



TO: Denver City Council
FROM: Kyle A. Dalton, AICP, Principal City Planner
DATE: November 17, 2016
RE: (A) Denver Zoning Code – Text Amendment #10 to create a Krisana Park Conservation Overlay District, CO-5.
 (B) Denver Zoning Code – Map Amendment for rezoning from S-SU-D to S-SU-D CO-5.
 (Case# 2016I-00081)

I. Summary and Purpose

A. *Text Amendment*

Councilmember Paul Kashmann is sponsoring a text amendment to the Denver Zoning Code to create a new conservation overlay for the Krisana Park neighborhood.

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.”

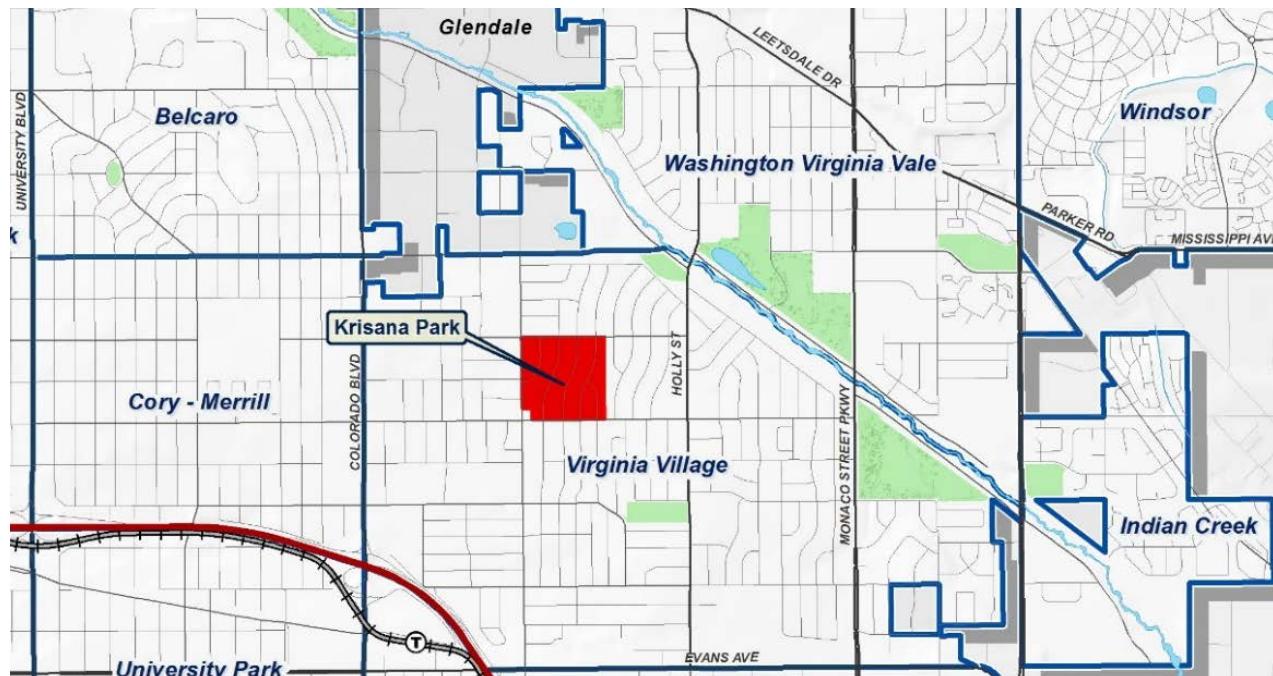
The proposed Krisana Park Conservation Overlay, CO-5, Denver Zoning Code text amendment is intended to conserve the Krisana Park neighborhood which has distinctive features worthy of retention and enhancement as described below. If approved by City Council, the conservation overlay district will modify underlying zone district building form standards by reducing the allowed building height, changing the applicable bulk planes, establishing a maximum roof pitch, reducing rear setbacks to encourage sensitive placement of single-story additions, and prohibiting rooftop decks. A summary of the proposed text amendment is provided in the following table (continues on the next page). See the attached draft text amendment for the full proposed language and illustrative graphics.

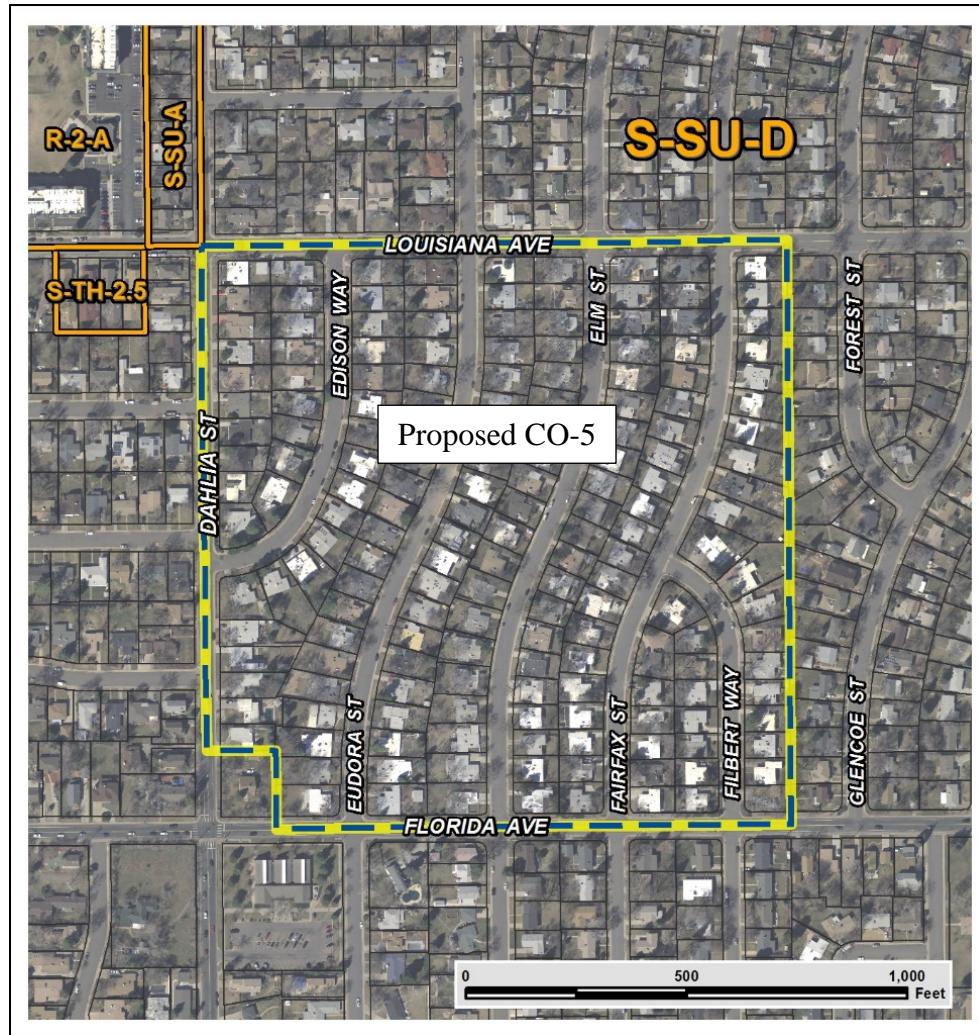
Summary of Denver Zoning Code Text Amendment Located in Division 9.4.3.4 – Conservation Overlay Districts Established	
Existing S-SU-D zone district	Proposed New Conservation Overlay Text
2.5 stories maximum building height	1.5 stories maximum building height
30' maximum building height, can be increased up to 35' on wider zone lots	18' maximum building height regardless of zone lot width
Bulk plane height starts at 10' at the zone lot line at a slope of 1:1	<p>Two bulk planes are established:</p> <ul style="list-style-type: none"> • In the rear 50% of the zone lot, bulk plane height is increased to 14' at the side zone lot line • In the front 50% of the zone lot, bulk plane height starts at 10' at the side zone lot line

Summary of Denver Zoning Code Text Amendment Located in Division 9.4.3.4 – Conservation Overlay Districts Established	
Existing S-SU-D zone district	Proposed New Conservation Overlay Text
	<ul style="list-style-type: none"> • In both the front and rear, bulk plane slope is reduced to 3:12
20' Rear setback	15' Rear setback
Rooftop and/or second story decks are allowed in the front 65% of the zone lot	Rooftop and/or second story decks are prohibited
Base planes are set for the front 65% of the zone lot and the rear 35% of the zone lot in the rules of measurement	Base planes are set for the front 50% of the zone lot and the rear 50% of the zone lot in order to align with the revised bulk planes above

B. Map Amendment

Councilmember Paul Kashmann is also sponsoring a map amendment to map the proposed CO-5, rezoning S-SU-D to S-SU-D CO-5 within the Krisana Park area of the Virginia Village statistical neighborhood. If the map amendment is approved, the new CO-5 zone district standards would apply. All other standards of the S-SU-D zone district that are not specifically addressed by the conservation overlay district will remain in effect.





II. Existing and Surrounding Context

The area to be rezoned contains 176 properties that are generally bounded by Dahlia Street, Florida Avenue, Louisiana Avenue, and the east sides of Filbert Way and Fairfax Street. A Craftsman style single unit residence at 4801 E. Florida Ave., known locally as the farm house, was built decades before the rest of the neighborhood developed and is therefore excluded from the overlay district boundaries. The entire area to be rezoned is composed of single unit residential primary land uses. The area is currently zoned S-SU-D, or Suburban Neighborhood Context, Single Unit, with a minimum zone lot size of 6,000 square feet.

