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Subject: Golden Triangle Feedback - Thank You
Attachments: View Plane Slides.pdf

Hello and thank you for your recent comments regarding potential zoning changes in the Golden Triangle. We encourage you to review the information about the project included below, including the relationship of potential changes to important mountain views, and to visit the project webpage, www.denvergov.org/goldentriangle, for future updates.

- **Mountain views from Cheesman Park:** We understand there is a lot of concern about views of the mountains from Cheesman Park, which we know are important to the identity of the city and its residents. Based on our full analysis (see attached PDF with notes), taller Point Towers won't be visible from this view point based on the distance of the Golden Triangle from Cheesman Park (1 ¼ miles) and the elevation change (100-150 feet lower). In addition, the geographic location of the Golden Triangle is largely to the north of the primary view of Mount Evans, which is in a southwesterly direction from the Cheesman Pavilion.
- **Point Towers:** If included in a potential zoning change, this building form would directly address a recommendation in the Golden Triangle Neighborhood Plan to encourage a variety of building types and sizes. Additionally, recent construction in the neighborhood has resulted in bulky buildings that have an oversized impact on the pedestrian experience at the street level and limit sunlight and views. Point towers allow a taller height limit because they come with strict limitations on the size of the building above 5 stories and in this area their height would be limited to ensure views from Cheesman Park are not affected.
- **Project background:** The project to update the Downtown Golden Triangle zoning (D-GT) and design guidelines began in March 2019 under Councilman Wayne New, with the goal of implementing the recommendations in the Golden Triangle Neighborhood Plan adopted in 2014. CPD has continued to work closely with Councilman Chris Hinds and an Advisory Committee comprised of Golden Triangle residents, business owners, property owners, and design/development professionals. All public meeting, Advisory Committee meeting, interim reports, and other project-related information is available at the project website.
- **Where the project is right now:** The effort is currently in the stage of evaluating various zoning tools and arriving at a preferred zoning framework. The full draft of the zoning update is anticipated to be complete and released for public review in late summer (August/September) with a goal of Council adoption in late November.
- **Ways to weigh in:** An online open house and survey are currently available on the project website. We encourage you to watch the presentation, read the board materials and take the survey, which is currently scheduled to close April 20. Your contact information has also been added to the project email list to receive future communications.

We hope that you will continue to monitor progress of this effort and provide feedback as additional materials are released for public review. Thank you for your time and participation.

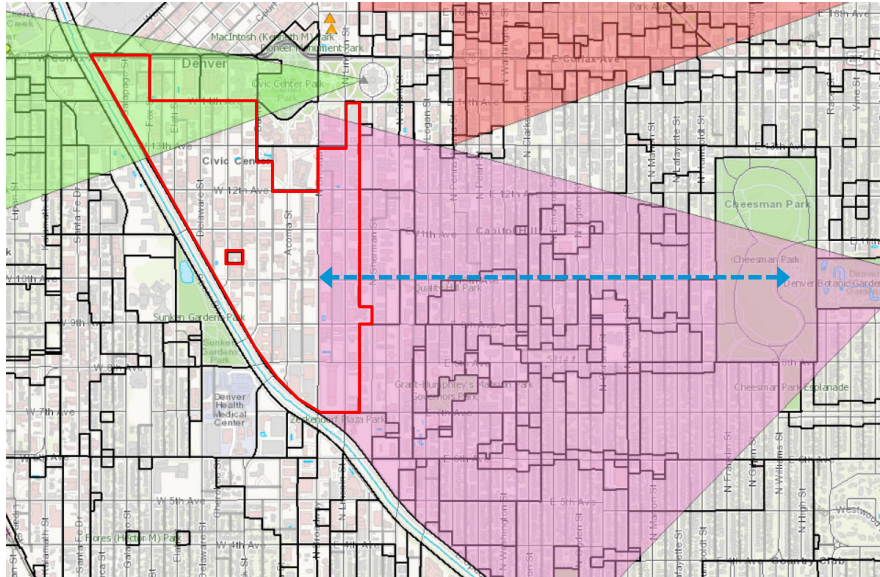
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Existing View Planes



