Harkness Heights Conservation Overlay

Second Draft for Review by CPD for Redline Following Task Force Vote

Below is the most recent refined elements of the Harkness Heights overlay. These are informed by the feedback from the community towns halls, community survey, and final recommendations voted on by Task Force.

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1. Three-Part Bulk Plane

Goal:
To enable refinement of the bulk of the house to ensure a building as perceived from the street is compatible in scale with traditional 1 and 1.5 story traditional buildings.

Proposal:
Establish three zones on the property: Front 40%, Middle 25%, Rear 35%.

See Fig. 1, below

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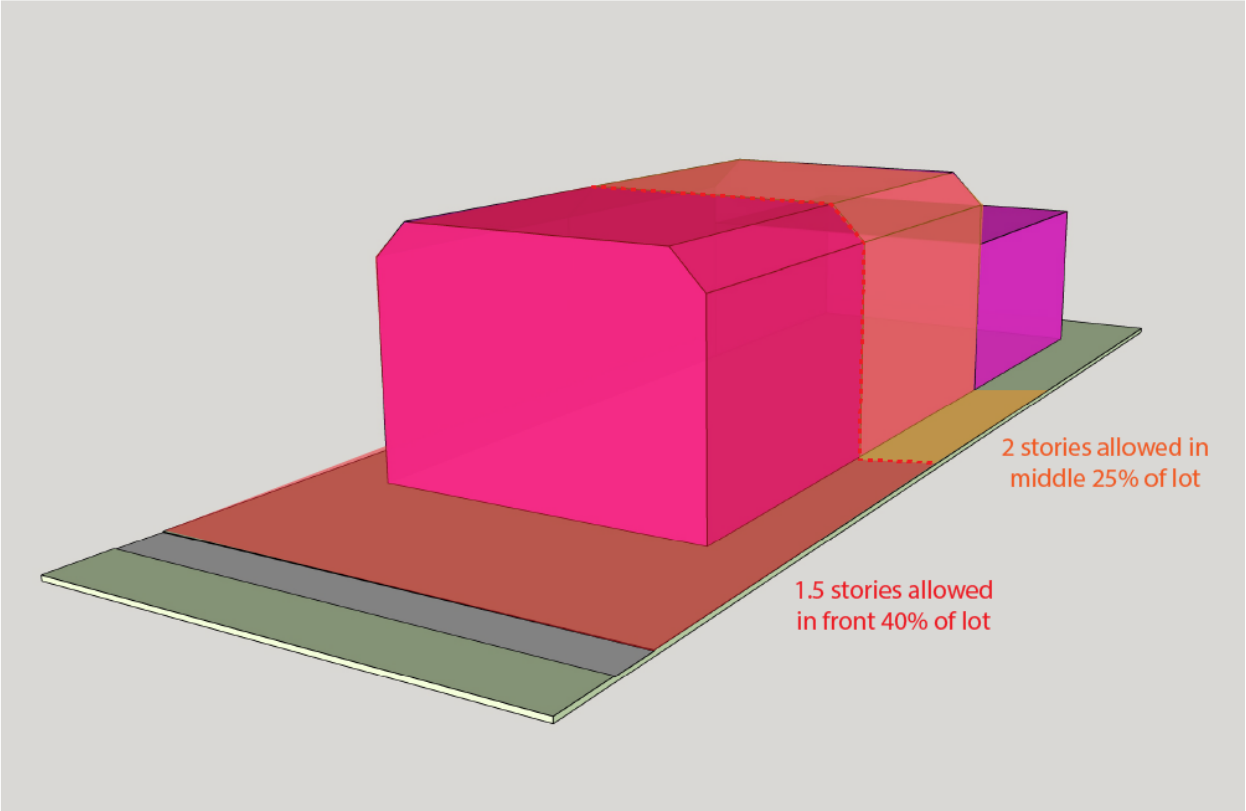
2. Reduce Maximum Building Height in Stories

Goal:
To ensure a building as perceived from the street is compatible in scale with the traditional 1 and 1.5 story traditional buildings. To also allow flexibility for additional floor area towards the middle of the lot (shifting bulk away from the very front).

Proposal:
Reduce the Maximum Building Height to 1.5 stories in the Front 40% of the lot and 2 stories in the Middle 25%.

