



# HARKNESS HEIGHTS CONSERVATION OVERLAY

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INC PRESENTATION, 11-28-20



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COUNCILWOMAN DISTRICT 1

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1. Overlay Facts
2. Project Background
3. Overlay Elements
4. Q&A





# CONSERVATION OVERLAY – PURPOSE & CRITERIA, DZC SECTION 9.4.3

## PURPOSE

The Conservation Overlay District is intended to provide a **vehicle to initiate** and implement programs for the revitalization or **conservation of specific areas** within Denver possessing distinctive features, identity, or character worthy of retention and enhancement.

## CRITERIA FOR APPROVAL

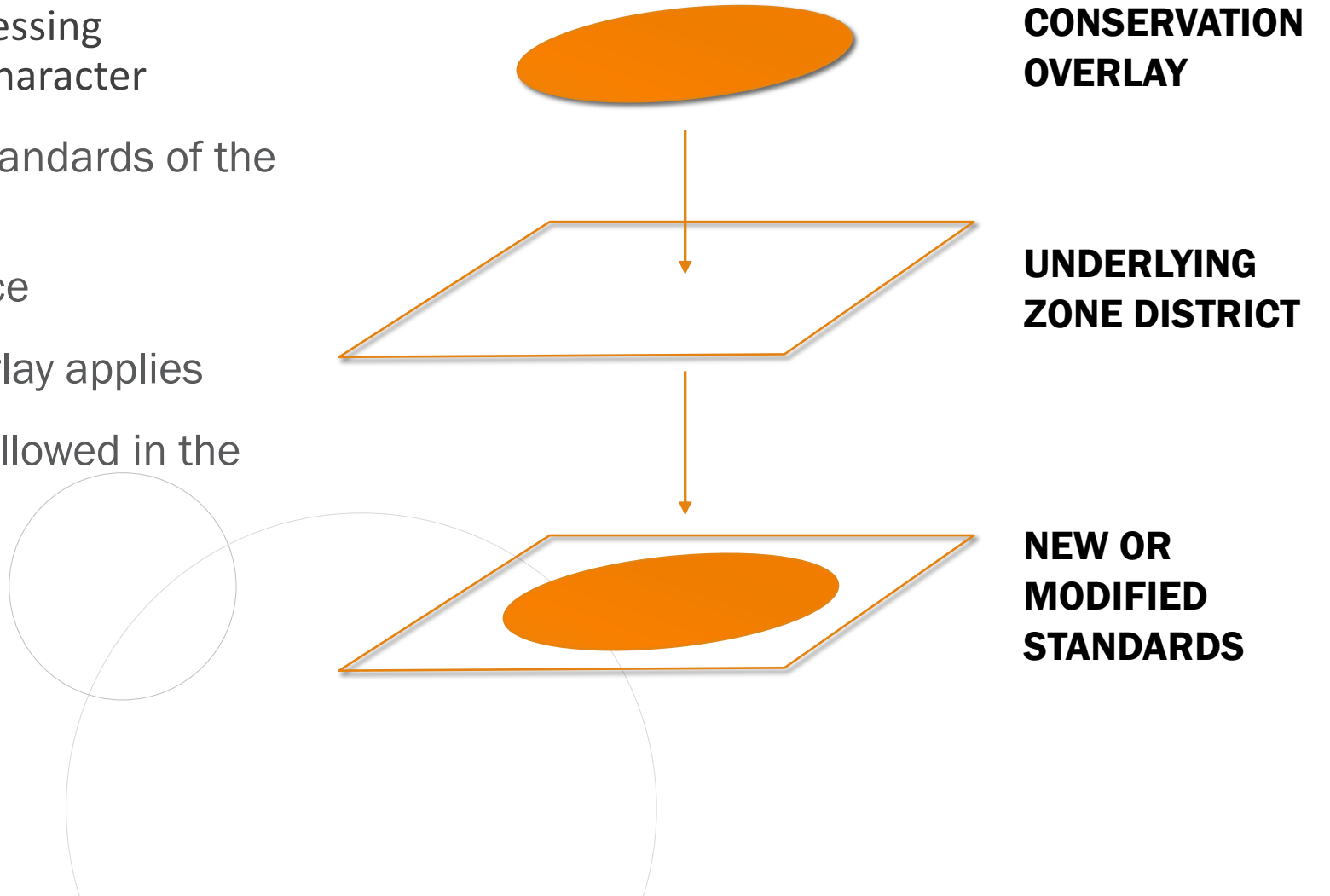
The **district contains distinctive building features**, such as period of construction, style, size, scale, detailing, mass, color and material





# CONSERVATION OVERLAY – HOW IT WORKS

- Intended to conserve areas possessing distinctive features, identity, or character
- May add or modify the zoning standards of the underlying zone district
- Baseline regulations stay in place
- Where there's a difference, overlay applies
- Cannot modify permitted uses allowed in the zone district





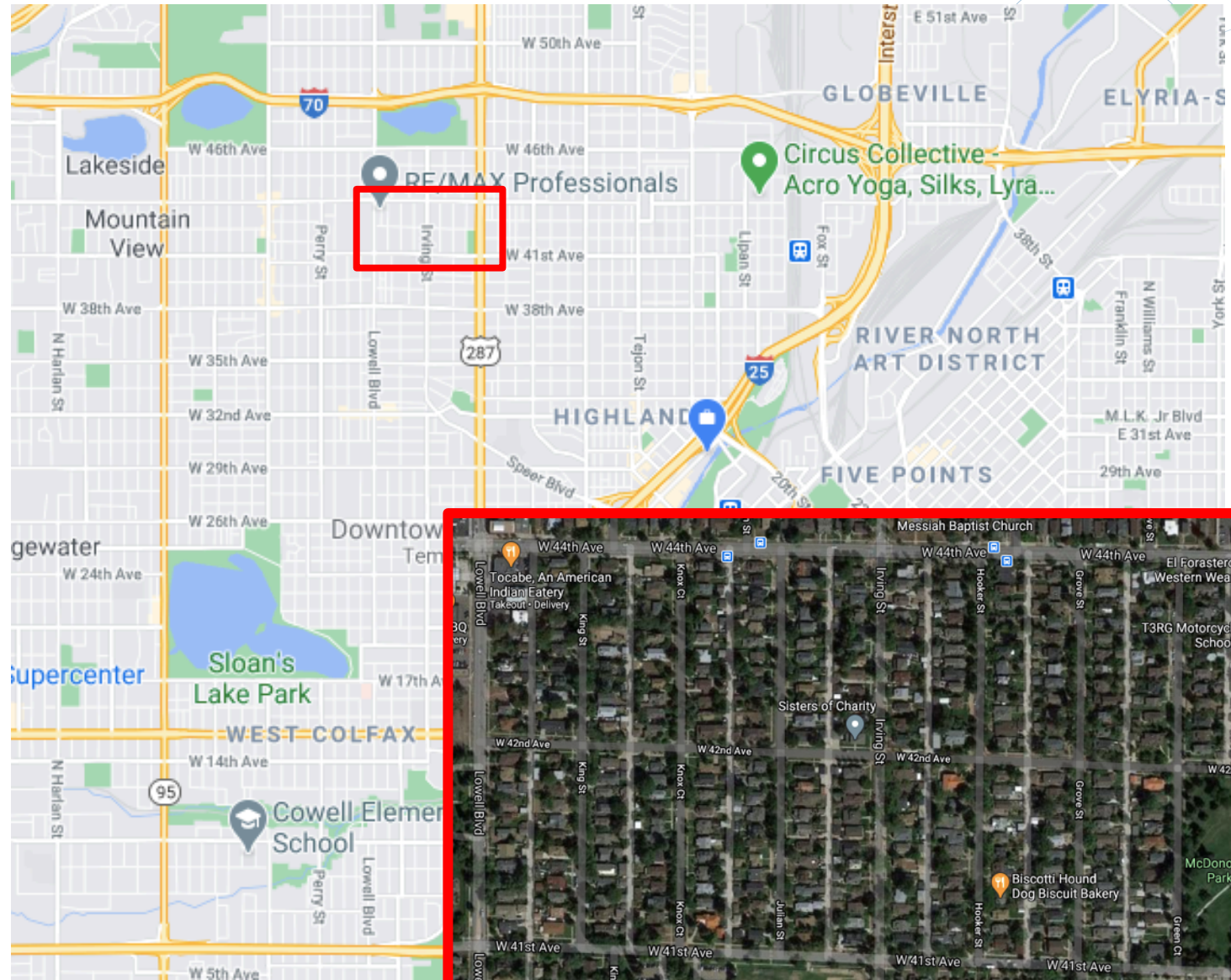
# BUNGALOW CONSERVATION OVERLAY (CO-6)

- Currently 5 conservation overlays in DZC
- Text amendment would create new conservation overlay (CO-6)
- Generic name leaves opening for broader application
- Application of CO-6 to Harkness Heights neighborhood

CONSERVATION OVERLAY DISTRICT NAME	ZONING MAP DESIGNATOR
Hilltop Heritage Conservation Overlay District	CO-1
Curtis Park Conservation Overlay District	CO-2
Scottish Village Conservation Overlay District	CO-3
Potter Highlands Conservation Overlay District	CO-4
Krisana Park Conservation Overlay District	CO-5
<b><u>Bungalow Conservation Overlay District</u></b>	<b><u>CO-6</u></b>

