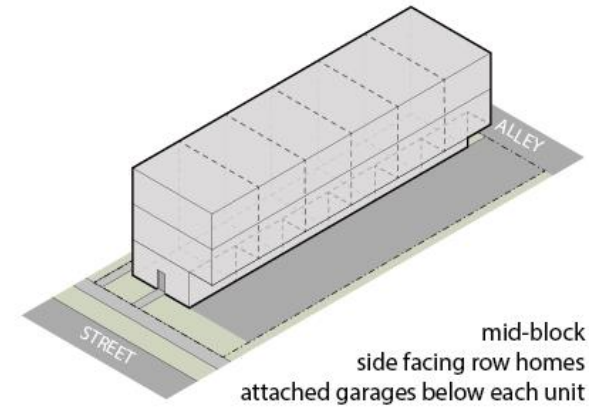
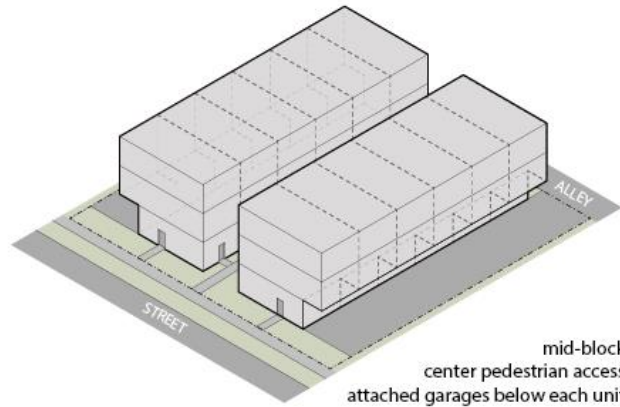
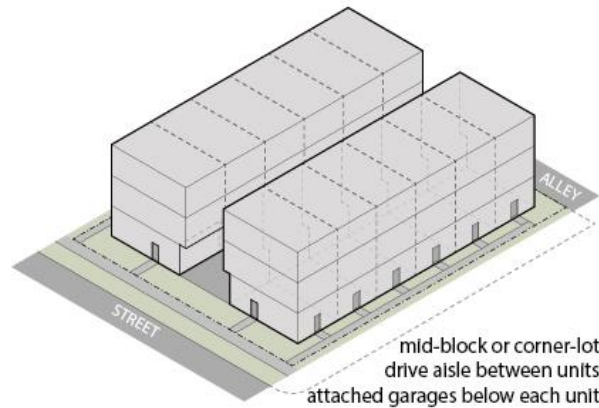


