



Golden Triangle (D-GT)

DZC Text Amendment & DRMC Amendment

Golden Triangle Neighborhood Plan – Regulatory Implementation

Land Use, Transportation, and Infrastructure Committee – June 8, 2021

Overview of Proposed Regulatory Updates

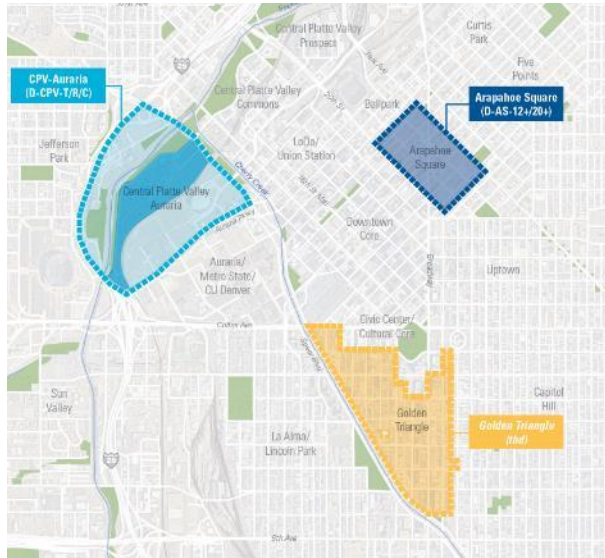
City Council Action

1. Text Amendment to Denver Zoning Code
2. Amendment to Denver Revised Municipal Code, Chapter 27, Article VI (Incentives for Affordable Housing)

Additional Associated Amendments

3. Revised Design Standards and Guidelines – CPD Rules and Regulations

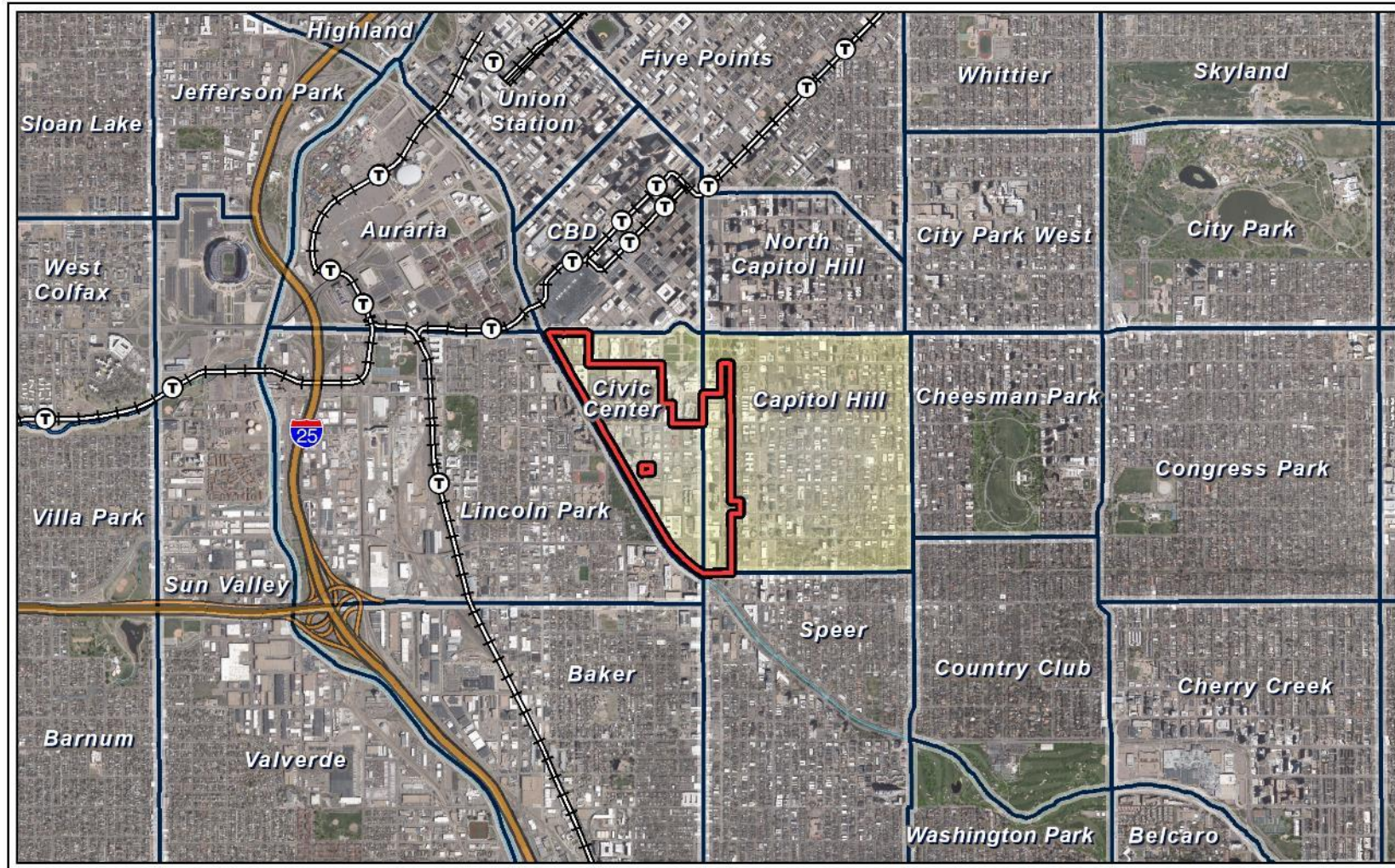
Proposed DZC Text Amendment



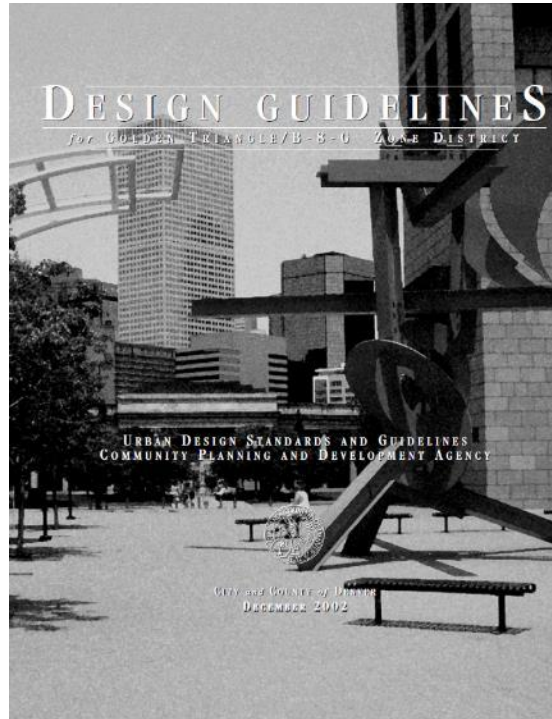
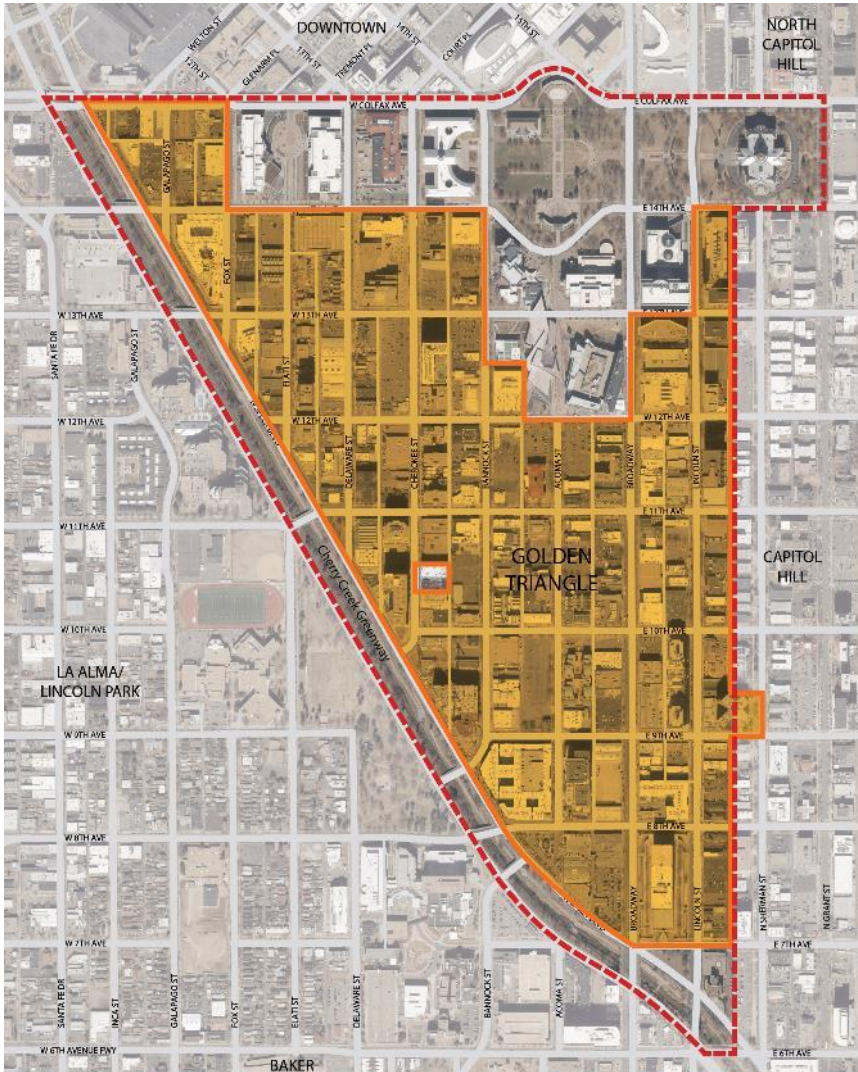
Councilmember Chris Hinds (District 10) has sponsored a DZC text amendment and associated DRMC amendment to:

