



Old City Hall View Plane

Denver Revised Municipal Code Amendment

Date: 09.11.2024

Presenter: Tony Lechuga

Amendment to the Denver Revised Municipal Code (DRMC)

Proposed DRMC Amendment:

“Land within any Downtown Central Platte Valley- Auraria Center zone district shall be exempt from the requirements of this section 10-59.5.”

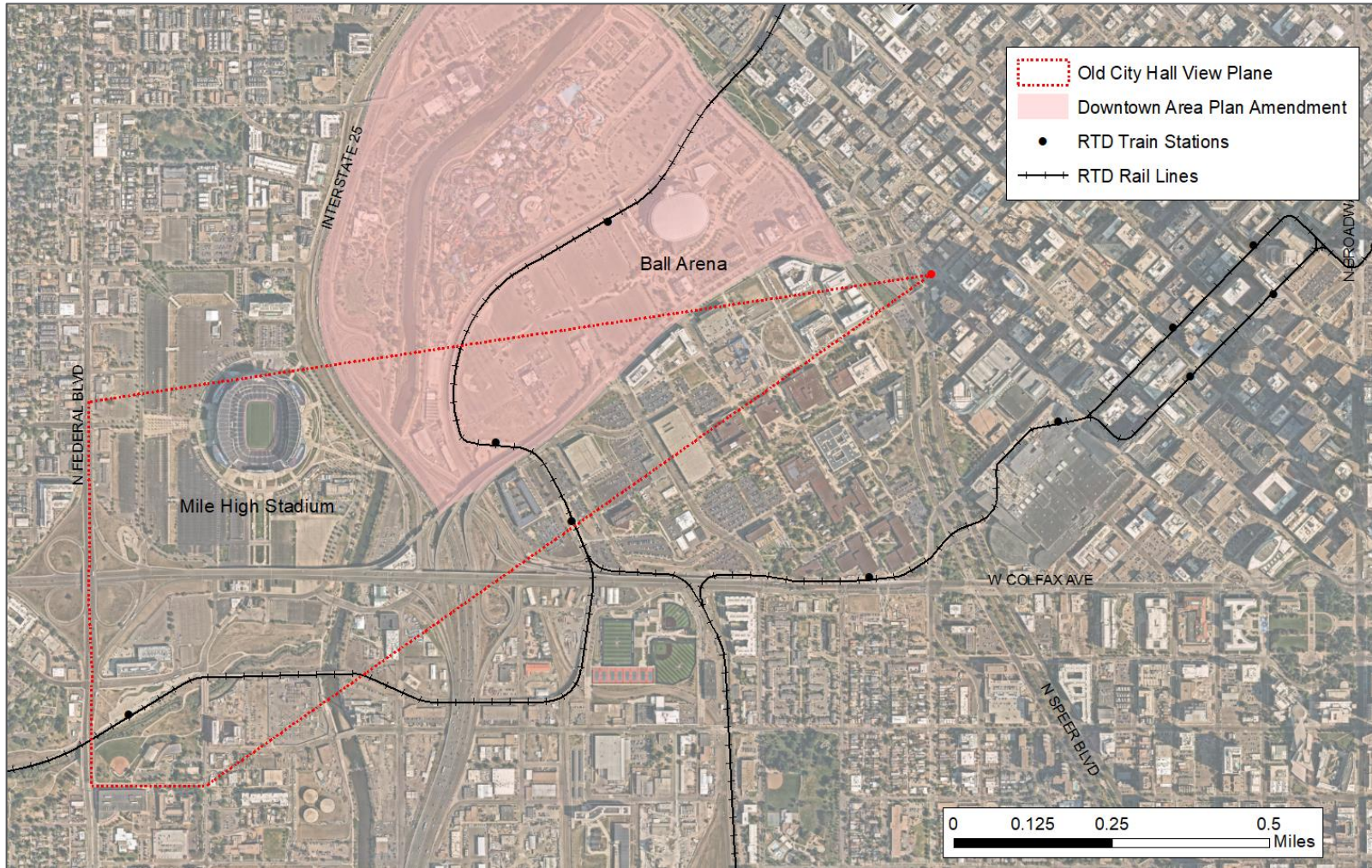
Old City Hall View Plane



Old City Hall view plane established at the corner of 14th and Larimer and terminates at Federal Boulevard to preserve mountain views

Exception added in 1999 to allow the new Mile High Stadium to pierce the view plane.

