

DESIGN GUIDELINES

for CAPITOL HILL/UPTOWN - R-4/OD-1

URBAN DESIGN STANDARDS AND GUIDELINES
COMMUNITY PLANNING AND DEVELOPMENT AGENCY



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INTRODUCTION



The Capitol Hill and Uptown Neighborhoods

The R-4/OD-1 zone district provides for a transition in building type and neighborhood character between Denver's commercial downtown and the mostly residential neighborhoods immediately to the east. The overlay district extends to neighborhoods on both sides of Colfax Avenue: the triangular area to the north is roughly bordered by Washington Street on the west, Park Avenue on the east and Colfax Avenue on the south; the area south of Colfax Avenue abuts the east side of the State Capitol to Pennsylvania Street and then extends south from 13th Avenue along Sherman and Grant Streets to 6th Avenue (see map). There are two applicable neighborhood plans: *Capitol Hill/Cheesman Park* (1993) and *Uptown* (1986). Although sub-areas of the OD-1 are different in many respects, the comprehensive neighborhood planning vision in both plans calls for highly livable, racially and economically diverse urban residential neighborhoods that emphasize the historic character of their many existing buildings, streets and parkways. In addition, residents have expressed a desire to maintain easy access to such amenities as neighborhood commercial, employment, entertainment and open space.

As mentioned above, the OD-1 district impacts some distinct sub-areas. This distinction is typically characterized by a predominant building type or use. For portions of the State Capitol, Sherman Street and Grant Street areas, the main distinction is landmark district status. In such instances where the landmark district and OD-1 both apply to a property, the Landmark Preservation Ordinance and its

related design requirements will have priority for issues regarding the architectural appearance of the building. For any issue not specifically addressed under the landmark regulations, this document will apply.

The character for each sub-area is described below.

■ Capitol Hill

The Capitol Hill neighborhood plan describes the area as “an urban, high-density residential neighborhood, with a wealth of neighborhood shopping districts, good access to Downtown, good transit service, and a population distinct in its economic and lifestyle diversity.” The architectural character of the neighborhood is defined by the predominance of late nineteenth and early twentieth century homes, churches and schools of 2-3 stories in height. The neighborhood boasts mature street trees, parkways and parks.

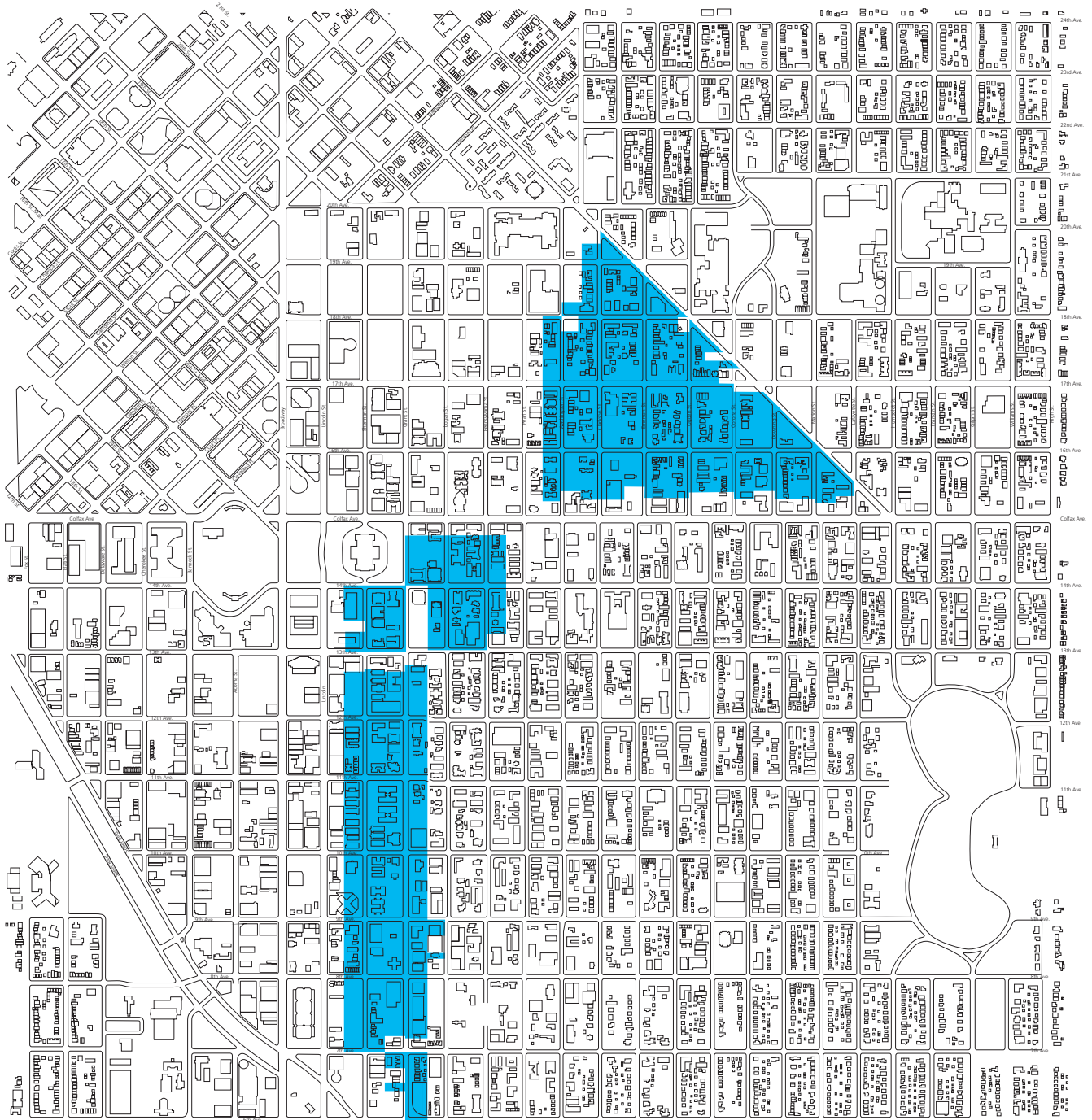
The Capitol Hill sub-areas described below are most distinct in their character:

