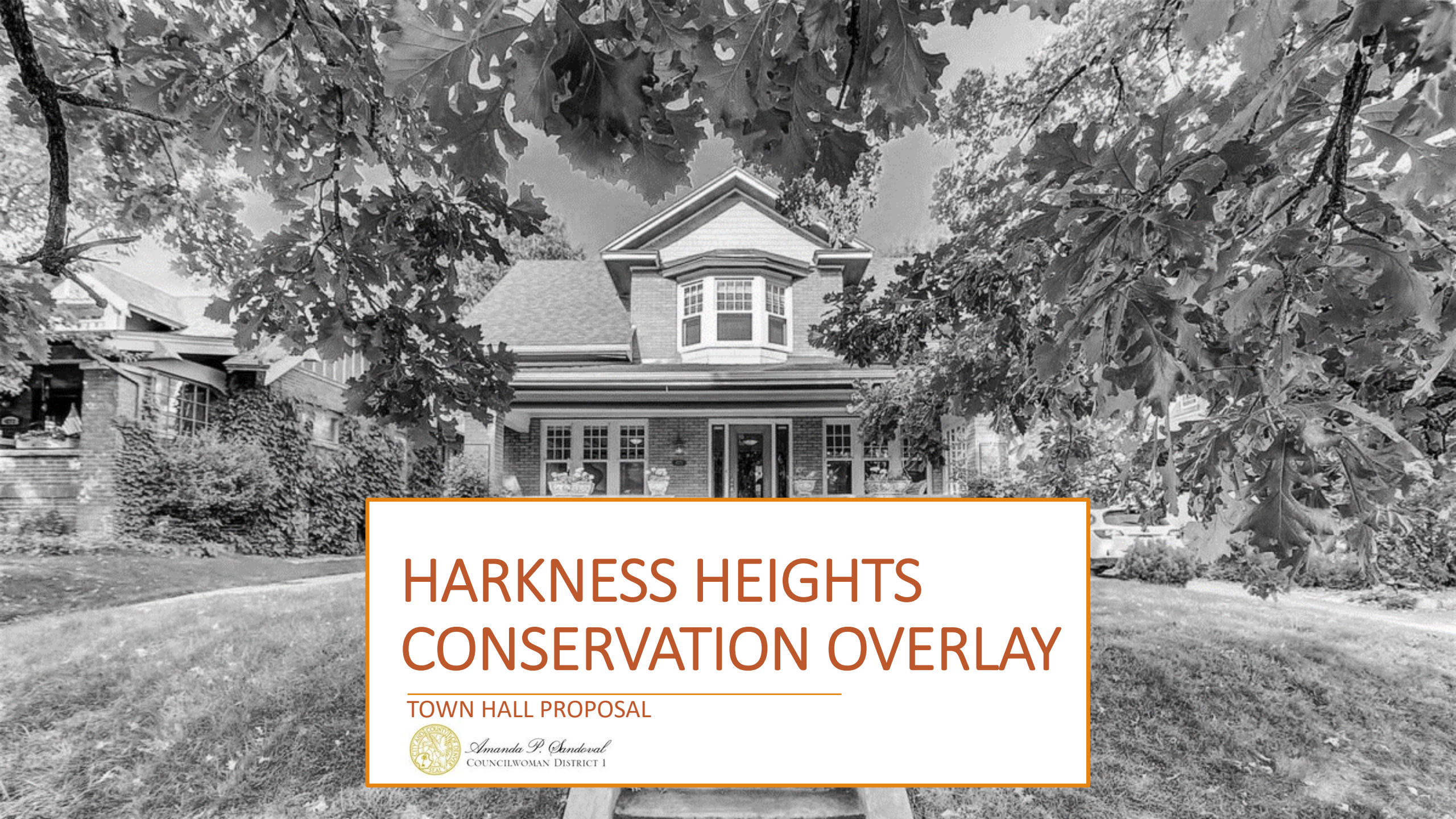


HARKNESS HEIGHTS CONSERVATION OVERLAY

TOWN HALL PROPOSAL

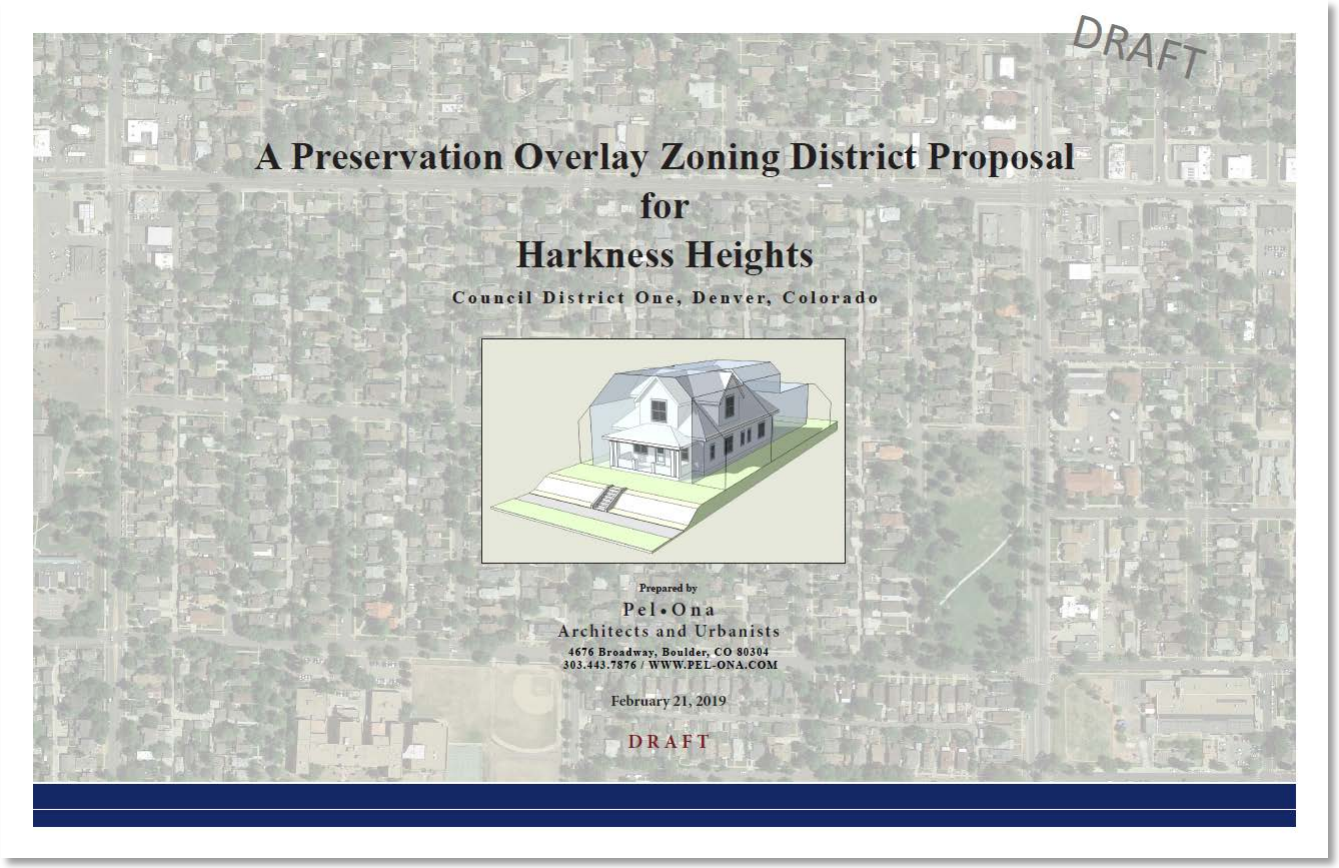
Amanda P. Sandoval
COUNCILWOMAN DISTRICT 1

Overview

1. Background
2. Latest Version
    1. Bulk Plane
    2. Design elements
3. Next Steps
4. Q&A Discussion

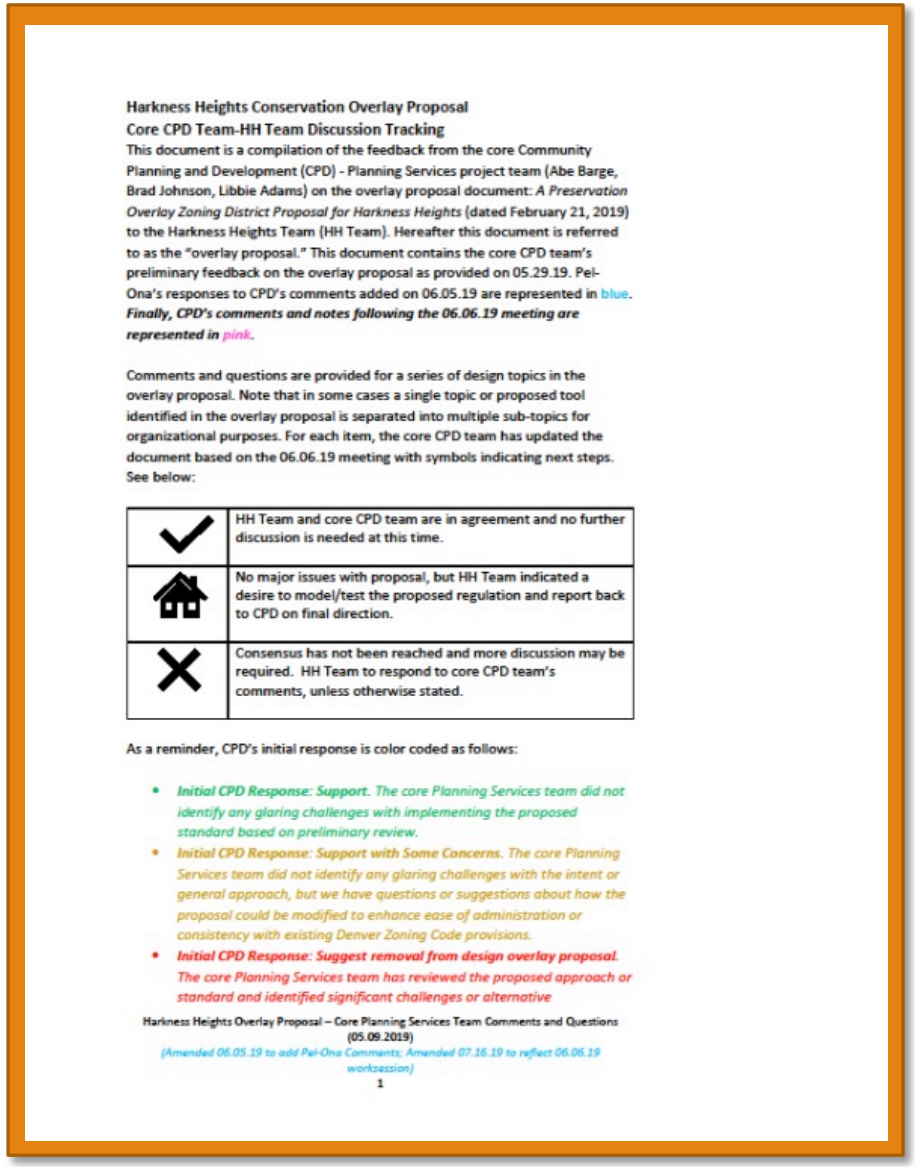
BACKGROUND

- Pel-Ona draft reviewed in May
- Back-and-forth with CPD, recommendations, modeling, and revisions
- July handoff to CW Sandoval
- August Task Force meeting
- Four team meetings, two CPD meetings
- December Task Force meeting



OUR DIRECTIVE

- Do modeling and further testing where indicated
- Get further feedback from the community
- Explore unintended consequences
- Refine definitions/standards



Harkness Heights Conservation Overlay Proposal
Core CPD Team-HH Team Discussion Tracking

This document is a compilation of the feedback from the core Community Planning and Development (CPD) - Planning Services project team (Abe Barge, Brad Johnson, Libbie Adams) on the overlay proposal document: *A Preservation Overlay Zoning District Proposal for Harkness Heights* (dated February 21, 2019) to the Harkness Heights Team (HH Team). Hereafter this document is referred to as the "overlay proposal." This document contains the core CPD team's preliminary feedback on the overlay proposal as provided on 05.29.19. Pel-Ona's responses to CPD's comments added on 06.05.19 are represented in blue. ***Finally, CPD's comments and notes following the 06.06.19 meeting are represented in pink.***

Comments and questions are provided for a series of design topics in the overlay proposal. Note that in some cases a single topic or proposed tool identified in the overlay proposal is separated into multiple sub-topics for organizational purposes. For each item, the core CPD team has updated the document based on the 06.06.19 meeting with symbols indicating next steps. See below:

✓	HH Team and core CPD team are in agreement and no further discussion is needed at this time.
⌂	No major issues with proposal, but HH Team indicated a desire to model/test the proposed regulation and report back to CPD on final direction.
✗	Consensus has not been reached and more discussion may be required. HH Team to respond to core CPD team's comments, unless otherwise stated.

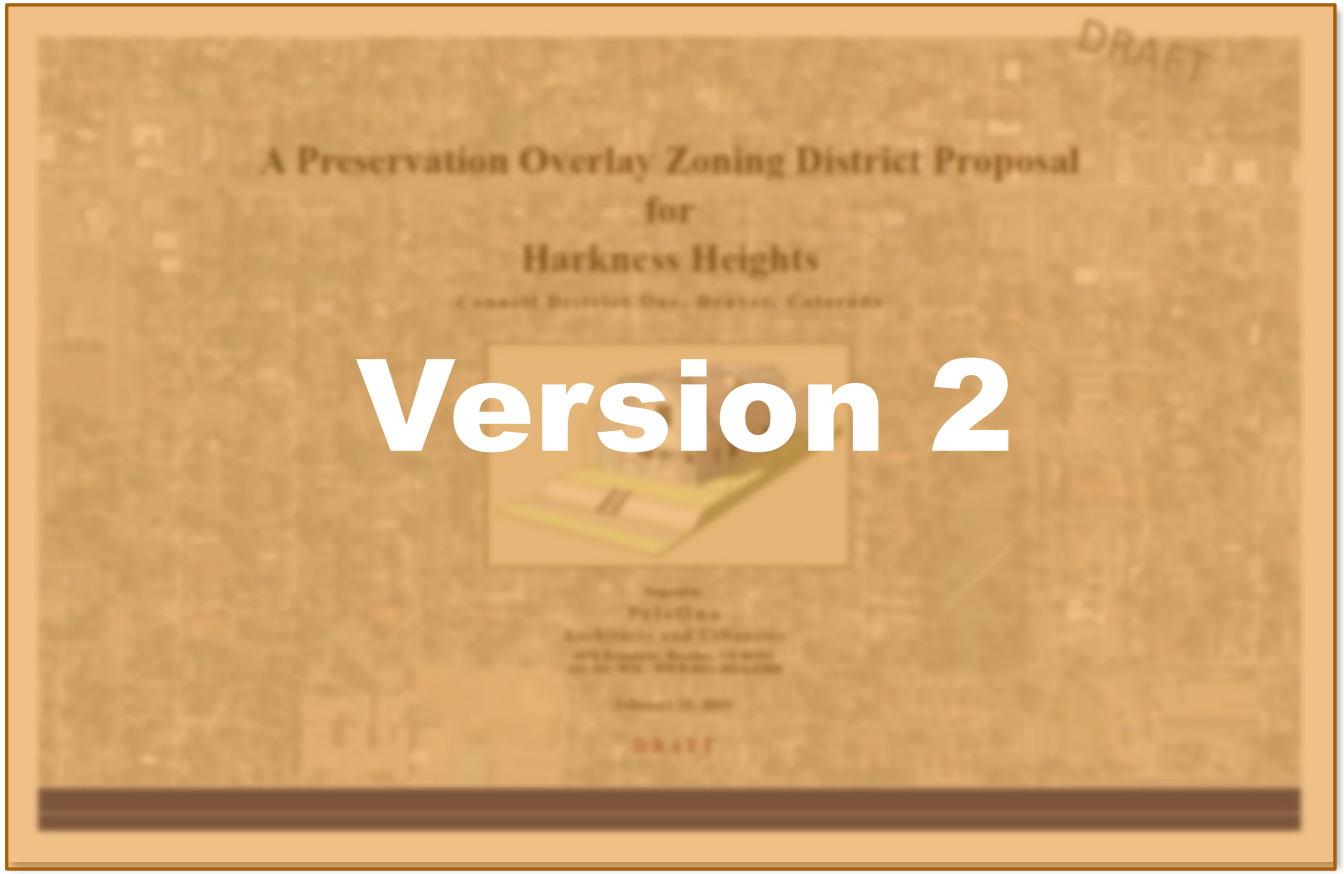
As a reminder, CPD's initial response is color coded as follows:

- ***Initial CPD Response: Support.*** *The core Planning Services team did not identify any glaring challenges with implementing the proposed standard based on preliminary review.*
- ***Initial CPD Response: Support with Some Concerns.*** *The core Planning Services team did not identify any glaring challenges with the intent or general approach, but we have questions or suggestions about how the proposal could be modified to enhance ease of administration or consistency with existing Denver Zoning Code provisions.*
- ***Initial CPD Response: Suggest removal from design overlay proposal.*** *The core Planning Services team has reviewed the proposed approach or standard and identified significant challenges or alternative*

Harkness Heights Overlay Proposal – Core Planning Services Team Comments and Questions (05.09.2019)
(Amended 06.05.19 to add Pel-Ona Comments; Amended 07.16.19 to reflect 06.06.19 worksession)
1