- 1. Implement regulatory goals of the Golden Triangle Neighborhood Plan, Blueprint Denver, and other adopted plans**
- 2. Apply more current and consistent zoning approaches and procedures**

Civic Center and Capitol Hill Neighborhoods (District 10)



Existing D-GT Zoning and B-8-G Design Guidelines

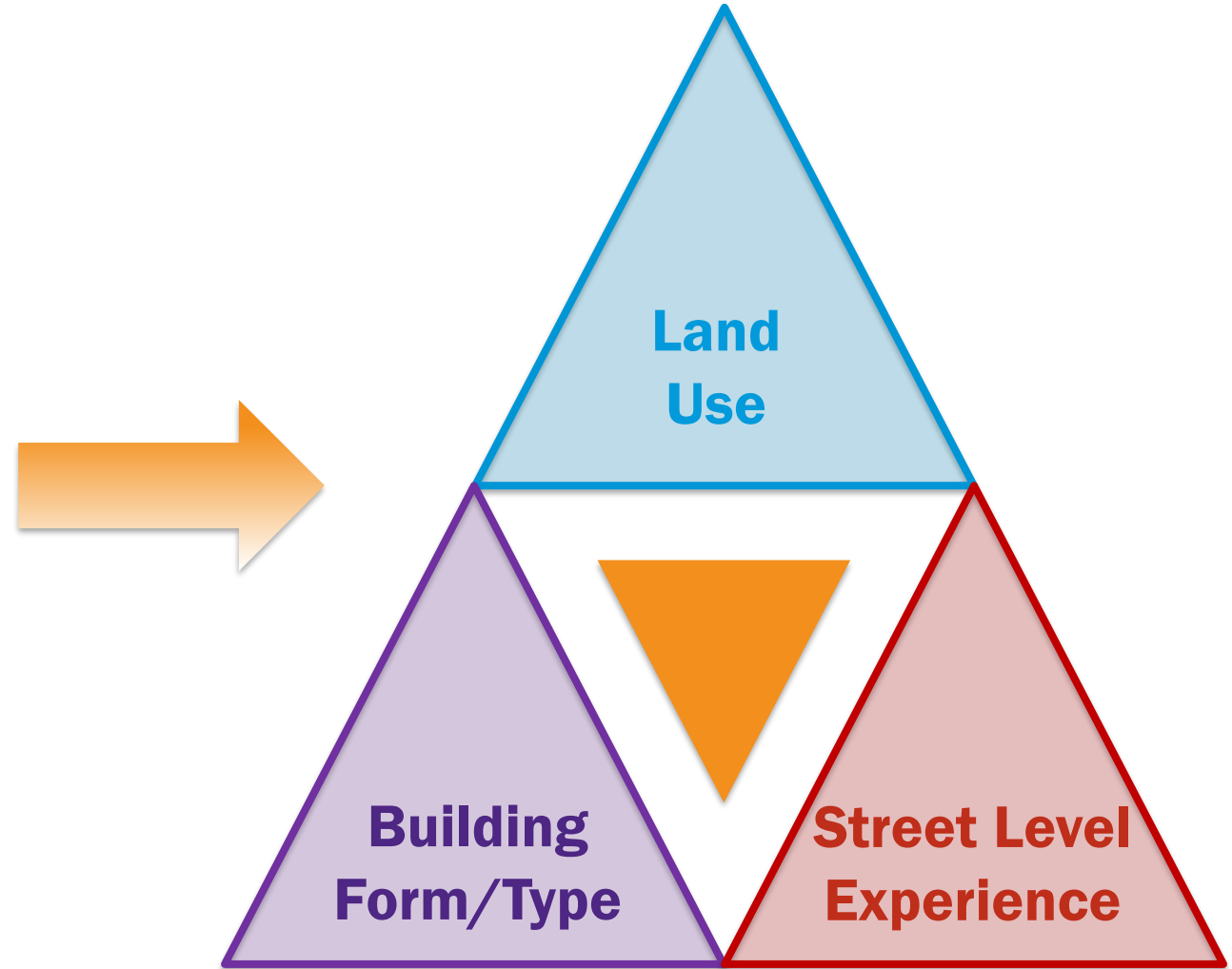
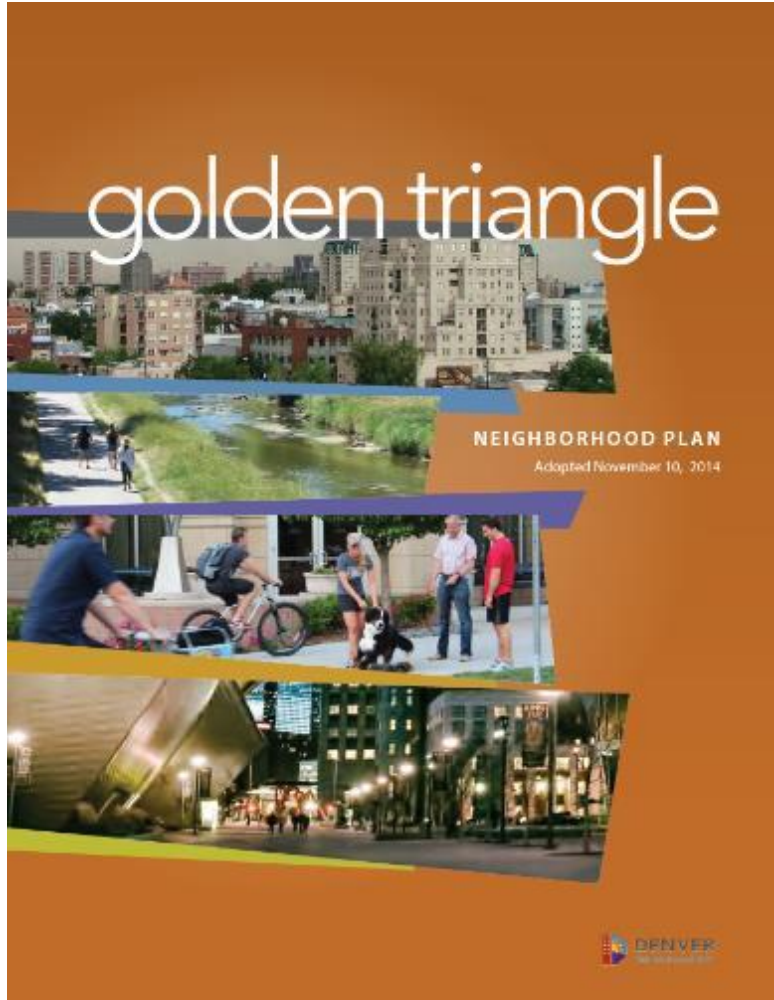