State Capitol Area

The blocks that immediately surround the State Capitol building are dominated by office uses that are either part of or associated with State government, large surface parking lots and a prominent churches. The few remaining residential structures have been converted to office use. The eastern-most portion of this area is also part of the Pennsylvania Street Landmark District.

Sherman Street

The physical character of Sherman Street is varied. There are three identifiable clusters: small private offices interspersed with single and multiple-unit residential near



Capitol Hill/Uptown – R-4/OD-1 zoning boundaries



Speer Boulevard, the multiple-unit residential that characterizes the historic district, and the predominance of private and state office uses in close proximity to the State Capitol building. In all three, building heights vary between 2-4 stories.

In this sub-area, the Sherman-Grant Landmark District is most defined by a collection of 1930's-era, Style Moderne apartment buildings unique to Capitol Hill. Known as "Poet's Row," the buildings exhibit an urban design consistency in height, setback, massing, orientation and architectural design that is unique in the neighborhood.

Overall, the scale consistency of the buildings, their visual interest and intimate street character make Sherman Street very desirable pedestrian-oriented street.

Grant Street

The street character of Grant Street is defined by its function as a one-way traffic corridor. The architectural scale varies dramatically from mostly one story buildings towards Speer Boulevard to high-rise buildings of 10 stories or more clustered between 9th and 12th Avenues. Land use includes institutional, corporate office, neighborhood commercial, hotels and multi-unit residential. Surface parking and open structured parking is highly visible for much of the street and dominates the 11th Avenue intersection.

■ Uptown

The Uptown vision seeks to emphasize the potential of Uptown as an urban village with clearly defined sub-districts that share a common framework of historical continuity through the development of infill projects. The neighborhood is considered distinct from downtown; it

provides a mix of land uses at much lower density, it contains a variety of small neighborhood-oriented commercial businesses, and it supports resident diversity through a variety of housing types and price range.

The Uptown neighborhood plan refers to the portion of Uptown that is covered by the OD-1 zone district as the "Village." The Village is described as a predominantly residential area less intensely developed than the mixed-use neighborhood to its immediate west that separates it from downtown.

■ Colfax Avenue

Although not physically a part of the OD-1 zone district, Colfax Avenue has a significant impact on the area's character and livability. As a regional commercial corridor Colfax Avenue has the potential to offer a broad variety of amenities not ordinarily located in such proximity to residential neighborhoods. However, this same regional focus can in many instances also detract from the adjacent neighborhoods. Therefore, an important consideration for projects and streetscaping in the OD-1 district where it abuts Colfax Avenue, will be to serve as transition points into the neighborhood. Mixed-use projects that combine small scale neighborhood commercial uses with small office or multi-unit residential would be appropriate.

DESIGN MANUAL OBJECTIVE



The purpose of this document is to provide direction to neighborhood residents, business owners and developers regarding new or substantial reconstruction projects in the R-4/OD-1 neighborhoods of Capitol Hill and Uptown. The design standards and guidelines contained herein address the quality of the urban environment, recognizing that it is ultimately formed by countless individual, private creative decisions. It is the intent of this document to inform those decisions so that they contribute to the following objectives:

1. To implement the intent behind the character defining elements found in applicable neighborhood plans and the city Comprehensive Plan;
2. To enhance the positive impact of new construction on the existing neighborhood character and to ensure that it supports the neighborhood vision;
3. To ensure that parking and parking related structures and/or elements support the desired neighborhood character; and,
4. To reinforce the creation of a quality, pedestrian-oriented urban environment that emphasizes urban design principles of mass, proportion, human scale, orientation, accessibility, texture, visual interest and safety.

Organization

There are two sections to this document: Procedures for Design Review and Design Standards and Guidelines. The review procedures are intended to be clear and precise, yet flexible enough to allow for a choice of review sequences that satisfy project-development schedules and design intentions. The applicant or designer using this document should be familiar with the

procedures for design review before referring to the Standards and Guidelines. Project design intentions and schedules should be considered prior to selecting a design review option.

Description of Terms

Design review is mandatory for all projects in zoning districts for which Design Standards have been adopted. The goals, objectives and requirements of design review are listed under three headings for each review issue: Intent, Standards and Guidelines; descriptions for each are as follows:

■ Intent

Intent statements are provided to define the goals which the standards and guidelines have been created to achieve. The goals are derived from the character defining elements contained in the neighborhood plan for the area in which the zone district is applied. In circumstances where the appropriateness or applicability of a standard or guideline is in question or under negotiation, the intent statement will serve to provide additional guidance.

