

Summary of Urban Center (UC) Zone District Changes

Previous Regulations	New Regulations																																																																																																																																																																																																
<p>Maximum Residential allowance for the UC District: 20 percent of the gross floor area of the development</p>	<p>Maximum Residential allowance: 50 percent of the gross floor area of the development. Through discussions with the development community and additional research, it showed that urban districts, similar to the UC zone district, should have an average minimum of 40 dwelling units per acre. These additional sources include the 2030 Palette, the Urban Land Institute’s ‘Fiscal Impacts of Transit-Oriented Development Projects’, and the Metropolitan Council’s ‘Land-Use Densities - Guide for Transit-Oriented Development’, which are resources on providing successful and sustainable transit-oriented development. Based on these recommendations, the suggested increase to the residential cap is 50 percent of the floor area of any development.</p>																																																																																																																																																																																																
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Included in the amendments is additional flexibility within the UC standards that could be easily applied while developing a Regulating Plan. These include additional allowances for the Center and General subdistricts related to Frontage, Building, and Parking Types as shown in Table 12-4-302.</p>		Center	General	Edge	Building Types (see Section 12-4-307, Building Types)				Townhouse	limited*	limited*	permitted	Live/Work Townhouse	limited*	limited*	permitted	Commercial Building	--	permitted	permitted	Low-Rise Mixed-Use	--	permitted	permitted	Mid-Rise Mixed-Use	permitted	permitted	--	Liner Building	permitted	permitted	--	Pedestal Building	permitted	permitted	--	Object Building	permitted	permitted	permitted	Frontage Types (see Section 12-4-308, Frontage Types)				Streetyard	permitted	permitted	permitted	Dooryard	permitted	permitted	permitted	Sloop	--	permitted	permitted	Forecourt	permitted	permitted	--	Shopfront	permitted	permitted	--	Gallery	permitted	permitted	--	Parking Types				Surface Lot	--	permitted	permitted	Tuck-Under	permitted	permitted	permitted	Mid-Block Structure	permitted	permitted	--	Lined Structure	permitted	permitted	--	Integrated Structure	permitted	permitted	--	Subterranean Structure	permitted	permitted	permitted
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<p>Floor to ceiling heights</p> <ul style="list-style-type: none"> • Existing Ground Floor Ceiling Height: 16 feet minimum • Existing Upper Story Floor-to-Floor Height: 14 feet maximum 	<p>Floor to ceiling heights</p> <ul style="list-style-type: none"> • Proposed Ground Floor Ceiling Height: <u>14</u> feet minimum • Proposed Upper Story Floor-to-Floor Height: 14 feet maximum, <u>16 feet maximum for penthouses only.</u> <p>The floor to ceiling heights were modified to permit flexibility in first floor spaces to allow for lower ceiling heights for ground floor residential units and office spaces and slightly higher upper floor ceiling heights to allow for penthouse spaces, where applicable.</p>
<p>Building Heights</p> <p>Existing building height ranges:</p> <ul style="list-style-type: none"> ○ Center: <u>7</u> - 15 stories ○ General: 3 - <u>6</u> stories ○ Edge: 2 - 3 stories 	<p>Building Heights</p> <p>Proposed building height ranges:</p> <ul style="list-style-type: none"> ○ Center: <u>5</u> - 15 stories ○ General: 3 - <u>8</u> stories ○ Edge: 2 - 3 stories (No change) <p>The range of building heights was amended to permit more flexibility in building height within each of the subdistricts, without increasing the overall allowed heights of the UC zone district, see Section 12-4-304(G) and 12-4-305(G).</p> <p>These height ranges allow for more variability in the skyline and allow for more diversity in the experience a user will have within the district without increasing the maximum allowable height within the district.</p>
<p>Designation of Public Space</p> <p>The regulating plan shall indicate areas where accessible public spaces will be provided. Public space locations shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. For every 10 acres of area subject to development under these standards (including areas in development blocks and street rights-of-way), at least one acre shall be dedicated and improved for use as a public space. 2. Public spaces in the Core and General subdistricts must be designed as public squares or plazas with the following characteristics: <ol style="list-style-type: none"> a. At least one public square or plaza shall be at least 20,000 square feet in area; b. The shape of the square or plaza is square or rectangular in form; however, trapezoidal or other irregular forms may be permitted to respond to topography, capitalize on views, or resolve irregular block or street geometries; c. Paved areas are provided for public gathering, and d. Frontage is provided on at least two streets. 	<p>Designation of Public Space</p> <p>The Regulating Plan shall indicate areas where accessible Public Spaces will be provided. Public Spaces shall create a variety of urban open spaces – including, but not limited to, parks, plazas, greenspace, and enhanced streetscapes. Public Space locations shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Ten percent of the Regulating Plan area (including areas in development blocks and street rights-of-way), shall be designated and improved for use as Public Space. 2. Public Spaces shall be designed to: <ol style="list-style-type: none"> a. Provide a variety of opportunities for both passive and active uses; and b. Provide frontage along at least one primary street. <p>The designation of Public Space is still a requirement for all Regulating Plans. The changes proposed to Section 12-4-303(G) further clarify the amount of required Public Space and allow for a variety of public spaces to include parks, plazas, greenspace, and enhanced streetscapes</p>