Downtown Area Plan Amendment



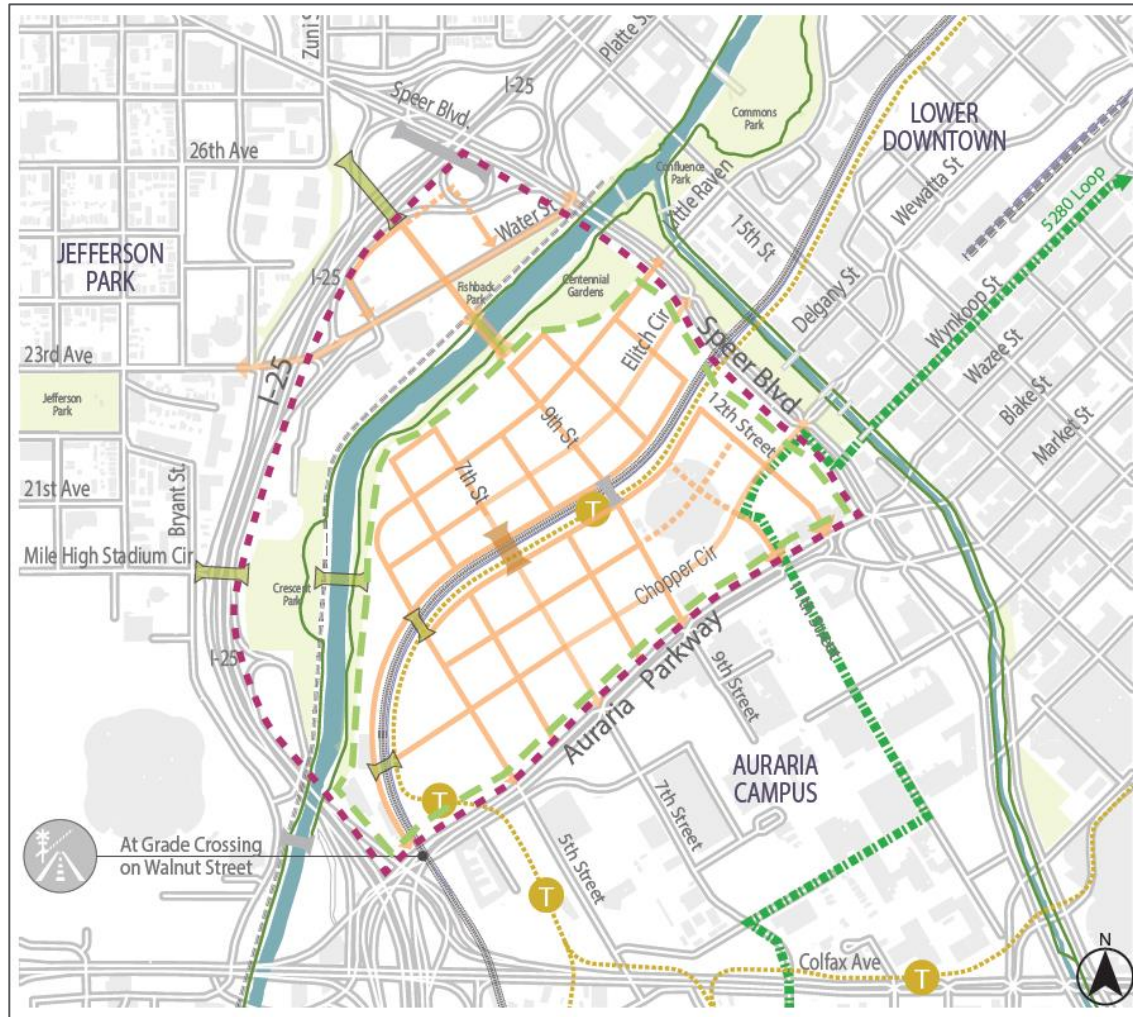
“Analyze the effectiveness of the Old City Hall Mountain View Plane once Design Standards and Guidelines have been created and consider removing the view plane if the new tools effectively enhance key views and render the view plane obsolete.”

Downtown Area Plan Amendment, Recommendation and Strategy D5g.