Background:
A survey of 49 buildings along Grove St. found that 86% of the sample consisted of one and 1.5 story buildings. Two-story houses comprised 12% of the sample and 2.5-story houses were only 2%. In contrast, the Urban House form currently allows 2.5 stories throughout Harkness Heights and all eight houses built since 2010 have been 2 stories or greater. This new development is inconsistent with the prevailing pattern of Harkness Heights.

Fig. 1: Three-part bulk plane and maximum heights in stories.



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3. Reduce Maximum Building Height in Feet for Low Slope and Pitched Roofs

Goal:
To keep building heights and forms more consistent with traditional patterns.

Proposal:
A new height maximum of 28 feet for the Front and Middle Zones of the proposed Bulk Plane is established for pitched roofs. A new height maximum of 25 feet for the Front and Middle Zones of the proposed Bulk Plane is established for low-slope roofs.

Background:
In relation to overall heights, only 11 buildings exceed 28 feet in Harkness Heights. The average height is only 21 feet. Low-slope roof buildings are extremely rare in Harkness Heights and do not exceed X feet.

Fig. 2: Height limits in feet for pitched and low-slope roofs.

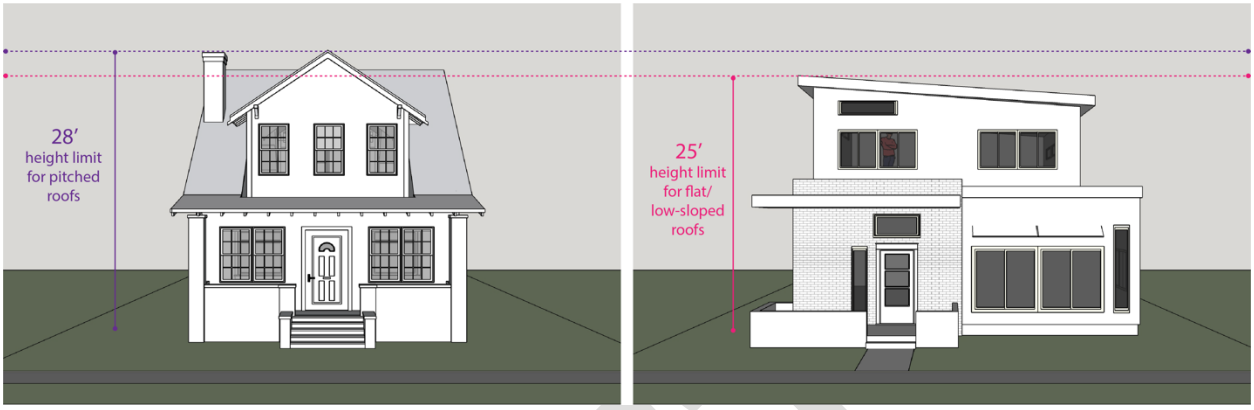


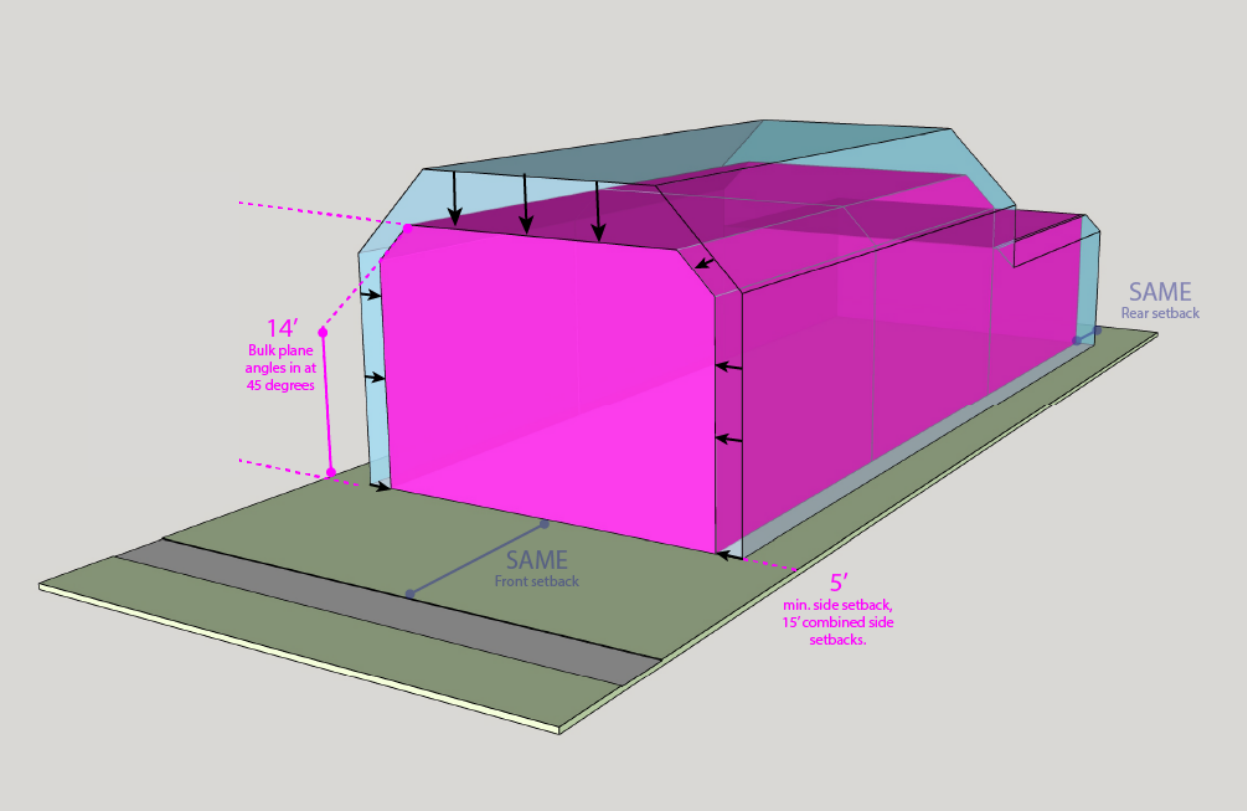
Fig. 3: Map of heights of buildings in Harkness Heights. Source: 2018 Building Outlines Data, City and County of Denver.

