

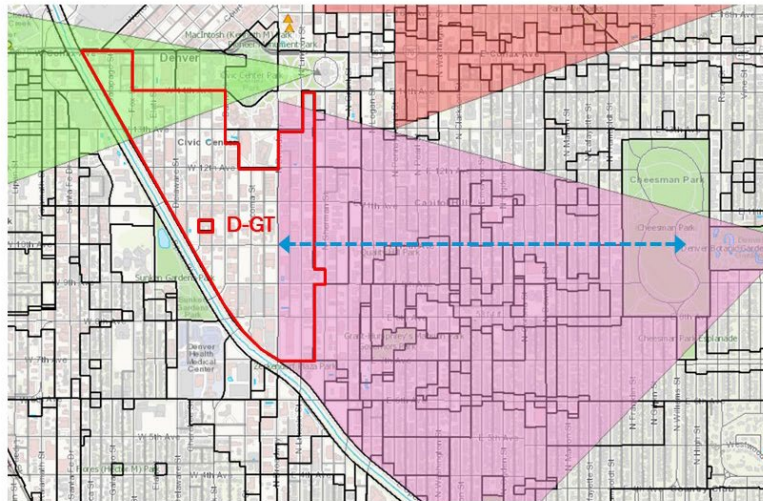
Golden Triangle Zoning and Design

Addressing Questions about the Cheesman Park View Plane

What is the Cheesman Park view plane?

Protected view planes are a set of rules that restrict building heights in designated areas to preserve a view from a specific public vantage point.

Existing View Planes



PROPOSED ZONING STRATEGY
Updated March 2021



The Cheesman Park/Botanic Gardens view plane is shown in the image above in purple. The dashed blue line is 10th Avenue, in line with the Cheesman Pavilion and the point of origin of the view plane near the Denver Botanic Gardens. As the image shows, the view plane extends slightly into the Golden Triangle, ending at Broadway.

View from Cheesman Pavilion



PROPOSED ZONING STRATEGY
Updated March 2021



This image shows the view from the Cheesman Pavilion, which sits up about 20 to 25 feet above the elevation of the park and is 125 feet higher than Broadway, nearly 1.25 miles from the Golden Triangle. The mountain view is in the distance to the left of the existing Cheesman Gardens condominium building.

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What does the Cheesman Park view plane have to do with zoning in the Golden Triangle?

Recently, questions have been raised about whether allowing taller buildings in the Golden Triangle would impact the mountain view from Cheesman Park, which is protected through the Cheesman Park/Botanic Gardens view plane.

The proposed zoning updates would not change the height restrictions that apply to areas within the Cheesman Park view plane, the State Capitol view plane, or the Civic Center view plane.

What is a point tower? Why is it being considered for the Golden Triangle?

In the proposed zoning strategy, the Point Tower building form is one option that would allow for taller height in exchange for strict requirements on the size and spacing of the tower portion of a building above 5 stories. This building type does not allow more development area, but instead takes the same amount of space allowed in a shorter bulkier building and shapes it into a taller narrower form.

Use of this form in the Golden Triangle would allow more sunlight and sky to penetrate to the street level, avoiding a “canyon” effect and contributing to an enhanced pedestrian experience. It would also address a high priority objective in the Golden Triangle Neighborhood Plan to support the eclectic nature of the area by allowing a variety of building types.

Point Tower Building Form

Tower Floor Plate Size
Establishes a maximum area for the tower



Tower Dimension
Establishes a maximum linear dimension for the tower



Tower Separation
Establishes a minimum separation distance between towers



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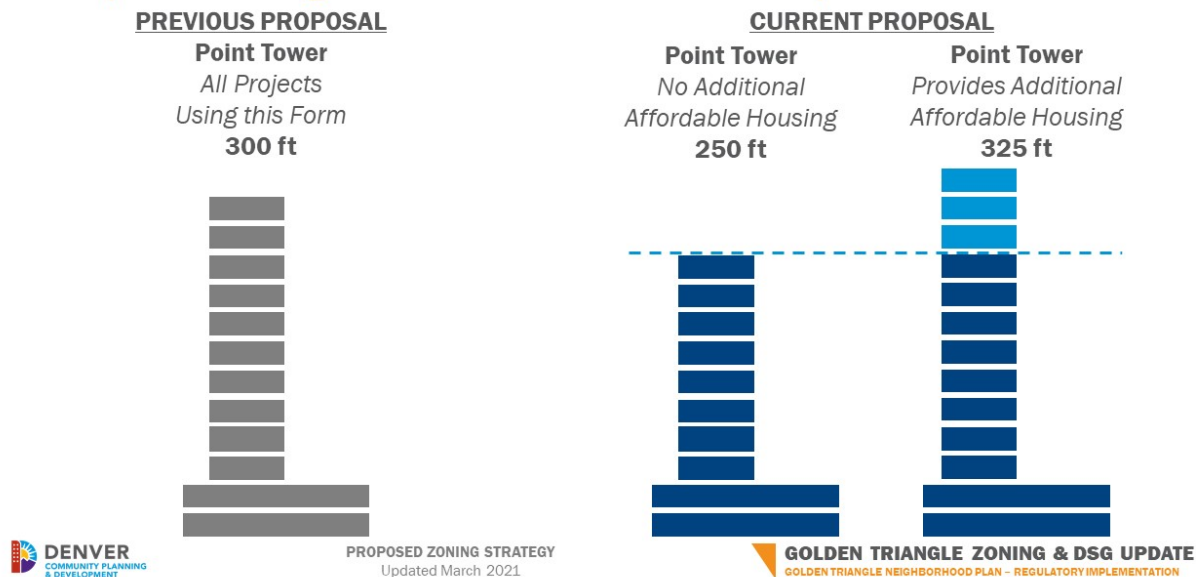
What building heights are being proposed in the Golden Triangle?