Do two things:

1. Create DSGs
2. Analyze the view plane

Downtown Design Standards and Guidelines



Example from the DSG:

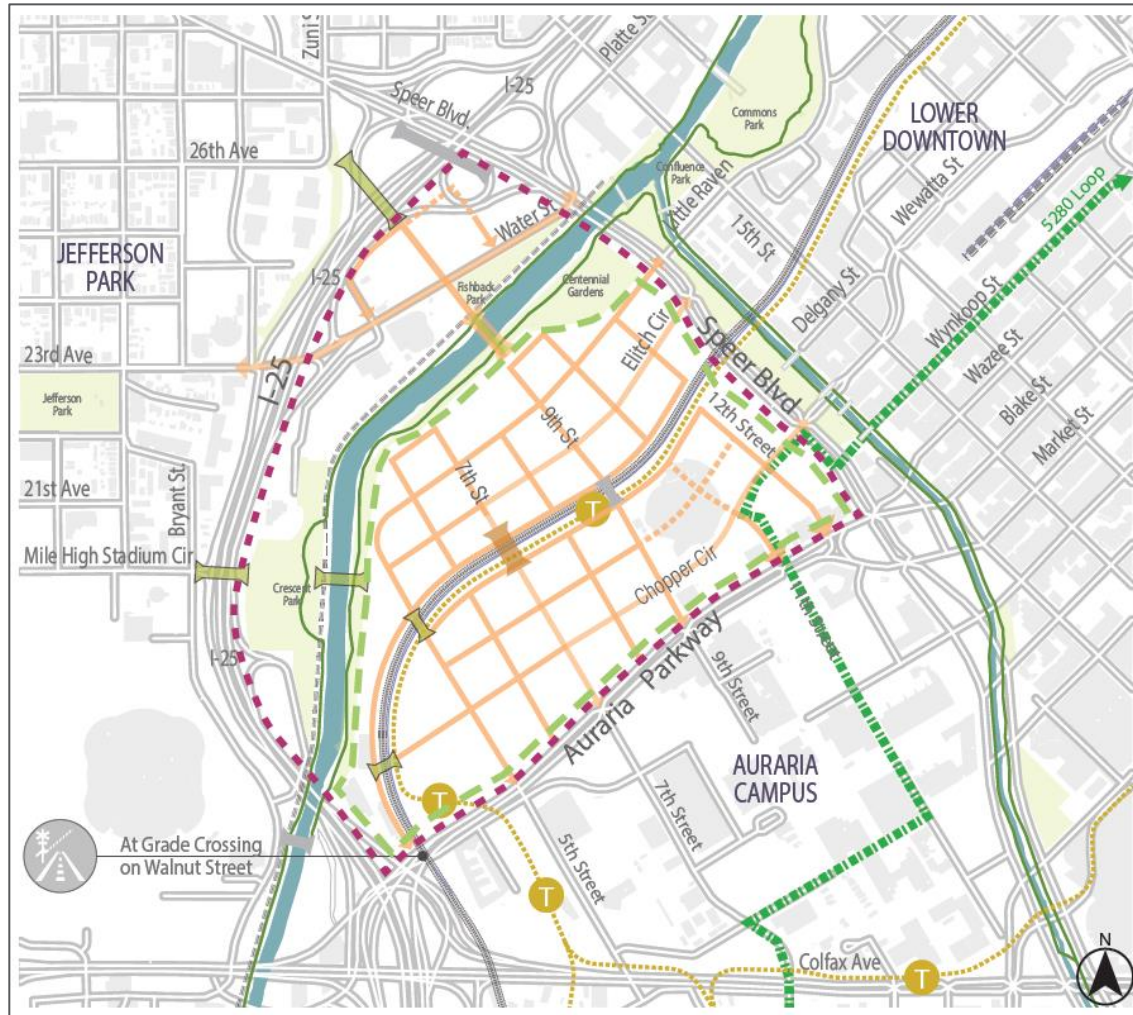
The Building Massing of Upper Stories or Towers should incorporate opportunities to frame views from the Public Realm to important natural and neighborhood features (p. 50)

Natural and neighborhood features may include:

- Street or visual corridor terminus
- Major intersection, key streets, bridge crossing, or transit node
- Important public Parks, plazas, or Open Spaces
- Rocky Mountains of the River