- Downtown Golden Triangle (D-GT)
- Last updated in 1994 (2010 DZC simply changed the name)
- FAR-based system and no building forms
- Few design and street level activity standards
- ~175-200 ft height limit
- Design guidelines (2002) are staff administered

Proposed Zoning Updates



Golden Triangle Neighborhood Plan

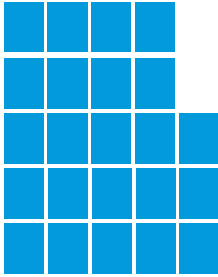


Key Updates – Land Use

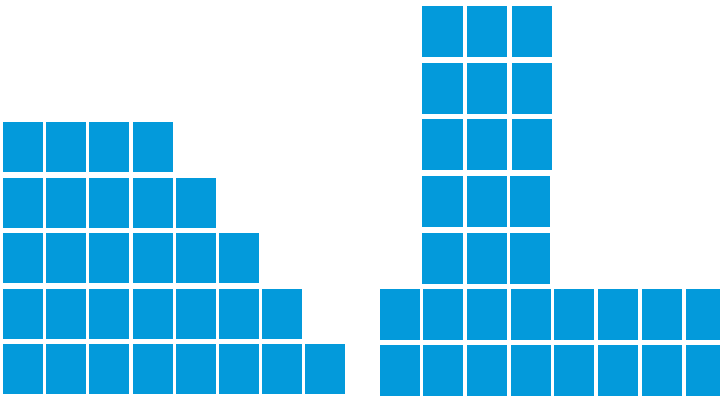
Narrow



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

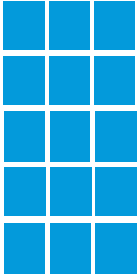


Teacher

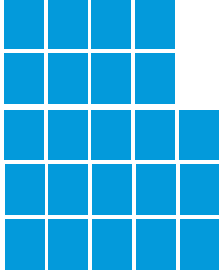
Support Housing that is More Affordable

Key Updates – Building Form/Type

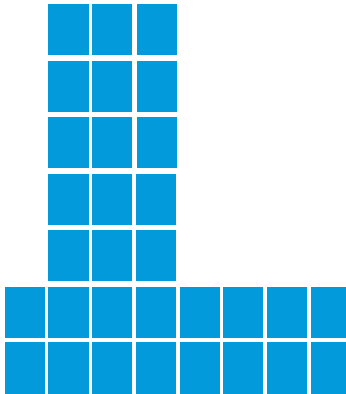
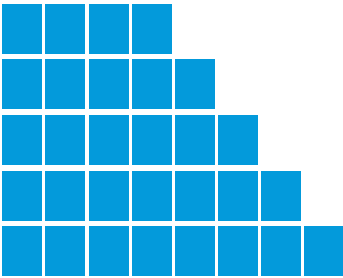
Narrow



Standard



Wide



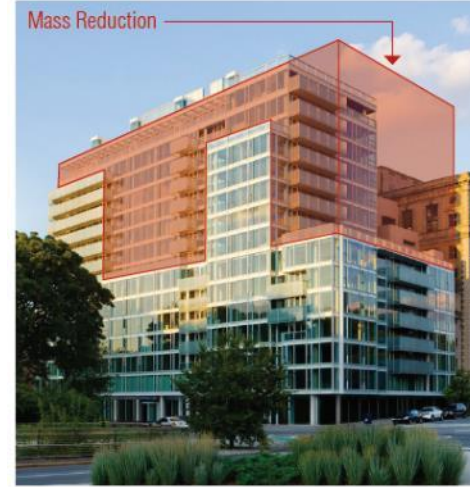
Tailor Zoning Standards to Different Sizes of Projects



Upper Story Setback



Use Upper Story Setbacks to Break Down Taller Buildings



Allow Extra Height and Other Tools to Ensure Variety and Shaping



Encourage Protection of Historic Properties

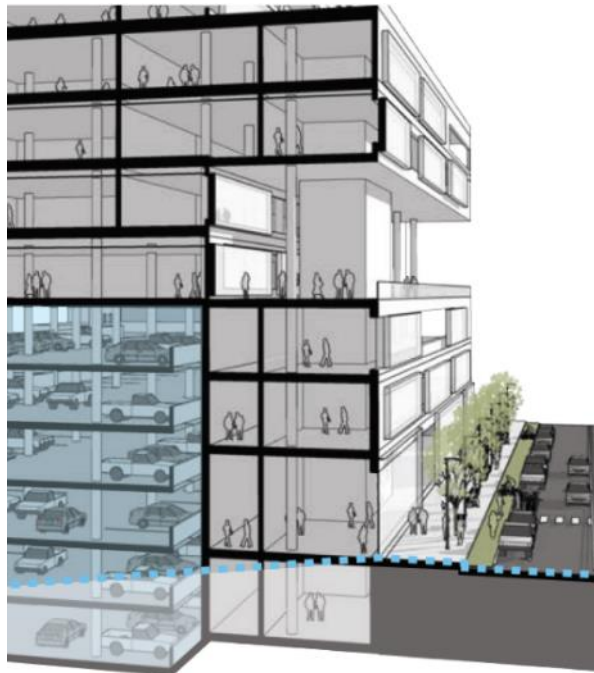
Key Updates – Street Level Experience



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
Flexibility for Active Uses, Open
Space, & Public Art

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)*



Housing Affordability in D-GT (DRMC Amendment)



- “Off-the-shelf” system similar to 38th/Blake and D-CPV incentives
- Will be replaced by citywide Expanding Housing Affordability system

Projects within Base FAR

- No extra requirements
- Fees or units

Projects using Incentive (up to 15.0 FAR)

- 4x requirement for incentive area
- Residential = must build units
- Nonresidential = fees or units
- **60% AMI for rent**, 80% AMI for sale

Housing Affordability in D-GT

	<30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	81-100% AMI	101-120% AMI
1 Person	\$22,020	\$36,700	\$44,040	\$58,720	\$73,400	\$88,080
2 Persons	\$25,170	\$41,950	\$50,340	\$67,120	\$83,900	\$100,680
3 Persons	\$28,320	\$47,200	\$56,640	\$75,520	\$94,400	\$113,280
4 Persons	\$31,440	\$52,400	\$62,880	\$83,840	\$104,800	\$125,760

Source: CHFA April 1, 2021



Nurse



Recent Graduate



Teacher



~\$1,100 - \$1,800

max monthly rent (Studio to 4 bed)

~\$165k - \$340k

max sale price (Studio to 4 bed)

Promoting Protection/Reuse of Historic Structures



- Can apply from 12.0 to 15.0 FAR
- Increases bonus for rehabilitation of a Landmark structure
 - Existing = 1 sf bonus : 1 sf of rehab
 - **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**

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 (for rent @ 60% AMI, for sale @ 80% AMI)



~\$1,100-\$1,800^{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

7 AH units

140 units
(7.0 FAR)

