



NWC Regulatory Package

NWC CAC Meeting (October 25, 2018)

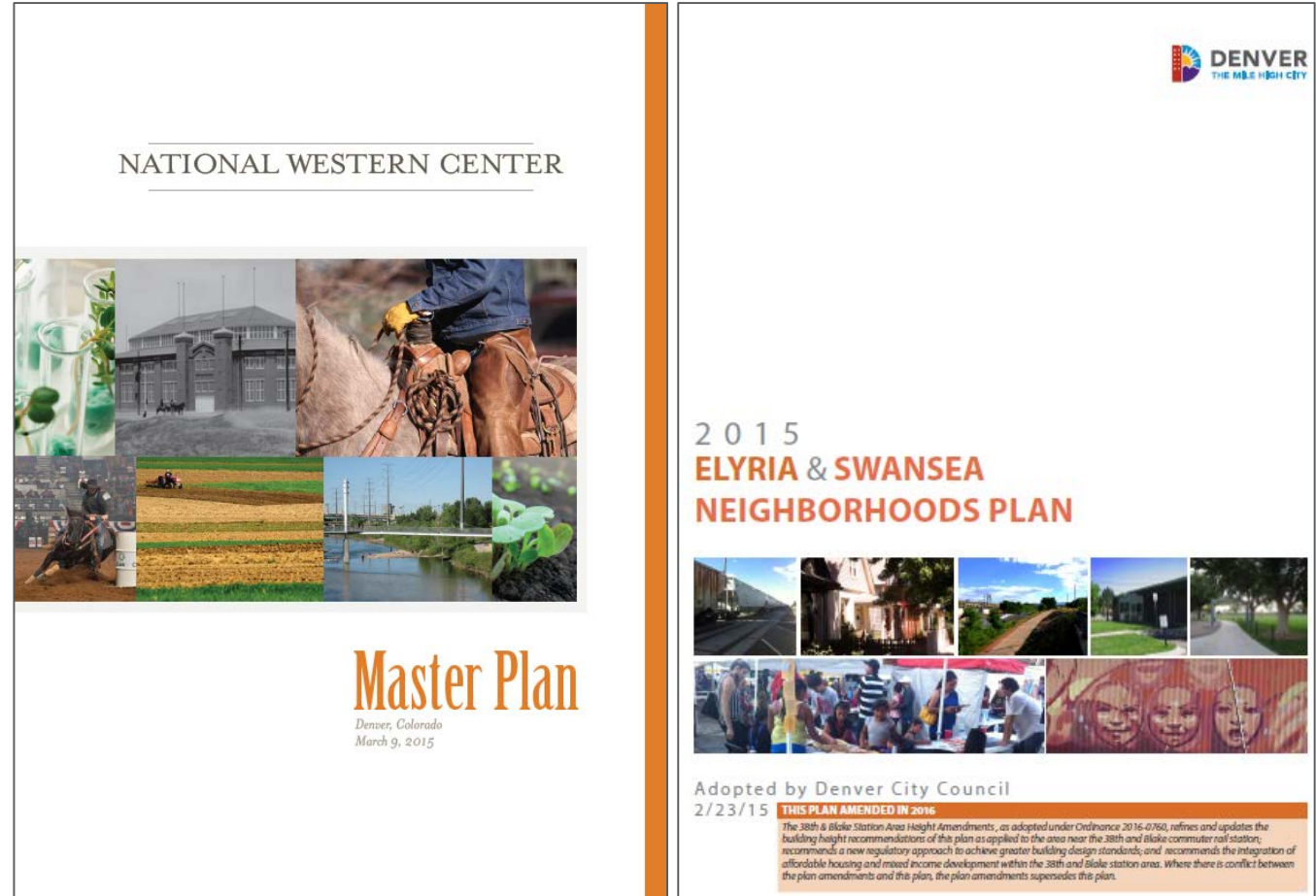
Regulatory Package – Tonight’s Topics

1. Project objectives
2. Zoning vs. Design Standards and Guidelines (DSG)
3. Process and schedule

We Need to Finish What We Started!