SLOT HOME
EVALUATION & TEXT AMENDMENT

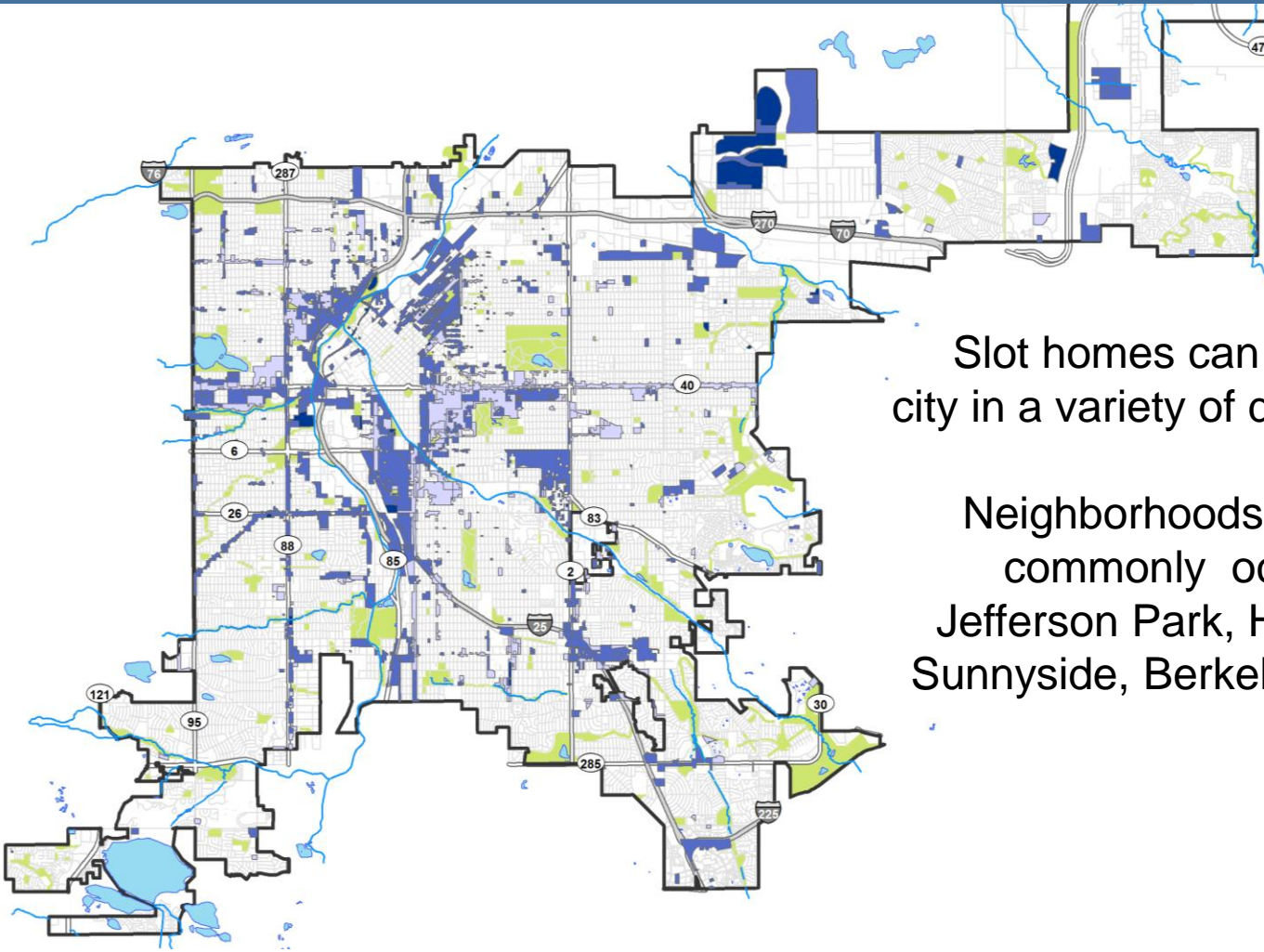
November 1, 2017

WHAT ARE SLOT HOMES?

Are: Any multi-unit residential developments that turns it side to the street



WHERE DO SLOT HOMES OCCUR?



Slot homes can occur throughout the city in a variety of different zone districts

Neighborhoods where they are most commonly occur are West Colfax, Jefferson Park, Highland, Five Points, Sunnyside, Berkeley and Cherry Creek

PHASE 1 – PROBLEM IDENTIFICATION

Phase 1 Purpose: Identify the problem with slot home development

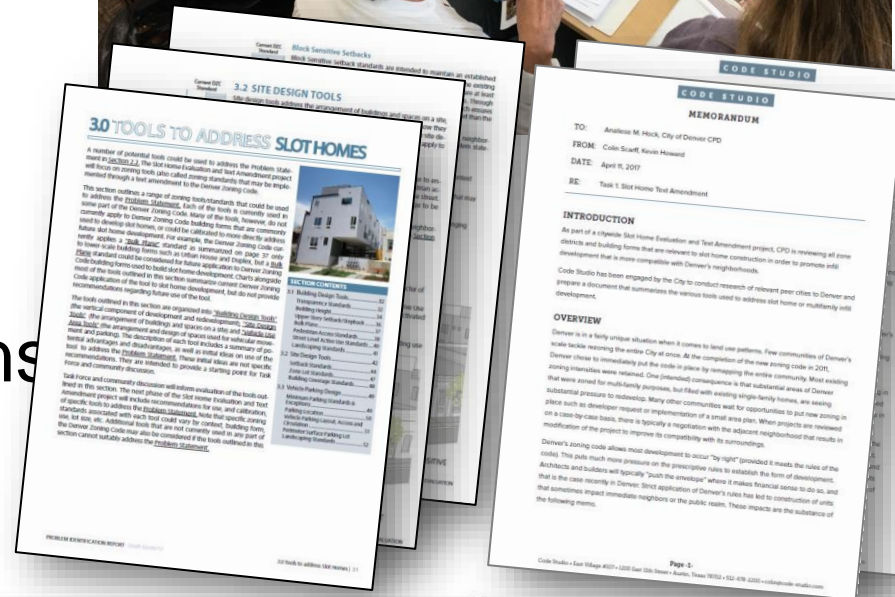
- 3 Task Force Meetings
- 1 Public Open House
- Final Problem Identification Report
(online at www.denvergov.org/slothomes)



PHASE 2 – EVALUATE STRATEGIES

Phase 2 Purpose:
Determine which tools would address the Problem Statement most effectively.

- 2 Task Force Meetings
- Consultant memo on peer Cities
- Draft Strategies Report
- Internal Staff Work sessions



PHASE 3 – SELECT STRATEGY

Phase 3 Purpose: Select a package of tools and specific standards to apply to slot home development.

- 3 Task Force Meetings
- 1 Public Open House
- External Testing on proposed strategy
- *Final* Strategy Report



PROBLEM STATEMENT

The problem is new multifamily slot home construction that does not promote neighborhood objectives in five key respects.

1. Public Realm Engagement
2. Neighborhood Design
3. Building Mass and Scale
4. Vehicle-Oriented Design
5. Impacts on Neighbors