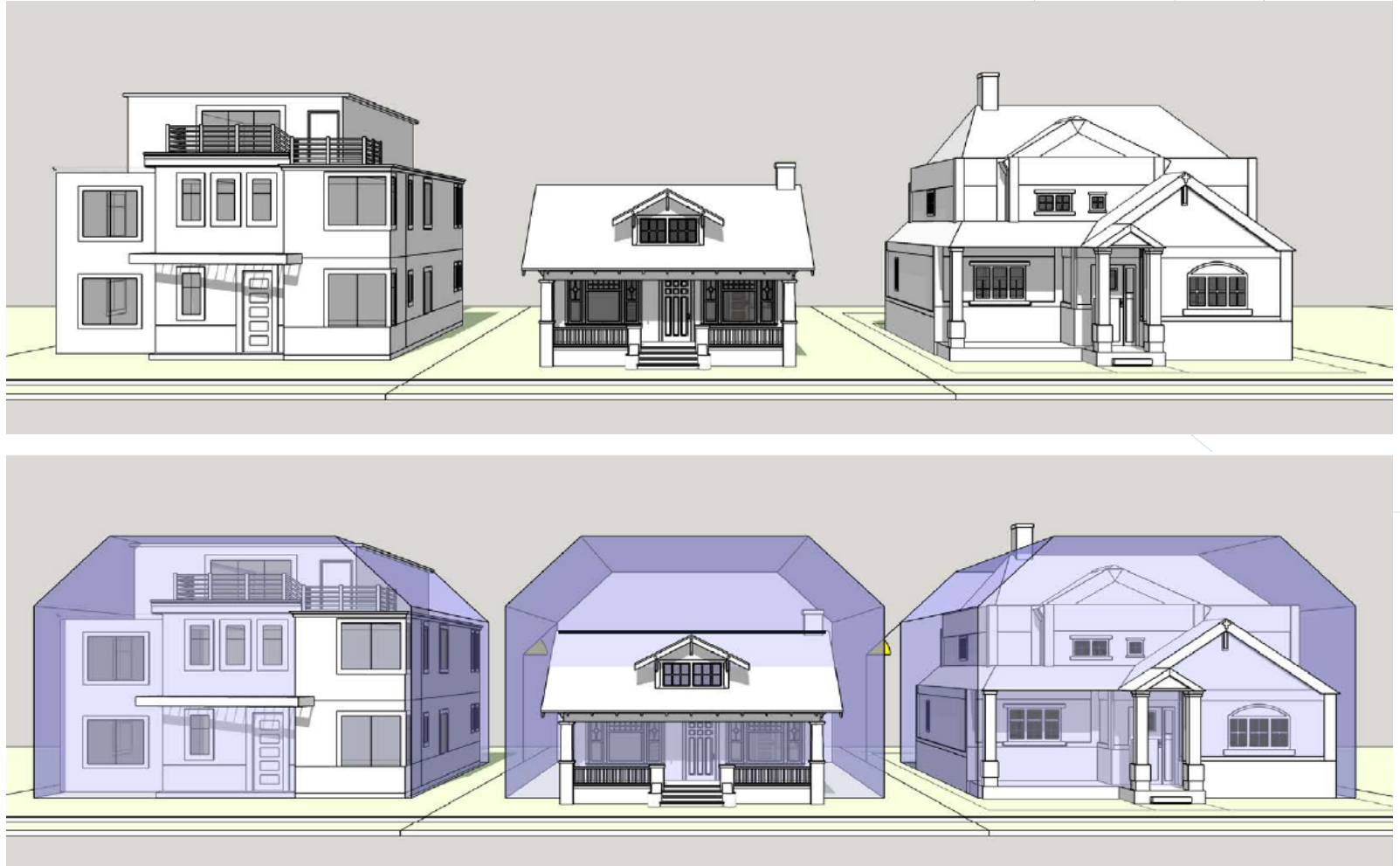
# Background

- “Harkness Heights”
- Part of Berkeley
  - Lowell to Federal and 41<sup>st</sup> to 44<sup>th</sup>
- Subdivision from 1903
- Mostly bungalow homes
- 339 parcels zoned U-SU-C



# Concerns

- Scale and massing
- Siting/building width
- Street relationship/rhythm
- Privacy



# Objectives

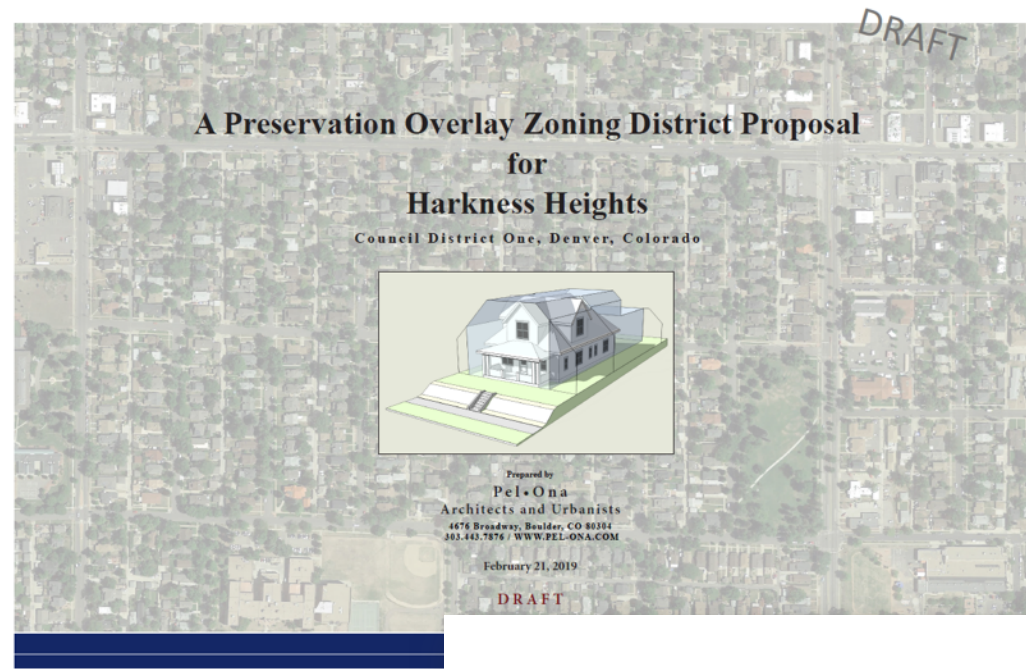
- Ensure development is compatible in scale and massing with existing context
- Site buildings to maintain privacy and solar access
- Reflect prevailing side setback patterns
- Maintain a rhythm of one-story elements along the street
- Establish a strong relationship between the building and the street
- Maintain design flexibility





# Process

- Community discussions start in 2016
- CM Espinoza brings on PelOna
- July 2019 handoff to CW Sandoval
- Multiple task for meetings
- Three total town halls
- Community-wide survey with 259 responses



## Harkness Heights Conservation Overlay

The Harkness Heights Neighborhood Association has been working on an overlay to preserve the unique character of the neighborhood. We are excited to present the work done since the two March 2019 community meetings and hear your feedback before submitting a final draft to the City. Join us to see the latest version and have questions answered by Denver Community Planning and Development, Councilwoman Amanda Sandoval and her team, and HHNA leadership.

See what's being proposed  
and share your thoughts!

[harknessheights.org/zoning](http://harknessheights.org/zoning)



### COMMUNITY MEETINGS

Skinner Middle School, Auditorium  
3435 W. 40th Ave

Thursday, Feb. 27th, 6:30 - 8:00 pm  
Tuesday, Mar. 3rd, 6:30 - 8:00 pm

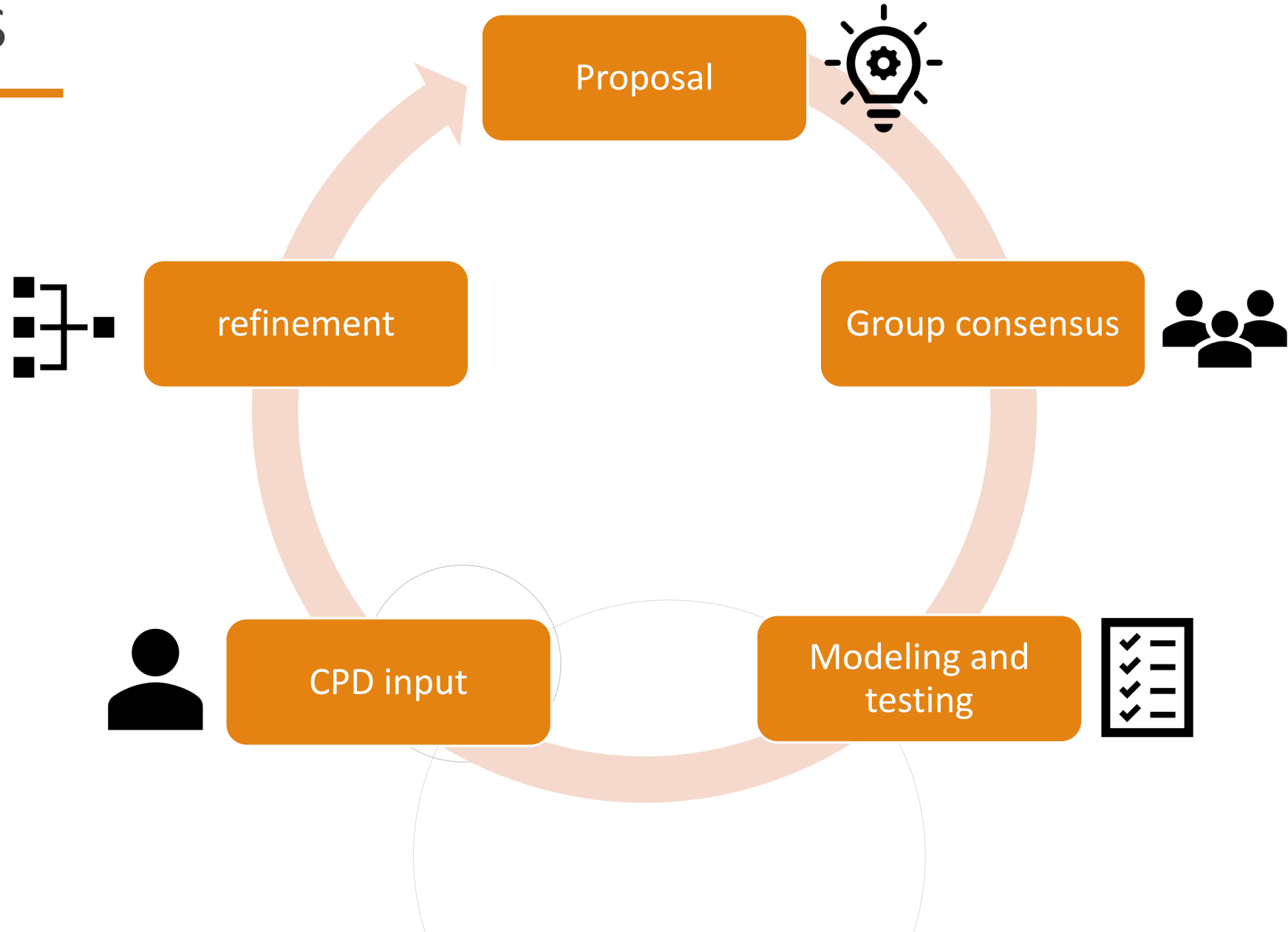
The same information will be covered in both meetings.