4. Reduced Bulk Plane Vertical Height at Side Lot Lines

Goal:
To keep building massing and width more consistent with traditional patterns.

Proposal:
Reduce Vertical Height at Side Interior and Side Street Zone Lot Line from 17' to 14'.

Fig. 4: Existing bulk plane (blue) vs. proposed bulk plane (pink).



5. Increased Side Setbacks

Goal:
Reflect larger setbacks present in traditional siting patterns. The exception for narrow lots gives relief to owners who would be constrained too much by the new standard.

Proposal:

Lot Width	*Side Setbacks*
Less than 45'	Min 3, total 10'
45' to 75'	Min 5' total 15'
75' or greater	Min 10'

Background:

Traditional side yard setbacks in Harkness Heights are significantly wider that current standards for Urban House. A survey was conducted for the 48 properties located on the East side of Grove Street and Irving Street. The table presented below shows the street averages as well as the overall averages for all 48 properties. The smaller side setback, which is typically the north

side, are consistently around 5', whereas the larger side yard setback, which is typically on the south side, are around 14'.

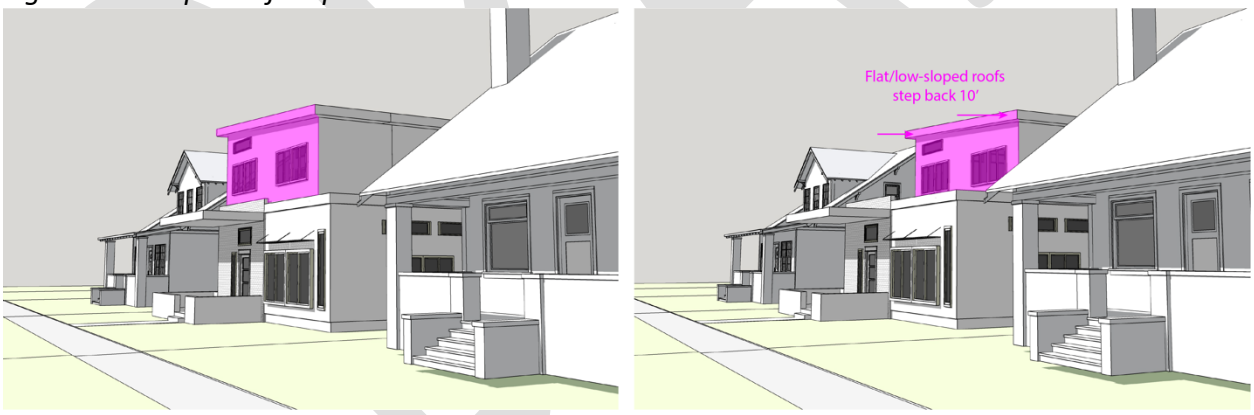
BLOCK FACES	FACADE WIDTH	SIDE SETBACK (SMALLER)	SIDE SETBACK (LARGER)	SIDE SETBACKS (TOTAL)
Grove, E side	32’	5’	14’	19’
Irving, E side	29’	5’	14’	18’
Average (Existing)	30’	5’	14’	19’
Recommended	N/A	5’ min	5’ min	15’ min

6. Low-Slope Roof Step back

Goal:
To create compatible massing in buildings with low-slope roofs.