THE LATEST PROPOSAL

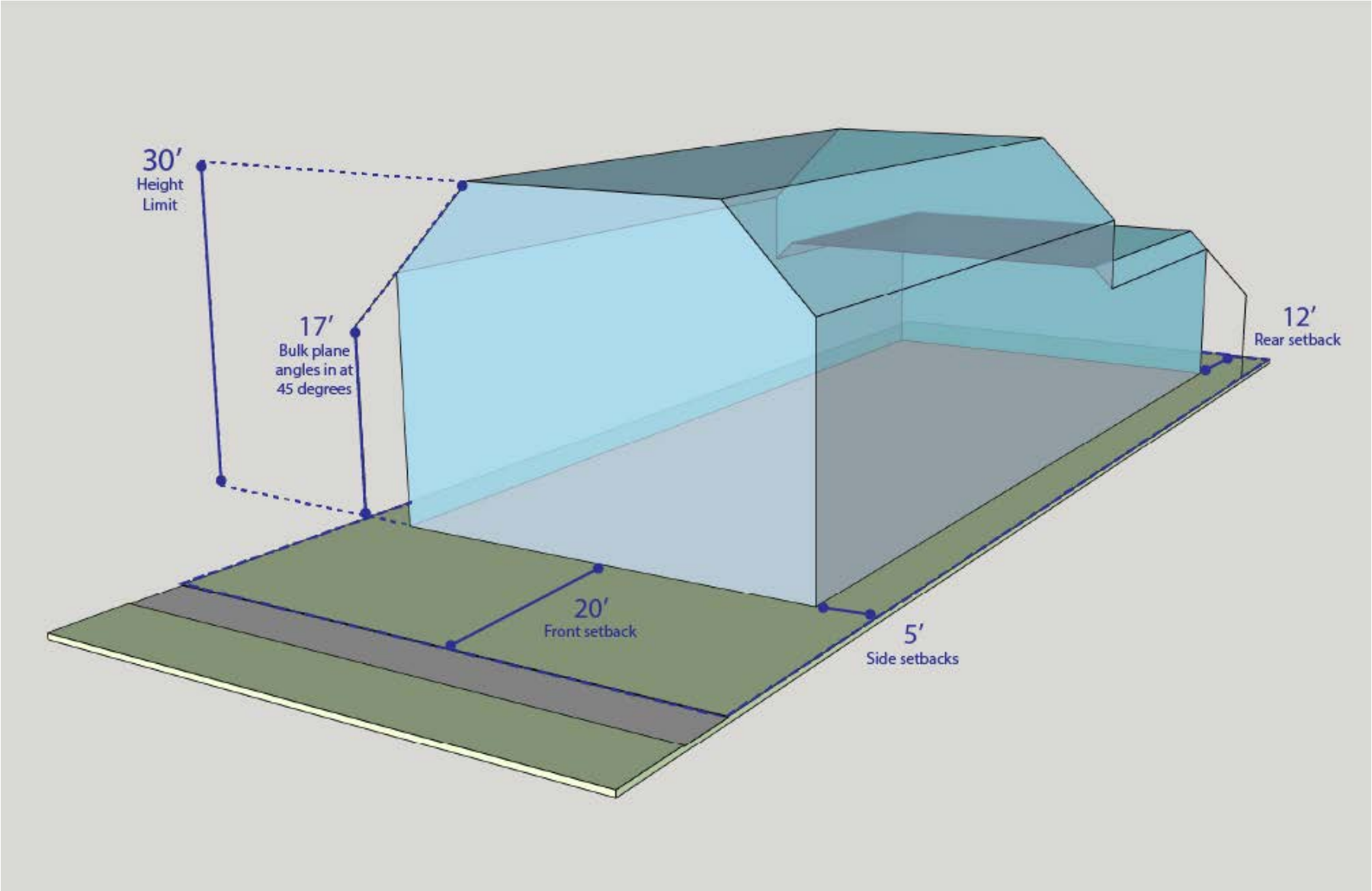
1. Bulk Plane (“The glass box”)
2. Design Elements



BULK PLANE

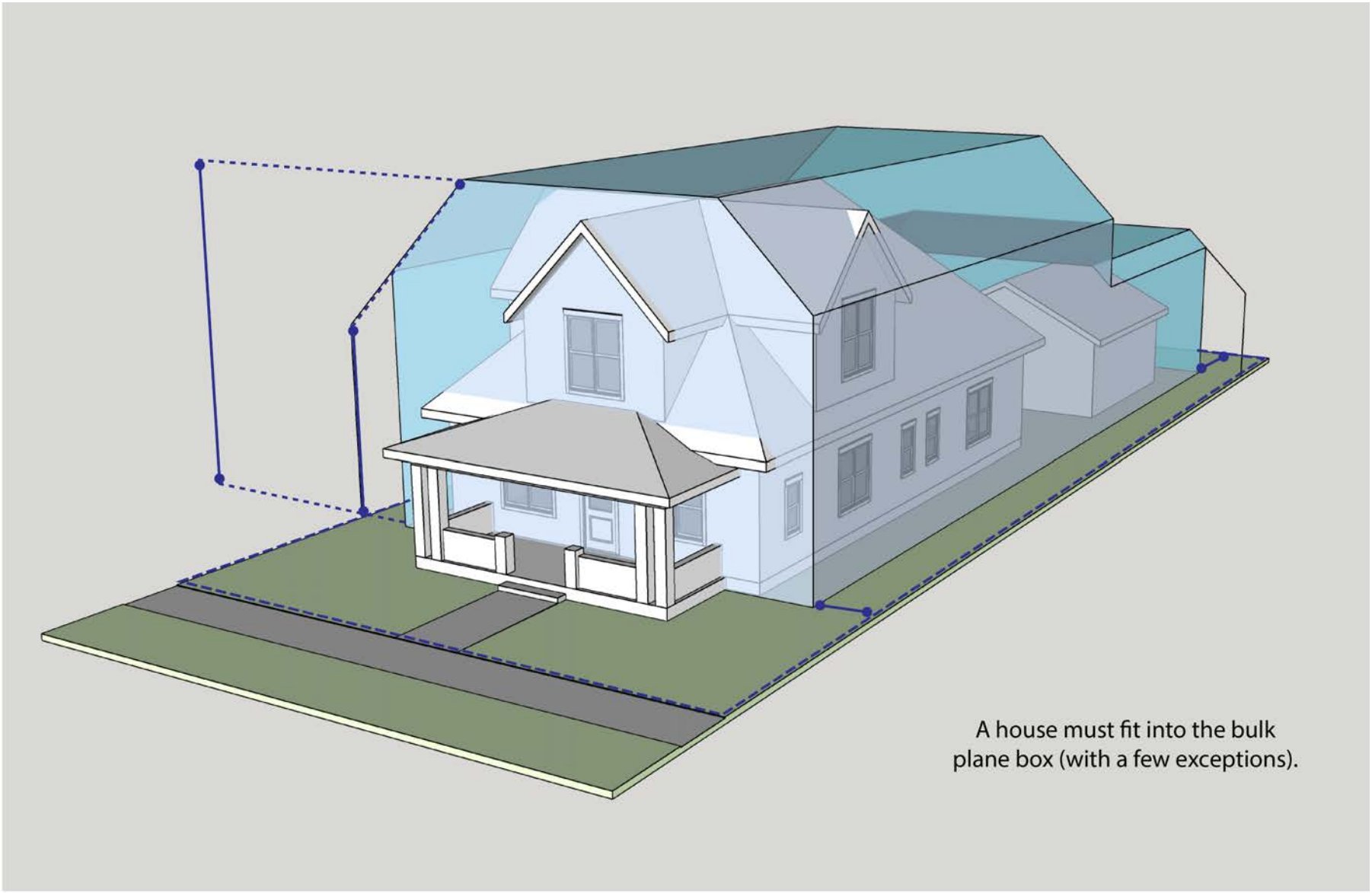
- Height
- Side Setbacks
- Low-slope roof setback
- Exceptions

Bulk Plane – Quick Overview

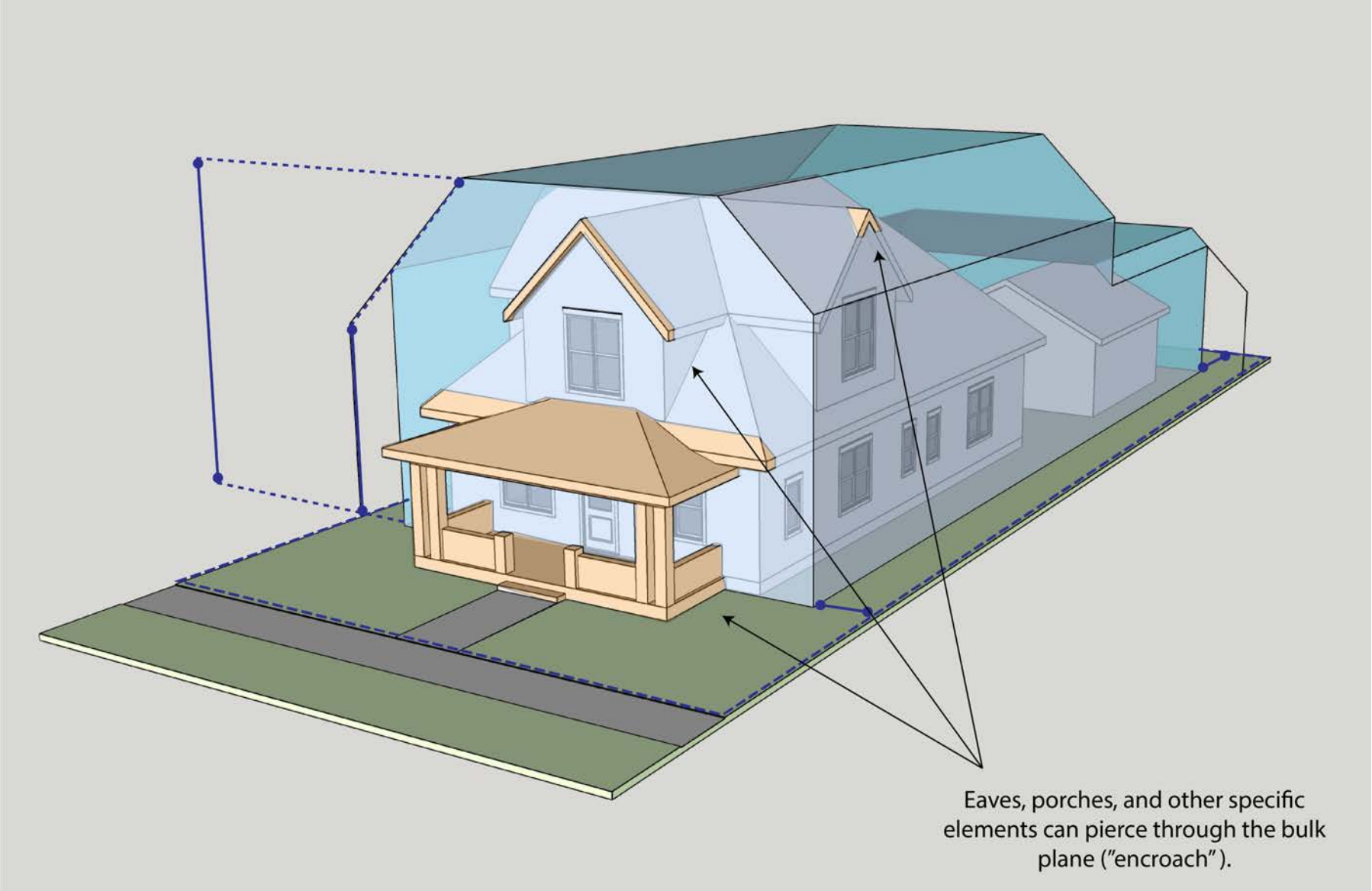


Amanda P. Sandoval
Councilwoman District 1

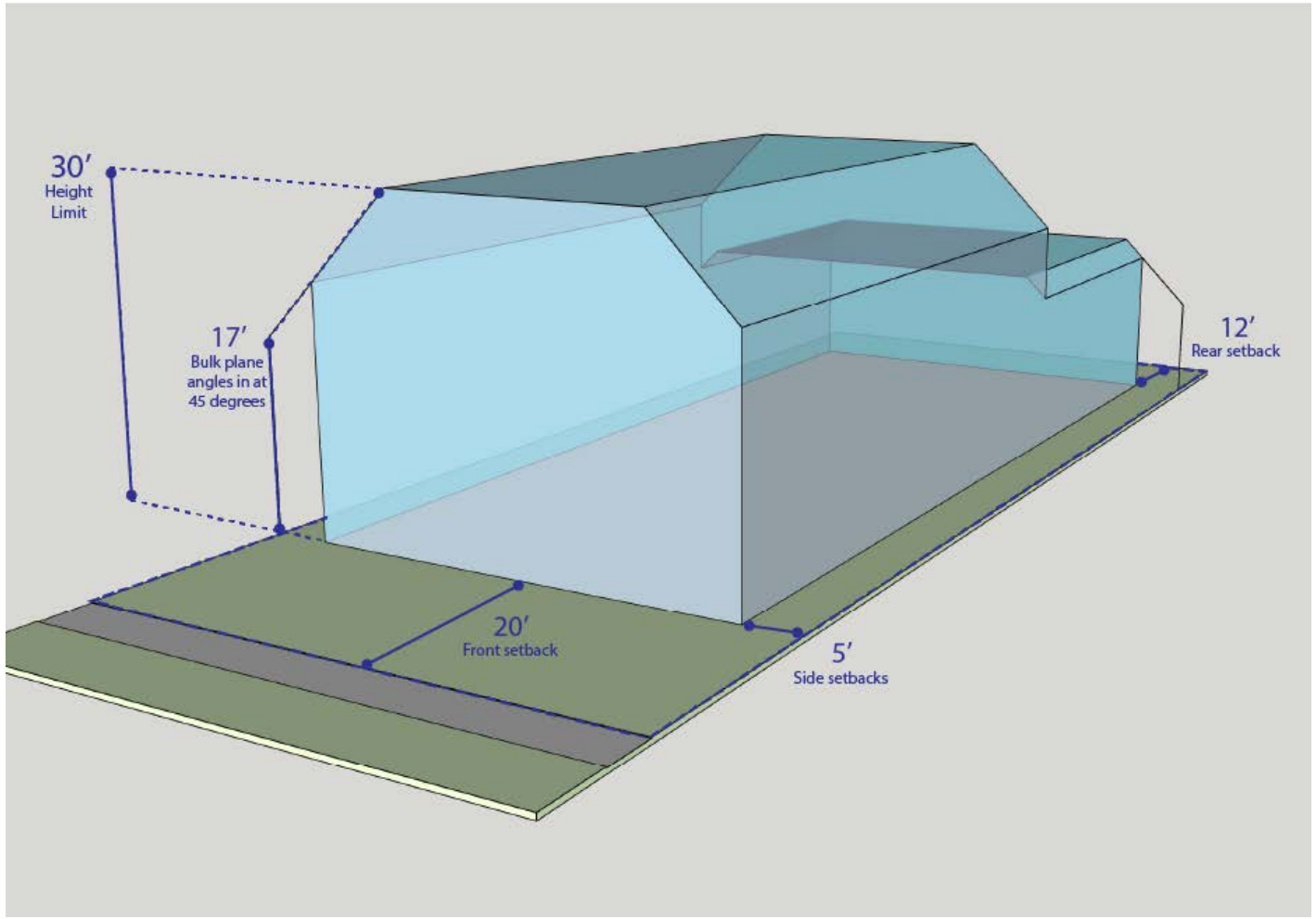
Bulk Plane – Quick Overview



Bulk Plane – Quick Overview



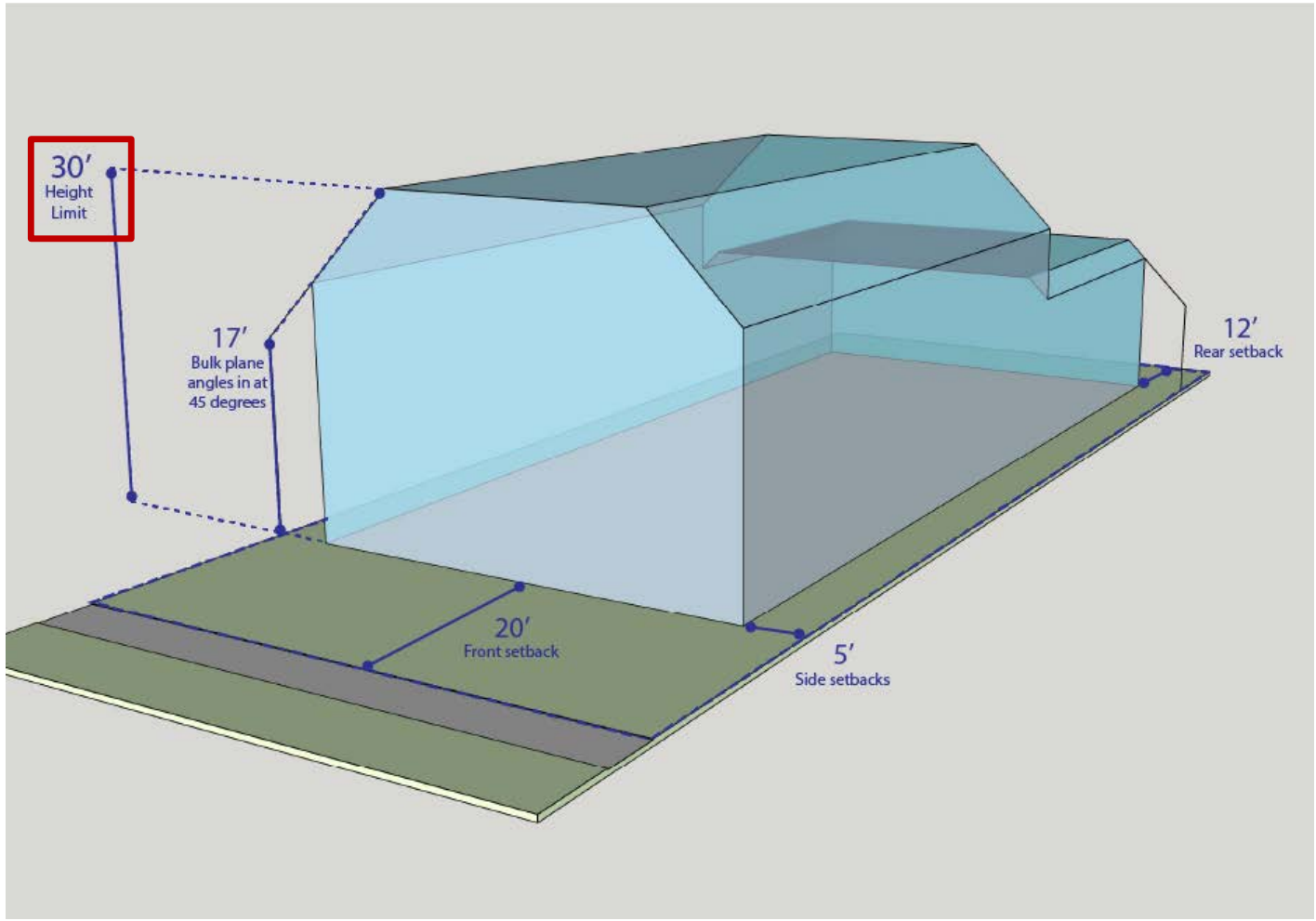
Current Bulk Plane



	Front zone (front 65%)	Rear zone (Rear 35%)
Height in stories	2.5 stories	1 story
Height in feet	30’	17’
Start of bulk plane 45* angle	17’	10’
Side setback	3’ minimum, total of 10’	
Front Setback	20’ or Block Sensitive	
Rear setback	12’ minimum from alley	
Lot coverage	37.5% max	