For questions email [tommoble@mac.com](mailto:tommoble@mac.com)



# Process

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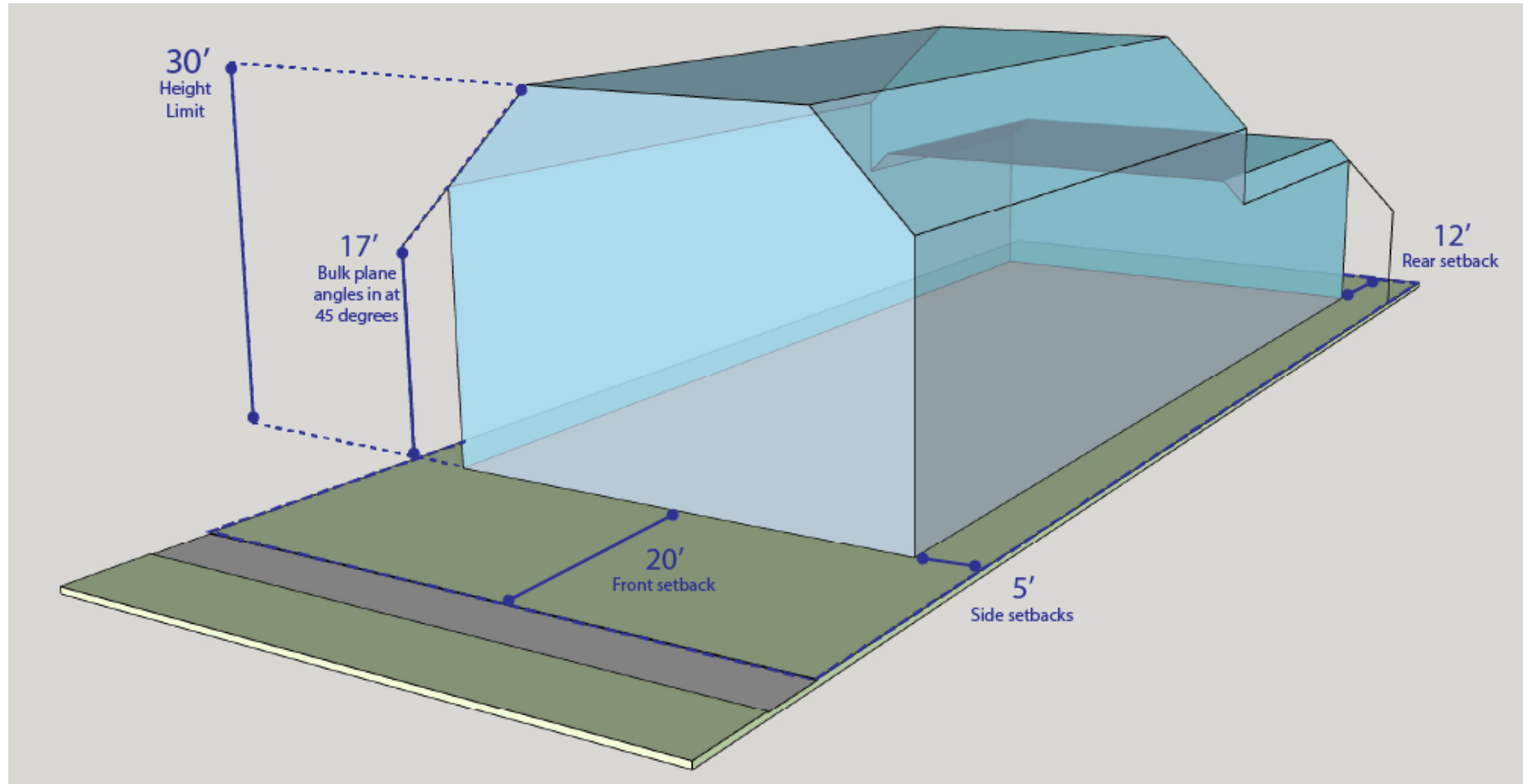
## THE OVERLAY

