

# Golden Triangle Zoning and Design Guidelines Update

**GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION**

*LUTI Committee (Information Item) – March 2, 2021*

# Overview

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

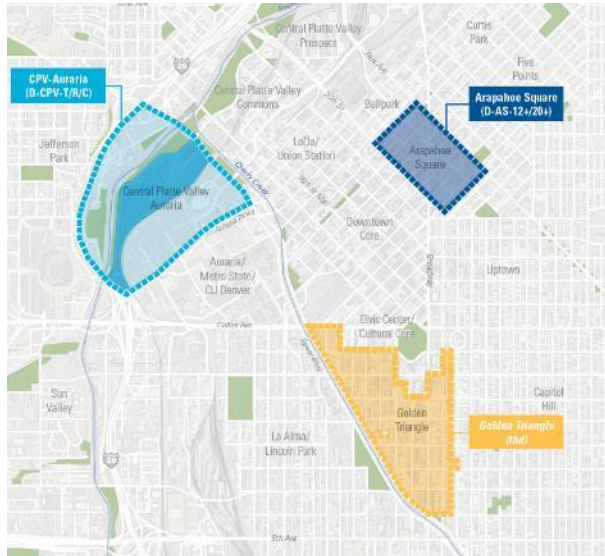
# Background on the Zoning and DSG Update

# Project Purpose

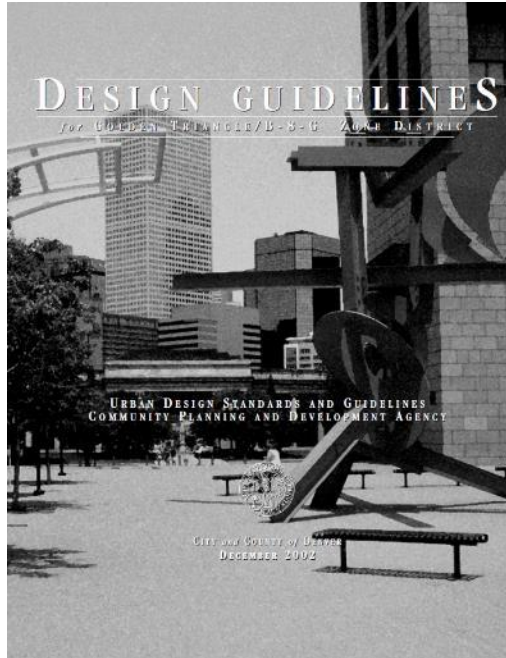
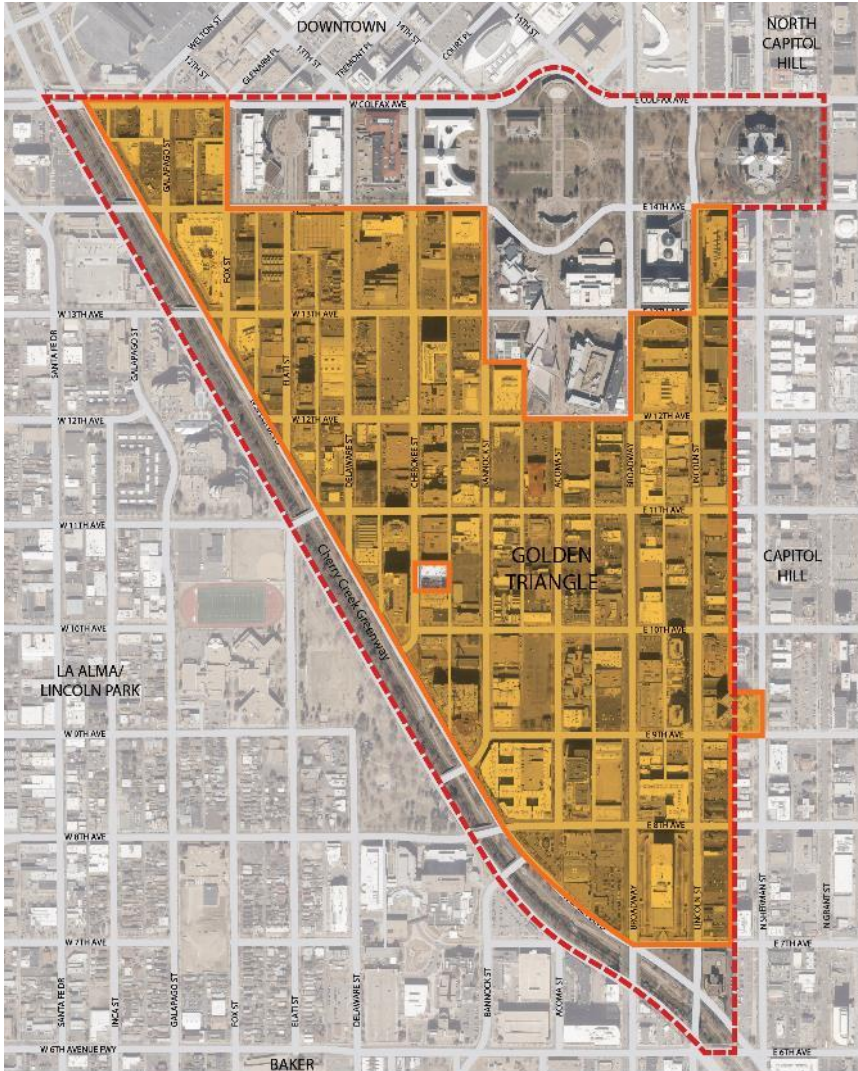