CRITERIA FOR SUCCESSFUL SOLUTIONS

Effectiveness

- Directly addresses the problem statement



Equity

- Meets the needs of all stakeholders
- Maintains housing options



Flexibility

- Allows adaptation to market conditions
- Promotes creativity



Predictability

- Supports common expectations
- Clearly ties intent to requirements



SOLUTIONS TO ADDRESS SLOT HOMES

EXISTING SLOT HOME

**EXISTING
CONDITIONS**

**PROBLEM
STATEMENT**

**CRITERIA FOR SUCCESSFUL
SOLUTIONS**

TOOL EVALUATION

**URBAN TOWN
HOUSE**



**URBAN TOWN
HOUSE**



ROW HOUSE





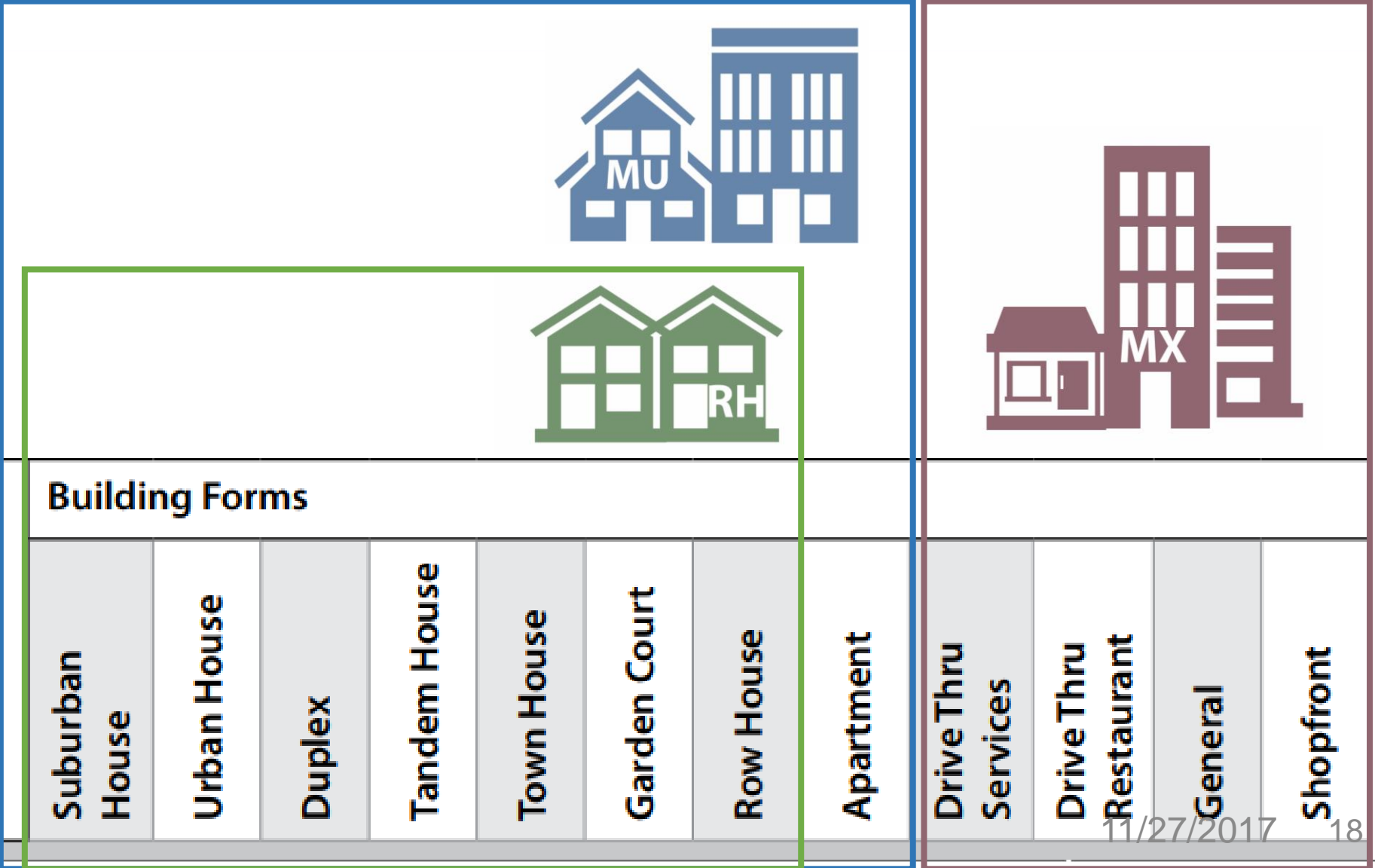
HIGHER INTENSITY



LOWER INTENSITY

SOLUTIONS BY DISTRICT

DENVER ZONING CODE: APPROACH





MIXED USE DISTRICTS

Mixed Use (MX)

Main Street (MS)

Residential Mixed Use (RX)