■ Standards

Design standards are objective criteria that provide the applicant specific direction based on the stated intent. Standards are used to denote issues that are considered critical to achieving the stated intent. Standards use the terms “shall” or “will” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- ▶ an alternative better achieves the stated intent;

- ▶ the intent which the standard was created to address will not be achieved by application of the standard in a particular circumstance;
- ▶ the application of other standards or guidelines to achieve stated intents will be improved by not applying the standard; or
- ▶ unique site factors make the standard impractical or cost prohibitive.

■ Guidelines

Design guidelines provide flexibility to the review process by allowing the applicant additional design considerations that promote the goals defined by the intent statements. Guidelines use the term “should” to denote they are considered relevant to achieving the stated intent and are pertinent to the review process, but do not specifically state requirements for approval.

Design Standards and Guidelines are authorized by the Zoning Ordinance of the City and County of Denver and are to be used in conjunction with that ordinance under which they apply. The Standards address Sec. 59-446(a)(7)(a) of the City Zoning Ordinance. The Guidelines address Sec. 59-446(a)(7)(b) of the City Zoning Ordinance.



PROCEDURES FOR

DESIGN REVIEW

Participants

Design review will be conducted by the Urban Design section of the Planning Office under the direction of the Director of Planning and Development or his/her designee. Participants from the development team shall include a representative of the applicant (owner, developer, etc.), the architect and any other development team members as appropriate.

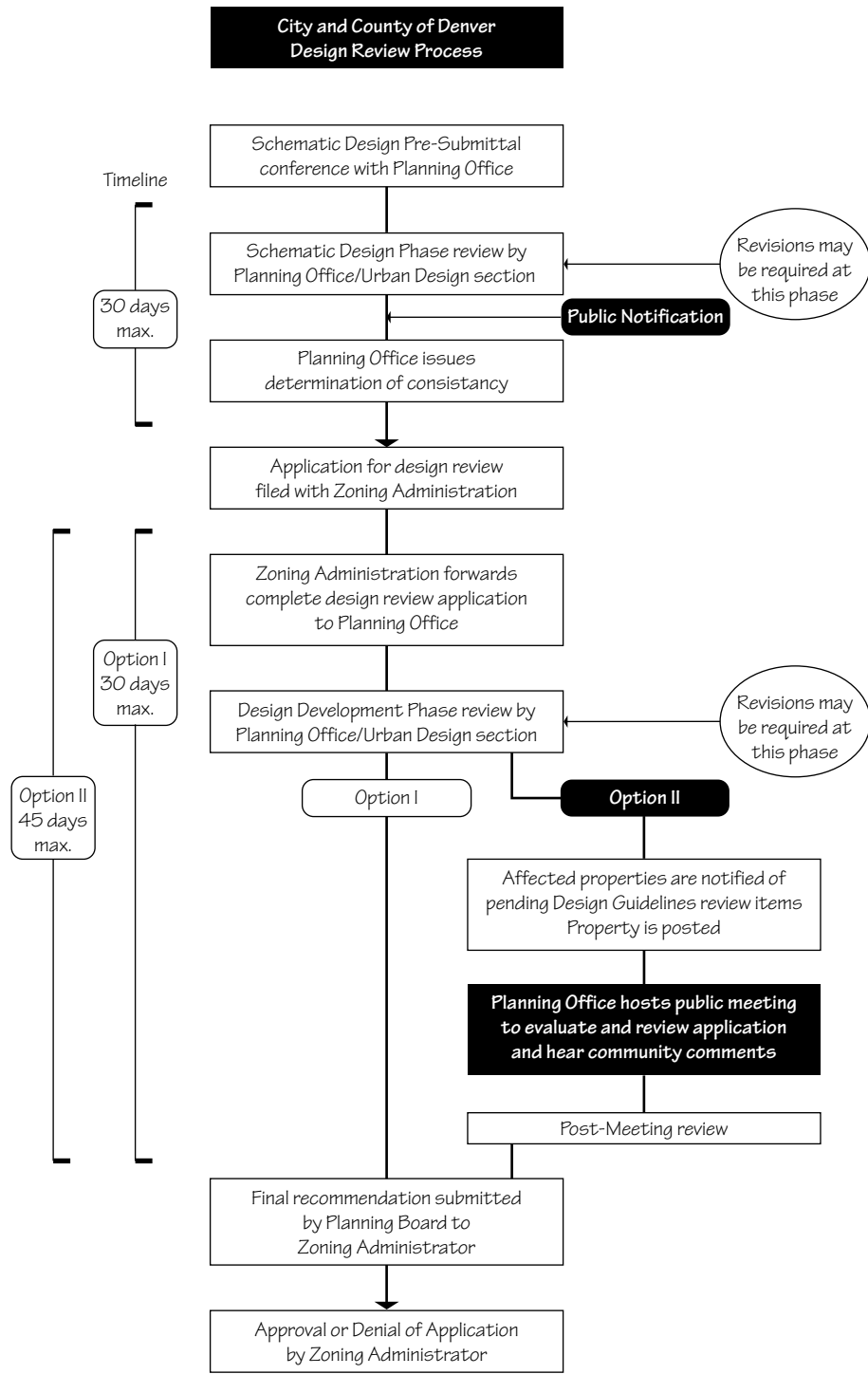
Review Process

The design review process provides two levels of project review, 1) Design Standards Compliance, and 2) Design Guidelines Review, to the development team. The function of Standards and Guidelines is as outlined in the Description of Terms. Applicants are encouraged to select the option that best suits the specific requirements of their project. To provide maximum flexibility in the development process, applicants may elect to track different components and/or different phases of a single project to either option, or both review options simultaneously. To facilitate the review process, the applicant must have a thorough understanding of each review option at the outset of project planning. The development team should make the Planning Director or designated review staff aware of the preferred design review option for its project schedule at the earliest possible date to facilitate expeditious review. The review option selected may be changed at any time upon written request by the applicant as project development warrants.

