

URBAN PLANNING SERVICES

DENVER, COLORADO

SERVICES:

- » Prepared a diagnostic report on existing zoning
- » Developed a citywide system of contexts
- » Conducted a community survey on design and redevelopment by context
- » Prepared building form graphics and tables

CLIENT:

Tina Axelrad
Principal City Planner
City of Denver

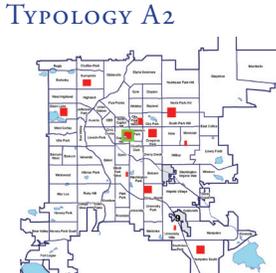
DATE:

2006-2010

Citywide Form-Based Zoning Code

The City of Denver recently adopted one of the first comprehensive form-based zoning codes for a large American city. The new code promotes goals for economic development, sustainability and context-sensitive design. Winter & Company worked with a team of consultants to help craft the context-based zone districts and building forms that are the basis of the new code.

Denver's new form-based code directs growth into redeveloping industrial areas, commercial corridors and neighborhood centers while promoting stability in the city's established neighborhoods. A key focus is the relationship between buildings and the public realm. The code's form-based standards promote buildings that are oriented toward streets and sidewalks, facilitating the evolution of auto-dominated districts and corridors into mixed-use neighborhoods with a diverse array of businesses, housing and transportation options.



TYPOLOGY A2

SNAPSHOT AREA - KEY



Snapshot Area - Aerial Photograph



EXTRACT OF THE SNAPSHOT AREA - AERIAL PHOTOGRAPH



The photograph of Capitol Hill above shows the juxtaposition of moderate and large scale built forms prevalent in the neighborhood.



The traditional pattern of multi-family development in Capitol Hill is shown above.



Unlike typology A1, some driveways for single family homes are accessed from the street as shown in the above image from the snapshot area of Capitol Hill.



The above image of the snapshot area in Capitol Hill shows traditional multi-family development in the typology.



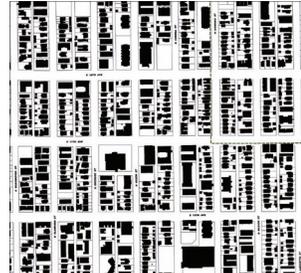
The image from the snapshot area in Capitol Hill above shows a traditional single family building converted to multi-family, with a newer multi-family building next door.



On the eastern side of Capitol Hill, many blocks include an unbroken pattern of traditional single family development.



In Capitol Hill, the shift from lower scaled single family residential forms to larger buildings has taken place over a long period of time as shown in the image at left of an older multi-family infill project.



SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



Extract of the Snapshot Area - Building Placement Diagram

DESCRIPTION

This area exhibits both an earlier form of residential and sequential development of more recent commercial and residential. The area in general retains a relatively constant central north/south alley circulation providing access to the rear from both residential and commercial uses. The residential sections of the area retain an earlier detached sidewalk circulation pattern with significant presence of mature street trees, despite the concentration of development. More recent development achieves a hard street edge in certain places but elsewhere presents open parking lot space to the street frontage. Building height ranges from single story residential and commercial development to a series of buildings of multiple stories. Coverage of the lot can be total or relatively high in the interspersed commercial and residential collage.

Differs from A1:

- Appears to be derived from A1 but subject to notable change over time creating larger scale development within original pattern.
- Significant lot amalgamation
- Resembles patterns found in B2 but with higher lot coverage and greater diversity of building height.

FRAMEWORK FEATURES

STREET PATTERN: RECTILINEAR GRID

STREET WIDTH: MEDIUM AVENUES & NARROW STS.

SIDEWALK LOCATION: GENERALLY DETACHED

ALLEYS: CONSISTENT

STREET TREES: WIDESPREAD IN RESIDENTIAL

BLOCK WIDTH: 300' BY 500'

CONSISTENCY/DIVERSITY: GENERALLY DIVERSE

LOT FEATURES

LOT SIZE: 40' BY 125', MUCH MODIFIED

LOT SHAPE & ORIENTATION: RECT., PERP. TO STREET

LOT WIDTH: 40' BUT MUCH AMALGAMATION

LOT COVERAGE: VERY HIGH, 50 - 95%

BUILDING ORIENTATION: GEN. WITH LOT

BUILDING PLACEMENT: FORWARD OR CENTRAL

PARKING ACCESS/LOCATION: REAR & STREET ACCESS

BUILDING PLACEMENT

Front Setback: 10-30'

Side Setbacks: 5'

Rear Setback: 20' - VARIES

BUILDING FORM

Building Height: 2 TRAD. - 1 TO MULTI SEEN

Plate Height:

Roof Ridge Height:

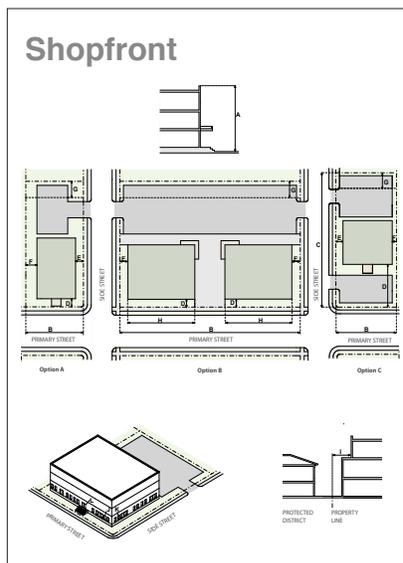
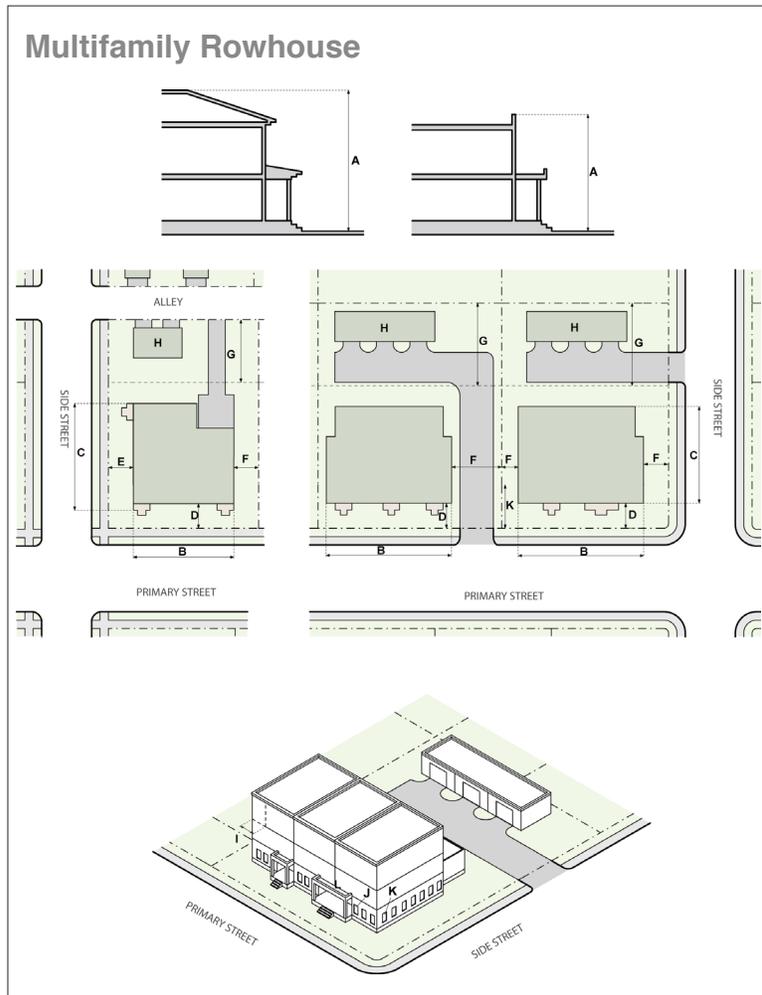
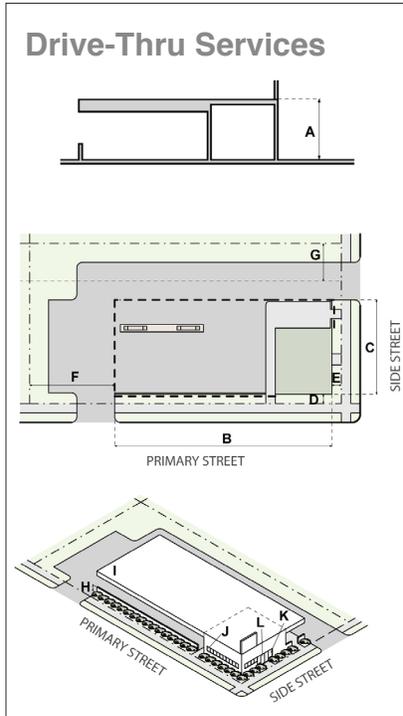
Roof Form: FRONT GABLE FLAT

Entry (Porch/Door Orientation): SOME FRONT

Transparency (Window Location & %):

The differing neighborhood contexts of Denver are illustrated on posters that document street patterns, site design and building character.





The new zoning code provides form-based design standards for a range of building types. The standards for each building type are calibrated to different contexts throughout the city.

"Two years after the City overhauled its zoning code, developers say the new form-based codes are working well and should encourage future development. When pressed for negative feedback . . . the experts said they've heard almost no complaints. 'It's been a huge upgrade in clarity and consistency,' said Chris Crosby, executive vice president for Denver's Nichols Partnership LLC, which is developing a multifamily complex near Denver Union Station."

Denver Business Journal, Friday, June 2012