- Scale & Massing
- Side Setbacks
- Low-slope roof setback
- Exceptions



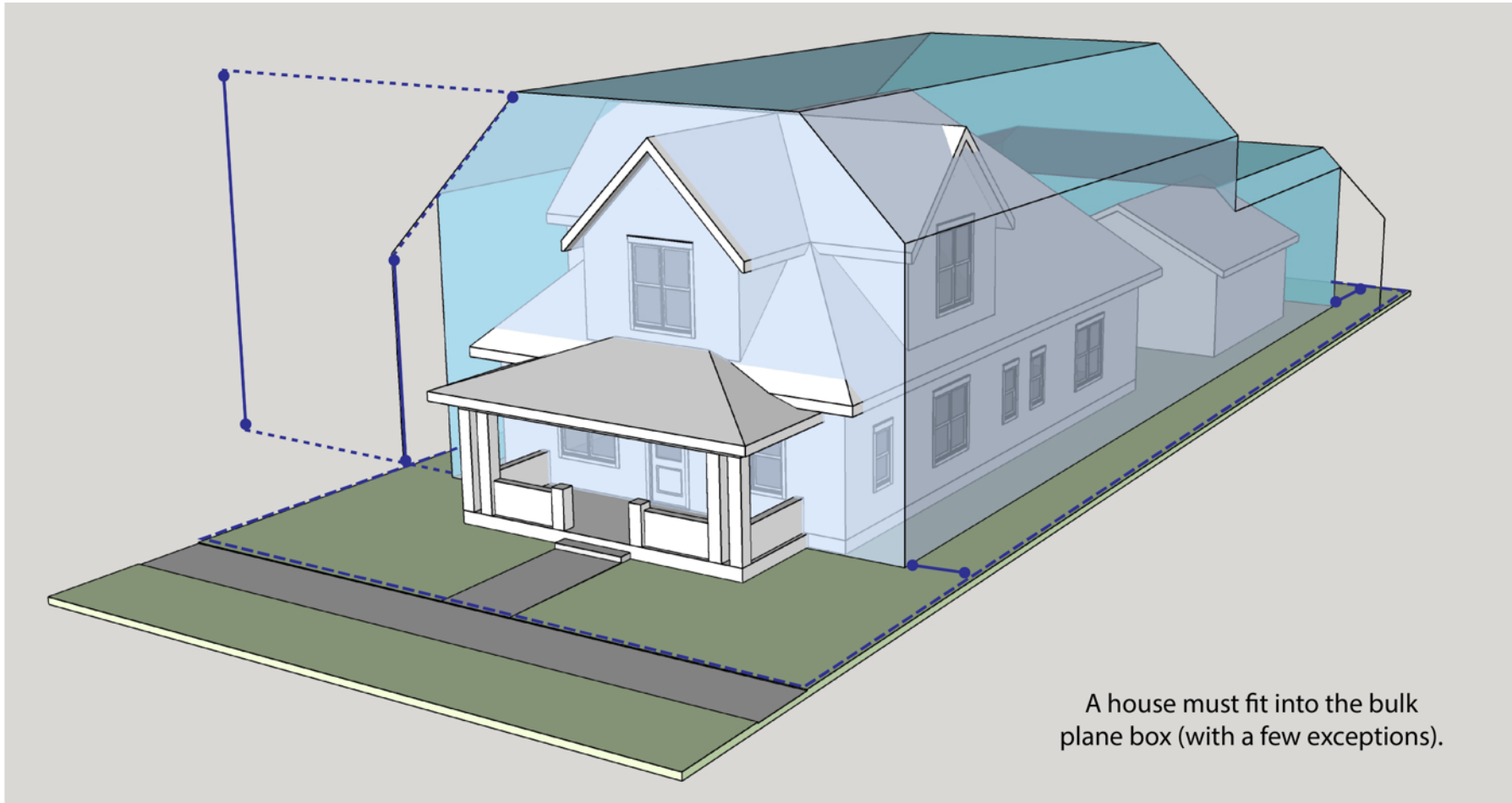


# BULK PLANE – QUICK OVERVIEW



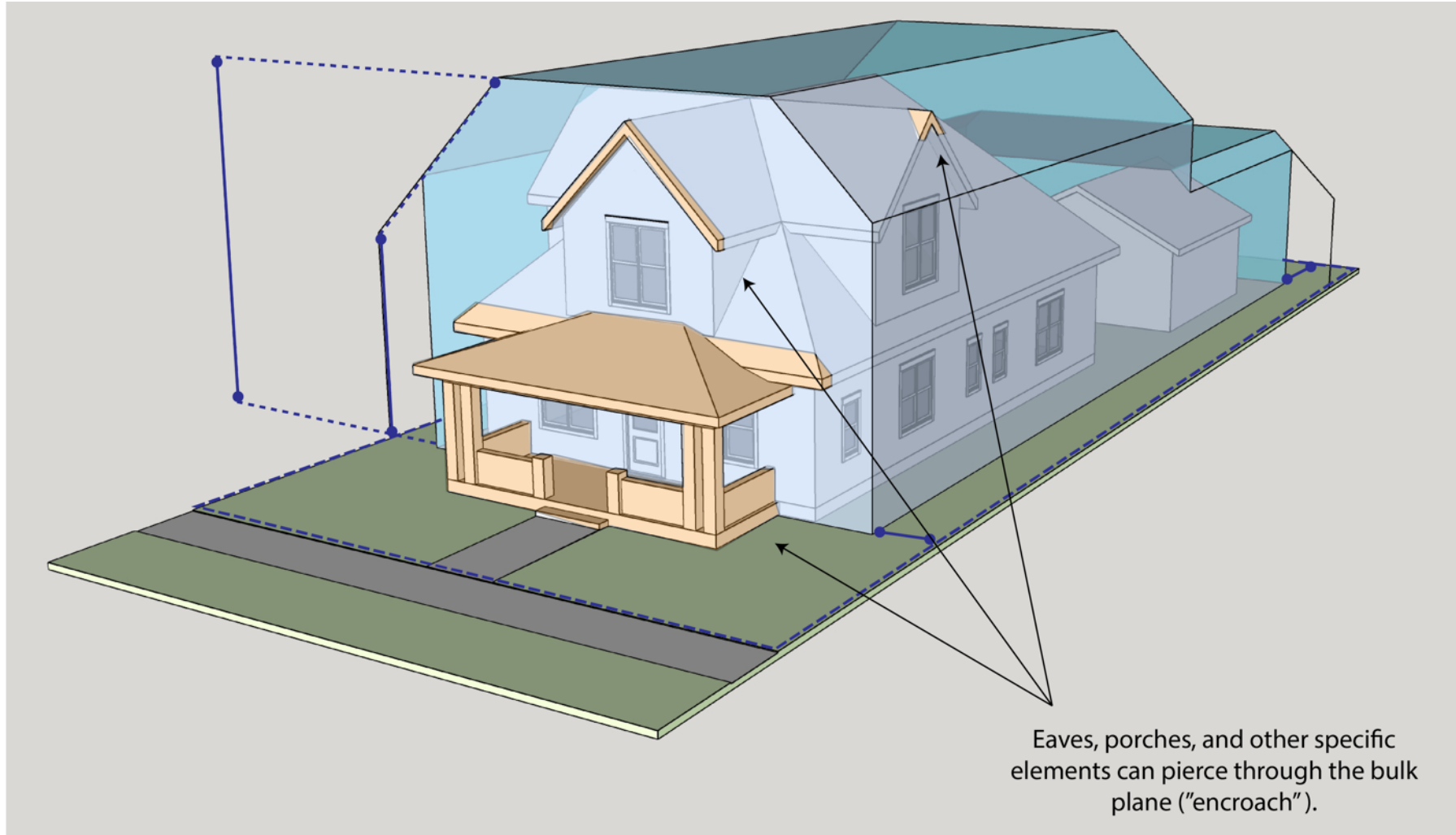


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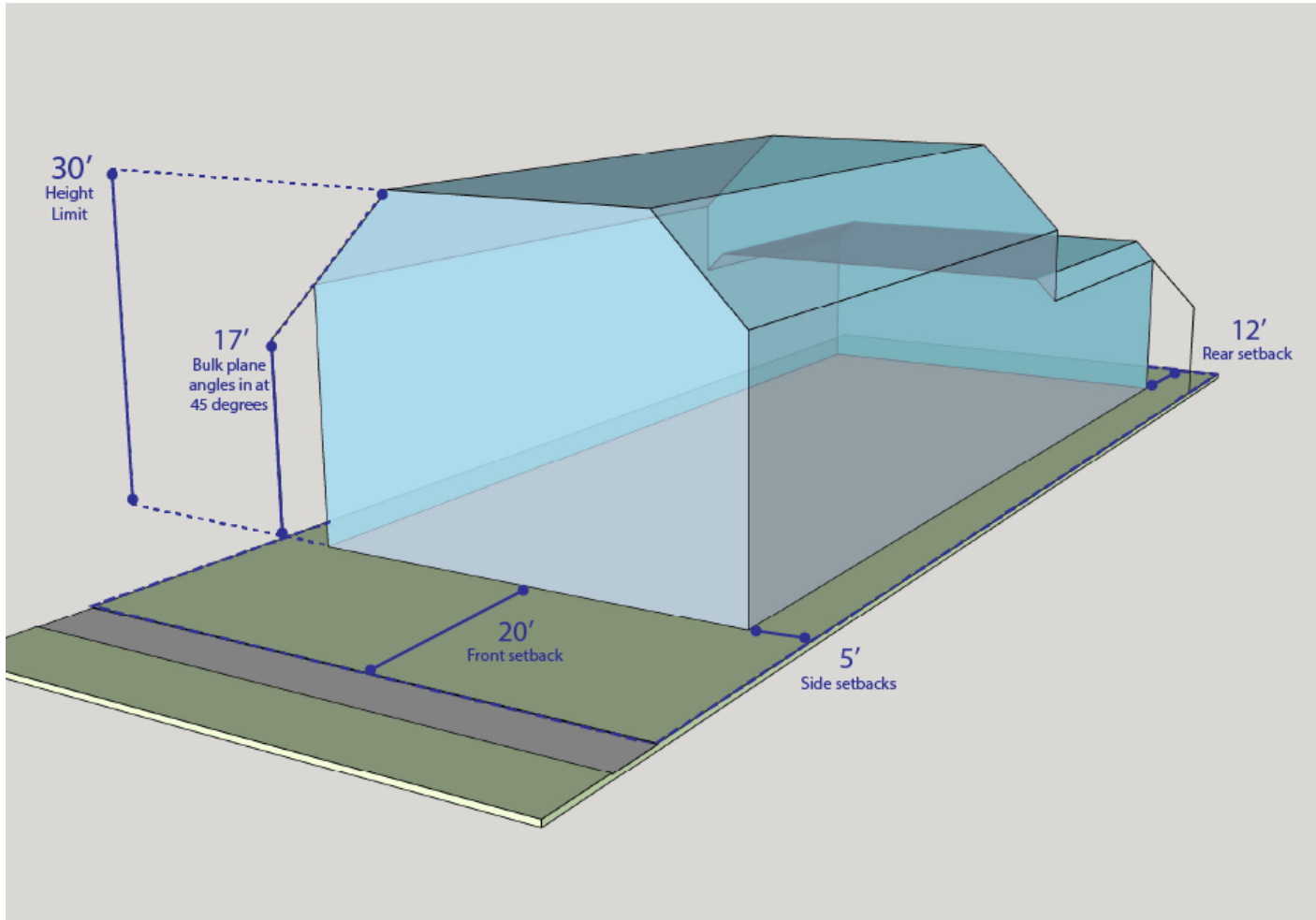


# BULK PLANE – QUICK OVERVIEW





# CURRENT BULK PLANE

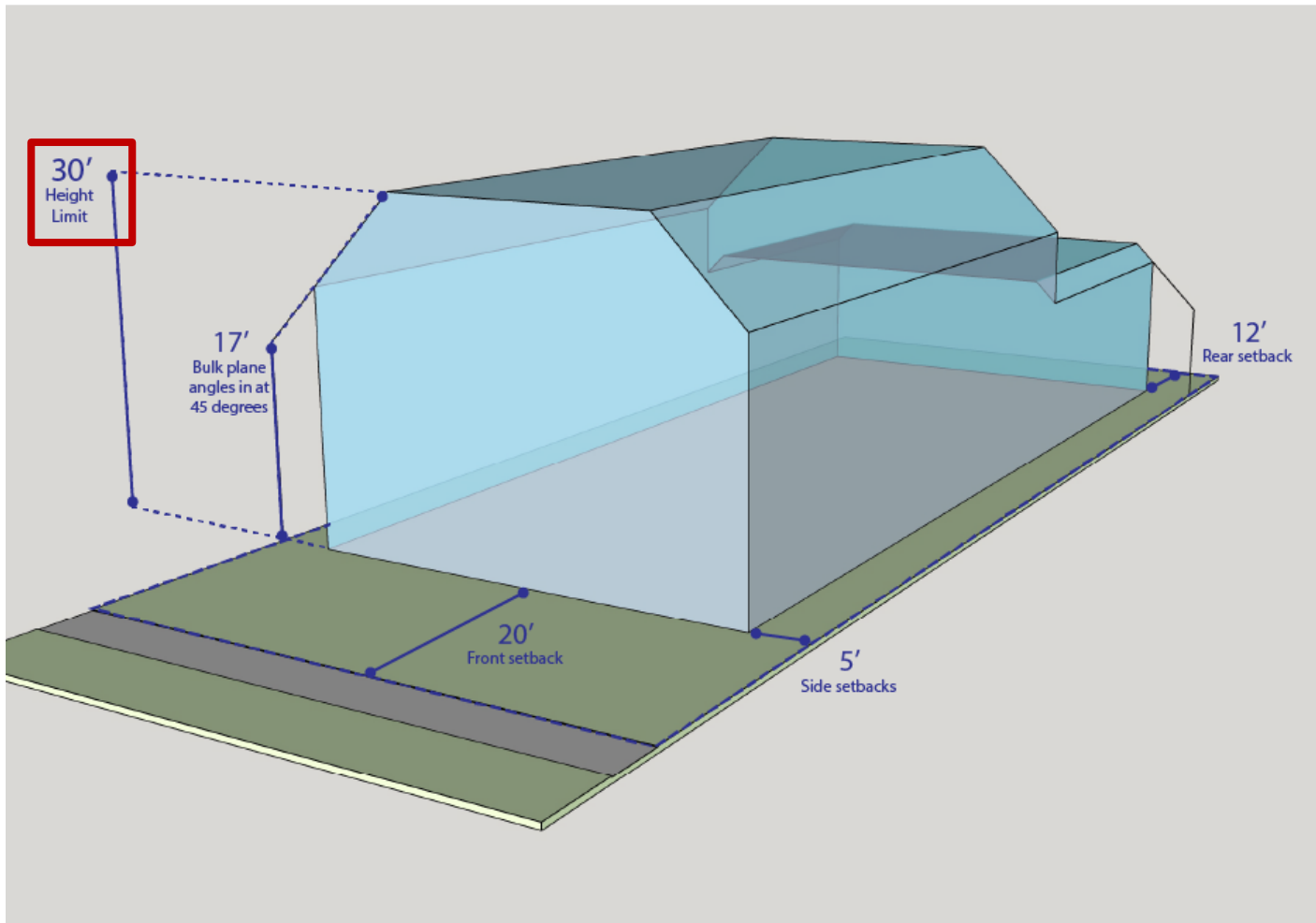


	Front zone (front 65%)	Rear zone (Rear 35%)
Height in stories	2.5 stories	1 story
Height in feet	30'	17'
Start of bulk plane 45* angle	17'	10'
Side setback	3' minimum, total of 10'	
Front Setback	20' or Block Sensitive	
Rear setback	12' minimum from alley	
Lot coverage	37.5% max	

