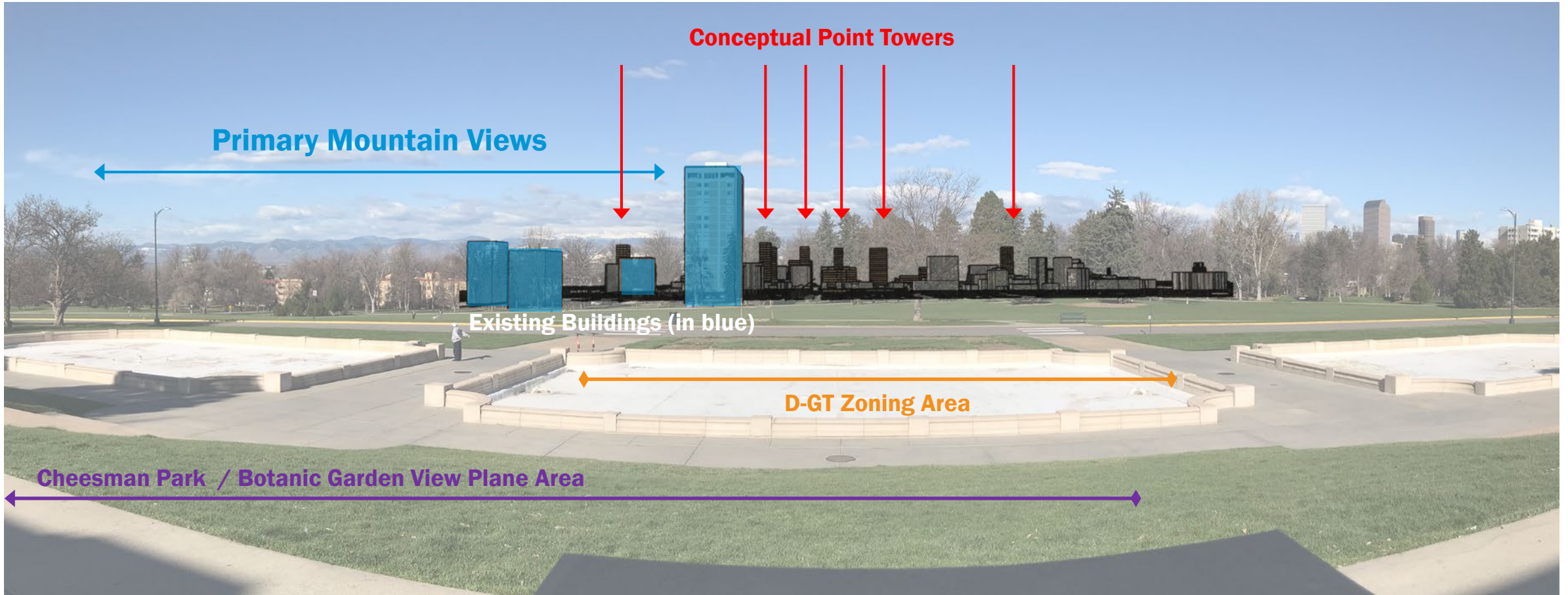
View from Cheesman Pavilion



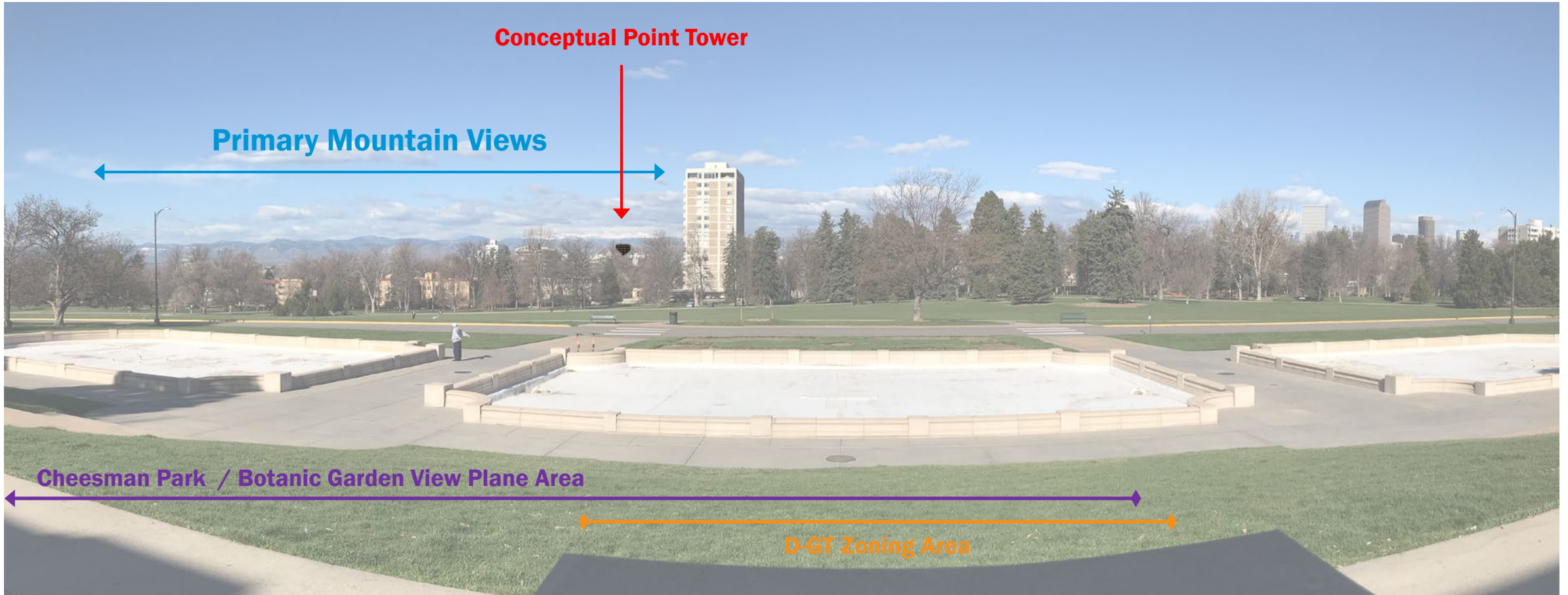