160 Units
(8.0 FAR)

15.0 FAR

300 units

18 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

12 AH units

Proposed Height Limits

Existing

Proposed – General

Proposed – Point Tower

w/ Incentives

w/ Incentives

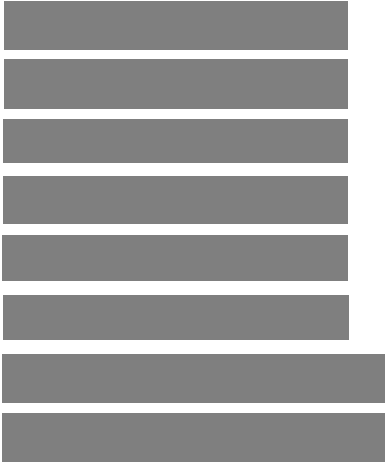
325 ft

175-200 ft

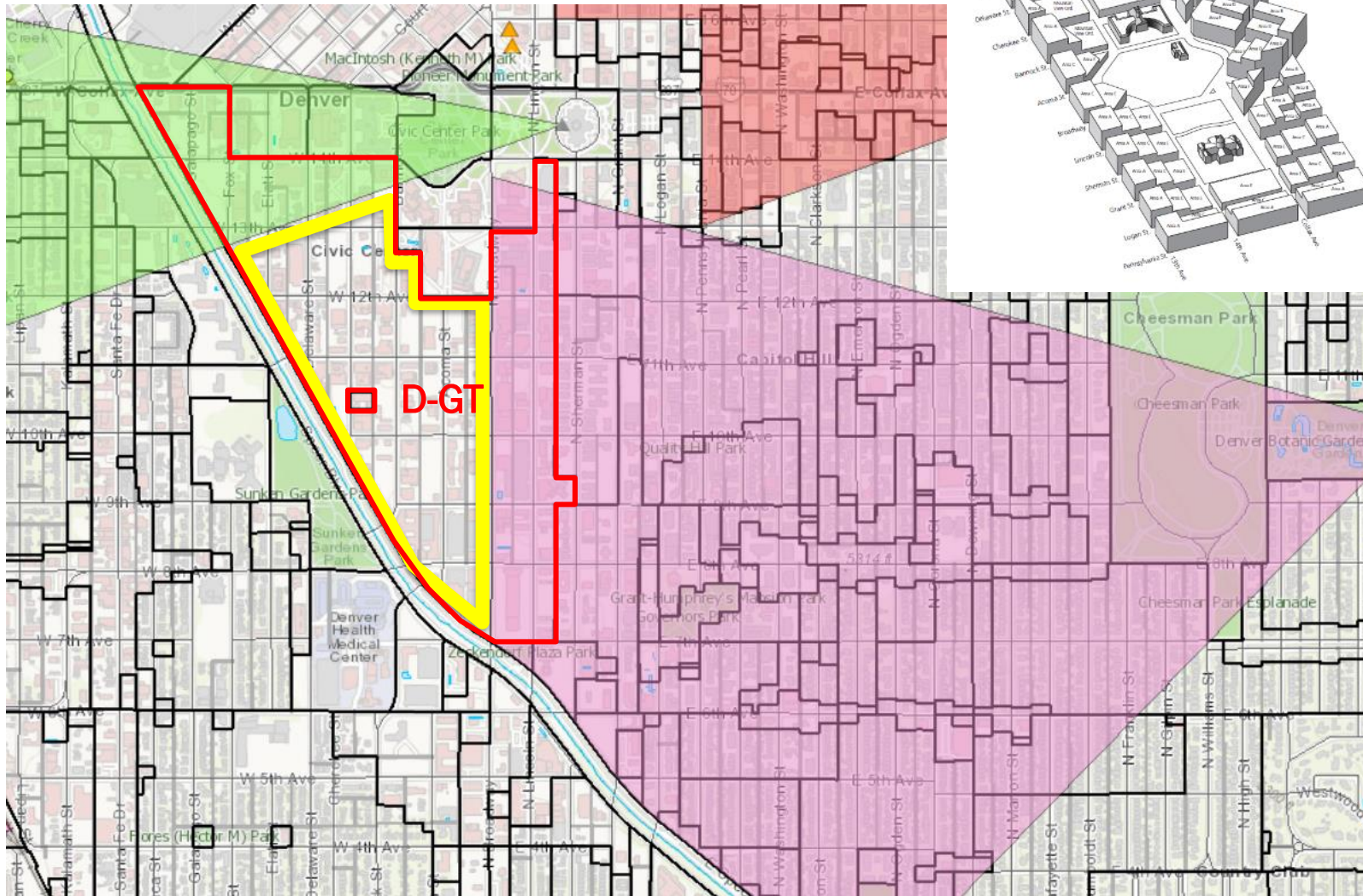
200 ft

250 ft

250 ft

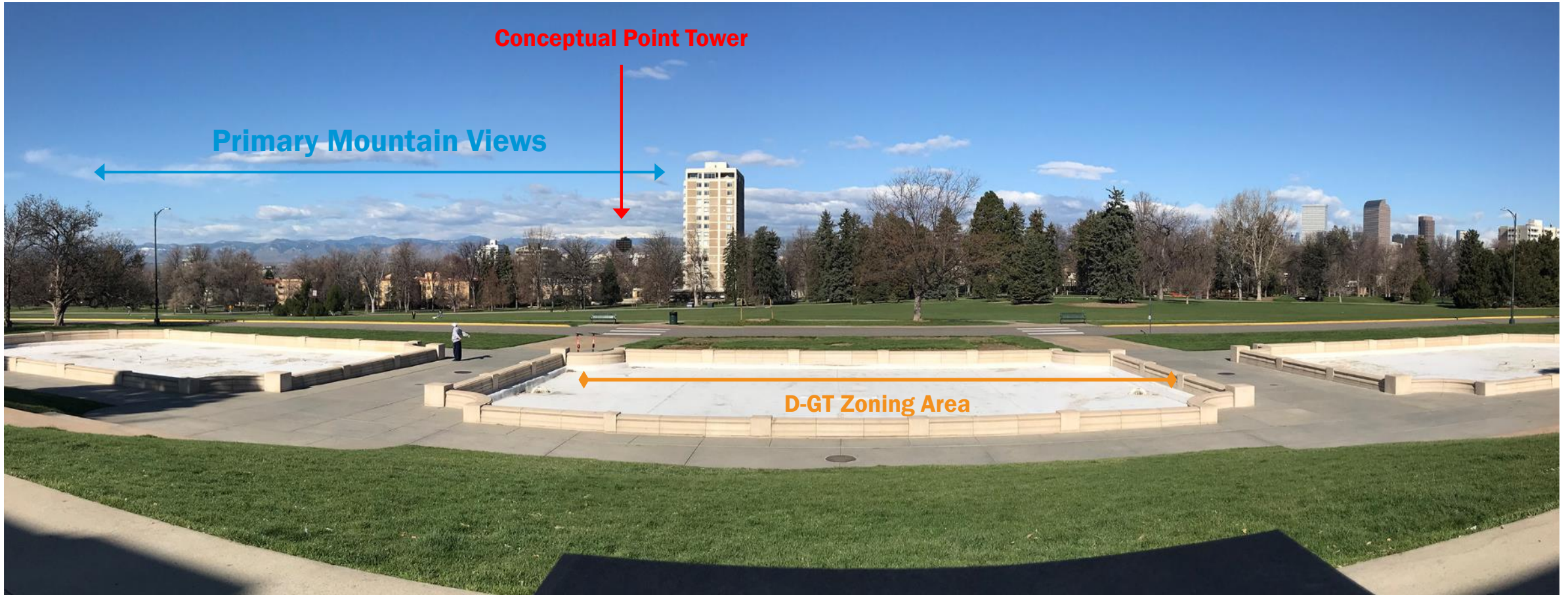


Existing View Planes

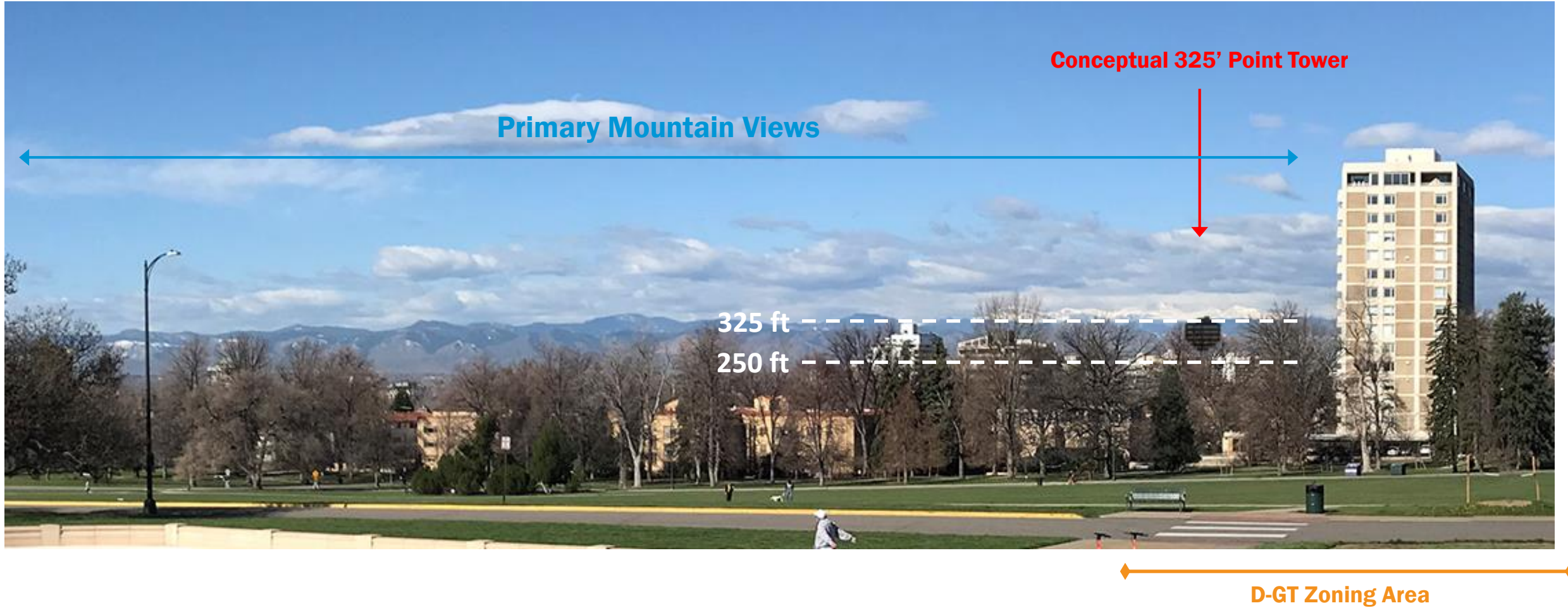


- Cheesman Park/ Botanic Garden (purple) and State Capitol (green) view planes **still apply**
- Civic Center height limits **still apply**

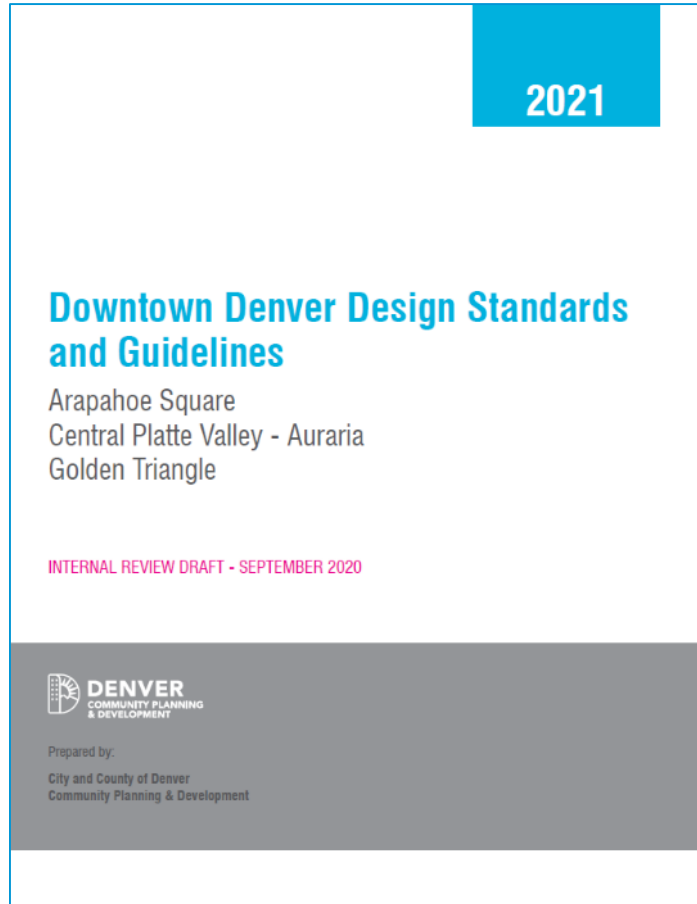
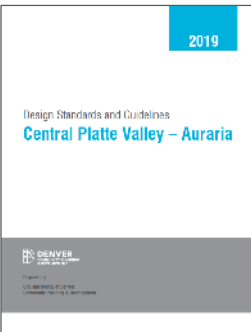
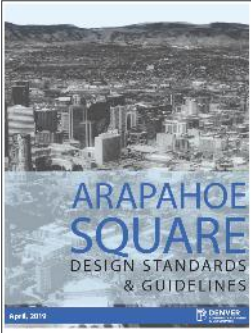
View from Cheesman Pavilion with Screening



View from Cheesman Pavilion with 325-foot Point Towers



'Downtown' DSG and Design Review



- Creating a more comprehensive and predictable process
- More user-friendly for staff, Design Advisory Board, and customers
- 40% reduction in total intent statements, standards, and guidelines
- Expand Downtown DAB by two additional resident positions

Text Amendment and Review Criteria



Public Outreach

- 14 advisory committee meetings (May 2019 – Mar 2021)
- 3 community open houses (1 virtual)
- 4 online public surveys
- 4 interim project milestone reports