Krisana Park was developed by a single builder in the mid-1950s. The street pattern is curvilinear with no alleys. Lot sizes vary but are generally at least 60 feet wide by 100 feet deep. A handful of second-story additions have been built, some out of character with the predominant low-profile roof form, but the vast majority of houses maintain the single-story horizontal emphasis of the original mid-century modern development. There are few detached accessory structures. Rooftop decks are uncommon. Ample private outdoor space is emphasized in both the lanais that were typical of the original floor plans and

private fenced rear yards as well as large open front yards.

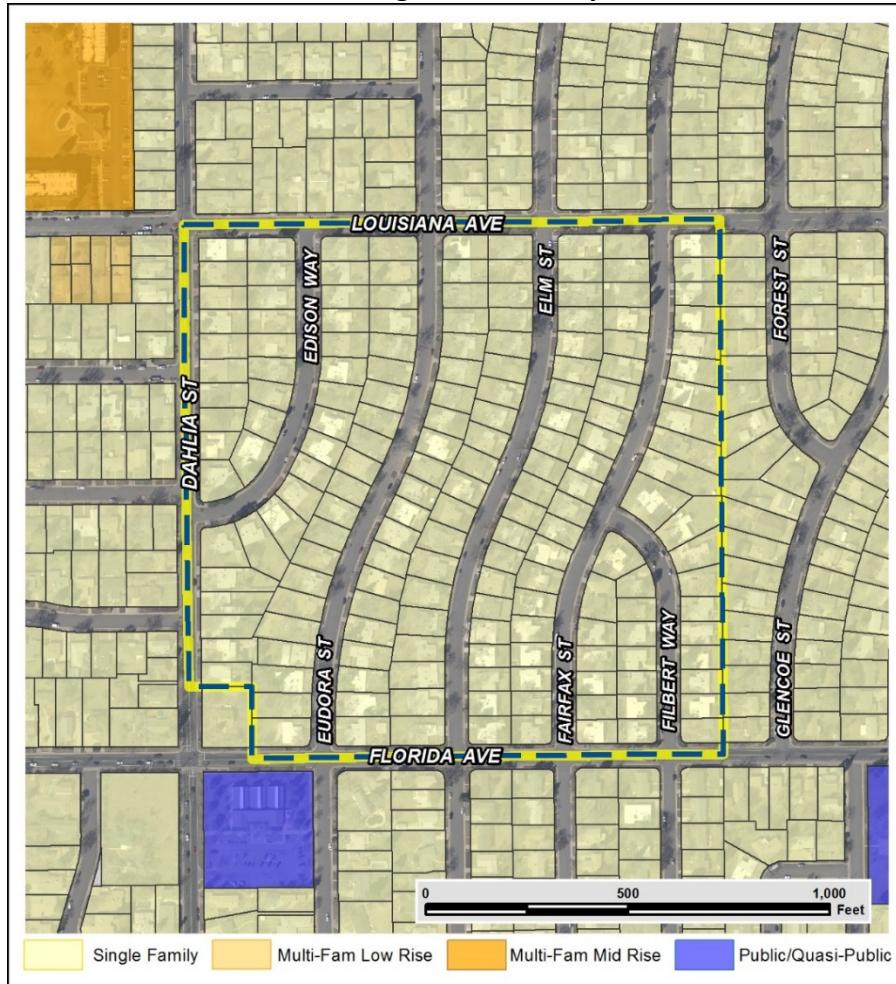
Photographs of typical Krisana Park houses



The following table summarizes the existing zoning, land use, building forms, and block and street patterns for the rezoning area and surroundings.

	Existing Zoning	Existing Land Use	Building Form	Block and Street Pattern
Site	S-SU-D	Low density single unit residential	Mostly one-story and occasional two-story single unit residences with primary street setbacks of at least twenty feet and attached carports or garages	Modified grid and curvilinear street with long blocks and no alleys.
North	S-SU-D	Low density single unit residential	Mostly one-story and occasional two-story single unit residences with attached street-facing garages	
South	S-SU-D	Low density single unit residential	Mostly one-story single unit residences with attached street-facing garages; library branch	
East	S-SU-D	Low density single unit residential	Mostly one-story single unit residences with attached street-facing garages	
West	S-SU-D (S-TH-2.5 and S-SU-A to the northwest)	Low density single unit residential	One- and two-story single unit residences with street-facing garages and consistent primary street setbacks. One-story townhomes and five-story apartments located one-half block to the northwest.	

Existing Land Use Map



III. Public Process

Below is a summary of the public process for these amendments.

March 4, 2015	The neighborhood resident proponents held a pre-application meeting with CPD regarding a conservation overlay for the 1300 block of South Edison Way.
2015-2016	Additional discussions took place with proponents, neighbors, CPD, and Council offices. Further detail is found in the proponents' proposal attached to this staff report.
March 15, 2016	Resident proponents hosted a meeting on S. Edison Way to present and seek input on the proposed overlay with CPD and Council District 6.
March-April 2016	At the encouragement of CPD, proponents expanded the proposed area to include all of Krisana Park and canvassed the neighborhood for support.
April 7, 2016	Resident proponents invited all in the broader Krisana Park neighborhood to attend a meeting to present and seek input on the proposed overlay with CPD and Council District 6.
June 16, 2016	Denver City Member Paul Kashmann formally initiated the proposed text amendment, which cannot be initiated by private parties.
June – July 2016	CPD drafted proposed conservation overlay language based upon the neighborhood proposal.
July 19, 2016	CPD met in Krisana Park with residents and Council District 6 to discuss and refine initial zoning text.
July 23, 2016	CPD, resident proponents, and Councilmember Kashmann presented a summary of the amendments to the Inter-Neighborhood Cooperation Zoning and Planning committee. The committee voted to support the proposal.
August 19, 2016	Draft DZC text and map amendments were posted to the CPD website for public and City agency review. Email notice was sent to all Registered Neighborhood Organizations (RNOs) with links to the updated draft and summary.
September 2, 2016	Public Notification was sent for the September 21, 2016, Planning Board Public hearing. Notice was emailed to all RNOs and City Councilmembers, and signs were posted in the map amendment area.
September 21, 2016	Planning Board public hearing.
September 26, 2016	Email notice was sent for the October 11, 2016, Land Use, Transportation & Infrastructure Committee meeting to all RNOs and City Councilmembers.
October 11, 2016	Land Use, Transportation & Infrastructure Committee meeting. The bill was moved forward without objection.
October 24, 2016	City Council First Reading. Email notice was sent for the City Council public hearing to all RNOs and City Councilmembers, and signs were posted by October 28.
November 21, 2016	City Council Public Hearing.

As of the date of this staff report, CPD has received 33 public comment emails, all in support of the proposed text and map amendments. In general, the letters support conservation of the unique building form and character of the established neighborhood. No other comments have been received.

IV. Review Criteria and CPD Staff Evaluation

1. Text Amendment and Map Amendment are Consistent with the Conservation Overlay Review Criteria

Section 9.4.3.2.C establishes review criteria for approval of a Conservation Overlay District, which 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 Krisana Park district contains distinctive building features including period of construction, style, height, scale, and mass. The neighborhood was built in the mid- to late 1950s in a California contemporary style. Houses have a horizontal emphasis with one story and typically front-gabled low-pitched roofs. All houses take vehicular access from the street, typically with long driveways into carports though many have been converted to garages. These features set the district apart from surrounding neighborhoods. These distinctive features are described in a Krisana Park Pattern Book published by Historic Denver and are further documented in the neighborhood proponents' proposal attached to this staff report.

The proposed Krisana Park Conservation Overlay district establishes building design standards that ensure additions and new buildings will be more consistent with the existing and distinct building features while still allowing some flexibility for the neighborhood to evolve over time. The reduced building height will keep pop-tops and other additions in better scale with existing houses while allowing some renovation such as split-level redevelopment. To encourage conservation of the building form as viewed from the street, the bulk plane will be higher in the rear 50% of the zone lot, making it easier to build split-level or half-story additions where they will have less impact as viewed from the public realm. The reduced bulk plane slope will help prevent side-gable roof forms, thus maintaining the predominant front-gabled roof form pattern in the neighborhood and lower building heights near side zone lot lines. A maximum roof pitch of 3:12 is established to ensure that roofs built under the new bulk planes do not have a much steeper pitch than existing roofs, which are typically pitched at less than 1:12. The rear setback will be reduced by five feet to allow for some expansion over time, located to the rear where additions will not detract from the consistent street character. Some existing single-story additions in the neighborhood have received rear setback variances from the Board of Adjustment with neighborhood support. This reduced rear setback compensates in part for the reduced maximum building height. To protect privacy and maintain the neighborhood character, rooftop decks will be prohibited.

In addition to the review criteria above, Conservation Overlay Districts are considered zoning text amendments and map amendments and are subject to the review criteria found in Section 12.4.11 and 12.4.10 respectively. Accordingly, CPD analyzed the proposed Krisana Park Conservation Overlay (CO-5) 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.

