



TO: Denver City Council, Land Use, Transportation, and Infrastructure Committee
FROM: Brad Johnson, Senior City Planner
DATE: February 11, 2021
RE: (A) Denver Zoning Code – Text Amendment to establish a new Bungalow Conservation Overlay (CO-6), make associated amendments in Articles 11 and 13, and amend the Potter Highlands Conservation Overlay (CO-4) to improve clarity and consistency.
(B) Official Zoning Map Amendment Proposal #2020I-00099 rezoning multiple properties in Harkness Heights from U-SU-C and U-SU-C1 to U-SU-C CO-6 and U-SU-C1 CO-6.

Staff Report and Recommendation

A. Text Amendment

Based on the review criteria for a text amendment stated in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends that the Land Use, Transportation, & Infrastructure Committee move Text Amendment #10, creation of the Bungalow Conservation Overlay (CO-6) and Associated Amendments, forward for consideration by the full City Council.

B. Map Amendment

Based on the review criteria for a map amendment stated in the Denver Zoning Code (DZC), Section 12.4.10 (Map Amendment), staff recommends that the Land Use, Transportation, & Infrastructure Committee move map amendment #2020I-00099 forward for consideration by the full City Council.

Summary and Purpose

A. Text Amendment

Councilmember Amanda Sandoval is sponsoring a text amendment to the Denver Zoning Code to create the Bungalow Conservation Overlay (CO-6). The text amendment also includes associated amendments to support the creation of CO-6 in Articles 11 and 13. The text amendment also contains non-substantive amendments to improve clarity of the Potter Highlands Conservation Overlay (CO-4).

DZC Section 9.4.3.1 provides that Conservation Overlay Districts are “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.”

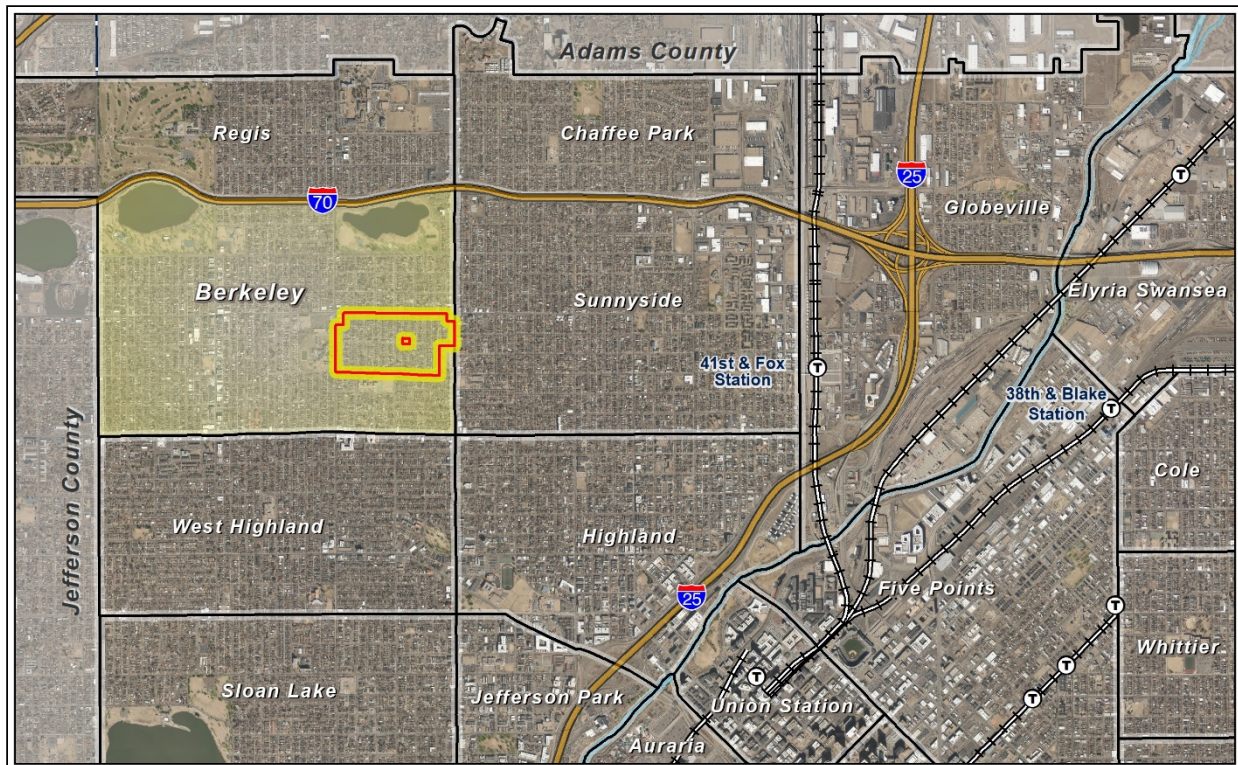
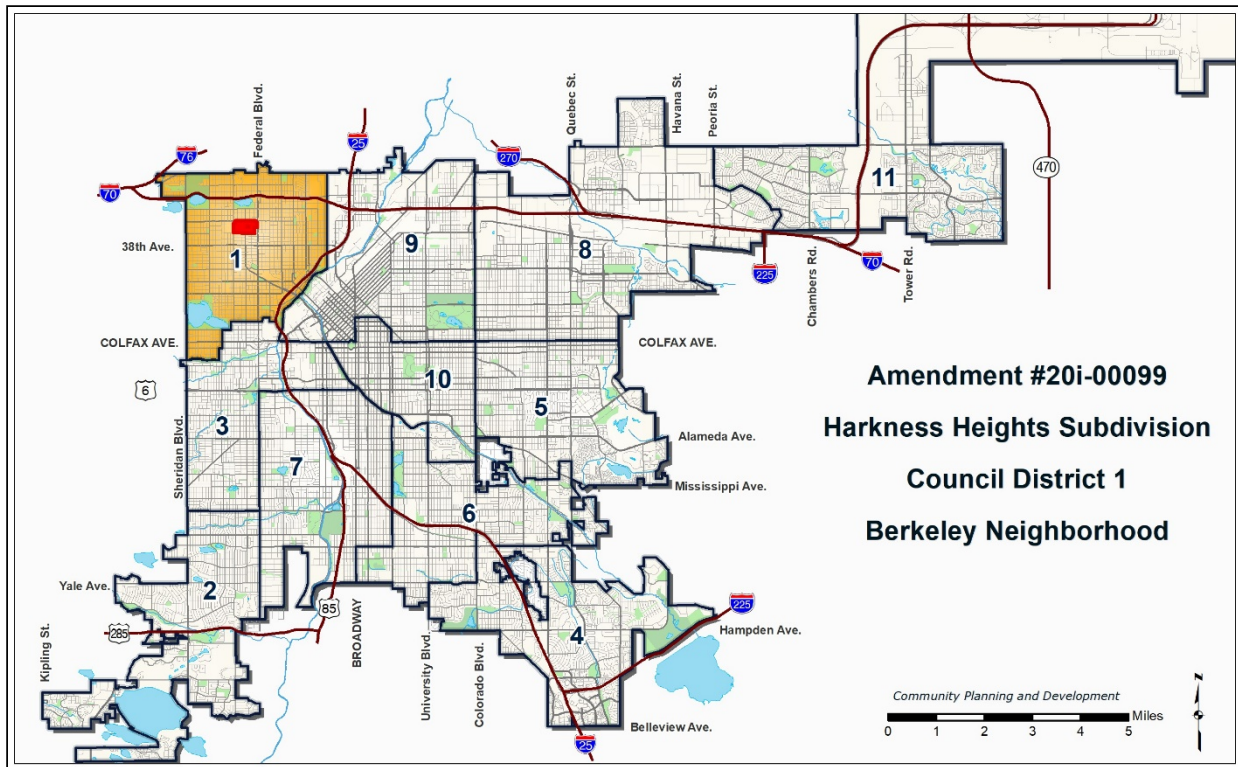
The proposed Bungalow Conservation Overlay (CO-6) Denver Zoning Code text amendment would create an overlay district intended “to promote conservation of the mass, scale and other design characteristics of low-scale residential neighborhoods comprised primarily of one and two story ‘bungalow’ structures” (proposed DZC Section 9.4.3.11.B). If approved by City Council, the

conservation overlay district would establish a zoning tool that, when applied by a map amendment, modifies the underlying zone district primary building form standards by reducing the allowed building height and bulk plane vertical height at side zone lot lines, reducing maximum square footage, establishing a minimum and maximum elevation for the upper surface of the floor of the street level, requiring a front porch meeting specified design criteria, modifying side setbacks to reflect existing building spacing patterns, and prohibiting rooftop and/or second story decks at certain heights. A summary of the proposed text amendment is provided in the proposed zoning section of this report. See the attached draft amendment for the full proposed language and illustrative graphics.

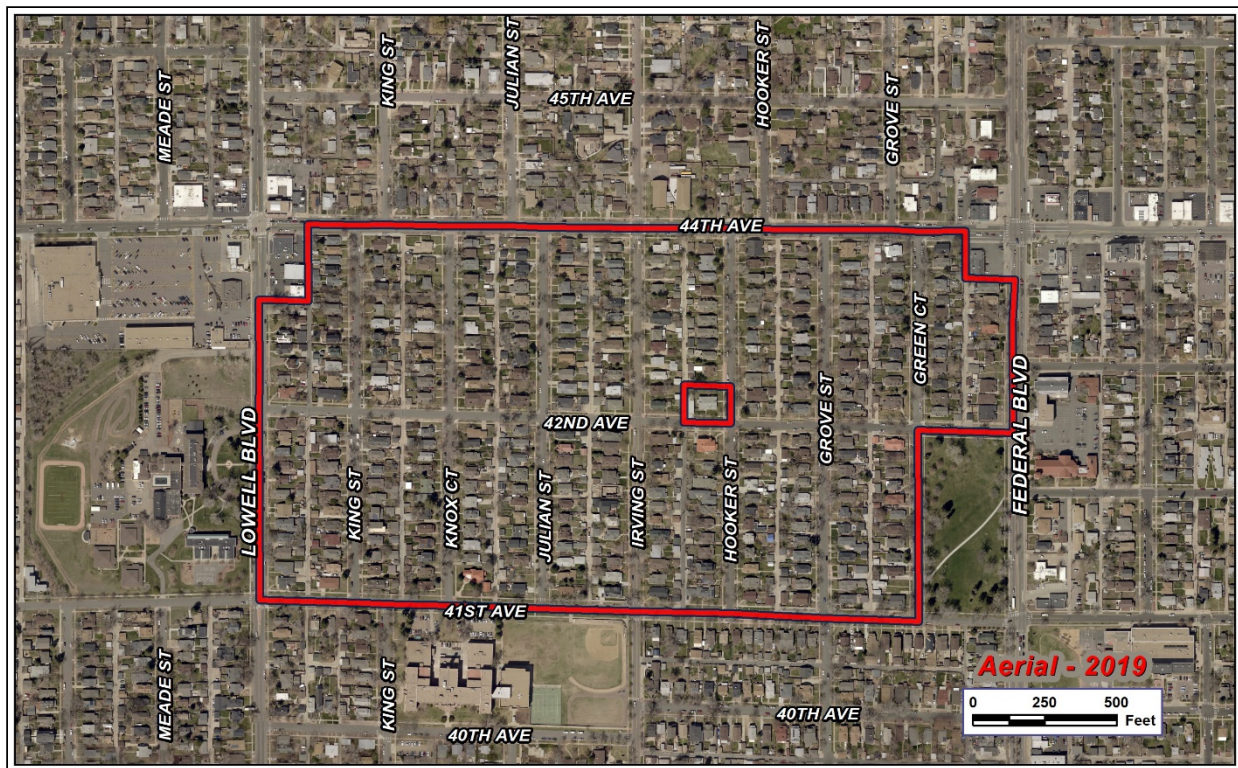
B. Map Amendment

Councilmember Amanda Sandoval is sponsoring a map amendment to apply the proposed CO-6 overlay district discussed above to residentially zoned properties in the Harkness Heights area of the Berkeley neighborhood. The proposed map amendment intends to rezone the properties from U-SU-C and U-SU-C1 to U-SU-C CO-6 and U-SU-C1 CO-6. On February 1, City Council approved a rezoning at 4144 Hooker Street from U-SU-C to U-SU-C1 to allow for an Accessory Dwelling Unit. This is the only property in the Harkness Heights area that is proposed to be rezoned from U-SU-C1 to U-SU-C1 CO-6. All other properties are proposed to be rezoned from U-SU-C to U-SU-C1 CO-6.

- The proposed rezoning includes all properties (354) in Harkness Heights with single unit residential zoning.
- The area to be rezoned is approximately 73 acres generally bounded by Lowell Boulevard, 41st Avenue, Federal Boulevard, and 44th Avenue.



Existing Context



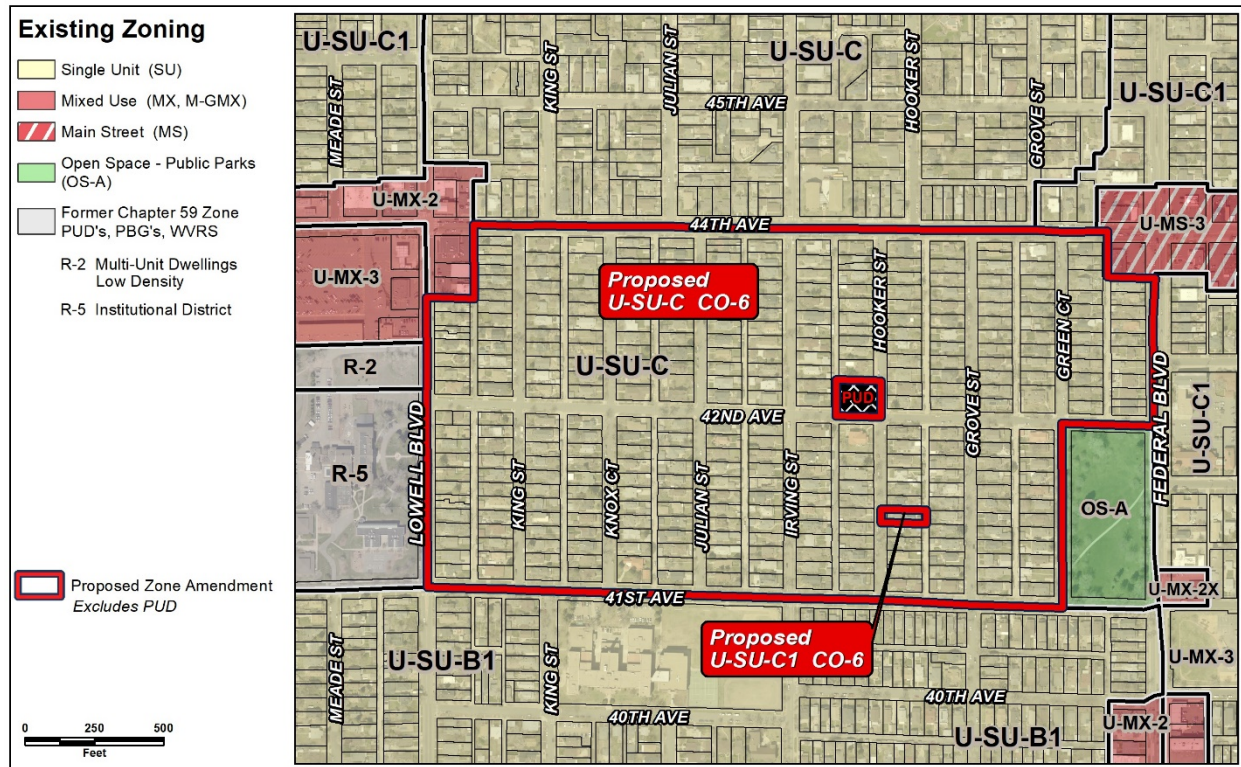
The rezoning area is generally bounded by Lowell Boulevard, 41st Avenue, Federal Boulevard, and 44th Avenue. The rezoning area is zoned Urban-Single Unit-C (U-SU-C) and Urban-Single Unit-C1 (U-SU-C1). 4211 Hooker Street is in a Former Chapter 59 Planned Unit Development (PUD) and is not included in the rezoning. McDonough Park and the commercially zoned properties along Lowell and Federal Boulevards are also not included. The area to be rezoned is composed primarily of single-unit residential uses with a small number of two unit dwelling uses mixed in.

Harkness Heights is one of Denver's subdivisions from the early 1900s with around 85% of the homes built between 1902 and 1931. Harkness Heights is a unique, 16-block neighborhood. With a few exceptions, buildings are sited on east-west oriented lots on oblong shaped blocks. The neighborhood is comprised primarily of modestly-sized one and two story 'bungalow' structures. Most buildings have projecting front porches, pitched roofs and small footprints. The street level story of buildings, including their front porches, are typically elevated above grade. Buildings are typically sited such that the building setback from the south side zone lot line is greater than the building setback from the north side zone lot line. Some modifications and infill have occurred over the years, but the original visual characteristics established at the neighborhood's beginnings remain strongly intact.

The following table summarizes the rezoning area and its immediate context.:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot and Street Pattern
Site (multiple properties)	U-SU-C and U-SU-C1	Single unit, two unit and multi-unit residential	Residential buildings, one to two stories in height	Regular grid of streets with consistently sized blocks and east-west oriented, rectangular shaped lots.
North of site	U-SU-C	Single-unit, two-unit residential, public/quasi-public use	one- to two-story residential buildings, two-story place of worship	Regular grid of streets with consistent block sizes and rectangular shaped lots.
South of site	U-SU-B1	Single-unit residential, two unit residential, multi-unit residential, public/quasi-public use	One and two-story residential buildings, two-story middle school	
East of site	U-MS-3, U-SU-C1, OS-A	Public/open space, single-unit, multi-unit residential, public/quasi-public use, commercial/retail	Public park, one and two-story residential buildings, two-story place of worship, one-story commercial buildings	
West of site	U-MX-2, U-MX-3, R-2, R-5	Commercial/retail, public/quasi-public use	three-story place of worship and school, one-story commercial buildings	

1. Existing Zoning

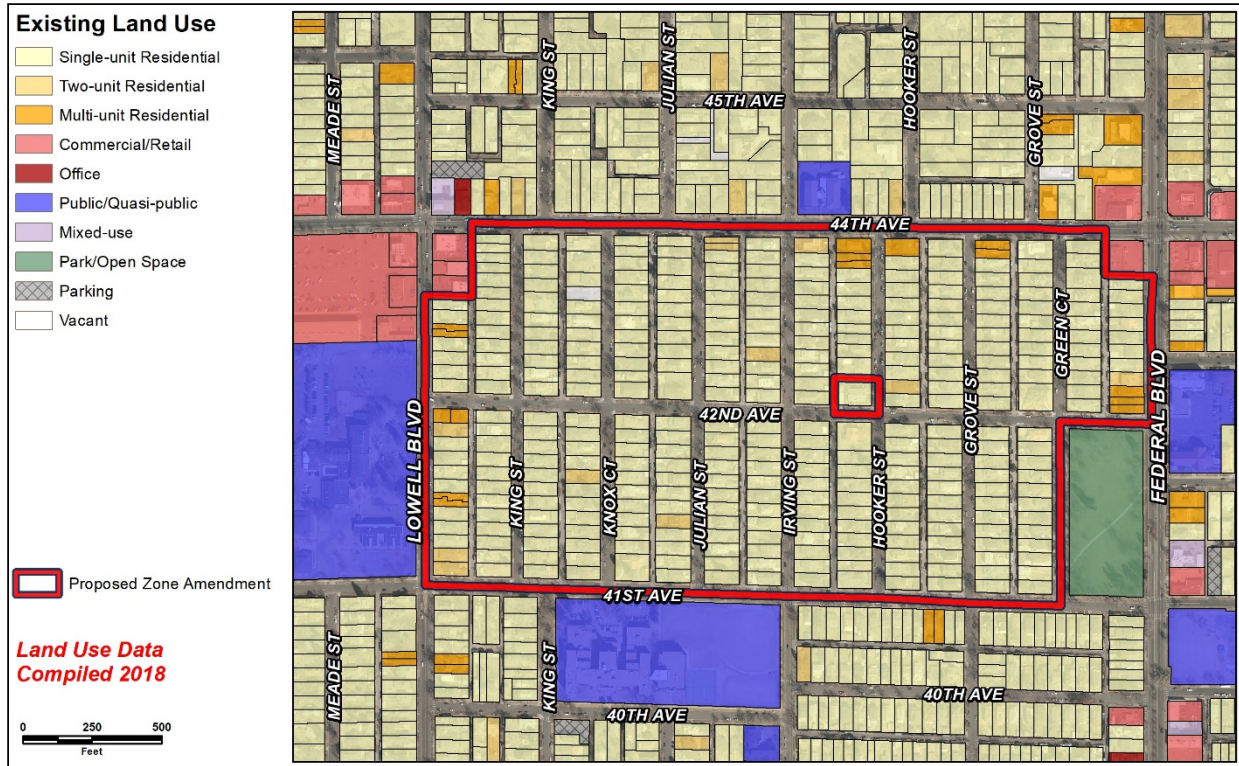


The proposed rezoning area is currently zoned U-SU-C and U-SU-C1. Both districts are single-unit residential districts allowing the urban house primary building form with a maximum height of 30 to 35 feet. The minimum lot size is 5,500 square feet and the minimum lot width is 50 feet. In addition to the standards in the U-SU-C district, the U-SU-C1 district allows for the Accessory Dwelling Unit use and Detached Accessory Dwelling Unit building form.

2. Large Development Review

The applicability of the large development review process is defined by DZC Section 12.4.12.2. There is no specific development proposal for this legislative map amendment proposal. No adopted plan recommends use of the LDR process for this proposal, no infrastructure network or system improvements are anticipated, and there is no existing general development plan that needs to be amended. Therefore, although the area of the rezoning is larger than 5 acres, large development review was found to be inapplicable.

3. Existing Land Use Map



4. Existing Building Form and Scale

All images are from Google Street View.



View facing west on Green Court north of 42nd Avenue – within proposed rezoning



View facing east on Julian Street south of 42nd Avenue – within proposed rezoning



View facing east on Knox Court north of 42nd Avenue – within proposed rezoning



View facing north on 44th Avenue – north of proposed rezoning



View facing south on 41st Avenue – south of proposed rezoning



View facing east on Federal Boulevard north of 42nd Avenue – east of proposed rezoning



View facing west on Lowell Boulevard south of 42nd Avenue – west of proposed rezoning

Proposed Zoning

The proposed zoning request would retain the existing underlying zone districts and add the Bungalow Conservation Overlay (CO-6). The CO-6 overlay district creates height, siting, and design element standards that result in development compatible with the design characteristics of low-scale residential neighborhoods comprised primarily of one and two story 'bungalow' structures. The conservation overlay adds to and modifies the existing standards in the underlying zone districts and does not affect permitted uses. A summary of the proposed CO-6 can be found in the bulleted list below and the review draft of text amendment is attached.

- Decrease maximum building height from 2.5 to 2 stories in the front 65% of the zone lot depth
- Decrease the maximum height from 30-35' to 22' for low-slope roof structures (flat or very low pitched roofs) and from 30-35' to 28' for non-low-slope structures in the front 65% of the zone lot with no permitted height increase for properties with a greater lot width
- Decrease bulk plane vertical height at side interior and side street zone lot line from 17' to 14'
- Modify required side setbacks for the interior south side zone lot line and interior north side zone lot for zone lots greater than 30' and up to 75' in width. For zone lots within this range, require greater side setbacks from the south and more narrow side setbacks from the north.
- Establish a maximum gross floor area of 3,000 square feet for zone lots 7,500 square feet or less and an incrementally increasing maximum gross floor area for zone lots over 7,500 square feet
- Establish an upper story stepback of 10' from the primary street facing façade for any portion of a building with a low-slope roof above 15'
- Prohibit rooftop and/or second story decks on or above any story other than the street level story
- Prohibit rooftop and/or second story decks that project from the building above the street level story.
- Establish a minimum and maximum elevation for the upper walking surface of the floor of the street level
- Require a front porch that meets specified design standards.
- Allow exceptions to the bulk plane for dormers
- Amend a use limitation in Article 11 to clarify applicability of overlay districts.
- Amend definitions in Article 13 to clarify applicability to overlay districts.

The proposed text amendment also includes non-substantive amendments to improve clarity of the Potter Highlands Conservation Overlay (CO-4).

Summary of City Agency Referral Comments

As part of the DZC review process, the text amendment and rezoning proposal is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Real Estate, Asset Management: Approved – No Response

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Response

Parks and Recreation: Approved – No Response

Department of Transportation and Infrastructure, Surveyor: Approved – No Comments

Development Services, Project Coordination: Approved – No Comments

Development Services, Fire Prevention: Approved – No Response

Development Services, Transportation: Approved – No Comments

Development Services, Wastewater: Approved – See Comments Below:

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. Independent sanitary service lines may be required, historical drainage paths must be maintained. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance.

Public Review Process

	Date
Property owner mailers and flyers (by Councilwoman Sandoval and the Harkness Heights Neighborhood Association)	Winter 2019 and 2020
Two town halls (Hosted by former Councilman Espinoza)	3/3/2019, 3/9/2019
Two town halls (Hosted by Councilwoman Sandoval; 129 total attendees)	2/27/20, 3/3/20
Councilwoman Sandoval’s office met with the Inter Neighborhood Cooperation organization to discuss the text amendment	11/28/2020
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	12/9/2020
Property legally posted for a period of 15 days and CPD written notice of the Planning Board	1/19/2021

public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	
Planning Board voted 5-3 to recommend approval of the text and map amendments:	2/3/2021
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	2/1/2021
Land Use, Transportation and Infrastructure Committee of the City Council:	2/16/2021
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	3/9/2021 (tentative)
City Council Public Hearing:	3/30/2021 (tentative)

- **Registered Neighborhood Organizations (RNOs).** To date, staff has received one comment from the Harkness Heights Neighborhood Association whose board voted 10-0 with 1 abstention in favor of the conservation overlay.
- **General Public Comment.** As of the date of this report, staff received 21 letters in support and 2 letters of opposition. Those in support of the map and text amendment believe it will help retain the character of the area as growth occurs. Those opposed expressed that the current zoning is sufficient to preserve the character of the neighborhood and the proposed overlay will restrict residents from developing their property as they see fit.
- **Planning Board.** Planning Board held a public hearing on February 3, 2021 and voted (5-3) to recommend approval of the proposed text and map amendment. There were five speakers at the public hearing, all in support.

Criteria for Review / Staff Evaluation

1. Consistency with the Conservation Overlay Review Criteria

Denver Zoning Code Section 9.4.3.2.C states a Conservation Overlay District shall meet one or more of the following criteria:

1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or

2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

The text and map amendment are **consistent** with these criteria. The Harkness Heights district contains distinctive building features including form, height, and mass. Houses are typically one to two stories in height. These houses have pitched roofs and raised foundations with front porches. Additionally, the neighborhood siting pattern includes larger side setbacks of buildings from the south and smaller side setbacks of buildings from the north. See the rezoning application for more detail on the distinctive building and siting features.

In addition to the review criteria above, creation and application of a new Conservation Overlay District is considered a zoning text amendment and map amendment and is subject to the review criteria found in Sections 12.4.11 and 12.4.10 respectively. Accordingly, CPD analyzed the proposed Bungalow Conservation Overlay (CO-6) Denver Zoning Code text amendment and map amendment for compliance with the review criteria (restated below) and finds that the proposed text amendment and map amendment meet each of the criteria.

- Consistency with Adopted Plans
- Public Health, Safety and General Welfare
- Uniformity of District Regulations and Restrictions

Note: Because the City Attorney's Office has determined this to be a legislative map amendment proposal, the additional criteria for non-legislative map amendments in DZC Section 12.4.10.8 do not apply.

2. Consistency with Adopted Plans

The following adopted plans apply to this text amendment and map amendment:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)

Denver Comprehensive Plan 2040

The proposed text amendment and rezoning are consistent with *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The design standards proposed in the Bungalow Conservation Overlay may incentivize the reuse, expansion, and renovation of existing homes over demolition and building new. The proposed design standards, including height restrictions and square footage limitations, will lead to a smaller and potentially less expensive structure than could occur without the conservation overlay. Therefore, the text and map amendment are **consistent** with the following Equitable, Affordable and Inclusive strategies:

- Equitable, Affordable and Inclusive Goal 4, Strategy C – *Incentivize the reuse of existing smaller and affordable homes* (p. 29).