No hard cap on square footage

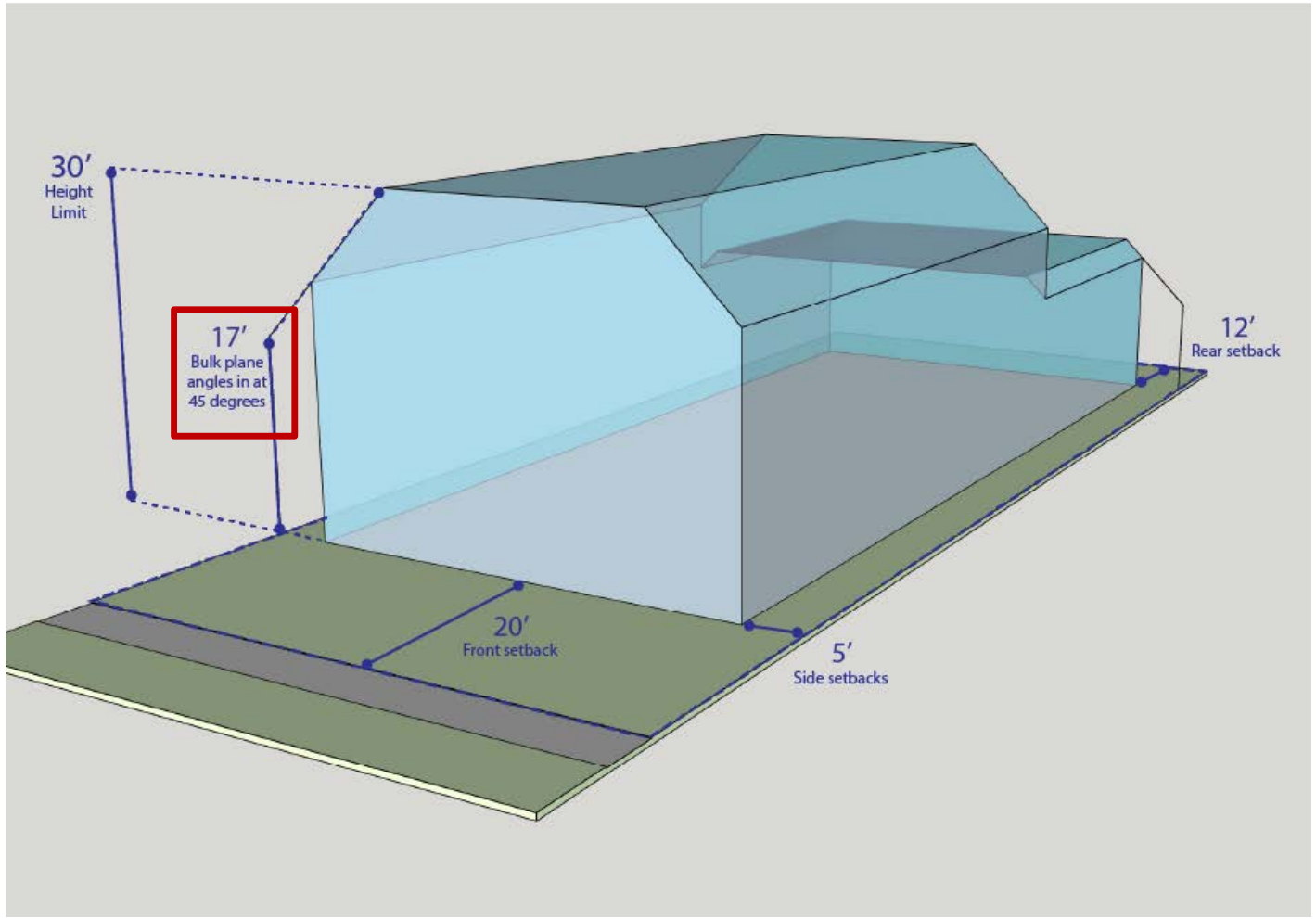
Current Bulk Plane



	Front zone (front 65%)	Rear zone (Rear 35%)
Height in stories	2.5 stories	1 story
Height in feet	30’	17’
Start of bulk plane 45* angle	17’	10’
Side setback	3’ minimum, total of 10’	
Front Setback	20’ or Block Sensitive	
Rear setback	12’ minimum from alley	
Lot coverage	37.5% max	

No hard cap on square footage

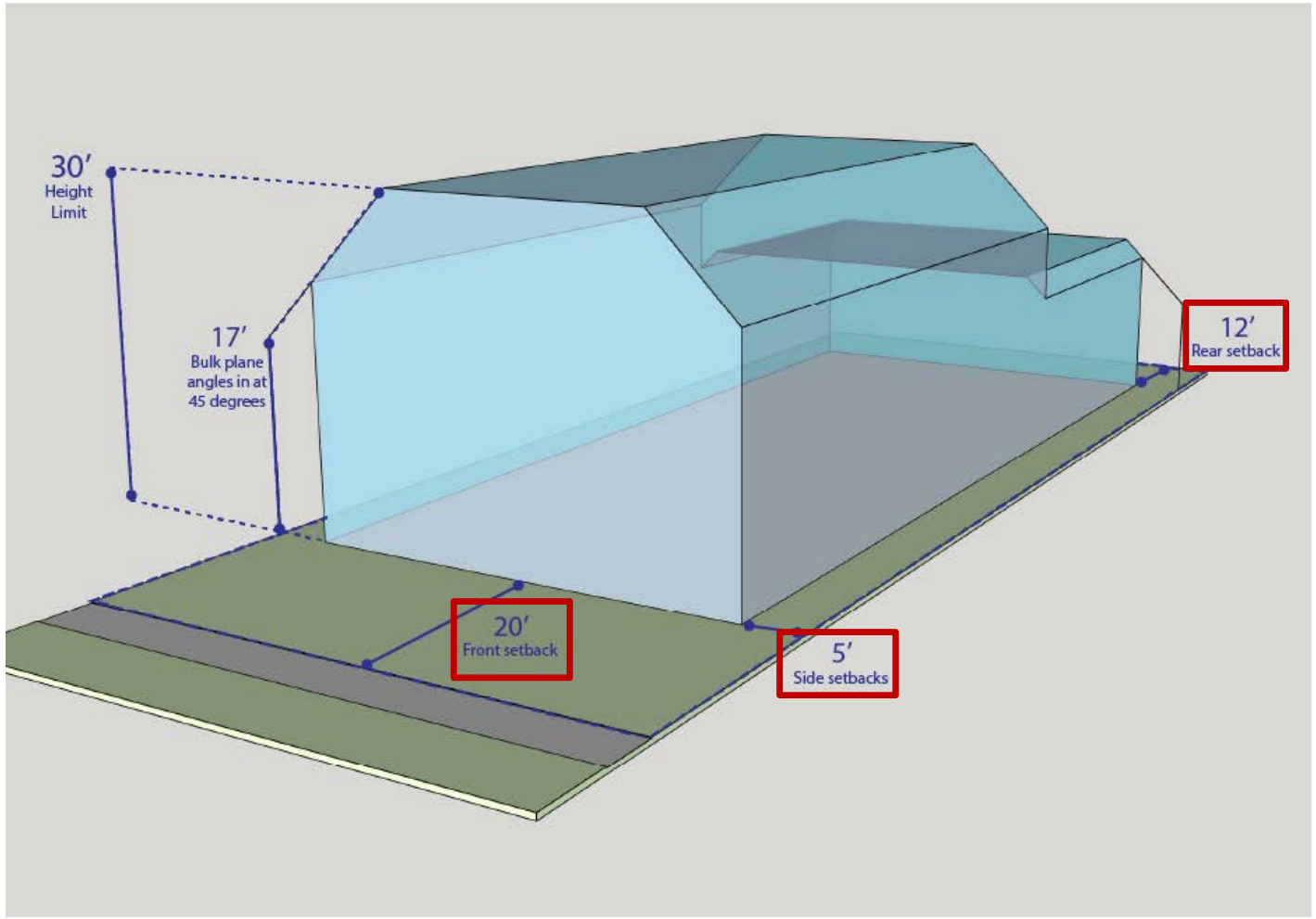
Current Bulk Plane



	Front zone (front 65%)	Rear zone (Rear 35%)
Height in stories	2.5 stories	1 story
Height in feet	30’	17’
Start of bulk plane 45* angle	17’	10’
Side setback	3’ minimum, total of 10’	
Front Setback	20’ or Block Sensitive	
Rear setback	12’ minimum from alley	
Lot coverage	37.5% max	

No hard cap on square footage

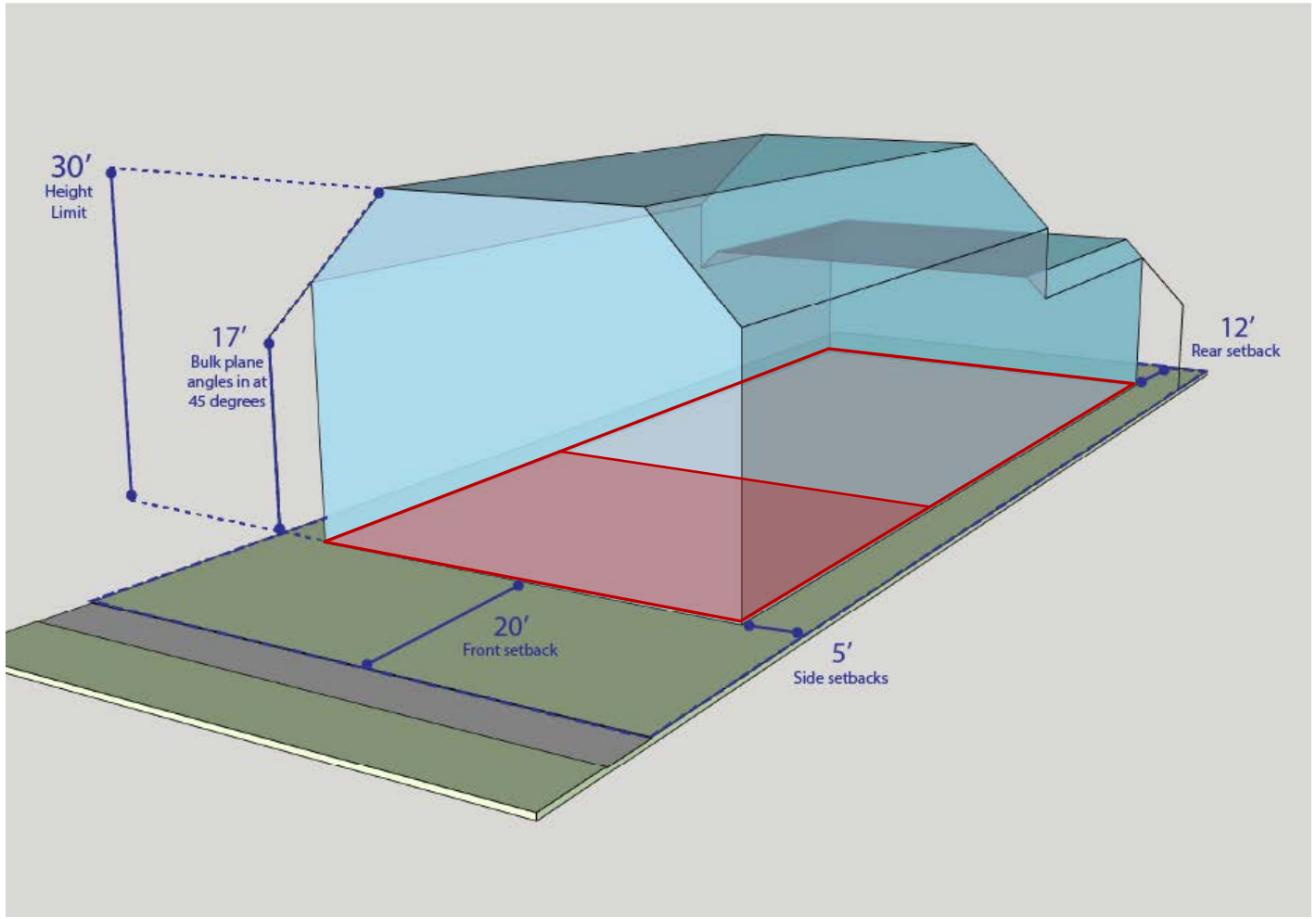
Current Bulk Plane



	Front zone (front 65%)	Rear zone (Rear 35%)
Height in stories	2.5 stories	1 story
Height in feet	30’	17’
Start of bulk plane 45* angle	17’	10’
Side setback	3’ minimum, total of 10’	
Front Setback	20’ or Block Sensitive	
Rear setback	12’ minimum from alley	
Lot coverage	37.5% max	

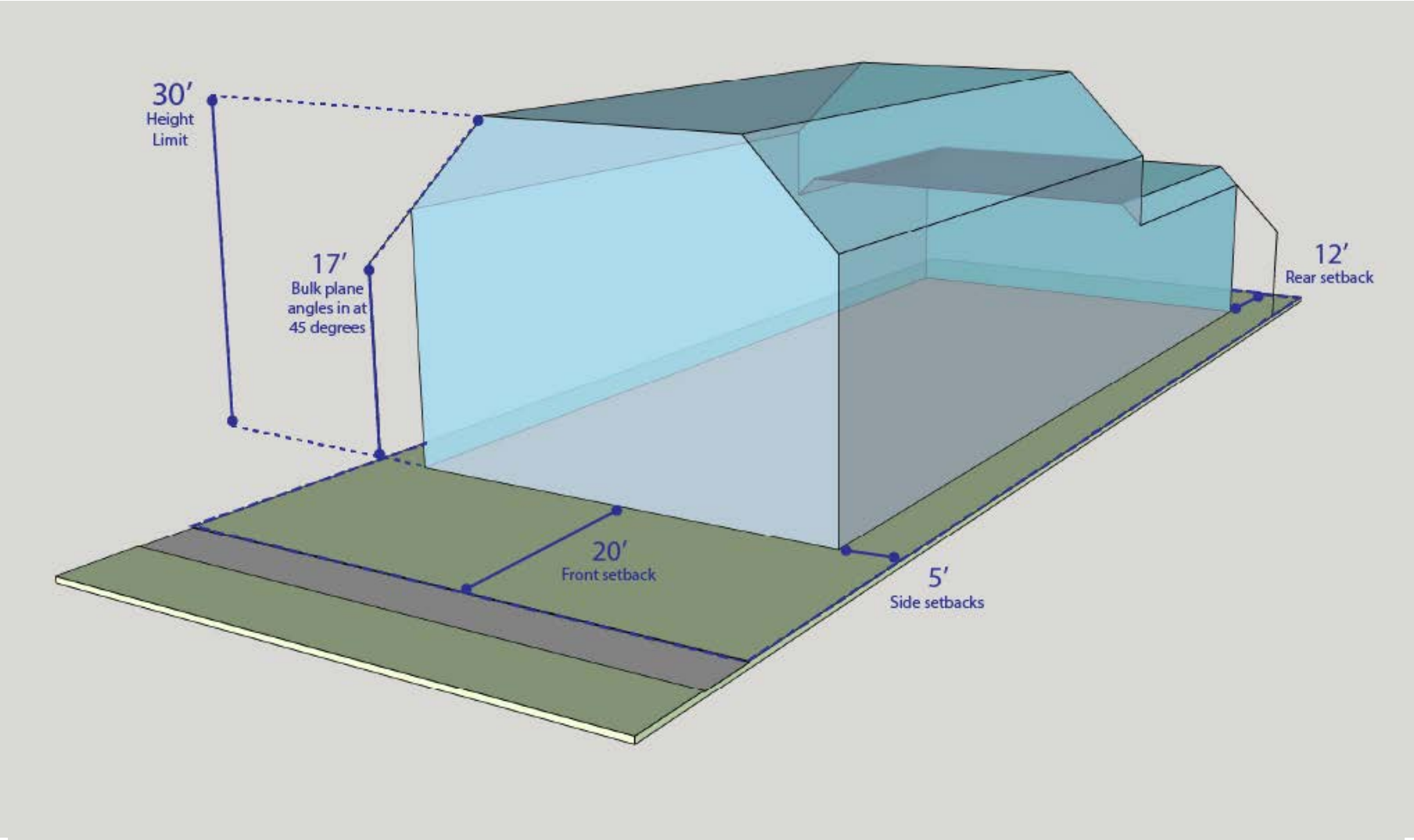
No hard cap on square footage

Current Bulk Plane

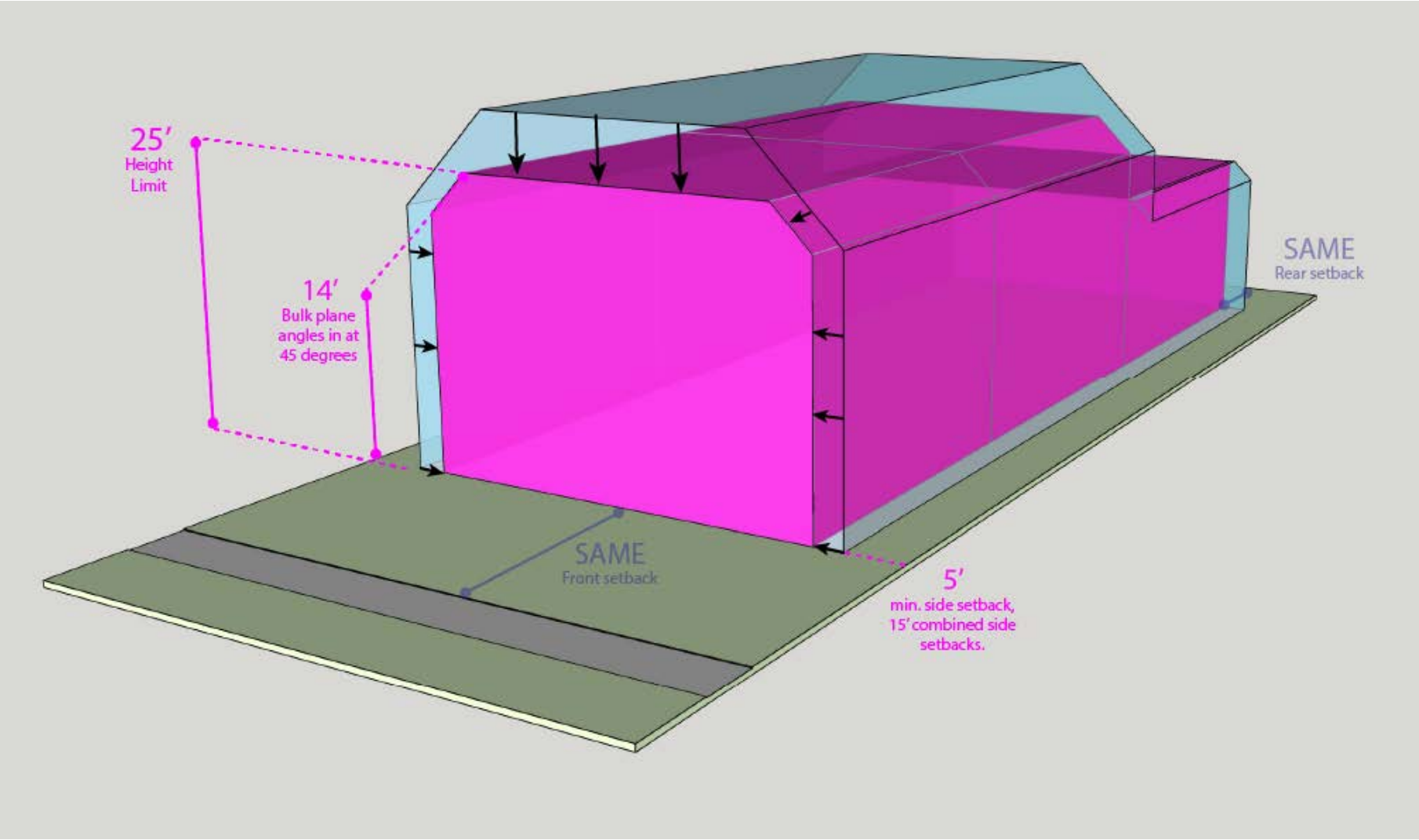


	Front zone (front 65%)	Rear zone (Rear 35%)
Height in stories	2.5 stories	1 story
Height in feet	30’	17’
Start of bulk plane 45* angle	17’	10’
Side setback	3’ minimum, total of 10’	
Front Setback	20’ or Block Sensitive	
Rear setback	12’ minimum from alley	
Lot coverage	37.5% max	
No hard cap on square footage		