Project Objectives

- Prepare city regulations to implement adopted plans/policies
- Promote good design and neighborhood compatibility
- Accommodate unique NWC programming and placemaking objectives
- Facilitate feedback from stakeholders



The Regulatory Package: Role of the Tools in Development Process

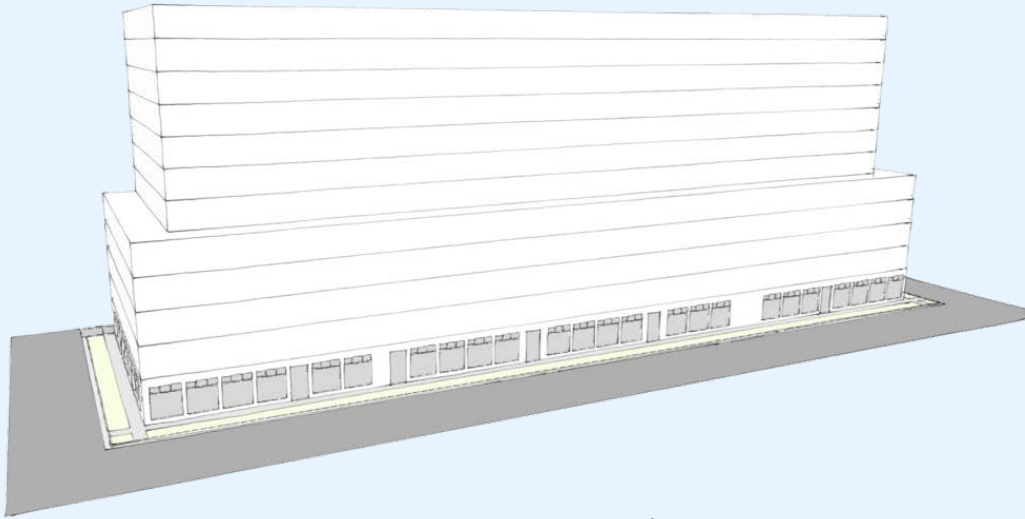
Zoning

Design
Standards and
Guidelines
(DSG)

- Set rules and expectations for future development
- Govern land use, parking, design and other elements
- Development must be consistent to get permits

Zoning Vs. DSG: Tool Function

Zoning



- Sets basic parameters/requirements
- Quantitative/measurable
- Predictable
- Easily administered
- Applied across the city