2. Text Amendment and Map Amendment are Consistent with the City's Adopted Plans

The Text Amendment is consistent with the City's following adopted plans:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

Denver Comprehensive Plan 2000

Altering zoning standards to better recognize the existing character of the neighborhood is consistent with the guidance of Comprehensive Plan 2000 as highlighted below:

“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.” (pg. 60)

“Sustaining excellent urban design requires Denver to use its best legacies to guide the future. While new development need not conform to precise historical or architectural particulars, it must reflect the fine qualities of design and use of materials inherent in Denver’s unique natural setting and urban character. This applies to Downtown, smaller commercial areas, residential neighborhoods, commercial and industrial corridors, and both new construction and rehabilitation.” (pg. 89)

“Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features.” (pg. 98)

“Identify community design and development issues, and target specific concerns with appropriate controls and incentives.” (pg. 98)

“Ensure that the Zoning Code reinforces quality urban design.” (pg. 99)

Blueprint Denver – 2002

The entire map amendment area is designated as Single Family Residential in an Area of Stability.

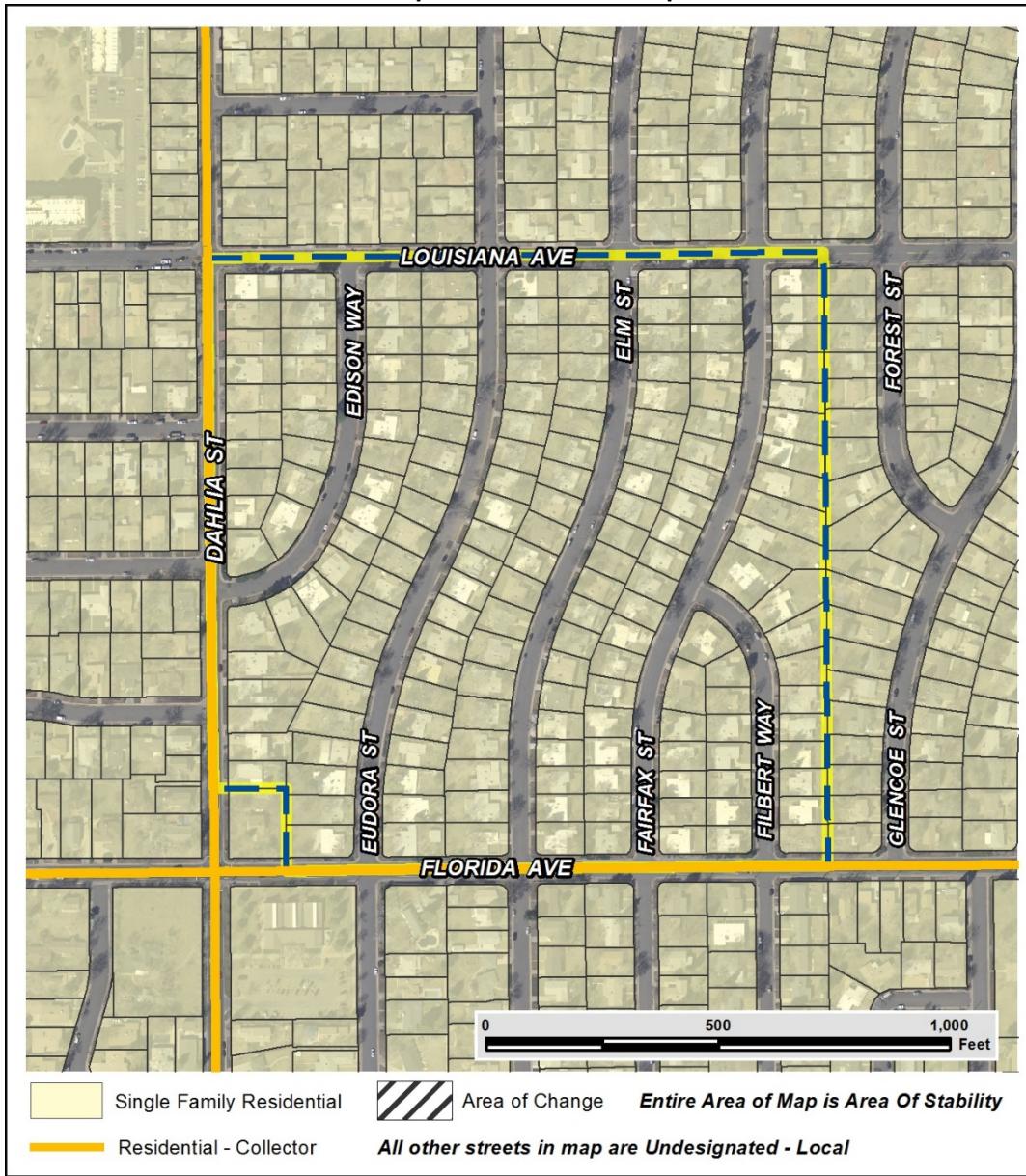
The goal for Areas of Stability is to “identify and maintain the character of an area while accommodating some new development and redevelopment” (pg. 120). The proposed CO-5 alters the underlying zoning to better maintain the character of the area while still accommodating redevelopment that is sensitive to the existing context.

The Single Family Residential land use designation is described as follows in Blueprint Denver: “Neighborhoods of single family houses represent the majority of Denver’s residential areas, particularly those developed after 1900 and especially those built after 1940. Densities are fewer than 10 units per acre, often less than six units per acre neighborhood-wide, and the employment base is significantly smaller than the housing base. Single-family homes are the predominant residential type” (pg. 42). CO-5 does not change the allowed uses of the underlying zone district; single-family homes will remain the predominant residential type.

Streets that pass through Krisana Park are all undesignated local streets in Blueprint Denver. On the perimeter of the neighborhood, Louisiana Avenue is an undesignated local street, and Dahlia Street and Florida Avenue are Residential Collector streets. According to Blueprint Denver, Residential streets are designed to emphasize walking, bicycling and land access over mobility, and tend to be more pedestrian-oriented than commercial streets (pg. 55).

Blueprint Denver also recognizes the need for overlay zone districts stating “this type of zoning can apply to areas where there are similar objectives but where the base zoning varies or where additional standards are needed to reinforce a certain character” (pg. 125). CO-5 introduces additional standards that address height, bulk, and other features that will reinforce the established character specific to Krisana Park.

Blueprint Denver Plan Map



3. Text Amendment and Map Amendment Further the Public Health, Safety and Welfare

This text amendment and map amendment further the public health, safety, and general welfare of Denver residents as they provide for context-sensitive and character reinforcing standards that further stabilize the established neighborhood, and they implement Denver's adopted plans.

4. Text Amendment and Map Amendment Results in Regulations that are Uniform Across the District

This text amendment and map amendment will result in uniform regulations applicable to all new buildings within land mapped CO-5.

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.

V. Planning Board Recommendation

On September 21, 2016, the Denver Planning Board held a combined public hearing on the text amendment and map amendment. All testimony – from area property owners/residents and Historic Denver – was in support of the conservation overlay. Planning Board unanimously recommended approval.

VI. CPD Recommendation

Staff recommends that City Council approve the text amendment and map amendment, finding that the applicable review criteria have been met.

A. *Text Amendment*

Based on the review criteria for conservation overlays and text amendments stated in DZC Sections 9.4.3.2.C (Review Criteria for Approval of Conservation Overlay District) and 12.4.11 (Text Amendment), CPD staff recommends that City Council approve the Krisana Park Conservation Overlay, CO-5, Denver Zoning Code Text Amendment #10.