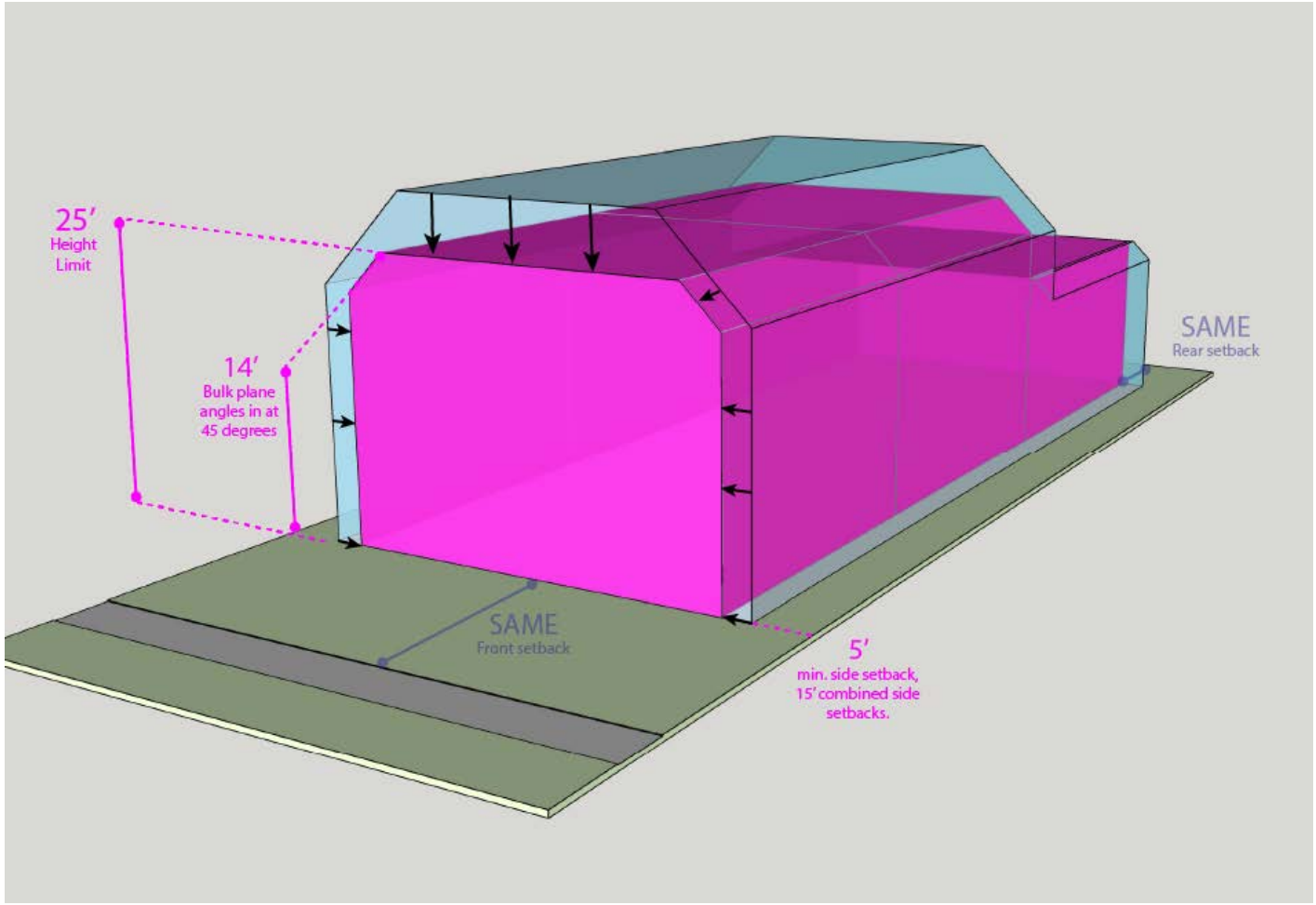
Current Bulk Plane…



…Proposed Bulk Plane



Proposed Bulk Plane

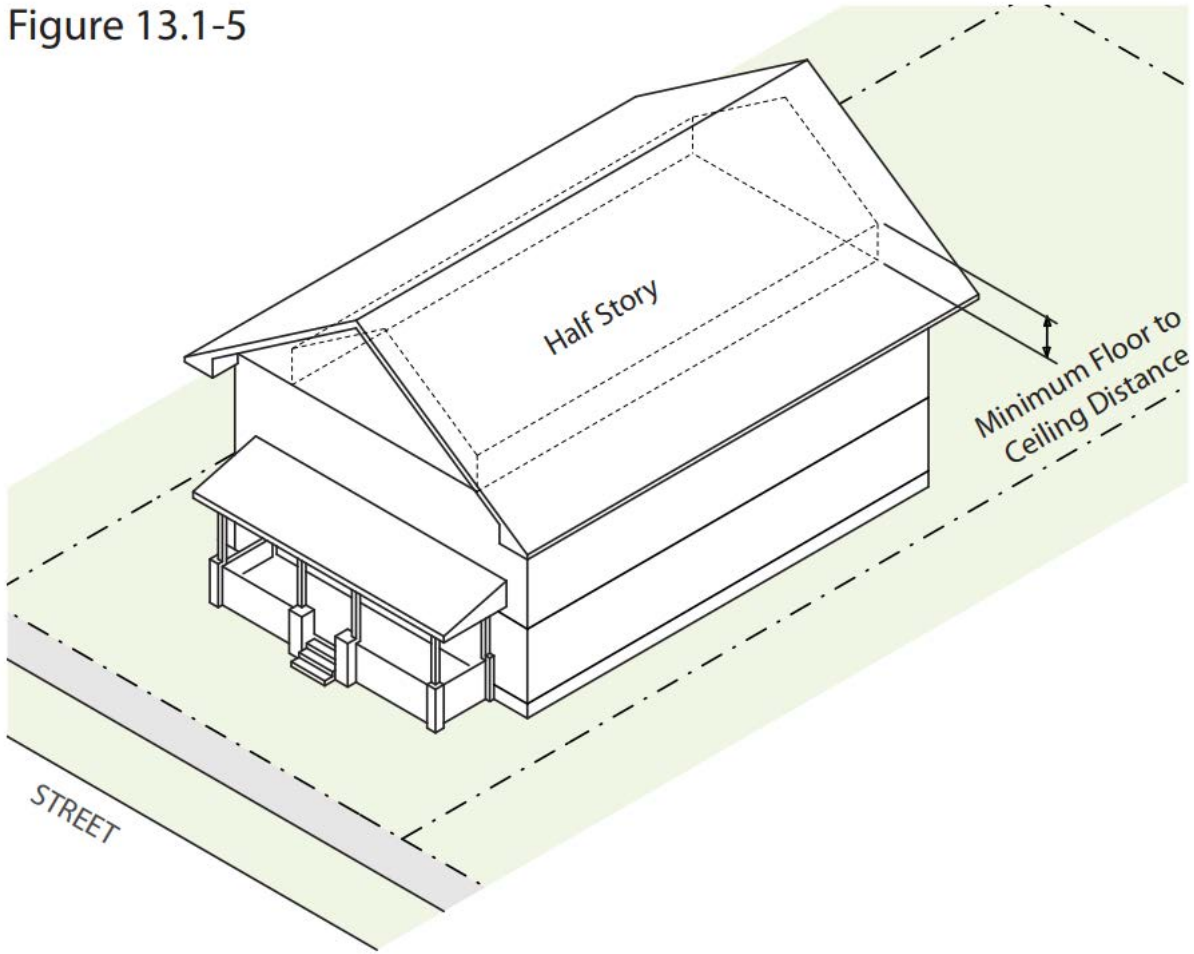


	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25' Pitched roof: 28'		17'
Start of bulk plane 45* angle	14'		10'
Side setback	5' minimum, total of 15' For lots 45' wide or less: 3' min, total of 10'		
Front Setback	20' or Block Sensitive		
Rear setback	12' minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

Amanda P. Sandoval
Councilwoman District 1

Proposed Bulk Plane

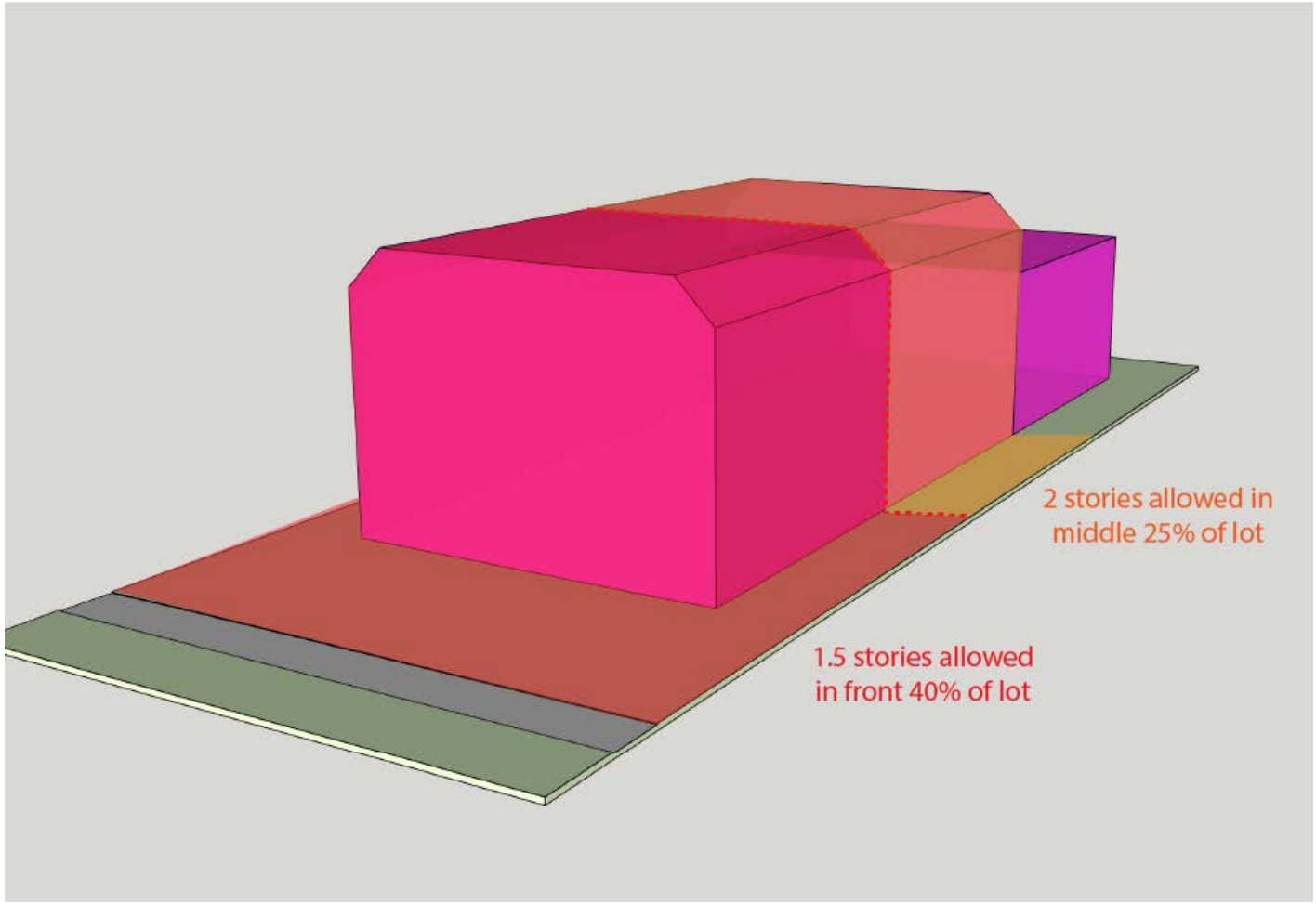


	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25’ Pitched roof: 28’		17’
Start of bulk plane 45* angle	14’		10’
Side setback	5’ minimum, total of 15’ For lots 45’ wide or less: 3’ min, total of 10’		
Front Setback	20’ or Block Sensitive		
Rear setback	12’ minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

Amanda P. Sandoval
Councilwoman District 1

Proposed Bulk Plane

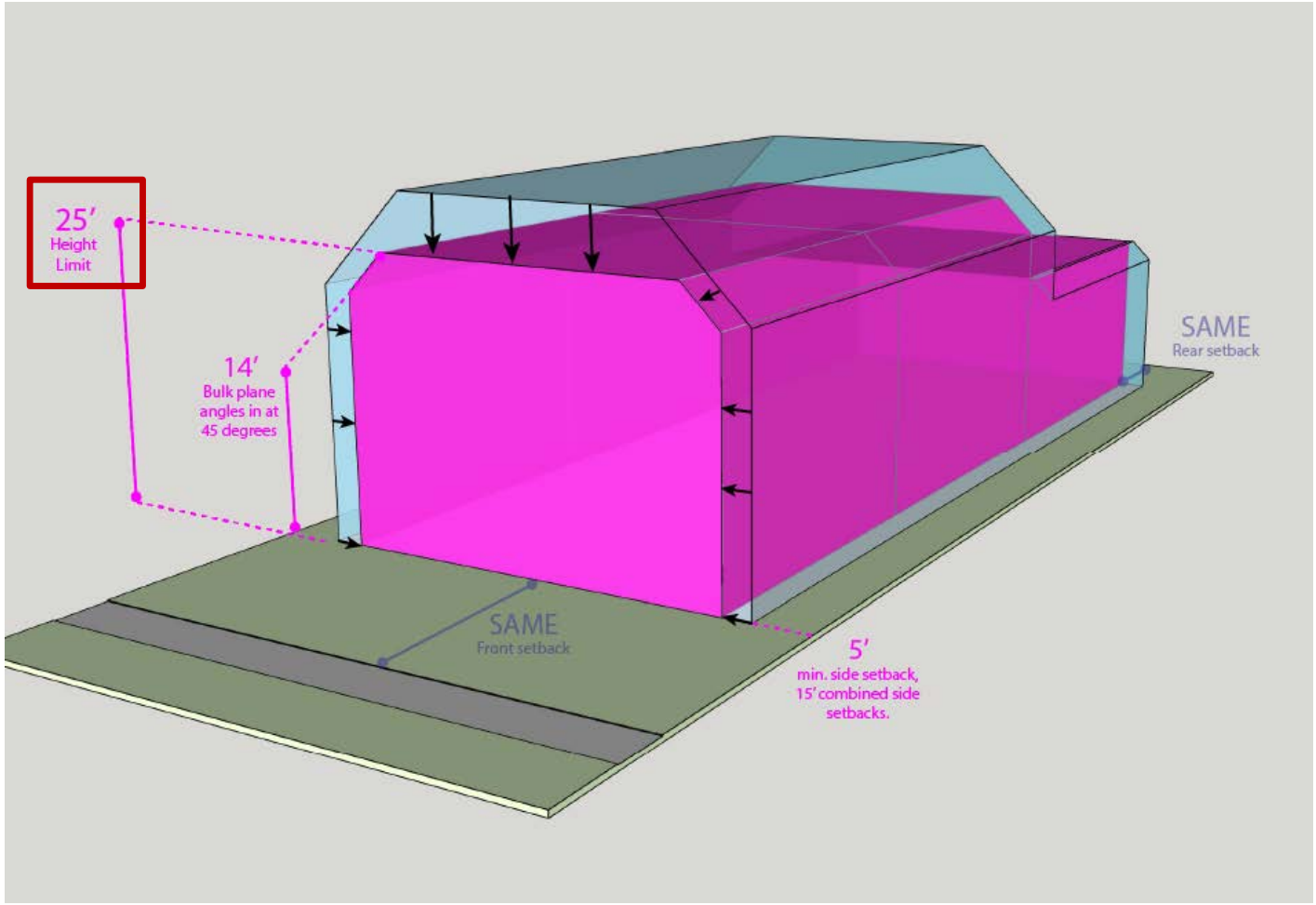


	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25’ Pitched roof: 28’		17’
Start of bulk plane 45* angle	14’		10’
Side setback	5’ minimum, total of 15’ For lots 45’ wide or less: 3’ min, total of 10’		
Front Setback	20’ or Block Sensitive		
Rear setback	12’ minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