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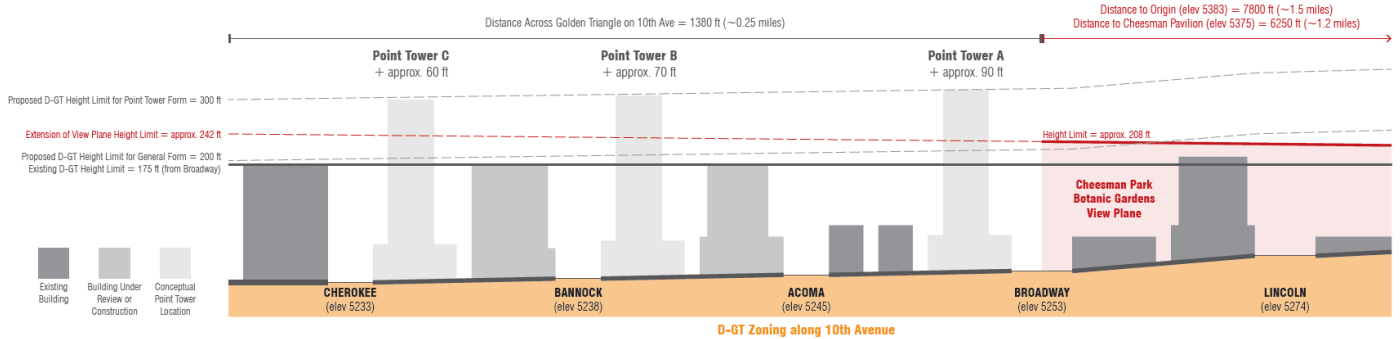
GOLDEN TRIANGLE ZONING & DSG UPDATE
GOLDEN TRIANGLE NEIGHBORHOOD PLAN – REGULATORY IMPLEMENTATION

Recently, there has been some concern expressed about whether additional height in the Golden Triangle would impact the mountain views from Cheesman Park which are currently protected through the Cheesman Park / Botanic Gardens view plane. As you can see in purple, the view plane extends slightly into the Golden Triangle, and ends at Broadway. The dashed blue line shows 10th Avenue which is directly aligned with Cheesman Pavilion.

It is very important to note that any areas within the Cheesman Park, State Capitol, or Civic Center view planes would still be limited by the height restrictions that apply and the proposed zoning updates would not change that.

We agree that views from Cheesman are important and contribute to the identity of the city.

Potential Height in Golden Triangle



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GOLDEN TRIANGLE ZONING & DSG UPDATE
GOLDEN TRIANGLE NEIGHBORHOOD PLAN - REGULATORY IMPLEMENTATION

So let's look at this in more detail. This diagram shows a section of the neighborhood along 10th Avenue through the D-GT zone district from Lincoln (on the right) to the alley adjacent to Speer (on the left). The darkest blocks represent existing buildings, medium grey are buildings either in permitting or construction, and then are three conceptual Point Towers shown in lightest grey.

You can see the Cheesman Park / Botanic Gardens view plane shown on the right, ending at Broadway. At this point, the height limit allowed under the view plane is approximately 208 feet. If the view plane were extended (shown in dashed red) the allowed height would be approximately 242 feet at Speer. Indeed a Point Tower, if built to the maximum height proposed, would be taller than this extension of the view plane by 60-90 feet depending on its location.

Again to be clear, the three conceptual Point Tower locations shown are not in the view plane area. If a Point Tower were built within the view plane area east of Broadway, it would be limited by the current height restriction.