No hard cap on square footage



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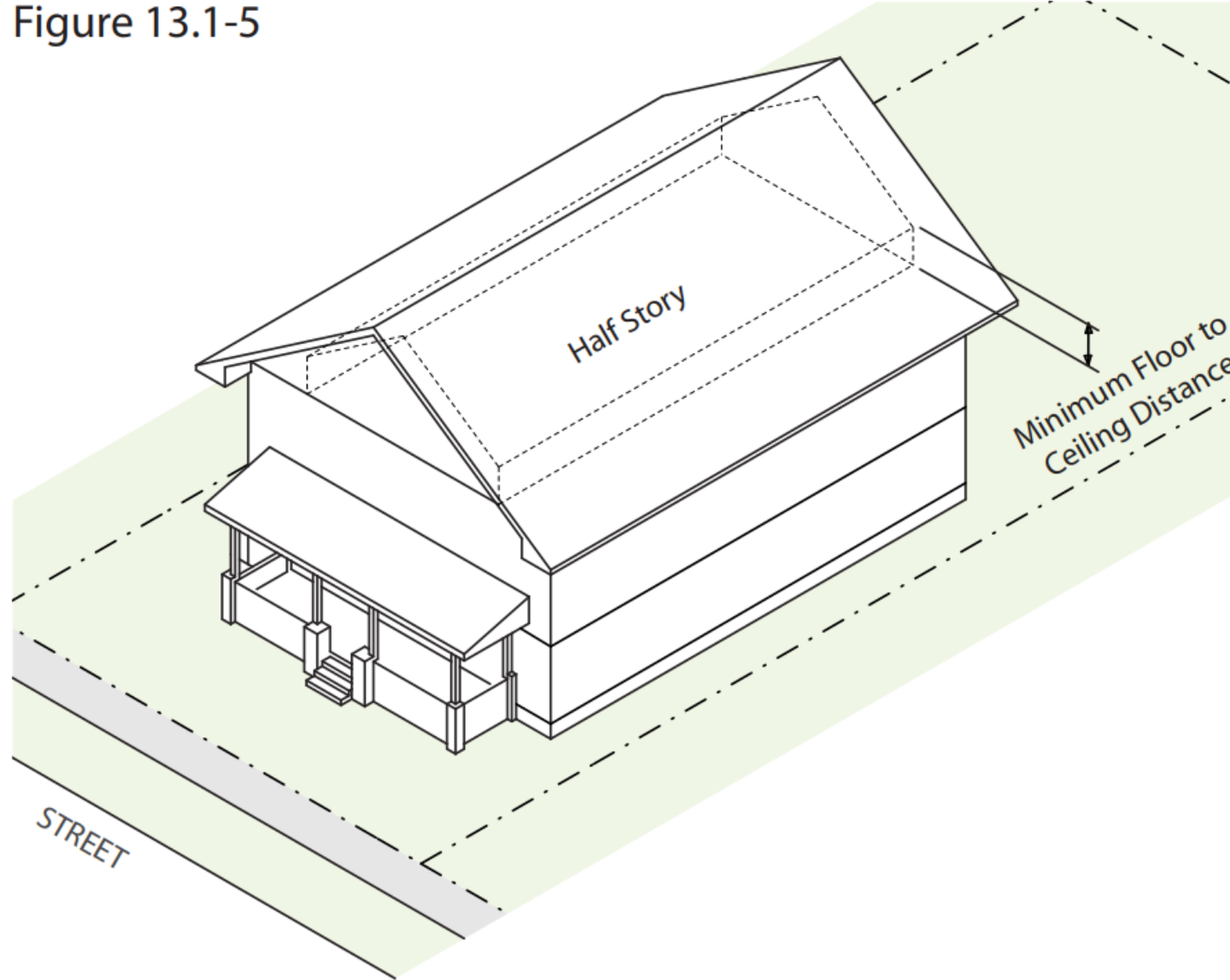
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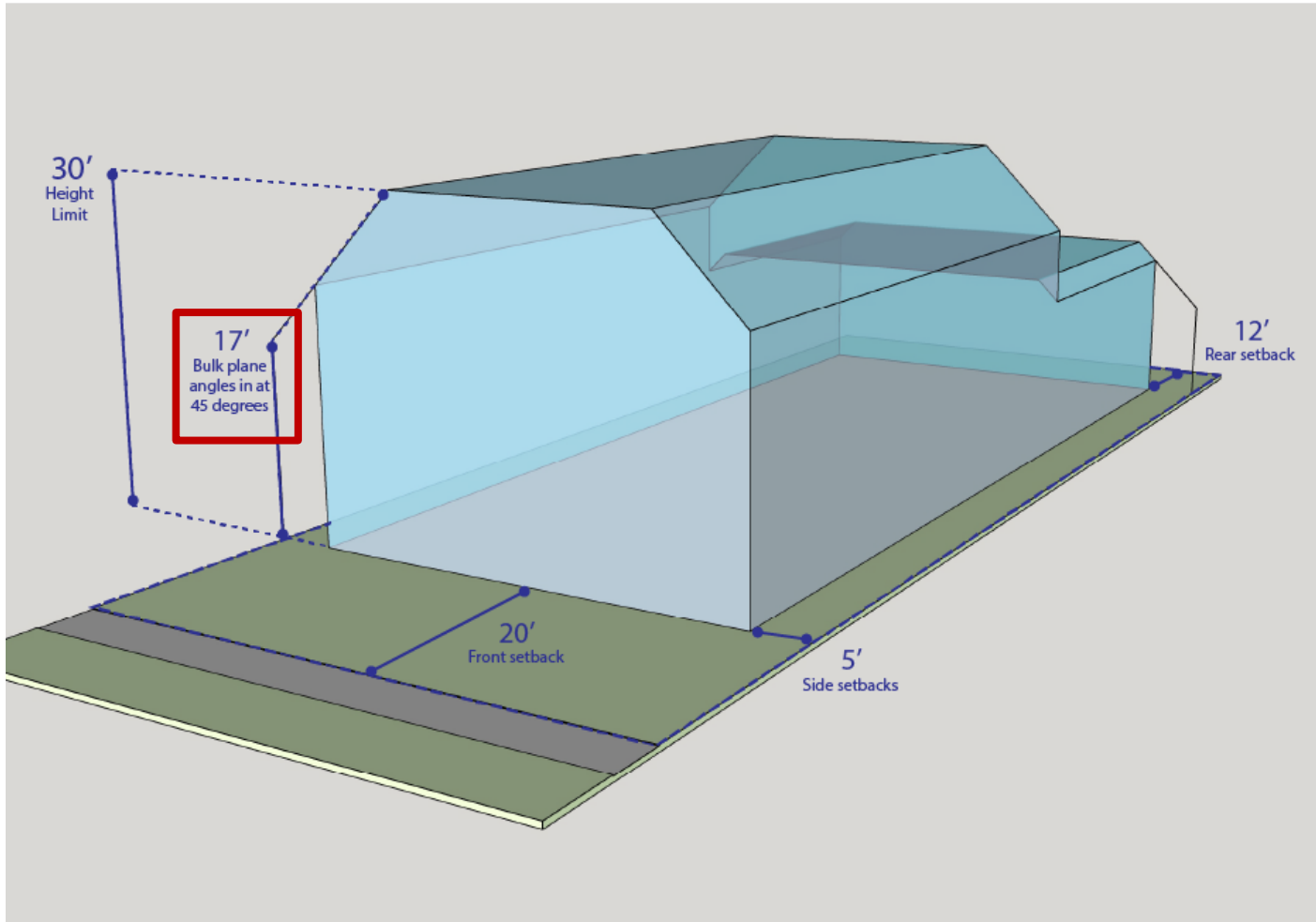
# •••• What is a half story?