As required by ordinance, design review under either option must be completed within a period of 30 days of receipt of notification by the Planning Office.

■ Review Process Described

1. **Design Standards Compliance (Option I):**
Review of any design issue that is demonstrated to be in compliance with a design standard will be deemed to have satisfied design review requirements related to that issue. While consideration of related design guidelines is encouraged, compliance is not required under this option.
2. **Design Guidelines Review (Option II):**
Design standards may be waived for cause as outlined under the definition of Standards. Guidelines as well as intent will be taken into consideration when waiving a standard. Development proposals which do not meet applicable design standards or otherwise satisfy the stated design intent will not be approved. Community notification requirements shall apply for all design issues considered under Design Guidelines Review.
3. **Notification Requirement (Option II):**
In instances where the developer of a particular property subject to design review requests that: 1) the entire project be reviewed by the Planning Office under Option II (as provided for in Sec. 59-446(a)(7)(b), Optional lower floor design review), or 2) any portion of a project be reviewed by the Planning Office under Option II, the following shall apply:
 - a. Written notification of the Request for Option II Review will be forwarded to Registered Neighborhood Organization(s) within a radius of 200 feet from the site for review and comment. This notification will consist of a copy of



Design Review Process for Capitol Hill/Uptown – R-4/OD-1

the request by the Applicant to the Planning Office which will identify the project and the affected Standards and Guidelines, and a finding by the Planning Office design review staff on the specific issues. The notification will request that any neighborhood concerns regarding the request and staff finding be returned to the Planning Office in the form of a written comment within a period of 15 days; and,

- b. Applicant shall supply information regarding issues for review in the form of written description and drawings as requested by the Planning Office in sufficient number for distribution to Registered Neighborhood Organizations. The 30 day review process will begin when all requested materials have been submitted to Planning Office.
- c. The property in question shall be posted with official notice calling attention to the Request for Option II Review for a period of 15 days and directing interested parties as to where to obtain additional information consistent with paragraph (a) above.

Review Schedule and Submission Requirements

For either Option I or II the following apply:

- 1. Design review may be requested by the applicant at any point in the development process as required to provide clear direction on specific issues,

- 2. The Planning Office requires meetings with the development team and timely submittal of design documents at the following four key project phases: Pre-Design Conference, Schematic (Concept) Design, Design Development and Construction/Permitting, and
- 3. The applicant must submit design documents appropriate to the phase and level of project development at the time review is requested. Sufficient information is required at each design phase in order to fully evaluate all relevant issues. The table below identifies minimally acceptable design information required in order to complete review for each phase:

■ Pre-Design Conference

- ▶ Declaration of intent to be reviewed under either Option I or Option II (requires filing of Request for Option II Review).
- ▶ Request for special consideration (i.e.: Project phasing, etc.)
- ▶ Project program indicating building areas and uses
- ▶ Project Site description

■ Schematic (Concept) Design

- ▶ Site and context plan (immediately adjacent properties)
- ▶ Building Floor Plans
- ▶ Building Elevations
- ▶ Building Sections
- ▶ All items under Pre-Design

■ Design Development

- ▶ Landscape Plan
- ▶ Detailed Floor Plans
- ▶ Building and Context Elevations (immediately adjacent elevations)

- ▶ Building Sections
- ▶ Architectural facade details and treatments
- ▶ Building Materials Schedule (a sample board may be requested)
- ▶ All items under Schematic (Concept) Design

■ Construction/Permitting

- ▶ Final construction documents for project
- ▶ All items under Design Development

At the completion of review of each submittal the applicant will receive a determination of compliance or approval to proceed with noted conditions. Compliance determinations and approvals at each phase will be valid for a period of three years, unless extended by the Planning Office in accordance with provisions of the relevant Zone District Ordinance. All conditions must be resolved prior to permit submittal and a determination of consistency with all review requirements must be issued by the Planning Office prior to permitting.

Note: The review process may be delayed during any project review phase by the incomplete submittal of required review documentation and/or non-submittal of review option requests. Review may also be delayed at the request of the developer at any time.

Appeal Options

■ Under Option I

If a design is not approved: The Applicant may revise and resubmit, request consideration under Option II design review, or appeal to the Planning Board.

■ Under Option II

If a design is not approved: The Applicant may revise and resubmit, request consideration under Option I design review, or appeal to the Planning Board.

■ Planning Board Appeal Process

This document will be adopted by the Planning Board, thus recommendations of the Planning Office regarding application of these Design Review, Standards and Guidelines are subject to the adopted Rules of Procedure of the Planning Board that have been established for the purpose of hearing such appeals. Appeals may be initiated by any aggrieved party (e.g. neighboring property owners, Registered Neighborhood Organizations, etc. within a 200 foot radius) and must specify the grounds upon which the relief is claimed. Pursuant to Planning Board rules, all appeals to the Board require public notification to impacted Registered Neighborhood Organizations. Please refer to the attached Planning Board Rules of Procedure for a full explanation of notification and public hearing requirements.

**City and County of
Denver Planning Board
Rules of Procedure**

1. Purpose

The purpose of these Rules of Procedure is to establish the procedures for meetings of the Planning Board on appeals from recommendations of the Planning Office which are appealable to the Planning Board and on appeals from decisions of the Zoning Administrator which are appealable to the Planning Board.