*In March 2019, at the request of District 10 (Councilman New), CPD began a process to:*

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

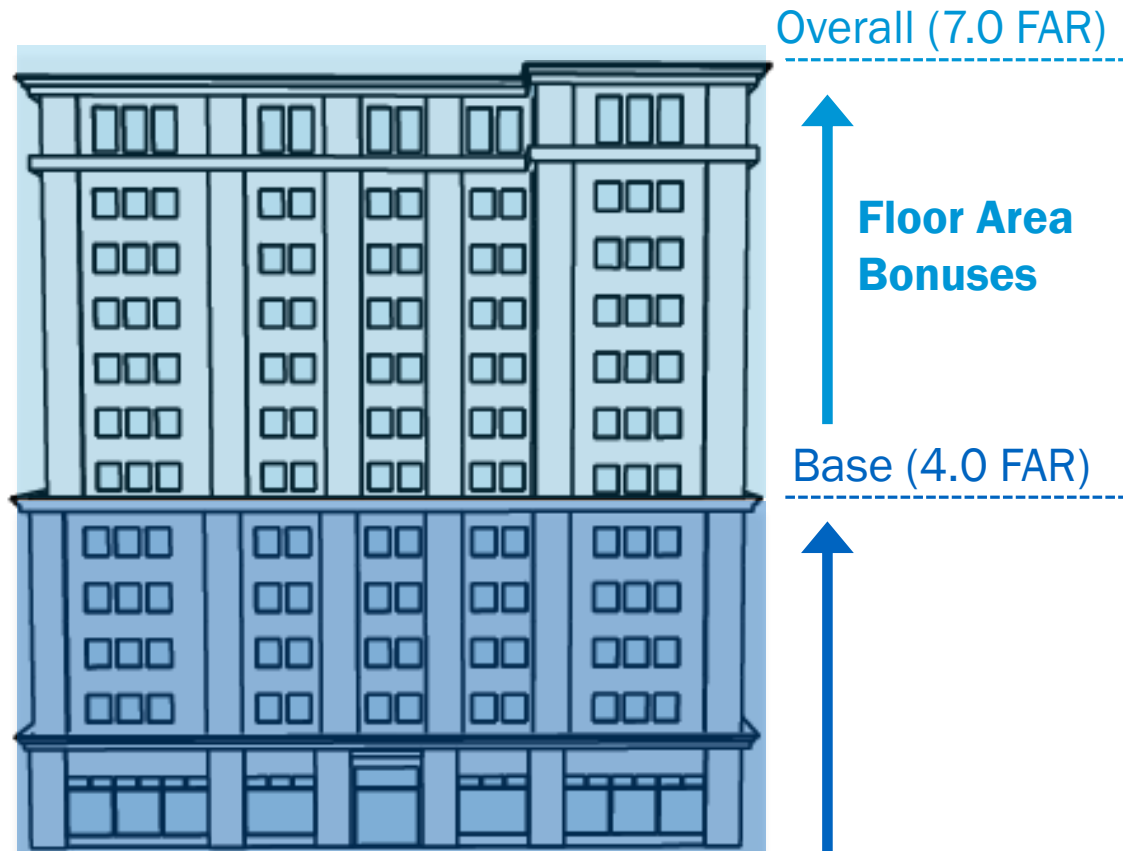


# Existing Zoning and DSGs



- Downtown – Golden Triangle (D-GT) zone district is from 1994
- B-8-G Design Guidelines were adopted in 2002
- ~175 ft height limit
- 4.0/7.0 FAR limit\*  
*(note, parking is exempt so it is equivalent to about 6.0/11.0 FAR)*
- Relatively few design and street level activity standards

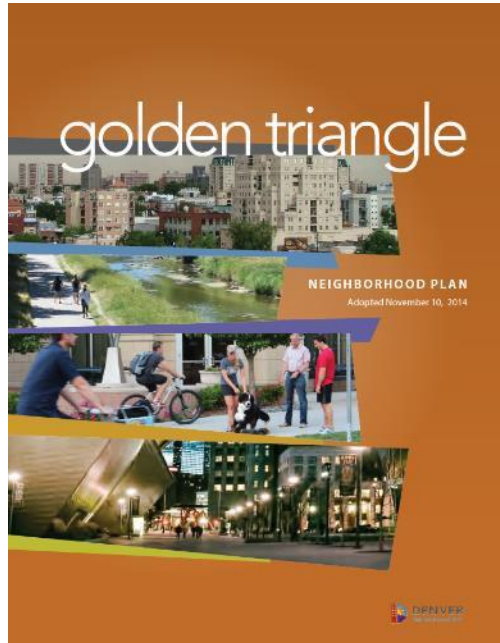
# Existing Base/Incentive Framework (1994)