The Bungalow Conservation Overlay will ensure future development is visually compatible with the distinctive physical features of a neighborhood. As such, the proposed text and map amendment would maintain the design quality for this area of the city more strongly than the base U-SU-C zoning. This is **consistent** with the following Strong and Authentic Neighborhoods strategy:

- Strong and Authentic Neighborhoods Goal 2, Strategy B – *Establish a scalable, predictable and adaptable approach to improve design quality across the city* (p. 34).

The text and map amendment may incentivize the reuse, expansion, or renovation of existing homes, which is typically more environmentally sustainable than building new. Therefore, the text and map amendment are **consistent** with the following Environmentally Resilient strategy:

- Environmentally Resilient Goal 7, Strategy C – *Prioritize the use of existing buildings and explore incentives to salvage or reuse materials from demolished structures* (p. 54).

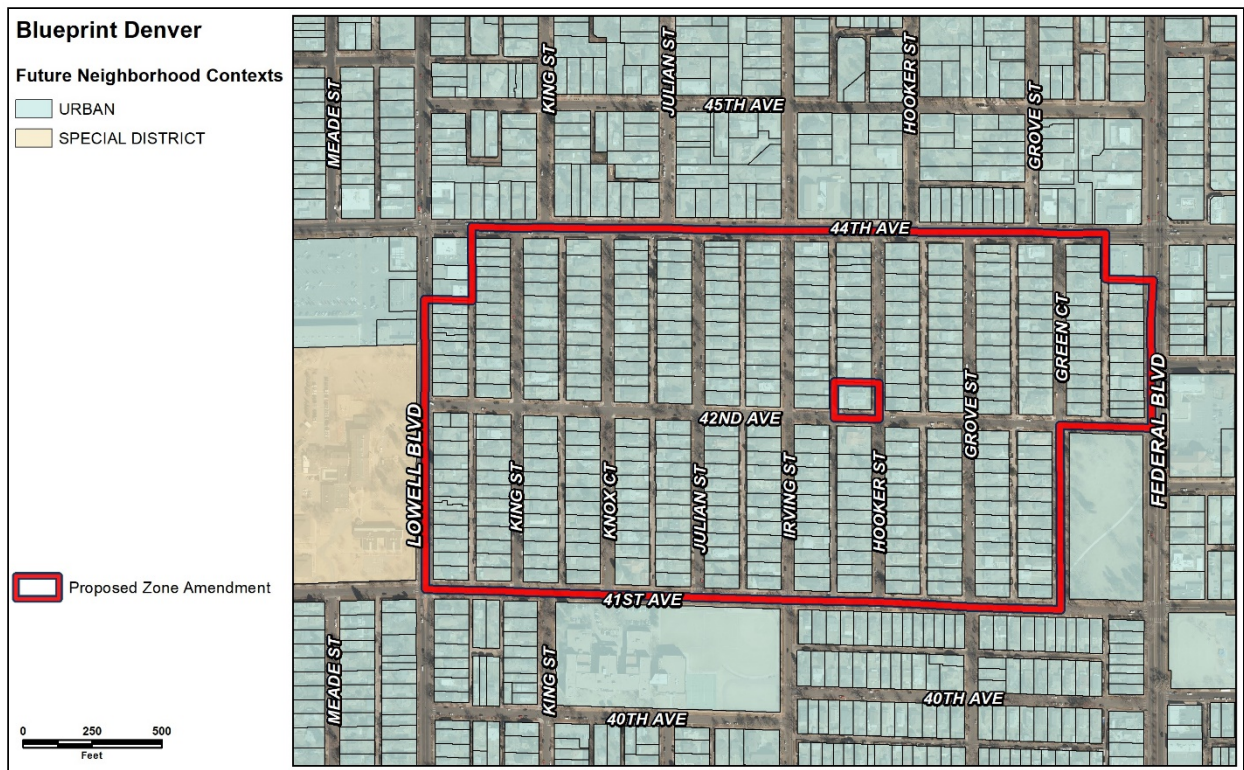
Blueprint Denver

Blueprint Denver identifies the proposed rezoning area as a Residential Low place within the Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context

The proposed rezoning is within the Urban neighborhood context, which contains “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222).

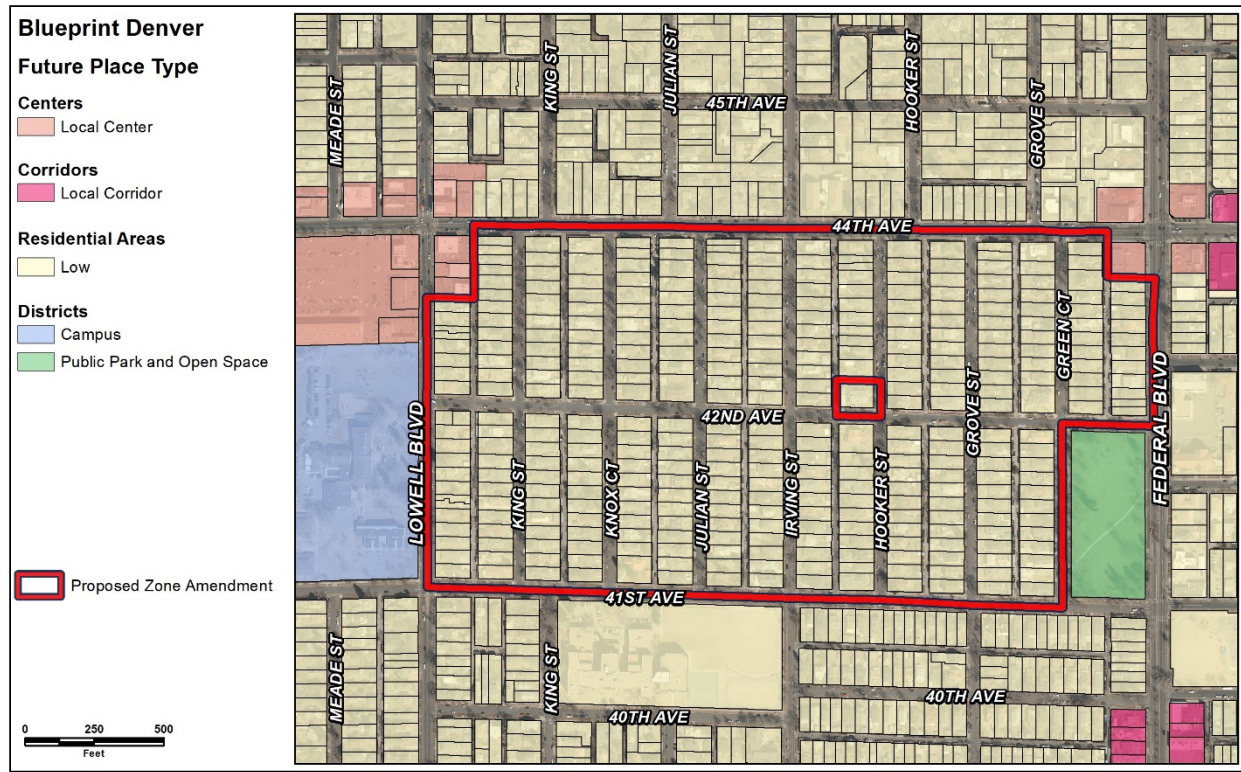
The proposed map and text amendment to create the Bungalow Conservation Overlay district is **consistent** with the Urban *Blueprint* context because it will work with the base U-SU-C and U-SU-C1 zoning to promote the residential character of Harkness Heights area by ensuring future development that is visually compatible with the existing buildings in the area.



Blueprint Denver Future Places

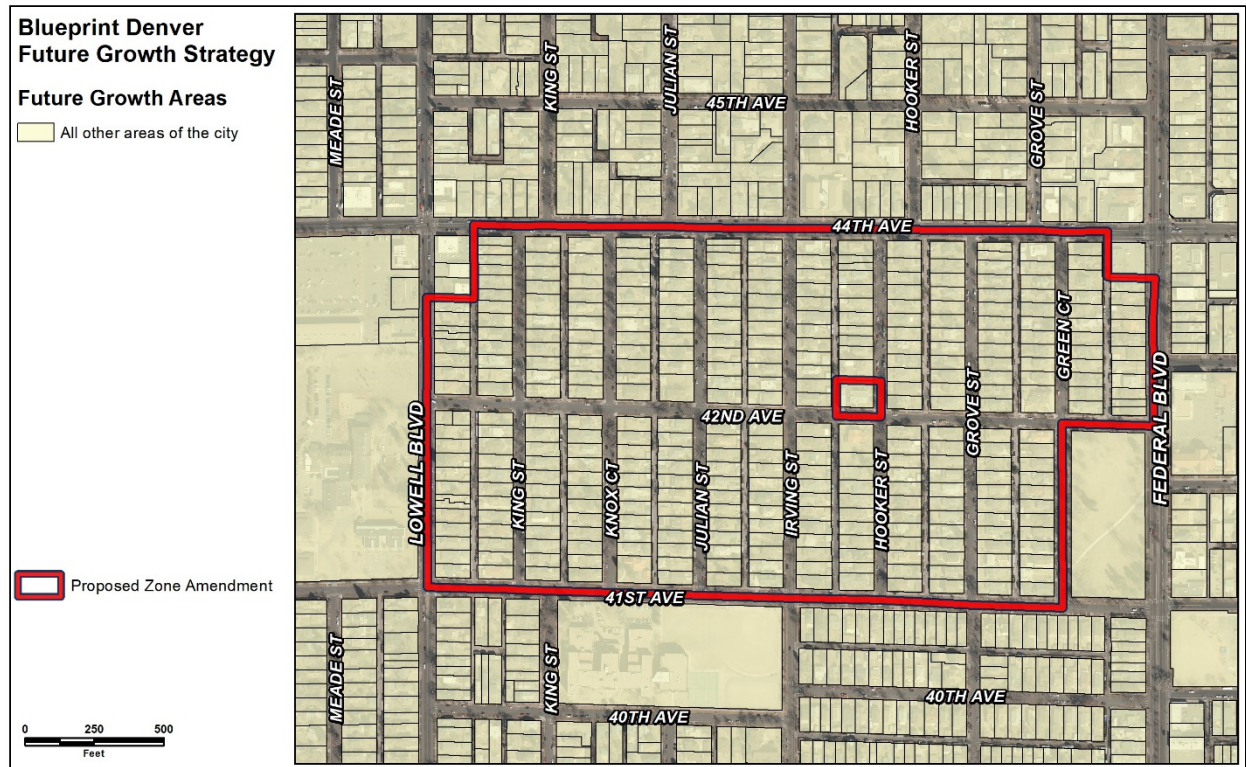
The proposed rezoning is within the Residential Low future place, which is “predominately single- and two-unit uses on small lots” and “buildings are generally up to 2.5 stories in height” (p. 214).

The text amendment to create the CO-6 and the proposed map amendment are consistent with the Residential Low plan guidance. The proposed conservation overlay does not change the allowed uses of the underlying zone district. The proposed CO-6 alters the underlying zoning to ensure future development is context sensitive. The proposed CO-6 design standards will allow a maximum Primary Building height of 2 stories, **consistent** with the Residential Low guidance of buildings up to 2.5 stories in height.



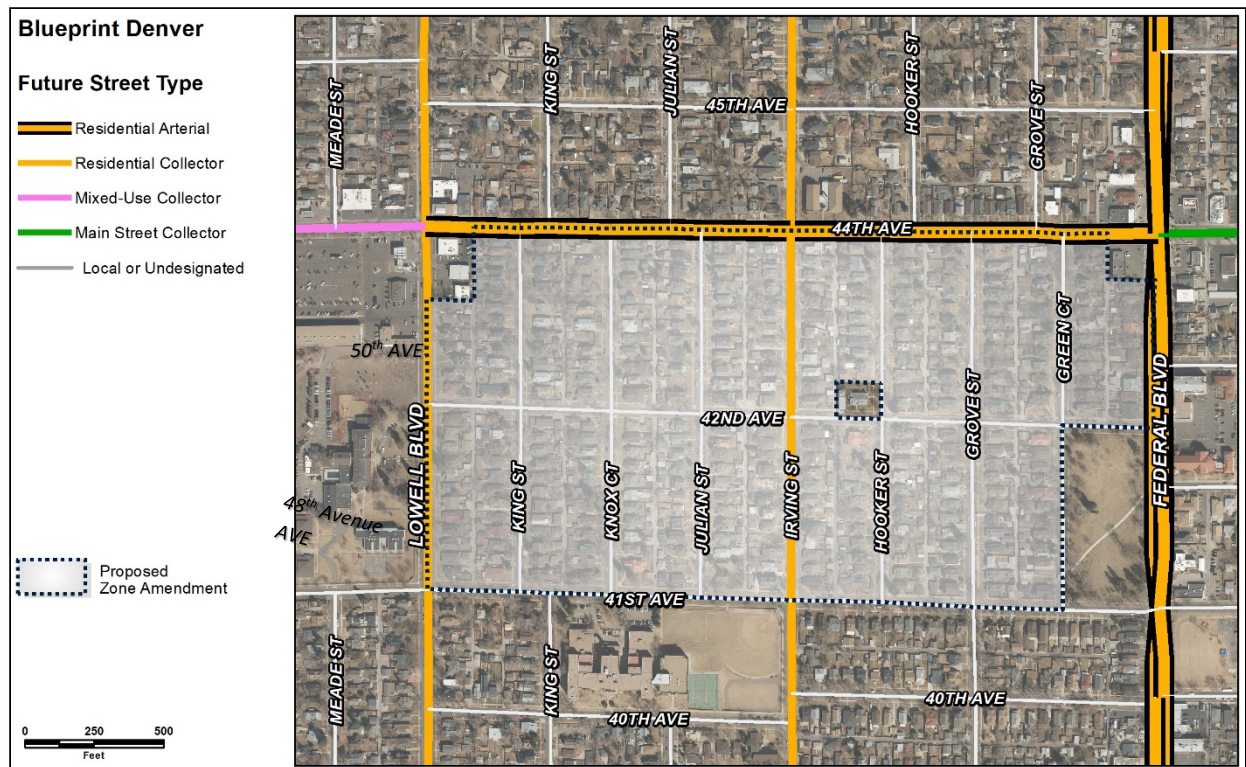
Growth Strategy

Because the subject property is designated Residential Low in the Future Places map, the *Blueprint* Growth Strategy categorizes it as “All other areas of the city.” These areas are anticipated to experience approximately 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). The text and map amendment would not decrease or increase the number of units allowed in the rezoning area, and therefore are consistent with *Blueprint’s* strategy for minimal growth in these areas.



Blueprint Denver Street Types

Street types help inform the appropriate intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Federal Boulevard and 44th Avenue as Residential Arterials and Lowell Boulevard and Irving Street as Residential Collectors. Residential streets are “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p. 160). The remaining streets in the proposed rezoning are undesignated local streets, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161). The proposed rezoning would apply design standards of the proposed CO-6 to residential properties that facilitate compatibility of future development with established residential character. Therefore, the proposed text and map amendments will result in an intensity that is **consistent** with the street types in the area.



Blueprint Denver Strategies

Blueprint Denver includes additional recommendations that are relevant for the proposed text and map amendments.

Land Use & Built Form, Design Quality & Preservation, Policy 2, Strategy B:

- This policy seeks to “Ensure residential neighborhoods retain their unique character as infill development occurs” (p. 99).
- **Strategy B** recommends “Us[ing] conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character. Although these overlays can be area-specific, they can also be used for multiple areas of the city where common conservation outcomes are desired” (p. 99). The proposed application of the CO-6 overlay district would result in development that conserves distinctive site and building design features found in Harkness Heights, thereby retaining existing character **consistent** with Strategy B.

Land Use & Built Form, General, Policy 11:

- This policy is to “Implement plan recommendations through city-led legislative rezonings and text amendments” (p. 79).

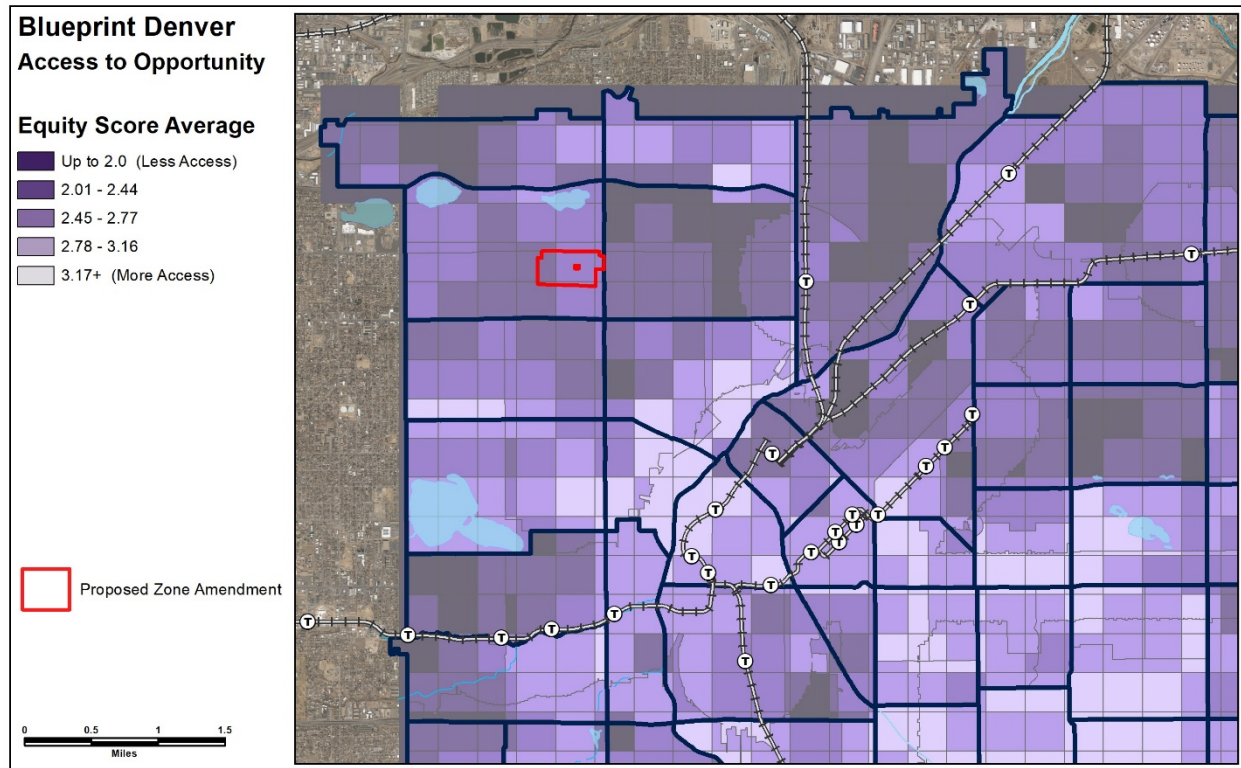
- **Strategy A** recommends “prioritiz[ing] larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals” (p. 79). Given broad interest to conserve the existing character by implementing an overlay on single-unit zoned properties in Harkness Heights, a legislative rezoning for the entire area is **consistent** with this strategy.
- **Strategy B** states, “Use text amendments combined with map amendments to apply strategies recommended by Blueprint Denver at the effective, area appropriate scale. Text amendments and large legislative rezonings should be guided by the equity concepts and maps in Chapter 2” (p. 79). This proposed text and map amendment creates an overlay zone district to implement Land Use & Built Form, Design Quality & Preservation, Policy 2, detailed above and apply it an appropriate scale. As such, the text and map amendment are **consistent** with this strategy. Discussion of the equity concepts is included below.
- **Strategy C** directs text amendments and city-led rezonings to utilize “a robust and inclusive community input process.” The effort to seek an overlay to conserve existing character in the neighborhood was community-initiated and community-driven. The public outreach process included mailers to all affected property owners; four community town halls; neighborhood surveys; and several registered neighborhood and neighborhood task force meetings. As such, the process for the overlay was **consistent** with this strategy.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that help inform review of large rezonings.

I. Access to Opportunity

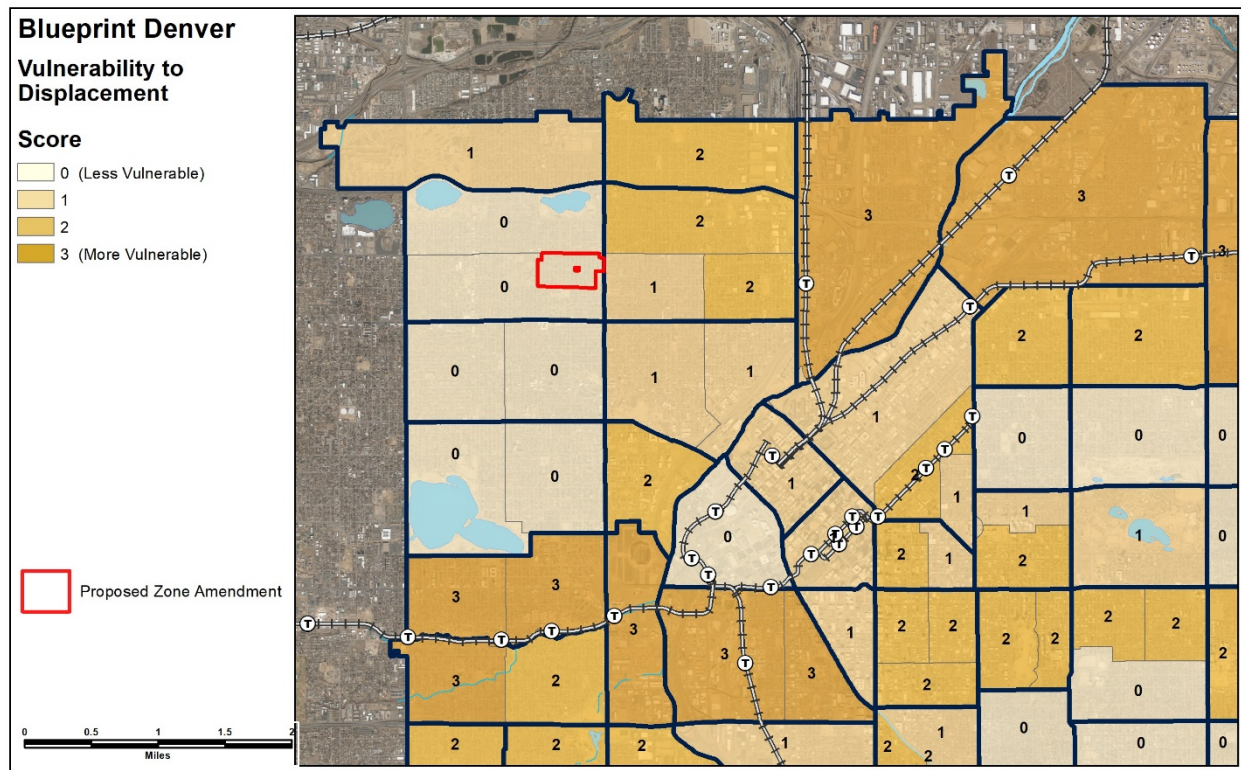
The access to opportunity score is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. This equity concept helps the city consider if it’s making progress towards achieving the vision for complete neighborhoods citywide.



The subject properties are in an area with **average access to opportunity**. Harkness Heights is more equitable on the neighborhood equity index measurement (social determinants of health, access to healthcare, child obesity, and built environment subjects). The neighborhood scores lower in regard to access to transit because it is not located with a ½ mile of a light-rail transit station. However, the neighborhood has access to two bus lines, including along Federal Boulevard (Route 31) and 44th Avenue (Route 44). The access to centers and corridors indicator varies throughout the neighborhood. The census tract that covers the western portion of the rezoning area falls within the 0-24% range when scored for walk, bike, or driveshed to a center to corridor. The census tract in the eastern portion of the rezoning area falls within the 25-49% range when scored for walk, bike, or driveshed to a center or corridor. The proposed rezoning would not change permitted uses or impact transit service so it would have **no impact** on access to opportunity.

II. Vulnerability to Involuntary Displacement

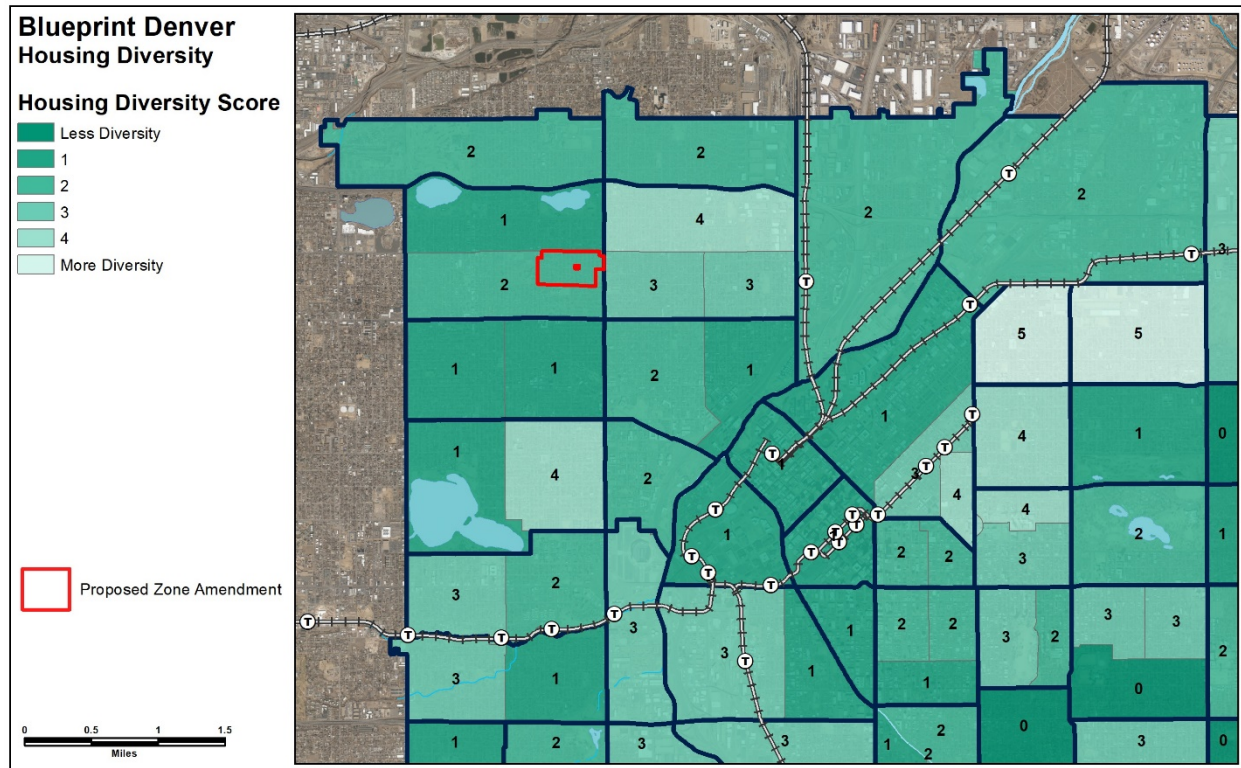
The basis for measuring vulnerability to involuntary displacement is the vulnerability to displacement index development by the Denver Economic Development and Opportunity Office (now the Department of Housing Stability). This combines U.S. Census data from median household income, percent of renter-occupied units, and percent of residents with less than a college degree.