Proposal:
Any portion of a building with a low-slope roof above 15’ must step back from the front building façade by 10’.

Fig. 5: Low slope roof step back



7. Bulk Plane Encroachments

Goal:
To allow for traditional architectural elements on roofs.

Proposal:
Use the Potter Highlands standards in 9.4.3.9.D.5 to allow certain architectural elements such as dormers to pierce the bulk plane.

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8. Building Size maximum

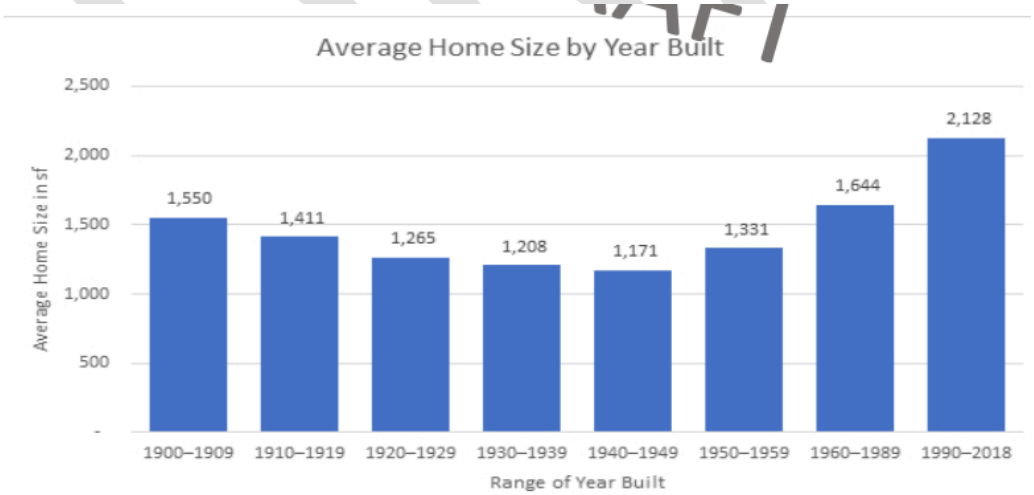
Goal:
To restrict buildings closer in scale to the traditional 1 and 1.5 story buildings. Additionally, by restricting above-ground space, to incentivize additional floor area through the use of basements, which provides increased living area with less visual impact to the street view.

Proposal:

Building Size Maximum by Lot Size

Lot size	*Building square footage cap (excludes basement)*
7,500 square feet or less	3,000 square feet
Over 7,500 square feet	FAR of .4

Background:
Community initially proposed a cap of 3,000 s.f. for all lots regardless of size. This is roughly the size of the largest existing home in Harkness Heights (4103 N GROVE ST, 3,093 s.f.). See chart below for the average home size by year built (range):



Perceiving the need for added flexibility for the rare, larger lots, a FAR of .4 is proposed for larger lots. The FAR begins above 7,500 since applying .4 FAR to lot sizes below this would result in restrictions below 3,000 s.f.. See chart:

Lot Size (s.f.)	.4 FAR (s.f.)
3500	1400
4500	1800
5500	2200
6500	2600
7500	3000
8500	3400
9500	3800
10500	4200
11500	4600
12500	5000

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8. Rooftop Deck Restriction

Goal:
Protect privacy in the rear of lots and reflect existing character while balancing community desire for deck amenities.

Proposal:
Apply rooftop deck prohibition from Potter Highlands Overlay:

Sec. 9.4.3.9.3. Rooftop Decks

a. Prohibits rooftop decks on roof of *second* story or above.

b. Rooftop decks on the roof of the first story are only allowed in the front 65% of zone lot depth.

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9. Porch requirement

Goal:
To maintain the traditional pattern of 1-story, partially enclosed elements along the street that reduce perceived mass from the street view and express a human scale.