- Can qualify for bonus floor area up to an Overall limit of 7.0 FAR  
*Note, parking is not included in FAR calculation (7.0 is equivalent to 10.0-12.0 total)*
- Build up to a Base floor area limit, without any special conditions (4.0 FAR)



# 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 (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



# Golden Triangle Neighborhood Plan (2014)

## A

### Land Use

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### Building Form/Type

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## 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**

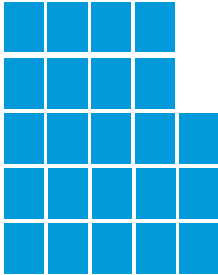
# Proposed Zoning Strategy

# Key Updates – Land Use

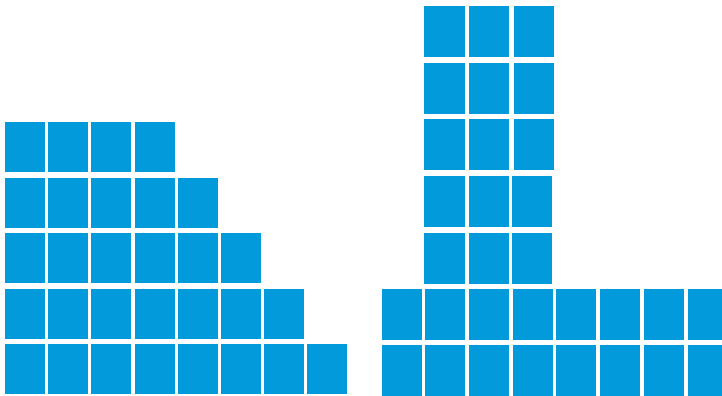
Narrow



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

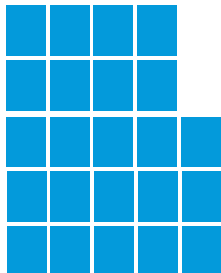
Support Housing that  
is More Affordable in  
Larger Projects

# Key Updates – Building Form/Type

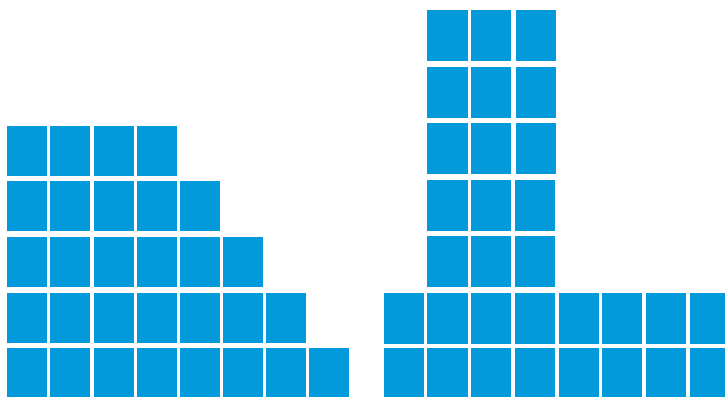
Narrow



Standard



Wide



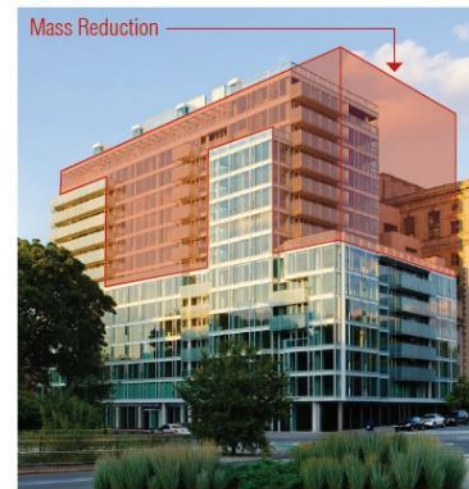
Tailor Zoning Standards to  
Different Sizes of Projects