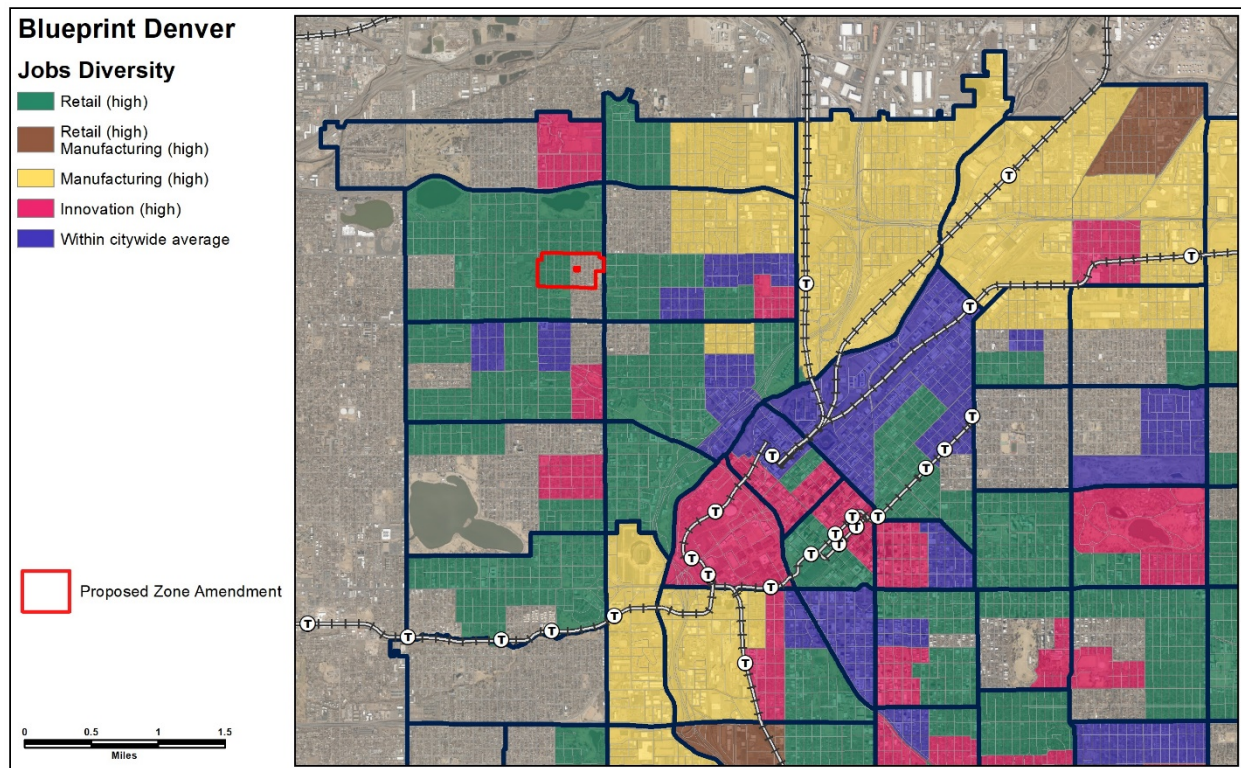
The Harkness Heights community is considered ***not vulnerable to involuntary displacement***. It scores as not vulnerable on all three indicators (percent of population with less than a college degree, percent of renter-occupied units, and median household income). Since the proposed text and map amendment would not introduce new permitted uses or increase development potential in the rezoning area, the rezoning would likely have ***no impact*** on vulnerability to involuntary displacement.

III. Expanding Housing and Jobs Diversity

The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units on a single zone lot), home size diversity, ownership versus rental, housing costs, and the number of income-restricted units.



The properties included in the rezoning are considered to have **less housing diversity**. Harkness Heights is considered not diverse for three of the measurements - percentage of middle-density housing, home ownership compared to rental, and housing costs. The area has greater diversity in home size and number of income restricted units. The proposed text and map amendment would not change the number of dwelling units permitted on a zone lot or propose any specific development, so it is likely to have **no impact** on most measures of housing diversity. However, the rezoning will incrementally reduce the potential home size so it may have a **minor impact** on home size diversity by discouraging demolition of existing, smaller homes and replacement with larger units, thereby potentially maintaining smaller, more affordable homes.



The map above shows the mix of jobs in areas of the city (dominant industry depicted by color) by block group. With a **greater emphasis on retail jobs**, the area within which the subject properties are located has a mix of jobs that are dissimilar to the city’s overall mix of job types. Since the proposed text and map amendment would not change allowed uses, the rezoning would likely have **no impact** on jobs diversity.

3. Uniformity of District Regulations and Restrictions

This text amendment will result in uniform regulations applicable to all new development within each underlying zone district.

The proposed rezoning to apply CO-6 will result in the uniform application of the overlay district’s building form and design regulations within each underlying zone district in the rezoning area.

4. Public Health, Safety and General Welfare

The proposed text amendment and map amendment would further the public health, safety, and general welfare by implementing *Blueprint Denver*, which recommends the “use [of] conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character” (*Blueprint Denver*, p. 99). The text amendment and map amendment would establish design standards for residential properties that result in development compatible with the existing character of the rezoning area.

Attachments

1. LUTI Draft Text Amendment
2. Rezoning Proposal
3. RNO and Public Comment Letters



DENVER
THE MILE HIGH CITY

Denver Zoning Code Text Amendment

Bungalow Conservation Overlay (CO-6) and Associated Amendments

LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE DRAFT - 2/8/2021

This document contains the draft of a proposed text amendment to the Denver Zoning Code to create the Bungalow Conservation Overlay (CO-6) and associated amendments in Articles 11 and 13. It also includes non-substantive amendments to improve clarity of the Potter Highlands Conservation Overlay (CO-4). Councilwoman Amanda Sandoval has requested this amendment along with a map amendment to apply the Bungalow Conservation Overlay to SU zoned properties in the Harkness Heights area within the Berkeley neighborhood.

This LUTI Draft includes proposed amendments to Article 9 (regulations for the CO-6 and clarifications in CO-4), Article 11 (clarification of the application of overlay districts applicability to use limitations for Two Unit Dwellings in SU zone districts), and Article 13 (zone lot line determinations, clarification to Rooftop and/or Second Story Deck definition, and addition to the Compliant Structure definition).

Redline Document Conventions

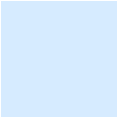
- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue strikethrough is being moved from one section/location to another.
- Text in blue, no strikethrough, has been moved from another section/location.
- Only pages with changes relevant to this text amendment are included in the review file. You may wish to look at other sections for additional context.
- While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a draft. These will be corrected in the final, "clean" version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments. Other ongoing text amendments adopted after publishing of this LUTI draft will be reflected in the final, "clean" version of the text amendment that is filed for adoption by City Council will be updated to reflect the other adopted text amendment.

Visit www.denvergov.org/textamendments to learn more about this proposed text amendment. Please send any questions or comments to Brad Johnson at brad.johnson2@denvergov.org.

Other Denver Zoning Code Text Amendments in Progress

The text in this document reflects changes to the Denver Zoning Code as amended through November 12, 2020. The changes indicated here do not reflect Text Amendment #8 (Group Living).

ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PUBLIC HEARING BEFORE CITY COUNCIL.



ARTICLE 9. SPECIAL CONTEXTS AND DISTRICTS

DZC TEXT AMENDMENT #10 – BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
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3. All Other Design Standards

All other development and design standards applicable to new development in the underlying zone district may be modified.

9.4.3.4 Conservation Overlay Districts Established

The following conservation overlay zone districts are established:

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
<u>Bungalow Conservation Overlay District</u>	<u>CO-6</u>

9.4.3.5 Effect of Approval

A. Zoning Map Designator

Each Conservation Overlay District shall be shown on the official map by an “CO-#” designator and an appropriate number placed after the underlying zone district designation.

B. Limitation on Permit Issuance

No zoning permit for development or for a use within a Conservation Overlay District shall be issued by Community Planning and Development unless the development or use meets the standards set forth in the adopted Conservation Overlay District.

9.4.3.6 Hilltop Heritage Conservation Overlay District (CO-1)

A. Creation

There is hereby created a conservation overlay zone district designated as Hilltop Heritage Conservation Overlay District CO-1.

B. Limitation on the Establishment of Zone Lots in the Overlay District

Any zone lots in this overlay zone district that existed on July 21, 2000, may be amended or subdivided only if each of the zone lots that are created or result therefrom is not less than 75 feet wide at any street (Side Street or Primary Street) setback line for structures and are not less than 9,300 square feet in lot size.

C. Exceptions Inapplicable

The exceptions from zone lot width and area requirements for zone lots in Section 1.2.3.3, Flag Zone Lots, shall not apply in this overlay zone district, provided however, zone lots containing at least 27,900 square feet existing on March 7, 2000, may be amended into zone lots in compliance with the zone lot width reduction for flag lots contained in Section 1.2.3.3, Flag Zone Lots, if the resultant zone lots contain at least 9,300 square feet.

9.4.3.7 Curtis Park Conservation Overlay District (CO-2)

A. Creation

There is hereby created a Conservation Overlay District designated as the Curtis Park Conservation Overlay District.

B. Intent

Accommodate detached accessory structures in a manner that respects the character of the Curtis Park neighborhood.

C. Applicability

This Curtis Park Conservation Overlay District shall apply only to zone lots zoned to an -RH zone district.

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3. Shallow Lot Standards

a. Applicability

- i. Zone lots established prior to July 10, 2015 where at least one side interior or side street zone lot line is 90 feet or less deep, measured from the intersection of the primary street zone lot line and a side interior or side street zone lot line to the intersection of a zone lot line opposite the primary street.

b. Standards

- i. Rooftop and/or Second Story Decks are allowed in 100% of zone lot depth.
- ii. The following underlying zone district primary building form height standards applicable in the front 65% of zone lot depth shall apply to 100% of zone lot depth:
 - a) Height in stories;
 - b) Height in feet;
 - c) Allowable height increase; and
 - d) Bulk plane vertical height at side interior and side street zone lot line.

E. Accessory Building Form Standards Applicable to Detached Accessory Dwelling Unit Building Form Only

1. Side Interior Setback

- a. The minimum side interior setback shall be 0 feet.
- b. Side interior setbacks less than 5 feet may be subject to more restrictive building and fire code review.

9.4.3.9 Potter Highlands Conservation Overlay (CO-4)

A. Creation

There is hereby created a Conservation Overlay District designated as the Potter Highlands Conservation Overlay District.

B. Intent

To apply additional building form standards that are consistent with the established character of the Potter Highlands Historic District.

C. Applicability

This Potter Highlands Conservation Overlay shall apply only to those areas designated as CO-4 on the Official Zone Map.

D. Primary Building Form Standards Applicable to Urban House, Duplex, and Tandem House Building Forms

1. Side Interior Setbacks

- a. For zone lots greater than 30 feet and up to 40 feet in width, the minimum side interior setback shall be 5 feet.

2. Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines

- a. For zone lots 30 feet or less in width, the maximum bulk plane vertical height at the side interior and the side street zone lot line in the front 65% of the zone lot shall be 15 feet.
- b. For zone lots greater than 30 feet in width, the maximum bulk plane vertical height at the side interior and the side street zone lot line in the front 65% of the zone lot shall be 13 feet.

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3. Rooftop and/or Second Story Decks

Rooftop and/or Second Story Decks located on or above the roof of any story other than the Street Level Story are prohibited.

- a. ~~Rooftop deck on roof of second story or above~~
 - i. ~~Any unenclosed deck, patio, terrace, porch, exterior balcony, or similar unenclosed building element located on the roof of the second story or on the roof of any story above the second story of a structure shall be prohibited in 100% of zone lot depth.~~
- b. ~~Rooftop deck on roof of Street Level story~~
 - i. ~~Any unenclosed deck, patio, terrace, porch, exterior balcony, or similar unenclosed building element located on the roof of the Street Level story of a structure shall be permitted in the front 65% of zone lot depth.~~

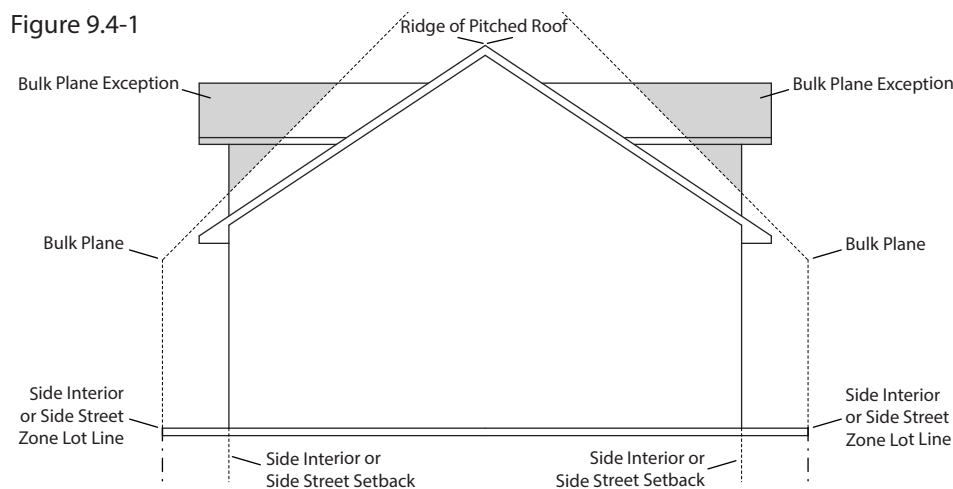
4. Low-Slope Roof Height Limit and Bulk Plane Exception

- a. In the front 65% of zone lot depth:
 - i. Low-Slope Roof structures shall have a maximum height of 25 feet.
 - ii. Bulk Plane shall not apply to structures having a Low-Slope Roof.
- b. In the rear 35% of zone lot depth:
 - i. Low-Slope roof structures shall have a maximum height of 14 feet.
 - ii. Bulk Plane shall not apply to structures having a Low-Slope Roof.

5. Bulk Plane Exception for Dormers in the Front 65% of Zone Lot Depth

A Dormer may project beyond the bulk plane in the front 65% of the Zone Lot Depth provided the projecting Dormer meets all of the following conditions: Any portion of structures extending through and exceeding bulk plane standards shall be subject to the following limitations:

- a. The highest point of an exception the Dormer shall not exceed the height of the ridge of the pitched roof. (See Figure 9.4-1)

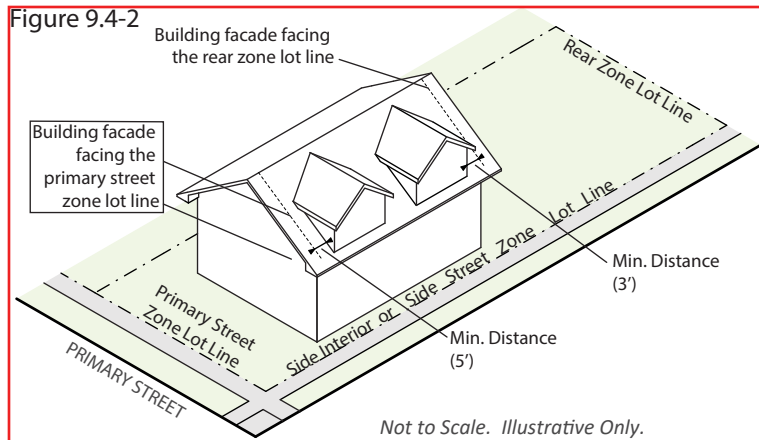


Not to Scale. Illustrative Only.

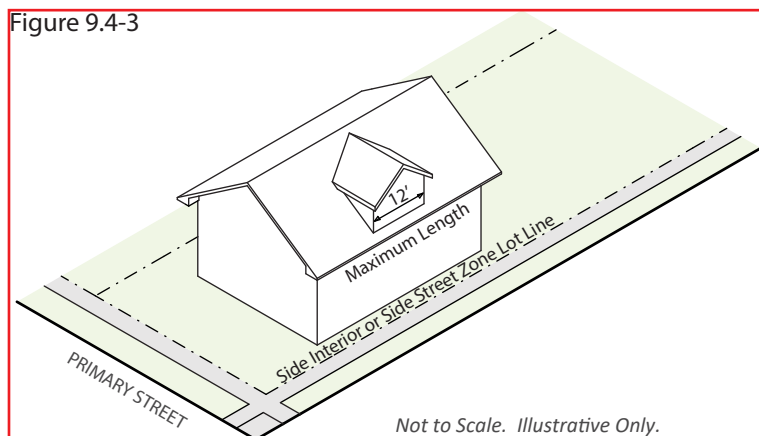
- b. An exception The Dormer shall contain at least one window that faces a side interior or side street zone lot line.
- c. An exception may only project through and exceed bulk plane standards in the front 65% of zone lot depth.
- d. An exception The Dormer shall not have a Low-Slope Roof.

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- e. ~~An exception's~~ The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the exterior wall of the ~~exception-Dormer~~ to the edge of the roof overhang.
- f. ~~An exception-The Dormer~~ shall ~~step-back have~~ a minimum distance of 5 feet from the building facade located between ~~an exception the Dormer~~ and the primary street zone lot line, measured perpendicular from ~~an exception the Dormer~~ to the building facade. Roof overhangs may encroach into the ~~stepback minimum distance~~. (See Figure 9.4-2)
- g. ~~An exception-The Dormer~~ shall ~~step-back have~~ a minimum distance of 3 feet from the building facade located between ~~an exception the Dormer~~ and the rear zone lot line, measured perpendicular from the ~~exception Dormer~~ to the building facade. Roof overhangs may encroach into the ~~stepback minimum distance~~. (See Figure 9.4-2)

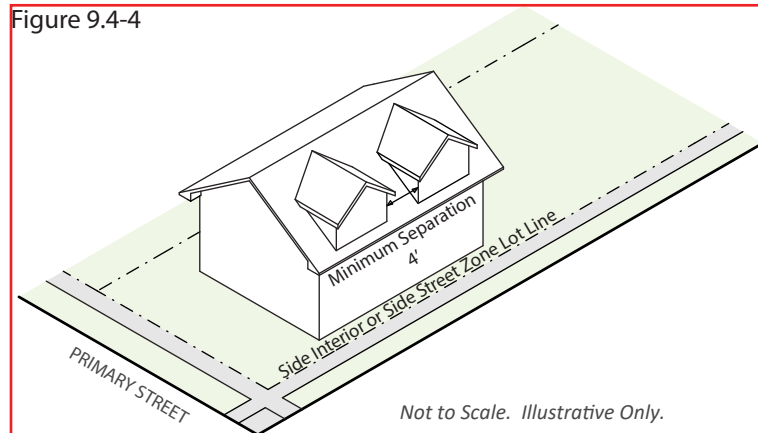


- h. The maximum length of an individual ~~exception projecting Dormer~~ shall be 12 feet (length is measured from the exterior wall surface), measured parallel to the building facade facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. (See Figure 9.4-3)

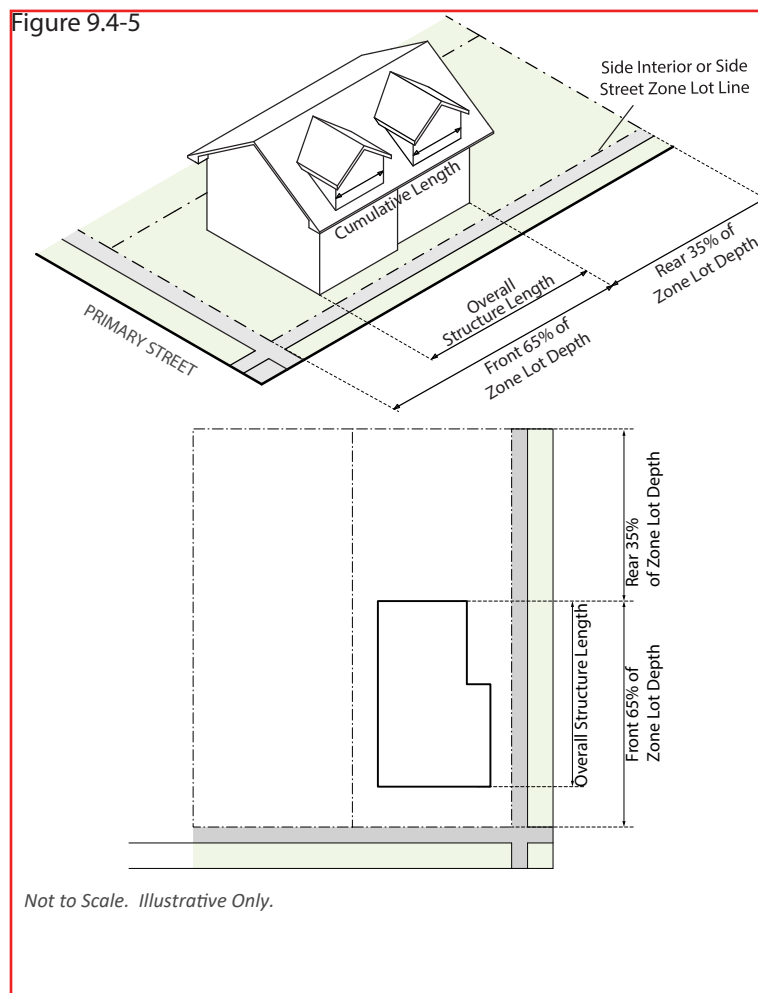


- i. The minimum separation between ~~exceptions projecting Dormers~~ shall be 4 feet (separation is measured from the exterior wall surface), measured parallel to the building facade facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of minimum separation. (See Figure 9.4-4)

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- j. The maximum cumulative length of all **exceptions projecting Dormers** shall not exceed 50% of the overall structure length facing the side interior or side street zone lot line within the front 65% of zone lot depth. Maximum cumulative length shall be calculated using the sum of the length of all **exceptions projecting Dormers** divided by the **Overall Structure Length** (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. (See Figure 9.4-5)

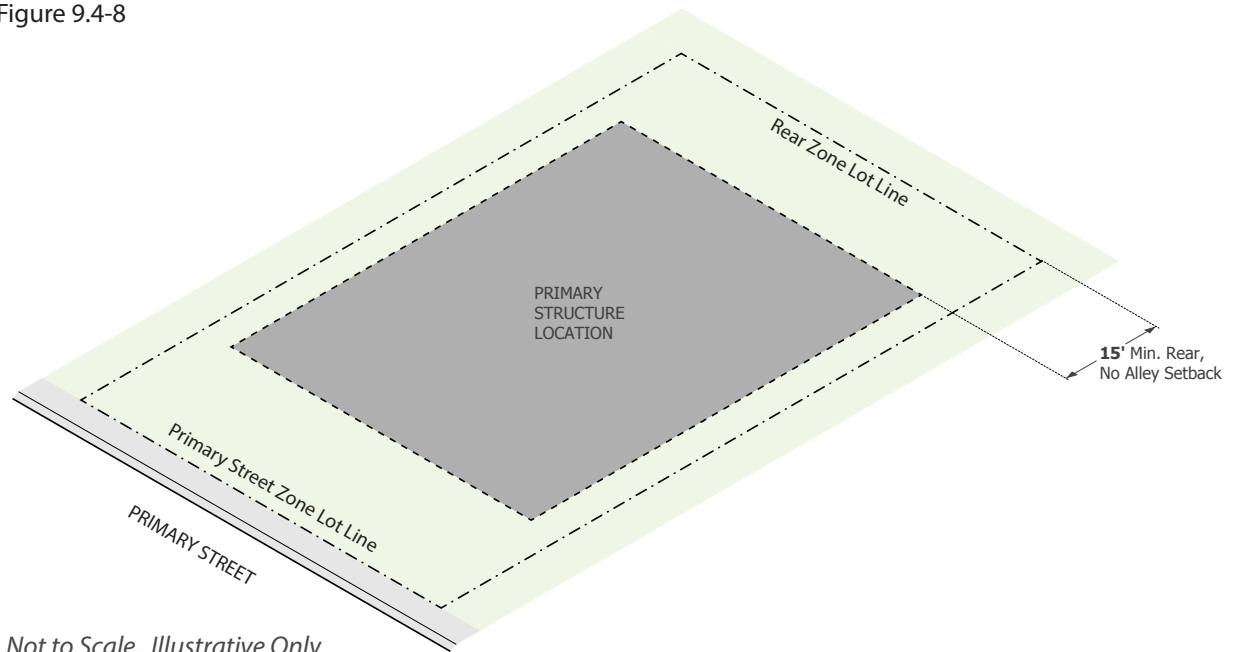


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5. Setback, Rear, No Alley

The minimum Setback, Rear, no alley, shall be 15 feet. See Figure 9.4-8.

Figure 9.4-8



6. Rooftop and/or Second Story Decks

Rooftop and/or Second Story Decks are prohibited on the entirety of the zone lot.

9.4.3.11 Bungalow Conservation Overlay (CO-6)

A. Creation

There is hereby created a Conservation Overlay District designated as the Bungalow Conservation Overlay District (CO-6).

B. Intent

To promote conservation of the mass, scale and other design characteristics of low-scale residential neighborhoods comprised primarily of one and two story 'bungalow' structures within single unit (SU) or two unit (TU) Underlying Zone Districts in the Urban Edge and Urban Neighborhood contexts.

C. Applicability

This Bungalow Conservation Overlay shall apply only to those areas designated as CO-6 on the Official Zone Map.

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D. Primary Building Form Standards Applicable to Any Allowed Building Form

The district-specific standards of the Underlying Zone District for any allowed building form are modified as set forth in the following table.

1. Intent

- a. To encourage development that is compatible in scale and mass, has raised foundations and incorporates compatible roof forms through the application of Building Height Standards and other Supplemental Design Standards.
- b. To encourage spacing between buildings that reflect the existing pattern of generous and offset (larger to the south and more narrow to the north on east-west oriented Zone Lots) setbacks through the application of Siting Form Standards.
- c. To ensure low-slope roof forms are compatible with existing context, the rhythm of porches along the street is maintained, porches provide a scale transition to the street and privacy issues related to upper story outdoor spaces are mitigated through application of Design Element Standards and Supplemental Design Standards.

HEIGHT		CO-6 Overlay District			
<u>See Underlying Zone District for Additional Applicable Height Standards Not Listed Below</u>					
<u>Stories, front 65% / rear 35% of Zone Lot depth (max)</u>		<u>2/1</u>			
<u>Feet, front 65% / rear 35% of Zone Lot depth for Pitched Roofs (max)</u>		<u>28'/17'</u>			
<u>Feet, front 65% / rear 35% of Zone Lot depth for Low-Slope Roofs (max)</u>		<u>22'/17'</u>			
<u>Feet, front 65% of Zone Lot depth, permitted height increase</u>		<u>Not Permitted</u>			
<u>Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot line in front 65% / rear 35% of Zone Lot depth</u>		<u>14'/10'</u>			
SITING		CO-6 Overlay District			
<u>See Underlying Zone District for Additional Applicable Siting Standards Not Listed Below</u>					
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	30' or Less	Greater than 30' and up to 45'	Greater than 45' and up to 75'	75' or Greater	
<u>Side Interior, south Side Zone Lot Line (min)</u>	<u>3'</u>	<u>7'</u>	<u>10'</u>	<u>10'</u>	
<u>Side Interior, north Side Zone Lot Line (min)</u>	<u>3'</u>	<u>3'</u>	<u>5'</u>	<u>10'</u>	
<u>Side Interior, where no south or north Side Zone Lot Line is present (min)</u>	<u>3'</u>	<u>5'</u>	<u>7.5'</u>	<u>10'</u>	
GROSS FLOOR AREA BY ZONE LOT SIZE	7,500 sf or Less		Greater than 7,500 sf		
<u>Gross Floor Area (max) (for Stories which have upper surface of their floor above the finished grade at any point)</u>	<u>3,000 sf</u>		<u>3,000 sf plus 40 sf for every 100 sf increase in Zone Lot Size above 7,500 sf</u>		
DESIGN ELEMENTS		CO-6 Overlay District			
<u>See Underlying Zone District for Additional Applicable Design Elements Standards Not Listed Below</u>					
BUILDING CONFIGURATION					
<u>Rooftop and/or Second Story Decks</u>		<u>See Section 9.4.3.11.E.1</u>			
<u>Upper Story Stepback, for any portion of building with Low-slope Roof above 15', Primary Street (min)</u>		<u>10'</u>			
STREET LEVEL ACTIVATION					
<u>Pedestrian Access, Primary Street</u>		<u>See Section 9.4.3.11.E.3</u>			
USES		CO-6 Overlay District			
<u>See Underlying Zone District for All Applicable Uses Standards</u>					
<u>See Underlying Zone District and Sections 9.4.3.11.E and 9.4.3.11.F for Supplemental Design Standards and Design Standard Exceptions.</u>					

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E. Supplemental Design Standards for the CO-6 Overlay District

1. Rooftop and/or Second Story Decks

- a. Rooftop and/or Second Story Decks located on or above the roof of any story other than the Street Level story are prohibited.
- b. Rooftop and/or Second Story Decks projecting from the building above the Street Level are prohibited.