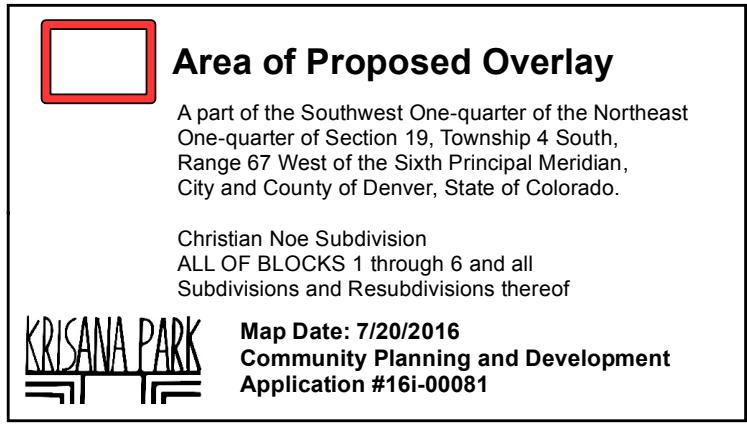
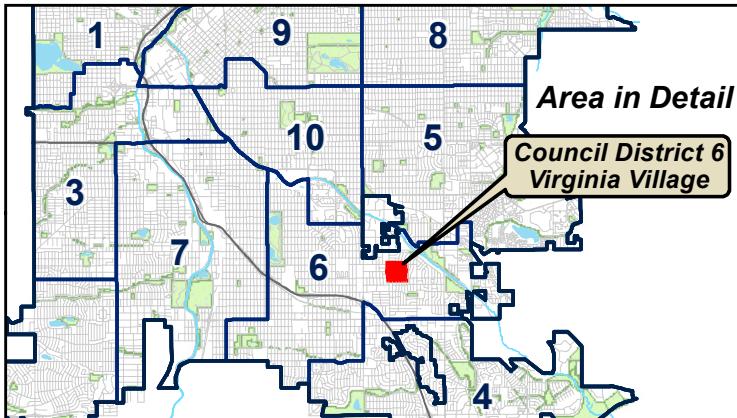
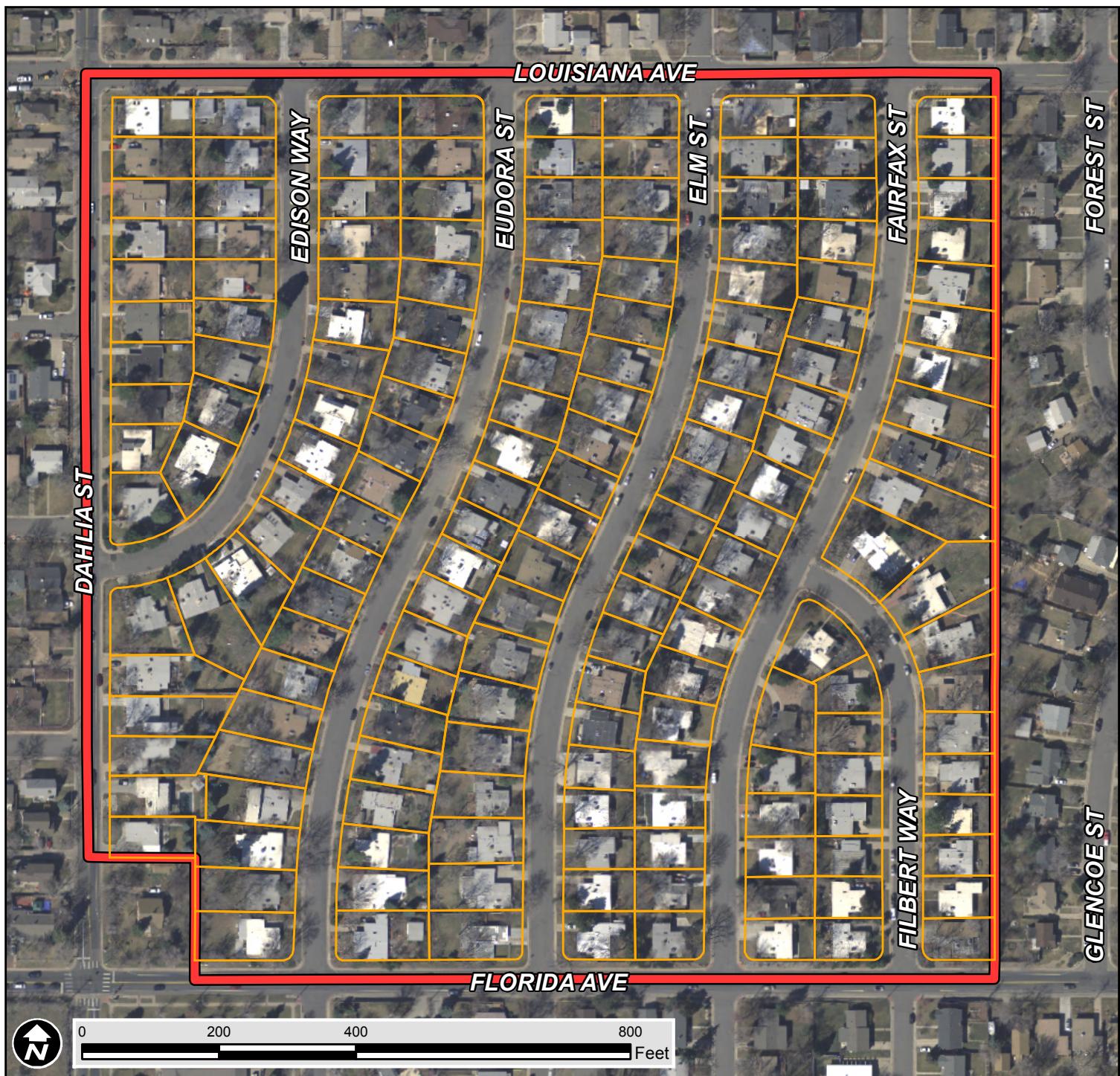
B. *Map Amendment*

Based on the review criteria for conservation overlays and map amendments stated in DZC Sections 9.4.3.2.C (Review Criteria for Approval of Conservation Overlay District) and 12.4.10 (Map Amendment), CPD staff recommends that City Council approve legislative map amendment #2016I-00081, rezoning 1300 through 1450 S. Dahlia St.; the 1300 block of S. Edison Way; the 1300 and 1400 blocks of S. Eudora St., S. Elm St., and S. Fairfax St.; and the 1400 block of S. Filbert Way from S-SU-D to S-SU-D CO-5.

VII. Attachments

1. Redline Draft Krisana Park Conservation Overlay Text Amendment (CO-5)
2. Proposal document prepared by neighborhood proponents
3. 33 public comment emails

Proposed Conservation Overlay District CO-5





Denver Zoning Code Text Amendment #10

Krisana Park Conservation Overlay

REDLINE OF CITY COUNCIL FILING DRAFT 10/20/2016

This document contains the redlined draft for the proposed text amendment to create the Krisana Park Conservation Overlay District, CO-5.

1. Text in red underline is proposed new language.
2. Text in ~~red strikethrough~~ is proposed deleted language.
3. 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 redlined draft. These will be corrected in the final, "clean" version of the text amendment that is filed for adoption by City Council.

Please visit www.DenverGov.org/TextAmendments to:

- Learn more about Text Amendments
- Download a summary of this amendment
- Sign up for email newsletters

Please send any questions or comments to PlanningServices@denvergov.org.

WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:

Written comments received by CPD staff by 12 p.m. (noon) on the Thursday prior to the City Council public hearing will be included in the CPD staff report packet that is distributed to City Council.

Written comments may be emailed to PlanningServices@denvergov.org.

After 12 p.m. (noon) on the Thursday prior to the City Council public hearing and up until 3:00 p.m. on the day of the City Council public hearing, written comments should be emailed to dencc@denvergov.org.

To submit written comments after 3 p.m. on the day of the City Council public hearing, bring copies of written comments to the public hearing and ask the Council Secretary to distribute the comments to the Council.

Notwithstanding the foregoing, in order to provide Council members adequate time to review written comments, members of the public are strongly encouraged to submit their comments prior to the day of the public hearing.

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

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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

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.

2. Zone Lot Standards

a. Zone Lot Size

The minimum zone lot size shall be 5,500 square feet.

b. Zone Lot Width

The minimum zone lot width shall be 50 feet.

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

1. Side Interior Setbacks

a. The minimum side interior setback shall be 0 (zero) feet.

b. Side interior setbacks less than 5 feet may be subject to more restrictive building and fire code review.

9.4.3.10 Krisana Park Conservation Overlay (CO-5)

A. Creation

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

B. Intent

The intent of the Krisana Park Conservation Overlay District is to apply additional building form standards that are consistent with the established character of the Krisana Park neighborhood, while allowing some flexibility consistent with the overall character. The established character of the neighborhood includes single-story or split-level single family houses with low-pitched roof-line profiles and a strong horizontal emphasis, without rooftop decks. Additions are intended to be compatible in scale and proportion with original buildings.



C. Applicability

This Krisana Park Conservation Overlay District shall apply only to those areas designated as CO-5 on the Official Zone Map.

D. Rule of Measurement for Two Base Planes

1. Front Base Plane

The Front Base Plane shall be the base for measuring height in the front 50% of the Zone Lot Depth.

2. Rear Base Plane

The Rear Base Plane shall be the base for measuring height in the rear 50% of the Zone Lot Depth.

E. Primary Building Form Standards Applicable to Suburban House Building Form

1. Height in Stories

The maximum height in stories shall be 1.5 stories.

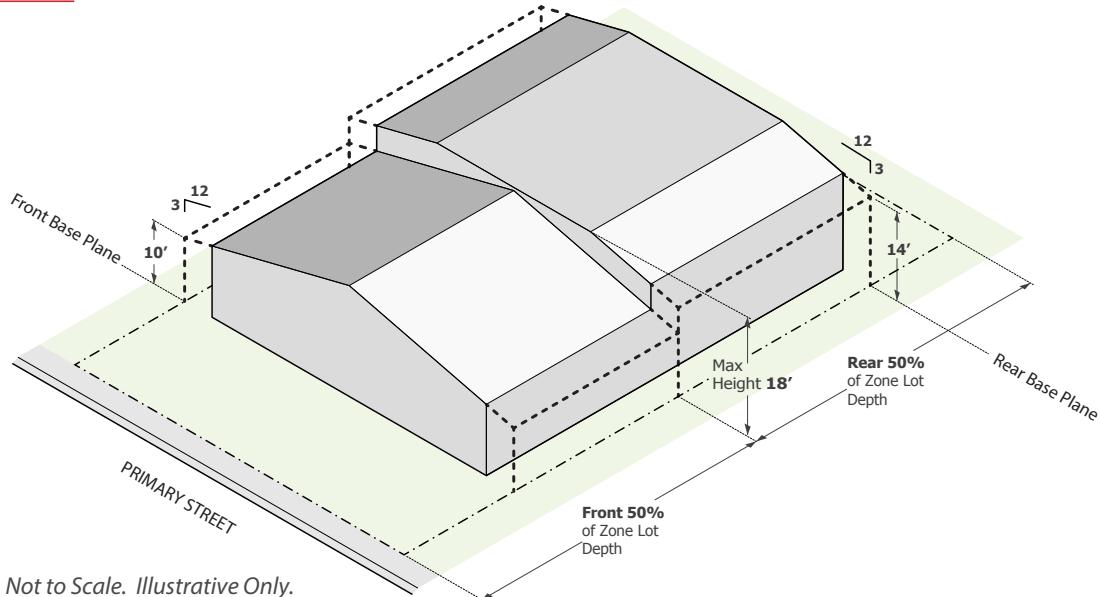
2. Height in Feet

- a. The maximum height in feet shall be 18 feet. See Figure 9.4-6.
- b. There shall be no permitted height increase for lot width over 50'.