Under the proposed zoning updates, new developments that use the point tower form would be allowed a maximum height of 250 feet, with the option of going up to 325 feet, if the development meets specific benchmarks for affordable housing (units built or additional fees paid). This is a change from a previous proposal that would have allowed all point towers to reach 300 feet regardless of affordability. The change was made in response to community feedback and to support goals of creating more affordable housing.

More traditional buildings that do not meet the requirements for size and spacing for point towers would still be limited in height to 200 feet, with the option of going up to 250 feet if they provide more affordable housing units or fees. The proposal also includes height incentives to protect or designate potentially historic buildings.

Currently, buildings in the Golden Triangle can be up to 175-200 feet depending on their location in the neighborhood. There are currently 11 buildings that reach this limit.

Proposed Height Limits and Relationship to Other Goals



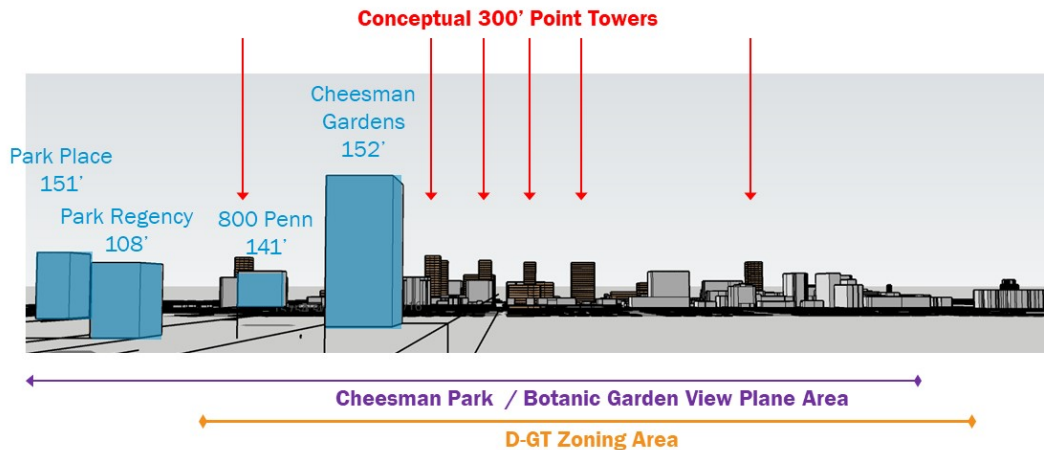
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Won't point towers at their maximum height block the mountain view from Cheesman Park?

No, new point towers in the Golden Triangle would not alter the mountain view from Cheesman Park based on the following analysis of what a proposed 300-foot tall building might look like from Cheesman Park, which city staff conducted in May 2020.