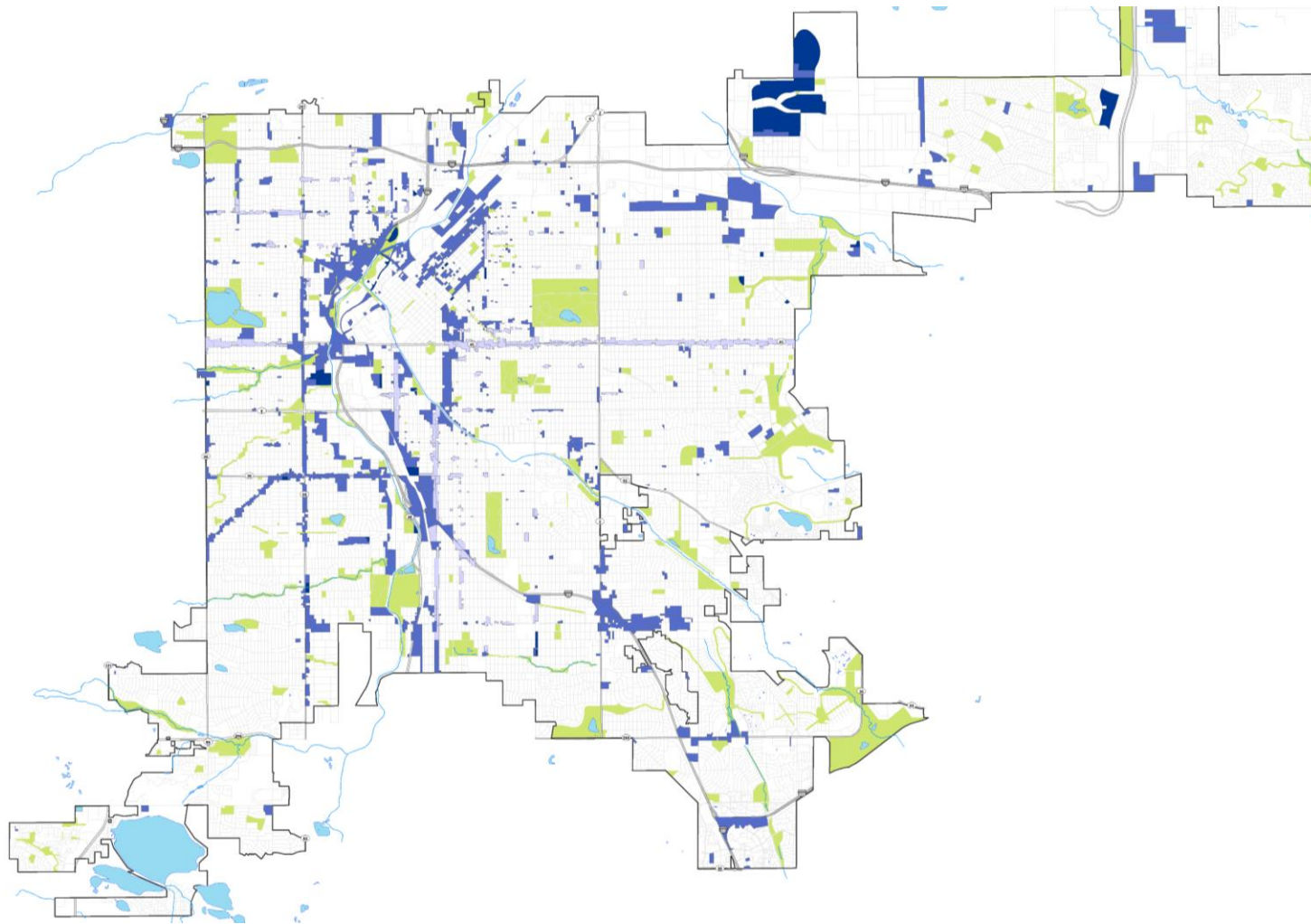
MIXED USE DISTRICTS



- Promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, apartment, shopfront and general buildings that clearly define and activate the public street edge
 - Standards ensure new development contributes positively to established residential neighborhoods and character
 - Create mixed, diverse neighborhoods intended for broader application at the neighborhood scale
- Excerpts from the Denver Zoning Code