3. Bulk Plane

- a. In the front 50% of the zone lot depth:
 - i. The Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines shall be 10 feet.
 - ii. The Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines shall be 14 degrees 2 minutes 10 seconds (a pitch of 3:12, or three feet additional vertical rise for each twelve additional feet of horizontal run).
- See Figure 9.4-6.
- b. In the rear 50% of the zone lot depth:
 - i. The Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines shall be 14 feet.
 - ii. The Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines shall be 14 degrees 2 minutes 10 seconds (a pitch of 3:12, or three feet additional vertical rise for each twelve additional feet of horizontal run).
- See Figure 9.4-6.

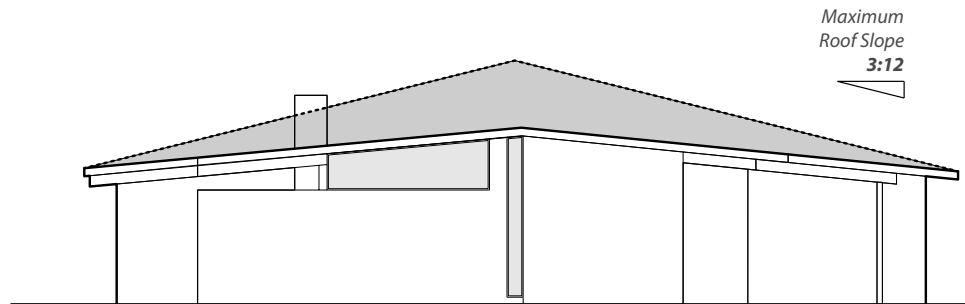
Figure 9.4-6



4. Roof Pitch

No Roof shall have a sloping plane greater than 3:12. See Figure 9.4-7.

Figure 9.4-7

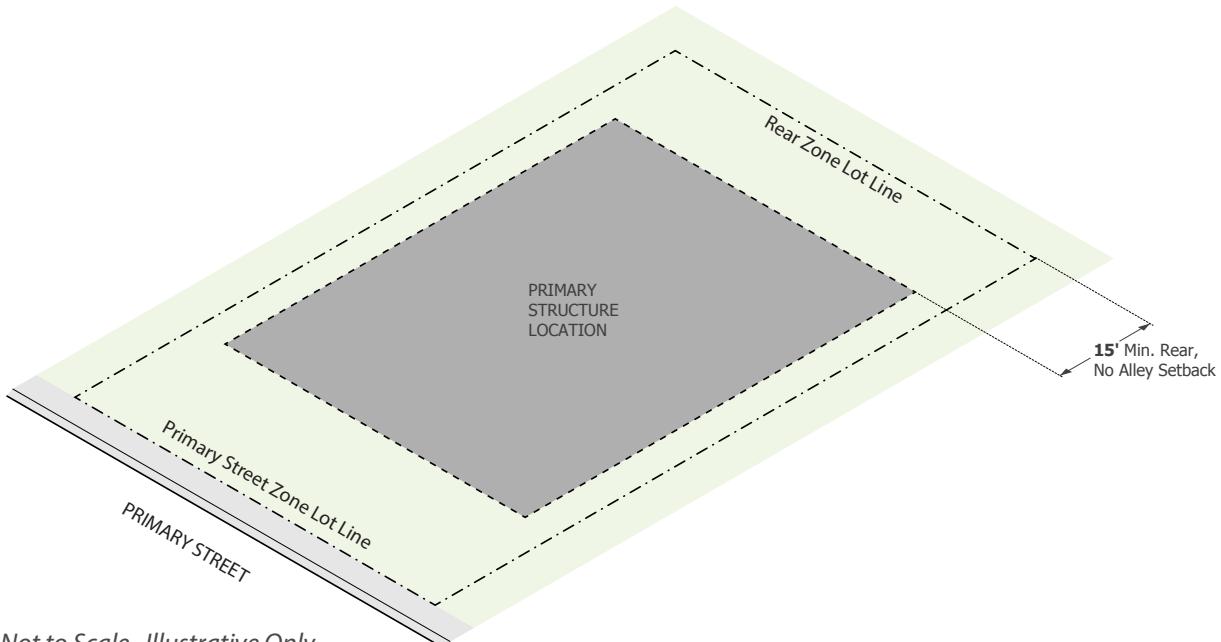


Not to Scale. Illustrative Only.

5. Setback, Rear, No Alley

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

Figure 9.4-8



Not to Scale. Illustrative Only.

6. Rooftop and/or Second Story Decks

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

Krisana Park

Conservation Overlay District Proposal

History

In the mid-1950's, H. B. Wolff planned and developed Krisana Park, one of the first subdivisions in the city of Denver. It was a coordinated system of builder, designer and landscape architecture. This created one of a handful of unique "mid-century" subdivisions in Denver including Arapaho Acres, Arapaho Hills, Lynwood, and Harvey Park.

In California, in 1942, Joseph Eichler, a wholesale grocer, and his wife, rented a Frank Lloyd Wright house. He was so taken with the modern architecture, that he changed careers and went on to build over 10,000 homes in the San Francisco bay area. Eichler's well-designed contemporary homes were affordable to a large segment of the economic spectrum. Frank Lloyd Wright was the force behind contemporary houses in the mid-1930's. These small affordable houses, constructed from natural materials, built low to the ground, included open floor plans with a free flow of interior space and broad sheltering roof overhangs.



They also featured a significant spatial and visual interplay of indoor and outdoor spaces. Wolff was influenced by these contemporary home design pioneers. (From Wolff Sales brochure and *A Field Guide to American Houses*, McAlester, 1984.)

Krisana Park, a planned Wolff development of single-story homes has remained under the radar for several decades. It has maintained its value and style in both up and down real estate markets and has managed to remain scrape-free. Its popularity has grown consistently as Denverites appreciate the Eichler-like open floor plans, privacy and close knit neighborhood feel.

In 2009, Krisana Park won a Mayor's DESIGN AWARD, which noted how the neighborhood "exemplifies the vitality and hipness that is reshaping Denver". Today's Krisana Park residents are interested in maintaining the architectural integrity of their neighborhood, preserving the Eichler sensibility of the design. Unfortunately, current zoning allows modifications to these homes that alter the original intended design and characteristics that make up these mid-century masterpieces.



Krisana Park Conservation Overlay District Proposal

Several remodels have been completed in Krisana Park that eliminate the single-story aesthetic, threatening the privacy of neighbors and reducing surrounding property values . . .



with multiple roof lines . . .



steep roof pitches . . .



and second stories.

The neighborhood has always been vital. In the 50's and 60's, families raised three or four children in original or slightly expanded homes. Times change and we realize many new owners want more living space and more storage space. Our intent is to be minimally restrictive as the homes themselves welcome creativity and new ideas. Historic Denver, CU Center of Preservation Research, and National Trust for Historic Preservation, have sponsored a Krisana Park Pattern Book that we highly recommend as a resource for any owner considering expanding the original design.

Proposal

South Edison Way is requesting a zoning change designated as Krisana Park Conservation Overlay District (COD).

The intent is to conserve the Eichler style of the California contemporary homes built by H. B. Wolff in Krisana Park in the 1950s.

Krisana Park Conservation Overlay District Proposal

Krisana Park Neighborhood



Distinctive features of this style to be maintained:

- Careful placement on the lot to give maximum privacy for each home
- Low pitched roof-line profiles with a strong horizontal emphasis
- Low profile, single story, or split-level building heights
- Additions that are compatible in scale and proportion to the original building

Proposed zoning modifications for this zone district:

- A)** Reduce maximum height in stories from 2-1/2 to 1-1/2
- B)** Reduce maximum height of the structure in feet from 30' to 18'. The current allowable height increase of 1' for every 5' increase in lot width over 50' up to a maximum height of 35' shall not apply in this overlay zone district
- C)** Maximum roof pitch shall not exceed 3:12
- D)** Prohibit rooftop and/or second story decks in 100% of the zone lot (currently prohibited only in the rear 35% of the zone lot)
- E)** Reduce the rear, no alley, minimum setback from 20' to 15'
- F)** Bulk Plane height and slope: Reduce slope to 3:12 (approx. 14°) from 45°; increase height to 14' from 10' in rear 50% zone lot
- D)** Measurement for two Bulk Planes: Change from 65/35 front/rear zone lot depth to 50/50