Figure 13.1-5





# CURRENT BULK PLANE

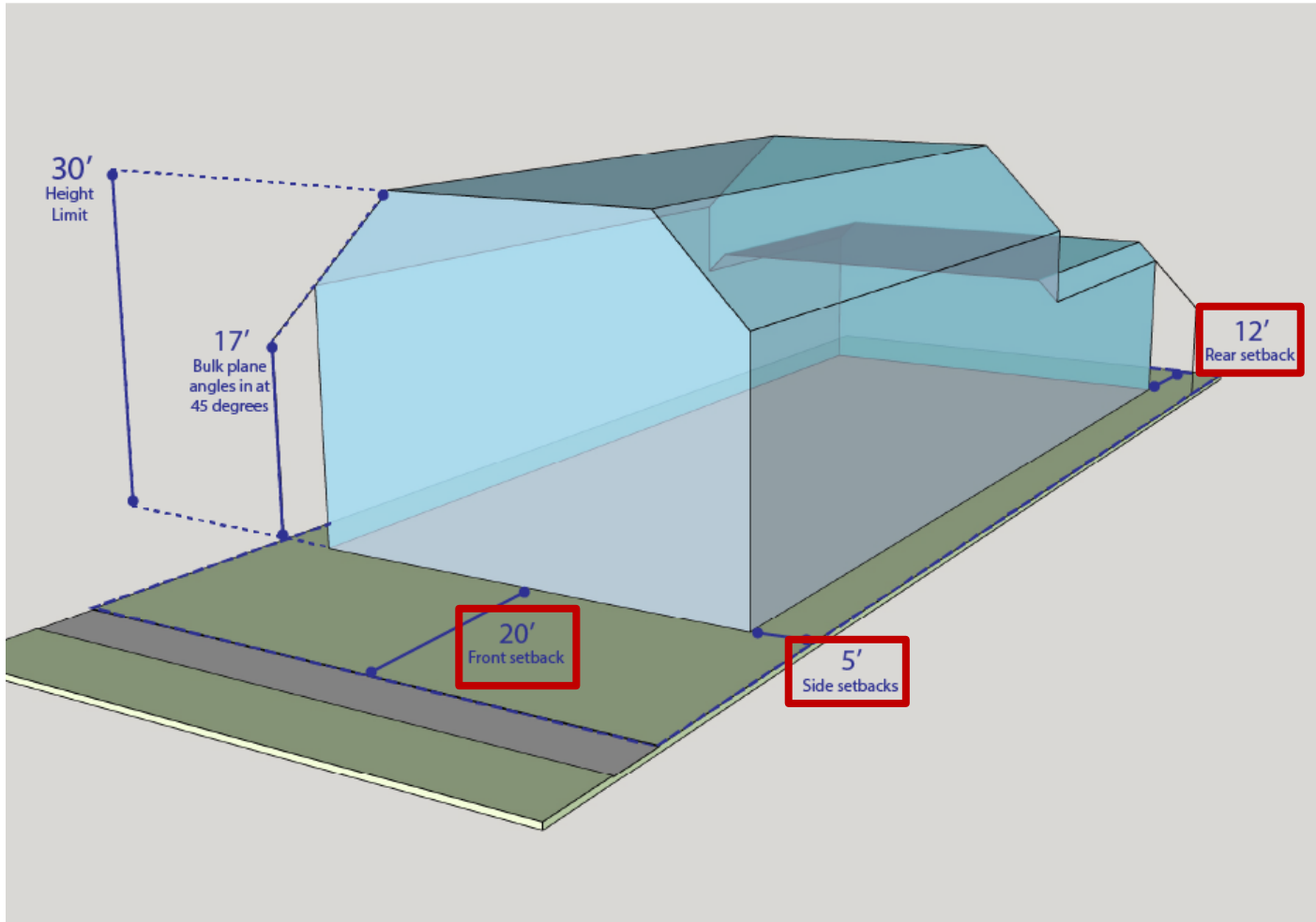


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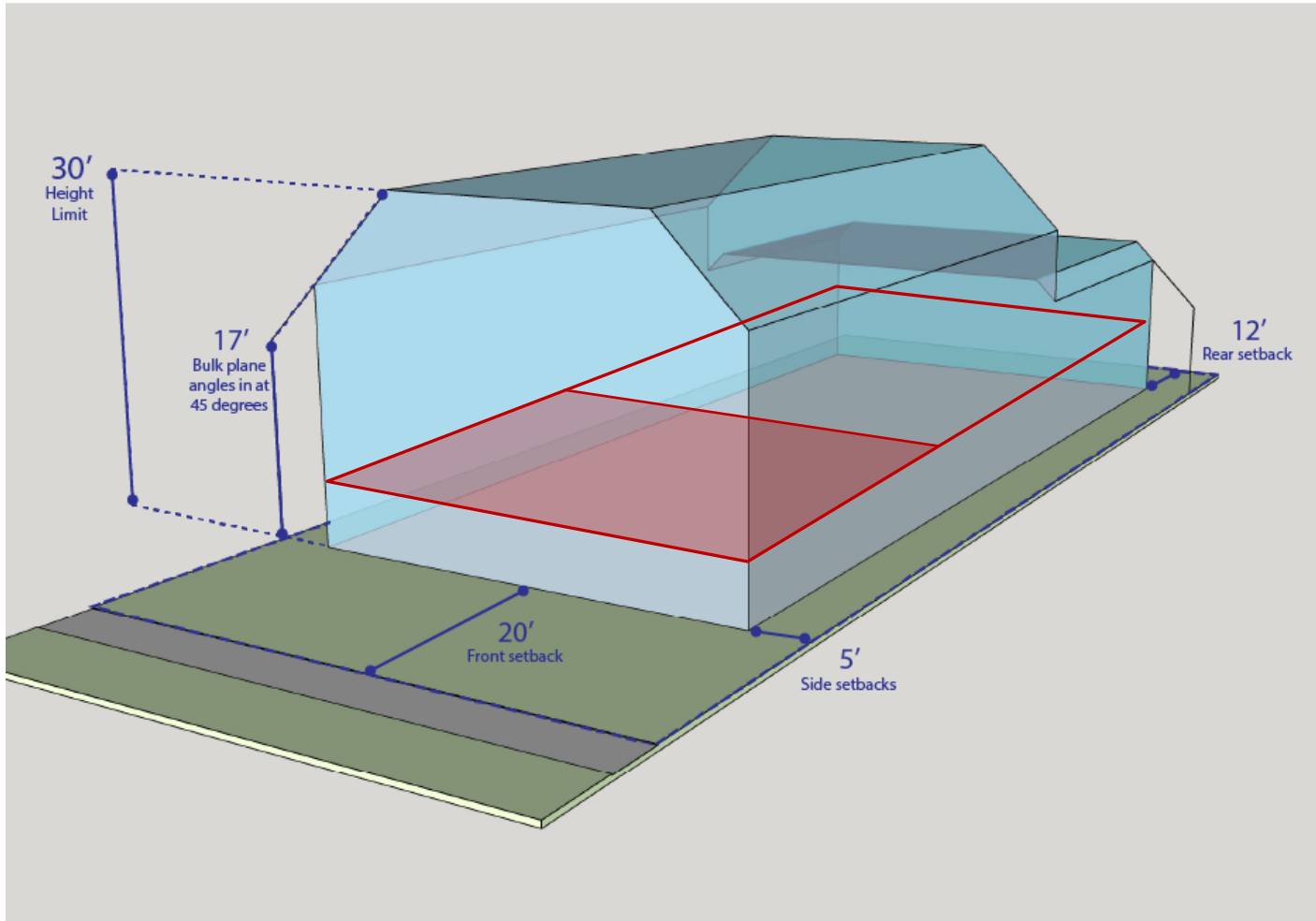


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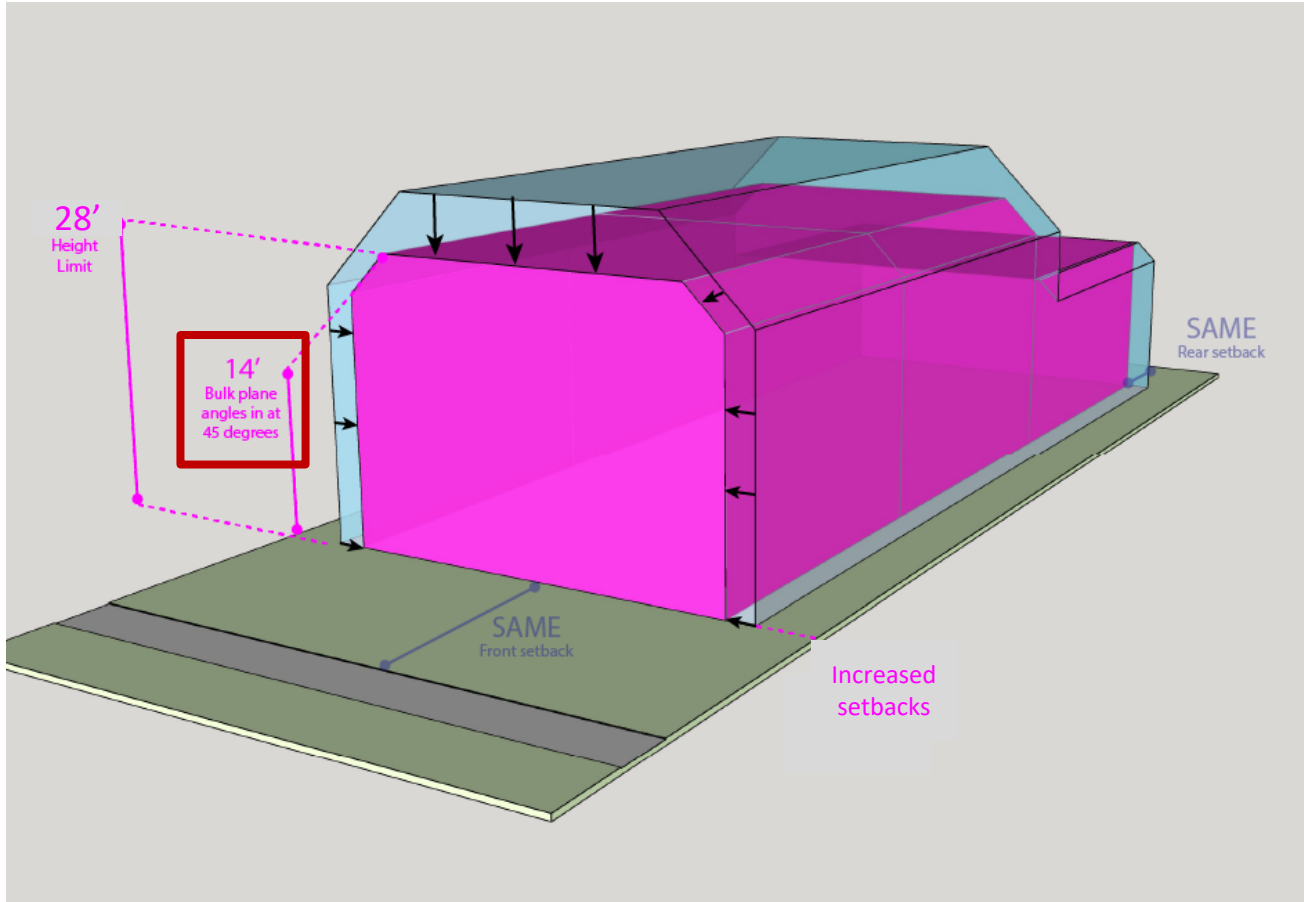
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No hard cap on square footage		