View from Cheesman Pavilion



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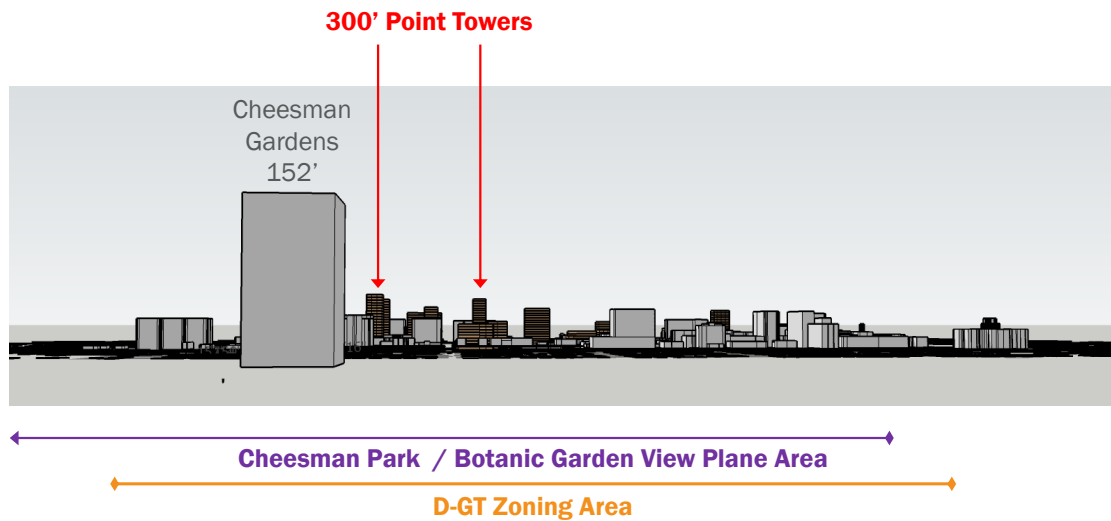


That diagram seems concerning, won't those Point Towers block the mountain view? Thankfully, the previous slide doesn't tell the whole story. Let's look at this from Cheesman Park.

This image represents the view from the Cheesman Pavilion which sits up about 20-25 feet above the elevation of the park and is 125 feet higher than Broadway. It is also nearly 1 ¼ miles from the Golden Triangle.

You can see the mountains in the distance and note the Cheesman Gardens condominium building just behind the tree in the center of the image. That will be an important reference point for the next slides.

Sketchup Model of Golden Triangle



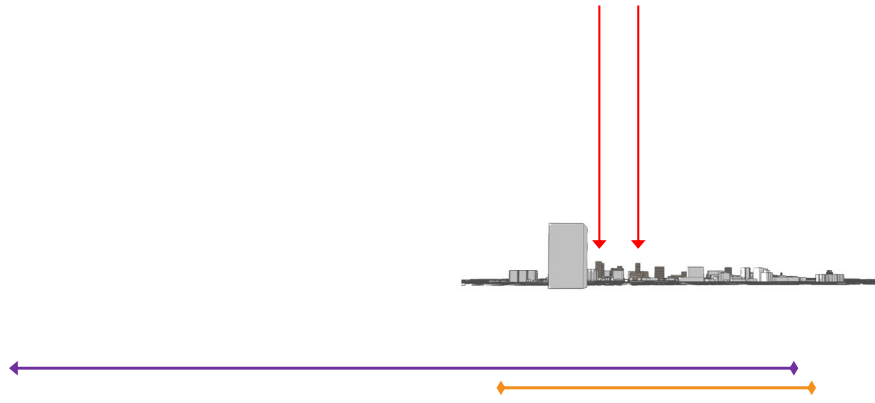
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We have built a three-dimensional Sketchup model of the entire Golden Triangle area and included Cheesman Gardens (correctly geographically located) as a scale reference. You can see two 300-foot Point Tower examples that were included in the model.

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 much further to the south or left side of the image).