Sketchup Model of Golden Triangle



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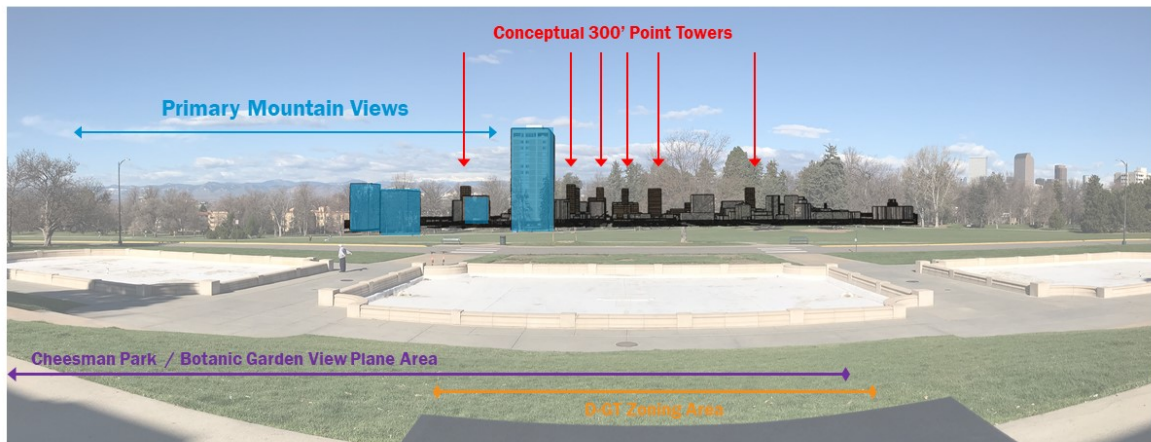


This three-dimensional model includes several existing buildings near Cheesman Park as scale references. The existing buildings are shown in blue: Park Place (8th & Corona), Park Regency (9th & Lafayette), 800 Penn (8th & Pennsylvania), and Cheesman Gardens (10th & Humboldt). Several conceptual 300-foot Point Tower examples were built into the model and are marked by arrows. Also shown are the relative limits of the D-GT zone district, where the zoning updates are proposed, and the approximate area that falls under the Cheesman Park / Botanic Garden View Plane (which extends to the south or left side of the image).

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View from Cheesman Pavilion



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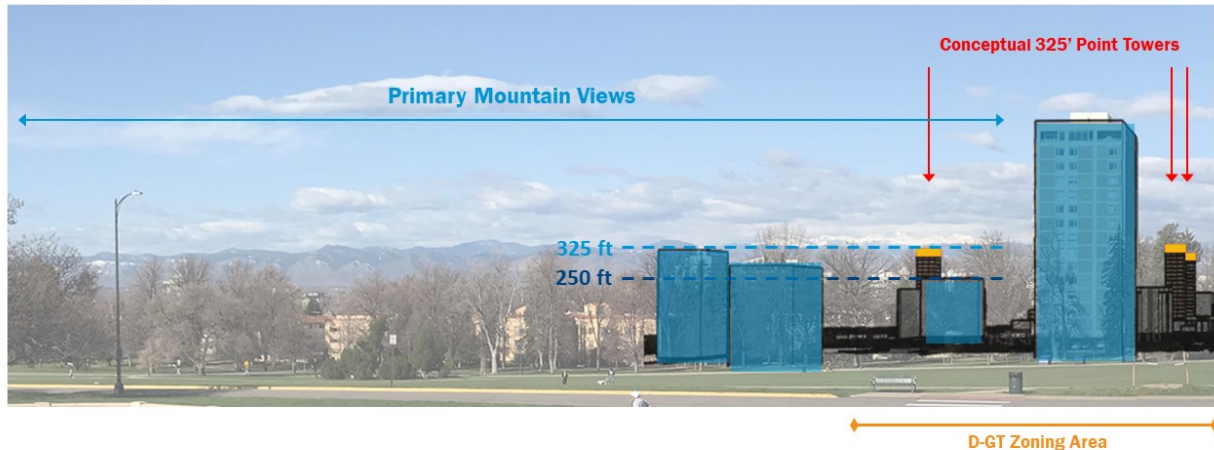


As this superimposed view shows, a 300-foot height limit for Point Towers in the Golden Triangle would likely have little effect on the mountain view. The impact on the view would be limited because the Golden Triangle neighborhood is 100 to 150 feet lower than the viewpoint at the pavilion and because the area covered by the proposal is mostly to the north or right of the primary mountain view. A 300-foot Point Tower built at the southernmost end of the neighborhood could be very slightly visible above the trees and existing buildings in front of it, but when viewed in its entirety, the mountain panorama is preserved.

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View from Cheesman Pavilion with 325-foot Point Towers



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This image zooms into the mountain view and notes what the new proposed height maximums are relative to the view and to existing buildings (in blue). Point towers would be limited to 250 feet with the option of going up to 325 feet if additional affordable housing is provided. The area in gold represents the additional 25 feet on top of the 300-foot buildings in the original model.

Even with the allowance of an additional 25 feet of height for projects that provide affordable housing, existing buildings and trees are still very likely to screen new projects and limit the effect on mountain views, and any Golden Triangle areas east of Broadway would still be subject to the existing view plane height restrictions.

Community input we have received shows there is neighborhood support for a taller building form that (1) achieves the goals of the Golden Triangle Neighborhood Plan for a variety of building types, (2) promotes citywide housing goals, and (3) as demonstrated, would not affect mountain views from Cheesman Park.