- 10+ additional meetings/discussions with development stakeholders
- Councilmember briefings and LUTI Info Item presentation
- 3 Planning Board Info Items
- INC, GTCD, CHUN, and DDP presentations

Text Amendment Review Process

- Proposed Zoning Strategy Summary Report: Feb 2021
- Draft Text Amendment Public Comment Period: April 2021
- Notice of Text Amendment Public Review (RNOs and Council Districts): Apr 5, 2021
- Communication re: Effective Date and Pipeline Projects: Apr 28, 2021
- Planning Board Public Hearing: May 19, 2021 (8-1 vote to recommend approval)
- Notice of LUTI Meeting: May 25, 2021
- LUTI Committee: Jun 8, 2021
- *City Council Public Hearing (tentative): Jul 19, 2021*

Public Comments

- RNOs: Morgan's Historic District (opposition)
- Members of the public:
 - 6 comments of overall support with suggested revisions
 - 3 comments of opposition
 - 6 neutral comments with suggested revisions

Text Amendment Review Criteria (DZC 12.4.11)

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Text Amendment Review Criteria (DZC 12.4.11)

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Golden Triangle Neighborhood Plan (2014)*
- *Downtown Area Plan (2007)*
- *Civic Center District Plan (2005)*
- *East Central Area Plan (2020)*
- *Housing an Inclusive Denver (2018)*

Text Amendment Review Criteria (DZC 12.4.11)