CITYWIDE MAP OF MX/MS/RX DISTRICTS



PHOTOS OF CONTEXT



EXISTING SLOT HOME



PROBLEM STATEMENT

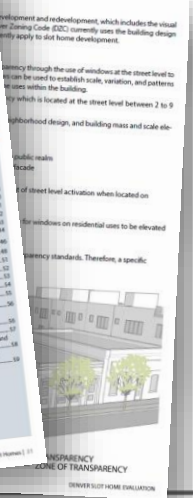


TOOL EVALUATION

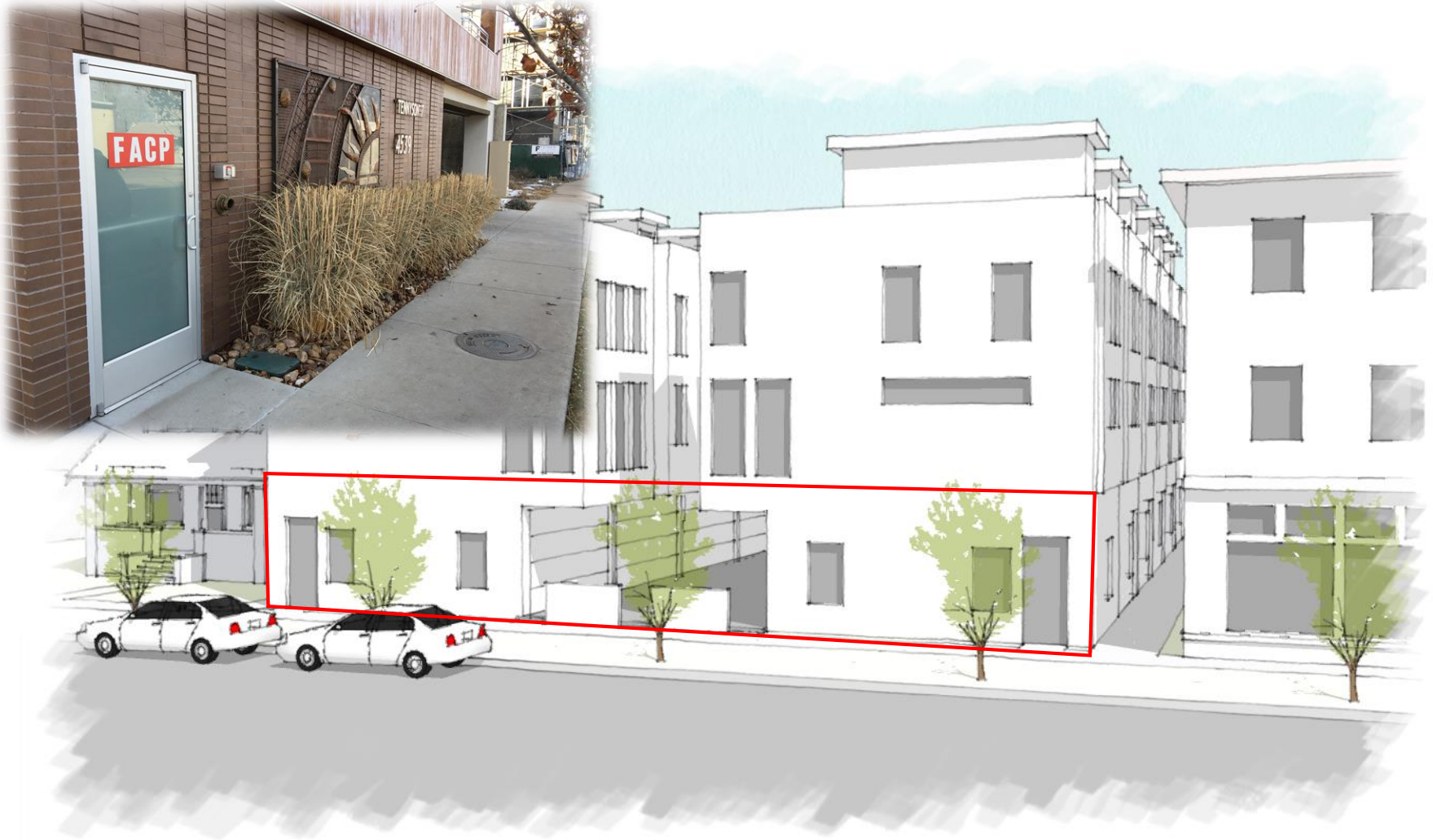
SELECTED TOOLS

PROPOSED URBAN TOWN HOME

30 TOOLS TO ADDRESS SLOT HOMES



EXISTING SLOT HOME IN MIXED USE DISTRICT



EXISTING SLOT HOME IN MIXED USE DISTRICT



EXISTING SLOT HOME IN MIXED USE DISTRICT



EXISTING SLOT HOME IN MIXED USE DISTRICT



EXISTING SLOT HOME IN MIXED USE DISTRICT



APPLYING TOOLS TO THE SLOT HO



APPLYING TOOLS TO THE SLOT HOME



APPLYING TOOLS TO THE SLOT HO



APPLYING TOOLS TO THE SLOT HOME



PROPOSED URBAN TOWNHOUSE



COMPARISON





MULTI UNIT DISTRICTS

Multi Unit (MU)

Residential Office (RO)