Previous Regulations	New Regulations
<p>3. Public spaces in the Edge subdistrict must be designed as public squares, plazas, or neighborhood park with the following characteristics:</p> <ul style="list-style-type: none"> a. Each shall be at least 5,000 square feet in area; b. The shape of the square, plaza, or park is square or rectangular in form, however, trapezoidal or other irregular forms may be permitted to respond to topography, capitalize on views, or resolve irregular block or street patterns; and c. Frontage is provided on at least one street. 	<p>while more clearly defining the types of uses that should be located within these spaces. The strict shape requirements were removed as they restricted creativity in design.</p>
<p>Required Ground Floor Retail</p> <p>The regulating plan shall indicate block frontages along primary streets where active, ground floor retail uses shall be required. Required ground floor retail shall be provided consistent with the following standards:</p> <ul style="list-style-type: none"> 1. For block frontages designated for required ground floor retail, the shopfront or gallery frontage types, as defined under Section 12-4-308, Frontage Types, are required. 2. Individual retail uses along block frontages designated for required ground floor retail shall be limited to no more than 60 consecutive linear feet of frontage, shall have primary entries directly onto public sidewalks, and shall occupy build 	<p>Designation of Street Level Activation</p> <p>The Regulating Plan shall indicate block frontages along primary streets where street level activation shall be required along the ground floor. Street level activation shall encourage pedestrian circulation and, pedestrian-scaled building features, and create an environment that is comfortable, safe, and inviting year-round. Specific standards for street level activation include:</p> <ul style="list-style-type: none"> 1. Enhanced Streetscape design, which shall: <ul style="list-style-type: none"> a. Provide Public Amenity Zones that incorporate Streetscape Elements that are human scaled and enhance the pedestrian experience. b. Provide Private Amenity Zones that create a concentration of activities that transition between Active Uses within buildings or plazas and the Pedestrian Walk. c. Provide Pedestrian Walks no less than eight feet in width to contain, define, and concentrate pedestrian activity; d. Ensure thoughtful placement and long term viability of street trees that will create a continuous canopy at maturity; and e. Create visual interest through placement of Streetscape Elements. <p>The requirement for ground floor retail along primary streets was modified under Section 12-4-303(H), <i>Designation of Street Level Activation</i>. This proposed change is in part a response to analysis conducted by the City's on-call retail consultant, Katy Press, with KP & Associates, regarding the viability of proposed retail within The Jones District. Based on this analysis, it has been determined that several factors including lack of retail visibility from Interstate 25, lack of frontage along East County Line Road or East Dry Creek Road, and lack of direct accessibility create a challenging environment for a significant amount of retail within The Jones District. While there will be opportunities for retail uses, including restaurants within The Jones District, Staff recommends that the requirement for ground floor retail be removed</p>