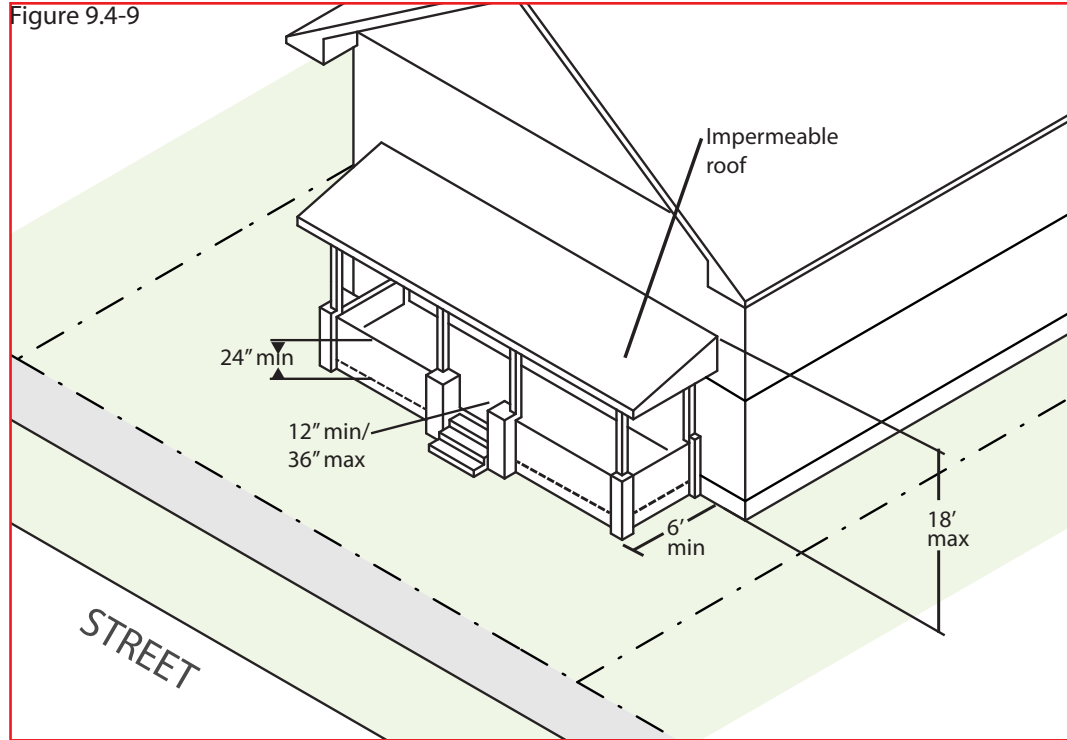
2. Elevation of the Upper Surface of the Floor of the Street Level

- a. The minimum elevation of the upper surface of the floor of the Street Level in the front 40% of the Zone Lot depth shall be 12 inches above the Front Base Plane elevation, except when a lower elevation is required by Denver's Department of Transportation and Infrastructure (DOTI).
- b. The maximum elevation of the upper surface of the floor of the Street Level in the front 40% of the Zone Lot depth shall be 36 inches above the Front Base Plane elevation, except when a higher elevation is required by Denver's Department of Transportation and Infrastructure (DOTI).

3. Pedestrian Access, Primary Street

- a. A Front Porch shall be required.
- b. A Front Porch shall:
 - i. have an upper walking surface a minimum area of 120 square feet, inclusive of posts, railings, walls or other structural features, but excluding any above grade stairways at the Street Level connected to a Front Porch.
 - ii. have an upper walking surface a minimum depth of 6 feet as measured perpendicular to the Primary Street Zone Lot Line from the exterior face of the Primary Street Facing Facade to the exterior face of the Front Porch inclusive of posts, railings, walls and other structural features, but excluding the depth of any above grade stairways at the Street Level connected to a Front Porch. See Figure 9.4-9
 - iii. not be located below a Story.
 - iv. have partial height walls, railings or guards at its perimeter. Such walls, railings or guards shall extend vertically above the upper walking surface of the Front Porch a minimum of 24 inches except for a portion of the Front Porch where access for persons is provided. The width of such access shall not exceed 50 percent of the total linear distance of all required partial height walls, railings or guards. See Figure 9.4-9
 - v. have a maximum height of 18 feet as measured from the Front Base Plane. See Figure 9.4-9
 - vi. be covered by an impermeable roof. See Figure 9.4-9
 - vii. not abut more than one Exterior Wall.

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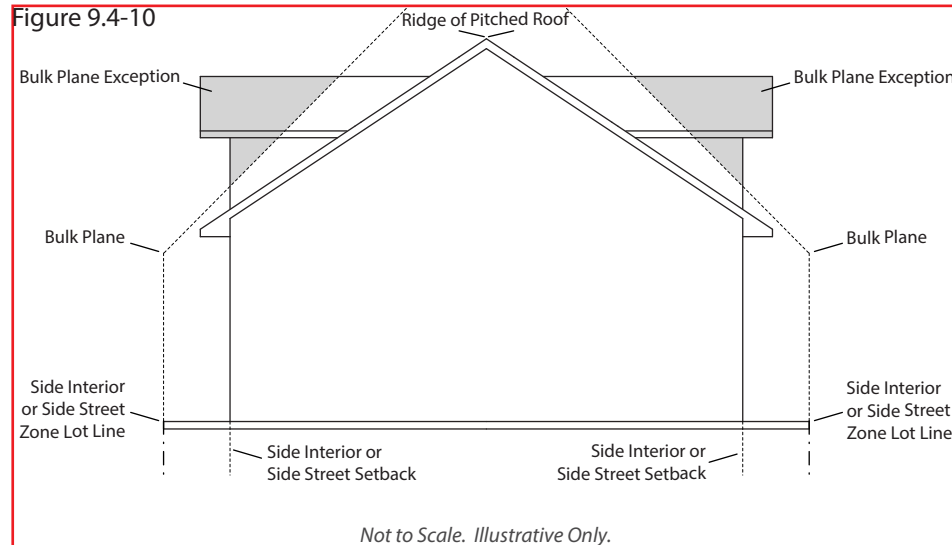
**DZC TEXT AMENDMENT #10– BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
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F. Design Standard Exceptions for the CO-6 Overlay District

1. Bulk Plane Exceptions for Dormers in the Front 65% of Zone Lot Depth

A Dormer may project beyond the bulk plane as specified in the applicable Building Form table in the front 65% of Zone Lot depth provided the projecting Dormer meets all of the following conditions:

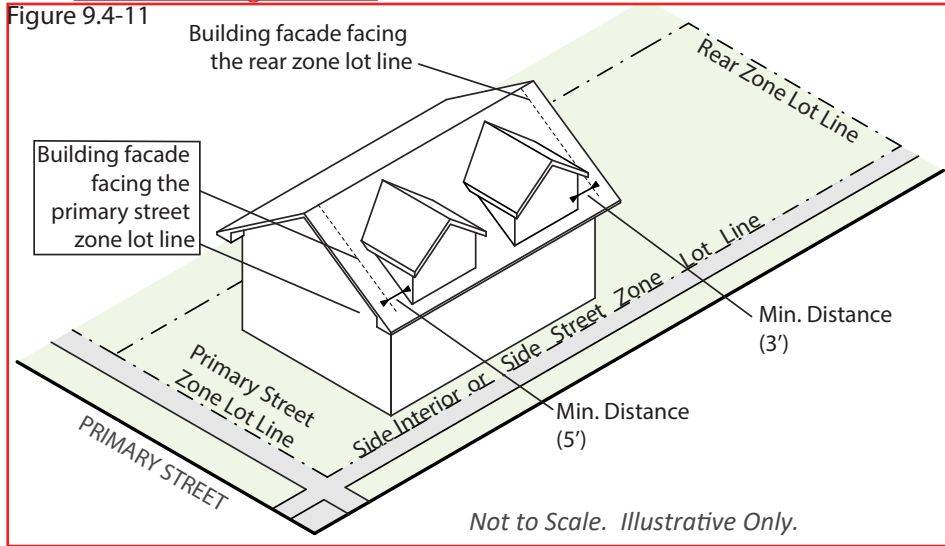
- a. The highest point of the Dormer shall not exceed the height of the ridge of the pitched roof. See Figure 9.4-10



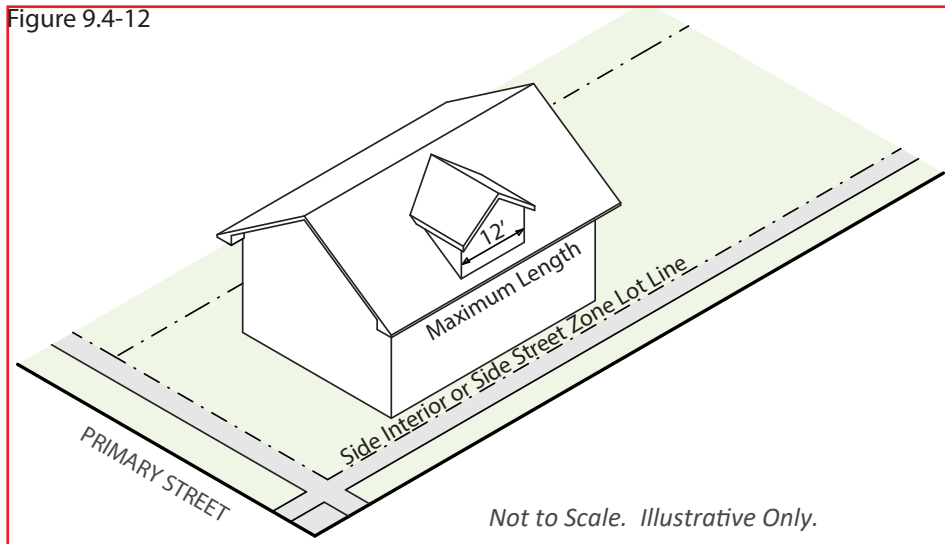
- b. The Dormer shall contain at least one window that faces a side interior or side street zone lot line.
- c. The Dormer shall not have a Low-Slope Roof.
- d. The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the exterior wall of the Dormer to the edge of the roof overhang.

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- e. The Dormer shall have a minimum distance of 5 feet from the building facade located between the Dormer and the primary street zone lot line, measured perpendicular from the Dormer to the building facade. Roof overhangs may encroach into this minimum distance. See Figure 9.4-11
- f. The Dormer shall have a minimum distance of 3 feet from the building facade located between the Dormer and the rear zone lot line, measured perpendicular from the Dormer to the building facade. Roof overhangs may encroach into the minimum distance. See Figure 9.4-11

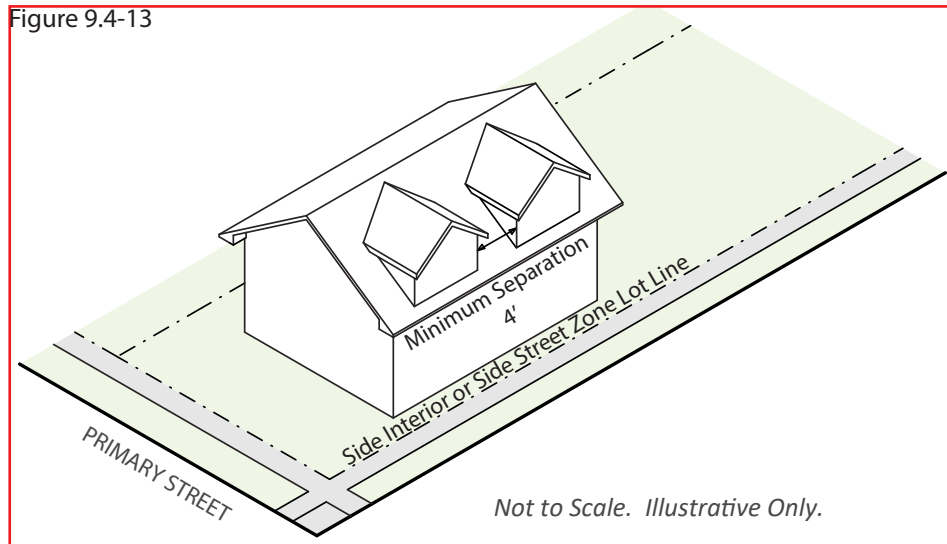


- g. The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the exterior wall surface), measured parallel to the building facade facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. See Figure 9.4-12



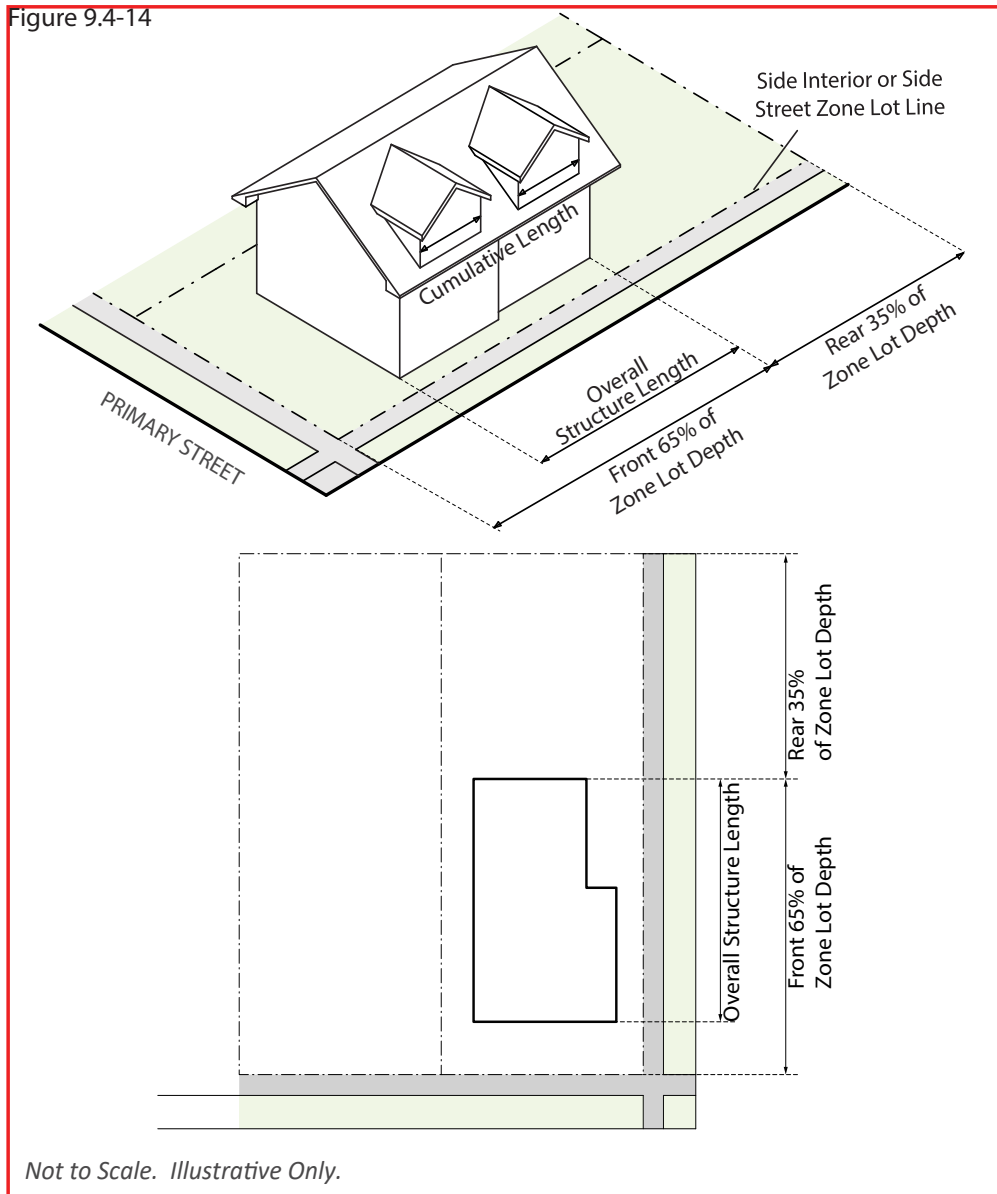
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- h. The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the exterior wall surface), measured parallel to the building facade facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of minimum separation. See Figure 9.4-13



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- i. The maximum cumulative length of all projecting Dormers shall not exceed 50% of the Overall Structure Length facing the side interior or side street zone lot line within the front 65% of zone lot depth. Maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. See Figures 9.4-14.



2. **Setback Permitted Encroachments**

- a. **Intent**
To provide flexibility in the location of barrier-free access structures providing access to any building.
- b. **Standard**
Barrier-free access structures providing access to a building may encroach into a required setback area any distance.

ARTICLE 11. USE LIMITATIONS AND DEFINITIONS

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DIVISION 11.2 RESIDENTIAL PRIMARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to primary residential uses permitted across multiple zone districts and neighborhood contexts.

HOUSEHOLD LIVING USE CATEGORY

SECTION 11.2.1 DWELLING, SINGLE UNIT

11.2.1.1 I-A, I-B Zone Districts

In the I-A, I-B zone districts, where permitted with limitations, single unit dwellings uses are permitted subject to compliance with the following limitations:

- A. There is an existing structure that was erected for single unit dwelling use prior to July 1, 2004, has not had its nonconforming use terminated, and is not a neglected or derelict building under the provisions of Article IX (neglected and derelict buildings), Chapter 10 (buildings and building regulations) of the Denver Revised Municipal Code.
- B. Future rebuilds, physical modifications, alterations, and/or additions to the structure containing the single unit dwelling shall comply with the provisions of the Denver Zoning Code as it applies to the urban house form in the U-SU-C zone districts.
- C. Accessory uses, accessory structures, home occupations, parking of vehicles and permitted signs shall be regulated by the Denver Zoning Code as it applies to a single unit dwelling use in the U-SU-C zone districts.
- D. The external effects of such uses shall be regulated by Division 10.10, Limitations on External Effects of Uses and shall not be exempt from these provisions due to the industrial zoning.
- E. The zone lot containing a single unit dwelling use shall be used and operated in its entirety as a residential use. Such zone lots shall not be amended.

SECTION 11.2.2 DWELLING, TWO UNIT

11.2.2.1 All SU Zone Districts

In all SU zone districts, where permitted with limitations:

- A. Two Unit Dwelling uses that were legally established and Continuously Maintained on a zone lot shall be considered conforming uses in these districts.
- B. A structure containing such a Two Unit Dwelling use may be modified or demolished and rebuilt in conformity with the building form standards allowed in the subject SU zone districts and all applicable overlay districts without regard to the building form's use restrictions, or alternately in conformity with the duplex building form standards applicable in the U-TU-C zone districts and all applicable overlay districts, provided:
 1. The zone lot shall not be reduced, expanded or enlarged, and
 2. The number of dwelling units on the zone lot shall not be increased above the number of dwelling units that existed when the use was legally established.
- C. Variances may be granted according to Section 12.4.7, Variance.

11.2.2.2 U-SU-A2, -B2, -C2 Zone Districts

In U-SU-A2, -B2, -C2 zone districts, where permitted with limitations, new Two Unit Dwelling uses may be established only on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

ARTICLE 13. RULES OF MEASUREMENT & DEFINITIONS

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One-tenth of 1 foot = 0.10

For a 75-foot width threshold at issue, 25 feet goes into 75 feet 3 times
(75 divided by 25 = 3)

$.10 * 3 = .30$

75 feet minus .30 feet = 74.7 feet, which is the minimum end-point of a
survey measurement that will get applied as equivalent to 75 feet.

75 feet plus .30 feet = 75.3 feet, , which is the maximum end-point of a
survey measurement that will get applied as equivalent to 75 feet.

13.1.5.2 Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line for All Zone Districts EXCEPT CC, MX, MS, C-CCN, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

A. General Provisions

1. Intent

To provide a reference of measurement for standards related to form and building placement (e.g. Build-to, Setback).

2. General Requirements

- a. A primary street zone lot line or a side street zone lot line may abut a zone lot line abutting a private street if approved by the Zoning Administrator.
- b. Once designated for a zone lot, zone lot line designations cannot be changed after development (e.g., a primary street cannot, for purposes of subsequent development, be re-designated a side street) unless all requirements of the zone district can be met.

3. Criteria for Zoning Administrator Determinations

- a. Where identified in the following sections, the Zoning Administrator shall designate a zone lot's Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, based on an analysis, at a minimum, of:
 - i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot;
 - ii. Block and lot shape;
 - iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
 - iv. The future street classification of all abutting streets as adopted in Blueprint Denver;
 - v. Guidance provided in any applicable Infrastructure Master Plan, Site Development Plan, General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan; and
 - vi. In a Campus zone district, guidance provided in any applicable Campus Master Plan or similar document formally adopted by the primary campus user (e.g., a university or college) to guide land development within the campus, such as designation of pedestrian priority streets in such plan.
 - vii. [Design intent language in an overlay district where South Side Zone Lot Lines and North Side Zone Lot Lines are distinguished.](#)

**DZC TEXT AMENDMENT #10 – BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
LUTI DRAFT 2/8/2021**

- b. The Zoning Administrator shall have authority to designate a Zone Lot's Primary Street Zone Lot Line(s) contrary to the results in Section 13.1.5.2 when:
 - i. The Zone Lot contains a Historic Structure, and
 - ii. The Zone Lot is located within a Residential Zone District, and
 - iii. The strict application of Section 13.1.5.2 will result in adverse impacts on the established development pattern within the subject property's Existing Neighborhood (as defined in Section 12.4.7.5.D), and
 - iv. The resulting Primary Street Zone Lot Line(s) will be more compatible with an established pattern of setbacks for buildings on the same face block(s) containing the subject property.

B. Determination of Zone Lot Lines

1. Interior Zone Lots: Primary Street, Side Street, Side Interior and Rear Zone Lot Lines

On an interior zone lot, the following figures shall be used to determine the Primary Street or Block Sensitive Primary Street ("P"), Side Street ("SS"), Side Interior zone lot line ("SI"), and Rear zone lot line ("R") . See Figure 13.1-34.

- a. The Primary Street shall be the zone lot line abutting the name or numbered street.
- b. The Rear shall be the zone lot line opposite the Primary Street.
- c. The remaining zone lot lines shall be Side Interior.
- d. There shall be no Side Street designation.
- e. For zone lots which have unique conditions such as, but not limited to, more than four zone lot lines, two or more abutting alleys, or irregular shaped lots, the Zoning Administrator may designate the zone lot lines, following criteria listed above. See Figure 13.1-35.
- f. Where an applicable overlay district specifies South Side Zone Lot Lines and North Side Zone Lot Lines for determining the required Interior Side Setbacks on a Zone Lot, the Zoning Administrator shall determine each Side Interior Zone Lot Line is either a South Side Zone Lot Line or North Side Zone Lot Line.

**DZC TEXT AMENDMENT #10 – BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
LUTI DRAFT 2/8/2021**

Figure 13.1-34

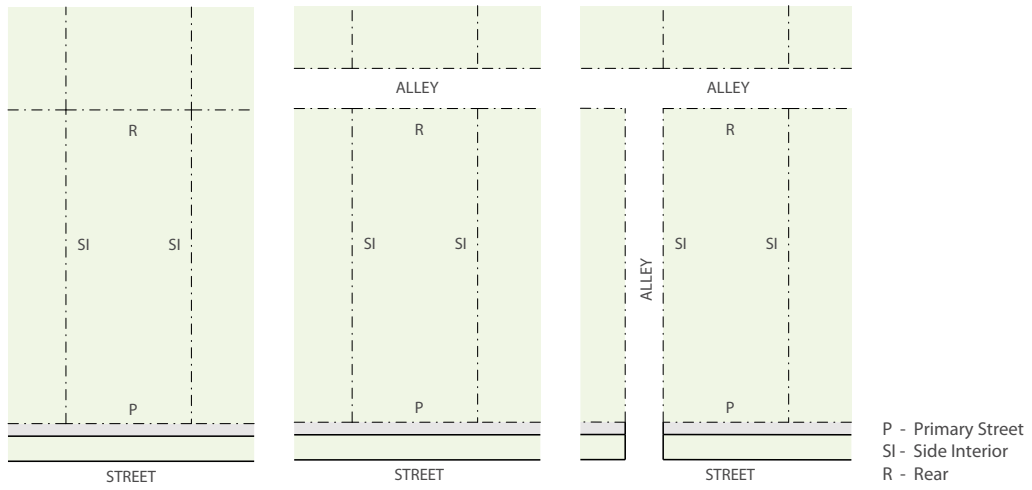
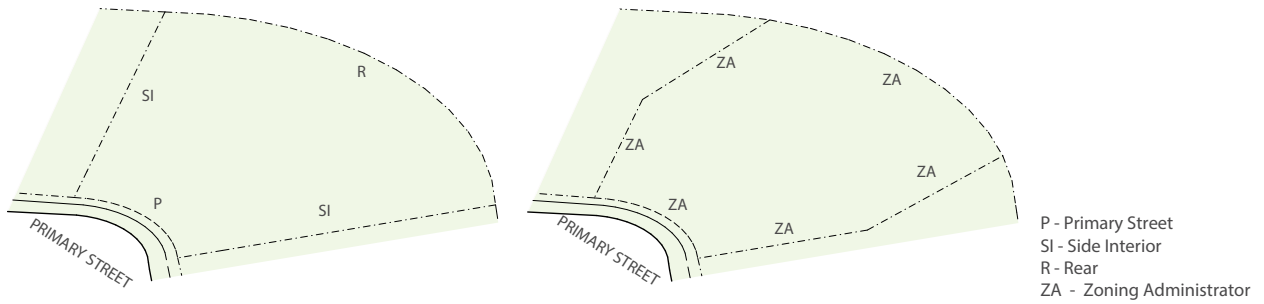


Figure 13.1-35



**DZC TEXT AMENDMENT #10 – BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
LUTI DRAFT 2/8/2021**

2. Corner Lots: Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines

a. Corner Zone Lots of Oblong Blocks

- i. The zone lot line abutting the “long side of an oblong block” shall be the Primary Street and the zone lot line abutting the “short side of an oblong block” shall be the Side Street, with the following exceptions:
 - a) The zone lot line abutting the “short side of the oblong block” may be the Primary Street if;
 - a. Three or more existing zone lots, including the subject property, are present along the short side of the oblong block; and
 - b. The zone lot line abutting the short side of the oblong block is 50% or less of the length of the other zone lot line abutting the long side of the block
 - b) The applicant may request an Administrative Adjustment to designate the zone lot line abutting the “long side of the block” as the Side Street. See Article 12, Section 12.4.5.3, Permitted Types of Administrative Adjustments.
 - c) On a Zone Lot containing a Historic Structure, the Zoning Administrator may designate the Primary Street Zone Lot Line and may designate more than one Primary Street Zone Lot Line in accordance with Sec. 13.1.5.2.A.3.b.
- ii. The Rear shall be the zone lot line opposite the shorter of the two zone lot lines parallel and abutting a street.
 - a) If they are of equal length, the Zoning Administrator shall designate the rear zone lot line.
 - b) The applicant may request the Zoning Administrator designate a different zone lot line as the Rear, following criteria in Section 13.1.5.2.A.3.a.
 - c) In no case shall a zone lot line parallel and abutting a street be determined as the Rear.
- iii. The remaining zone lot lines shall be designated Side Interior. See Figure 13.1-36
- iv. Where an applicable overlay district specifies South Side Zone Lot Lines and North Side Zone Lot Lines for determining the required Interior Side Setbacks on a Zone Lot, the Zoning Administrator shall determine each Side Interior Zone Lot Line is either a South Side Zone Lot Line or North Side Zone Lot Line.

**DZC TEXT AMENDMENT #10 – BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
LUTI DRAFT 2/8/2021**

Retail: Sale to the ultimate consumer for direct consumption or use and not for resale.

Retaining Wall: A wall which is designed to, and in fact does, retain the earth on one side at a higher elevation than the earth on the other side. Only that portion of the wall that actually retains earth shall be considered a retaining wall; the remainder shall be a fence or wall and be measured as set forth in Section 13.1.7.

Rezoning: An amendment to the Official Zoning Map.

Roof: The structure forming the upper covering of a Completely Enclosed Structure or Partially Enclosed Structure.

Roof, Low-Slope: A roof or portion of roof that has no sloping plane greater than 3:12.

Roof, Pitched: A roof or portion of roof that has a sloping plane greater than 3:12.

Roof Line: The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.

Roof top and/or Second Story Deck: ~~For purposes of a Supplemental Design Standard within Articles 3-5-~~ Any unenclosed deck, patio, terrace, porch, exterior balcony, or similar unenclosed building element either located on the roof of a primary or detached accessory structure or projecting from the building above the Street Level.

Roof Overhang: For purposes of setback encroachments: Eaves or the lower edge of the roof which overhang the walls. This includes the eave or edge of the roof which overhangs the gable end walls.

Room: Any enclosed division of a building containing over 70 square feet of floor space and commonly used for living purposes, not including lobbies, halls, closets, storage space, bathrooms, utility rooms and unfinished attics, cellars or basements. An enclosed division is an area in a structure bounded along more than 75 percent of its perimeter by vertical walls or partitions, or by other types of dividers which serve to define the boundaries of the division.