# 1. REDUCED BULK PLANE



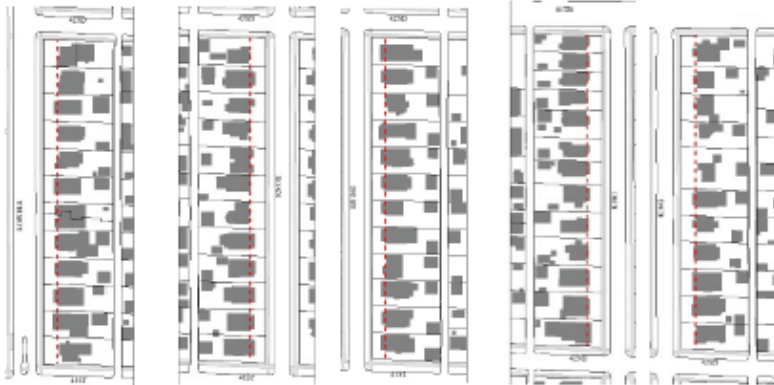
	Front zone (65%)
Height in stories	2 stories
Height in feet	Low-slope roof: 22' Pitched roof: 28'
Start of bulk plane 45* angle	14'
Side setback	Increased largest to the South

No changes to rear zone (back 35%)  
Maximum building size (excluding basement  
and garage): 3000 square feet



## 2. TRADITIONAL SIDE SETBACKS

- Increase minimum interior side setbacks
- Require a larger setback from the southern side zone lot line



<b>SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH</b>	<b>30' or Less</b>	<b>Greater than 30' and up to 45'</b>	<b>Greater than 45' and up to 75'</b>	<b>75' or Greater</b>
<u>Primary Street, block sensitive setback required</u>		<u>See Underlying Zone District</u>		
<u>Primary Street, where block sensitive setback does not apply (min)</u>		<u>See Underlying Zone District</u>		
<u>Side Street (min)</u>		<u>See Underlying Zone District</u>		
<u>Side Interior, southern most side zone lot line (min)</u>	<u>3'</u>	<u>7'</u>	<u>10'</u>	<u>10'</u>
<u>Side Interior, northern most side zone lot line (min)</u>	<u>3'</u>	<u>3'</u>	<u>5'</u>	<u>10'</u>
<u>Side Interior, where no southern or northern side zone lot line is present (min)</u>	<u>3'</u>	<u>5'</u>	<u>7.5'</u>	<u>10'</u>
<u>Rear, alley/no alley (min)</u>		<u>See Underlying Zone District</u>		
<u>Building Coverage per Zone Lot, including all accessory structures (max)</u>		<u>See Underlying Zone District</u>		



### 3. GROSS FLOOR AREA MAXIMUM

- Max of 3,000 sf for lots 7,500 sf or less
- Additional 40 sf for each additional 100 sf of lot area
- Applies to above grade floor area

10 largest homes in Harkness Heights  
(above ground square footage)

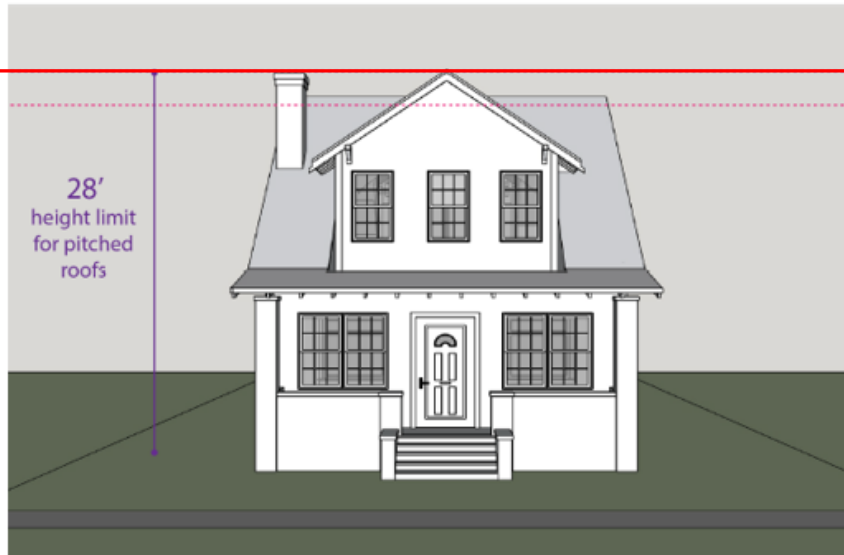
			Lot Sq Ft	Above Ground Building Sq Ft
4228	N	GROVE	6250	2614
4121	N	KNOX	6250	2650
4223	N	KNOX	6250	2665
4205	N	IRVING	6250	2682
4255	N	KING	5620	2685
4161	N	IRVING	6250	2717
4136	N	KING	6250	2784
4250	N	KING	9370	2895
4105	N	IRVING	6250	2980
4103	N	GROVE	6250	3093



## 4. BUILDING HEIGHT IN FEET AND STORIES

- Building Height in Feet (front 65% of lot)
  - Sloped Roofs: 28'
  - Low-Slope Roofs: 22'

- Building Height in Stories (front 65% of lot)
  - All Roof Types: 2



Pitched Roof: greater than 3/12 pitch



Low- Sloped Roof: 3/12 pitch or less





## 5. LOW-SLOPE ROOF STEPBACK



1. Upper Story Stepback (minimum) of 10'
2. Applies to any portion of a building with Low-Slope roof greater than 15' in height
3. Applies to Primary Street facing wall
4. Prevents “caboose” form.
5. Based on existing rule for low-sloped roofs above 25 ft.



## 6. BULK PLANE EXCEPTIONS (DORMERS)

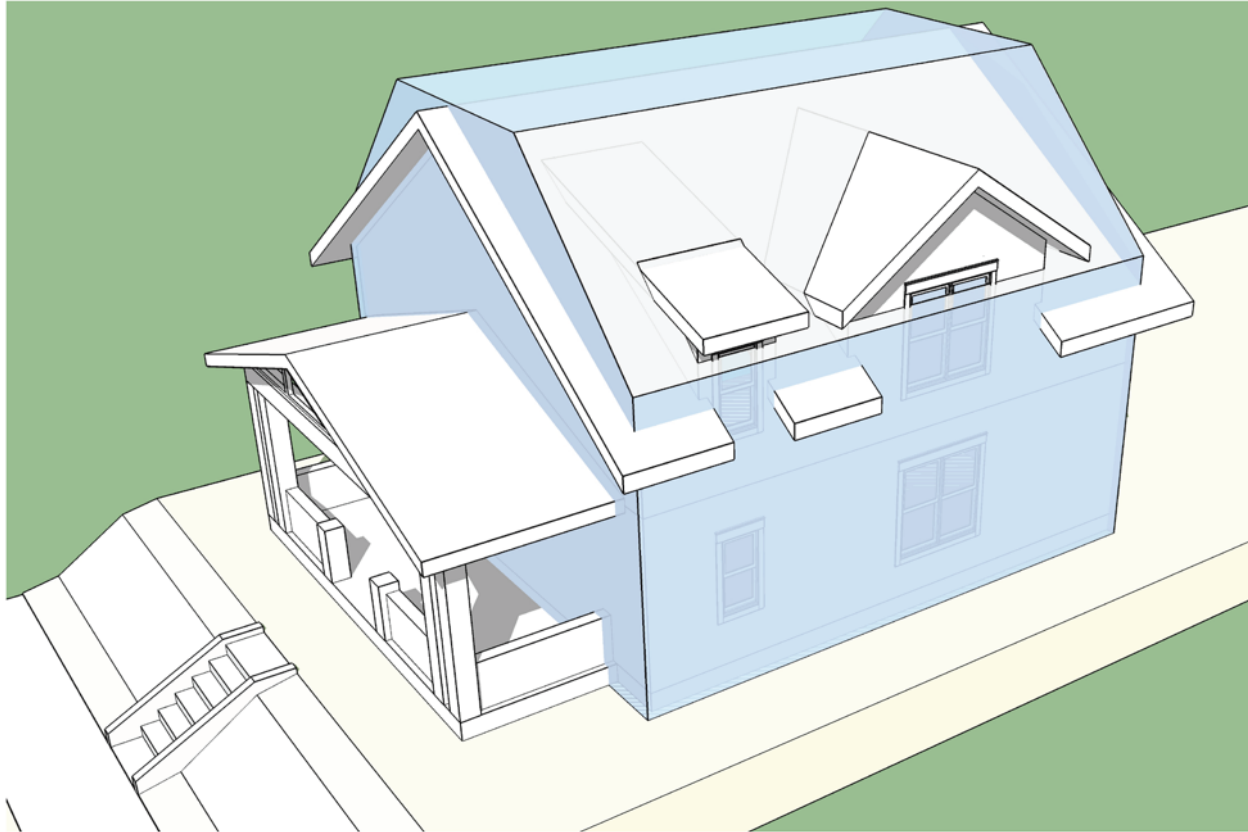
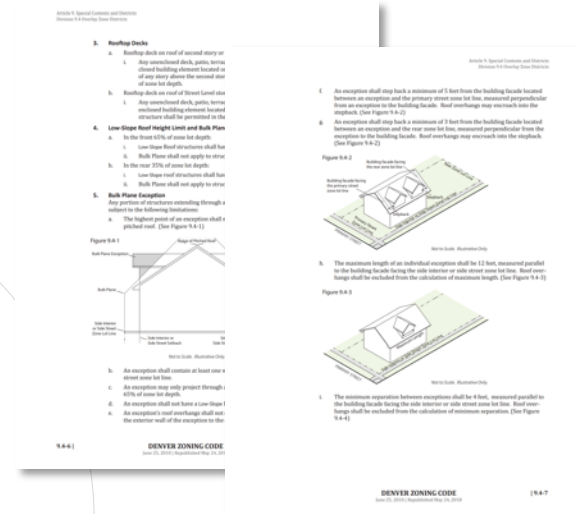