1. Consistency with Adopted Plans

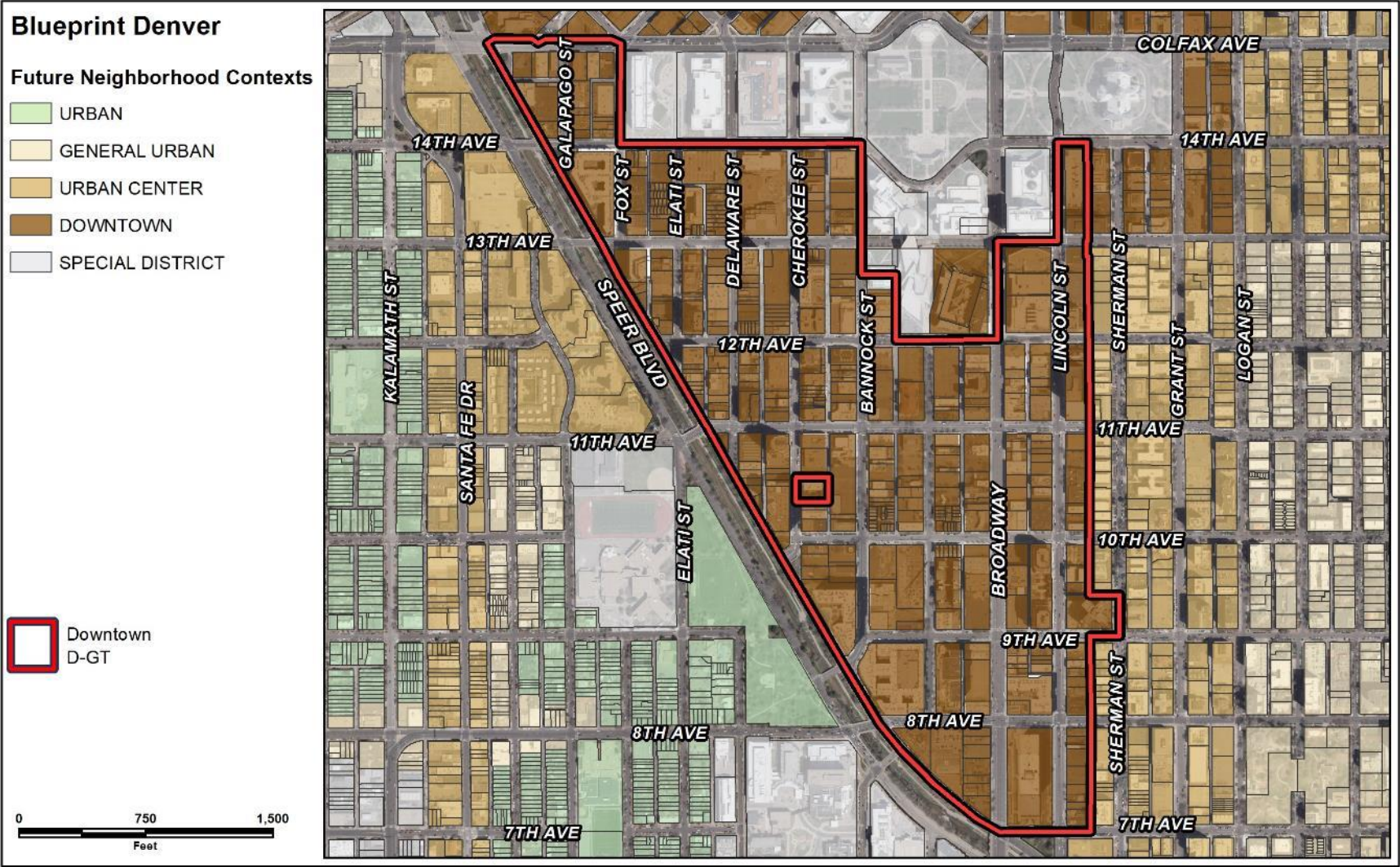
- ***Comprehensive Plan 2040 (2019)***
- ***Blueprint Denver (2019)***
- ***Golden Triangle Neighborhood Plan (2014)***
- *Downtown Area Plan (2007)*
- *Civic Center District Plan (2005)*
- *East Central Area Plan (2020)*
- ***Housing an Inclusive Denver (2018)***

Comprehensive Plan 2040



- Equitable, Affordable and Inclusive Goal 1: **Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.**
 - *Strategy A – Increase development of housing units close to transit and mixed-use developments.*
- Equitable, Affordable and Inclusive Goal 3: **Develop housing that is affordable to residents of all income levels.**
 - *Strategy B - Use land use regulations to incentivize the private development of affordable, missing middle, and mixed income housing.*
- Strong and Authentic Neighborhoods, Goal 2: **Enhance Denver’s neighborhoods through high-quality urban design.**
 - *Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm.*
- Environmentally Resilient, Goal 8: **Clean our soils, conserve land and grow responsibly.**
 - *Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.*

Blueprint Denver: Future Neighborhood Context

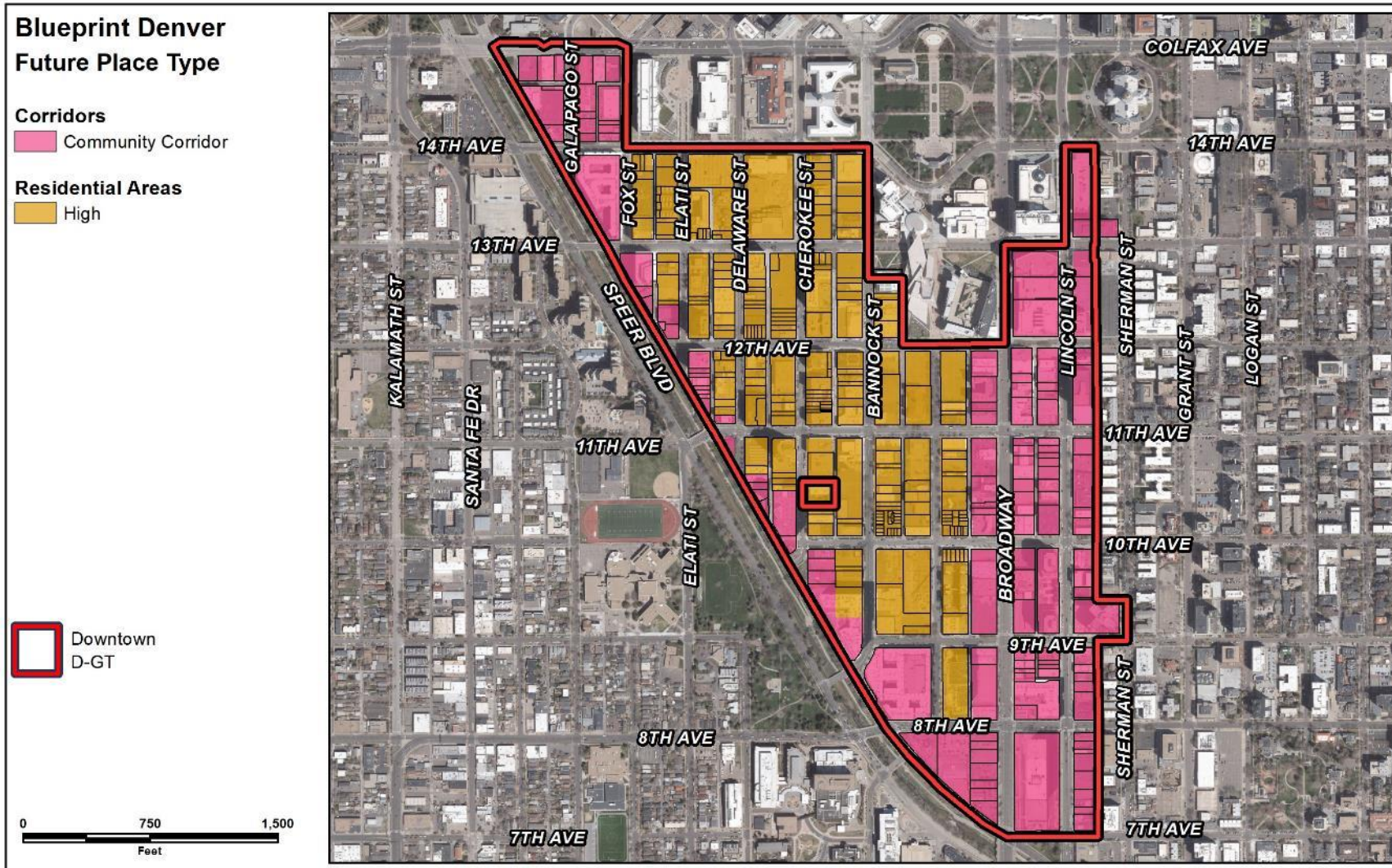


Downtown Context

- Large mixed-use buildings close to the street
- Flexible outdoor spaces and plazas
- Multimodal connectivity