Rotocraft: Any aircraft deriving its principal lift or support in the air from one (1) or more rotors or from the vertical component of the force produced by rotating airfoils.

**DZC TEXT AMENDMENT #10 – BUNGALOW CONSERVATION OVERLAY AND ASSOCIATED AMENDMENTS
LUTI DRAFT 2/8/2021**

Structure, Compliant: A legally established structure that meets one of the following conditions:

1. The legally established structure does not comply with one or more of the following Building Form Standards in this Code:
 - a. Height Standards
 - i. Minimum, feet
 - ii. Maximum, feet and stories
 - iii. 3rd Avenue CCN bulk plane
 - b. Siting Standards
 - i. Building setback standards, including Block Sensitive Primary Street setback standards
 - ii. Required build-to
 - iii. Location of surface parking for vehicles
 - c. Design Element Standards
 - i. Street Level activation standards
 - ii. Upper-story setback standards
 - iii. Overall structure length
 - iv. Pedestrian access, primary structure
 - v. Private open space
 - vi. Mass reduction
 - vii. Limitation on Visible Parking Above the Street Level
 - viii. [Elevation of the Upper Surface of the Floor of the Street Level](#)
 - ix. [Upper Story Stepback in the CO-6 Overlay District](#)
 - d. Use Building Form Standards
2. The legally established structure was conforming under Former Chapter 59 on June 24, 2010, but does not currently comply with Denver Zoning Code “building height standards,” “siting form standards,” or “design element form standards,” as those terms are defined in Article 13.

Structure, Nonconforming: A structure or building that was lawful prior to the adoption, revision, or amendment to this Code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements for a conforming structure or a compliant structure in the zone district in which such structure or building is located.

Structure - Group C:

Structure, Accessory: A subordinate structure located on the same zone lot with the primary building, structure, or use, and which is incidental and customary to the primary building, structure, or use. Accessory structures include man-made structures with walls and roofs, along with man-made structures with no walls or no roofs, including, but not limited to detached garages, fences, walls, gazebos, decks and patios.

Structure, Detached: Any structure having no party wall or common wall with another structure. Bridges, tunnels, breezeways and other similar means of connecting one (1) structure to another shall not, for the purpose of this Code, be considered to constitute a party wall or common wall.

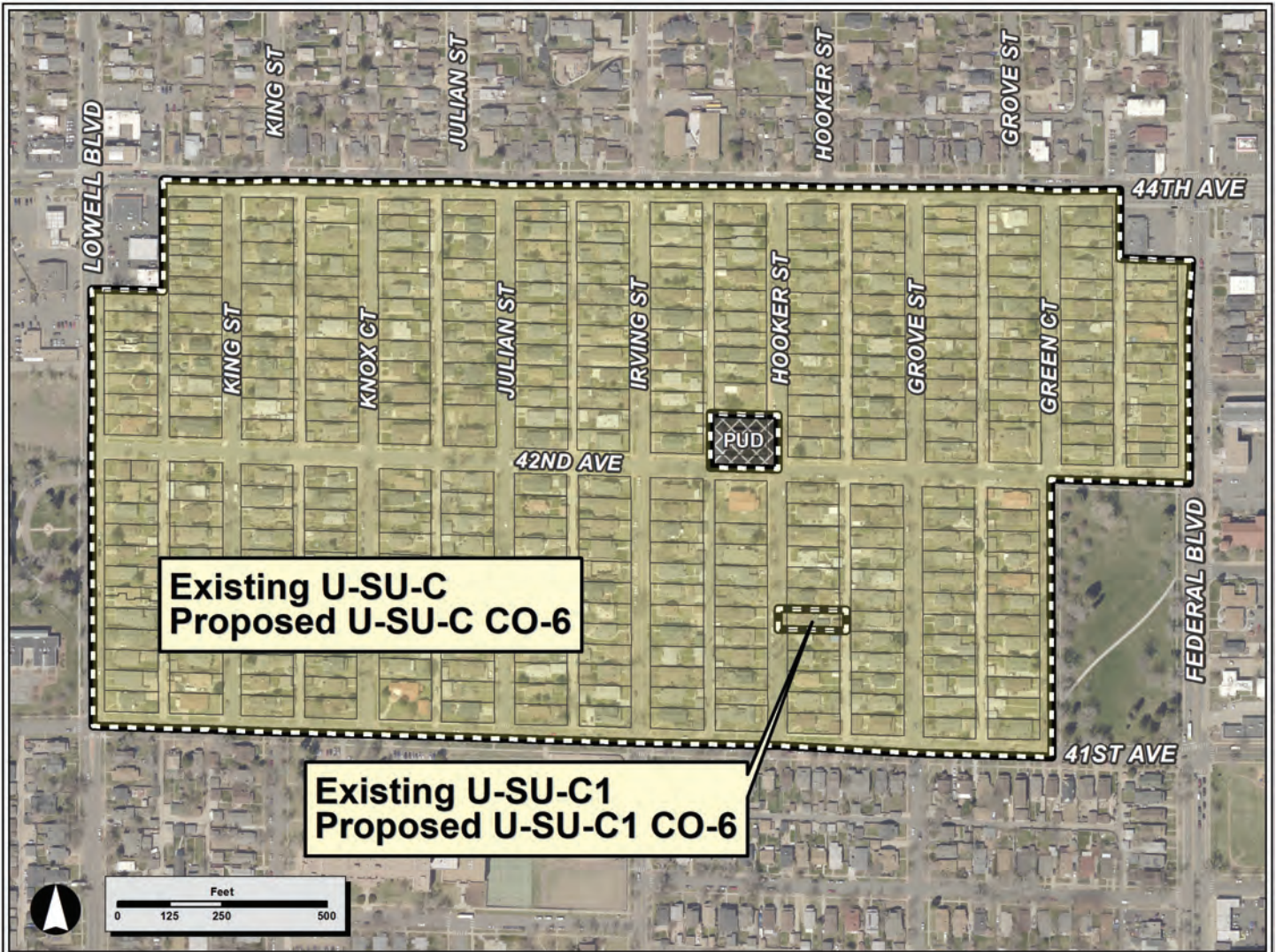
Structure, Permanent: A structure that is built of such materials and in such a way that it would commonly be expected to last and remain useful for a period of time.



Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilwoman Amanda Sandoval - legislative rezoning
Address		Address	1810 Platte Street
City, State, Zip		City, State, Zip	Denver, CO
Telephone		Telephone	720-337-7701
Email		Email	amanda.sandoval@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties in the Berkeley neighborhood. See attached map and legal descriptions.		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approximately 73 acres		
Current Zone Districts:	U-SU-C, U-SU-C1		
PROPOSAL			
Proposed Zone Districts:	Maintain underlying zone districts and apply CO-6 (Bungalow Conservation Overlay). Public Review Draft of proposed CO-6 conservation overlay zone district available at: www.denvergov.org/textamendments		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan	
		Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.	
	<input checked="" type="checkbox"/>	Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.	
	<input checked="" type="checkbox"/>	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.	

REZONING GUIDE





THE HONORABLE

Amanda P. Sandoval
COUNCILWOMAN DISTRICT 1

City and County of Denver
CITY COUNCIL

City and County Building
1437 Bannock Street, Room 451
Denver, CO 80202

p: 720.337.7701
amanda.sandoval@denvergov.org

December 7th, 2020

Sarah Showalter
Director of Planning Services
Community Planning and Development
City and County of Denver
201 W. Colfax Ave.
Denver, CO 80202

Director Showalter,

I am asking that Community Planning and Development prepare a rezoning of the subject areas identified in this application to apply the CO-6 Bungalow Conservation Overlay. This overlay will ensure that the Harkness Heights neighborhood retains its traditional characteristics as it grows.

Harkness Heights is a unique, 16-block neighborhood within Berkeley. It contains a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. Some modifications and infill have occurred over the years, but the traditional visual characteristics established at the neighborhood's beginnings remain strongly intact.

This overlay has been community-driven from the beginning. Motivated by concerns about potential loss of character, neighborhood residents and the Council District studied the neighborhood's features, evaluated potential development allowed under existing zoning (U-SU-C), and explored regulatory modifications to better ensure conservation of character. The effort included establishment of a neighborhood task force and robust outreach with the broader neighborhood. Throughout this process, we documented overwhelming support for the overlay from residents and property owners.

After years of research and careful development, I am thrilled to be bringing forward this overlay rezoning and am delighted for it to be a tool for bungalow neighborhoods throughout Denver.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Sandoval".

Amanda Sandoval

Councilwoman Amanda Sandoval, District

Legal Description for Zone Map Amendment 20i-00099
February 4, 2021

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
U-SU-C to U-SU-C CO-6

Harkness Heights Subdivision

All of Block 2

Block 3, Lots 1 through 12, and Lots 15 through 48

All of Blocks 4 through 8

Block 9, Lots 11 through 47

All of Blocks 10 through 12

Block 13, Lot A and Lot B, Lots 1 through 24, and Lots 29 through 48

All of Blocks 14 and 15

Block 16, Lot A, and Lots 1 through 44

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
U-SU-C1 to U-SU-C1 CO-6

Harkness Heights Subdivision

Block 3, Lot 13 and Lot 14

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Harkness Heights CO-6 Application

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

Equitable, Affordable and Inclusive

- *Goal 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*

The CO-6 overlay may have the consequence of making the reuse, expansion, and renovation of existing homes more attractive compared to demolishing and building new. When an entirely new house is constructed, design standards and size restrictions keep it within a smaller footprint and therefore potentially less expensive than new development that would max out square footage allowed under the current Urban House standards.

Strong and Authentic Neighborhoods

- *Goal 2, Strategy B – Establish a scalable, predictable and adaptable approach to improve design quality across the city (p. 34).*

The CO-6 overlay adjusts the more generic Urban House form to produce higher design quality better tuned to and compatible with traditional bungalow forms.

Environmentally Resilient

- *Goal 7, Strategy C – Prioritize the use of existing buildings and explore incentives to salvage or reuse materials from demolished structures (p. 54).*

Construction and demolition debris make up 20 percent of landfill waste nationally¹. Preserving a house and/or adding to it is generally more environmentally sustainable than demolishing and building entirely new. As mentioned previously, the CO-6 overlay may have the consequence of making the reuse, expansion, and renovation of existing homes more attractive compared to scraping and replacing homes.

¹ Jennifer Brown, "Colorado Isn't Running out of Space for Trash, but That's Not the Point," The Colorado Sun (The Colorado Sun, September 17, 2018), <https://coloradosun.com/2018/09/17/where-does-colorados-trash-go/>.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. There are four key components of *Blueprint Denver* that apply to this rezoning application:

1. Neighborhood Context
2. Place Type
3. Plan Policies and Strategies
4. Equity Concepts

Blueprint Denver Urban Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a city-wide scale. The subject site is shown on the context map as Urban Neighborhood Context. The description is used to guide appropriate zone districts (p. 66).

The Urban neighborhood context predominantly contains “small, multi-unit residential and low-intensity mixed-use buildings ... embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222). U-SU-C is a zone district within the Urban neighborhood context that is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.” “The building form standards, design standards and uses work together to promote desirable residential areas” and “reinforce desired development patterns in existing neighborhoods while accommodating reinvestment” (DZC 5.2.2.1).

The application of the CO-6 overlay is consistent with the *Blueprint* future neighborhood context of Urban because it will promote the residential character by retaining the scale and pattern of single-unit residential uses compatible with the existing residential area.

Blueprint Denver Low Residential Places

The subject site is designated within a Low Residential future place on the *Blueprint Denver* Future Places map. This place is “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “buildings are generally up to 2.5 stories in height” (p. 214). U-SU-C and C1 are single unit residential districts, consistent with the Low Residential future place description. The application of the CO-6 overlay will not change this base zoning. It will only modify form standards to improve compatibility of design outcomes.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p.67). Most streets within the proposed rezoning area are classified in *Blueprint Denver* as undesignated or local streets, which are “most often characterized by residential uses [and] provide the lowest degree of through travel but the highest

degree of property access” (p. 154). Lowell Boulevard and Irving Street are Residential Collectors, which “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). 44th Avenue and Federal Boulevard are Residential Arterials, which are “designed for the highest amount of through movement and the lowest degree of property access” (p. 154). *Blueprint Denver* describes residential streets as those with “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p. 160). The proposed map amendment to apply the CO-6 overlay is consistent with these street types as it will continue to allow low-intensity residential uses along these streets and does not modify front setback requirements.

***Blueprint Denver* Growth Strategy**

Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is mostly composed of “residential areas with embedded local centers and corridors” that are planned to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to apply the CO-6 overlay will continue to allow low-intensity growth as identified in *Blueprint Denver* but with design that is more compatible with existing context. The overlay does not modify the permitted number or type of dwelling units allowed on a zone lot.

***Blueprint Denver* Conservation Overlay Policies**

Blueprint Denver Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B recommends “using conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character. Although these overlays can be area-specific, they can also be used for multiple areas of the city where common conservation outcomes are desired.” The CO-6 Overlay is designed to preserve the distinctive bungalow forms found in Harkness Heights. For more data on the existing character of Harkness Heights see Appendix B.

In addition, the rezoning responds to **Land Use & Built Form, General, Policy 11 Strategy C**, which directs city-led rezonings to utilize “a robust and inclusive community input process.” While Harkness Heights lacks a neighborhood plan, the effort to develop and apply the overlay was community-initiated and community-driven. A years-long public outreach process included multiple mailers to affected property owners; an online survey with 211 responses showing majority support for the rezoning; four community town halls; and numerous communications to community members from the Harkness Heights Neighborhood Association and the Council District One office (see Appendix A for outreach details).

***Blueprint Denver* Equity Concepts**

Blueprint Denver has three equity concepts: Improving access to opportunity; reducing vulnerability to displacement; and expanding housing and jobs diversity. *Blueprint Denver* states that equity concepts “should be used to evaluate large area rezonings” (p. 67) and therefore are applicable to this rezoning application.

Access to Opportunity

Harkness Heights has two different designations for access to opportunity, defined as access to basic goods, services, and amenities to improve quality-of-life. West of Knox Court is indicated as **below average** access to opportunity. This is primarily a result of low scores for Built Environment, Access to Transit and Access to Center and Corridors. East of Knox Court has a slightly higher score for Access to Centers and Corridors, which is enough to earn it an **Average Access** score. The proposed rezoning to U-SU-C/C1 with the CO-6 Overlay will not have a direct impact on access to opportunity because it does not change the baseline zoning that governs allowed uses in the area.

Vulnerability to Displacement

Harkness Heights is indicated as an area with **no vulnerability to displacement**. The proposed rezoning to U-SU-C/C1 with the CO-6 overlay will not impact vulnerability to displacement as it does not change the baseline zoning of the single unit residential zone district.

Housing Diversity

Harkness Heights is indicated as an area with **low** housing diversity. The proposed application of CO-6 overlay will have no effect on housing diversity as it does not change the number of dwelling units nor type of building forms allowed. In addition, existing duplexes may be rebuilt under the conservation overlay standards.

Job Diversity

Harkness Heights has low job diversity. The proposed rezoning to apply the CO-6 Overlay does not change the existing single unit residential zoning and will not have a direct impact on job diversity in the neighborhood.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C/C1 with the CO-6 overlay will result in the uniform application of zone district use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementing adopted plans around conservation overlays, thereby preserving the characteristics of Denver's traditional built forms. Furthermore, the design standards will result in design elements that support walkability by providing visual interest and enhanced visual and physical relationships between the public right-of-way and private residences.

4. Additional Review Criteria for Conservation Overlay

In addition to review criteria listed above, a Conservation Overlay District must meet one or more of the following criteria per 9.4.3.2.C:

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

Harkness Heights was developed as one of Denver's original subdivisions and 85% of homes were built between 1902 and 1931. In addition, most buildings are in the bungalow form and between one to one

and a half stories. Houses are characterized by pitched roofs, large front porches and a consistent first floor and second floor elevations and datum. See Appendix B for data.

2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

The Harkness Heights neighborhood has a consistent pattern of larger southern setbacks and smaller northern setbacks. In addition, the setbacks are larger than those found in current Urban House standards for U-SU-C/C1. See Appendix B for data.

Appendix A: Harkness Heights Overlay Outreach

Property Owner Mailers

- Notice of town halls and link to information mailed to all property owners, with list generated by City Assessor.

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



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 community questions email tommoble@mac.com
For technical questions email districtone@denvergov.org

Media Advisory

- Sent prior to 2021 Town Halls

Town Halls

- 2019: March 3rd and 9th
 - Over 100 combined attendees
 - Vote conducted to approve the overlay draft: 92 attendees voted with 80 in favor, 7 against, and 5 abstaining.
- 2020: Feb. 27th and March 3rd
 - 29 combined attendees

Appendix B: Existing Conditions Research

Age of Homes

The original construction date of homes in Harkness Heights was analyzed using the *Parcels (2019)* shapefile from the City’s GIS database. The earliest original homes were built in 1902 and 85% of homes were built before 1931, with the majority of construction taking place in the 1920s.

Table 1: Number of homes built by decade

Age range	Number of homes built
1902-1910	77
1911-1920	86
1921-1930	133
1931-1940	13
1941-1950	11
1951-1960	12
1961-2020	17

Height

Height in Feet

Height data was downloaded from the *2018 Building Outlines* dataset available through the internal City of Denver GIS database. Analysis of the data with Harkness Heights found an average height of primary structure to be 21.2 feet.

Fig 1: Map of heights in feet of structures in Harkness Heights (2018 Building Outlines).



Note this map includes accessory structures but these data points were identified and removed for any analysis pertaining to primary structures.

Height in Stories

Height in stories was analyzed from the *Real Property Residential Characteristics (2020)* dataset managed by the City Assessor’s office and available from the City’s public GIS database. Note that this dataset does not measure half stories in the same manner as the Denver Zoning Code. A half story would be considered as a full additional story, for example, a 1.5-story structure per the DZC would be considered a two-story structure by the Assessor’s Office.

Table 2: Number of homes by height in stories

Height in Stories	Number of homes
1 story	283
2 stories	61
3 stories	2
Total	346

Side Setbacks

A random sample of 41 properties was measured to determine side setback patterns. Measurement was done with GIS software using *Building Outlines (2018)* and *Parcels (2019)* shapefiles from the City’s GIS database. The north setback was then divided by the south setback to determine a ratio. A positive ratio

indicates the south setback is larger. The smaller the number, the greater the difference between setbacks. The data show a consistent pattern of larger south side setbacks.

Table 3: Side setbacks (GIS measurement)

Address	North Setback	South Setback	Ratio
4247 N HOOKER ST	-4	10.5	-0.4
4286 N HOOKER ST	-2.5	10	-0.3
4277 N GROVE ST	0	14.8	0
4279 N KING ST	1	7.5	0.1
4107 N GREEN CT	2	-1	-2
4284 N KNOX CT	2.5	6.8	0.4
4254 N GREEN CT	2.7	17.5	0.2
4161 N HOOKER ST	3	3.5	0.9
4228 N HOOKER ST	3	11.5	0.3
4260 N JULIAN ST	3	20	0.2
4185 N IRVING ST	3.6	7.7	0.5
4150 N HOOKER ST	3.7	13	0.3
4175 N GROVE ST	4	17.5	0.2
4253 N FEDERAL BLVD	4	13.2	0.3
4284 N JULIAN ST	4.3	10.8	0.4
4121 N KING ST	4.5	14	0.3
4115 N KING ST	4.5	13	0.3
4165 N GROVE ST	4.5	15.5	0.3
4150 N LOWELL BLVD	5	15	0.3
4105 N KNOX CT	5.5	12	0.5
4184 N GROVE ST	5.5	20	0.3
4101 N HOOKER ST	5.7	15.5	0.4
4153 N GREEN CT	6	15	0.4
4160 N KING ST	6	14.5	0.4
4130 N LOWELL BLVD	6	13.5	0.4
4220 N KING ST	6	7.3	0.8
4244 N LOWELL BLVD	6	17	0.4
4253 N IRVING ST	6	13.5	0.4
4122 N KING ST	6.2	10.5	0.6
4152 N KING ST	6.5	8.7	0.7
4150 N JULIAN ST	6.5	16	0.4
4150 N KNOX CT	6.8	7	1.0
4277 N FEDERAL BLVD	7.3	8.3	0.9
4229 N GREEN CT	7.7	14	0.6
4221 N JULIAN ST	9.2	10.2	0.9
4235 N GREEN CT	9.3	12	0.8
4170 N KING ST	10	14.5	0.7
3575 W 41ST AVE	10.5	3.5	3
4100 N KNOX CT	13	44	0.3
4190 N LOWELL BLVD	13	1.5	8.7

In addition, the following averages of side setbacks along Grove and Irving streets was taken via in-person measurement. This data was provided in the original overlay document produced by urban design firm PelOna (contracted by former Councilman Rafael Espinoza).

Table 4: Side setbacks (in-person measurement, PelOna)

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

Front Porches

The PelOna team surveyed 49 homes on Grove Street to establish data on porch characteristics. 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 between 105 square feet and 304 square feet. Removing the outliers, most porches fell between 128–206 square feet.

Fig 2: Porch analysis (PelOna)

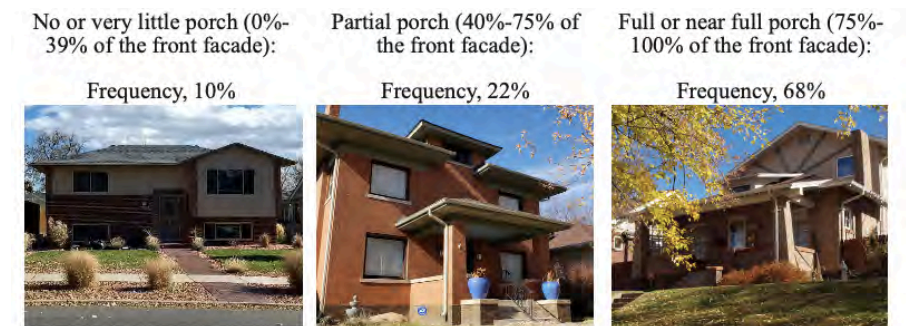
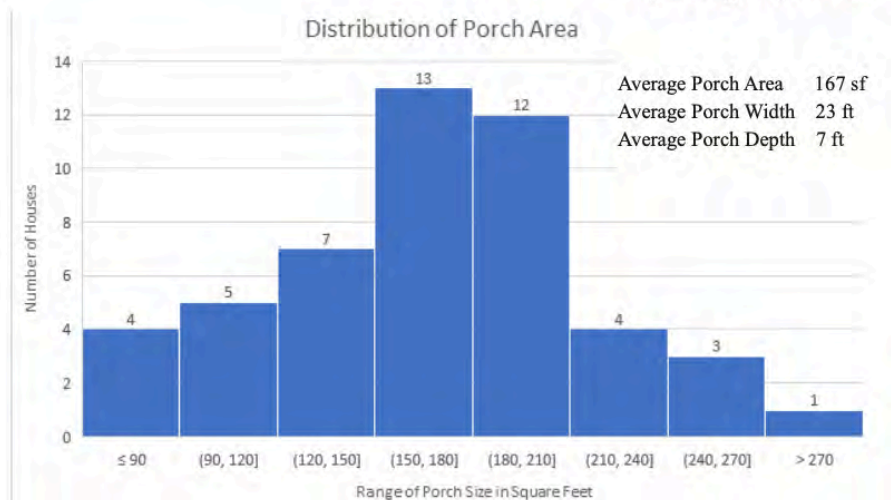


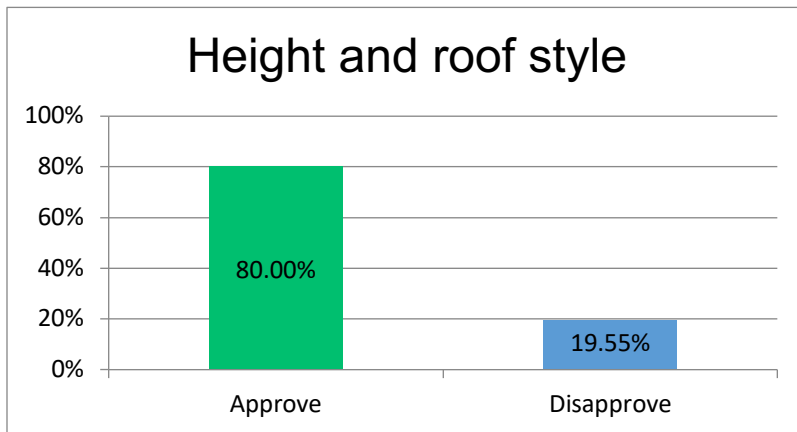
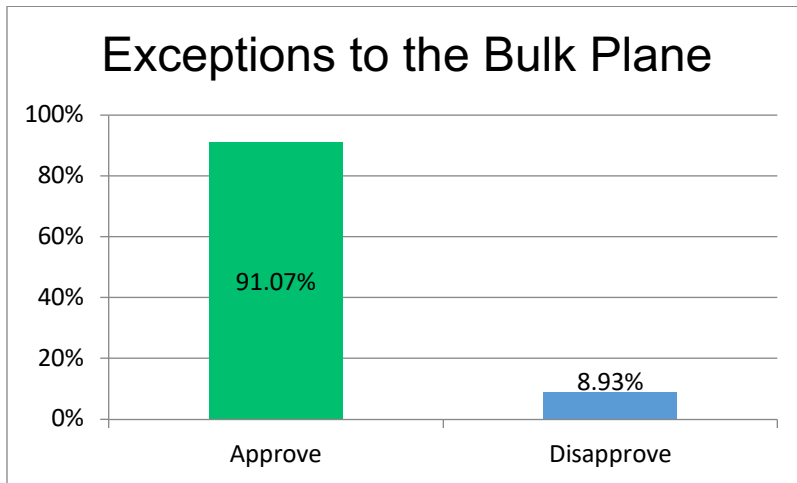
Figure 9: Typical porch sizes

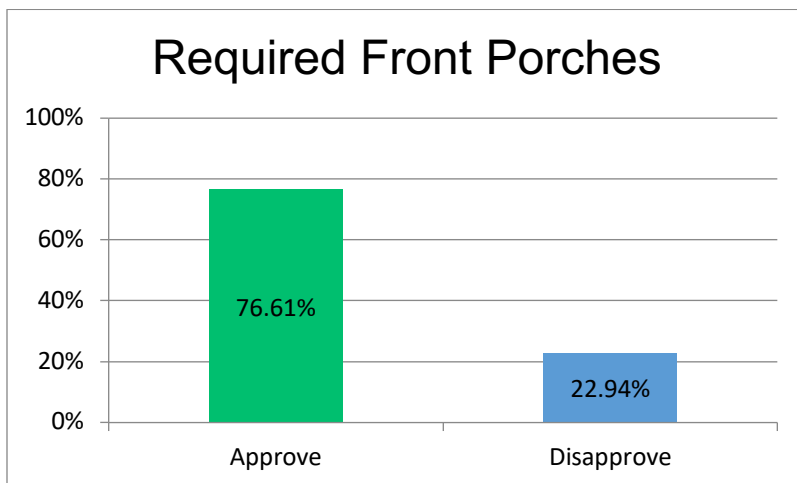
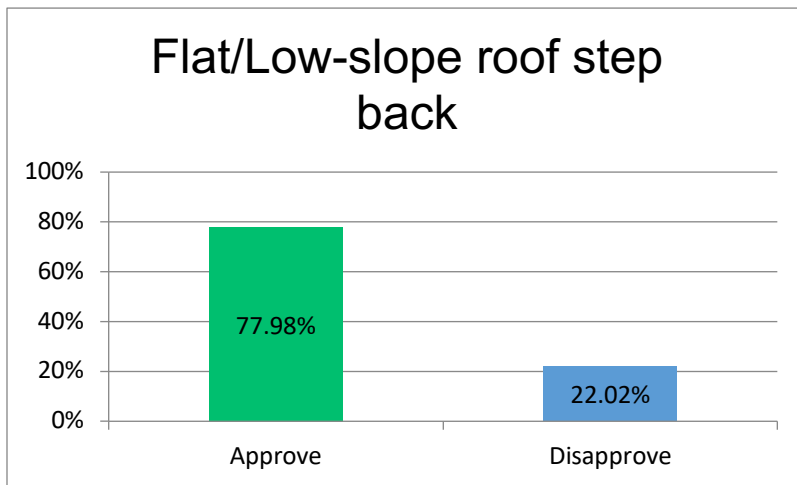
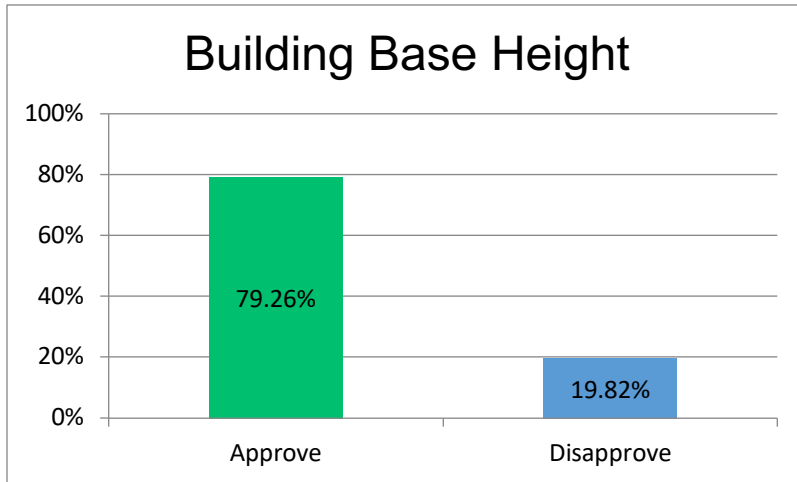