3-Dimensional Model of Golden Triangle



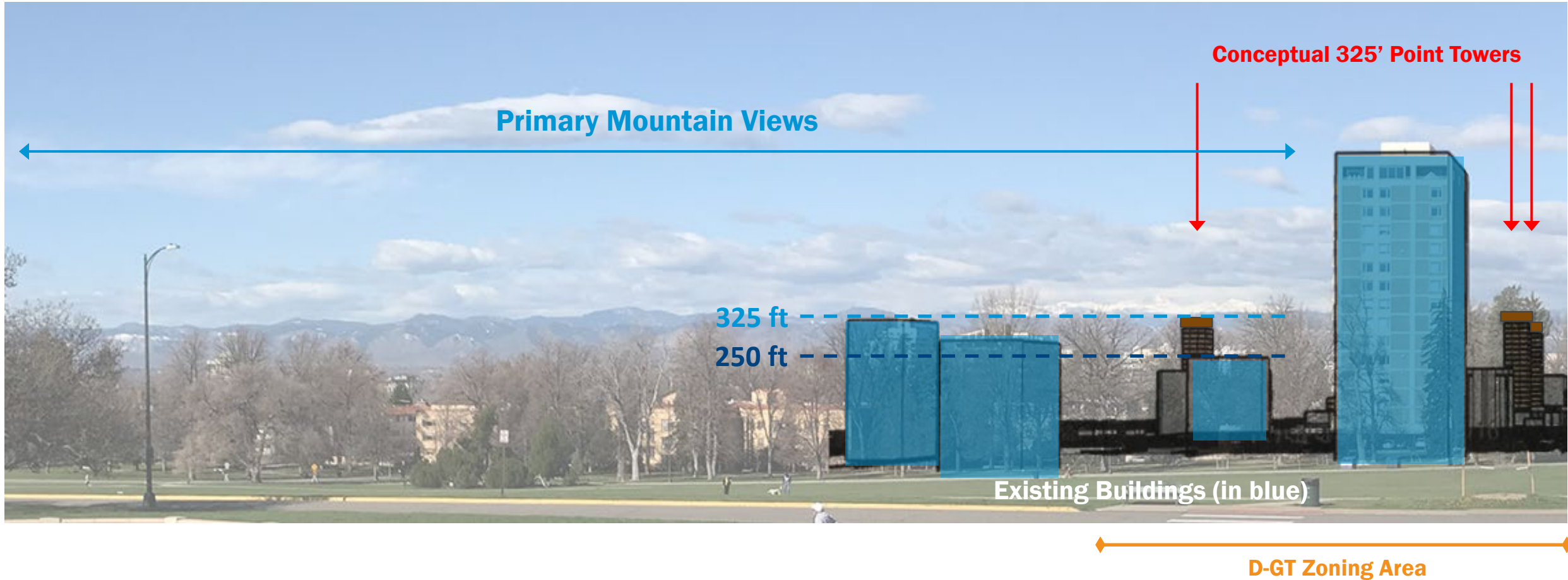
View from Cheesman