2. Initiation of Appeals

- A. All appeals must be filed with the Planning Board within fifteen (15) days of the date of the action appealed.
- B. Every appeal made to the Planning Board shall be in the name of the aggrieved party who is making the appeal.
- C. Each appeal made to the Planning Board shall specify the action from which the appeal is taken and the specific grounds upon which the relief is claimed.
- D. Upon filing of an appeal, the appeal shall be assigned a case number, and a date and time for a hearing shall be set.

3. Notification

- A. Upon filing of an appeal, the Planning Board shall notify the Planning Office and the Department of Zoning Administration, and shall also notify all affected Registered Neighborhood Organizations in accordance with Section 41-19(g) of the Revised Municipal Code.
- B. A copy of the Planning Board's agenda shall be posted on the bulletin board on the first floor of the City and County Building in accordance with Section 2-35(2) of the Revised Municipal Code.
- C. Where an appeal is filed by an aggrieved party other than the owner of the affected property, the applicant shall cause a notice of the appeal including notice of the date and time of the hearing to be served on the owner not later than fifteen (15) days prior to the hearing either by mailing notice of the appeal by registered or certified mail, addressee only, return receipt requested, or by personally

serving notice of the appeal. The return receipt or a copy of the Certificate of Service must be filed with the Planning Board prior to or at the hearing.

- D (i) Where any property is held in common ownership by the members of a condominium association or other entity established pursuant to the Colorado Condominium Act, (Colorado Revised Statutes § 38-33-101 et. seq.) notice of any appeal must be given to all persons holding an undivided condominium ownership interest in such property. Notice to such persons may be given by mailing a notice of appeal to any condominium owner by First Class Mail or by personally serving the notice of appeal upon any condominium owner not later than ten (10) days prior to the hearing. Evidence of service shall be shown at the hearing.
- (ii) Notwithstanding the provisions of paragraph D(i), if any appeal before the Planning Board pertains only to a single condominium unit or less than all of the units, and does not pertain to property owned in common by the members of the condominium association, then such appeal may be prosecuted in the name of the owner of said condominium unit and notice of such appeal does not need to be given to all condominium owners in the association.
- E. At least ten (10) days prior to the hearing, the applicant shall post a sign or signs on the property affected by the appeal in a conspicuous location giving notice of the purpose of the

hearing, the date, time and such other information as the staff of the Planning Board deems necessary. The signs or signs shall continue to be posted to and including the day of the hearing. The staff of the Planning Board shall determine the number of required notification signs.

4. The Hearing

- A. All evidence and testimony shall be presented publicly. The Planning Board may take judicial notice of facts to the same extent and in the same manner as courts of record and may consider any relevant facts within the personal knowledge of any member of the Planning Board which are stated into the record by such member.
- B. All landowners and applicants should appear in person at the hearing. A representative who is able to testify as to all issues may appear if he or she holds one of the following properly executed Powers of Attorney: (a) Where property affected in any hearing before the Planning Board is held in single ownership, the owner must appear, unless an authorized agent, thoroughly familiar with all aspects of the appeal presents a properly signed and acknowledged Power of Attorney; (b) Where property affected is held in ownership by two (2) or more individuals (co-ownership), and all owners cannot appear, and authorized representative must appear, preferably one (1) of the owners, and present a properly signed and acknowledged Power of Attorney; (c) Where property affected is held in ownership by a corporation, company, association, partnership, or church, an authorized representative of the corporation must appear and present a Power of

Attorney, properly signed and acknowledged by a principal officer of said corporation, company, association, partnership, or church; and (d) Where property is held in condominium ownership and the common elements are affected, the applicant shall present a Power of Attorney properly signed and acknowledged by a principal officer of the condominium association. Said Power of Attorney shall state that a meeting of the association was held, whether it was of the members or directors, whether it was a special or regular meeting, and that notice was given to the owners.



C. At any public hearing a representative of the Planning Office and the Department of Zoning Administration and any other interested party may appear in person, by agent or by attorney, and may intervene, offer evidence and testimony and cross examine witnesses.

5. Rehearing or Modification of a Decision

A. No appeal dismissed or denied can be considered again except upon a request for rehearing or modification filed with the Planning Board within thirty (30) days of the final decision setting forth:

- (a) That new evidence has been discovered which could not have been presented at the original hearing;
- (b) The reasons why the evidence could not have been presented; and
- (c) Submission of the new evidence or an offer to proof of new testimony.

B. Upon receipt of a request for a rehearing or modification conforming to Paragraph 1 above, the Planning Board may upon motion by a member who voted on the prevailing side on the original decision, and by five (5) affirmative votes, grant a rehearing or modify the original decision. All parties appearing at the previous hearing shall be notified in writing of the date of any rehearing and the notices required in Section 3 shall be repeated.

C. The Planning Board may, on the motion of a member, review any decision, and may reverse or modify it in whole or in part, but no such review shall prejudice the rights of any person who has, in good faith, acted upon

such decision before it is reversed or modified.

6. Amendment or suspension of Rules

A. Amendments to these Rules of Procedure may be made by the Planning Board at any regular meeting upon the affirmative vote of five (5) members and upon compliance with Section 2-93 of the Revised Municipal Code.

B. The suspension of any Rules of Procedure may be ordered at any meeting by unanimous vote of the members present.

7. Parliamentary Authority

The parliamentary rules contained in Robert's Rules of Order, latest revision, shall govern in all cases to which they are applicable except as modified by these Rules of Procedure.