Amanda P. Sandoval
Councilwoman District 1

Proposed Bulk Plane



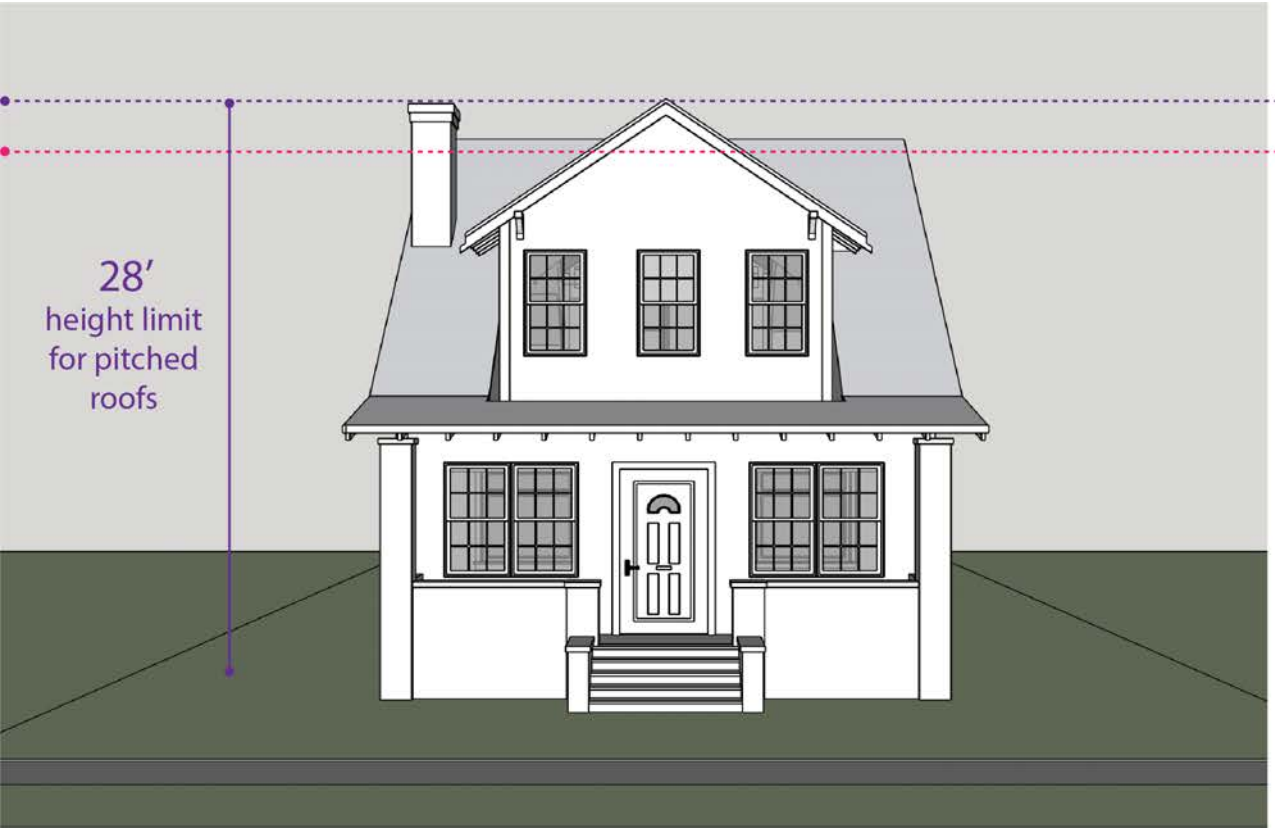
	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25' Pitched roof: 28'		17'
Start of bulk plane 45* angle	14'		10'
Side setback	5' minimum, total of 15' For lots 45' wide or less: 3' min, total of 10'		
Front Setback	20' or Block Sensitive		
Rear setback	12' minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

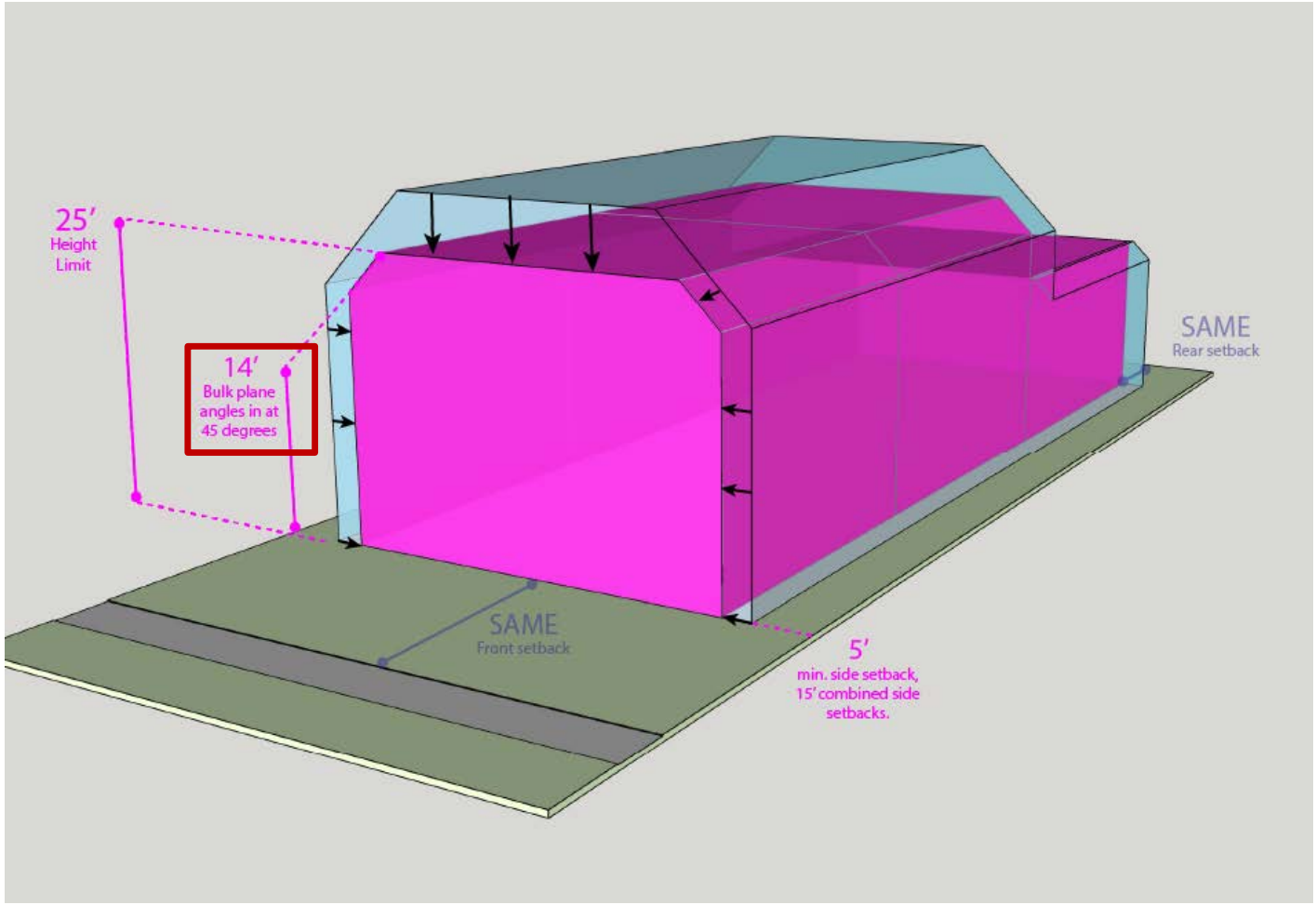
Amanda P. Sandoval
Councilwoman District 1

Low Slope Roof Rules

- From discussions with small team
- Desire to follow Potter Highlands example to encourage peaked roof forms.
- Concern that original proposal accidentally encourages flatter roofs.



Proposed Bulk Plane

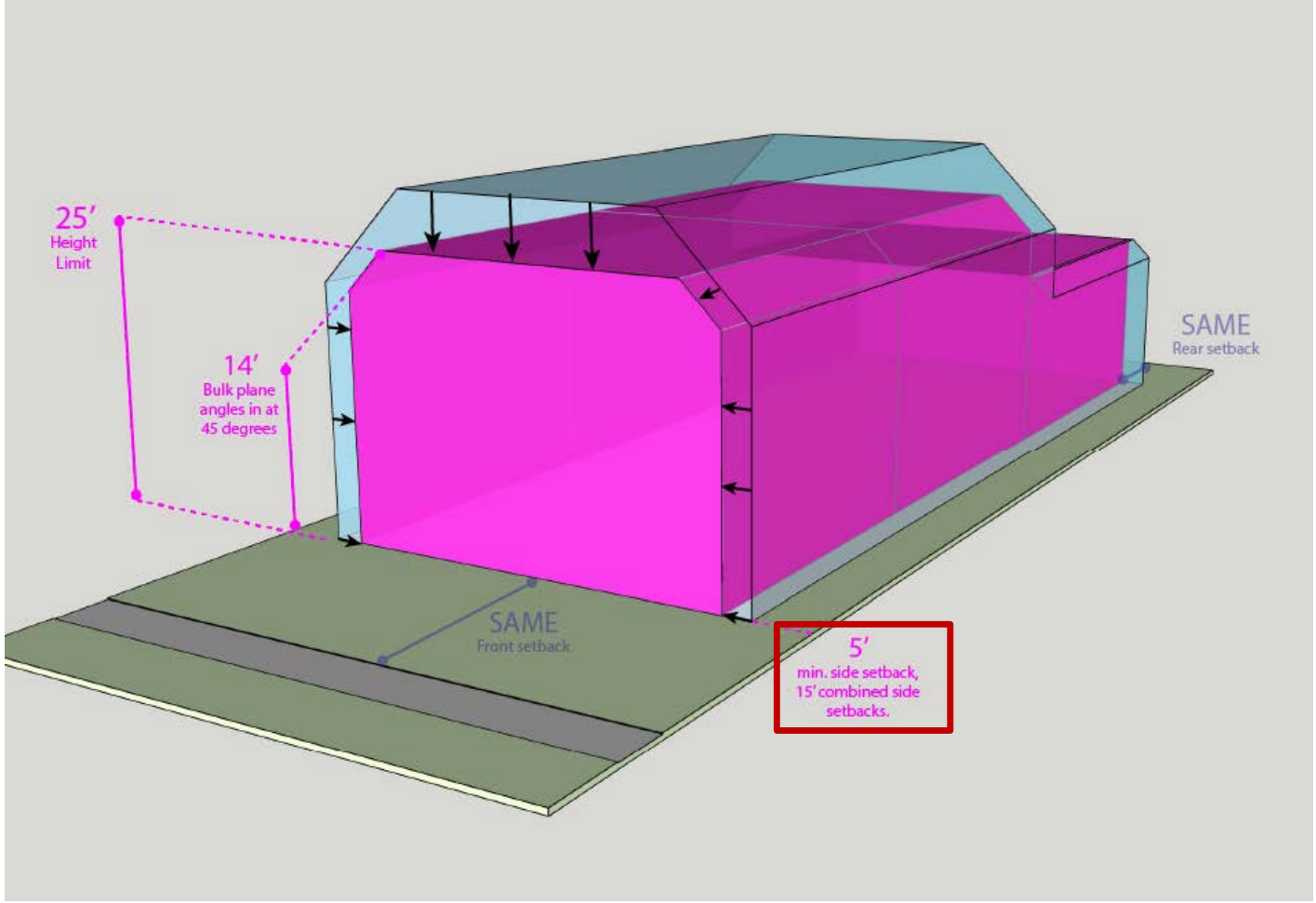


	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25' Pitched roof: 28'		17'
Start of bulk plane 45* angle	14'		10'
Side setback	5' minimum, total of 15' For lots 45' wide or less: 3' min, total of 10'		
Front Setback	20' or Block Sensitive		
Rear setback	12' minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

Amanda P. Sandoval
Councilwoman District 1

Proposed Bulk Plane

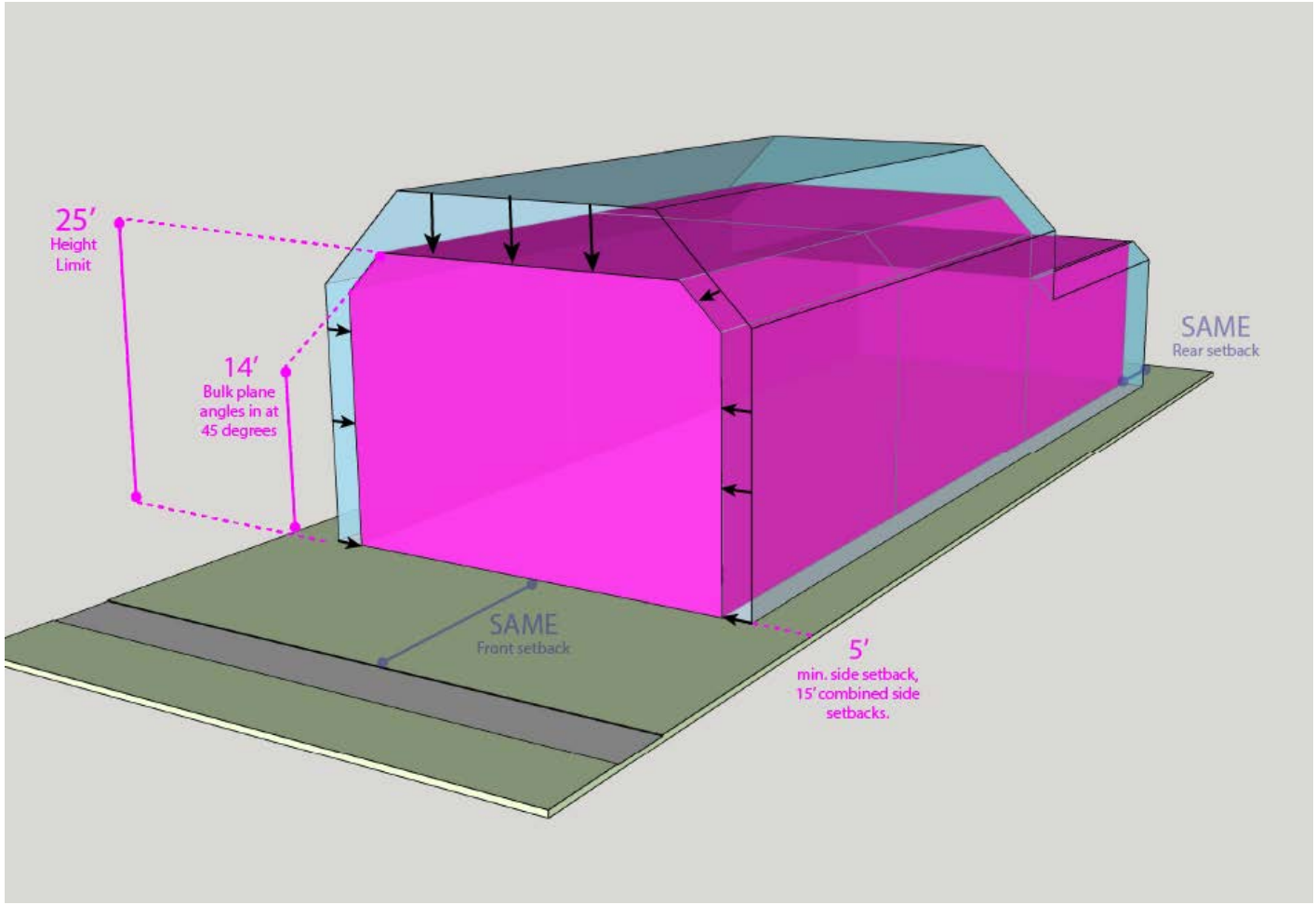


	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25' Pitched roof: 28'		17'
Start of bulk plane 45* angle	14'		10'
Side setback	5' minimum, total of 15' For lots 45' wide or less: 3' min, total of 10'		
Front Setback	20' or Block Sensitive		
Rear setback	12' minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

Amanda P. Sandoval
Councilwoman District 1

Proposed Bulk Plane



	Front zone (40%)	Middle zone (25%)	Rear zone (35%)
Height in stories	1.5 stories	2 story	1 story
Height in feet	Low-slope roof: 25' Pitched roof: 28'		17'
Start of bulk plane 45* angle	14'		10'
Side setback	5' minimum, total of 15' For lots 45' wide or less: 3' min, total of 10'		
Front Setback	20' or Block Sensitive		
Rear setback	12' minimum from alley		
Lot coverage	37.5% max		

Maximum building size (excluding basement and garage): 3000 square feet

Bulk Plane Exceptions

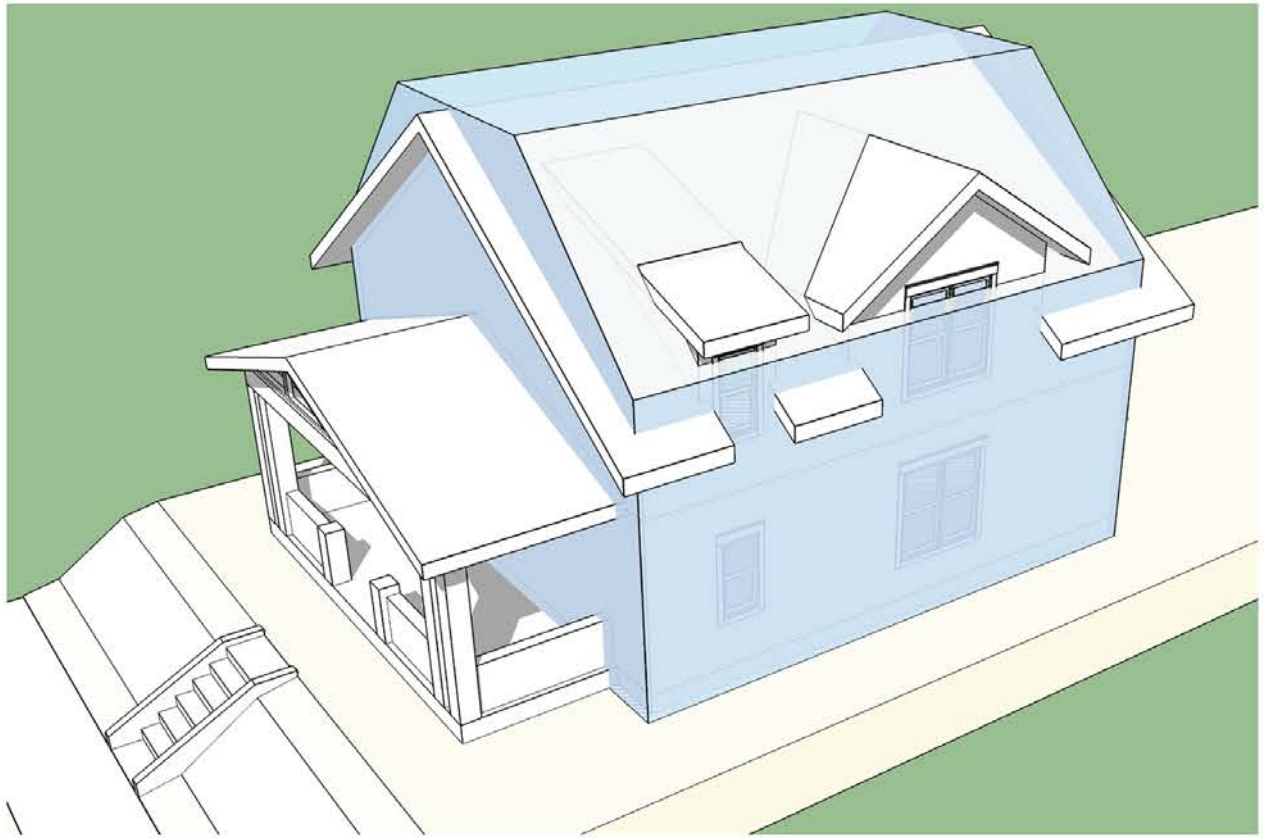
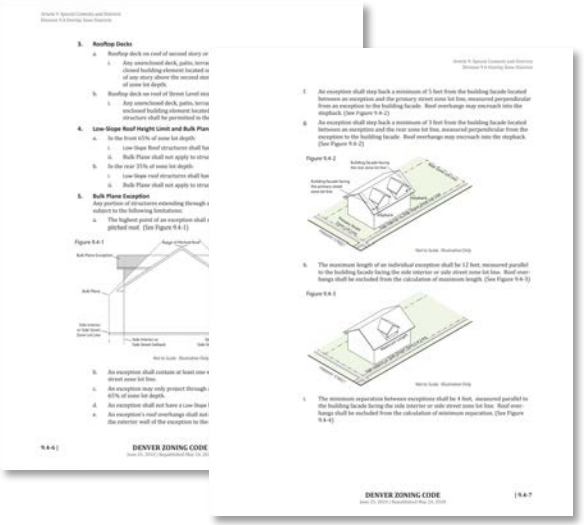