Previous Regulations	New Regulations
	<p>to allow for additional ground floor uses that will serve to activate the street level within the UC zone district.</p> <p>The proposed change does not remove the allowance for ground floor retail, but rather focuses on the desired experience along the streets through enhanced streetscape design and building articulation and building materials. The new section under 12-4-303(H), <i>Designation of Street Level Activation</i>, focuses on creating vibrant streets by concentrating the active uses, including retail, at the ground floor creating an environment that is inviting year-round.</p>

Additions:	Deletions:
<p><u>Mainstreet Designation</u></p> <p>The existing requirements allow for “Identification of Special Requirements and Overlays” which are meant to highlight prominent or significant features of the district. Staff is proposing a new overlay entitled “Mainstreet”. This designation would be focused on a portion of a primary street that would serve as an important gateway into the district. The Mainstreet designation would center or cluster retail and other active uses within a concentrated area of the district while emphasizing human-scale details through enhanced streetscape design and incorporation of Public Space. This Mainstreet overlay serves to create visual interest in the district by drawing users to an active space.</p> <p><u>Required Façade Articulation and Building Materials (Design Standards)</u></p> <p>The current regulations have strict stipulations related to building step-backs and projections. The proposed changes still address these building articulation methods, however focus more on the pedestrian experience and less on pre-defined measurements. One item that is not present in the existing regulations is the requirement for each UC district to have a cohesive design and a distinctive character that would set it apart from other developments within Centennial. Through these changes, Staff references the Central Arapahoe Road Corridor Design Standards and proposes that a Regulating Plan include a general design scheme, which may include renderings, illustrative imagery, and/or a palette of materials, to ensure individual buildings create a cohesive district and that any subsequent site plans are consistent in their applied architecture and materials.</p>	<p><u>Removing all AUC 4 references</u></p> <p>There are several specific references within the existing UC district regulations to the Arapahoe Urban Center Subdistrict 4 (“AUC 4”). As part of these proposed changes, Staff wanted to ensure that the regulations were applicable to all UC zoned parcels within the City, so all references to AUC 4 have been removed. The City is currently exploring a Regulating Plan for the AUC 4 area, and all specific items previously mentioned within the UC zone district standards will be considered as part of the development of that Regulating Plan.</p>

Additions:	Deletions:
<p>Signage is also a factor in building design, therefore a Sign Design Program will be required for all Regulating Plans to ensure building and site signage is unified with the district’s development. The proposed amendments reference the existing Sign Design Program requirements in Division 6-6.</p> <p><u>Subdistrict Boundary Locations</u></p> <p>Modifications were also made to the designation of where the subdistricts could be located within the district as described in Section 12-4-303(E). Staff emphasized the importance of the Edge Subdistrict as a transition from existing residential neighborhoods to the General and Center subdistricts of any proposed zoned UC district.</p>	

Clarifications:
<p><u>Requirements for a Regulating Plan</u></p> <p>The existing LDC did not clearly define what is required within the development of a Regulating Plan. Staff evaluated the minimum requirements for any Regulating Plan and specifically set forth such requirements in Section 12-14-902, <i>Regulating Plans</i>. This makes it clear for both the applicant and Staff.</p> <p><u>Requirements for Major and Minor Amendments</u></p> <p>In order to create predictability for any future amendments, Staff ensured that proposed changes to any items initially required to create a Regulating Plan would constitute a Major Amendment. All other modifications not specifically listed as a Major amendment would constitute a Minor amendment.</p> <p>The Planning and Zoning Commission recommended that subsection 12-14-902(D)(1)(h), <i>Major Amendments</i> to a Regulating Plan, be changed from 25 percent to ten (10) percent as shown below:</p> <ul style="list-style-type: none"> • <u>As shown on First Reading:</u> Any modification to the maximum gross floor area for the entire UC district that results in an increase of <u>25</u> percent or greater, as shown on the Regulating Plan. • <u>As recommended by Planning and Zoning Commission at its July 10, 2019 meeting:</u> Any modification to the maximum gross floor area for the entire UC district that results in an increase of <u>10</u> percent or greater, as shown on the Regulating Plan.