DESIGN REVIEW STANDARDS AND GUIDELINES

Design Review Component Areas

The Design Standards and Guidelines are structured around four major areas of consideration in the analysis of the urban design qualities of a particular development. They are as follows: Site Related Issues, Building Location/Orientation, Building Massing, and Building Facades.

Site Related Issues

Public Right-of-Way

General streetscape improvements that apply to all development but not specifically outlined below or in the neighborhood plan are addressed in the 1993 Streetscape Design Manual available through the Planning Office.

NOTE: All curb cuts and driveways are subject to Traffic Engineering approval.

Vehicular Access



To maximize uninterrupted pedestrian ways within a given block in order to improve and support the desired character of the district as a walkable neighborhood.

To minimize the visual presence of auto circulation as well as service functions such as deliveries and refuse pickup.

To minimize the presence of auto-related functions visible from the street.

Pedestrian Access



To ensure that new properties reinforce the desired neighborhood character of building entries that are physically and/or visually connected to the street.

To contribute to active pedestrian use of the street and enhanced safety by orienting major pedestrian entries on the street.

Access to Commercial Space

To contribute to active pedestrian use of the street through the location of store entries in proximity to the sidewalk.

Parking and Parking Structures



To minimize the visual impact of parking structures on the streetscape and to screen interior lighting, vehicles and headlights from adjacent streets and property.

To activate street-level garage frontage when located in commercial nodes.

To ensure that garage facades reflect the predominant fenestration patterns of area buildings.

STANDARDS

GUIDELINES

Developments having street frontage for 2/3 or more of the long side of a block may have a maximum of two curb cuts along the street.

Developments should provide site access for vehicles via alleyways whenever possible in order to reduce the number of conflicts between pedestrians and automobiles.

Driveways should be oriented 90 degrees to the street.

The area of paved surface visible from the public right-of-way should be minimized.

Driveways that are visible from the public R.O.W. should incorporate surface patterns that provide scale, pedestrian character, and minimize their monolithic appearance.

Multiple-unit buildings shall have at least one primary street-oriented entrance serving the dwelling unit(s) within.

Each building should have one or more clearly identifiable "front doors" that address the street for each major streetside facade.

Primary and/or secondary entrances shall be required for every 125 linear feet of street-oriented building frontage.

The use of secondary, street-oriented entries serving smaller groups of dwelling-units in large, multiple-unit buildings is strongly encouraged.

Townhouses (or other similarly attached single-unit properties) shall have individual street entrances for each unit.

Singles or duplexes should have street-oriented entries that emphasize the individuality of the unit.

All required entries shall be directly connected to the street via pathway, paved walkway, staircase, or ramp (for handicap ramps see criteria below).

Entries to buildings should have direct access to the street on which they front.

Each commercial use with exterior, street oriented exposure shall have an individual public entry directly accessible from the public sidewalk.

Neighborhood-serving commercial uses should aggregate when possible in nodes that concentrate pedestrian activity.

Traditional neighborhood commercial "storefronts" that overlook and open to the street are encouraged.

Facades of parking structures that front the street must satisfy all standards required under Building Facades later in this section.

Whenever possible, parking structures shall be sited internally so that street frontages are avoided. If internal siting is not feasible, then the parking structure should be oriented so that the shortest dimension fronts the street. This dimension is typically limited to the width required to construct a loop system with 4 rows of parking.

Parking structures exposed to the street shall have a maximum width of 125'-0".

Parking structures with street oriented frontage in commercial areas shall provide leasable commercial space or changeable window boxes for not less than 50% of the ground level frontage.

Garages that must be sited with exposed street frontage should orient the exposed frontage to commercial nodes where possible.

Street-oriented facades shall conceal parked cars and light sources from the exterior view for the full height of the structure.

The openings (excluding entry doors) in the facade of the parking structure should be proportionate to the window fenestration on buildings in the immediate area, typically taller than they are wide.

Facade openings fronting the public right-of-way shall be vertically and horizontally aligned for the full length of the structure. Sloping ramps shall not be exposed to the public R.O.W.

Building Location/Orientation

Building Placement

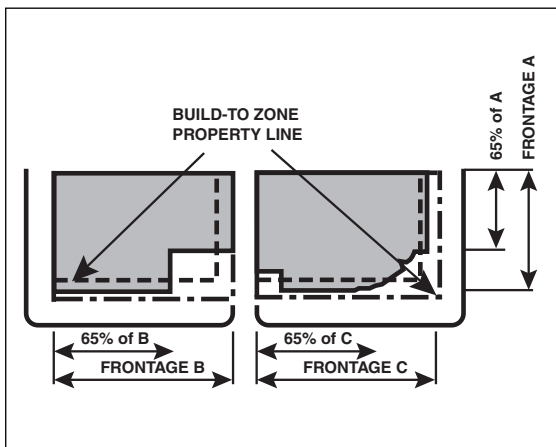
To reinforce the urban characteristics of buildings and structures that define the street space.

To encourage pedestrian activity through the incorporation of pedestrian-oriented uses at ground level in close proximity to the public sidewalk.

Build-To Line/Zone

To locate buildings within proximity to a common zone so that they work together to define the street space.