Figure 15: The above image shows how the dormers encroach into the bulk plane

### Now using precedent from Potter Highlands overlay

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





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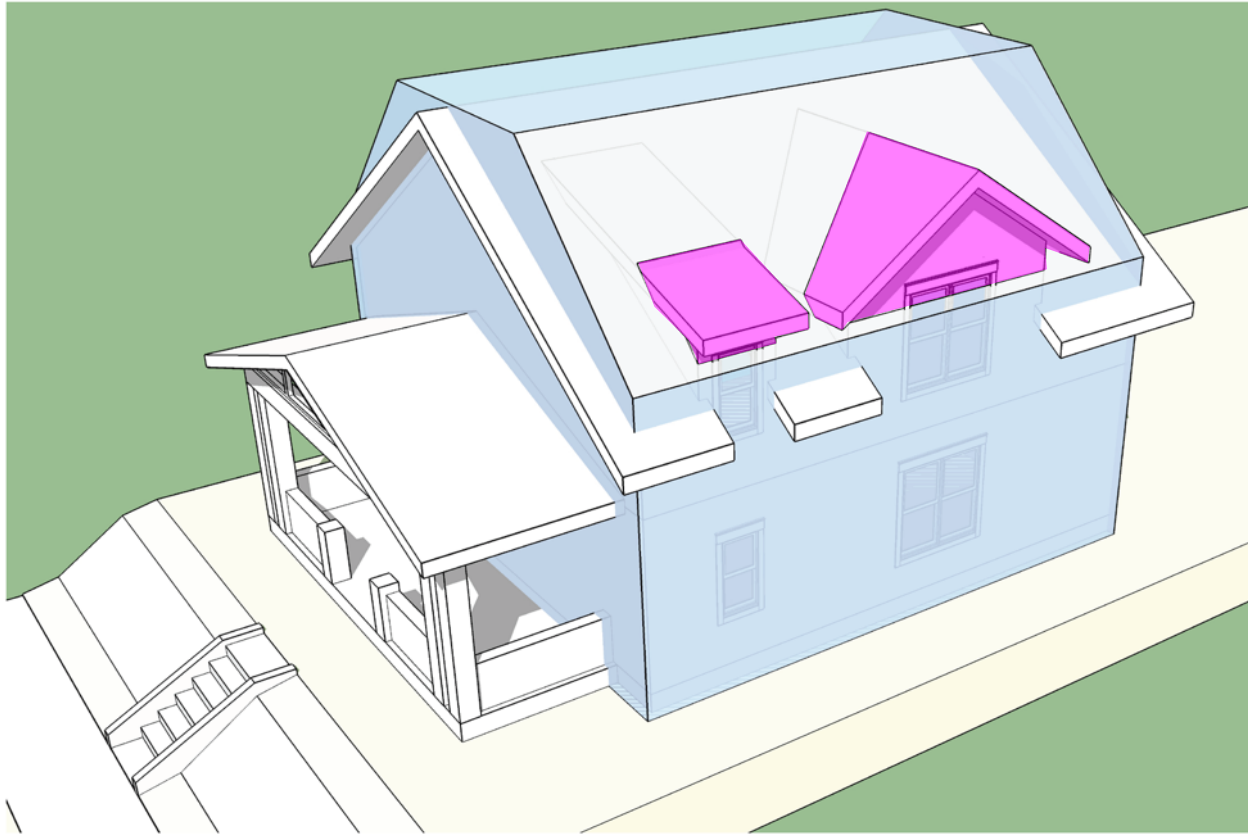
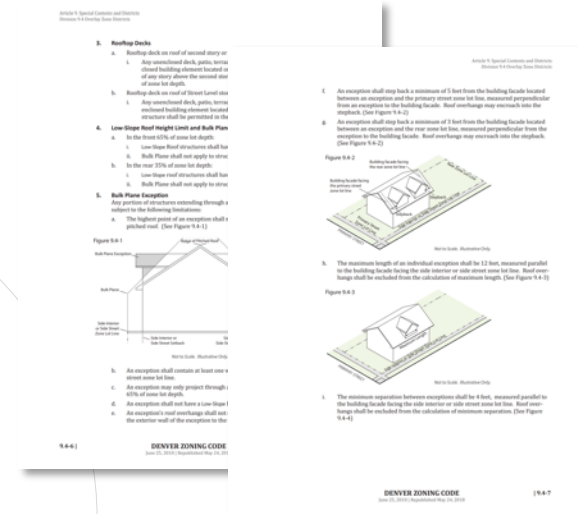


Figure 15: The above image shows how the dormers encroach into the bulk plane

### Now using precedent from Potter Highlands overlay

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





## 7. PORCHES

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- Area (min): 120 square feet
- Depth (min): 6 feet
- Height (max): 18 feet
- Must be enclosed with wall/other element
- Must be covered roof
- Cannot be under a story





## 8. UPPER SURFACE OF FIRST FLOOR

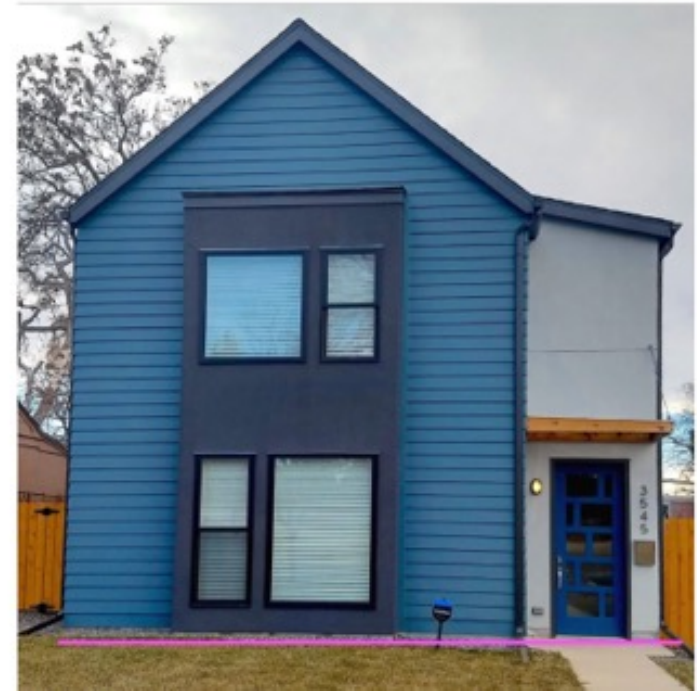
Base of minimum 12" and maximum 36"



Allowed



Allowed



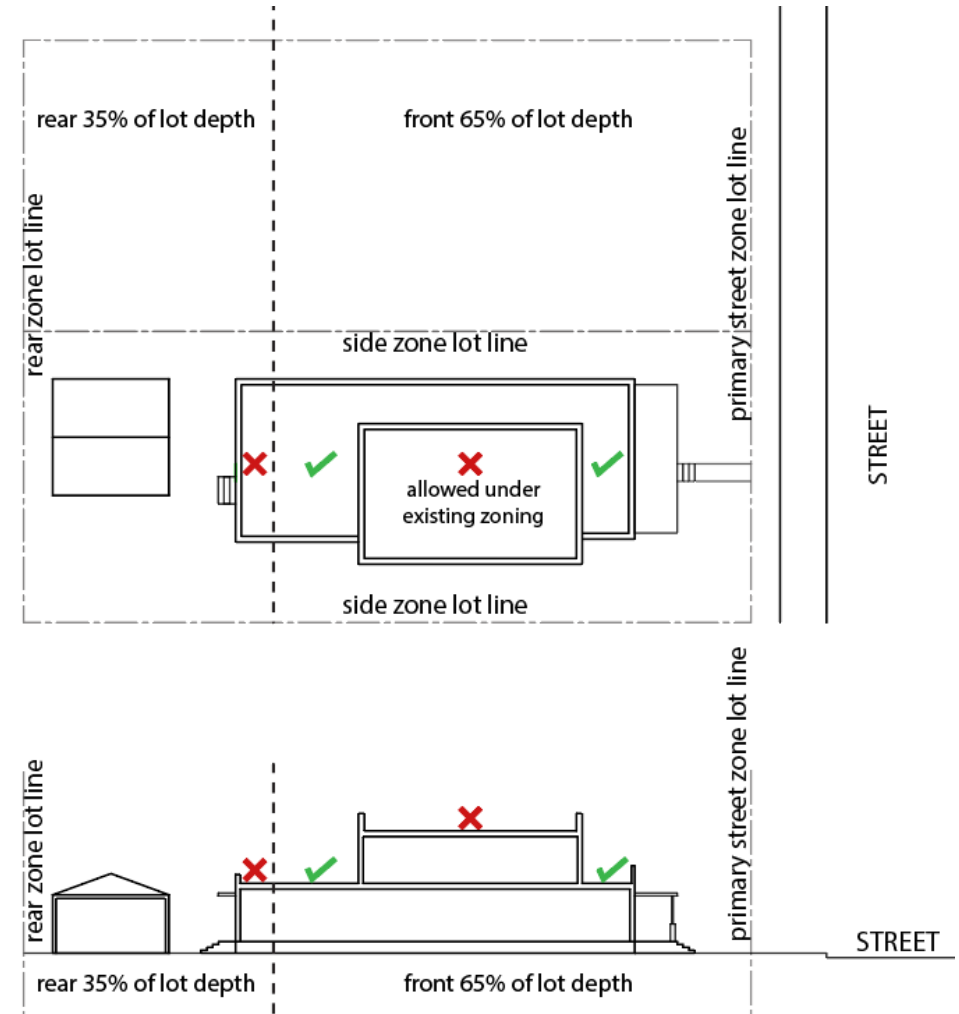
Not Allowed



# 9. ROOFTOP PORCH PROHIBITION

## Rooftop and/or Second Story Decks

- Overlay prohibits rooftop decks above the second story
- Existing zoning prohibits rooftop and second story decks above the ground level in the rear 35% of the lot





# Overlay Summary

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1. Reduced bulk plane height at side lot line
2. Traditional side setbacks
3. Gross floor area cap
4. Reduced height in feet and stories
5. Low-slope roof stepback
6. Allow dormers
7. Require porches
8. Minimum first floor elevation
9. No rooftop decks



# Q & A