Summary Table

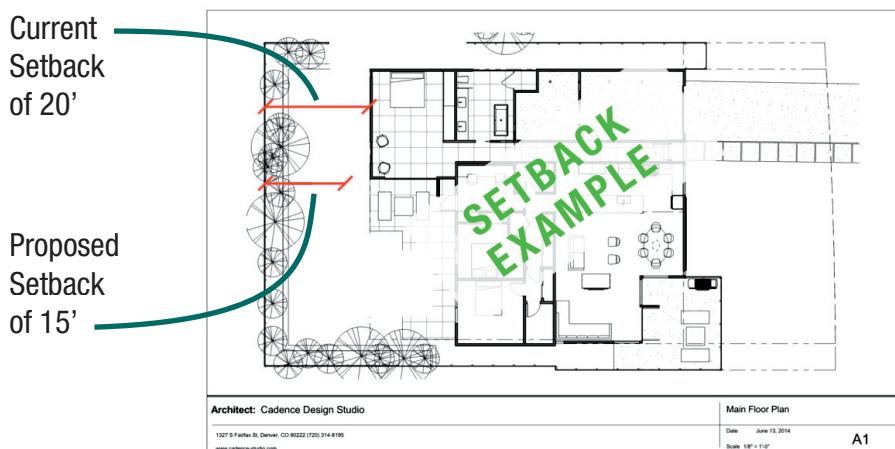
	Existing Standard	Proposed Standard
Maximum Height in Stories	2.5	1.5
Maximum Height in Feet	30', increase up to 35' for wider lots	18', no increase
Maximum Roof Pitch	None	No sloping plane greater than 3:12
Minimum Setback, Rear, No Alley	20'	15'
Rooftop and/or Second Story Decks	Prohibited in the rear 35% of the zone lot	Prohibited in 100% of the zone lot
Bulk Plane height and slope	Slope 45° starting at Bulk Plane ht. of 10' at the side zone lot line	Reduce slope to 3:12 (approx. 14°); Increase Bulk Plane ht. to 14' in the rear 50% of the zone lot depth
Measurement for two Bulk Planes	Front Base Plane: Front 65% of the of the zone lot depth Rear Base Plane: Rear 35% of the of the zone lot depth	Front Base Plane: Front 50% of the of the zone lot depth Rear Base Plane: Rear 50% of the of the zone lot depth

All other standards are unchanged



Krisana Park Conservation Overlay District Proposal

Proposed zoning modifications for this zone district (cont.):



The original homes were a little over 1200 sq. ft. There were six main exterior styles with the same internal floor plan. To avoid a cookie-cutter look in the subdivision and to enhance privacy, the asymmetrical floor plan was then thoughtfully laid out with the entrance facing to the left of the property, to the right, or toward the street.

Many owners, wanting to remain in the neighborhood, began extending the living space by enclosing the carport or lanai and extending to the rear of the property. The idea of both inside and outside living space was usually maintained. As open floor plans became popular in the late 1990's and into the beginning of the 21st century, the post and beam construction allowed the homes to be opened up even more on the inside. Many of the original homes have been lovingly expanded.



Some have changed the design dramatically, as seen in these comparisons of an original design and a remodeled structure rising two or two and a half stories with little regard for the horizontal low-level roof line or the privacy of surrounding neighbors. Some disregard the scale and proportion of the original structure.



Left facing design . . .



same design with addition

Krisana Park Conservation Overlay District Proposal



Street-facing design . . .



same design with addition

Two other examples of expanding an original design shown below.

The single level has more square footage incorporated than the one with two stories.



2074 sq. ft. — single level



1778 sq. ft. — two story

Below, another example of the same style with multiple roof lines and without regard for the horizontal, low-profile design.



Krisana Park Conservation Overlay District Proposal



One particularly well-integrated addition, shown above, used a split-level, story-and-a-half to extend the living space. This home was featured in the Summer, 2014 *5280 Home*. This home is the impetus for allowing one and a half stories rather than limit the overlay to single level only. Primarily, the addition is subordinate to the original house. A few of the additions have added basements as building in Denver soils has improved over the years.

Other examples below, show how sensitive remodels of the same house have significantly increased the value of the properties, as well as revitalized the neighborhood.



Before: 1238 sq. ft. . .



after: 2231 sq. ft.



Before: 1603 sq. ft. . .



after: 2000 sq. ft.

Krisana Park Conservation Overlay District

Process to date

November, 2013 – Historic Denver meeting at Virginia Village Library to present ways to preserve historic neighborhoods: Historic Designations – city, state and federal; and Conservation Overlay Districts (COD) placed in 2010 Denver Zoning Code

1/31/15 – E-mail S. Edison Way residents to test support for an overlay district on S. Edison Way – initial response was more than 50%, only one “No” and several no contact or no response. We decided to pursue something and formed the core team of Kate Adams, Karen Flanagan, and Jon Davidovich. Mouse Scharfenaker joined after the meeting at the Library in March.

February, 2015 – Contact with Becca Dierschow of Historic Denver in attempt to set up a meeting with Sarah Rosenberg a graduate student who had prepared a COD project based on Krisana Park. We were not able to schedule a meeting before Sarah moved out of town.

03/04/15 – Kate and Karen met with Kyle Dalton, Community Planning and Development (CPD) and Savannah Jameson from Landmark Preservation to determine the designation that best fits our needs. Viewed a Powerpoint of the COD process, and submitted our pre-Application.

03/16/15 – Contact Charlie Brown – he would do what he could while still in office if we had 100% owner support.

03/18/15 – Meeting of S. Edison Way and Krisana Park neighbors at Virginia Village Library to present the COD process and determine what was to be preserved. Determined the primary concern was limiting height of new construction and reducing the rear setback. Began meeting twice a month, with numerous phone calls and e-mails.

06/01/15 – Meet with District 6 Councilman-elect, Paul Kashmann, to present our intention and gain his support. At that time we had collected positive responses for 78% of the 24 S. Edison Way homeowners.

07/06/15 – Drew up a petition and walked it around to homeowners on the block in order to personally gain homeowner support. Contacted the absentee owners and new owners as several sales took place.

July, 2015 – Paul Kashmann seated on City Council for District 6

08/03/15 - 21 signatures out of 24 homeowners – 87.5%.

08/25/15 – Kate and District 6 Councilman Paul Kashmann walk Krisana Park and clarify the primary concern for a height restriction on new construction – Kate pointed out the architecturally sensitive and less sensitive additions. Councilman Kashmann recommends we work with a city mediator for the remaining 3 homeowners that we did not have signatures for (all absentee).

Krisana Park Conservation Overlay District Proposal

September, 2015 – exchange of emails and phone calls with mediator, Steve Charboneau, to contact the 3 remaining owners.

October, 2015 – The new owner of 1305, who plans to flip the house, subsequently signed the petition. The current owner of 1312 is updating his rental, and was given additional information that he requested. The new owners of 1371 have not responded to 3 or 4 letters from Steve Charboneau.

10/26/15 – The team met with Steve Charboneau who proposed we move forward and draft the Proposed COD changes for a meeting with Community Planning and Development.

11/09/15 – Meeting to draft the proposal

11/30/15 – Sent a draft to Kyle Dalton, CPD; Paul Kashmann, councilman; and Steve Charboneau and requested a meeting for January 11, 2016.

December, 2015 to January, 2016 – Consulted with Angelo Marasco, neighbor and architect with Cadence Design to determine the maximum height for one and one half stories given the original roof lines.

01/11/16 – COD team met with Kyle Dalton, CPD, Steve Charboneau, mediator, and Becca Dierschow and Annie Levinsky from Historic Denver. The issues of roof-top decks, roof pitch and streets to be included were raised. Our plan had been to start small with the text and map amendments and extend it later to all of Krisana Park with a map amendment. Other Overlay districts have started with a large area, scaled back and then extended later with map amendments.

01/19/16 – Councilman Kashmann agreed to start small for the initial application and allow the remaining Krisana Park to extend the overlay area later. He also agreed to a kick-off of the Krisana Park Pattern Book at a full Krisana Park meeting.

02/25/16 – In preparing for the Krisana Park meeting we learned that extending the map amendment at a later date would cost those homeowners \$15 – \$17 thousand dollars. There is no charge for the initial text and associated map amendment.

03/15/16 – S. Edison Way and 1300 S. Dahlia meeting – ready to go, but asked them to wait until the full Krisana Park meeting and a poll to assess support in other blocks. Recruited block representatives to canvass each block.

04/07/16 – Krisana Park meeting at Salem Church with Councilman Kashmann and Kyle Dalton, CPD. Updated attendees on what an Overlay is, a year of work on Edison Way, and the reason to include all of Krisana Park in the initial Overlay. Poll showing positive results. Attendees' questions answered directly by the Councilman and Community Planning and Development. The Councilman gave us a goal of 90% homeowner support.

06/16/16 – With over 89% support and a moving target due to sales, Councilman Kashmann initiated COD-5, and Kyle Dalton began the estimated 6-month process with the City.

From: [Kate Adams](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Support for Krisana Park CO-5
Date: Monday, September 12, 2016 2:06:51 PM

To: Denver Planning Board

I had no idea what we were getting into in the beginning of 2015. I thought the Conservation Overlay that Historic Denver told us about in 2013 sounded like a good match for Krisana Park. Now I am sure it is a great way to preserve Krisana Park's distinctive low profile architecture and remain open to the creativity the homes inspire.

There is no guide book for getting started, maintaining momentum and gathering the support and information required. And that is just to begin Denver's process for a Text Amendment. We are here because of all those who stepped up when asked. I never doubted we have a great majority of owners that love the homes in Krisana Park and are willing to work to preserve a Denver gem. So many people got us here including Councilman Kashmann and Kyle Dalton, Principal City Planner, CPD. I hope you will help make Krisana Park CO-5 a reality.

Thank you.

Kate Adams

1392 S Edison Way

From: [Rob Allen](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park COD
Date: Tuesday, August 23, 2016 4:21:43 PM

Hi Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents like myself chose this neighborhood because of the architecture. I have lived here since 1996.