Figure 15: The above image shows how the dormers encroach into the bulk plane

Encroachments

Now using precedent from Potter Highlands overlay

- Simple, easy, has same effect of allowing dormers and similar traditional architecture



Amanda P. Sandoval
Councilwoman District 1

Bulk Plane Exceptions

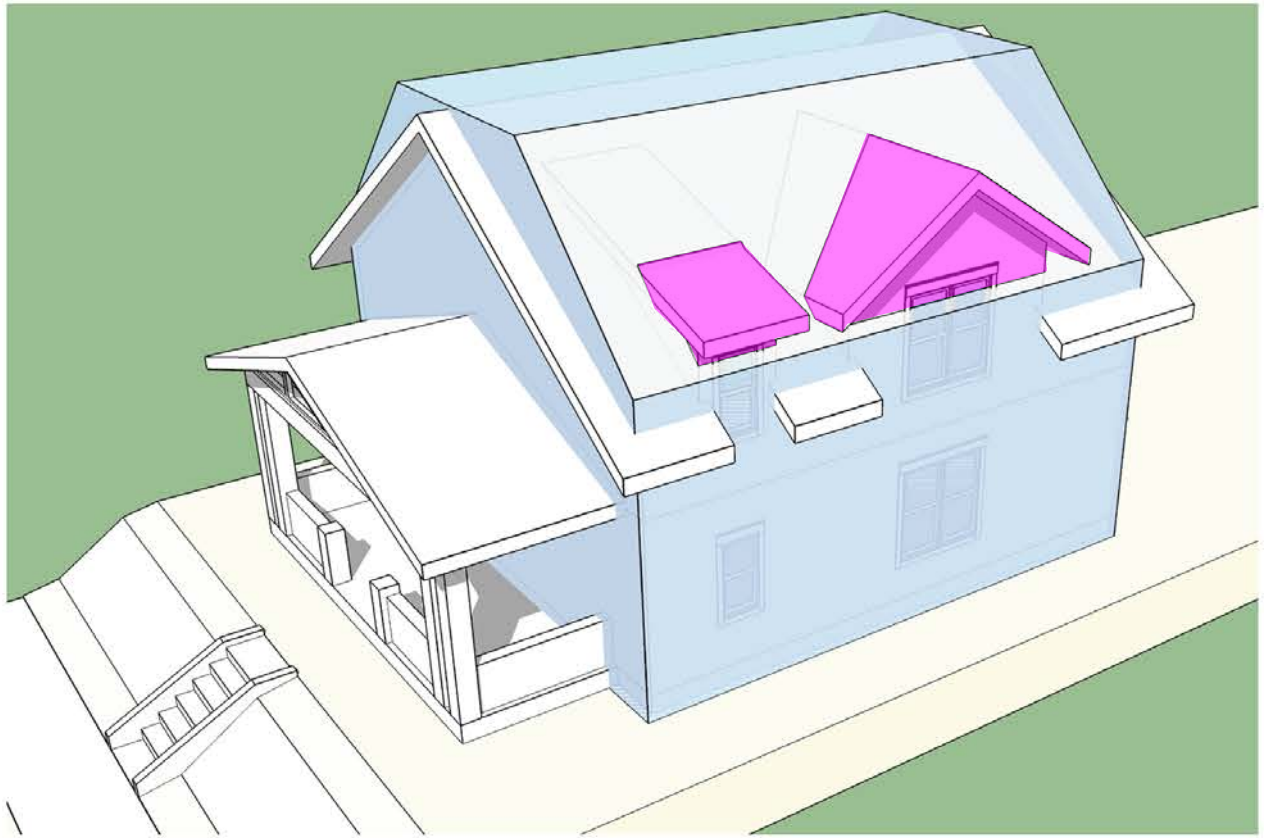
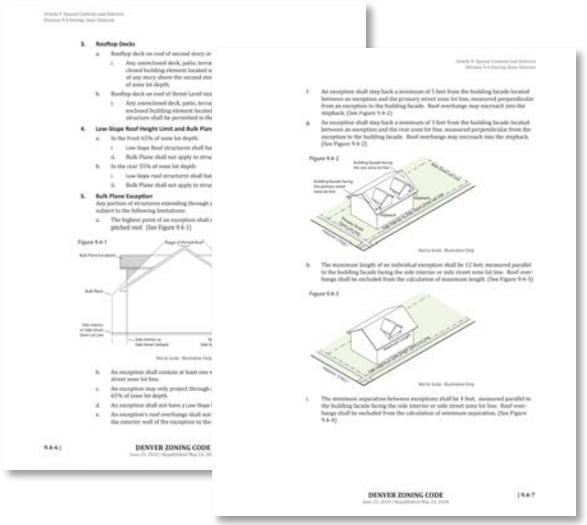


Figure 15: The above image shows how the dormers encroach into the bulk plane

Encroachments

Now using precedent from Potter Highlands overlay

- Simple, easy, has same effect of allowing dormers and similar traditional architecture



Amanda P. Sandoval
Councilwoman District 1

Low-Slope Roof Stepback

1. Prevents “caboose” form.
2. Based on existing rule for low-sloped roofs above 25 ft.

Low-Slope Roof Stepback

1. Prevents "caboose" form.
2. Based on existing rule for low-sloped roofs above 25 ft.

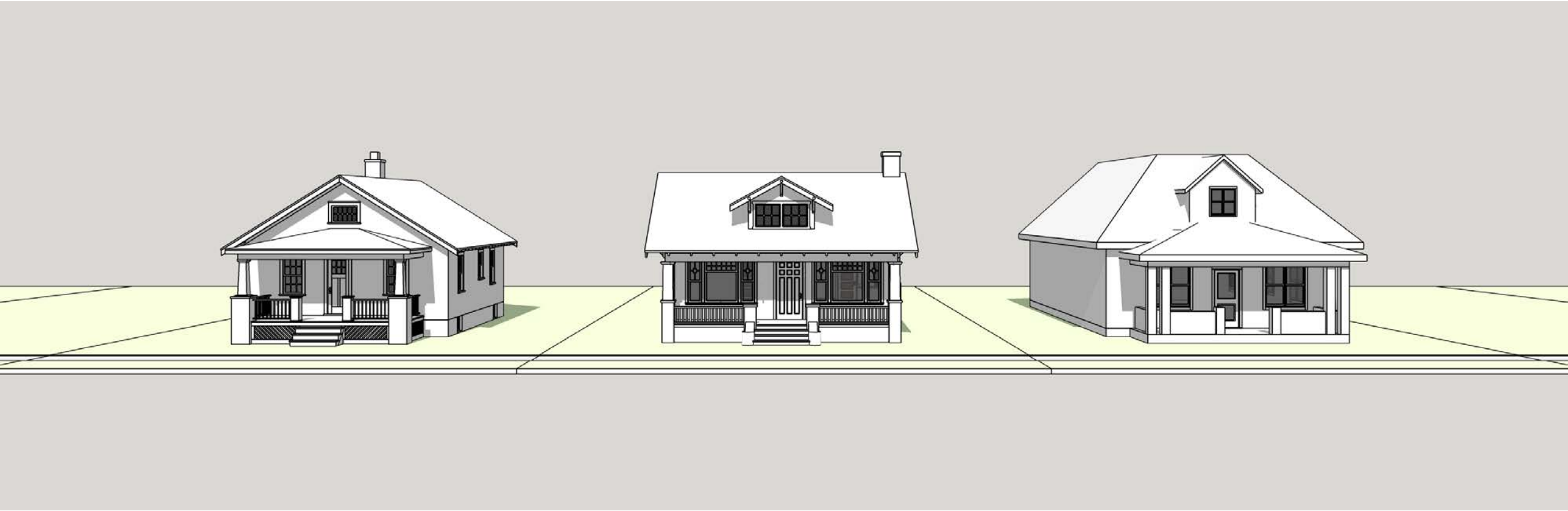
Low-Slope Roof Stepback

No stepback

With stepback

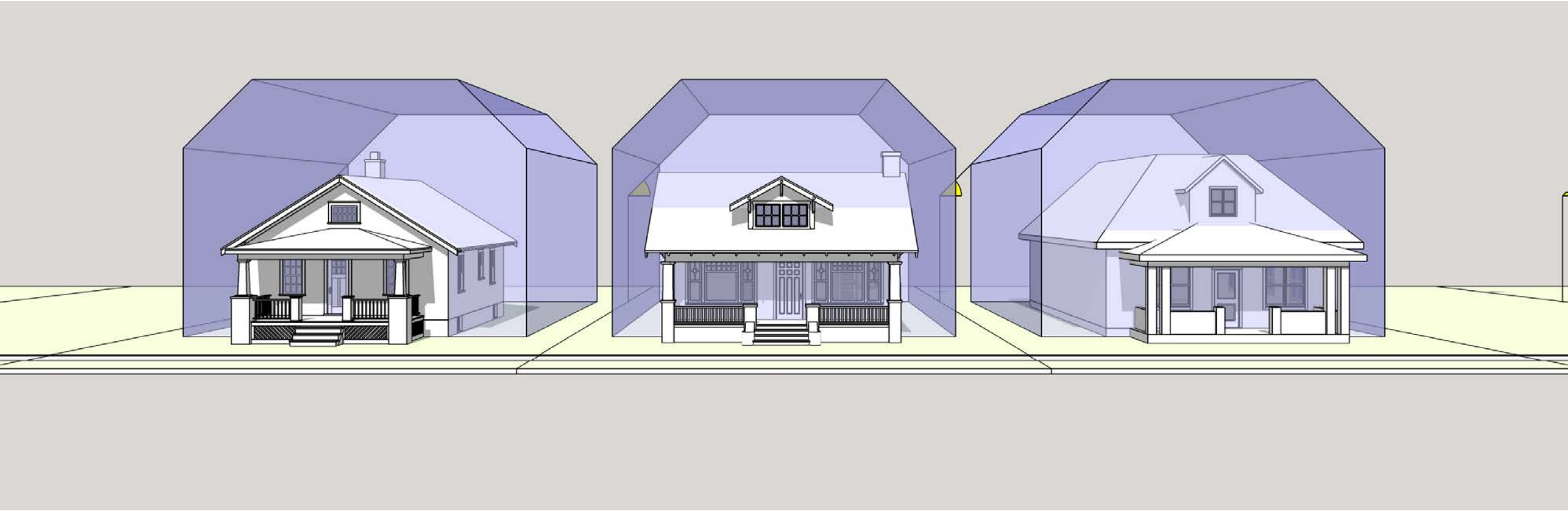
Bulk Plane Design Elements

Current context

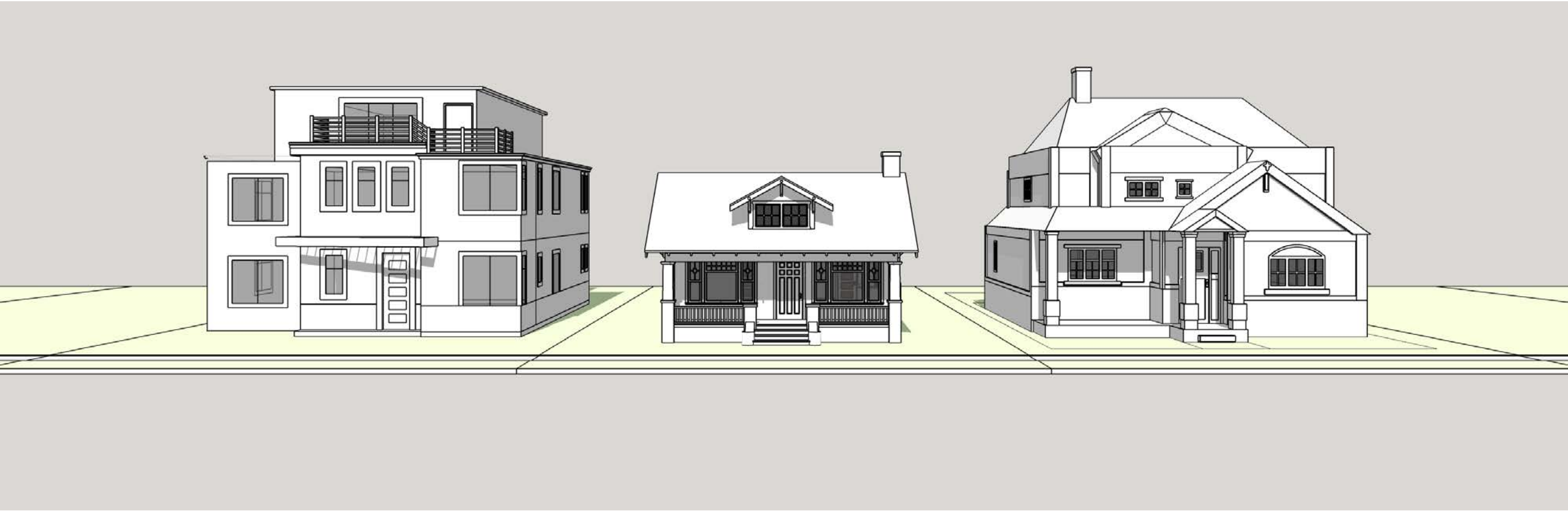


Bulk Plane Design Elements

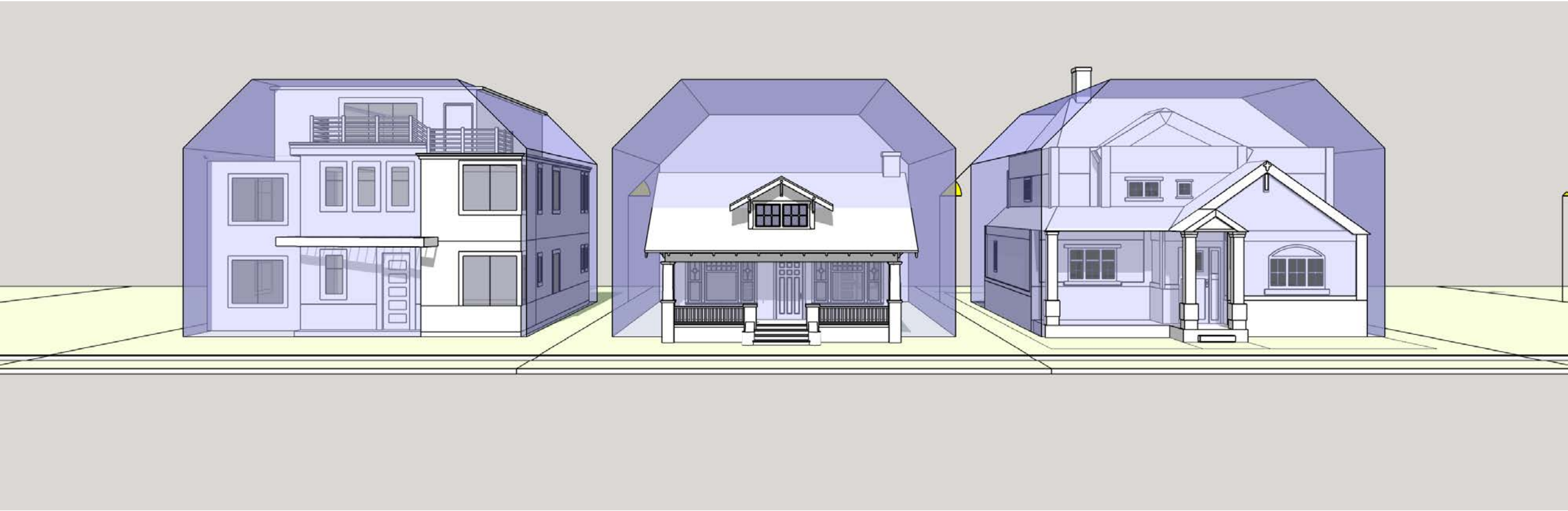
Current context with existing bulk plane