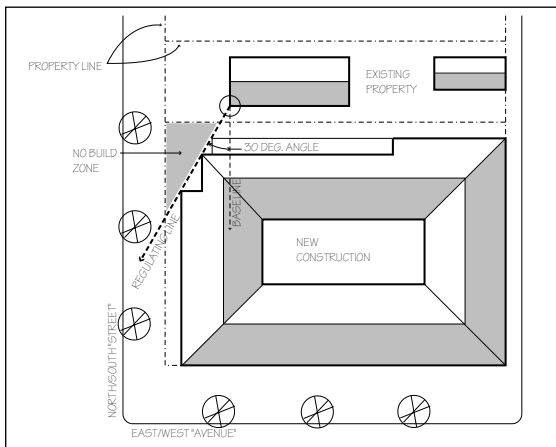
To enhance the variety and interest of the street environment for pedestrians by ensuring the placement of active uses in close proximity to the sidewalk.



Building Massing

Building Adjacencies

To preserve the unique character of pre-1940 residential structures and their relationship to the street by preserving site lines to and from the property.



STANDARDS

GUIDELINES

- ▶ No less than 65% of the building facade within the lower three floors shall be oriented parallel to the street on which it fronts.
- ▶ Ground floor street-oriented building areas shall be occupied by residential or commercial spaces that reinforce the desire for visually and/or physically active streets.

- ▶ Buildings should be designed so that the majority of the building mass on at least the lower three floors aligns with the sidewalk and the street.
- ▶ Minimize the occurrence of “dead” spaces (i.e. blank walls, garages, etc.) at street level on any public right-of-way.

- ▶ No less than 65% of the lower three floors of the building face along each separately owned lot frontage shall be built to or within 10 feet of the specified 10' front setback.

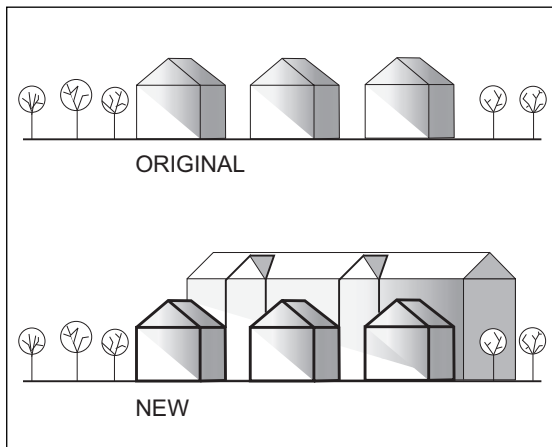
- ▶ Buildings should be designed so that the majority of their mass for the lower floors is built on or very near to the 10' front setback line.
- ▶ Within the build-to zone, building mass may be varied to reflect the prevalent street character.

- A “no-build zone” shall exist where new construction will be adjacent (across side property lines) to an existing pre-1940 residential structure. This zone is defined in plan by a line projecting toward the new construction at an angle of 30 degrees whose origin is the streetside corner of the existing structure nearest to the abutting property line. (re: Fig. 1)

- New construction should stepback from the front of existing adjacent residential structures so that oblique angle views are maintained.

Building Massing (continued)

Building Form



To provide variation in a building's form that relates to the existing scale of development on a given block and reflects existing proportional relationships of solid to void present in the street facades.

To maintain the traditional scale and rhythm of the buildings on a given street.

Building Facades

Architectural Scaling Elements



To ensure that building facades are visually active through the interaction of light and shadow with color, material, architectural ornament and detail.

To promote the incorporation of architectural detail elements that reflect those of the existing buildings in the immediate neighborhood.

To reflect the common tradition of prominent street entries typical of older buildings throughout the neighborhood.

Surface Variation



To create facades that accentuate visual interest through the interplay of light and shadow on a building's exterior surface.

To avoid large expanses of undifferentiated building facade, particularly in monolithic materials such as stucco or EIFS (Exterior Insulating Finish System).

STANDARDS

GUIDELINES

- ▶ The proportional relationship created by a building's street-oriented facade to the void between adjacent buildings and/or bays shall reflect the ratio of solid-to-void prevalent in the immediate area.
- ▶ Building facades shall not extend for the entire frontage without a variation in the wall plane of no less than 3 feet for setbacks or 2 feet for projections.

- ▶ The building form should be modified through changes in wall plane, height, etc. to reflect the scale of adjacent residential and/or neighborhood commercial modules such as rooms, units, and bays, either individually or in groups.

- ▶ Required architectural scaling elements must be integral to the building architecture.
- ▶ Each building facade visible from the street shall incorporate architectural scaling elements that utilize two or more of the following:
 - a) expression of building structural elements; floors, columns, foundation, etc.;
 - b) expression of verticality or horizontality via surface treatments.
 - c) window and door surrounds; emphasized through the use of sills, lintels, pediments, cornices, muntins, mullions, columns and other scale providing elements;
 - d) change in color;
 - e) change in texture;
 - f) change in material module or pattern.

- ▶ The design of new buildings should incorporate architectural detailing typical of the masonry construction that predominates and defines the district. Such details include but are not limited to:
 - a) decorative masonry coursework, including belt courses, watertables quoins, corbels, etc.,
 - b) window treatments; head and sill,
 - c) cornices or eaves,
 - d) ashlar masonry (dressed, coarse, random finishes, etc.),
 - e) engaged columns or pilasters
- ▶ Such architectural detailing should be designed so that it breaks down the appearance of a facade into patterns and component building forms.

- ▶ Material transitions shall involve a minimum 1-1/2" variation in wall plane.
- ▶ Surface reveals or projections not involving a material transition shall not be less than 1" deep and 1" wide.