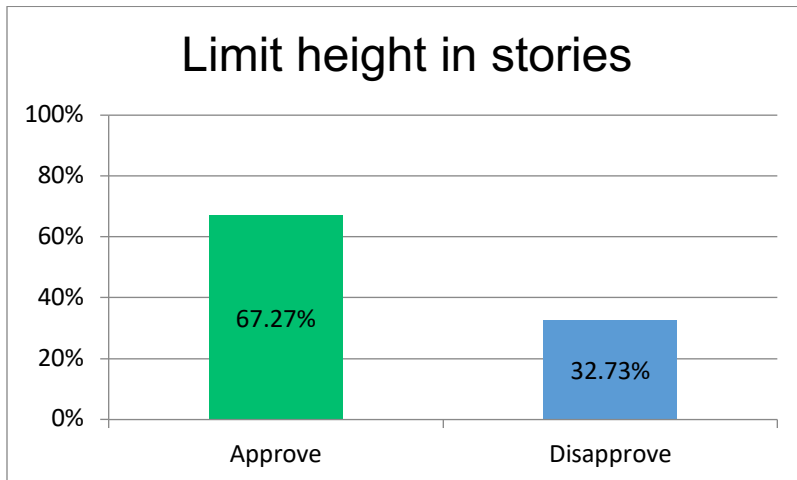
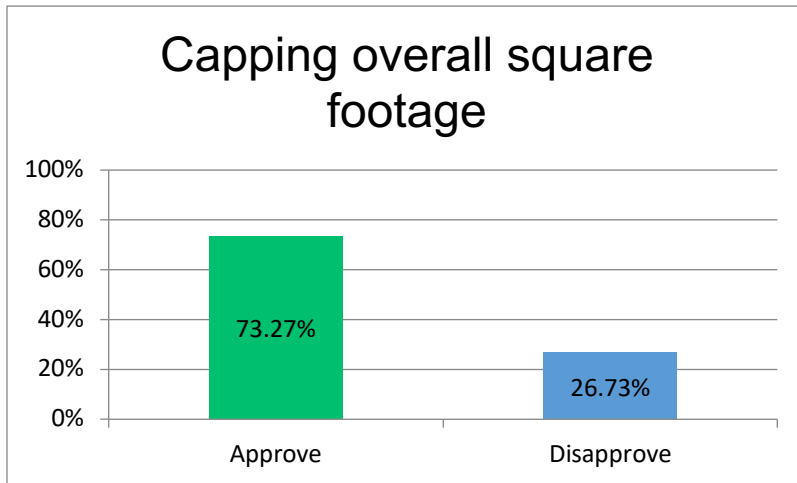
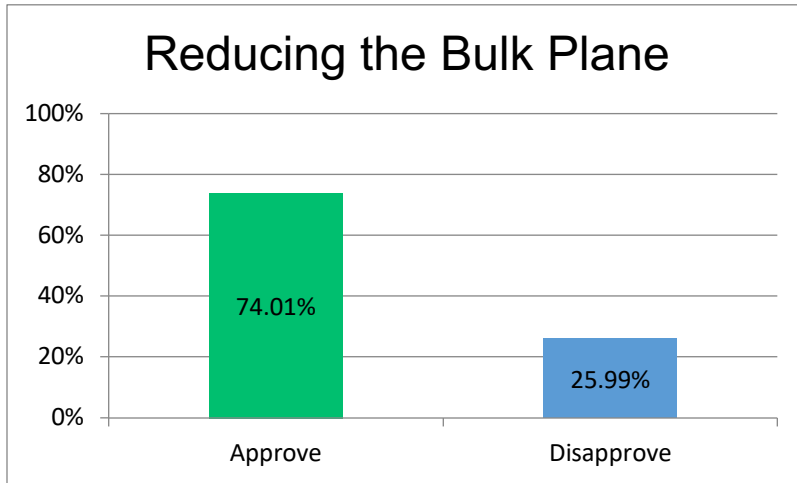
Appendix C: Survey Results

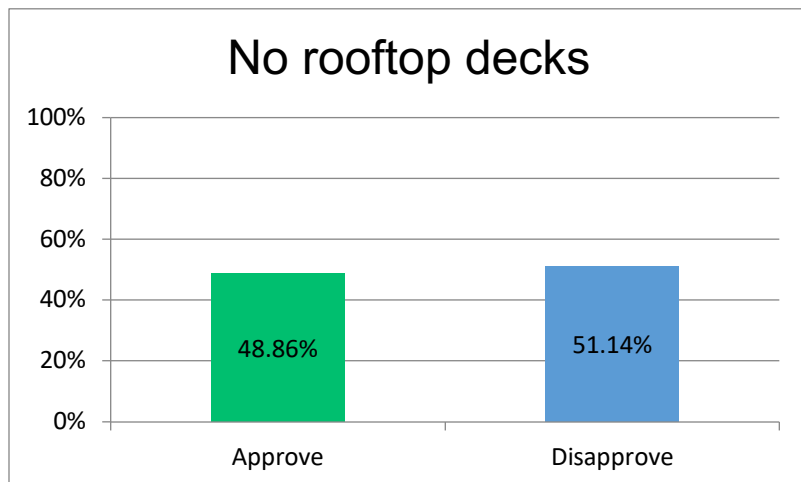
A community survey on the proposed overlay elements was open March through May 1st, 2020 and received 211 unique responses.

Harkness Heights Overlay Survey Final Results









Note: The original proposal for for a total ban of any deck above the first story. Because this proposal received majority opposition, it was compromised down to allowing decks on the first or second story but not above.

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
MARTINEZ,SADIE EMMA	3501 W 41ST AVE	DENVER	CO	80211-1603	3501 W 41ST AVE
4100 LOWELL BOULEVARD LLC	12582 W 12TH PL	GOLDEN	CO	80401-4210	3575 W 41ST AVE
SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC	PO BOX 92129	SOUTHLAKE	TX	76092-0102	3301 W 42ND AVE
COLLINS REVOCABLE TRUST	3470 W 42ND AVE	DENVER	CO	80211-1678	3470 W 42ND AVE
GALLA,CHRISTOPHER H	PO BOX 9722	DENVER	CO	80209-0722	3501 W 42ND AVE
PUTERBAUGH,MADELINE ROSE	4203 FEDERAL BLVD	DENVER	CO	80211-1639	4203 N FEDERAL BLVD
HULL,RYAN STATTON	4205 FEDERAL BLVD	DENVER	CO	80211-1639	4205 N FEDERAL BLVD
SIEGLER,JEFFREY M & JEANNE M	18337 E POWERS PL	CENTENNIAL	CO	80015-3072	4215 N FEDERAL BLVD
CARMOSINO,VINCENT A	5376 BRISTOL ST	ARVADA	CO	80002-1625	4221 N FEDERAL BLVD -4223
BELLACOSE,DAVID	617 REDGATE AVE # 1	NORFOLK	VA	23507-1701	4231 N FEDERAL BLVD
DURAN,GLORIA TRUST FBO DAVID MAX DURAN	10529 KING CT	WESTMINSTER	CO	80031-2216	4235 N FEDERAL BLVD
GRIEGO,CIPRIANO	4243 FEDERAL BLVD	DENVER	CO	80211-1639	4243 N FEDERAL BLVD
SIEK,GREGORY	4253 FEDERAL BLVD	DENVER	CO	80211-1639	4253 N FEDERAL BLVD
RICHMOND,FREDERICK K	4261 FEDERAL BLVD	DENVER	CO	80211-1639	4261 N FEDERAL BLVD
STRUBINGER,WAYNE G & JEANNIE K	4267 FEDERAL BLVD	DENVER	CO	80211-1639	4267 N FEDERAL BLVD
LUCERO,JAMISEN	4275 FEDERAL BLVD	DENVER	CO	80211-1639	4277 N FEDERAL BLVD
RINN,JOAN E	4107 GREEN CT	DENVER	CO	80211-1643	4107 N GREEN CT
RAMIREZ,RONALD J	4103 GROVE ST	DENVER	CO	80211-1617	4115 N GREEN CT
SAVERAID,CAROLINE	4123 GREEN CT	DENVER	CO	80211-1643	4123 N GREEN CT
RAMIREZ,DAVID E & LYDIA M	5055 UTICA ST	DENVER	CO	80212-2931	4131 N GREEN CT
FITZGERALD,ERIC	4135 GREEN CT	DENVER	CO	80211-1643	4135 N GREEN CT
LOUGHREY,ERIN LIVING TR	4145 GREEN CT	DENVER	CO	80211-1643	4145 N GREEN CT
FRICK,TREVOR J LIVING TRUST	4153 GREEN CT	DENVER	CO	80211-1643	4153 N GREEN CT
KAY ST CLAIR,MARY	4169 GREEN CT	DENVER	CO	80211-1643	4169 N GREEN CT
FELLOWS,CHRISTIAN H LIVING TRUST	4171 GREEN CT	DENVER	CO	80211-1643	4171 N GREEN CT
ALMAGUER,MANUEL JOSEPH	4175 GREEN CT	DENVER	CO	80211-1643	4175 N GREEN CT
VIGIL,ANTHONY I	PO BOX 11341	DENVER	CO	80211-0341	4185 N GREEN CT
WILSON,DANIELLE	4195 GREEN CT	DENVER	CO	80211-1643	4195 N GREEN CT
MAES,DONNA L	4200 GREEN CT	DENVER	CO	80211-1645	4200 N GREEN CT
WELLS,OWEN F	4211 GREEN CT	DENVER	CO	80211-1644	4211 N GREEN CT
JENSON,MICHAEL K	4235 GREEN CT	DENVER	CO	80211-1644	4212 N GREEN CT
THOMPSON,KIMBERLY BEEKMAN	4220 GREEN CT	DENVER	CO	80211-1645	4220 N GREEN CT
SPONSEL,STANLEY T & LELA M	4221 GREEN CT	DENVER	CO	80211-1644	4221 N GREEN CT
VOMVAS,EMANUEL	4226 GREEN CT	DENVER	CO	80211-1645	4226 N GREEN CT
CAREY,TIMOTHY J	4229 GREEN CT	DENVER	CO	80211-1644	4229 N GREEN CT
JENSON,MICHAEL K	4235 N GREEN CT	DENVER	CO	80211	4235 N GREEN CT
LINDEEN,JONATHAN M	4236 GREEN CT	DENVER	CO	80211-1645	4236 N GREEN CT
SAGE,WAYNE PHILIP JR	4240 GREEN CT	DENVER	CO	80211-1645	4240 N GREEN CT
SILVERMAN,ELIZABETH ANN REV TRUST	4253 QUINCE CT	BOULDER	CO	80301-1635	4245 N GREEN CT
MENARDI,BERT J	PO BOX 11853	DENVER	CO	80211-0853	4253 N GREEN CT
O'KEEFE,CAROLINE	4254 GREEN CT	DENVER	CO	80211-1645	4254 N GREEN CT
HIRE,RICHARD D & MARY ANN	4257 GREEN CT	DENVER	CO	80211-1644	4257 N GREEN CT
EPSTEIN,SHIRLEY W	1115 CARLSON DR	COLORADO SPRING	CO	80919-3922	4260 N GREEN CT
SEVERANCE,TIMOTHY	4268 GREEN CT	DENVER	CO	80211-1645	4268 N GREEN CT
GAETNER,CYNTHIA A	4271 GREEN CT	DENVER	CO	80211-1644	4271 N GREEN CT
WAGNER FAMILY LIVING TRUST	4276 GREEN CT	DENVER	CO	80211-1645	4276 N GREEN CT
HAYNES,BARBARA A	4277 GREEN CT	DENVER	CO	80211-1644	4277 N GREEN CT
RICHTER,DAVID SAMUEL	4281 GREEN CT	DENVER	CO	80211-1644	4281 N GREEN CT
MONTAGU,LISA	4288 GREEN CT	DENVER	CO	80211-1645	4288 N GREEN CT
ROSILE,JILLIAN CAIRNS	4292 N GREEN CT	DENVER	CO	80211	4292 N GREEN CT
ZOOK,DAVID P	3156 W 38TH AVE	DENVER	CO	80211-2004	4295 N GREEN CT
RAMIREZ,RONALD JAMES	4103 GROVE ST	DENVER	CO	80211-1617	4103 N GROVE ST
BIONDO,NICHOLAS JOSEPH	4104 GROVE ST	DENVER	CO	80211-1618	4104 N GROVE ST
DUKE,JEFFREY	4112 GROVE ST	DENVER	CO	80211-1618	4112 N GROVE ST
SCHLESINGER,JUNE	4113 GROVE ST	DENVER	CO	80211-1617	4113 N GROVE ST
LARATTA,TERESA	4120 N GROVE ST	DENVER	CO	80211-1618	4120 N GROVE ST
VAN BENSCHOTEN,JEFFREY	4121 GROVE ST	DENVER	CO	80211-1617	4121 N GROVE ST
ZISKA,JOSEPHINE M	4127 GROVE ST	DENVER	CO	80211-1617	4127 N GROVE ST
JOHNSON,SANDRA J	4128 GROVE ST	DENVER	CO	80211-1618	4128 N GROVE ST
BUNDSCHUH,CARL R & SUSAN A	4134 GROVE ST	DENVER	CO	80211-1618	4134 N GROVE ST
SCHMITZ,COLE	4135 N GROVE ST	DENVER	CO	80211	4135 N GROVE ST
GRIFFIN,JOSHUA V	4144 GROVE ST	DENVER	CO	80211-1618	4144 N GROVE ST
MARTINEZ,MARY HELEN	4145 GROVE ST	DENVER	CO	80211-1617	4145 N GROVE ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
MATTA,TARA	4150 GROVE ST	DENVER	CO	80211-1618	4150 N GROVE ST
BOWER,DAVID F	4153 GROVE ST	DENVER	CO	80211-1617	4153 N GROVE ST
LINDSTROM,ELEANOR K	4157 GROVE ST	DENVER	CO	80211-1617	4157 N GROVE ST
SEFT,KATHRYN L	4158 GROVE ST	DENVER	CO	80211-1618	4158 N GROVE ST
HANISITS,CATHERINE J TRUST	4165 GROVE ST	DENVER	CO	80211-1617	4165 N GROVE ST
WOOD,WILLIAM	4168 GROVE ST	DENVER	CO	80211-1618	4168 N GROVE ST
TRITTEN,HEATHER L	4174 GROVE ST	DENVER	CO	80211-1618	4174 N GROVE ST
MOORE,CATHERINE	4175 GROVE ST	DENVER	CO	80211-1617	4175 N GROVE ST
THOMPSON,SANDRA K	4184 GROVE ST	DENVER	CO	80211-1618	4184 N GROVE ST
BENEDETTO,MICHAEL	4185 GROVE ST	DENVER	CO	80211-1617	4185 N GROVE ST
KIEFFER,MISHELE NICOLE	4190 N GROVE ST	DENVER	CO	80211	4190 N GROVE ST
PETRO,ANTHONY	4195 GROVE ST	DENVER	CO	80211-1617	4195 N GROVE ST
BEEBY,JAMES & JULIE	4200 GROVE ST	DENVER	CO	80211-1620	4200 N GROVE ST
ARMSTRONG,ELMER D	4205 GROVE ST	DENVER	CO	80211-1619	4205 N GROVE ST
FELDMAN-LANG,MARY ANN	4212 GROVE ST	DENVER	CO	80211-1620	4212 N GROVE ST
SKRABEC,JOHN J	4215 GROVE ST	DENVER	CO	80211-1619	4215 N GROVE ST
LANG,COREY E	4220 GROVE ST	DENVER	CO	80211-1620	4220 N GROVE ST
FELDMAN,SHAWN A	4221 GROVE ST	DENVER	CO	80211-1619	4221 N GROVE ST
ROMERO,DAVID JOHN & PATRICIA	4228 GROVE ST	DENVER	CO	80211-1620	4228 N GROVE ST
ARCURI,JOHN P	4229 GROVE ST	DENVER	CO	80211-1619	4229 N GROVE ST
ABEYTA,LAWRENCE T	4235 GROVE ST	DENVER	CO	80211-1619	4235 N GROVE ST
SROKA,TINA M	4236 GROVE ST	DENVER	CO	80211-1620	4236 N GROVE ST
CHANDLER,JOHN CARTER	4244 GROVE ST	DENVER	CO	80211-1620	4244 N GROVE ST
STEVENSON,VIRGINIA JUNE	4245 GROVE ST	DENVER	CO	80211-1619	4245 N GROVE ST
BURRIS,NEIL	4250 GROVE ST	DENVER	CO	80211-1620	4250 N GROVE ST
BAXTER,BRIAN A	4251 GROVE ST	DENVER	CO	80211-1619	4251 N GROVE ST
GERBER,MITCHELL F	PO BOX 12082	DENVER	CO	80212-0082	4258 N GROVE ST
PEREA,MARIE E	4261 GROVE ST	DENVER	CO	80211-1619	4261 N GROVE ST
MARTIN,BRIAN	4266 GROVE ST	DENVER	CO	80211-1620	4266 N GROVE ST
ANDEREGG,BRENT	4269 GROVE ST	DENVER	CO	80211-1619	4269 N GROVE ST
ANTHONY,JAMES M & MONICA A	4276 GROVE ST	DENVER	CO	80211-1620	4276 N GROVE ST
HAMSHARI,ALI N	4277 GROVE ST	DENVER	CO	80211-1619	4277 N GROVE ST
GALLEGOS,ELIDIA	4282 GROVE ST	DENVER	CO	80211-1620	4282 N GROVE ST
WESSEN,ELIZABETH	4285 GROVE ST	DENVER	CO	80211-1619	4285 N GROVE ST
BETTRIDGE,THEODORE W TRUST	4296 GROVE ST	DENVER	CO	80211-1620	4296 N GROVE ST
PARKER,STEPHEN	4297 GROVE ST	DENVER	CO	80211-1619	4297 N GROVE ST
MURPHY,SHANE	4298 GROVE ST	DENVER	CO	80211-1620	4298 N GROVE ST
SOLIDAY,TIMOTHY L	4100 HOOKER ST	DENVER	CO	80211-1622	4100 N HOOKER ST
SMITH,CHARLES A	4101 HOOKER ST	DENVER	CO	80211-1621	4101 N HOOKER ST
JUDY,STEPHEN M	4110 HOOKER ST	DENVER	CO	80211-1622	4110 N HOOKER ST
DILLE,RENEE	4115 HOOKER ST	DENVER	CO	80211-1621	4115 N HOOKER ST
GLEASON,PAUL A & LEO	4120 HOOKER ST	DENVER	CO	80211-1622	4120 N HOOKER ST
COTONE,LEE M	4121 HOOKER ST	DENVER	CO	80211-1621	4121 N HOOKER ST
GUSTAFSON,RODNEY D & ELISA	4128 HOOKER ST	DENVER	CO	80211-1622	4128 N HOOKER ST
LISHNER,TIMOTHY TRUST	4131 HOOKER ST	DENVER	CO	80211-1621	4131 N HOOKER ST
KENNEDY,PATRICIA C	4135 HOOKER ST	DENVER	CO	80211-1621	4135 N HOOKER ST
MERKOW,MATHEW ALAN	4138 HOOKER ST	DENVER	CO	80211-1622	4138 N HOOKER ST
ROE,CHRISTINE L	4144 HOOKER ST	DENVER	CO	80211-1622	4144 N HOOKER ST
DUWAY,CHRISTOPHER JANES	4145 HOOKER ST	DENVER	CO	80211-1621	4145 N HOOKER ST
KASNOFF,STEVEN M	4149 HOOKER ST	DENVER	CO	80211-1621	4149 N HOOKER ST
ELLIS,MATTHEW G	4150 HOOKER ST	DENVER	CO	80211-1622	4150 N HOOKER ST
ROTH,JAMES GERALD	4160 HOOKER ST	DENVER	CO	80211-1622	4160 N HOOKER ST
BARCLAY,HAMPTON S	4161 HOOKER ST	DENVER	CO	80211-1621	4161 N HOOKER ST
WILLIAMS,GERIAH DAVID	4570 ZUNI ST	DENVER	CO	80211-1567	4162 N HOOKER ST
WALTON,TONI M & KEVIN	4169 HOOKER ST	DENVER	CO	80211-1621	4169 N HOOKER ST
HUBBARD,PAMELA B	4175 HOOKER ST	DENVER	CO	80211-1621	4175 N HOOKER ST
LUNDQUIST,PAULA S	4182 HOOKER ST	DENVER	CO	80211-1622	4182 N HOOKER ST
ROMEO,CHANDLER	PO BOX 11323	DENVER	CO	80211-0323	4185 N HOOKER ST
BRADY,MICHAEL M & JEAN M	13731 BUTTERFLY LN	HOUSTON	TX	77079-7031	4186 N HOOKER ST
GARLOW,DAVID B	4194 HOOKER ST	DENVER	CO	80211-1622	4194 N HOOKER ST
SCHUERMER,TIMOTHY S	4200 HOOKER ST	DENVER	CO	80211-1624	4200 N HOOKER ST
CARMOSINO,VINCENT A	5376 BRISTOL ST	ARVADA	CO	80002-1625	4210 N HOOKER ST
SAUL,DEBRA J	4220 HOOKER ST	DENVER	CO	80211-1624	4220 N HOOKER ST
MONTOYA,ROBERT L & STEPHANIE	4225 HOOKER ST	DENVER	CO	80211-1623	4225 N HOOKER ST
TUCCI,JOSEPH G	4228 HOOKER ST	DENVER	CO	80211-1624	4228 N HOOKER ST
CHOI,ALBERT S	4233 HOOKER ST	DENVER	CO	80211-1623	4233 N HOOKER ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITUS_ADDRESS
WINFREY,NANCY LYNN	4236 HOOKER ST	DENVER	CO	80211-1624	4236 N HOOKER ST
STEEN,FRANKLIN DAVID	4243 HOOKER ST	DENVER	CO	80211-1623	4241 N HOOKER ST
SMITH,CHRISTOPHER A	4244 HOOKER ST	DENVER	CO	80211-1624	4244 N HOOKER ST
BROUGHAM,PATRICK	4247 HOOKER ST	DENVER	CO	80211-1623	4247 N HOOKER ST
PERCY,JACQUELINE A TRUST	4250 HOOKER ST	DENVER	CO	80211-1624	4250 N HOOKER ST
LIDOV,PHILIP A & LINDA T	4253 HOOKER ST	DENVER	CO	80211-1623	4253 N HOOKER ST
KELLY,JOHN T & NORA C IRREV TRUST FBO MONICA A KELLY	2705 JULIAN ST	DENVER	CO	80211-4024	4260 N HOOKER ST
KOZLOWSKIAND,MATTHEW P	3830 WILLOWNOOK RANCH	ELIZABETH	CO	80107-6607	4261 N HOOKER ST
DELEON,JOSE A	9128 KONA PEAKS CT 103	LAS VEGAS	NV	89149	4270 N HOOKER ST
MICHAELS,JULIAN MARTIN HOLMES	4274 HOOKER ST	DENVER	CO	80211-1624	4274 N HOOKER ST
WEIGLER,STEVEN H & WENDY E	4275 HOOKER ST	DENVER	CO	80211-1623	4275 N HOOKER ST
BISCHOFF,MATTHEW B	4279 HOOKER ST	DENVER	CO	80211-1623	4279 N HOOKER ST
KUMMERER,PATRICK D	23765 PEBBLE POINTE LN	ESTERO	FL	34135-8546	4283 N HOOKER ST
PESKIN,JONATHAN DAVID	4284 HOOKER ST	DENVER	CO	80211-1624	4284 N HOOKER ST
ZISKA,JOAN F	4285 HOOKER ST	DENVER	CO	80211-1623	4285 N HOOKER ST
STUBSTAD,ELIZABETH M	13709 OMEGA CIR	LITTLETON	CO	80124-2515	4286 N HOOKER ST
PHOENIX HOOKER LLC	3700 QUEBEC ST # 100-1	DENVER	CO	80207-1638	4295 N HOOKER ST
BARGELL,PAULINE	4100 IRVING ST	DENVER	CO	80211-1627	4100 N IRVING ST
KENNEDY,SEAN H	4105 IRVING ST	DENVER	CO	80211-1626	4105 N IRVING ST
COWHER,LAUREN MARIE	4110 IRVING ST	DENVER	CO	80211-1627	4110 N IRVING ST
GRIFFIN,TYLER FIELDING	4111 IRVING ST	DENVER	CO	80211-1626	4111 N IRVING ST
BRONCUCIA,SUSAN L	4120 IRVING ST	DENVER	CO	80211-1627	4120 N IRVING ST
STILLMAN,JAMES F	4121 IRVING ST	DENVER	CO	80211-1626	4121 N IRVING ST
TURRETTINI,ANDRE	4128 IRVING ST	DENVER	CO	80211-1627	4128 N IRVING ST
GORDON,PATRICK	4129 IRVING ST	DENVER	CO	80211-1626	4129 N IRVING ST
DRUMM,MICHAEL JAMES	4136 IRVING ST	DENVER	CO	80211-1627	4136 N IRVING ST
GOBELL,ROBERT R & CORI	4137 IRVING ST	DENVER	CO	80211-1626	4137 N IRVING ST
EDDY,LAUREN & PHILIP	4145 IRVING ST	DENVER	CO	80211-1626	4145 N IRVING ST
MILLS,WILLIAM DANIEL	4146 IRVING ST	DENVER	CO	80211-1627	4146 N IRVING ST
TILTON,PHILIP JAMES	4149 IRVING ST	DENVER	CO	80211-1626	4149 N IRVING ST
VERNON,LARRY L	4154 IRVING ST	DENVER	CO	80211-1627	4154 N IRVING ST
GREEN,JOEL	4160 IRVING ST	DENVER	CO	80211-1627	4160 N IRVING ST
CLAXTON,BRIAN	5455 LANDMARK PL UNIT 4	GREENWOOD VIL	CO	80111-1950	4161 N IRVING ST
CHIODINI,MATTHEW D	4164 IRVING ST	DENVER	CO	80211-1627	4164 N IRVING ST
CARSON,BRADLEY R	4171 IRVING ST	DENVER	CO	80211-1626	4171 N IRVING ST
SHROUT,DEREK C	4172 IRVING ST	DENVER	CO	80211-1627	4172 N IRVING ST
SHANK,JONATHAN	4177 IRVING ST	DENVER	CO	80211-1626	4177 N IRVING ST
LEPPEK,ROLAND G	4180 IRVING ST	DENVER	CO	80211-1627	4180 N IRVING ST
WRIGHT SADER,KARYN	4185 IRVING ST	DENVER	CO	80211-1626	4185 N IRVING ST
MOBLEY FAMILY REVOCABLE TRUST	4191 IRVING ST	DENVER	CO	80211-1626	4191 N IRVING ST
ELSILA,JANET S	4194 IRVING ST	DENVER	CO	80211-1627	4194 N IRVING ST
BEASLEY,MICHAEL	4200 IRVING ST	DENVER	CO	80211-1629	4200 N IRVING ST
MOADDELI,ALI & MAUREEN	4205 IRVING ST	DENVER	CO	80211-1628	4205 N IRVING ST
ROLFE,NICOLE C	PO BOX 927	BRECKENRIDGE	CO	80424-0927	4210 N IRVING ST
CARROLL,RYAN M	4218 IRVING ST	DENVER	CO	80211-1629	4218 N IRVING ST
MOORE,RICHARD G	4221 IRVING ST	DENVER	CO	80211-1628	4221 N IRVING ST
IRVING STREET PROPERTIES LLC	2640 W 40TH AVE	DENVER	CO	80211-2112	4229 N IRVING ST
BROWN,MARILYN A	4230 IRVING ST	DENVER	CO	80211-1629	4230 N IRVING ST
ZIMMERMAN-WHITEHEAD FAMILY TRUST	4236 N IRVING ST	DENVER	CO	80211	4236 N IRVING ST
GIBONEY,LARRY L	4239 IRVING ST	DENVER	CO	80211-1628	4239 N IRVING ST
COX,DEVON	4244 IRVING ST	DENVER	CO	80211-1629	4244 N IRVING ST
DECKER,GERALD L	4245 IRVING ST	DENVER	CO	80211-1628	4245 N IRVING ST
GIBSON,ANDREW EUGENE	4250 IRVING ST	DENVER	CO	80211-1629	4250 N IRVING ST
KORTENDICK,MICHAEL J & JOANNE	4269 JULIAN ST	DENVER	CO	80211-1609	4253 N IRVING ST
TYLER,CAROLYN A	4257 IRVING ST	DENVER	CO	80211-1628	4257 N IRVING ST
BARR,WILLIAM S & MARTHA L	4258 IRVING ST	DENVER	CO	80211-1629	4258 N IRVING ST
JACOBS,DEWEY M III	4264 IRVING ST	DENVER	CO	80211-1629	4264 N IRVING ST
GREGORY,WILLIAM C & SANDRA K	4265 IRVING ST	DENVER	CO	80211-1628	4265 N IRVING ST
LEBAK,LISA	4270 IRVING ST	DENVER	CO	80211-1629	4270 N IRVING ST
HOLMAN,MATTHEW S	4277 IRVING ST	DENVER	CO	80211-1628	4277 N IRVING ST
RAFANELLI,MARCO	4898 TULE LAKE DR	LITTLETON	CO	80123-2754	4279 N IRVING ST
GUIDA,DAVID M & ELISA R	3300 OAK ST	WHEAT RIDGE	CO	80033-5457	4284 N IRVING ST
SMITH,TERRY L	1801 CLERMONT ST	DENVER	CO	80220-1111	4294 N IRVING ST
COLLINS,COLLEEN STARR	4295 IRVING ST	DENVER	CO	80211-1628	4295 N IRVING ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
CHATMAN,LAUREN & HERMAN	4100 JULIAN ST	DENVER	CO	80211-1608	4100 N JULIAN ST
MARTINEZ,ARMANDO	4105 JULIAN ST	DENVER	CO	80211-1607	4105 N JULIAN ST
HODDINOTT,MARY W	4110 JULIAN ST	DENVER	CO	80211-1608	4110 N JULIAN ST
AMBROSIO,DENISE	4111 JULIAN ST	DENVER	CO	80211-1607	4111 N JULIAN ST
CASCIATO,TYLER	4118 JULIAN ST	DENVER	CO	80211-1608	4118 N JULIAN ST
LADD,SHELBI	3875 HARLAN ST	WHEAT RIDGE	CO	80033-5111	4119 N JULIAN ST
BAIER,MICHAEL J	4127 JULIAN ST	DENVER	CO	80211-1607	4127 N JULIAN ST
HECKEL,THEODORE V	4128 JULIAN ST	DENVER	CO	80211-1608	4128 N JULIAN ST
HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER	PO BOX 40305	DENVER	CO	80204-0305	4133 N JULIAN ST -4135
DENVER HOUSING CORPORATION	777 GRANT ST	DENVER	CO	80203-3521	4135 N JULIAN ST
VERMILYE,TRAVIS	4136 JULIAN ST	DENVER	CO	80211-1608	4136 N JULIAN ST
BRODSKY,AMY THERESE	4122 N RALEIGH ST	DENVER	CO	80212-2135	4141 N JULIAN ST
JACOB,J PAUL & CHARLENE A	4142 JULIAN ST	DENVER	CO	80211-1608	4142 N JULIAN ST
BOYLESS,NATHANIEL D	4150 JULIAN ST	DENVER	CO	80211-1608	4150 N JULIAN ST
STERGIOS,JASON	4151 JULIAN ST	DENVER	CO	80211-1607	4151 N JULIAN ST
VOLPI,PHILLIP G	4160 JULIAN ST	DENVER	CO	80211-1608	4160 N JULIAN ST
SMITH,CHARLES H	4161 JULIAN ST	DENVER	CO	80211-1607	4161 N JULIAN ST
CAMPBELL,JOLEEN & JEFFREY	4167 JULIAN ST	DENVER	CO	80211-1607	4167 N JULIAN ST
BAUMANN,STEPHEN C & BRANDIE L	4168 JULIAN ST	DENVER	CO	80211-1608	4170 N JULIAN ST
BAUCH,NANCY J	4176 JULIAN ST	DENVER	CO	80211-1608	4176 N JULIAN ST
MCDONALD,MARK J	4177 JULIAN ST	DENVER	CO	80211-1607	4177 N JULIAN ST
NOLAN FAMILY JOINT REV TRUST	4184 JULIAN ST	DENVER	CO	80211-1608	4184 N JULIAN ST
DAVIDSON,ERIK	4185 JULIAN ST	DENVER	CO	80211-1607	4185 N JULIAN ST
DENNIS FAMILY TRUST	4189 JULIAN ST	DENVER	CO	80211-1607	4189 N JULIAN ST
BAGLEY,DELANO L & LINDA A	4194 JULIAN ST	DENVER	CO	80211-1608	4194 N JULIAN ST
JOHNSON-BORTOLOTTI,SHANNON	4200 JULIAN ST	DENVER	CO	80211-1610	4200 N JULIAN ST
HAVER,JILL B	4203 JULIAN ST	DENVER	CO	80211-1609	4203 N JULIAN ST
BENCICH,BETTY R	4212 JULIAN ST	DENVER	CO	80211-1610	4212 N JULIAN ST
FILLMORE,GRETCHEN L	4221 JULIAN ST	DENVER	CO	80211-1609	4221 N JULIAN ST
DE TESSAN,KIMBERLEY	4224 JULIAN ST	DENVER	CO	80211-1610	4224 N JULIAN ST
MACIAS,AUGUST & DOLORES D	4229 JULIAN ST	DENVER	CO	80211-1609	4229 N JULIAN ST
GOODRICH,CYNTHIA LYNN	4230 JULIAN ST	DENVER	CO	80211-1610	4230 N JULIAN ST
PRENTISS,KEVIN	4236 JULIAN ST	DENVER	CO	80211-1610	4236 N JULIAN ST
ANDERSON,JOSHUA N	4237 JULIAN ST	DENVER	CO	80211-1609	4237 N JULIAN ST
GALLEGOS,DOMINIC R & DORIS S	4243 JULIAN ST	DENVER	CO	80211-1609	4243 N JULIAN ST
SCHOMER,AARON	4244 JULIAN ST	DENVER	CO	80211-1610	4244 N JULIAN ST
KORTENDICK,MICHAEL J& JOANNE L	4269 JULIAN ST	DENVER	CO	80211-1609	4250 N JULIAN ST
TAYLOR,STEPHEN B	4253 JULIAN ST	DENVER	CO	80211-1609	4253 N JULIAN ST
COYNE,FRANCIS J	4260 JULIAN ST	DENVER	CO	80211-1610	4260 N JULIAN ST
DIMATTEO,JOHN S & MARY T	4261 JULIAN ST	DENVER	CO	80211-1609	4261 N JULIAN ST
DEWHURST,CHRISTOPHER N	4268 JULIAN ST	DENVER	CO	80211-1610	4268 N JULIAN ST
KORTENDICK,MICHAEL J	4269 JULIAN ST	DENVER	CO	80211-1609	4269 N JULIAN ST
GERSMAN,PHILLIP	4276 JULIAN ST	DENVER	CO	80211-1610	4276 N JULIAN ST
SINK,MELINDA P	4281 JULIAN ST	DENVER	CO	80211-1609	4281 N JULIAN ST
RYAN,THOMAS	4283 JULIAN ST	DENVER	CO	80211-1609	4283 N JULIAN ST
BRADY,BRIAN S	4284 JULIAN ST	DENVER	CO	80211-1610	4284 N JULIAN ST
4494 STUART LLC	4454 TENNYSON ST	DENVER	CO	80212-2310	4288 N JULIAN ST
4494 STUART LLC	4454 TENNYSON ST	DENVER	CO	80212-2310	4290 N JULIAN ST
RODRIGUEZ,EMMANUEL J	4291 JULIAN ST	DENVER	CO	80211-1609	4291 N JULIAN ST
TAYLOR,JOHN JOSEPH	4102 KING ST	DENVER	CO	80211-1612	4102 N KING ST
FRESQUEZ,JOHN A JR	4115 KING ST	DENVER	CO	80211-1611	4115 N KING ST
RODRIGUEZ,PAUL A	4116 KING ST	DENVER	CO	80211-1612	4116 N KING ST
CURTSINGER,JAMES R	4121 KING ST	DENVER	CO	80211-1611	4121 N KING ST
CHAVEZ,ROSE ANN MARIE	4122 KING ST	DENVER	CO	80211-1612	4122 N KING ST
BERGERET,FELICIE	4126 KING ST	DENVER	CO	80211-1612	4126 N KING ST
BRUNETTI,JAMES M & JEAN T	4127 KING ST	DENVER	CO	80211-1611	4127 N KING ST
KENYON,KARLA D	4135 KING ST	DENVER	CO	80211-1611	4135 N KING ST
CADOGAN,MELISSA A REV TRUST	4136 KING ST	DENVER	CO	80211-1612	4136 N KING ST
AHERN,DAVID & KARIN	4140 KING ST	DENVER	CO	80211-1612	4140 N KING ST
CHAMBERLAIN,KEITH A & CHERYL A	4145 KING ST	DENVER	CO	80211-1611	4145 N KING ST
BURROUGHS,MARY ANNE	4152 KING ST	DENVER	CO	80211-1612	4152 N KING ST
KENNEY,EVELYN V	4155 KING ST	DENVER	CO	80211-1611	4155 N KING ST
GRAHAM-HARADON,DAMON S	4160 KING ST	DENVER	CO	80211-1612	4160 N KING ST
SUFRIN,BENJAMIN WILLIAM COREY	4161 KING ST	DENVER	CO	80211-1611	4161 N KING ST
CAPEN,CARRIE LYNN	4169 KING ST	DENVER	CO	80211-1611	4169 N KING ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
KILLMEYER,MICHAEL T & MIRA C	4170 KING ST	DENVER	CO	80211-1612	4170 N KING ST
STREULE,SCOTT & ANNA	4175 KING ST	DENVER	CO	80211-1611	4175 N KING ST
ROTH,CINDA S	4176 KING ST	DENVER	CO	80211-1695	4176 N KING ST
SEBASTIAN,CYNTHIA C	4177 KING ST	DENVER	CO	80211-1611	4177 N KING ST
WESTON ROWELL,RACHEL	4182 KING ST	DENVER	CO	80211-1612	4182 N KING ST
BROWN,DAVID E & GRACE B TRUST	4280 KNOX CT	DENVER	CO	80211-1650	4195 N KING ST
CHRISTMAN,KATHY WALKER	4200 KING ST	DENVER	CO	80211-1614	4200 N KING ST
POLACK,KEVIN A	4213 KING ST	DENVER	CO	80211-1613	4213 N KING ST
MARTINEZ,HOLLI L & LEONARD L	4214 KING ST	DENVER	CO	80211-1614	4214 N KING ST
FUSS,LINDA L	4220 KING ST	DENVER	CO	80211-1614	4220 N KING ST
WHEELER,RUSSELL L	4223 KING ST	DENVER	CO	80211-1613	4223 N KING ST
NEMIROW,RONALD HARRY	4230 KING ST	DENVER	CO	80211-1614	4230 N KING ST
WELCH,STEPHEN H & PEGGY L	4231 KING ST	DENVER	CO	80211-1613	4231 N KING ST
CHURNET,DARGAYE HABTE	4235 KING ST	DENVER	CO	80211-1613	4235 N KING ST
SCHWARTZ,PETER	4236 KING ST	DENVER	CO	80211-1614	4236 N KING ST
BARRON,ROSALIE J & ROBERT A	3742 W 99TH AVE	WESTMINSTER	CO	80031-2642	4242 N KING ST
BAKER,ADAM BRIGHT & AIMEE	4245 KING ST	DENVER	CO	80211-1613	4245 N KING ST
SCHIPPITS,PETER	4250 KING ST	DENVER	CO	80211-1614	4250 N KING ST
PARKS,BRAD C	4255 KING ST	DENVER	CO	80211-1613	4255 N KING ST
PARKS,BRAD	4255 KING ST	DENVER	CO	80211-1613	4259 N KING ST
BARCLAY,DAVID C & ELIZABETH F	4264 KING ST	DENVER	CO	80211-1614	4264 N KING ST
WARREN,FRED J TRUST	4271 KING ST	DENVER	CO	80211-1613	4271 N KING ST
DALY,KEVIN J	4272 KING ST	DENVER	CO	80211-1614	4272 N KING ST
DICKMAN,MITCHELL A	4275 KING ST	DENVER	CO	80211-1613	4275 N KING ST
HIDALGO,RICARDO MARTIN CORDOVA	4279 KING ST	DENVER	CO	80211-1613	4279 N KING ST
HIERHOLZER,GABRIEL	4280 KING ST	DENVER	CO	80211-1614	4280 N KING ST
KOHLMEYER,BRADLEY J	8455 W 45TH AVE	WHEAT RIDGE	CO	80033-3208	4285 N KING ST
FERGUSON,JEREMY	4290 KING ST	DENVER	CO	80211-1614	4290 N KING ST
MARIN,ALFONSO & MARIA	4291 KING ST	DENVER	CO	80211-1613	4291 N KING ST
SLAWSON,DEBORAH J TRUST	4100 KNOX CT	DENVER	CO	80211-1652	4100 N KNOX CT
HEBERT,LINDA K	4105 KNOX CT	DENVER	CO	80211-1653	4105 N KNOX CT
BARR,SUSANNAH	4111 KNOX CT	DENVER	CO	80211-1653	4111 N KNOX CT
FIAL,KAY NORBY	4120 KNOX CT	DENVER	CO	80211-1652	4120 N KNOX CT
MORR,DANIEL J & JUDITH L	4121 KNOX CT	DENVER	CO	80211-1653	4121 N KNOX CT
DOYLE,CATHERINE ANDERSON	4127 KNOX CT	DENVER	CO	80211-1653	4127 N KNOX CT
RIBICH,TERESA	4128 KNOX CT	DENVER	CO	80211-1652	4128 N KNOX CT
BERGIN,TIMOTHY J	4135 KNOX CT	DENVER	CO	80211-1653	4135 N KNOX CT
ROMERO,STEPHEN J & JAN M	4140 KNOX CT	DENVER	CO	80211-1652	4140 N KNOX CT
FEIN,KARYN	14018 W AMHERST AVE	LAKEWOOD	CO	80228-5311	4142 N KNOX CT
NEWMAN,JOSHUA	4143 KNOX CT	DENVER	CO	80211-1653	4143 N KNOX CT
VONGSAKOUN,BOUALAY	5702 W HOOVER PL	LITTLETON	CO	80123-6894	4150 N KNOX CT
WINTERROWD,ERIN	4153 KNOX CT	DENVER	CO	80211-1653	4153 N KNOX CT
MILLER,AMANDA C TRUST	4160 KNOX CT	DENVER	CO	80211-1652	4160 N KNOX CT
4157-4163 KNOX COURT LLC	350 18TH ST	GOLDEN	CO	80401-2433	4163 N KNOX CT
LOUTZENHISER,JAN S REV TRUST	3849 TAFT CT	WHEAT RIDGE	CO	80033-5353	4166 N KNOX CT
THEISEN,JOSHUA E	4171 KNOX CT	DENVER	CO	80211-1653	4171 N KNOX CT
BENCHWICK,GREGORY	4175 KNOX CT	DENVER	CO	80211-1653	4175 N KNOX CT
BLECHMAN,MARK ADAM LIVING TR	4176 N KNOX CT	DENVER	CO	80211	4176 N KNOX CT
RALEIGH,ROBERT A	4180 KNOX CT	DENVER	CO	80211	4180 N KNOX CT
DERUYTER,ERIC SEAN	4185 KNOX CT	DENVER	CO	80211-1653	4185 N KNOX CT
DESALVO,LISA	4527 W 87TH PL	WESTMINSTER	CO	80031-3651	4190 N KNOX CT
JENSEN,ERIK R	4195 KNOX CT	DENVER	CO	80211-1653	4195 N KNOX CT
SPRENGELMEYER,LAURA	4204 KNOX CT	DENVER	CO	80211-1650	4204 N KNOX CT
TORRES,RALPH G	4205 KNOX CT	DENVER	CO	80211-1651	4205 N KNOX CT
ROCHA,ROBERT LAWRENCE	4208 KNOX CT	DENVER	CO	80211-1650	4208 N KNOX CT
JACKSON,STEPHEN D & SARAH A	4213 KNOX CT	DENVER	CO	80211-1651	4213 N KNOX CT
VALLE,MICHAEL	4222 KNOX CT	DENVER	CO	80211-1650	4222 N KNOX CT
FORD,EMILY WINIFRED	4223 KNOX CT	DENVER	CO	80211-1651	4223 N KNOX CT
MURIN,AMY	4229 KNOX CT	DENVER	CO	80211-1651	4229 N KNOX CT
JOY,JOHN D	4230 KNOX CT	DENVER	CO	80211-1650	4230 N KNOX CT
BORNFRE TRUST	4232 KNOX CT	DENVER	CO	80211-1650	4232 N KNOX CT
DIBATTISTA,ERCOLE B	1945 S PARFET DR	LAKEWOOD	CO	80227-1917	4233 N KNOX CT
JENKINS,JOY D	2705 MEADE ST	DENVER	CO	80211-4076	4242 N KNOX CT
KLINGENSMITH,PAUL E	4371 WOLFF ST	DENVER	CO	80212-2417	4245 N KNOX CT
GOLD,WILLIAM J	4252 KNOX CT	DENVER	CO	80211-1650	4252 N KNOX CT
CALDWELL,REBECCA C	4255 KNOX CT	DENVER	CO	80211-1651	4255 N KNOX CT