Proposal:
All buildings must have a covered porch with a minimum area of 120 square feet. The porch must protrude from the front of the building by min 6'. ** May need adjustment. See Porch Definition Concerns document for discussion of definition issues**

Background:

The overlay team surveyed 49 homes on Grove Street. Out these 49 homes, only one home did not have a porch. Three homes had smaller porch/stoop areas. The remainder of homes had porches that were 105 s.f. all the way up to 304 s.f.. Removing the outliers, most porches fell between 128–206 s.f..

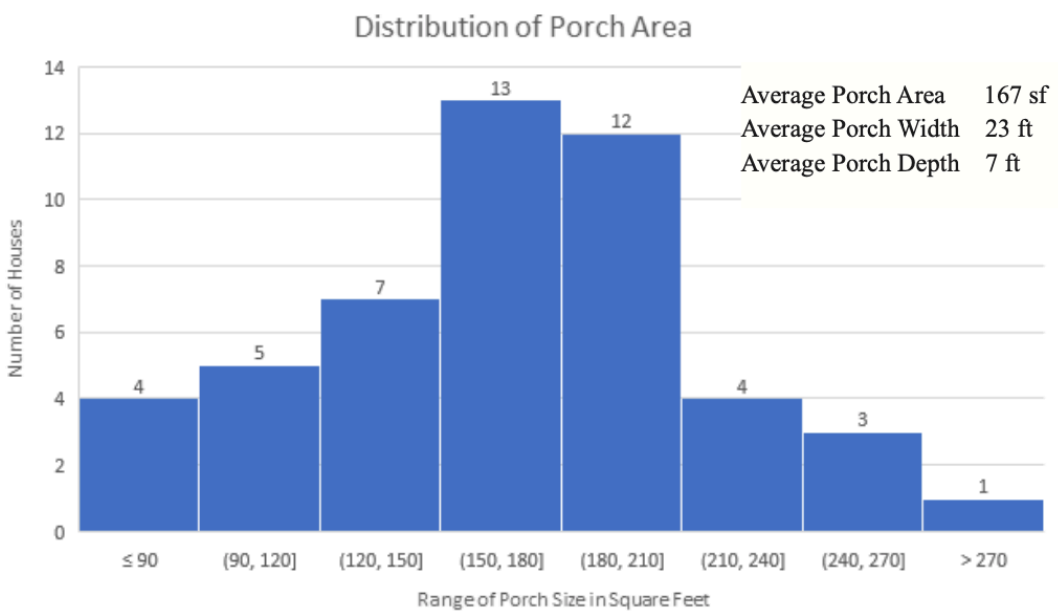
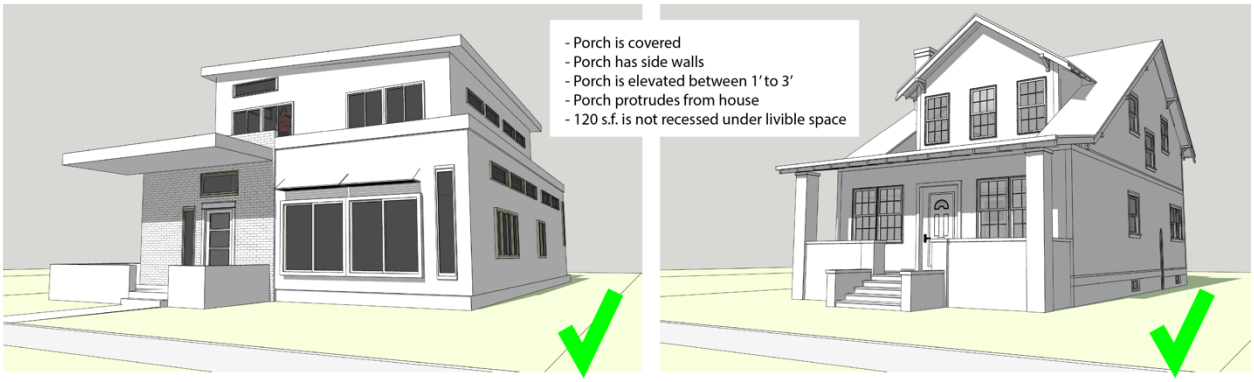


Fig. 6: Permitted porch forms.



10. Porch and First Floor Elevation Min/Max

Goal:
Helps maintain the traditional pattern of raised front porches and building elevation along the street and prevent incompatible porches and first floor elevations at the same grade as the front yard.

Proposal:
Porch floor elevation and ground floor finished floor elevation would be aligned at a minimum 12” and max of 36” above the Base Plane.

Fig. 7: Permitted porch and first floor elevations.

3’ base | 1’ base | No base