Upper Story  
Setback



Use Upper Story  
Setbacks to Break Down  
Taller Buildings



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



Encourage Protection of  
Historic Properties



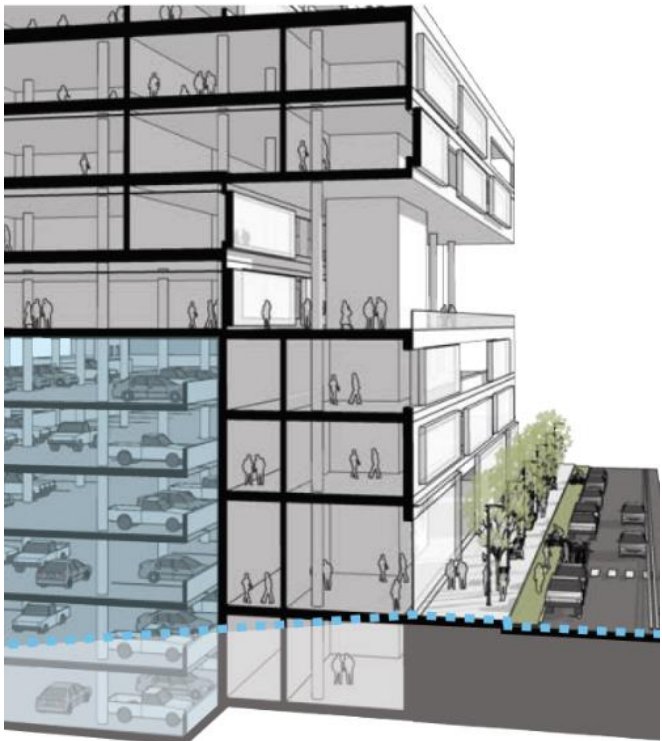
# Key Updates – Street Level Experience



Upper Story  
Setback



Use Upper Story  
Setbacks to Make a More  
Comfortable Streetwall



Hide Parking Behind  
Active Uses



Setback Area



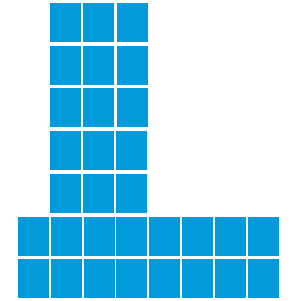
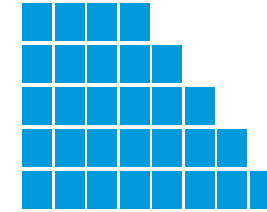
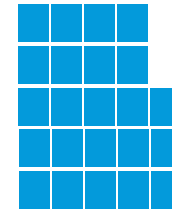
Require Space for Porches  
and Stoops on Ground  
Floor Residential Units



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



# Using a Scalable Approach to Zoning Standards

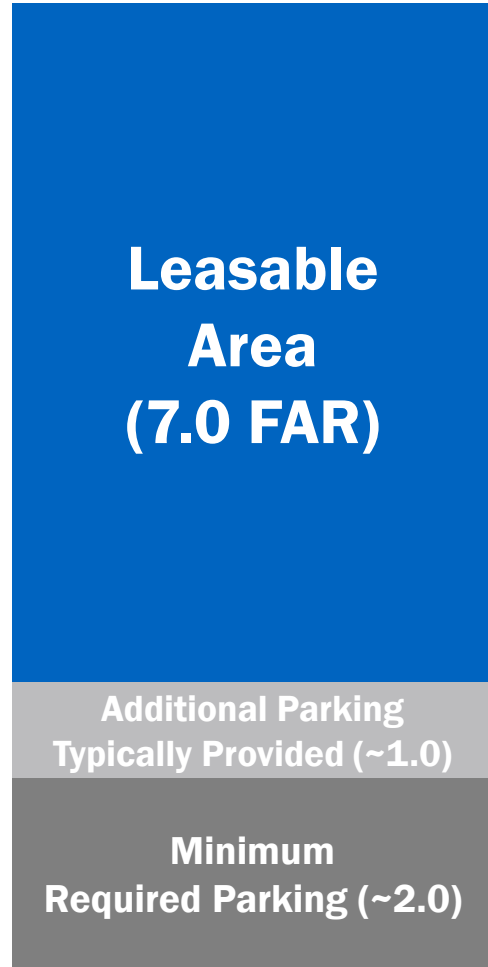


Design Standard	Narrow Lot (75 ft or less)	Standard Lot (75-150 ft)	Wide Lot (more than 150 ft)
Residential Setback	Yes	Yes	Yes
Upper Story Setback	No	Yes	Yes
Mass Reduction	No	Yes	Yes
Wrapped Parking	No	Yes*	Yes
Street Level Open Space	No	No	Yes*
Nonresidential Active Use	No	No	Yes*