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITUS_ADDRESS
SCHWARTZ,KAREN L	4260 KNOX CT	DENVER	CO	80211-1650	4260 N KNOX CT
CITY & COUNTY OF DENVER	201 W COLFAX AVE DEPT 40	DENVER	CO	80211-5330	4265 N KNOX CT
ANDERSEN,WILLIAM D & ROBERTA A	4270 KNOX CT	DENVER	CO	80211-1650	4270 N KNOX CT
LEROL,REBECCA MARIA	4271 KNOX CT	DENVER	CO	80211-1651	4271 N KNOX CT
RODRIGUEZ,LUIS	4275 KNOX CT	DENVER	CO	80211-1651	4275 N KNOX CT
BROWN,DAVID E & GRACE B TRUST	4280 KNOX CT	DENVER	CO	80211-1650	4280 N KNOX CT
SIEGEL,JERMEY	4284 KNOX CT	DENVER	CO	80211-1650	4284 N KNOX CT
GOODHART,GABRIEL L	4290 KNOX CT	DENVER	CO	80211-1650	4290 N KNOX CT
CAMPBELL,KYLE K	4295 KNOX CT	DENVER	CO	80211-1651	4295 N KNOX CT
HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER	PO BOX 40305	DENVER	CO	80204-0305	4104 N LOWELL BLVD -4108
WOERLY,JASON E & GARY S	4126 LOWELL BLVD	DENVER	CO	80211-1657	4126 N LOWELL BLVD
CHASE,NANCY L	4130 LOWELL BLVD	DENVER	CO	80211-1691	4130 N LOWELL BLVD
MOORE,ALEXIS ANNE	4136 LOWELL BLVD	DENVER	CO	80211-1657	4136 N LOWELL BLVD
HAMILTON,TARA LEIGH	4140 LOWELL BLVD	DENVER	CO	80211-1657	4140 N LOWELL BLVD
WOOLFALL,JEFFREY	4144 LOWELL BLVD	DENVER	CO	80211-1657	4144 N LOWELL BLVD
DREITH,SUSAN G	4150 LOWELL BLVD	DENVER	CO	80211-1657	4150 N LOWELL BLVD
GELAUDE,JONATHAN & LISA	4156 LOWELL BLVD	DENVER	CO	80211-1657	4156 N LOWELL BLVD
NATHAN,NICOLE	4162 LOWELL BLVD	DENVER	CO	80211-1657	4162 N LOWELL BLVD
WHORTON,JAMES B	4176 LOWELL BLVD	DENVER	CO	80211-1657	4176 N LOWELL BLVD
HERRERA,PABLO G & ROSALIE M	4184 LOWELL BLVD	DENVER	CO	80211-1657	4184 N LOWELL BLVD
WARD,TAYLOR R	4190 LOWELL BLVD	DENVER	CO	80211-1657	4190 N LOWELL BLVD
KRESS,TERESA C	4510 JULIAN ST	DENVER	CO	80211-1324	4194 N LOWELL BLVD
PATTERSON,TORREY	4200 LOWELL BLVD	DENVER	CO	80211-1655	4200 N LOWELL BLVD
DZIWULSKI,SHELBY L	4212 LOWELL BLVD	DENVER	CO	80211-1655	4212 N LOWELL BLVD
WARD,JONATHAN D	1245 RACE ST APT 401	DENVER	CO	80206-2875	4220 N LOWELL BLVD
COTTON,ROBERT TODD	PO BOX 140821	DENVER	CO	80214-0821	4230 N LOWELL BLVD
SEIKE,KYLE	4236 LOWELL BLVD	DENVER	CO	80211-1655	4236 N LOWELL BLVD
SMITH,JAMES K	4238 LOWELL BLVD	DENVER	CO	80211-1655	4238 N LOWELL BLVD
ZULUAGA,DAVID	4244 LOWELL BLVD	DENVER	CO	80211-1655	4244 N LOWELL BLVD
PADILLA,AMADO H & GUADALUPE	4252 LOWELL BLVD	DENVER	CO	80211-1655	4252 N LOWELL BLVD



Harkness Heights Neighborhood Association

PO Box 11631, Denver, CO 80211

www.HarknessHeights.org

To: The Denver Planning Board

From: Roberta Andersen, President, Harkness Heights Neighborhood Association

Date: January 18, 2021

Re: RNO support for Zoning Application #20201-00099

The Harkness Heights Neighborhood Association is a Registered Neighborhood Organization (RNO) representing the residents and property owners of Harkness Heights and supports the approval of the zoning application #20201-00099 to apply the Bungalow Conservation Overlay (CO-6) to our treasured neighborhood. Harkness Heights, comprising 340 properties between Federal Blvd., 41st Ave., Lowell Blvd, and 44th Ave, was originally developed in 1903 and has grown and thrived to this day.

The Harkness Heights community is made up of very engaged neighbors who are concerned with the impact of recent development on the character and identity of nearby neighborhoods including Berkeley, Sunnyside, and Jefferson Park. Harkness Heights has a long history of activism focused on protecting the vitality, health and unique character of our neighborhood.

As is the case with the origins of many neighborhood associations, the Harkness Heights Neighborhood Association was organized in 1988 in reaction to a new build that the community felt was inconsistent with the character and sense of the of the neighborhood. In 1992, the Association explored applying for Historic District status but was unable to accomplish this goal—but certainly not as a result of a lack of motivation.

In 2016, growing concern with the impact of significant new development in nearby neighborhoods motivated the HHNA to begin exploring how a conservation overlay would assist our efforts of maintaining the character of our special community. We sought out the assistance of like-minded northwest Denver neighborhood associations, and more importantly, Councilman Rafael Espinoza, and his then aide, and now our Councilwoman, Amanda Sandoval. With their invaluable assistance, guidance and support we embarked on the lengthy process that brings us to the Planning Board today.

In 2018, the HHNA organized a 30-member Task Force of volunteers to steer the overlay development process. The next several months involved many meetings of the Task Force with Councilman Espinoza, Amanda Sandoval and their consultant. In March 2019, along with Councilman Espinoza, we invited the entire neighborhood to town hall meetings where a proposed draft of an overlay was presented and discussed.

Representatives of Denver CPD attend the first of these two town halls. A total of 116 residents attended. After extensive discussion and open Q&A, 87% of the properties represented supported the HHNA moving forward to formalize a conservation overlay for Harkness Heights.

Over the next several months a Task Force sub-group of 6 residents held extensive follow up meetings with the Councilman's group including staff of the Planning and Community Development Department to refine and clarify the overlay draft vision and draft a more workable overlay that could be presented back to the Harkness Heights community for their final review and approval.

In July 2019, Amanda Espinoza was sworn in as the Councilwoman for District 1 and because of her previous involvement she was able to easily pick up the continuation of our overlay process. She brought a new staff resource to the team, Naomi Grunditz, who proved to be invaluable in enhancing our overlay to a point where we could bring it back to the entire neighborhood for their review and feedback.

In March 2020, the Councilwoman invited by mail all property owners of Harkness Heights to two town halls where the latest version of the overlay was presented and discussed by the Councilwoman, staff, representatives of CPD, and the HHNA Zoning Committee Chair.

After these town halls, every property owner was invited to share their thoughts and opinions of each component of the proposed overlay via an online survey. If anyone had difficulty responding on line, we contacted them by phone or socially distanced in person and filled out a survey response for them. We received 211 survey responses – a 62 % response rate. Over 80% supported the overall overlay, and shared comments on specific elements. The Task Force sub-group along with CPD and Councilwoman Sandoval's staff thoroughly analyzed all of the comments and made adjustment to the proposed overlay to reflect the sentiment of the community. The resulting overlay was then turned over the CPD staff for formal drafting and presentation to the Planning Board and City Council.

All of this is shared with you to demonstrate the efforts that the HHNA has taken over this more that 3-year process to ensure that our entire community was kept involved and informed and to incorporate their opinions and feed back into the final product. It is with confidence that the Board of Directors of the Harkness Heights Neighborhood Association supports the approval of this zoning application by a vote of 10 in favor, 0 against, and 1 abstention.

Johnson, Brad - CPD City Planner Senior

From: Greg Benchwick <gbenchwick@gmail.com>
Sent: Sunday, January 17, 2021 11:11 AM
To: Johnson, Brad - CPD City Planner Senior; Sandoval, Amanda P. - CC Member District 1 Denver City Council
Subject: [EXTERNAL] Opposition to Harkness Heights Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brad and Amanda,

I wanted to express my strong opposition to the short sighted Harkness Heights rezoning application. As a resident in Harkness Heights I find this to be a gross overreach of government control. It will do very little to actually preserve the historic homes of our district and will impede growth. My home is a 1906 half story brick house. This was built as a kit home from the Sears catalogue. Hardly the architectural gem that these types of overlays seek to preserve. I believe the current zoning is sufficient in protecting the character of this neighborhood. Given most houses cost over \$600k. It's economically impossible to do scrapes in this neighborhood. For people that own their homes already I believe it's our right as Coloradoans and Americans to determine what we build within existing zoning limitations. Turn down this useless and Un American application. It's not what our neighborhood wants or needs.

Kind regards
Greg Benchwick
Denver voter and taxpayer.

--

Greg Benchwick

[303.717.7502](tel:303.717.7502)

[Portfolio & Resume](#) | [LinkedIn Profile & Recommendations](#)

[**Twitter@greentravels**](#)

[Twitter@GregBenchwick](#)

[Instagram@gregbenchwick](#)

From: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
To: [Rebecca Caldwell](#)
Cc: [Johnson, Brad - CPD City Planner Senior](#); [Grunditz, Naomi R. - CC City Council Aide District 1](#)
Subject: RE: [EXTERNAL] Letter of support - overlay
Date: Tuesday, December 8, 2020 12:25:48 PM

Hello Rebecca,

Thank you for providing this letter of support. We will make sure it is added to the application as it moves forward. It has been an honor and privilege working on behalf of Harkness Heights on such an important project.

Take care and Happy Holidays.