Blueprint Denver: Future Places



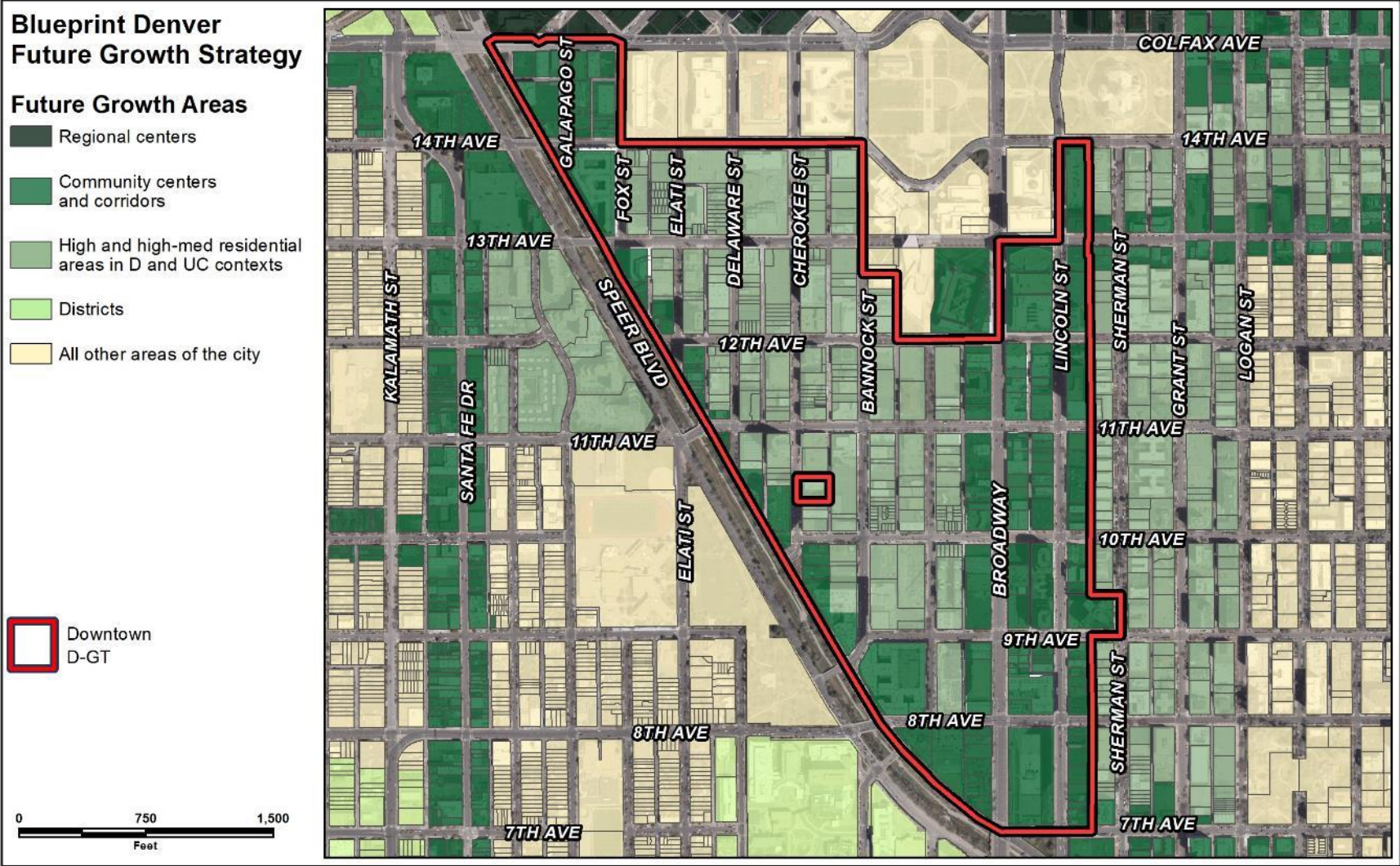
Community Corridor

- Mix of office, commercial, and residential
- Significant street activation with public gathering spaces

Residential High

- High mix of uses with multi-unit residential
- Most intense with greatest heights

Blueprint Denver: Growth Strategy



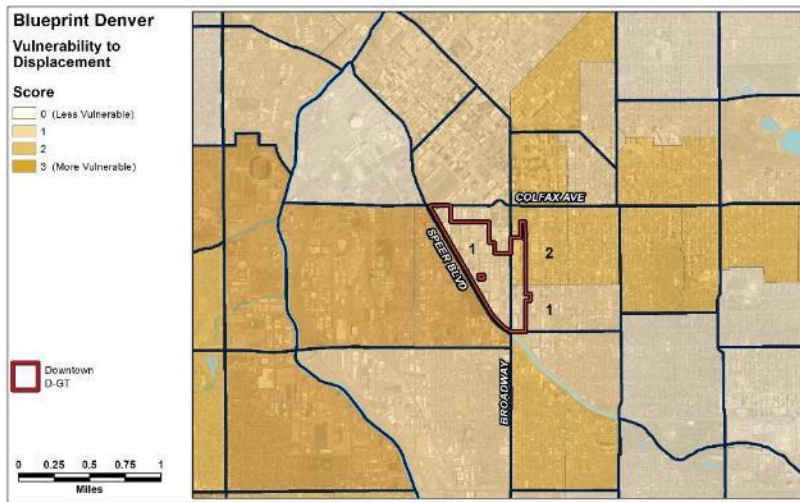
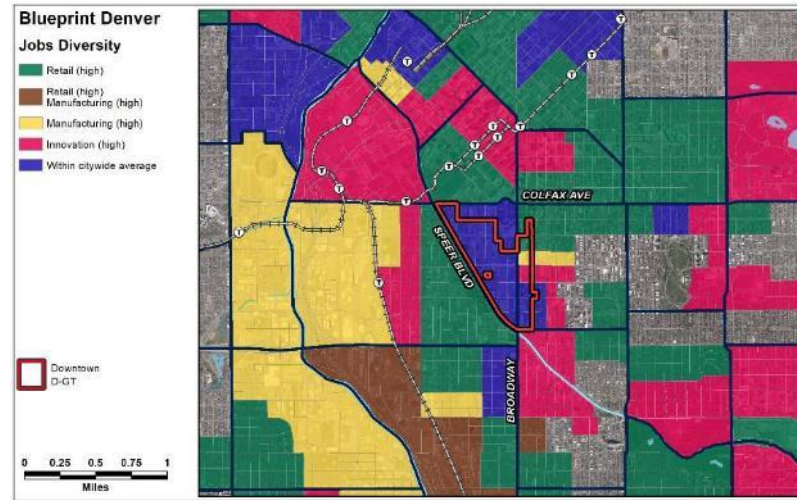
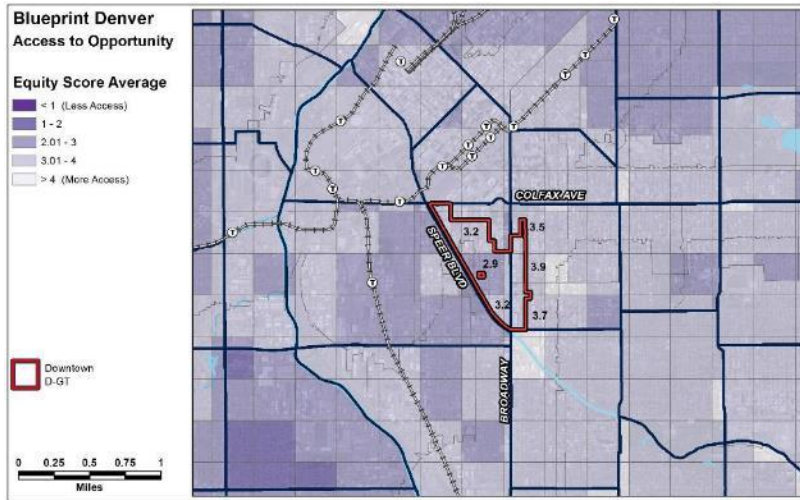
Community Corridor