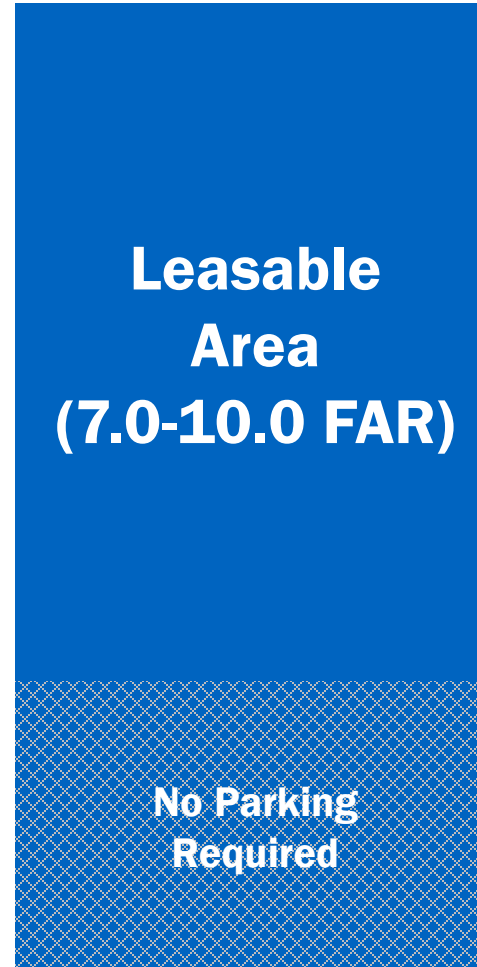
\* Alternative(s) Available

# Encouraging More Active Uses in Buildings

**EXISTING  
7.0 FAR**  
Parking Required and  
Excluded from floor area



=



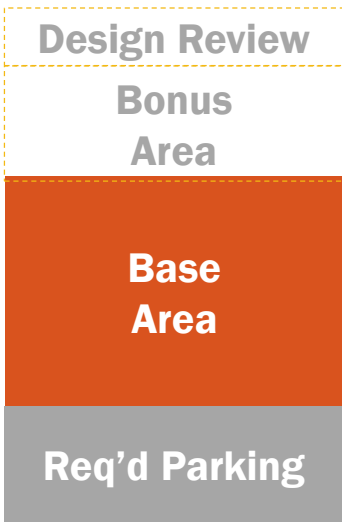
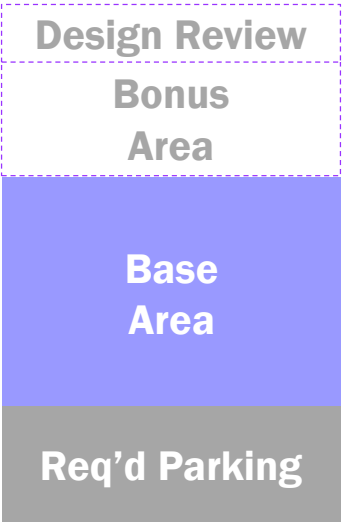
**FUTURE  
10.0 FAR**  
Parking Not Required and  
Included\* in floor area

*\* Note, underground parking  
is still exempt*

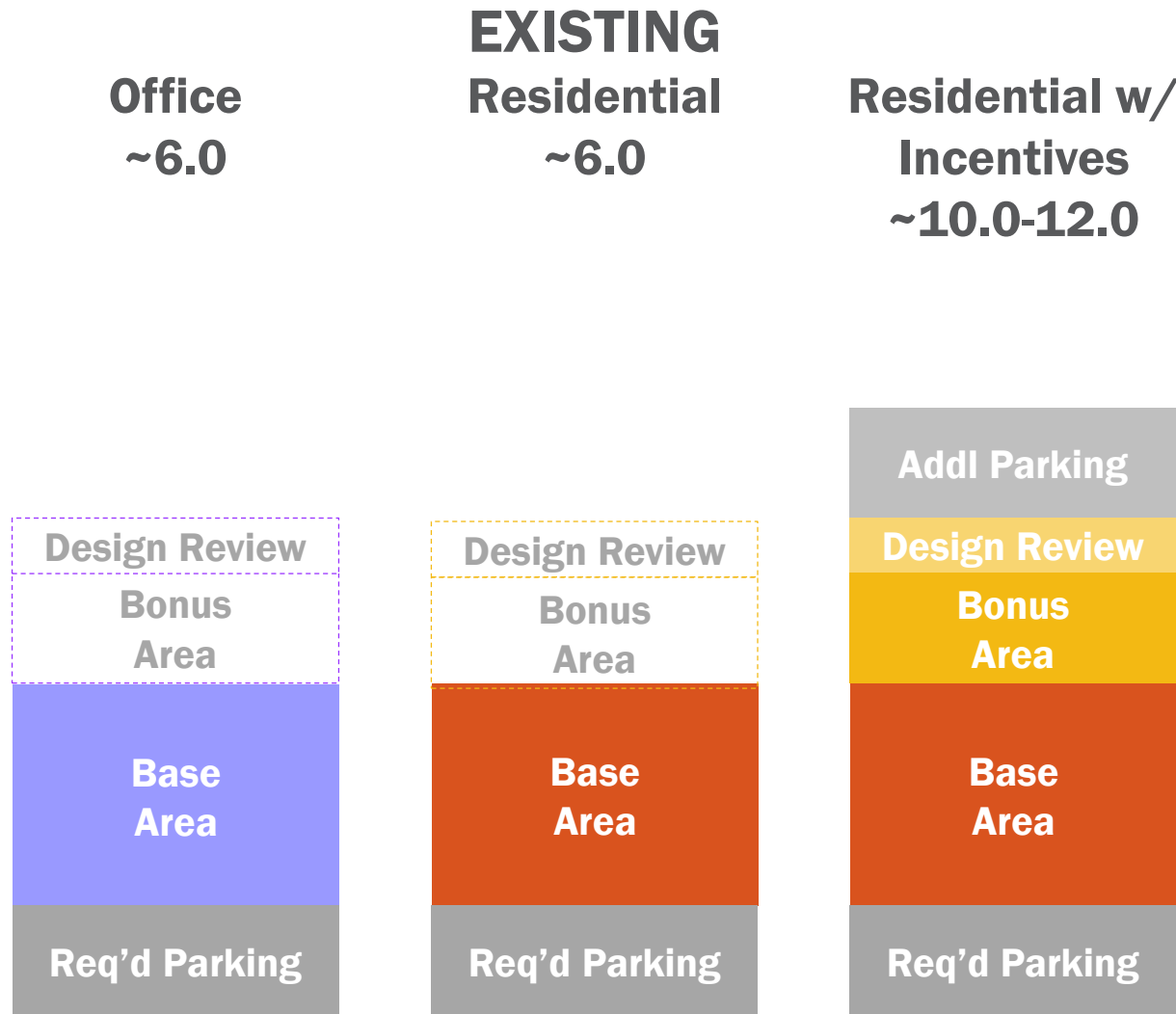
# Appropriate Intensity in Future Zoning