Pavilion with Model



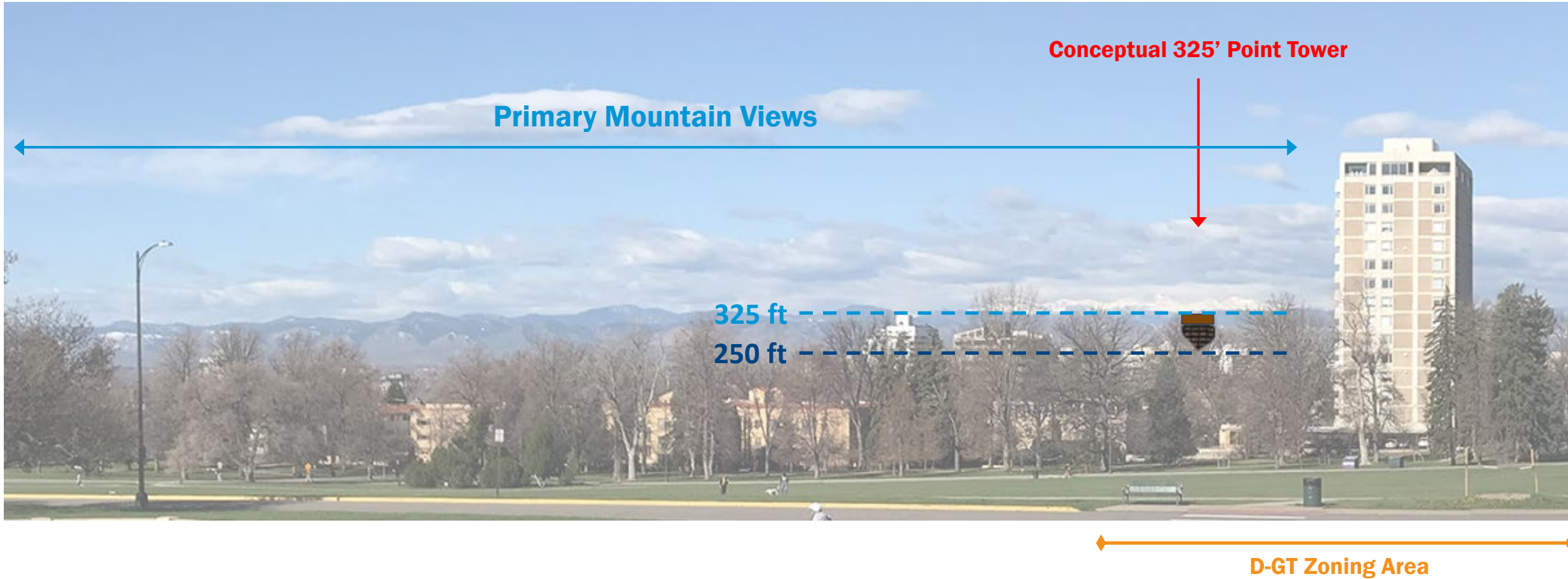
View from Cheesman Pavilion with Screening



