MILE HIGH GREYHOUND PARK

DESIGN STANDARDS AND GUIDELINES

COMMERCE CITY COLORADO

ADOPTED DATE:

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MILE HIGH GREYHOUND PARK
DESIGN STANDARDS AND GUIDELINES

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These Design Standards and Guidelines are officially approved by the Director of Community Development.

Approved by: Roger Tinklenberg Date: 2019-11-19
Community Development Director

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1.0 INTRODUCTION

1.0 OVERVIEW AND GENERAL PURPOSE OF GUIDELINES

For more than 60 years, the former Mile High Greyhound Park (MHGP) was a vibrant entertainment destination, drawing thousands of people from across Colorado. An economic engine for the city, the park employed hundreds of residents and sales tax revenues were reinvested in community projects. When greyhound racing ended in 2008, visitors and activity in the historic heart of Commerce City slowed. The Commerce City Urban Renewal Authority purchased the property in August 2011, intent on redeveloping the site as an economic engine for a new generation. Demolition of existing structures was completed in 2013 to prepare the property for development.

Historic photo of a race day at Mile High Greyhound Park.

The site is zoned PUD. The MHGP PUD Zone Document (PUDZD) describes the Project Intent as follows,

"The development of this project will create a vibrant new center for the surrounding areas by providing a mix of land uses and open spaces. This project will provide a variety of housing opportunities ranging from single family homes to mixed-use apartment buildings- to provide options for a variety of needs. Commercial uses, such as restaurants, shops, and hotels, will provide needed amenity for the new community as well as the surrounding neighborhood residents. The project will provide a focus and center of gravity for the areas that surround it as well as a larger regional area that includes the remainder of Commerce City. The project is a mixed-use hub with a strong urban, walkable form that will tie the surrounding area together."

1.0 INTRODUCTION

1.1 CONTEXT

Mile High Greyhound Park redevelopment is poised to breathe new life into an area of Commerce City that last saw activity in 2008 with the final run of Rusty the Rabbit around the track. The site now awaits reinvention as a vibrant mixed use nerve center that will add excitement and energy to the neighborhood and the City beyond.


Old clubhouse being demolished.


The site after demolition.

MHGP is a redevelopment site located in the southwest portion of the City of Commerce City, approximately one mile west of the Rocky Mountain Arsenal Wildlife Refuge and just north of the intersection of Vasquez Boulevard and Interstate 270. The image below shows the MHGP site shaded in purple with a description of surrounding uses.

Overall Site Context

A wide variety of existing uses surround the property. Established residential neighborhoods exist to the south and north of the site. There are also some significant non-residential uses surrounding the site, chief among which are the large retail center to the southwest which includes King Soopers, the Eagle Pointe Recreation Center and Walmart Supercenter to the south, and the Central Elementary School to the northeast of the site. While a robust vehicular and multimodal internal network will be developed within the MHGP site, the most critical and primary new connection will be Parkway Drive that will connect with Glencoe Street to the north.

1.0 INTRODUCTION

1.2 VISION STATEMENT

The PUDZD describes the Project Development Goals as follows:

1. *Create a flexible, master framework plan*
2. *Create a mixed-use and multi-use neighborhood*
3. *Provide a variety of retail and commercial development options*
4. *Create a community destination and sense of place*
5. *Provide space for the Boys & Girls Club and other service organizations.*
6. *Hold a portion of the property for an institutional anchor while pursuing development on the remainder of the property.*

In order to meet the goals stated above, the redevelopment of MHGP will create a pedestrian friendly, urban, sustainable, and vibrant regional hub. The development will bridge the large scale retail and commercial uses to the south with the established residential neighborhoods to the north, east & south by creating new street connections through the site. The project will provide a new set of open spaces that will create a variety of recreational uses for both the existing neighbors and the new residents.


Amenities like benches and landscaping create a pedestrian friendly environment.


Strong relationship between buildings and street create a pedestrian friendly environment.

Pedestrian friendly streets that are fronted by active uses will create an urban environment seen in few other places in the City. Public art showcasing local artists and reflecting the history of the site will be placed in key locations throughout the site.


Contextual public wall art.


Public art placed in a high impact area.

1.0 INTRODUCTION

1.3 PURPOSE OF THIS DOCUMENT

The PUDZD previously recorded for the site regulates most major aspects of development on the site such as:

- Allowed Uses in each parcel
- Permitted Density in each parcel
- Maximum Height in each parcel
- Minimum Setbacks
- Permitted Encroachments into Setbacks
- Minimum Parking for Vehicles and Bicycles

The PUDZD also requires the creation of a Property Design Standards Document (This Document) to specifically address the following aspects of future development on the Site:

- Building Materials
- Building Massing & Forms
- Landscape Design & Materials
- Wayfinding & Signage
- Other Site & Building Elements
- Permitted Encroachments into Setbacks by Non-livable Spaces
- Accessory Structures
- Public Art

The LDC is modified by these Design Standards only to the extent specifically authorized by the LDC and the PUDZD and to the extent regulations are specifically addressed in these Design Standards in a manner that directly conflicts with the LDC. Nothing in these Design Standards shall be construed to override the PUD, any development review ordinance, or any international code adopted by reference or to grant any vested rights. In general, the purpose of these Design Standards is to facilitate the creation of high quality buildings and outdoor spaces that conform to the Vision Statement noted in item 1.2.


High impact public space - Commercial front


High impact public space - Residential front


Residential pocket park with native landscaping.