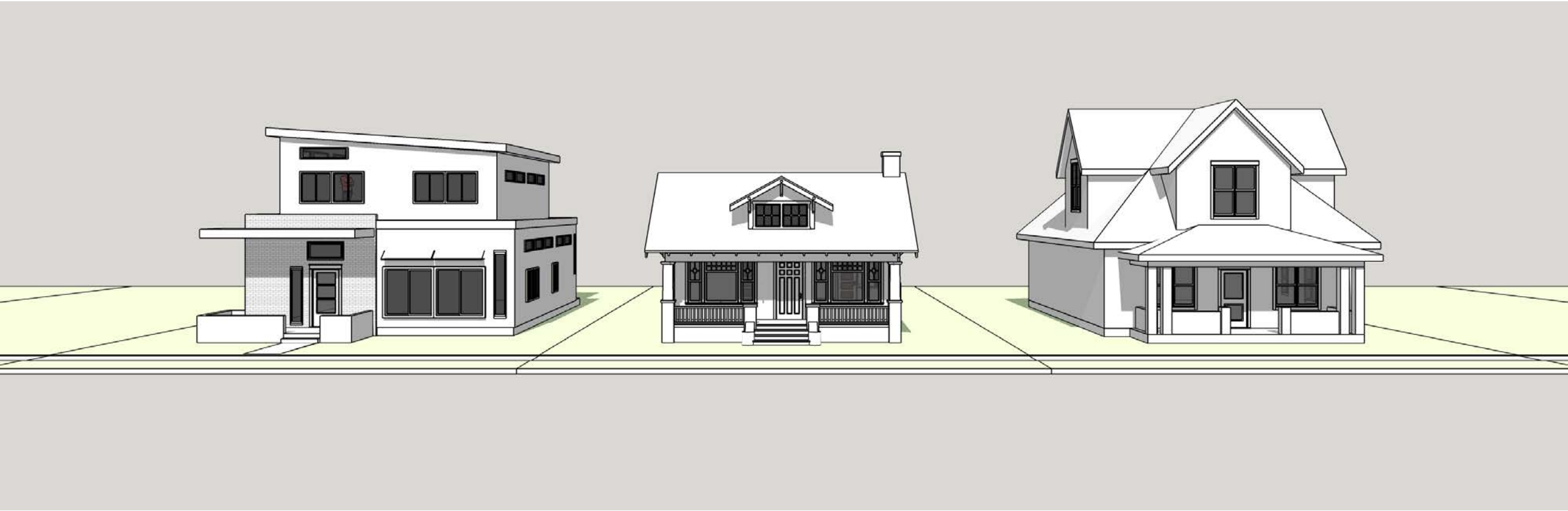
Existing bulk plane possible development



Existing bulk plane possible development

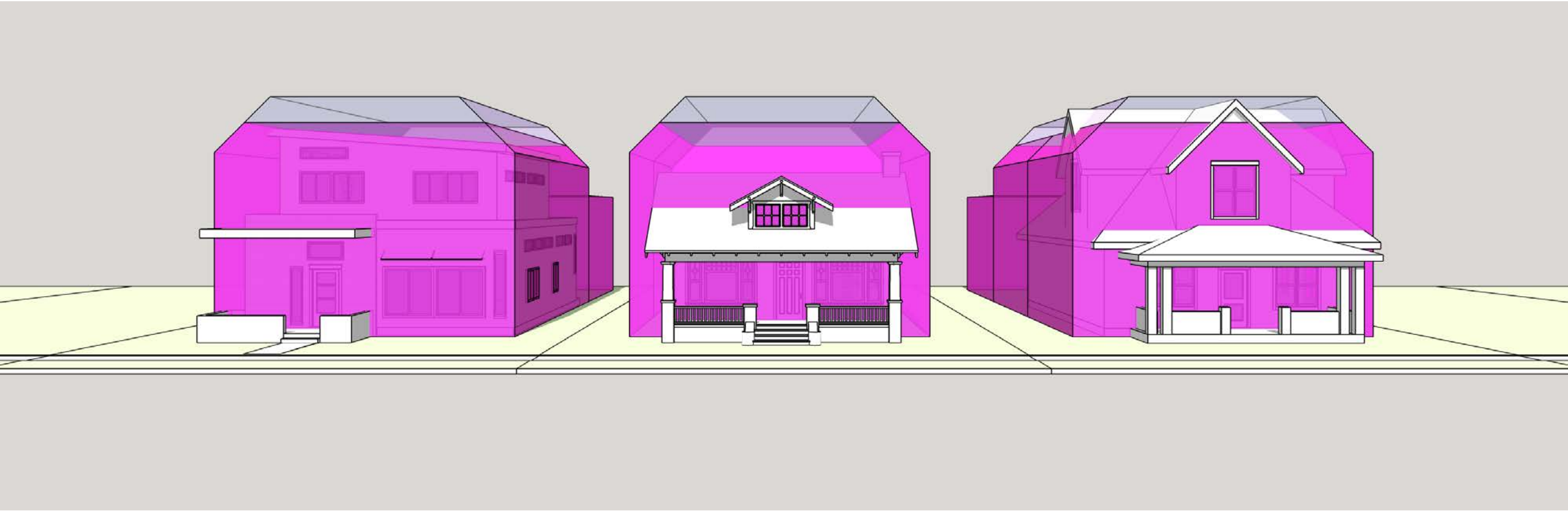


Overlay possible development



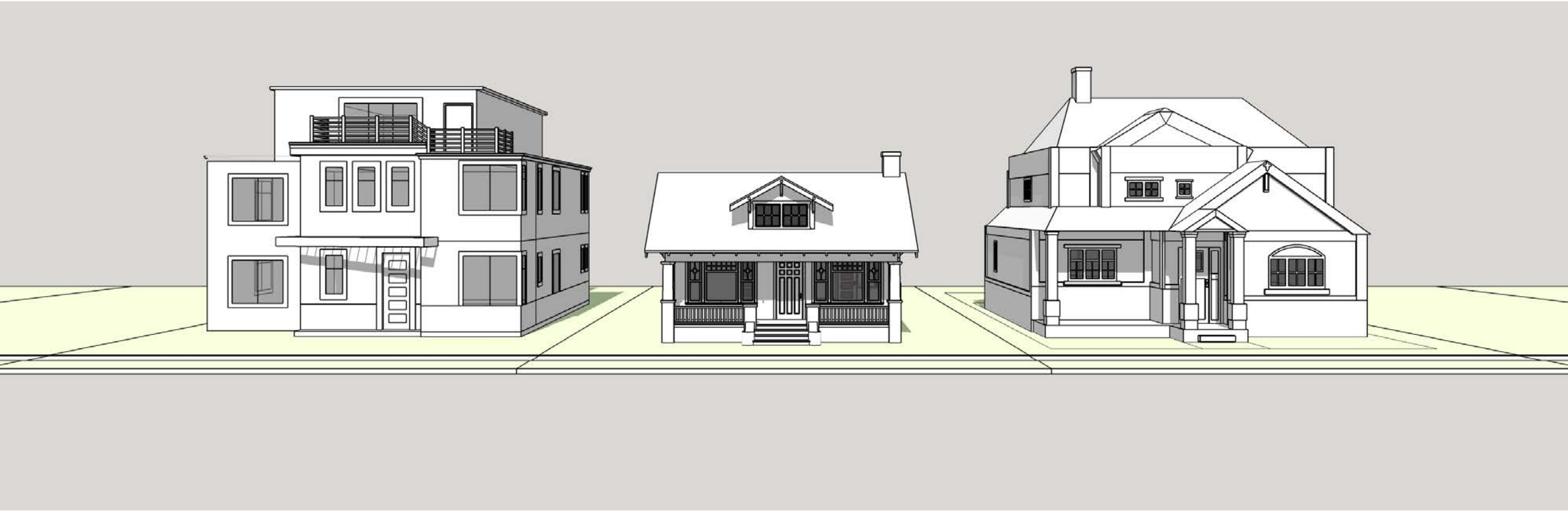
Bulk Plane Design Elements

Overlay possible development



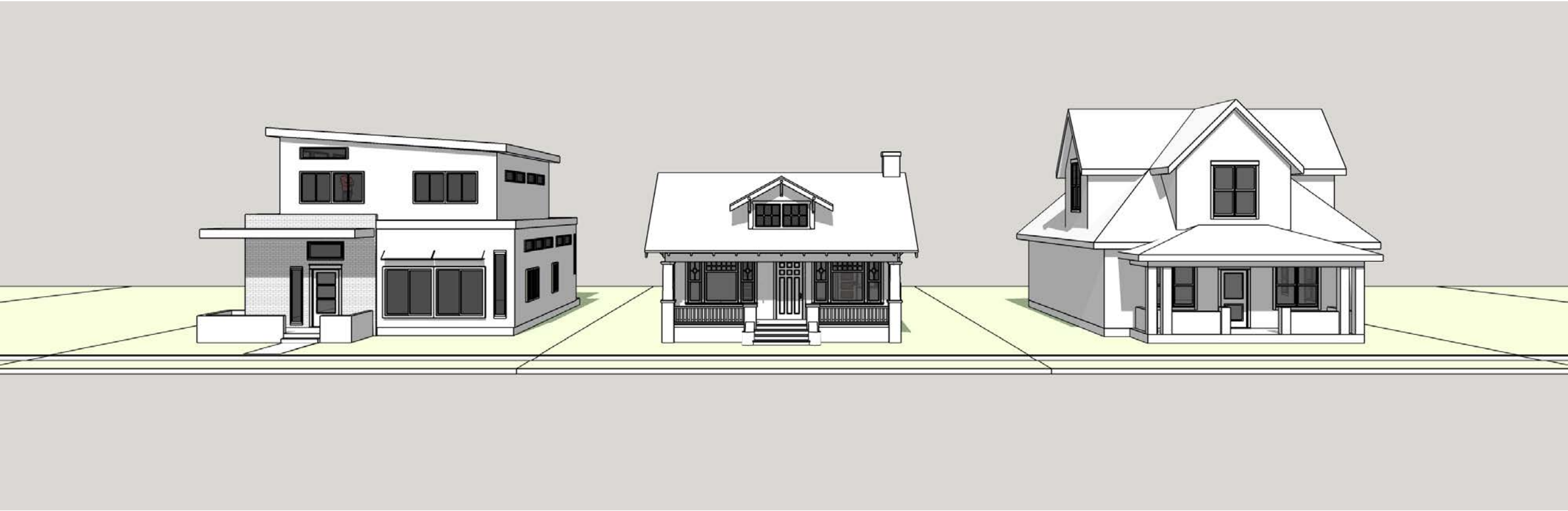
Bulk Plane Design Elements

Existing possible development



Bulk Plane Design Elements

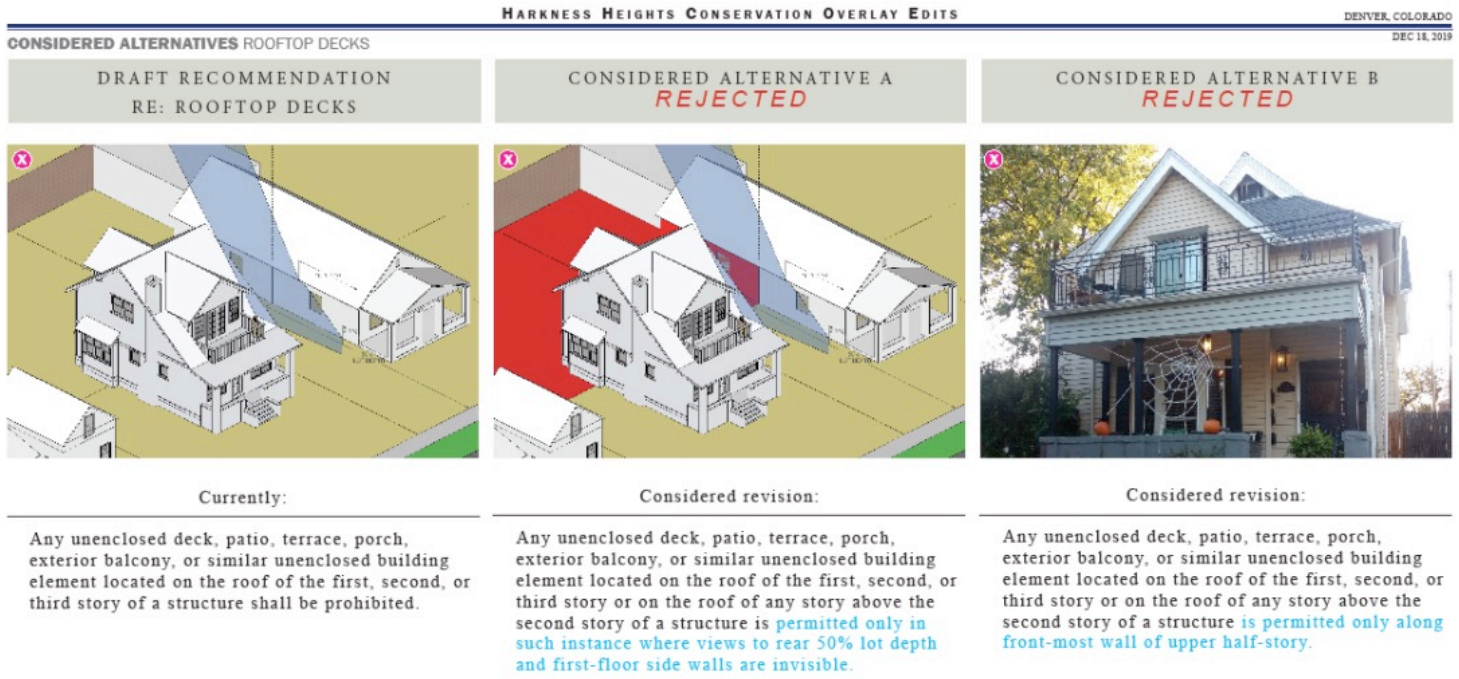
Overlay possible development



Bulk Plane Design Elements

DESIGN ELEMENTS

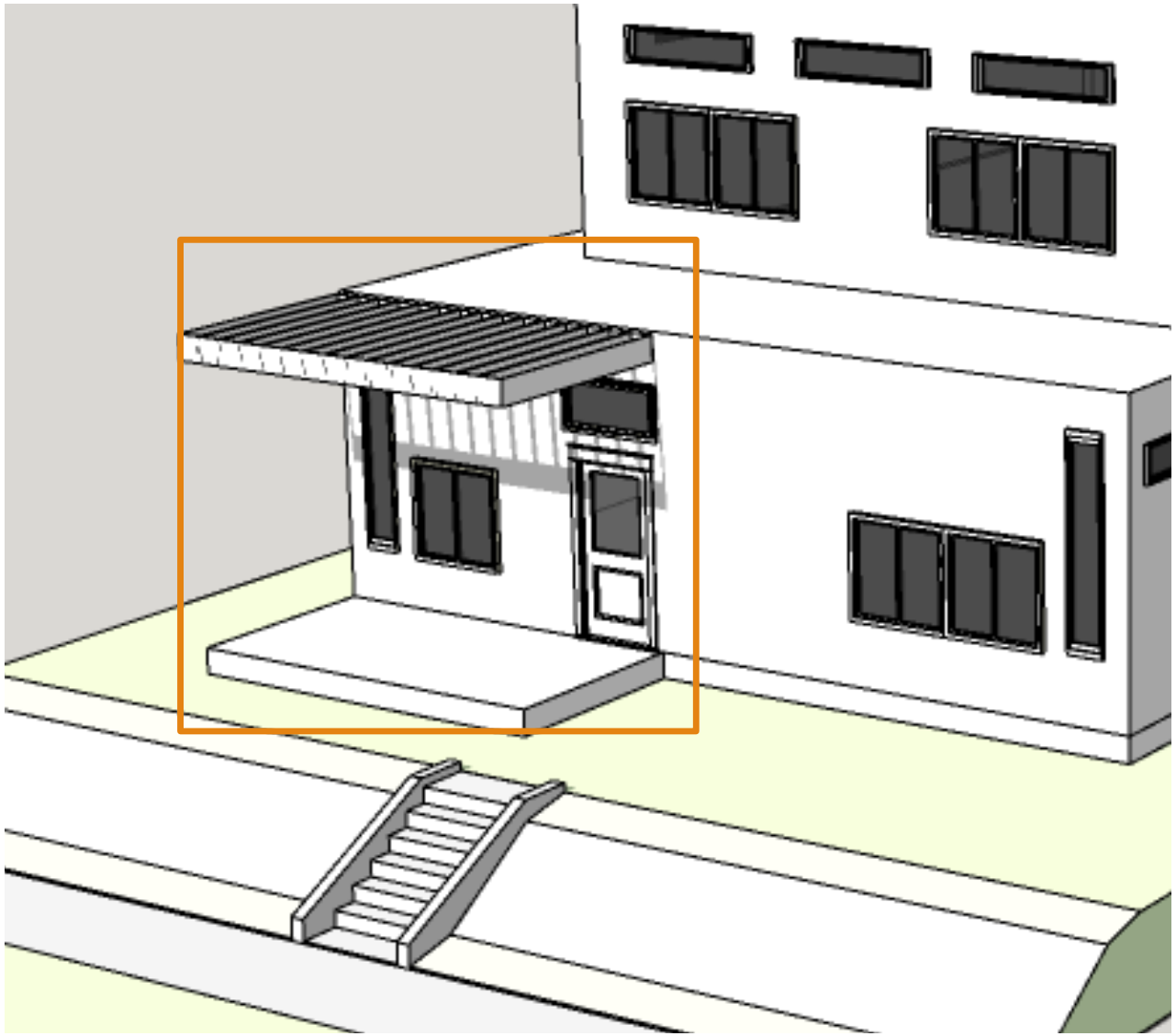
- Rooftop Decks
- Porch dimensions
- First floor elevation