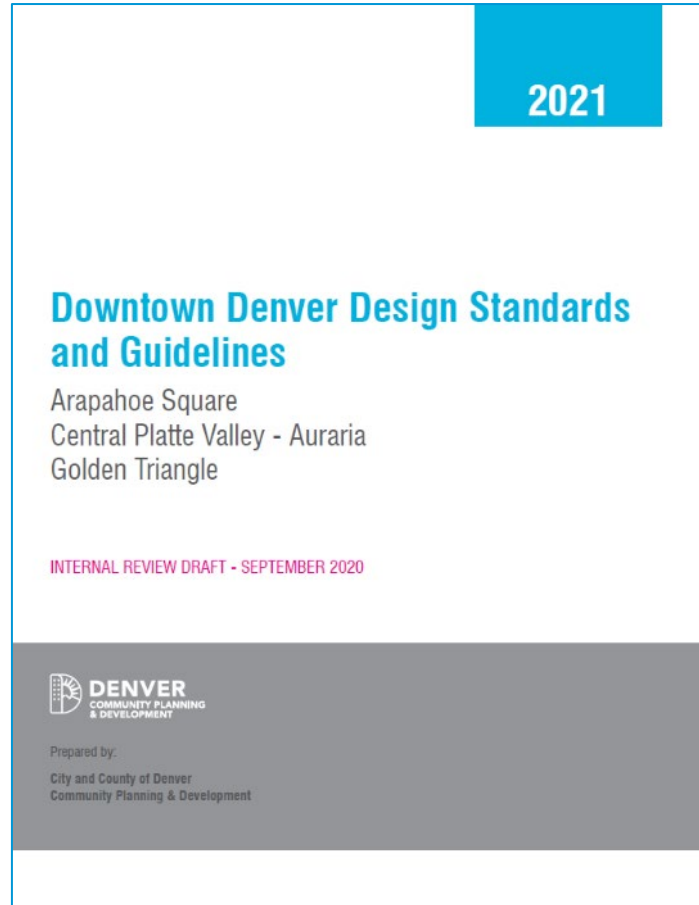
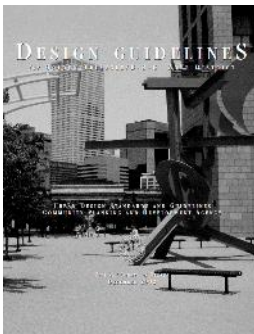
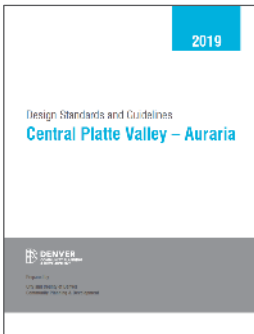
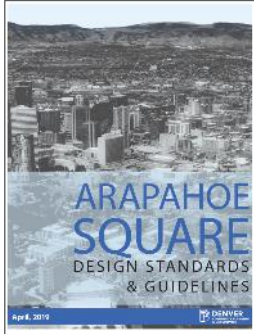
View from Cheesman Pavilion with 325-foot Point Towers