- ▶ Material changes should be delineated by a specific transitional detail such as a decorative coursework, reveal or cap that breaks the wall surface plane.
- ▶ Material changes should occur at inside corners whenever possible.

Building Facades (continued)

Materials

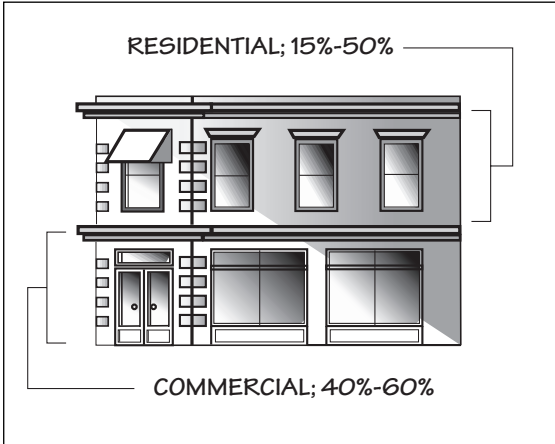
To build upon Denver’s long tradition of building in stone and brick, particularly in its residential neighborhoods.

To relate new construction to that of existing buildings through the use of similar scale elements present in standard brick, modular stone, cast stone accents, concrete masonry, and detailed stucco.



Walls: Percentage of Glass to Wall

To reflect the glass-to-wall percentages found in residential and commercial structures in Capitol Hill and Uptown.



STANDARDS

- ▶ Exterior wall surfaces (excluding window and door openings) shall be constructed of not less than 70% masonry materials defined as stone, cast stone, brick, terracotta, and special surface concrete masonry.
 - ▶ Stucco and EIFS meeting the following conditions may be used as an exterior wall surface visible from the street (items a & b do not apply to interior, open-air courtyards):
 - a) Excluding window and/or door openings, stucco shall not comprise more than 30% of any street-facing facade, and
 - b) Must incorporate details consistent with architectural scaling elements above.
 - ▶ Panelized masonry systems meeting the following conditions may be used as an exterior wall surface visible from the street:
 - a) The system will need to reflect the visual and structural characteristics of traditional masonry construction,
 - b) Placement of panel joints must be carefully incorporated into the building design to minimize their appearance; i.e. the panelization must be consistent with the massing and architectural features of the building design. Panel joints shall be confined to inside corners created by either surface variations and/or changes in plane, and
 - c) Highly visible massing elements such as columns, piers, projecting elements and exterior corners must minimize jointing so as to retain the appearance of traditional masonry construction.
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- ▶ Windows and other openings for the residential portion of any building shall comprise not less than 15% or more than 50% of the total residential portion of the facade area of all walls on or within 10 feet of a building's front setback.
 - ▶ For the commercial portion of a building's facade, glass areas shall comprise not less than 40% or more than 60% of the total facade area.

GUIDELINES

- ▶ Wall materials should relate to Denver's masonry tradition through expression of building mass (i.e. walls carried to the ground plane, recessed openings, and modular detailing such as expressed base courses, and other features typical of traditional masonry construction.
 - ▶ Exterior building materials should be selected based on their long-term ability to equal or outperform Denver's traditional modular construction materials (e.g. brick and stone).
 - ▶ Stucco or EIFS is subject to special review for appearance and detailing.
 - ▶ Panelized building systems are subject to special review for appearance and detailing.
 - ▶ Masonry units should reflect the scale and proportions of traditional brick or stone.
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- ▶ For mixed-use developments, the use of a variety of glass-to-wall percentages that reflect the different uses within a building is strongly encouraged. Typically, this is characterized as less glass-to-wall for residential uses and more glass-to-wall for commercial uses.

Building Facades (continued)

Window Glazing Transparency

To require the use of clear glass, in commercial as well as residential applications, to ensure visibility of pedestrian-oriented uses and to avoid the glare of reflective glass.

Window Detailing

To promote the vertically oriented, recessed window appearance typical of residential buildings in Capitol Hill and Uptown.



To encourage the development of commercial storefronts that relate architecturally to the residential portion of mixed-use buildings and reflect the residential character of the neighborhood.

STANDARDS

- ▶ All glass used as an exterior building material on any building or structure in the district shall be clear with an exterior reflectance rating of .20 or less.
 - ▶ No first surface reflective coatings shall be permitted.
 - ▶ Spandrel glass may be used in instances when screening service, utility or structural elements, or to continue a pattern created as a result of screening the items above.
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- ▶ The height of windows serving the residential portion of any building must equal or be greater than their width. All windows serving the residential portion of any building shall be set into the building facade a minimum of 3" from the surrounding wall surface.
 - ▶ Window size, proportion and pattern shall relate to varied uses, unit types and room layouts.
 - ▶ Large glass openings on the residential portion of any building shall incorporate scale-defining elements such as mullions and muntins that subdivide the total glass area to human scale and proportions.
 - ▶ Storefront systems in mixed-use buildings shall reflect the dimensions and proportions of building bays and modules in order to visually bring the building mass and support to the ground.
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GUIDELINES

- ▶ For the residential and commercial portions of any building, use only clear or low tint glass with a low reflectance rating.
 - ▶ Minimal use of opaque glass is acceptable to screen building structure or utilities.
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- ▶ Windows on the residential portion of any building should reflect the more vertically-oriented, "punched-opening" characteristics typical in Denver architecture.
 - ▶ The size and proportions of storefront systems in mixed-use buildings should be subdivided by substantial columns, piers and/or wall areas that carry the mass and proportion of upper floors to the ground.
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