Rooftop Decks

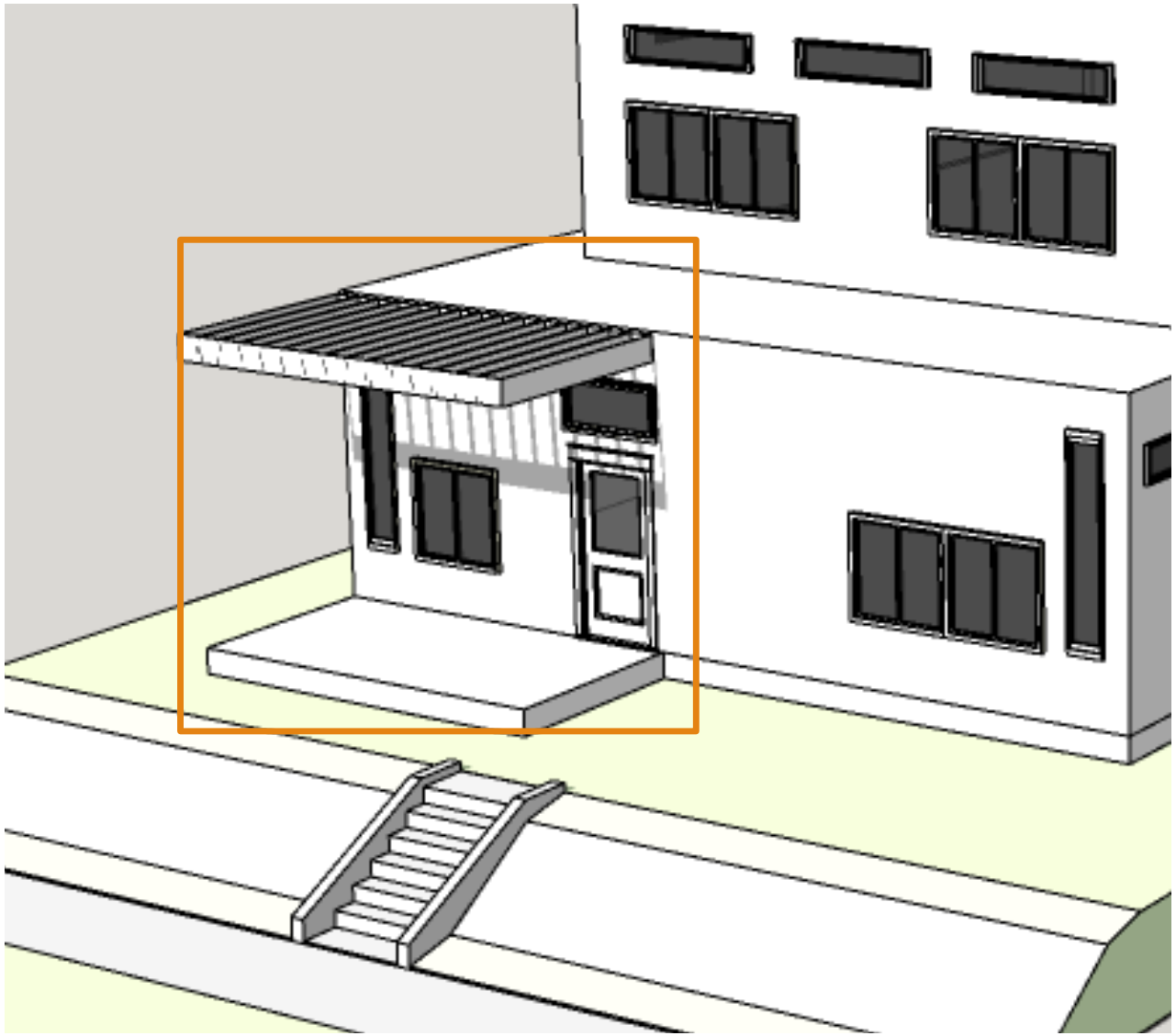
- CPD had asked team to consider any allowable forms.
- Conclusion: **No decks above the first story, anywhere**

Amanda P. Sandoval
COUNCILWOMAN DISTRICT 1



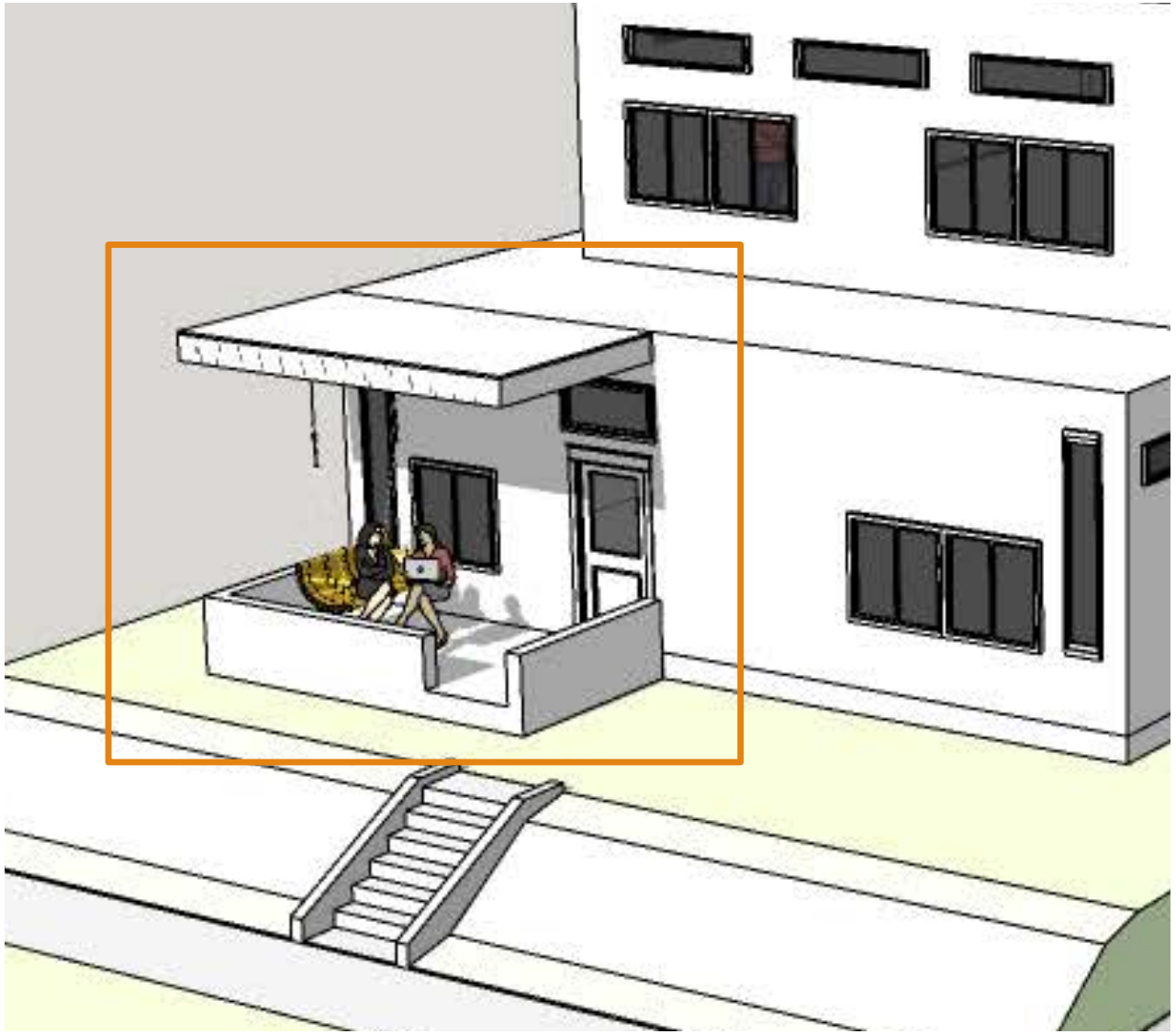
Porches: Definition

- Definition exists in code, but is vague and minimal.
- Pergolas can count.
- No enclosure needed.



Porches: Definition

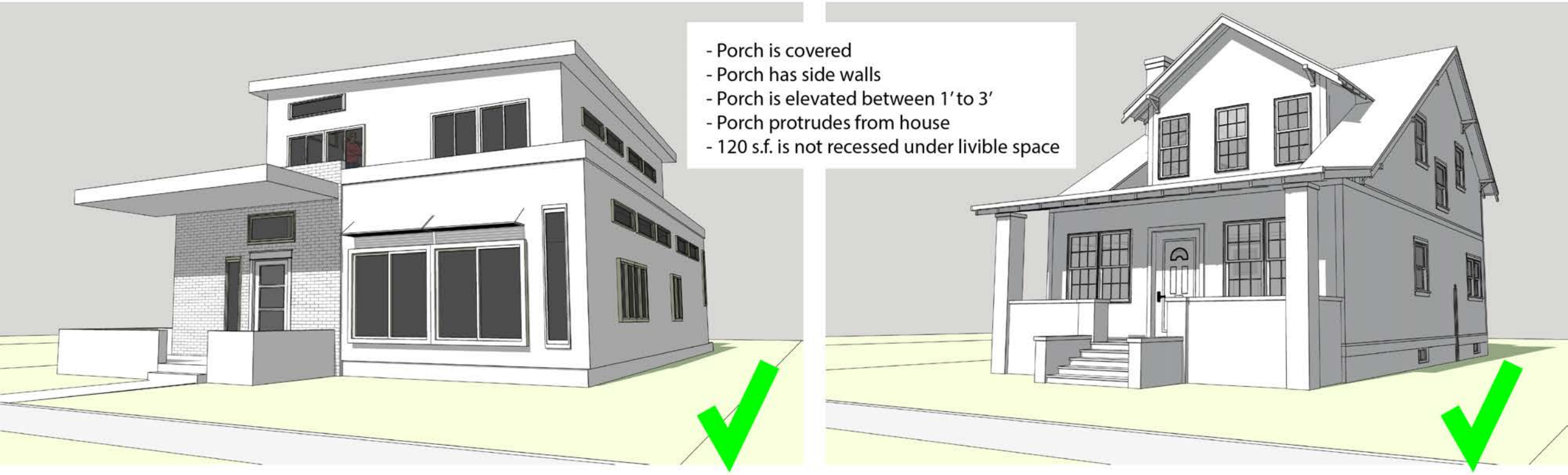
- Definition exists in code, but is vague and minimal.
- Pergolas can count.
- No enclosure
- Goal for new standard:
  - Break up mass of building
  - Create neighborly interactions

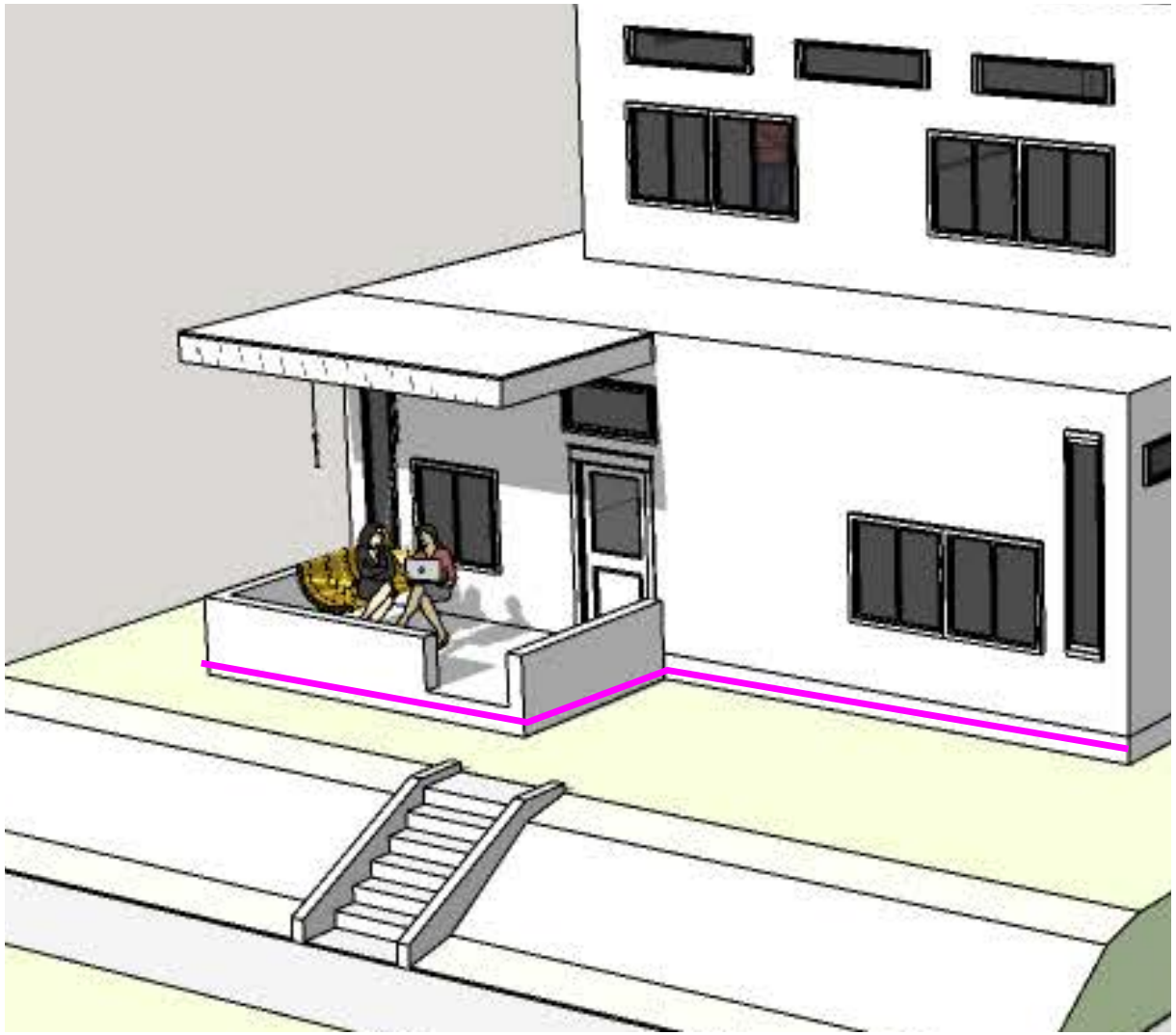


Porches: Definition

- All buildings must have a covered porch with a min. area = 120 sf;
- The porch must protrude from the front of the building by min 8’;
- The porch must have a low wall or railing;
- Qualifying area may not be recessed under livable space above;
- Qualifying porches may occur along Side Streets if building is on a corner.

Porches Required



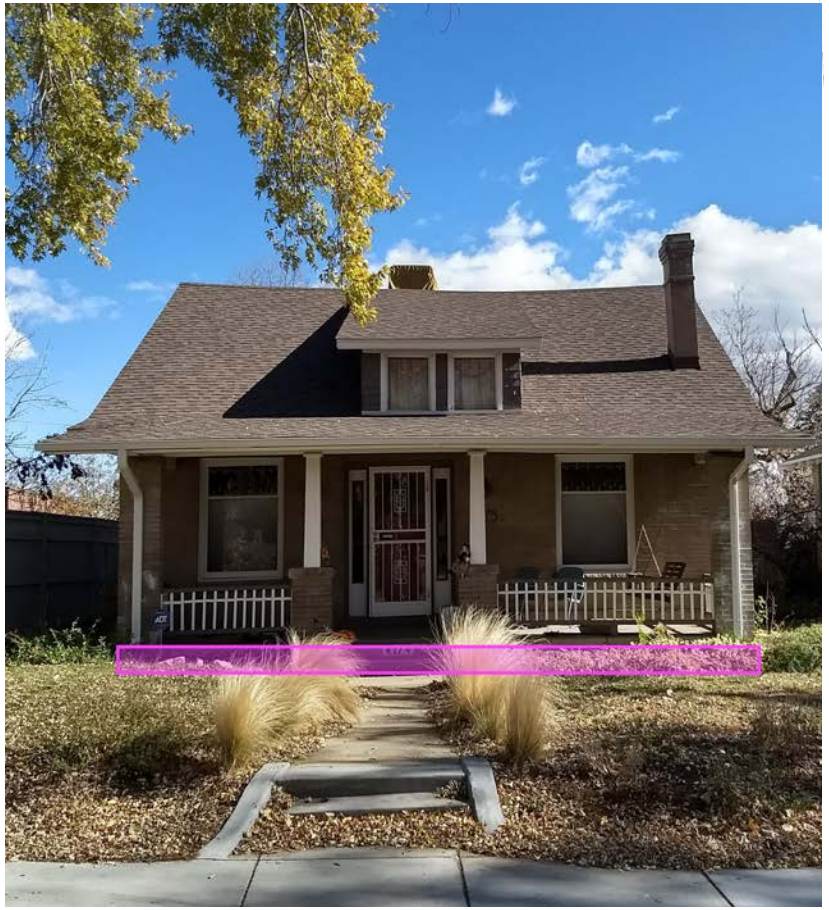


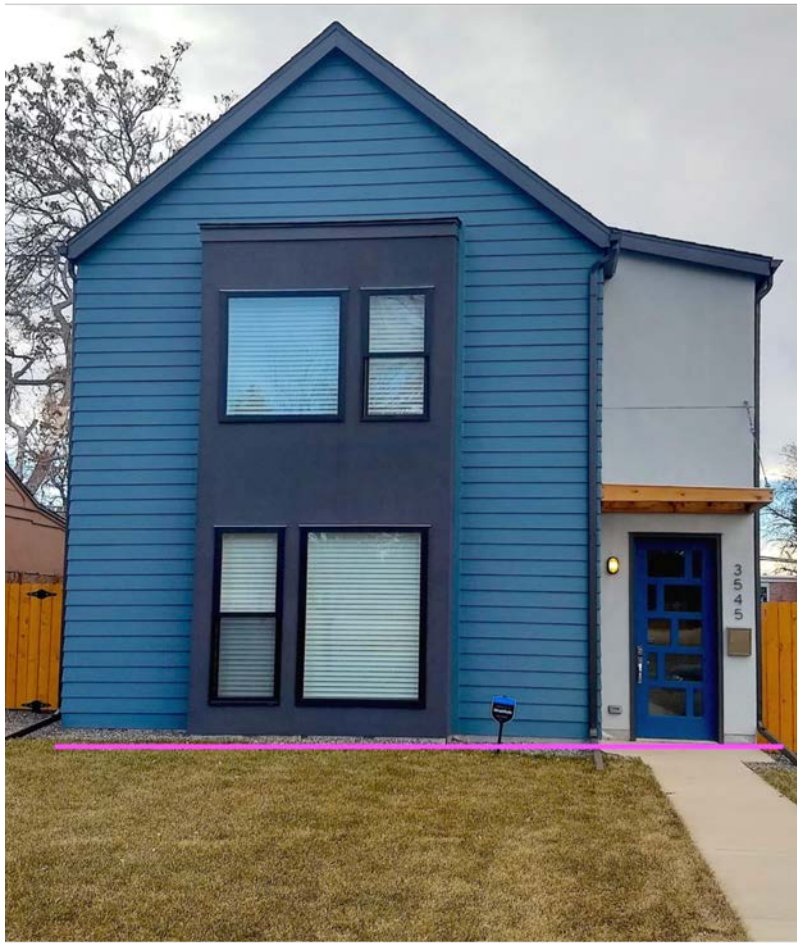
First Floor Elevation

Simplified standard:

- Porch and elevation of first floor finished floor will use the same range limits:
  - Must be minimum 12” tall and maximum 36”.
- Continues pattern of “base-middle-top” along street.
- Creates more livable basements.

First Floor Elevation





NEXT STEPS

- Town Hall meetings and community feedback
- Final draft submittal
- CPD moves forward with technical edits
- Public Hearings:
  - Planning Board
  - Land Use Committee
  - Full Council 1 & 2

DISCUSSION