**Office**  
**~6.0**

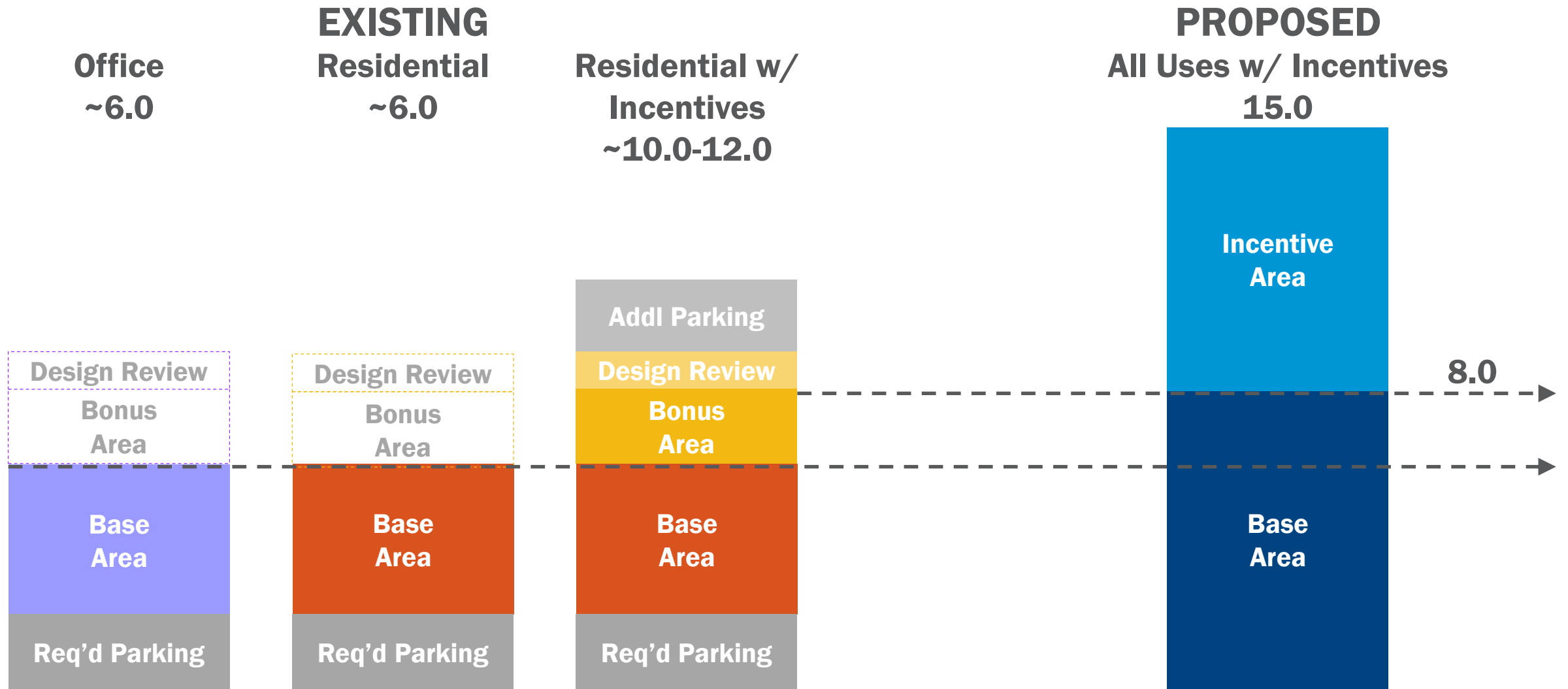
**EXISTING**  
**Residential**  
**~6.0**



# Appropriate Intensity in Future Zoning



# Appropriate Intensity in Future Zoning





# Updating for Current City/Neighborhood Goals



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

- Housing Affordability
- Protect/Re-use Historic Structures

Address other priorities through zoning standards:

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

# Opportunities of Proposed Approach to Affordable Housing

- Use an “off the shelf” 6x 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