MULTI UNIT DISTRICTS

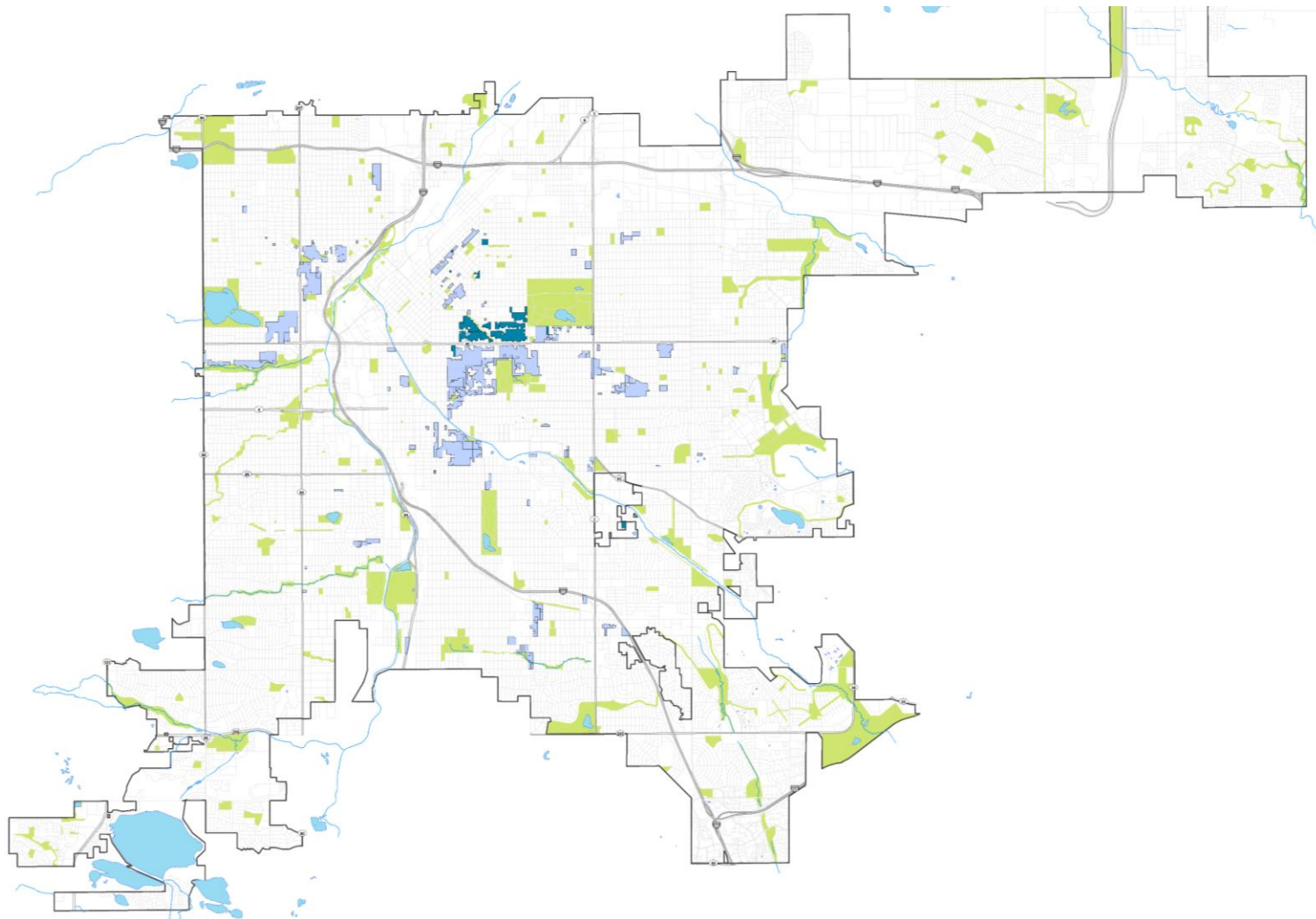


- The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the neighborhood context.
- The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.



-Excerpts from the Denver Zoning Code

MAP OF MU, RO



PHOTOS OF CONTEXT



EXISTING SLOT HOME



PROBLEM STATEMENT

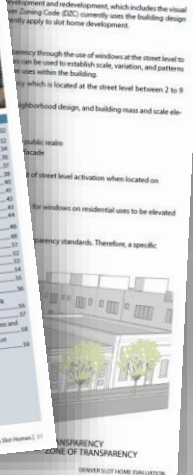


TOOL EVALUATION

SELECTED TOOLS

PROPOSED URBAN TOWNHOME

30 TOOLS TO ADDRESS SLOT HOMES



SLOT HOME IN MULTI UNIT DISTRI



SLOT HOME IN MULTI UNIT DISTRI



SLOT HOME IN MULTI UNIT DISTRI



SLOT HOME IN MULTI UNIT DISTRI



SLOT HOME IN MULTI UNIT DISTRI



SLOT HOME IN MULTI UNIT DISTRI



APPLYING TOOLS TO THE SLOT HOME



APPLYING TOOLS TO THE SLOT HOME



APPLYING TOOLS TO THE SLOT HOME



APPLYING TOOLS TO THE SLOT HOME



PROPOSED URBAN TOWNHOME



COMPARISON





ROW HOUSE DISTRICTS

Row House (RH)

Town House (TH)