View from Cheesman Pavilion with 325-foot Point Towers

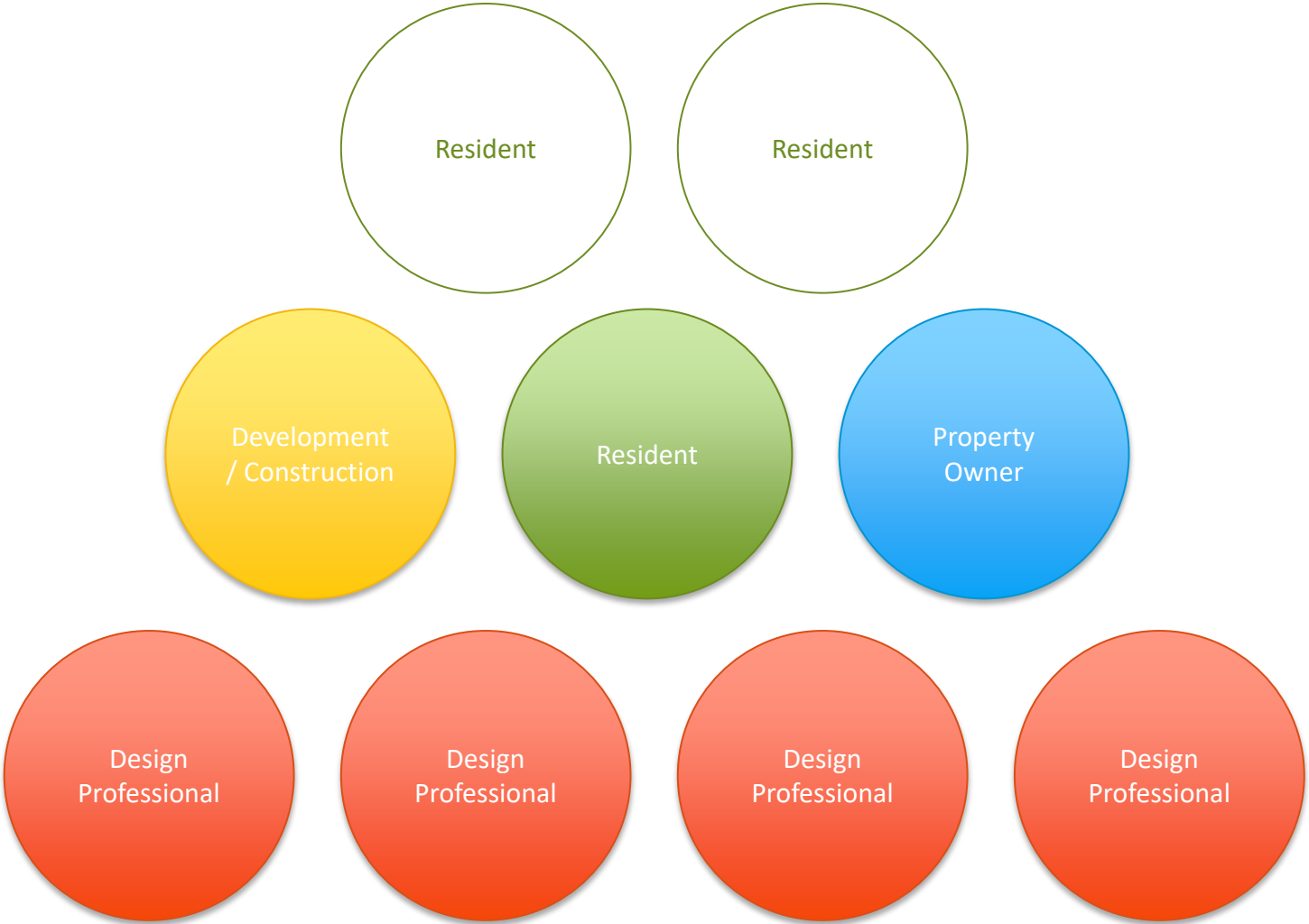


“Downtown” Design Standards and Guidelines



- Combining three separate documents into a single, expandable format
- More user-friendly for staff, Board, and customers to use
- All areas utilize the same guidelines, templates, and process

Downtown Design Advisory Board



- Board will review projects in Arapahoe Square, CPV-Auraria, and Golden Triangle
- Expansion of Board to nine members (two additional residents/representatives of Downtown)

Next Steps



Schedule Look Ahead and Target Dates

- Draft of the proposed zoning is available for comments through April 30 www.denvergov.org/goldentriangle
- Draft of Downtown DSG available through May 12 for comments
- Planning Board public hearing – May 19
- City Council public hearing – July 19
- *Downtown DSG public hearing – late June/early July*

Current Schedule (updated Oct 2020) – 28 months total