Thank you for your time and your help in this matter.

Rob Allen
1414 S Eudora St

From: Lolajb@comcast.net
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay (COD-5)
Date: Wednesday, August 24, 2016 6:46:14 PM

Hi Kyle,

I've lived in Krisana Park for the past 14 years and I truly appreciate your efforts to preserve the charm of our neighborhood. Thank you!!! I am writing to show my complete support of the Krisana Park Conservation Overlay (COD -5) zoning change that will be presented to the Planning Board on September 21. There are few neighborhoods in Denver with an aesthetic as unique as ours, and preserving it can benefit the entire city.

Thanks for your time.

Sincerely,
Lola Baumann
1350 S Dahlia St

From: [Gerhild Bertram](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay
Date: Tuesday, August 23, 2016 6:06:09 PM

Hi Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I have lived in Krisana Park for 20 years and feel very strongly about the preservation of its mid-century architecture.

The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Thanks for your time and your help in this matter!

Gerhild Bertram

1474 South Eudora Street

From: [Wendy Bogen](#),
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Overlay
Date: Tuesday, August 23, 2016 1:22:10 PM

Hi Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents chose this neighborhood because of the architecture.

Thanks for your time and your help in this matter.

Wendy Bogen

1457 S Fairfax St

From: [Jim Carr](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay
Date: Sunday, September 04, 2016 2:40:42 PM

Hi Kyle,

I am writing to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I believe that the proposed changes to the zoning code outlined in COD-5 will help preserve the mid-century architecture and unique character of the neighborhood.

Thanks for you time and your assistance.

Sincerely,
Jim Carr
1474 S. Eudora St.

From: [Hamilton Cowie](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park
Date: Tuesday, August 23, 2016 6:02:45 PM

Dear Kyle,

As a resident of Krisana Park I wanted to write you a brief note saying how important this Conservation Overlay would mean to people like my wife and I who moved here 13 years ago for the simple reason that we love these little houses that are so full of character, so unique, and so perfectly evoke a time and style that so many of us love. It breaks my heart every time I see a neighbor insensitively cracking away at the character of our neighborhood by adding a second story. The reason our neighborhood is so loved is because all the houses have common threads. When the threads are pulled, the neighborhood--like a sweater--falls apart.

Thank you for helping us negotiate this confusing and difficult process.

Sincerely,
Hamilton Cowie
1350 S Dahlia St

From: [JON DAVIDOVICH](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay
Date: Tuesday, August 23, 2016 9:38:26 AM

Hi Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents chose this neighborhood because of the architecture.

Thanks for your time and your help in this matter.

Jon Davidovich
1381 S Edison Way

From: [Patricia Donaldson](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Re: Krisana Park Overlay
Date: Tuesday, August 30, 2016 5:23:25 PM

Hello Kyle.

I am a resident of Krishna Park, live at 1301 S. Edison Way. I received the letter today from Paul Kashmann. I totally support the Krisana Park Conservation Overlay, CO-5. I believe it is vital that our neighborhood be protected by this amendment.

Thank you for helping with this important move towards conserving Krisana Park for future generations.

Sincerely,

Trish Donaldson

From: kimdowning@comcast.net
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay (COD-5) zoning change
Date: Tuesday, August 30, 2016 1:50:02 PM

Dear Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents chose this neighborhood because of the architecture.

Thanks for your time and your help in this matter.

Sincerely,
Kim Downing

From: [Beth Finesilver](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park overlay district
Date: Monday, September 12, 2016 6:02:03 PM

Hi Kyle, thanks for your involvement with our quest to get this overlay in place.

I bought my home at 1445 South Elm Street 34 years ago come October 2nd of this year. I have loved my home and this neighborhood thoroughly-this is a very special neighborhood both for the esthetics of the homes and for the kind of people who are attracted to these homes.

I do not want to see any more monstrosities like the 2 story "mini mansion" that somehow got through on Edison Way. I strongly and absolutely support the overlay district for Krisana Park to maintain the clean lines, uniqueness and esthetic integrity of these homes.

Sincerely,
Beth Finesilver

From: [Tina Goodwin](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: RE: Krishna Park Conservation Overlay
Date: Friday, September 09, 2016 2:10:02 PM

September 9, 2016

Kyle Dalton
City of Denver
Principal City Planner
Community Planning and Development

Dear Kyle,

I am writing to express my whole hearted support of the Conservation Overlay in Krisana Park.

I have lived in the neighborhood for close to 14 years. It was love at first sight when I discovered the neighborhood. The modern, clean architecture along with the scale of the homes and the consistent sight-line throughout the neighborhood cemented for me that I had indeed found “my neighborhood.”

The Conservation Overlay will help ensure going forward that the unique characteristics of the neighborhood are maintained and preserved. The recent completion by Historic Denver of the *Krisana Park Pattern Book* will also bring heightened awareness to the importance of preserving this jewel of a neighborhood and its architecture, namely single story homes with overall low bulk plane.

Thank you for your time and efforts in bringing the Krisana Park Conservation Overlay District to fruition.

Sincerely,

Tina Goodwin | 303.573.1255
tina@goodwinfineart.com

From: [Sheila Kane](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: krisana park neighborhood
Date: Wednesday, August 24, 2016 11:24:56 AM

My husband and I have lived in the Krisana Park neighborhood since 1986 ; we heartily support the CONSERVATION OVERLAY (COD'S) zoning change that is to be presented to the Planning Board September 21st. The unique mid-century architecture of these homes deserves to be protected and preserved. Please give careful thoughtful consideration to the propose zoning changes. This neighborhood has character, charm and generational diversity that deserves to be maintained within the original architectural constructs of 1955.

From: [Laura Landwirth](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Support for Krisana Park Conservation Overlay zoning change
Date: Wednesday, August 24, 2016 8:59:57 AM

Hi Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving.

I believe that the proposed changes to the zoning code outlined in COD-5 will help preserve that character.

I bought my house over 20 years ago specifically because of the architecture.

Thanks for your time and your help in this matter.

Laura Landwirth
1308 S. Fairfax Street

From: [jeanmarie lerner](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Support for Krisana Park Conservation Overlay (COD-5)
Date: Tuesday, August 23, 2016 6:16:35 PM

Dear Mr. Dalton,

I am writing to voice my enthusiastic support for the Krisana Park Conservation Overlay (COD-5) zoning change.

The unique character of Krisana Park is being threatened by careless remodeling. Looming "pop tops" degrade the continuity of the neighborhood, and intrude upon the privacy of their immediate neighbors.

The Mid Century Mod is a vanishing jewel - this neighborhood is a piece of architectural history that must be preserved.

Thank you for your efforts in this matter

Jeanmarie Lerner
1433 South Eudora Street

From: [Susan Loftus](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park
Date: Tuesday, August 23, 2016 10:47:20 AM

Hi Kyle,

I am writing to support the (COD-5) Krisana Park Conservation Overlay. We have lived in two homes in KP and when I retired and my husband thought it was time to move to Golden where he teaches at CSM, we looked long and hard at our options. We concluded that there was nothing in terms of architectural style, history and overall feeling of community that we came to know in KP to warrant a move, so we bought another KP house and have relished our decision.

Please add our names to those who are voting yes on this very important issue when it is presented to City Council.

Sincerely,
Susan Loftus
John P. H. Steele
1473 S. Eudora St.

Sent from my iPhone

From: [Carol MARCH](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay District
Date: Thursday, August 25, 2016 11:50:28 AM

To Kyle Dalton:

I am a resident of the Krisana Park neighborhood. I am 100% in support the Krisana Park Conservation Overlay District (COD) proposal to help protect our Mid-Century Modern homes.

Thank you for all you have done and for helping to move our proposal through the approval process.

Carol March

1495 S Elm St
Denver, CO 80222

From: [Michael Mason & Helen Stavig](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park COD-5
Date: Saturday, August 27, 2016 10:27:16 AM

Hi Kyle,

I just want to let you know that my wife Helen Stavig and I both support the Krisana Park COD-5.

We have been owners here in KP for over 35 years and are very interested in maintaining the character of this noteworthy historic neighborhood!

Thanks

Michael Mason
Helen Stavig

From: [Marianne McKiernan](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Cc: [John McKiernan](#)
Subject: Krisana Park
Date: Tuesday, August 30, 2016 11:36:49 AM

Dear Kyle:

We are long-time residents of the Krisana Park neighborhood, and we are writing to show our support for the Krisana Park Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

Krisana Park is a unique Denver neighborhood with mid-century architecture that is well worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve the character of the houses that we feel are pretty special. When we tell people that we live in Krisana Park, the reaction is invariably, "Oh, I love those houses!" We loved our house from the first moment we walked through the front door because of the architecture. We hope the neighborhood will maintain the mid-century modern style that is so beloved.

Thank you for your help in this matter.

Sincerely,
Marianne and John McKiernan
1459 S. Eudora St.

From: [Edward Melanson](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Fw: Letter to Kyle Dalton re:Krisana Park COD
Date: Wednesday, August 24, 2016 11:38:48 AM

Dear Kyle

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents chose this neighborhood because of the architecture.

Thanks for your time and your help in this matter.