ROW HOUSE DISTRICTS

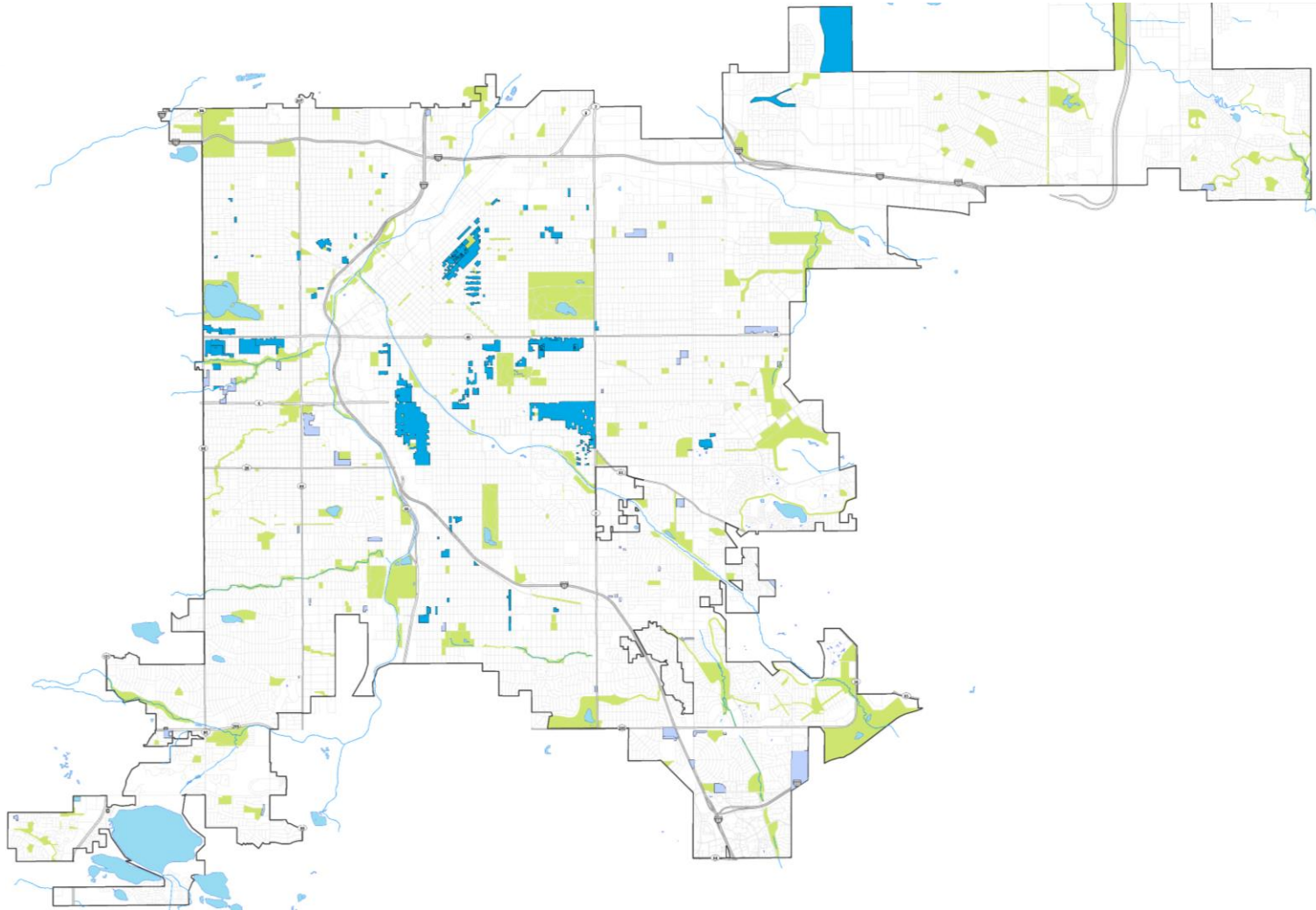


- The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context.
- The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.

-Excerpts from the Denver Zoning Code



MAP OF RH/TH DISTRICTS



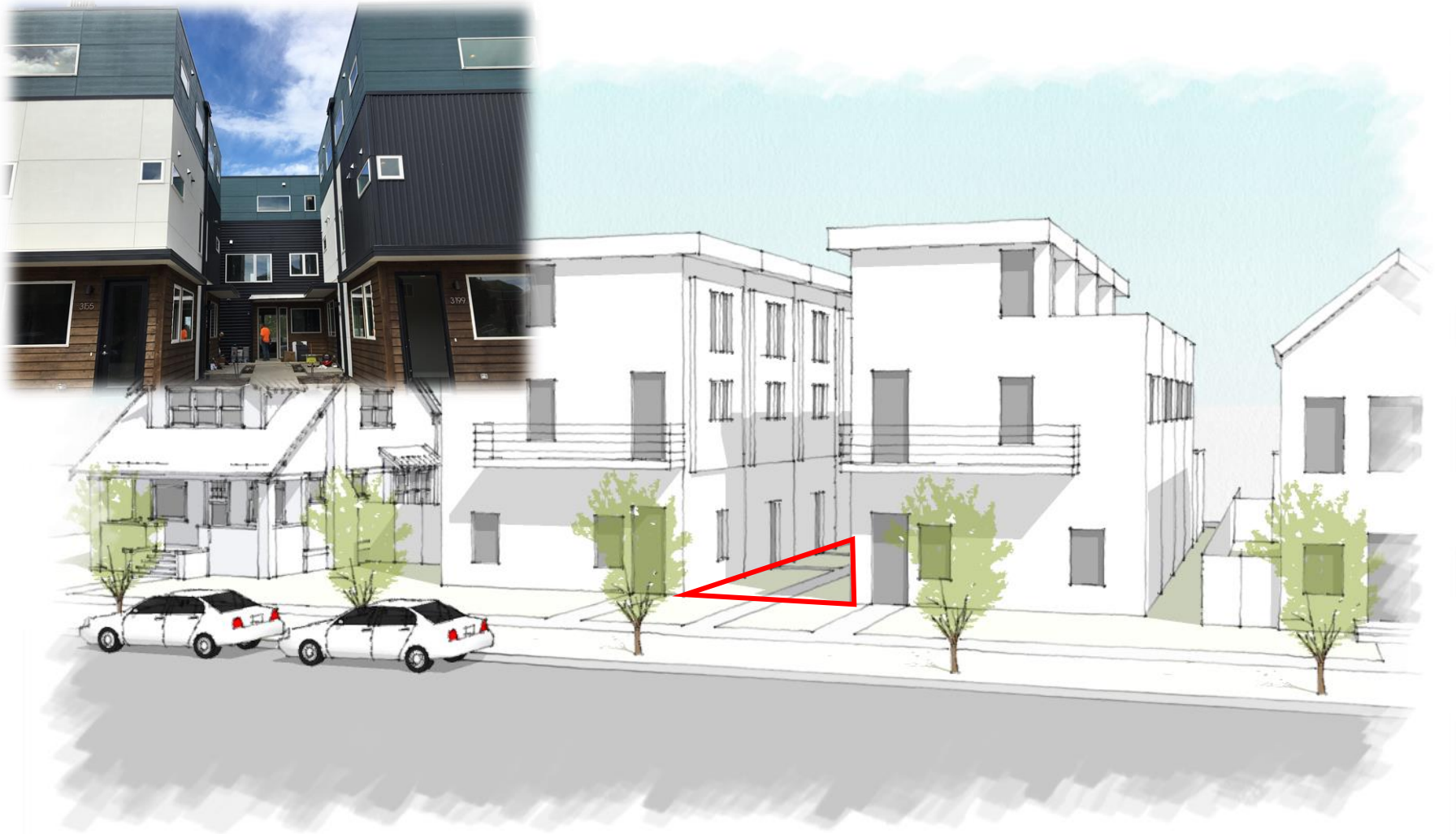
PHOTOS OF CONTEXT



SLOT HOME IN ROW HOUSE DISTRICT



SLOT HOME IN ROW HOUSE DISTRICT



SLOT HOME IN ROW HOUSE DISTRICT



APPLYING TOOLS TO THE SLOT HOME



EXISTING OUTCOME IN ROW HOUSES



APPLYING TOOLS TO THE SLOT HOME



PROPOSED ROW HOUSE



COMPARISON



EXTERNAL TESTING

TESTING APPROACH

- Testers were provided with draft code language, a variety of existing sites, and a set of questions posed by staff and/or the Slot Home Task Force.
- Testers submitted design outcomes and comments for consideration by Task Force and staff.
- Testers presented their findings to the Task Force.