DSG

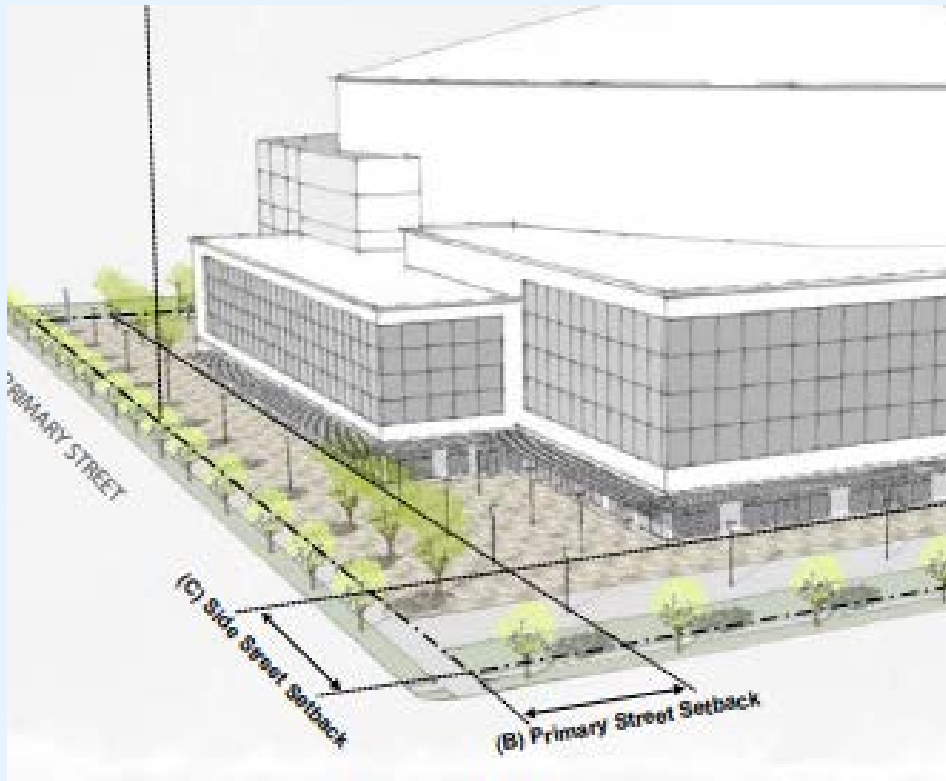


- Establishes design intent
- Qualitative
- Flexible
- Requires interpretation
- Applied to special districts

Zoning Vs. DSG: Tool Function

Zoning

Example: Building shall be set back 10 feet from the property line



DSG

Example: Articulate a building wall to reduce perceived mass and provide visual interest

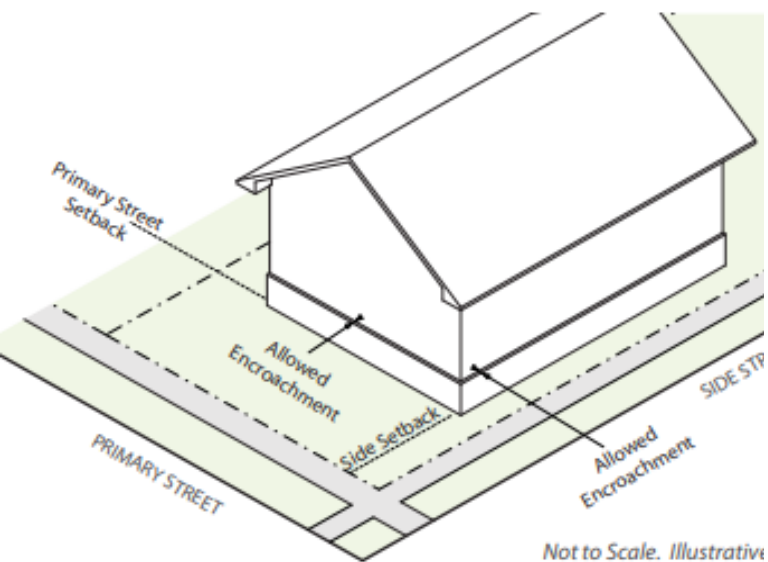


Zoning: Examples

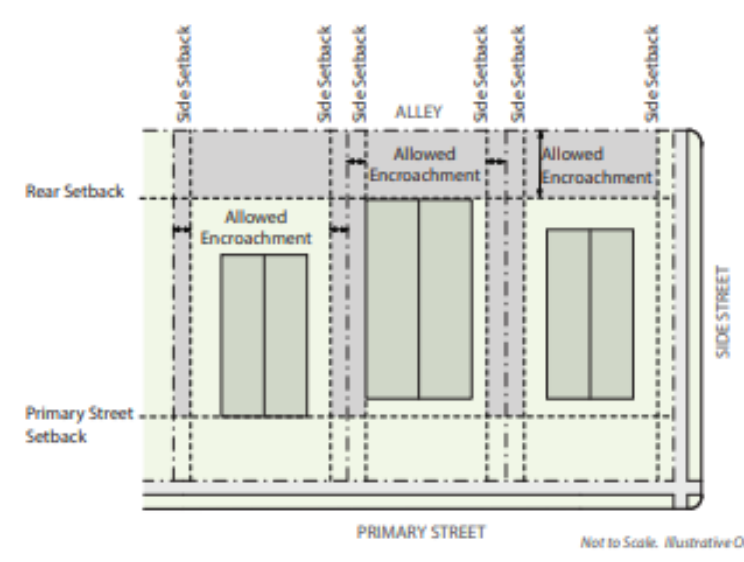
| HEIGHT | | CMP-NWC |
|--|--|---------|
| A Feet (max) | | 150' |
| A Feet, within 175' of Protected District (max) | | 75' |