These DSG only apply to areas with D-CPV zoning

Downtown Design Standards and Guidelines



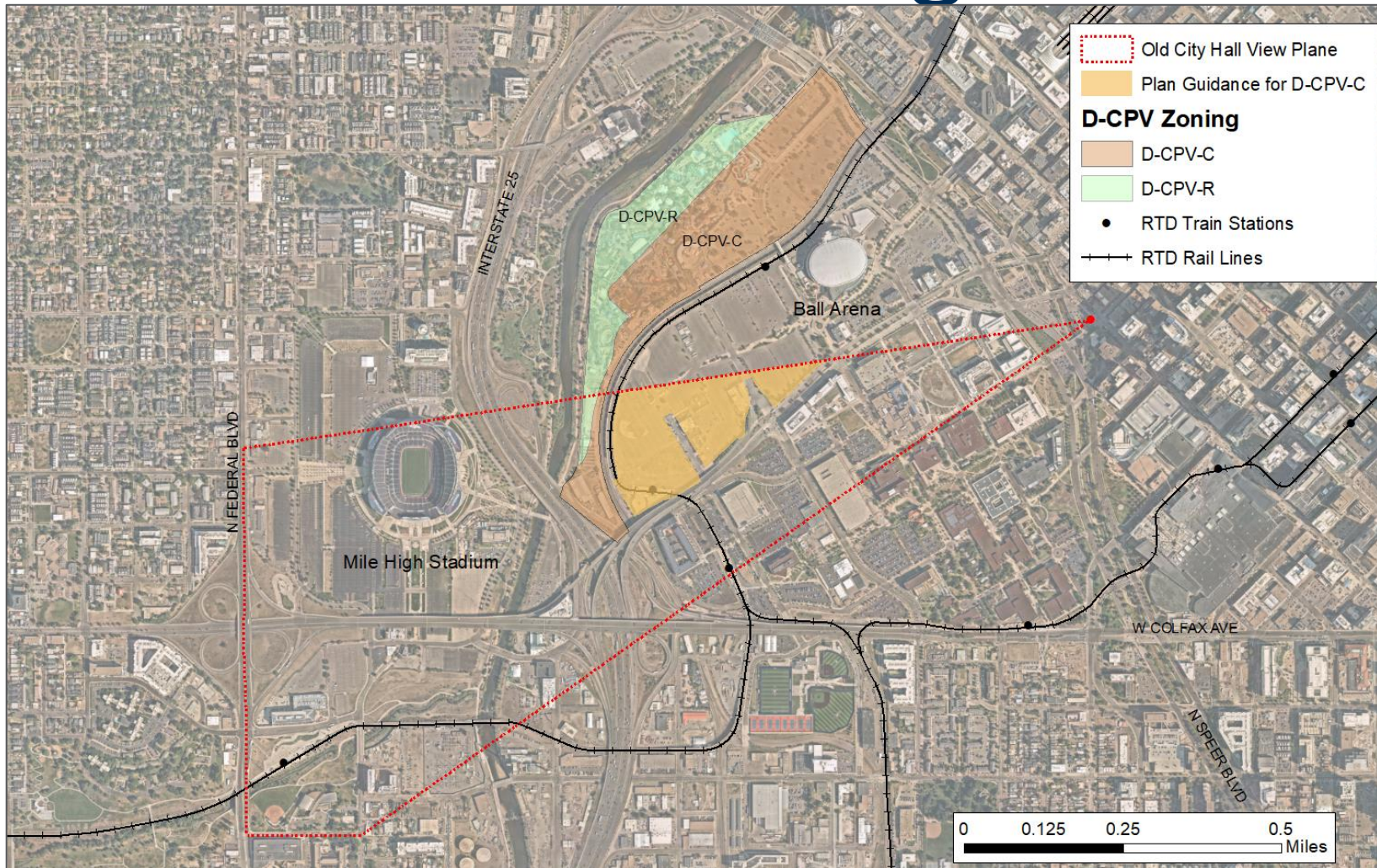
- Site Design and Massing Review Submittal requires an analysis to show how the proposed project may influence views (p.16)
- “The design standards and guidelines in this section promote Tower locations and orientations that preserve access to sunlight, frame views, and maintain spacing between towers along the skyline” (p. 32)
- “Tower Placement, spacing, and orientation should be positioned to preserve views and sky exposure from adjacent buildings, Open Spaces, amenity areas, and the Public Realm” (p. 33)

Auraria Higher Education Center Impact



The CU Student Commons Building, Lola & Rob Salazar Student Wellness Building, the City Heights & Learning Commons, and the MSU Denver Hotel and Hospitality Learning Center, constructed between 2012-2021, all exceed the maximum heights established by the view plane.

Future D-CPV-C zoning



The proposed amendment could also include the yellow area within the view plane.

The view plane limits heights to between ~70 to 100 feet.

Purpose

1. The Downtown Area Plan Amendment sets specific policy guidance to increase development potential through providing affordable housing.
2. Downtown Area Plan Amendment guidance to remove the view plane.
3. The zoning includes an incentive system to leverage increased development potential.
 - Affordable housing incentive system applies above 5 stories
4. The proposed amendment would allow development to access the incentive height by providing more affordable housing.



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CPD Recommendation

CPD recommends City Council **approve** the amendment to the Denver Revised Municipal Code to exempt the D-CPV-C zone district from the regulations of the Old City Hall View Plane.