Sketchup Model of Golden Triangle

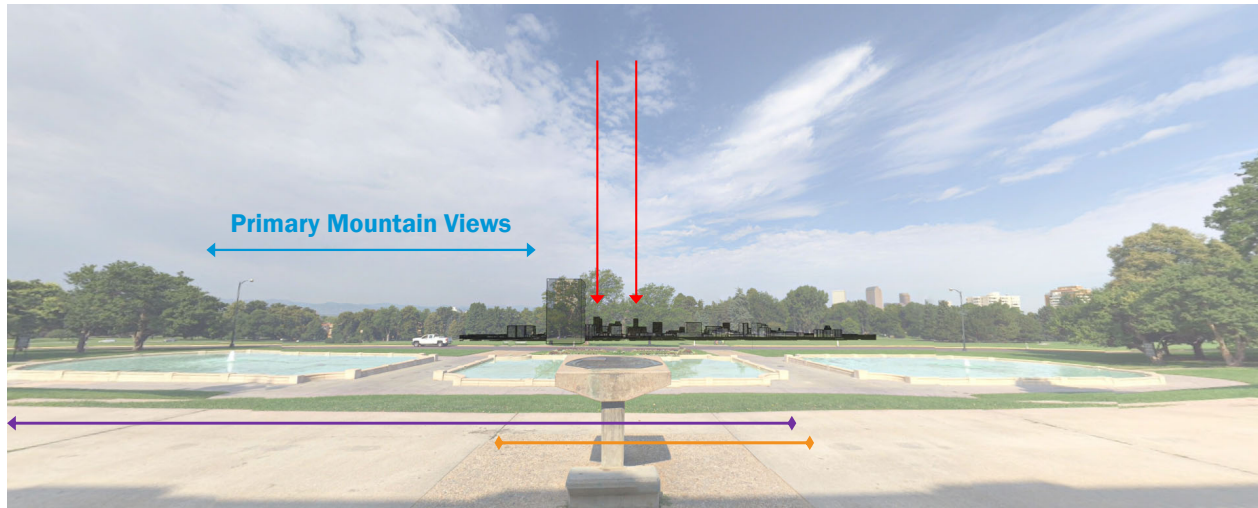


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When adjusted for distance and perspective the model gets very small. As noted before, Broadway is nearly 1 ¼ miles from Cheesman Pavilion.

View from Cheesman Pavilion

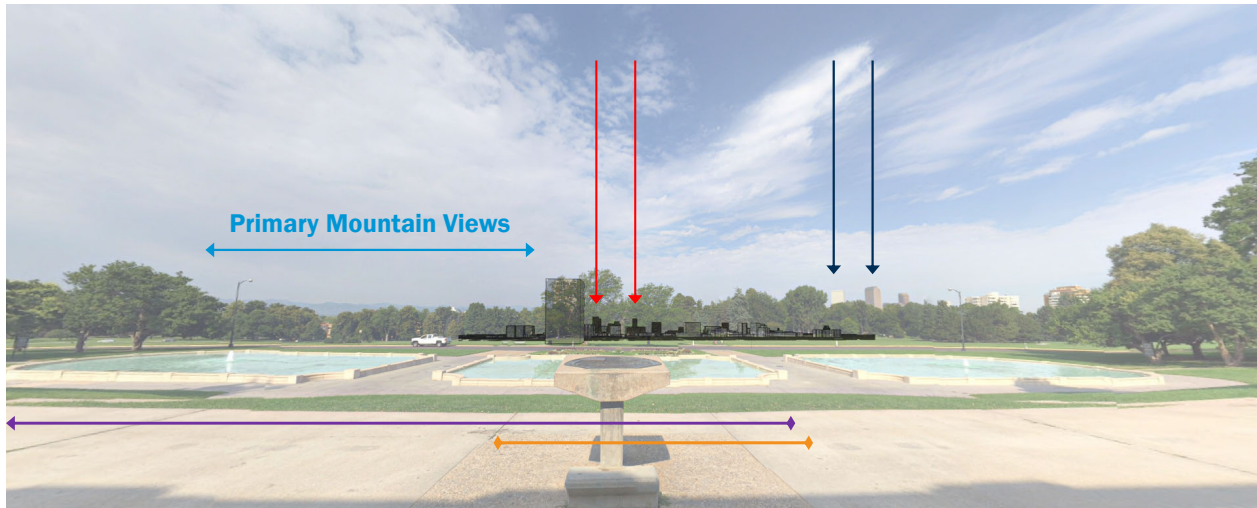


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From this superimposed view, you can see that a taller height limit in Golden Triangle would likely have little to no effect on this important mountain view due to the distance and change in elevation (the Golden Triangle is 100-150 feet lower than the viewpoint at the pavilion). You can also see that the D-GT zoning area is mostly to the north or right of the primary mountain view.

View from Cheesman Pavilion



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For comparison, look at the height of the Cash Register building or Republic Plaza which are only a little further away and are over 700 feet tall. Buildings that are only 300 feet tall will be blocked by the existing trees and buildings on the western edge of the park.

As mentioned earlier the area east of Broadway will still fall under the existing view plane height restrictions. We believe this will also help create a transition in height from the relatively lower scale in Capitol Hill to the Golden Triangle.

Overall, we feel confident that there is neighborhood support for a taller Point Tower form based on earlier community feedback, that it helps implement goals of the Neighborhood Plan for variety of building types, and it will have no impact on mountain views from Cheesman Park.