| SITING | | CMP-NWC |
|--|---|---------|
| SETBACKS | | |
| B Primary Street (min) | | 5' |
| C Side Street (min) | | 5' |
| D Side Interior (min) | | 0' |
| Side Interior, adjacent to Protected District (min) | | 10' |
| E Rear, alley/no alley (min) | | 0'/0' |
| Rear Setback adjacent to Protected District, alley/no alley (min) | | 5'/10' |
| Vehicle Access, 3 or more side-by-side dwelling units in one structure | From Alley; or Street access allowed when no Alley present (Sec. 9.2.7.4) | |
| Vehicle Access, all other permitted uses | Access determined as part of Site Development Plan Review | |

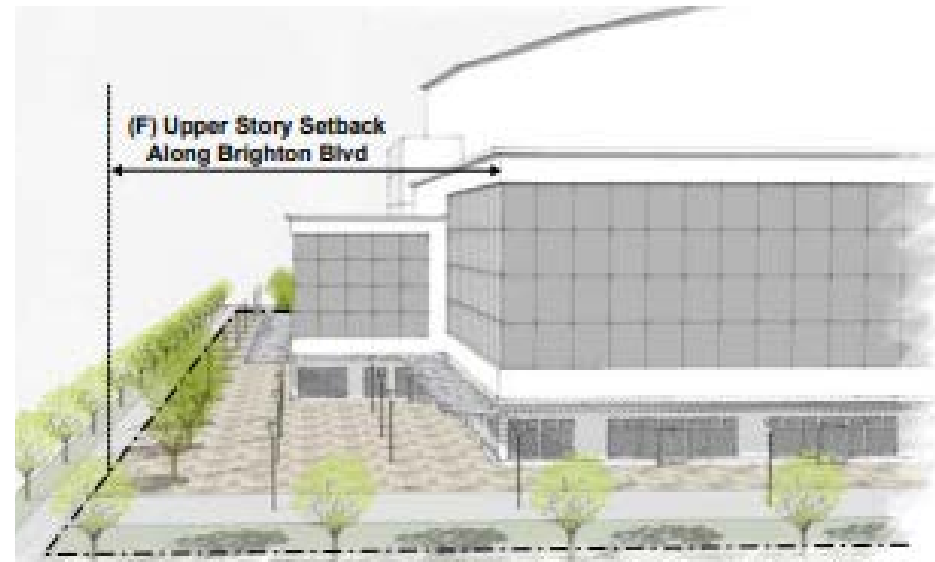
| | | | | | | |
|---|--|---------------------|-----------------------|------|------|----------|
| Arts, Recreation & Entertainment | Indoor •Vehicle - Artist Studio: 0.3/1000 sf GFA •Vehicle - All Others: 1.25/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (20/80) | NP | P-ZP | P-ZP | P-ZP | |
| | Arts, Recreation and Entertainment Services, Outdoor* •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (20/80) | NP | NP | L-ZP | L-ZP | \$11.4.3 |
| | Sports and/or Entertainment Arena or Stadium* •Vehicle: 1.25/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (20/80) | NP | NP | P-ZP | P-ZP | |
| Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use) | | Not Applicable | | | | |
| Parking of Vehicles | Parking, Garage •No Parking Requirements | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Parking, Surface* •No Parking Requirements | L-ZP | L-ZP | P-ZP | P-ZP | \$11.4.7 |
| Eating & Drinking Establishments | All Types •Vehicle: 2.5/ 1,000 s.f. GFA •Bicycle: 1/1,500 s.f. GFA (0/100) | H: P-ZP H2: L-ZP | EI: P-ZP EI2: L-ZP | P-ZP | P-ZP | \$11.4.8 |
| Lodging Accommodations | Bed and Breakfast Lodging •Vehicle: 0.875/guest room or unit •Bicycle: 1/7,500 s.f. GFA (60/40) | P-ZP | EI: P-ZP EI2: NP | P-ZP | P-ZP | |
| | Lodging Accommodations, All Others •Vehicle: 0.5/ guest room or unit •Bicycle: 1/7,500 s.f. GFA (60/40) | P-ZPIN | EI: P-ZPIN EI2: NP | P-ZP | P-ZP | |
| Office | Dental / Medical Office or Clinic •Vehicle: 2.5/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (60/40) | L-ZP | L-ZP/P-ZPIN | NP | L-ZP | \$11.4.9 |
| | Office, All Others •Vehicle: 2.5/ 1,000 s.f. GFA •Bicycle: 1/7,500 s.f. GFA (60/40) | P-ZP | P-ZP | P-ZP | P-ZP | |