SLOTHOME TESTING – MX/MS/RX URBAN TOWNHOUSE
COMMENT SUMMARY

Proposed Tools and Standards for Testing			OVERALL QUESTIONS	COMMENTS AND ASSESSMENT			
Proposed Tool for MX/RX/MS Urban Townhouse	Existing Standard	Proposed Standard	Do the Tools Address the Problem Statement? If not, what tools might be added? If not, what tools specifically limit flexibility and how might they be modified?	C-MX-3 80 S Madison Street (Internal)	U-MX-3 3708 N Tejon Street (Bill M.)	U-MS-2 1459 S Pearl Street (Nate J.)	Other Comments
Building Design Tools			TOOL SPECIFIC QUESTIONS				
Require units oriented to the street	N/A	When Required: Any dwelling unit meeting the built to requirement on the primary street shall be oriented to the primary street with pedestrian entrance and entry feature. Oriented to the Street: Units shall be arranged side-by-side with at least one dwelling unit with shared wall perpendicular to the primary street. The width of each unit shall not exceed the depth of the unit. No part of any unit shall be located between another dwelling unit and the street.	1. Does the proposed standard limit design flexibility in any way that precludes buildings that would meet the design intent? If so, what rule within the standard is the most problematic? 2. How does this standard function on corner lots?	Evaluated two options, one with side street units facing the street, one with out which creates Slot Home character on side street.	How do you address the corner unit and frontage? Does narrow side still need to face primary street?		Current proposal standards cause concerns on corner lots. If need to build to, then the potentially allow oriented side facing units on side street where no or limited build to exist. Also issue with overlapping side on corner if street is still attached. Consider requiring all units within 10' of setback to face corresponding street. Allow configuring units by requiring minimum 10' of frontage on street with entry.
Require entry feature for units oriented to the street	One Entrance on the street, no entry feature is required.	Each unit oriented to the street shall have an Entrance on the street facing facade that is designed to be visually prominent through the use of a porch, patio, or canopy. Such features will be allowed to encroach into the setbacks.	3. In this language sufficient, or do minimum dimensions need to be established for the entry feature (porch, patio, canopy)? 4. Through few projects build sloped roof, does the proposed standard reduce the ability to design sloped roofs? 5. Does the reduced height to feet become problematic on sloping lots? If so at what minimum slope?				Encouragement to break down built form into look at not allowing the same material for X amount of levels.
Reduce maximum building height in feet	2-story district: 30' 3-story district: 40'	2-story district: 30' 3-story district: 30'	6. Does a 1:1 setback from the perimeter				A reduction to the built form at the rear of the site should be considered (no matter the adjacent). Establish neighborhood datum.
Revise building height	Unoccupied car enclosures, elevator penthouses, or mechanical equipment shall be setback from the 1:1 setback lines.	Unoccupied stair enclosures, elevator penthouses, or mechanical equipment shall be setback from the 1:1 setback lines.			Can roof access be at perimeter if less than max height of on interior units? Can roof access be within build to if complies with setback? Would this		The proposed standard ("batter") requires further refinements within batter batter batter.

SLOTHOME TESTING – 3708 N TEJON ST (U-MX-3)

112' x 125', alley, ~3.5% slope down front to back

PROPOSED TOOLS AND STANDARDS	COMMENTS AND ASSESSMENT
Proposed Tool for MX/RX/MS Urban Townhouse	U-MX-3 3708 N Tejon Street 11-unit option with corner unit (long side facing side street)
Building Design Tools	
Require units oriented to the street	How do you address the corner unit and frontage? Does narrow side still need to face primary street?
Require entry feature for units oriented to the street	
Reduce maximum building height in feet	
Revise building height exceptions	Can roof access be at perimeter if less than max height or on interior units? Can roof access be within build to if complies with setback?
Site Design Tools	
Introduce minimum primary street setback	
Revise build-to range (min/max) in response to primary street setback	
Allow primary street setback encroachments	
Revise build-to alternatives	
Parking Design Tools	
Decrease off-street vehicle parking area dimensions (up to 6 units)	

EXTERNAL TESTING

DENVER SLOTHOME EVALUATION TESTING RESULTS - OCTOBER 10, 2017

REVISIONS BASED ON TESTING

REVISIONS TO EXISTING STANDARDS

- Revise standards to better address outcomes on corner lots.
- Increase flexibility on height to allow for pitched roofs
- Increase flexibility for vehicle use areas



NEW STANDARDS

- Standards to better address protected districts
- Increased transparency standards
- Increase side setbacks in MX districts



NEXT STEPS

NEXT STEPS

- November 16: Task Force Review of the Final Draft Strategy Report
- November 28: Release of Final Strategy Report
- November 28: LUTI Informational Item
- December:
 - Formal Drafting
 - Continued Public Outreach
- 2018:
 - Task Force Review of Draft Text Amendment
 - Public Review of Draft Text Amendment
 - Continued Public Outreach
 - Formal Adoption Process

FOR MORE INFORMATION

www.denvergov.org/slothomes

Contact us any time:

Analiese Hock, Senior City Planner

720-865-2607

Analiese.hock@denvergov.org