Councilwoman Sandoval

From: Rebecca Caldwell <becksterdenver@gmail.com>
Sent: Monday, December 7, 2020 12:42 PM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council
<Amanda.Sandoval@denvergov.org>
Subject: [EXTERNAL] Letter of support - overlay

Dear Councilperson Sandoval -

I'm writing to express my support for the zoning overlay being proposed for Harkness Heights. I've lived in Harkness Heights since 1998 and have been very involved with our neighborhood association since I've lived here. I served one term as president of the association. My husband, Travis has also served one term as president. We are extremely invested in Harkness Heights and love living in and raising our family in our neighborhood, and in the greater North Denver community as well.

I have attended several of the overlay meetings that your office has conducted and am quite familiar with the process and the current, final state of the overlay plan. I am completely in support of the overlay and am excited for the stability and additional guidelines it will bring to Harkness Heights.

I also wanted to thank you and your office staff for the hours upon hours you have all spent working on this project. The whole process has been extremely professional. I'm especially impressed with the outreach that was done.

Thank you again and take care,

Rebecca Caldwell
4255 Knox Ct
Denver, CO 80211

Dear Members of the Denver Planning Board:

As a resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it grows.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. While we've changed and grown over the years, the historic visual character and a strong sense of place has lasted through the ages.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

Our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood. Thank you in advance for your support of this rezoning.

Sincerely,

Sandy Mazarakis
4250 Grove Street
Denver, CO 80211

To Members of The Denver Planning Board and any other interested party,

This letter is being submitted to affirm my full support for the Bungalow Conservation Overlay (CO-6) to be approved for Harkness Heights (HH). As one of the newer residents to purchase a home in HH, my time as owner has been less than many of my neighbors, my husband and I purchased our home July 2019. Although the time I have lived here has been shorter than most, the love for the area, neighbors, character and charm runs deeply in my veins. My husband and I looked at nearly 120 homes before deciding our home at 4275 Knox Ct was the perfect fit us. If that seems like a lot of homes, it is. I am Realtor by profession so the only person I had to bug for showings was my husband to come tag along. I am a gardener/urban farmer by passion and when we saw the photos of the home online, I assumed this would be a contender for our next home. It wasn't until I walked around the back of the home to see the side yard that I knew this was going to be our new home. I ripped up over 800 SQ Ft of grass to grow a vegetable garden. Last summer was the first year and it was so wildly successful. My point to rambling about my home is to share some insight into how much I love this home, this land and this area.

It was about 8 months after we moved in when I first heard about the overlay. I was also told the neighborhood association had already been working on it for 3 years! I went to one of the townhalls in the beginning of March. I listened to the discussions about why most approved and why few opposed. After the meeting I knew I wanted to get more involved, so I asked to be a part of the task force. As a Colorado native, I have so much pride for this state. As developers have moved into certain areas in the city, some of those areas have become even more unaffordable. This overlay will ensure homes are kept in scale with existing homes. I so appreciate the goal of keeping the charm and character in this area by promoting front porches where we can chat as our neighbors walk by, allowing more building room for pitched roofs, and for smaller footprints on the land. I am one of the owners with a lot over 9000 Sq Ft, which I believe less than 20 are. I did not buy this house to tear it down to build a larger one. I bought it to appreciate the charm, the use the land to grow food for bees and food for humans.

I wrote this letter to touch on the more personal side of this proposed overlay. This overlay also goes right along with Denver's Comprehensive Plan 2040 to strive to reuse of existing buildings, keep the smaller and more affordable homes and maintain the character and charm in so many Denver areas. We are all real homeowners with real concerns in maintaining the charm, architectural integrity

of this beautiful neighborhood and hope to see it look this way in another 100 years. The residents in Harkness Heights know what a treasure this area is, and we hope you will support this overlay to help ensure it stays the treasure it is.

Thank you for your time and I truly appreciate your work as part of the board to keep Denver the amazing city it is!

Sincerely and with deep gratitude,

Amber Kraska

4275 Knox Ct.

18 January 2021

Dear Members of the Denver Planning Board:

As 35-year residents of the Harkness Heights neighborhood, we are writing in support of rezoning application No. 20201-00099, the Bungalow Conservation Overlay (CO-6) as it will apply to Harkness Heights (HH). We believe the measure will encourage and preserve much of the character that influenced our decision to move to HH and live here these many years.

It is inevitable that as a neighborhood ages, but becomes more and more attractive as residential real estate, owners will want to remodel and/or reconstruct the housing stock. We have observed this eventuality in other Denver neighborhoods and have mixed feelings about the results. On the one hand, outdated or dilapidated buildings are replaced with new. On the other, modern building methods and architecture often result in houses out of scale with their neighbors in a mish-mash of styles, frequently using low quality materials. We feel that broad and unrestrained zoning and building rules dilute the character and communal spirit that develops organically in older, stable neighborhoods. The proposed Overlay promotes the reuse of existing houses, encourages conservation of distinctive features of HH, and seeks to preserve neighborhood character and pride.

We completed a remodel/addition in 2016 that significantly increased the size of our 1930's bungalow and we consciously did it in a way that fits with the neighborhood character and would also likely fit within the parameters of the proposed Overlay. Our experience shows it can be done without difficulty.

The Harkness Heights Neighborhood Association has been in existence for 30 years and has always been well-supported by its residents. The three-year effort by our 25-member task force and the ongoing involvement of the 300-plus property owners in advancing this proposal is solid. We are proud to be part of the task force and the Harkness Heights neighborhood that supports this rezoning request. We encourage you to approve it.

Sincerely,

Steve and Brandie Baumann
4170 Julian Street
Denver, CO 80211

January 10, 2021

To: brad.johnson2@denvergov.org

cc: districtone@denvergov.org

Re: Harkness Heights Rezoning Application #20201-00099
Bungalow Conservation Overlay (CO-6)

Dear Members of the Denver Planning Board:

My husband and I have lived in Harkness Heights for 22 years. We are in full support of the rezoning application #20201-00099, Bungalow Conservation Overlay (CO-6), for our neighborhood. By implementing this overlay, we feel that the historic character of Harkness Heights will be maintained, complimenting the unique architecture which dates from the early 1900s. We are a small 16-block neighborhood within the Berkley neighborhood, and for many years have maintained our unique character, including bungalows with raised basements, front porches and pitched roofs. The architecture doesn't just project a feeling of charm, but also encourages interaction between neighbors and a strong community.

Not only does the Bungalow Conservation Overlay help preserve the character of Harkness Heights, it also complies with the Denver Comprehensive Plan 2040 by incentivizing the reuse of existing buildings and conservation of smaller more affordable homes. The Overlay speaks directly to the Blueprint Denver language to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

For the past three years, the Harkness Heights Neighborhood Association has worked diligently to engage its neighbors and members in the process of envisioning, drafting and finalizing the proposed Overlay. We thank you in advance for your support of the Overlay which will help preserve our beautiful and historic neighborhood.

Sincerely,

Chandler Romeo & Reed Weimer
4185 Hooker Street

January 15, 2021

Dear Members of the Denver Planning Board:

As a resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it grows.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. While we've changed and grown over the years, the historic visual character and a strong sense of place has lasted through the ages.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

Our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood. We were drawn to this neighborhood ten years ago for its historic elements, scale and architecture. We have grown to love this neighborhood for its sense of community, caring of our neighbors and pride in this very special part of our city.

Thank you in advance for your support of this rezoning.

Sincerely,

Joan L. Mobley, Owner
4191 Irving Street
Denver, CO 80211

Johnson, Brad - CPD City Planner Senior

From: Karen Taylor <karentaylorphd@gmail.com>
Sent: Friday, January 8, 2021 11:13 AM
To: Johnson, Brad - CPD City Planner Senior
Subject: [EXTERNAL] Supporting Harkness Heights Overlay

Dear Members of the Denver Planning Board,

As a resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it grows.

I moved to the Harkness Heights (HH) neighborhood in 1988 and shortly afterwards HH registered as a neighborhood association. I've been an active member of Inter Neighborhood Cooperation serving as a delegate of HHNA since the late 1980's. We have a terrific and active neighborhood, and a great deal of support to retain the character of our neighborhood. So much of the area is changing so quickly, streets with boxy architecture are erasing the beauty of the original bungalow design. We are hoping these small changes to the zoning will help protect our neighborhood's character.

As an originating member of the overlay design group, I am more than pleased with the work being submitted to you for approval. It's been over three years in the making. A testament that a neighborhoods voice can, and will, be listened to by the city. We are very grateful for Amanda Sandoval who has been amazing working with us to achieve our goal of rezoning this small area of Northwest Denver.

Thank you in advance for your support of this rezoning.

Sincerely,

Karen P. Taylor, Ph.D
4102 King Street
Denver, CO 80211

Johnson, Brad - CPD City Planner Senior

From: Chamberlain Cheryl <chambs@4edisp.net>
Sent: Sunday, January 17, 2021 7:06 AM
To: Johnson, Brad - CPD City Planner Senior
Cc: District 1 Comments
Subject: [EXTERNAL] Harkness Heights Conservation Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

January 17, 2021

Dear Members of the Denver Planning Board:

As a resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that Harkness Heights retains its historic bungalow character as it grows.

The overlay promotes city-wide goals outlined in both the Denver Comprehensive Plan 2040 and Blueprint Denver by encouraging reuse of existing buildings and retaining existing neighborhood character.

As a member of the Harkness Heights Zoning Overlay task force I have watched this proposal take shape and been pleased to see very solid neighborhood support form behind it. A series of four community meetings were held where the proposed overlay was explained and where community members weighed in with their views and preferences. In addition, a rigorous door-to-door canvass was conducted encouraging property owners to respond to the specific provisions of the overlay as it neared completion. The responses to this outreach were used to modify the overlay in accordance with the views of property owners. In the end, the final draft has very strong community support.

I urge the Planning Board to approve rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood without further revision and forward it on to the next step in the process of final adoption.

Thank you,

Keith and Cheryl Chamberlain

4145 King Street

Denver, CO 80211

Johnson, Brad - CPD City Planner Senior

From: Mollie O'Brien <mobvox@msn.com>
Sent: Monday, January 18, 2021 12:46 PM
To: Johnson, Brad - CPD City Planner Senior
Cc: District 1 Comments
Subject: [EXTERNAL] Rezoning application #2020I-00099

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Denver Planning Board:

As residents of Harkness Heights, we are writing to voice our support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that Harkness Heights retains its historic bungalow character as it grows.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. While we've changed and grown over the years, the historic visual character and a strong sense of place has lasted through the ages.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

Our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood. Thank you in advance for your support of this rezoning

Sincerely,

Rich and Mollie Moore
4221 Irving Street
Denver, CO 80211

From: [P.L](#)
To: [Johnson, Brad - CPD City Planner Senior](#)
Cc: [District 1 Comments](#)
Subject: [EXTERNAL] My support for rezoning application #2020I-00099
Date: Friday, January 1, 2021 4:07:35 PM

Dear Members of the Denver Planning Board:

I have been an owner-resident of Harkness Heights for over 40 years. When my husband and I bought our house in February 1980, we appreciated the styles and sizes of the houses. We did not have much money, but we could afford to buy our house, just barely. As other houses were put up for sale and then bought, we loved seeing new owners with children moving into the neighborhood. I believe that the city and its schools were being renewed as more families found Denver to be an inclusive, affordable place to live.

I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it evolves.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood with a consistent pattern of modestly sized 1- to 2-story bungalows and with some other house styles mixed in. Most homes have projecting front porches, pitched roofs and small footprints. These are not cookie cutter structures but rather homes that express the personalities of the original builders and subsequent owners. While our neighborhood has changed and has had in-fill over the years, the visual character and the sense of place has lasted through the years that we have been resident.

I have participated for almost three years in the Harkness Heights Neighborhood Association committee that developed the Bungalow Conservation Overlay. The overlay promotes city-wide goals that are laid out in the Denver Comprehensive Plan 2040. These goals encourage the reuse of existing buildings to conserve smaller, more affordable homes, and to preserve community character. This overlay embodies the policy in Blueprint Denver to “use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character” (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

The Harkness Heights Neighborhood Association has existed for over 30 years. We are a very active and engaged community. HHNA has worked for more than three years on this overlay to protect the integrity and character of our cherished neighborhood.

Thank you in advance for your support of this rezoning.

Sincerely,

Peggy A. Lentz
4223 King Street, Denver, CO 80211

Dear Members of the Denver Planning Board:

As an 18-year resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character into the future as it grows.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. While the neighborhood has changed and grown over the years, the historic visual character and a strong sense of place has lasted through the ages.

I do not want to see Harkness Heights become another neighborhood in northwest Denver with 3-story rectangular houses or other styles that do not fit in with architectural history of our existing homes. Many of the new homeowners in the neighborhood have specifically said that they bought a home in Harkness Heights because of the architectural character of the neighborhood.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to “use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character” (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

Our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood. Thank you in advance for your support of this rezoning.

Sincerely,

Nancy J. Bauch
4176 Julian St, Harkness Heights

Dear Members of the Denver Planning Board:

As a resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it grows.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. While we've changed and grown over the years, the historic visual character and a strong sense of place has lasted through the ages.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

Our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood. Thank you in advance for your support of this rezoning.

Again, I whole-heartedly support the Harkness Heights Bungalow Conservation Overlay, acknowledging that this zoning change leads to "conservation," not strict "preservation." As such it helps our neighborhood maintain its historic character as a Residential Denver Neighborhood, without the limitations of designations that indeed apply broad limitations to what homeowners can and cannot do with their property.

Sincerely,

Neil Burris
4250 Grove Street
Denver, CO 80211

Johnson, Brad - CPD City Planner Senior

From: Reed Weimer <reedweimer@me.com>
Sent: Sunday, January 24, 2021 7:12 PM
To: Johnson, Brad - CPD City Planner Senior; District 1 Comments
Subject: [EXTERNAL] Harkness Heights Bungalow Conservation Overlay

To Whom it May Concern,

I am a resident of the Harkness Heights neighborhood and I am in favor of and support the Harkness Heights Bungalow Conservation Overlay.

Thank you,

Reed Weimer
4185 Hooker Street
Denver, CO
80211
720-234-6618

Johnson, Brad - CPD City Planner Senior

From: Robert Raleigh <pianoguy56@msn.com>
Sent: Thursday, January 14, 2021 11:47 AM
To: Johnson, Brad - CPD City Planner Senior
Cc: District 1 Comments
Subject: [EXTERNAL] Rezoning Application for Harkness Heights/Bungalow Overlay

Dear Members of the Denver Planning Board:

As a resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it grows.

Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. While we've changed and grown over the years, the historic visual character and a strong sense of place has lasted through the ages.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

Our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood. Thank you in advance for your support of this rezoning.

Sincerely,

Robert Allen Raleigh
4180KnoxCourt
Denver80211

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Johnson, Brad - CPD City Planner Senior

From: Roberta Andersen <roand4270@cs.com>
Sent: Tuesday, January 19, 2021 12:15 PM
To: Johnson, Brad - CPD City Planner Senior
Cc: District 1 Comments; tommobley@mac.com; Roberta Andersen
Subject: [EXTERNAL] Letter of Support Bungalow Conservation Overlay(CO-6)

Follow Up Flag: Follow up
Flag Status: Flagged

January 19, 2021

Dear Members of the Denver Planning Board:

Within Harkness Heights, I wear two hats, one President of the Neighborhood Association and secondly the one in which I identify the most is long term resident. My parents bought the home at 4264 Irving Street in 1956. I along with my 3 siblings we were raised in the home and the neighborhood. We all attended the local schools and neighborhood church. Back then Harkness Heights was full of families, many with anywhere from 4-8 children. (Yes, many children in these smaller homes.) We all knew and grew up together, and the neighbors all watched out for each other. After graduating from college and some time spent out of state, I moved back to Denver, and this neighborhood. I have such fond memories of my childhood and wanted to raise my family in the same environment. My mother continued to live in the house on Irving until her death and subsequently my brother purchased a home in the neighborhood as well.

The reason I bring this up is to show that Harkness Heights has not really changed that much in the last 60 years. We are still a strong cohesive neighborhood, with many couples and young families moving into the neighborhood that want a strong sense of community. My son, and his family now live with my husband and me. My granddaughters attend the neighborhood school and we have over 10 children on our block alone. The children all play with one another, neighbors know and converse with each other, we borrow tools, host neighborhood dinners and outside movie nights, shovel each other's walks and again watch out for each other just like when I was growing up.

With this all being said I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic Craftsman Bungalow characteristics. Harkness Heights, originally founded in 1903, is a unique, 16-block neighborhood within Berkeley with a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints.

While we have changed and grown over the years, the historic visual character and a strong sense of community has not. New residents purchasing homes in Harkness Heights move here because of our uniqueness and charm and we still retain our small neighborhood community. The homes are all similar in size and style, yet they all have their own sense of character, unlike many of the newer builds in the surrounding area that are out of character for their neighborhood due their size and architectural style.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to "use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character" (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

I would like to thank the members of our Overlay Task Force, Neighborhood Association, Councilwoman's Sandoval's Office and Planning Board who have worked so diligently to bring this Overlay to this point. Initially I was not part of the Overlay Task Force that started this endeavor over 3 years ago, but as I became more involved, I realized how critical it was to preserve the homes, neighborhood, and community that I have always called home, to pass on to future generations.

Thank you in advance for your support of this rezoning.

Please confirm receipt of this letter.

Sincerely,

Roberta Andersen
4270 Knox Ct
Denver CO 80211
720-244-0865

Johnson, Brad - CPD City Planner Senior

From: Roland Leppke <roland@xumacom.com>
Sent: Friday, January 8, 2021 12:07 PM
To: Johnson, Brad - CPD City Planner Senior; District 1 Comments
Subject: [EXTERNAL] HarknessHeightsOverlay

Greetings.

I am writing to voice my support for the Harkness Heights Overlay (AKA Bungalow Conservation Overlay).

I have been involved in the initial planning of these changes and now wholeheartedly give my support to the new guidelines.

Thank you for your time.

Roland Leppke
4180 Irving Street
Harkness Heights
Denver, CO 80211

ROLAND LEPPEK
PARTNER

office / 303.770.6754
cell / 303.881.0982
web / XUMACOM.COM

XUMA

Johnson, Brad - CPD City Planner Senior

From: Susan Broncucia <susanleeb@gmail.com>
Sent: Wednesday, January 20, 2021 1:54 PM
To: Johnson, Brad - CPD City Planner Senior
Cc: District 1 Comments
Subject: [EXTERNAL] rezoning application #2020I-00099

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Denver Planning Board:

As a northwest Denver native and a 30 year resident of Harkness Heights, I am writing to voice my support for rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that Harkness Heights retains its historic bungalow character and enables residents to relax on their front porches, in their gardens, and to get to know their neighbors in a safe setting.

Without the help of the city, the smaller homes in surrounding neighborhoods are increasingly overshadowed by the expensive, looming structures that extend almost from property line to property line.

My sincere request is that you give this application your thoughtful consideration in the interest of Harkness Heights and those in Denver that love small houses in a charming, and friendly, walkable, neighborhood.

Sincerely,

**Susan Broncucia
4120 Irving St.
Denver Co 80211
303 882 5904**

To: Denver Planning Board
From: Tom Mobley
Re: Rezoning application 2020I-00099
Date: January 18, 2021

As a resident of Harkness Heights, I am writing in support of rezoning application #2020I-00099 to apply the Bungalow Conservation Overlay (CO-6) to the Harkness Heights neighborhood. This overlay will ensure that the Harkness Heights retains its historic bungalow character as it continues to grow and thrive.

My wife and I moved away from Denver in 1992 for employment opportunities. In 2011 upon retirement we relocated back to Denver and knew we wanted to find an individual vintage house in Northwest Denver and quickly discovered Harkness Heights. We fell in love with its sense of community and small neighborhood feel and as a result purchased and moved into a wonderful 1923 craftsman bungalow of which we were only the third owner.

We appreciated this enclave of mostly well preserved craftsman bungalows but with a wonderful assortment of other architectural styles. We could see at that time the beginning of newer construction in nearby neighborhoods that was changing their character. Unfortunately this new development quickly accelerated resulting in teardowns and replacement with homes dramatically out of character in these wonderful older neighborhoods. Harkness Heights appeared to be an island in the middle of this sea of dramatic change in Northwest Denver. New families moving into HH commented that they were also attracted to its sense of character and community. Mostly we have been spared the rush to build new out of character and context homes experienced nearby.

The Bungalow Conservation Overlay promotes city-wide goals in Denver Comprehensive Plan 2040 to incentivize the reuse of existing buildings, conserve smaller, more affordable homes, and preserve community character. The overlay directly follows policy in Blueprint Denver to “use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character” (Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B).

With the enthusiastic support and involvement of Council Members Rafael Espinoza and Amanda Sandoval and the City’s Department of Community Development and Planning, our very active and engaged community association, the Harkness Heights Neighborhood Association, has worked for more than 3 years on this overlay to protect the integrity and character of our treasured neighborhood.

Thank you in advance for your support of this rezoning.

Sincerely,

Tom Mobley
4191 Irving
Denver, Colorado 80211

From: noreply@fs7.formsite.com on behalf of luisjr@gmail.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13561494
Date: Wednesday, January 27, 2021 8:30:53 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Luis Rodriguez
Address	4275 Knox Ct
City	Denver
State	Colorado
ZIP code	80211
Email	luisjr@gmail.com
Agenda item you are commenting on:	Plan
Plan area/neighborhood	BunBungalow Conservation Overlay CO-6 Zone District
Would you like to express support for or opposition to the project?	Strong support
Your comment:	To whom it may concern,

I own the home at 4275 Knox Ct which is on an above average size 10,000 sq ft lot with what I would call a modest size home for that lot. It is important I share with the members of the planning board that I purposely over paid for our beautiful home because of the neighborhood character I believe this overlay attempts to honor.

The charm is of great value to me and I believe existing and future residents. Certainly others will attempt to convince the board that this overlay will suppress future values and potentially place impediments on future plans they might have. This is the unfortunate situation we are in and the difficult decision we asking you to make. I don't take that ask lightly but I do hope the board will listen to the overwhelming support from the residents and pass this overlay.

This email was sent to planning.board@denvergov.org as a result of a form being completed.
[Click here](#) to report unwanted email.



Johnson, Brad - CPD City Planner Senior

From: Cathy Hanisits <chanisits@q.com>
Sent: Wednesday, January 27, 2021 3:27 PM
To: Johnson, Brad - CPD City Planner Senior
Subject: [EXTERNAL] Overlay of Harkness Heights-Rezoning Application #20201-00099

As a Homeowner in Harkness Heights for 27 years I am in **full** support of the proposed overlay.

I moved here because the houses were small and the neighborhood was old. I always wanted a brick house and I found one In Harkness Heights.

People have realized this is a prime area to live with easy access to downtown and the major Interstates of 70 and 25. However, they want a large suburban house in an historical neighborhood of Denver.

These new homeowners say we should accommodate them. But what about the people who moved here because it was not Suburbia where it's possible to hide from your neighbors and have huge balconies that take way our privacy as well as our sunshine?

Please count me as very favorable to the proposed Rezoning of Harkness Heights.

Thank you,

Catherine Hanisits

chanisits@q.com

4165 Grove St.

Denver, CO 80211

303-458-5508

From: noreply@fs7.formsite.com on behalf of kellyconnelly0@gmail.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13576085
Date: Wednesday, February 3, 2021 9:35:53 AM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Kelly Connelly
Address	4138 Hooker Street
City	Denver
State	Colorado
ZIP code	80211
Email	kellyconnelly0@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	Multiple in the Harkness Heights / Berkeley Neighborhood
Case number	20201-00099
Would you like to express support for or opposition to	Strong opposition

the project?

**Your
comment:**

I live in this affected area. I am highly opposed to any limits beyond what is already in place. Any homeowner should be able to design the home they want to live in without this oversight. This is not a historic neighborhood, and there is no value / benefit to the rezoning for the neighborhood.

This email was sent to planning.board@denvergov.org as a result of a form being completed.
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Landform, Inc.
P.O. Box 9
Evergreen, Colorado
80437-0009

February 3, 2021

RE: Denver Zoning Code – Text Amendment to Establish a new Bungalow Conservation Overlay CO-6 and Official Zoning Map Amendment Proposal #20201-00099, Rezoning for Multiple Properties within Harkness Heights.

Dear Distinguished Denver Planning Board Members:

Allow me to share some details of my education, training and professional experience, in order to underscore the relevance of my opinion of the subject Rezoning, as referenced above.

I am forwarding this **Letter of Support** as the past President (1994-1995) and 29-year resident of the Harkness Heights neighborhood, and as an American Institute of Certified Planners (AICP) practicing professional. I am the Principal of a small Land Planning Consulting firm based in Evergreen, CO, my professional career includes a combined 38-years of both public and private sector experience.

My Bachelor of Science degree in Community and Regional Planning, with an emphasis in Historic Preservation, augmented with a Master of Urban and Regional Planning degree (the latter being from the University of Colorado at Denver) has shaped my affinity for the thoughtful conservation of those places and structures that help Denver retain its historical roots, rich heritage and contribute to making it such a vibrant place to live, including within our very special and unique neighborhood-- **Harkness Heights**.

While I have read, and digested the very well prepared and comprehensive *Staff Report and Recommendation* prepared by Planning Staff (kudos to Brad Johnson, it's author) and while I feel qualified to opine about the technical aspects of the Overlay, I will try to avoid repeating what Planning Staff has already done so capably and/or leave that task to others. Instead, I wish to take this opportunity to simply speak more from my heart and communicate my connection and passion for our little hamlet.

One of my first jobs out of college in Denver was with a cable television engineering firm (the economy and job market prospects in Denver in the early 1980's both were dismal) and my job was to essentially drive the alleys in Denver to create maps for the design of a best-in-class wired/cable TV infrastructure.

While working creating those maps, I was able to explore and experience the numerous nooks-and-crannies of the city that few people likely ever saw, including the city's distinctive architecture and built environment. I became a bit of a nomad with my housing choices-- previously having resided in the Cherry Creek and the Washington Park Neighborhoods-- both sides East and West, including both the North and South sides of W. Alameda Ave. At various times, I have lived in a 4-plex apartment unit a Denver Square, an English Tudor and multiple Bungalow houses.

When I decided to make a more permanent residence choice and looking to settle-in, I had an opportunity to tour Northwest Denver with a lifelong resident. I was immediately enchanted by the elevated location perched above the city having both city and mountain views, the largely intact, well-appointed predominately Bungalow homes with front porches (many with swings) facing tree-lined streets— I knew that I found my forever place.

I was so taken by this neighborhood that I made an offer on the second house I viewed, without ever stepping in the home (it was not yet officially listed and was held by a Bank Trust). What I really was buying was a neighborhood-- knowing that I could tweak the house, but not its geographical context. I vividly recall driving around the residence and through the service alley and seeing kids playing and quickly realized the area's potential. I stopped to talk with an elderly neighbor (who happened to be in the alley) and that conversation was icing on the cake. I had discovered that **Harkness Heights** was rich in both its architectural heritage and the diversity of the people that resided there—it was a real neighborhood.

Your voluntary participation on this Board is indicative that each of you has that same desire, emotion or spark, in working to retain those things that help make our local communities special. And that is precisely why I am writing you today.

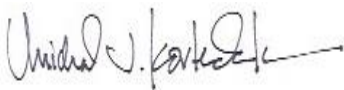
As a 3-year member of the Overlay Task Force (having participated since its inception) I am excited to finally be at this point in the Public Hearing process. While I personally was in favor of a few of the design items that fell short of reaching consensus (e.g. graduated heights within the front, middle and rear zones, etc.) I join the majority of my neighbors in celebrating the many successful criteria, standards and design elements that remain, that will help Harkness Heights retain and conserve those very things that make our built environment so special—(refer to Staff Comments page 10, for Proposed Zoning specifics).

Notwithstanding the forgoing, I am sensitive to the wishes of those neighbors who desire more flexibility and less regulation with respect to their overall housing options and it is my hope that these neighbors feel like their voices and concerns were heard as the Task Force re-aligned and re-tooled parts of the Overlay criteria to address their wishes. I made it a point to personally speak with those individuals early in the process to ensure that we had a solid understanding about their concern(s), with the hope of working toward a possible compromise.

In closing, it is my hope that you find favor with both the work that we collectively have done and that the resulting proposed Bungalow Conservation Overlay be endorsed as proposed. I hope that when we all look back at this effort, it will have successfully achieved the intended results in helping conserve a very special neighborhood with a sense of identity and place in a rapidly changing city.

Thank you again for this opportunity to provide comment.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael J. Kortendick", with a long horizontal flourish extending to the right.

Michael J. Kortendick, A.I.C.P