Not to Scale. Illustrative



Not to Scale. Illustrative Only.



DSG: Example

A → BUILDING MASS & SCALE

B → Articulation & Detail



Integrate architectural details with facade articulation. Use exposed posts, beams, trusses and brackets, for example.



A building facade shall include some articulation techniques that provide visual interest and human scale.



Height variation may occur with changes in wall heights for different building modules.

D → INTENT STATEMENT

- 1a To provide a visually interesting facade
- 1b To reduce perceived scale of a large building

E → DESIGN STANDARDS

- 1.1 A building facade shall include articulation techniques that provide visual interest and human scale. Acceptable strategies are listed below.

F → DESIGN GUIDELINES

- 1.2 Integrate architectural details with facade articulation.
 - a. Use exposed posts, beams, trusses and brackets, for example.
 - b. Contemporary methods may include integrated photovoltaic cells, curtain wall expressions, and shading devices.

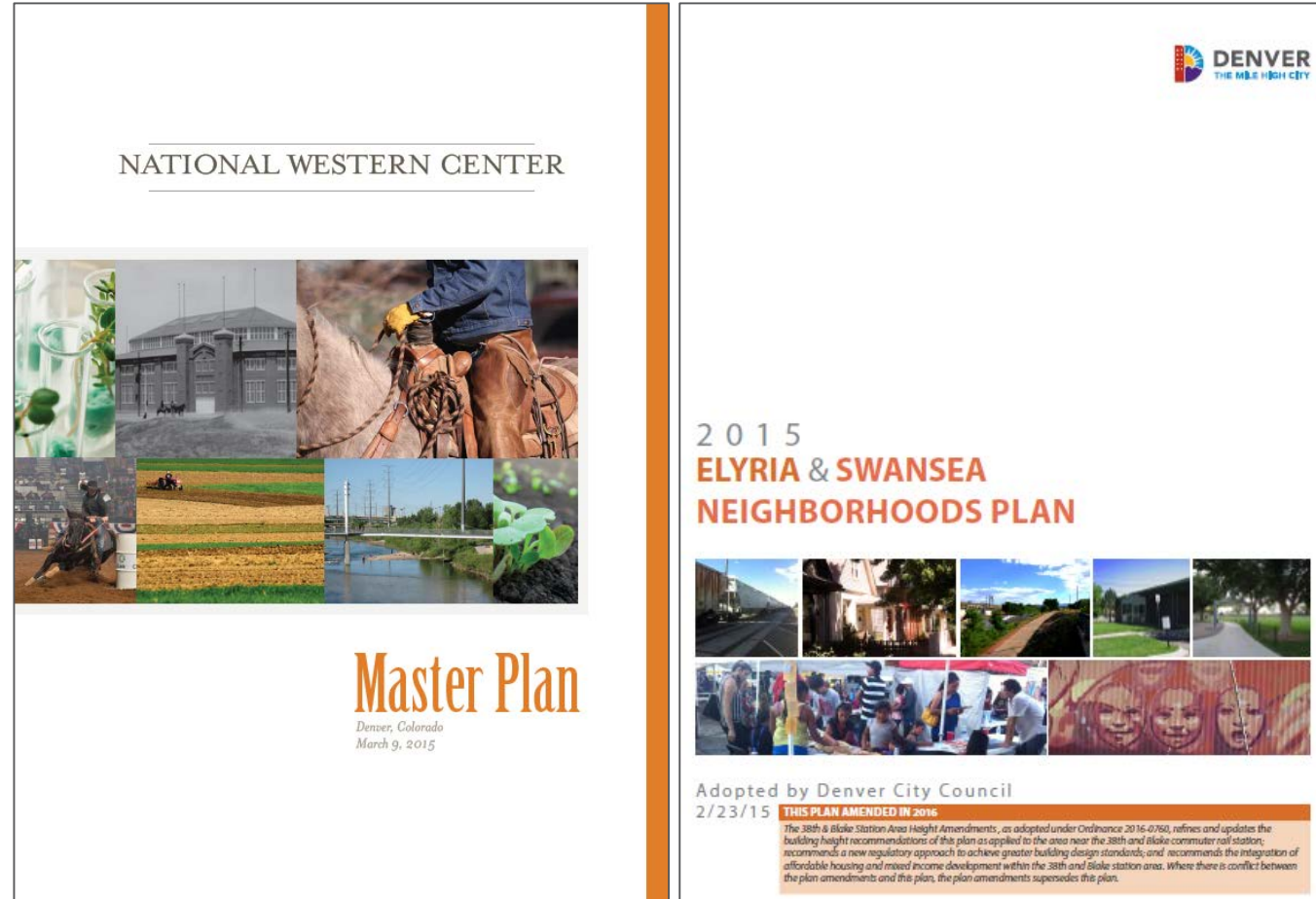
H → ARTICULATION

Articulation methods reduce perceived building mass.

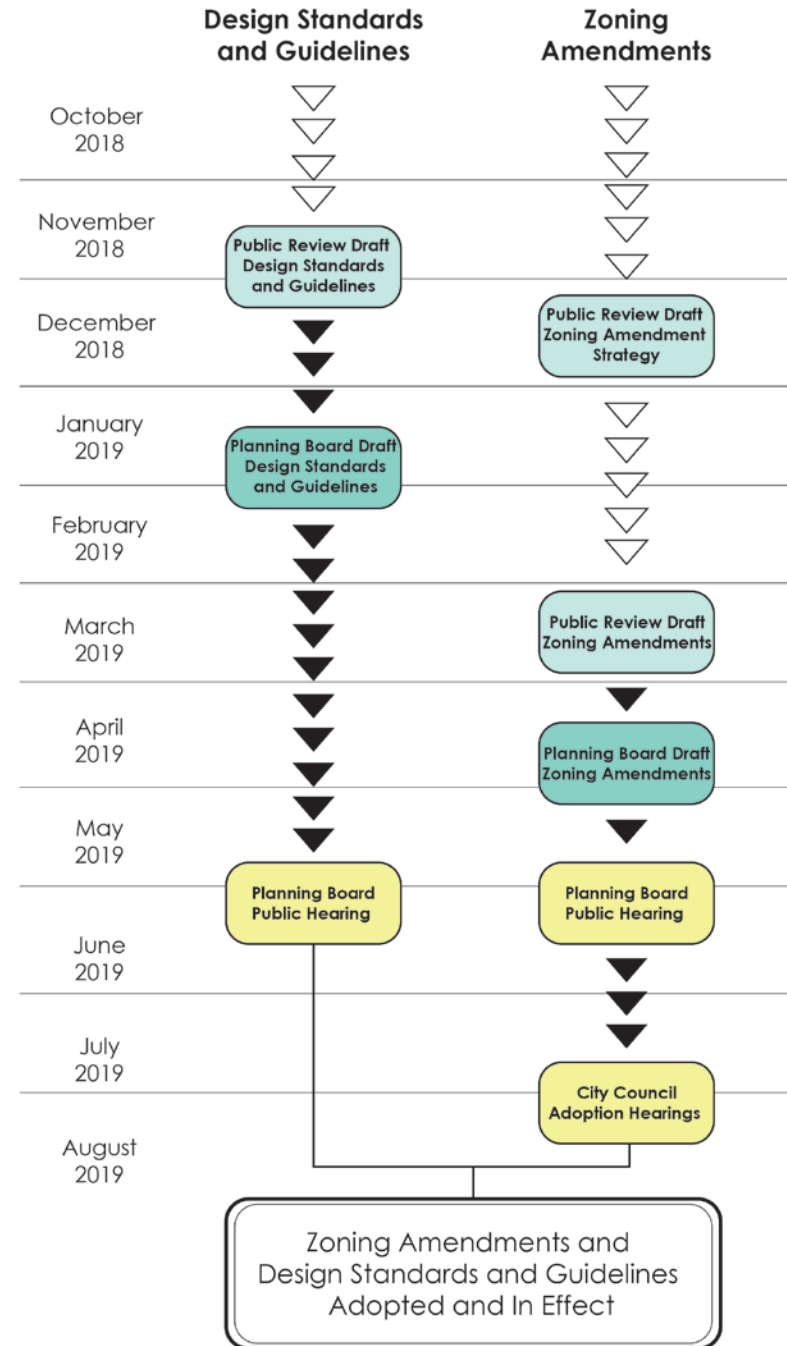
- G → a. Articulation is particularly important for mixed-use, civic/ tourism, residential and hospitality building types.