# Promoting Protection/Reuse of Historic Structures



- 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*  
*\$324,000*

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

**40 units**  
(2.0 FAR)

**160 Units**  
(8.0 FAR)

10.0 FAR  
200 units  
*9 AH units*

**80 units**  
(4.0 FAR)

**160 Units**  
(8.0 FAR)

12.0 FAR  
240 units  
*16 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)

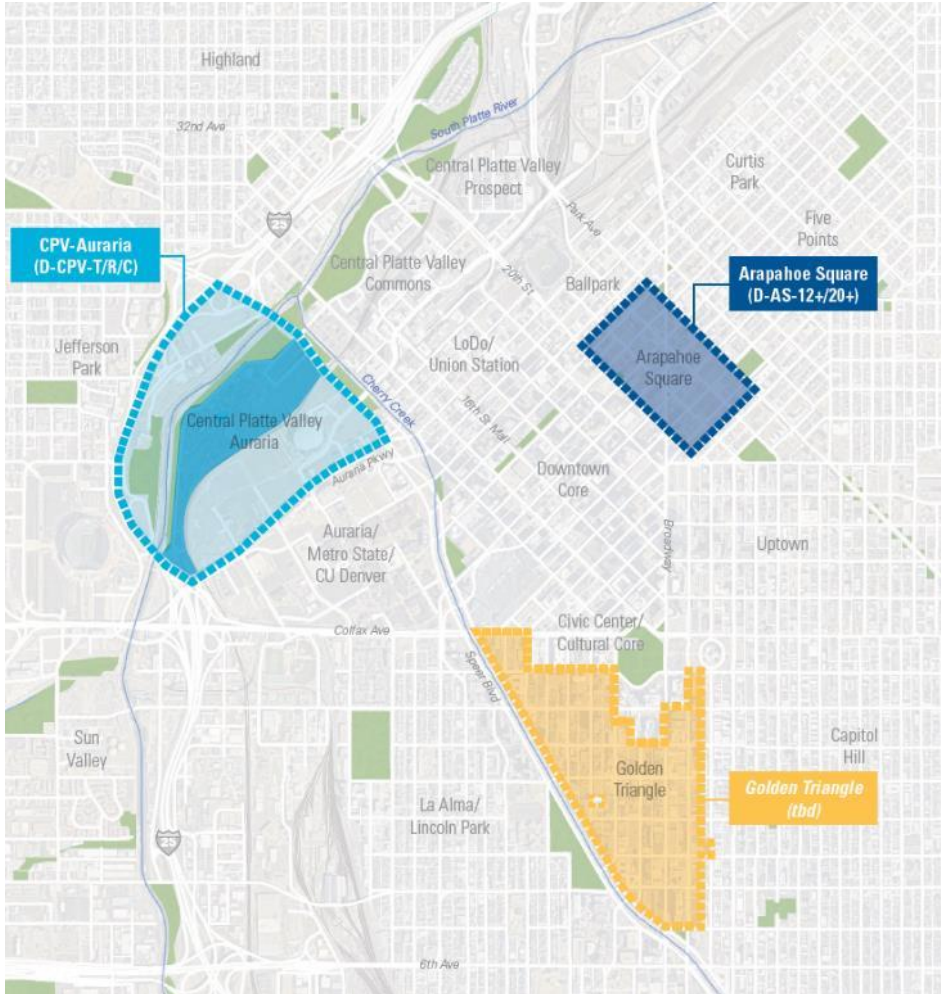
**80 units**  
(4.0 FAR)

**160 Units**  
(8.0 FAR)

15.0 FAR  
300 units  
*16 AH units*



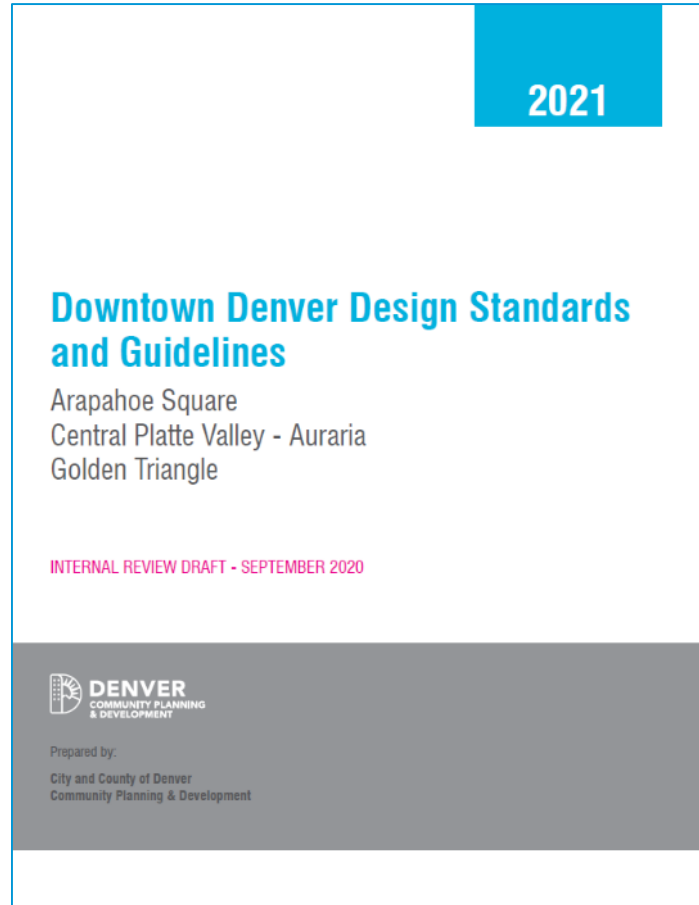
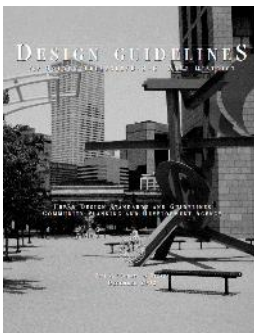
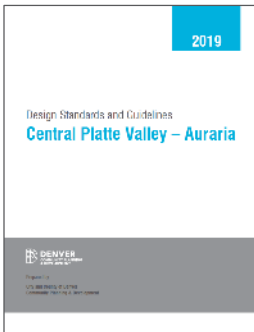
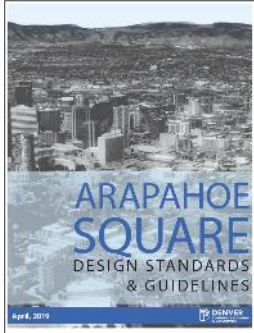
# Coordination of Downtown Design Review