- 25% of new housing
- 20% of new employment

Residential High in Downtown Context

- 15% of new housing
- 5% of new employment

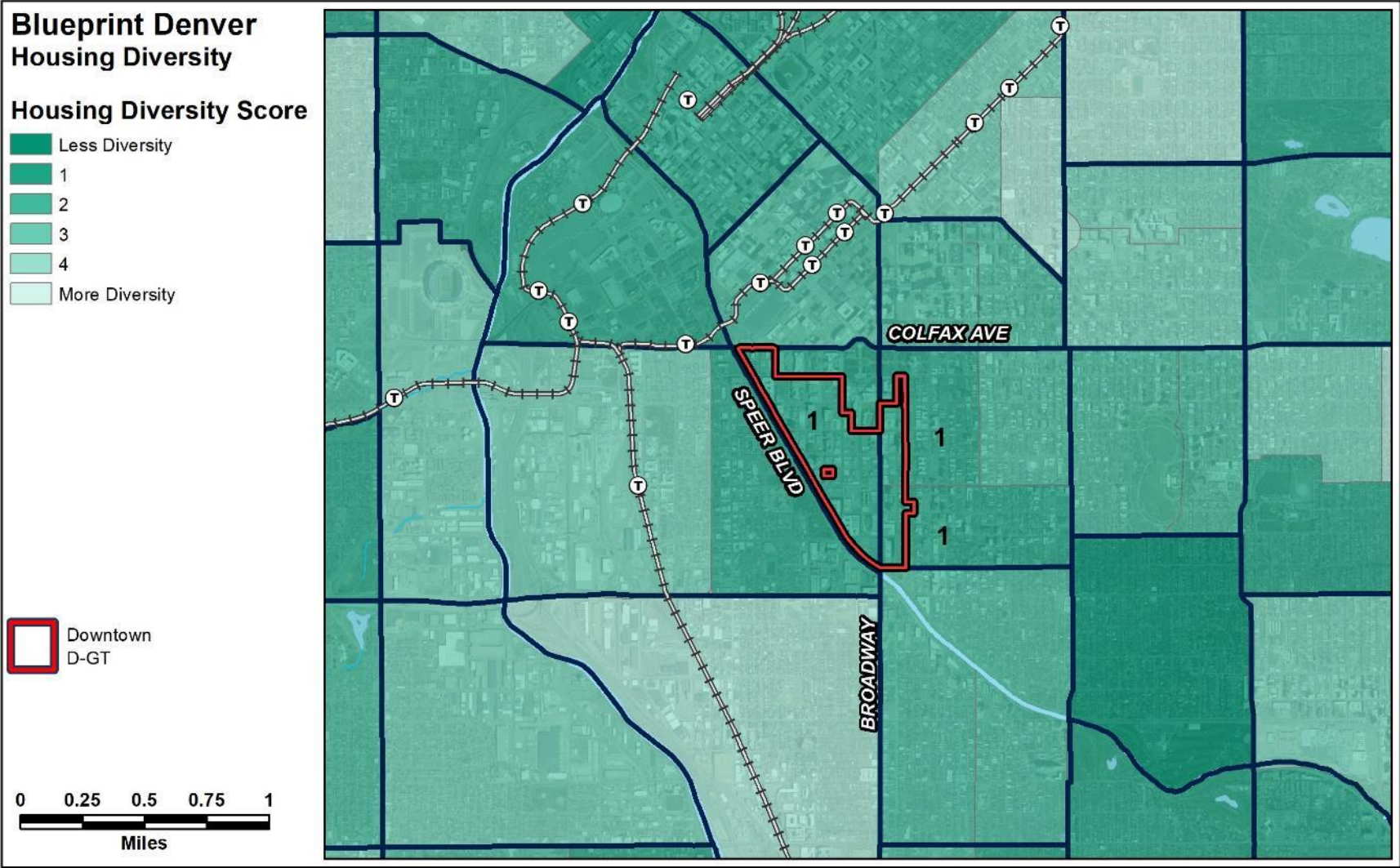
Blueprint Denver: Equity Analysis Summary



Proposed updates are expected to have a positive effect by:

- Promoting a walkable, mixed-use neighborhood
- Increasing commercial space for businesses to provide local goods and services
- Balancing development opportunities for both commercial and residential projects

Blueprint Denver: Housing Diversity



Proposed updates are expected to have a more substantial effect on Housing Diversity by:

- Supporting more residential density in a downtown location
- Requiring affordable units on-site in larger projects
- Generating more affordable units than current citywide standards

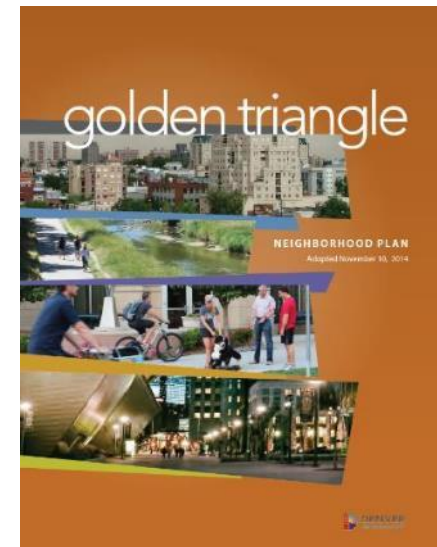
Blueprint Denver: Recommendations

- **Land Use and Built Form, General, Policy 01, Strategy A** - “Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including Community Corridors and High Residential areas in the Downtown context.” (p. 72)
- **Land Use and Built Form, General, Policy 02, Strategy C** - “Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.” (p. 72)
- **Land Use and Built Form, Housing, Policy 06** - “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.” (p. 85)
- **Land Use and Built Form, Economics, Policy 6** - “Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors.” (p. 93)
- **Land Use and Built Form: Design Quality and Preservation, Policy 3** – “Create exceptional design outcomes in key centers and corridors.” (p. 102), **Strategy A, E, G, J, and K**
- **Land Use and Built Form: Design Quality and Preservation, Policy 4** - “Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors.” (p. 103)



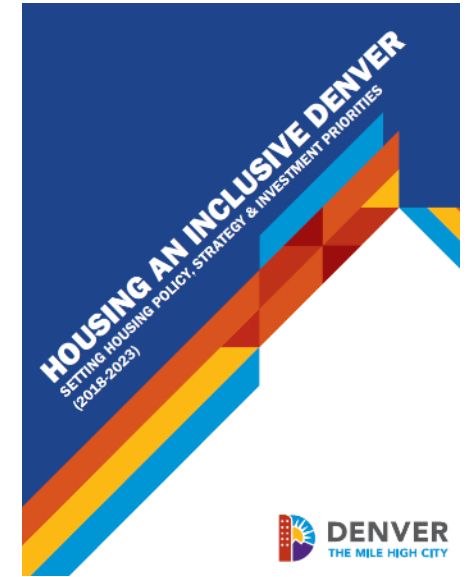
Golden Triangle Neighborhood Plan: Recommendations

- **Eclectic GT, Goal A1: An Urban Mosaic, Strategy A1b** - “Encourage and support development that fosters a broad range of housing opportunities for existing and new residents.” (p. 36)
- **Eclectic GT, Goal A2: Contextual Design, Strategy A2a** - “Update the zoning and design guidelines to promote a high-quality pedestrian experience.” (p. 37)
- **Eclectic GT, Goal A2: Contextual Design, Strategy A2b** - “Update the zoning and design guidelines to ensure that the height and overall mass of new development preserves the neighborhood’s design context and is compatible with adjacent, smaller-scale buildings.” (p. 37-38)
- **Eclectic GT, Goal A2: Contextual Design, Strategy A2d** - “Promote preservation of the Golden Triangle’s diverse historic resources to maintain neighborhood identity.” (p. 38)
- **Eclectic GT, Goal A2: Contextual Design, Strategy A2e** - “Transition the D-GT zone district to the Denver Zoning Code context- and form-based approach to streamline the development process and increase predictability.” (p. 38-39)
- **Livable GT, Goal D1: Connected Open Spaces, Strategy D1b** - “Foster the development of small, intimate spaces throughout the Golden Triangle that are privately owned and/or maintained.” (p. 82)



Housing an Inclusive Denver: Recommendations

- **Core Goals** - “Create affordable housing in vulnerable areas and in areas of opportunity ...” (p. 7)
- **Legislative and Regulatory Priorities, Recommendation 2** - “Expand and strengthen land-use regulations for affordable and mixed-income housing.” (p. 47)



Text Amendment Review Criteria (DZC 12.4.11)

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

CPD Recommendation

1. Staff recommends that LUTI committee move the Denver Zoning Code text amendment to update the Downtown Golden Triangle zone district forward for consideration by the full City Council, finding that the applicable review criteria have been met, with the following condition:
 - That the LUTI Review Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the LUTI Review Draft made necessary by such edits.
2. Staff recommends that LUTI committee move the Denver Revised Municipal Code amendment to revise Chapter 27, Article VI, establishing affordable housing incentives for the Downtown Golden Triangle zone district forward for consideration by the full City Council.