Benefits of the Tools

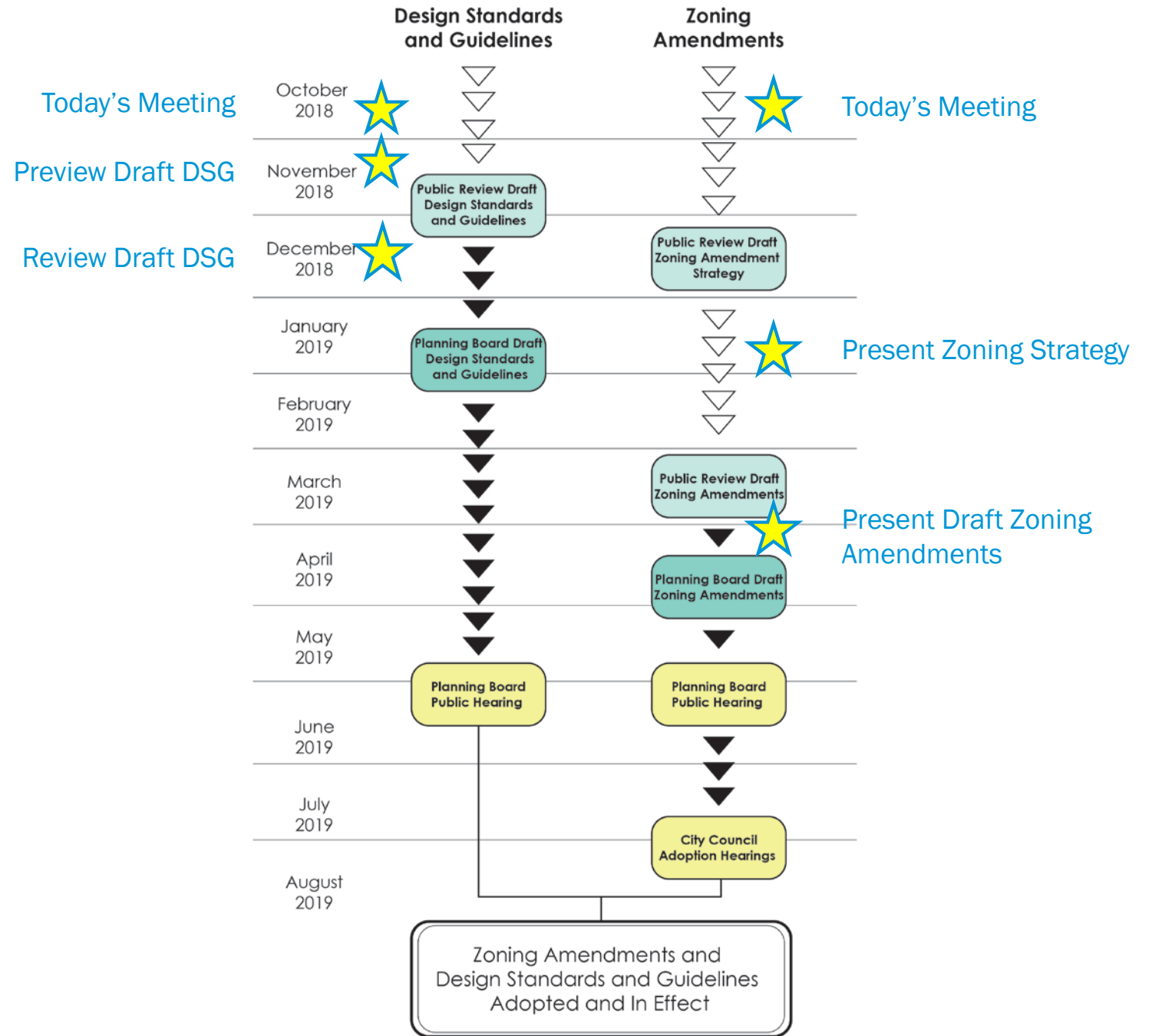
- Create enforceable regulations that implement previous work
- Provide certainty about future development
- Ensure development is sensitive to context
- Set the bar for design