- Long-term strategy to create consistency and better efficiency across multiple Downtown design review areas
- Use Downtown Design Advisory Board to supplement staff review and achieve better design outcomes in more areas



# Downtown Design Standards and Guidelines



- Combining three separate DSG 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 Standards and Guidelines

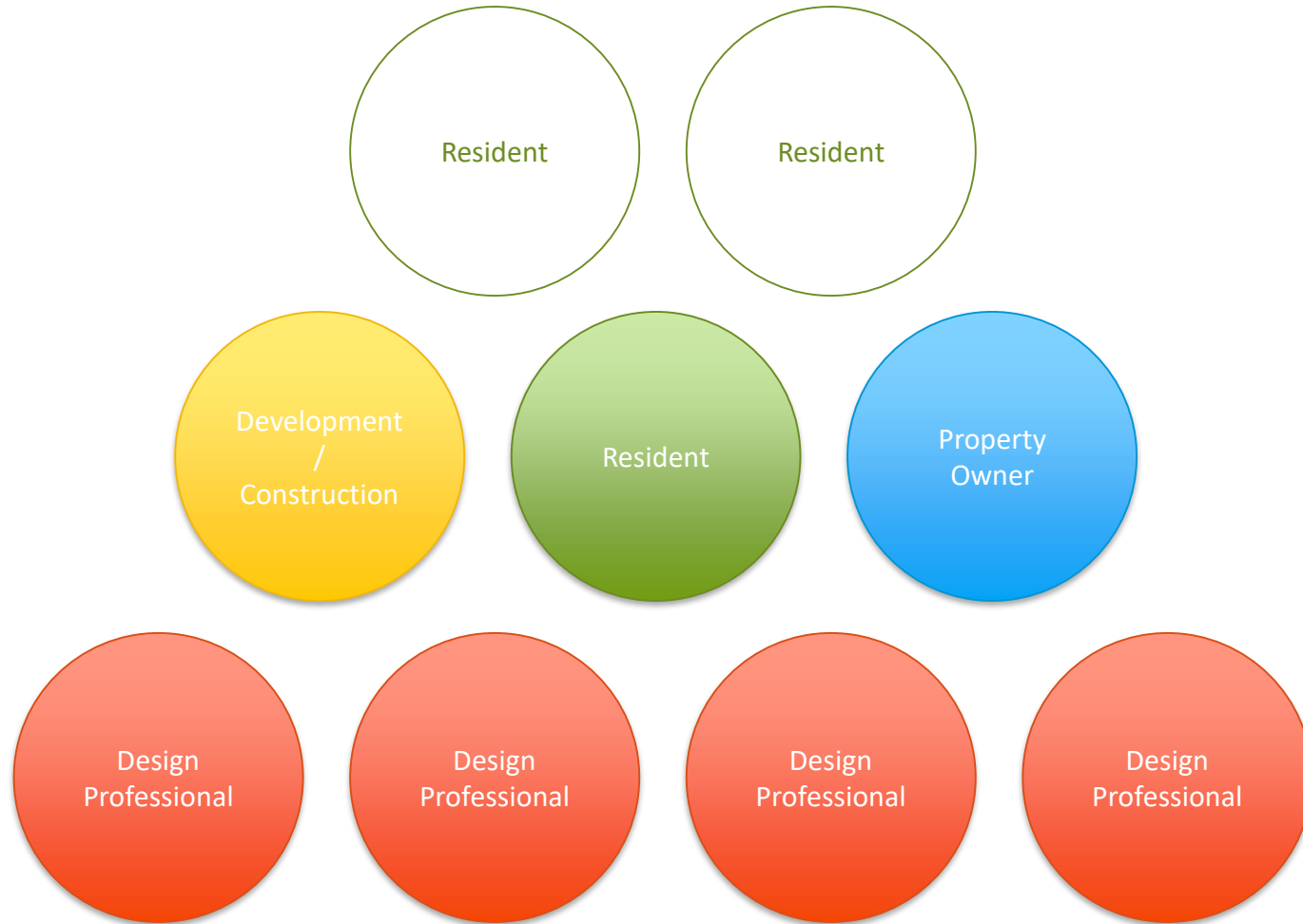
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- Baseline design standards and guidelines for all areas
- Neighborhood Design chapter allows for customization to address distinct characteristics found in each area:
  - Riverfront conditions
  - Key streets
  - Arts & cultural uses
  - Special design alternatives

# Downtown Design Advisory Board



- Add two additional resident members
- Process for new positions would begin after adoption of the zoning update (summer 2021)
- Board will now review projects in Arapahoe Square, CPV-Auraria, and Golden Triangle

# Next Steps

# Schedule Look Ahead and Target Dates

- Proposed zoning summary for public review and comment [www.denvergov.org/goldentriangle](http://www.denvergov.org/goldentriangle)
- Draft zoning text through Q1 2021
- Public review draft of zoning and DSG in March
- Legislative review and public hearings Q2 2021

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