Edward Melanson
1381 S Edison Way

From: [K Morse](#)
To: [Kashmann, Paul J. - City Council](#); [New, Wayne C. - City Council](#); [Espinoza, Rafael G. - City Council](#); [Brooks, Albus - City Council District 9](#); [Kniech, Robin L. - City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Flynn, Kevin J. - City Council](#); [Black, Kendra A. - City Council](#); [Susman, Mary Beth - City Council](#); [Lopez, Paul D. - City Council Dist #3](#); [Gilmore, Stacie M. - City Council](#); [Clark, Jolon M. - City Council](#); [Herndon, Christopher J. - City Council District 8](#)
Cc: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krishna Park Conservation Overlay
Date: Saturday, July 30, 2016 7:40:06 AM

Council Representatives,

I am writing to you today regarding your upcoming vote on the Krisana Park zoning change.

It's wonderful to see neighbors who love their neighborhood and appreciate it's historical heritage.

Krisana Park provides current and future generations a representation of a period of architecture and helps us keep diversity in a time of sameness in our current architectural developments.

The conservation overlay allows current and future residents to have creative authority over their individual properties while maintaining the character and integrity of the original architect's designs.

Please vote YES to allowing Krisana Park to change it's zoning designation to Conservation Overlay.

Thank you for your consideration.

Regards,

Kimberly Morse
Denver Resident

From: [Don Norie](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay
Date: Tuesday, August 23, 2016 5:18:04 PM

Kyle,

We join the majority of our Krisana Park neighbors in our support of the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

We have been proud to call Krisana Park home for nearly 15 years now. Our driveway bears a stamp of the year 1954, the year Karol was born in what is now the Baker neighborhood. That she and our home share a 'born on' date is a constant reminder of how Denver has grown and its commitment to livable, vibrant neighborhoods that stand the test of time. Vintage neighborhoods like Krisana Park — one of the original 'suburbs' of Denver — are a treasure, and the people who live here (and who would like to live here) are largely committed to preserving the special, timeless quality of the neighborhood. The proposed changes to the zoning code outlined in COD-5 will help us preserve the character and architectural intention of Krisana Park.

The integrity and appeal of Krisana Park has a positive effect on the surrounding neighborhoods as well. We are seeing many renovation treatments that reference the mid-century modern style, extending the influence and beauty of Krisana Park into areas around us. It furthers the sense of community and serves as a bond that goes beyond our street boundaries.

We hope you will support us in this endeavor.

Many thanks for your consideration,

Don and Karol Norie
1312 S Fairfax Street

From: [lynn owen](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: My home
Date: Friday, September 09, 2016 3:09:06 PM

Hello,

I live on South Edison Way and have been here for a little less than 2 years. In this short time I have come to love the area and especially my unique home. The houses are gems and are a part of history with their lovely architecture and beautiful landscaping. What a shame it would be to not save the look of these homes. I believe it would be the destruction of a piece of historic art that adds so much flavor to the city of Denver.

Thank you for your time,

Lynn Owen

From: [Linda Patille](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krishna Park COD-5
Date: Tuesday, August 30, 2016 12:23:13 PM

Hi Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents chose this neighborhood because of the architecture.

Thanks for your time and your help in this matter.

Linda Patille
1434 S. Eudora Street

From: [Rosemary Perkins](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Letter to Kyle Dalton re: Krisana Park COD
Date: Tuesday, August 30, 2016 10:58:38 AM

Good morning, Kyle,

I am writing this to show my support for the Krisana Park Conservation Overlay (COD-5) zoning change that will be presented to the Planning Board on September 21.

I feel that Krisana Park is a neighborhood with unique mid-century architecture that is worth preserving. The proposed changes to the zoning code outlined in COD-5 will help preserve that character.

Many of the residents chose this neighborhood because of the architecture.

A sincere thank you for your time and assistance in this matter.

Rosemary Perkins
1454 S Eudora St

From: [Kirk Rainey](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park Conservation Overlay, CO-5
Date: Wednesday, August 31, 2016 7:57:01 AM

Mr. Kyle Dalton
Principal City Planner
City & County of Denver

Dear Mr. Dalton:

I am a resident of the Krisana Park neighborhood. I am 100% in support the Krisana Park Conservation Overlay District (COD) proposal to help protect our Mid-Century Modern homes.

I want to thank you for all you have done and for helping all of us homeowners to move our proposal through the approval process.

My wife and I have lived here since 1976 and are trying to preserve our neighborhood, along with our fellow residents, here in Krisana Park.

I have worked closely with Kate Adams and others for over a year now, and have helped by designing the initial proposal that our group has presented to your office.

Thanks again to you and Councilman Kashmann for all your help with this project.

Kirk Rainey
Sherry Rainey

1331 South Edison Way
Denver, CO 80222

From: [Stu Ritter](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krisana Park COD
Date: Tuesday, August 23, 2016 2:42:12 PM

Kyle,

MY name is Stuart Ritter. I live at 1457 South Fairfax St., in Krisana park and have lived here for 30 years now. I moved into Krisana park because I love the architecture of the mid-century post and beam houses that I now live amoungst.

It is the greatest pleasure to walk my neighborhood in the evening and take in the sights of all these great houses, dimly illuminated, it just makes one think of being in California in the 1950's. Wonderful stuff.

It seems though, there are some hell bent on changing my experience. There is a monster house being renovated on Edison Way that is so out of place in our mid century modern neighborhood, well, it's really beyond belief.

I firmly support the zoning changes that are proposed in COD-5 to preserve the outline of my neighborhood. Please don't let another one of these mid-century gems be destroyed by turning it into a Hollywood palace.

thanks for listening to me,

regards,

Stu Ritter

From: [David Rolfe](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Support
Date: Tuesday, September 06, 2016 7:20:13 AM

Dear Mr. Dalton,

My wife, Barb Rolfe, and I live at 1318 S. Fairfax and are over the moon at the feedback and support the City and Councilman have given to this project. We are happy to see the neighborhood being preserved for the future. It is a testament to the hard work of many people in our neighborhood that this project has come together in such a short amount of time. Thank you all for all of your hard work. It is deeply appreciated by more people than you know now and in the future. Please pass along our thanks to Councilman Kashmann.

Sincerely,

David S. Rolfe

Attorney/Mediator

David S. Rolfe, L.L.C.

Off: 303-841-1181

Fax: 303-841-4745

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From: [Mouse Scharfenaker](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Support for Krisana Park COD
Date: Wednesday, August 24, 2016 11:48:47 AM

Dear Kyle,

Just a quick note to let you know that I am 100% in support of the conservation overlay district proposed for Krisana Park. The COD will help preserve many of the defining features of these Eichler-like mid century modern gems, and will pave a path forward for other communities to do likewise. Many thanks for all your help and support.

Sarah (Mouse) Scharfenaker
1302 South Edison Way
Denver, CO 80222

Mouse Scharfenaker

*content approved by Mouse's robot

From: [Donna Spinelli](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Cc: [Kate Adams](#)
Subject: Krisana Park COD
Date: Tuesday, August 23, 2016 7:27:18 AM

I would like to express my strong support for the COD for Krisana Park. I am an owner and resident at 1470 S. Filbert Way. I just received a master's degree in Historic Preservation from the University of Colorado in Denver. We are very fortunate that most residents have preserved the wonderful look and feel of the neighborhood, but we are starting to get some unfortunate renovations. The COD will prevent this.

I am a conservative and do believe strongly in personal property rights, but I believe the COD will help the neighbors preserve those rights through maintaining the look and feel of this great neighborhood.

I am also a realtor and I have completed an analysis of property values in the neighborhood. Property values are easily 25% higher in Krisana Park than the immediate neighborhood because of the architectural integrity of the neighborhood.

Please approve this zoning change.

Donna Spinelli
Belle's Camp Properties
Vail and Denver
Cell: 970.471.4071
Fax: 800.889.2241
donna@vail.net



From: [P.G. Sterritt](#)
To: [Dalton, Kyle A. - Community Planning and Development](#); [Kashmann, Paul J. - City Council](#)
Subject: Krisana Park Conservation Overlay District, CO-5
Date: Monday, September 05, 2016 10:12:10 AM

Hello,

I am writing to express my enthusiastic support for the proposed Krisana Park Conservation Overlay District, CO-5.

Thank you,

Phillip Sterritt

1260 S. Grape St.

Denver 80246

From: [SHELLEY STUART-BULLOCK](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Subject: Krishna Park Zoning
Date: Saturday, September 03, 2016 11:38:02 AM

Dear Kyle,

I have lived in Krishna Park for 26 years and am absolutely thrilled at the possibility of the zoning change proposed that would allow us to keep

the integrity of the architecture and the feeling of the neighborhood.

I so wish we'd had this in place years ago. I would be very happy to be at the hearing but will be out of the country.

I so hope it comes to fruition.

Thank you Kyle,

Shelley Stuart-Bullock
1348 South Fairfax Street
Denver, CO
303-941-3311

From: [Nancy Wahl](#)
To: [Dalton, Kyle A. - Community Planning and Development](#)
Cc: [David Wahl](#)
Subject: COD-5
Date: Wednesday, August 31, 2016 8:49:35 AM

Kyle Dalton
Denver Community Planning & Development.

My husband and I have lived in Krisana Park for 36 years. After witnessing some of the remodels and "pop tops" that have been constructed on these mid century homes over the years, I wish to voice my support for the changes to the zoning code outlined in COD-5. These beautiful 60 year old mid century homes should be protected to the best of our ability.

Thank you for supporting this community to help preserve this wonderful architecture.

Nancy & Dave Wahl
1423 South Eudora Street
Denver, CO 80222