Regulatory Package: Tentative Schedule



Regulatory Package: Tentative Schedule



Contact

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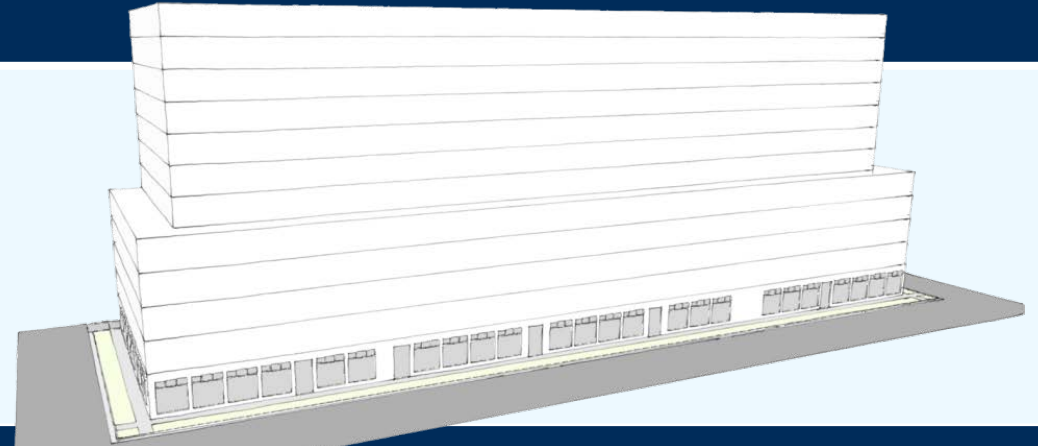
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Zoning Vs. DSG: Key Topics Addressed

Zoning

Prescriptive

- Permitted land uses
- Setbacks
- Maximum building heights
- Surface parking location
- Screening



Design Standards and Guidelines

Performance Oriented

- Building placement
- Open space design
- Parking design
- Building massing and articulation
- Building materials

