

Bulk Plane Study Cherry Hills Village, Colorado



Services:

- Analysis of existing design contexts
- Modeling of alternatives
- Recommendations for zoning amendments

Client:

Robert Zuccaro
Planning Director
City of Cherry Hills Village

Date: 2010

Cherry Hills Village is an affluent residential community just south of Denver, Colorado. Residents have expressed concern that some newer homes negatively impact the character of their neighborhoods. Specific concerns include losing the traditional semi-rural character of the community, views, solar access, privacy and open space.

Winter & Company is developing recommendations for bulk plane standards to address the mass and scale of additions and new construction in residential neighborhoods. Such standards lower the permitted height of development near front, side and/or rear property lines by establishing an inclined plane over which buildings may not protrude. By pushing taller building elements towards the center of a lot, a bulk plane may be used to reduce looming impacts on neighboring properties and promote access to light and air.

The project will include an evaluation of existing development patterns in the city's six residential zone districts, three-dimensional modeling of the effect of alternative bulk plane standards, and a report recommending specific amendments to the City's zoning standards. The project will be complete in September, 2010.



Cherry Hills Village residents seek to preserve the traditional, semi-rural character of their community.