Residential pocket park with a usable lawn.

2.0 GENERAL REQUIREMENTS

2.0 APPLICABILITY

All proposed development and construction activities located within the 68 acre area zoned as The MHGP PUD, shall also be subject to the requirements set forth in This Document. However, as of the date of adoption of these Design Standards, the Suncor Boys and Girls Club project has already been completed and is thus not subject to the requirements of these Design Standards. Nothing in these Design Standards shall affect the jurisdiction or authority of the City Council, Planning Commission, Board of Adjustment, Board of Building Appeals, City Engineer, or Building Official.

2.1 ADMINISTRATION & AMENDMENT

It shall be the primary responsibility of the MHGP Design Review Committee (DRC), established pursuant to the CC&Rs, to review and comment on plans to ensure compliance with the design standards and guidelines contained herein. The requirements set forth in these Development Standards shall be enforced as set forth in the CC&Rs. Developers must first submit all plans and reports required by the DRC and obtain a comment from the DRC prior to submitting any application for a zone change, subdivision plat, or Development Review Application to the City of Commerce City. No such application shall commence in the City of Commerce City without a comment from the DRC authorizing the application.

The DRC, City, CCURA, and any property owner in the MHGP may review and suggest an approval for an amendment to the Mile High Greyhound Park Design Standards and Guidelines. Final approval for any modifications to This Document shall be given only by the Community Development Director of Commerce City. All amendments shall be reviewed and approved based on the following criteria:

- Is consistent with the overall intent of the Design Standards and Guidelines, City's Comprehensive Plan, and Project Intent of the development.
- Is consistent with the provisions outlined in the most recently approved PUD zoning for the property.
- Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions.
- Will not have a substantial adverse effect on the immediate area.
- Will not have a substantial adverse effect on the future development of the area.
- Will promote the public health, safety, and general welfare of the people of the city.

2.2 FORMAT

Sections 3 through 7 of these Design Standards contain requirements pertaining to horizontal and vertical construction. These requirements have been broken down into 'Design Standards' which are mandatory and 'Design Guidelines' which are recommendations.

2.0 GENERAL REQUIREMENTS

2.3 VARIANCES

The standards contained herein will need to provide both flexibility as well as continuity over time. As such, requests for Variance from any mandatory Design Standards may be administratively considered without being deemed a formal amendment to the zone document itself. Variance requests shall be reviewed by the DRT and subsequently approved by the Community Development Director based on the criteria stated below:

- The request is consistent with the overall intent of the these Design Standards, the Comprehensive Plan, and the PUDZD;
- The request is consistent with the Vision Statement set forth in Section 1.2 of these Design Standards;
- The request is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions
- The request will not have a substantial adverse effect on the immediate area;
- The request will not have a substantial adverse effect on the future development of the area; and
- The request will promote the public health, safety, and general welfare of the people of Commerce City.
- An extraordinary condition or situation exists where the strict enforcement of the Design Standards will deprive the property of privileges generally enjoyed by property of the same classification in the MHGP.


Types of proposed constructed environments.


Gardens associated with residences.


Private residential buildings and associated landscapes.


Public plazas.


Parks and open spaces.


Streetscapes.

2.0 GENERAL REQUIREMENTS

2.4 ENFORCEMENT

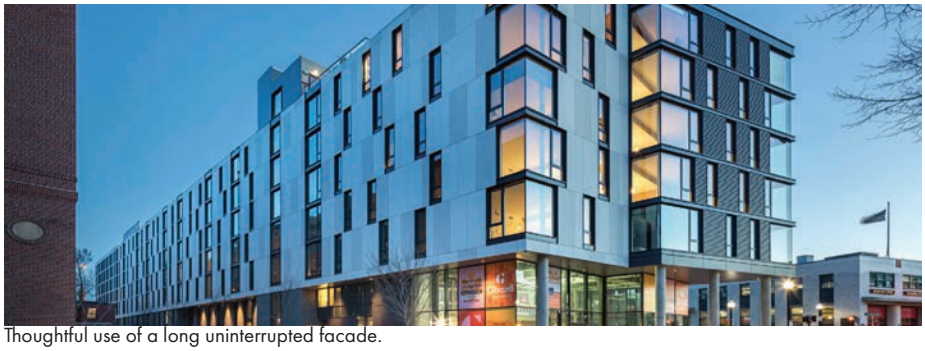
Non-conformance with any mandatory Design Standards shall constitute non-conformance with the Commerce City LDC. Commerce City shall have the authority to enforce these Design Standards in the same manner as the PUDZD is enforced under the Commerce City Revised Municipal Code, as it may be amended, in addition to the development review process. Commerce City shall not be required to enforce or maintain these Design Standards or any elements thereof.


Dog run park.


Community gardens.


Community gathering space.


Thoughtful use of siding.


Thoughtful use of a long uninterrupted facade.

3.0 SITE REQUIREMENTS

3.0 VEHICULAR TRANSPORTATION NETWORK

Intent

- Establish a logical and interconnected system of streets that connect back to the adjacent neighborhoods and commercial areas while also creating a framework for development in the MHGP.
- Provide adequate and safe access for automobiles, cyclists, and pedestrians by incorporating the best practices of a multi-modal urban street system where possible.
- Create a transportation network that complies with the Engineering Construction Standards and Specifications and LDC of Commerce City with the following modifications and clarifications:

Design Standards

- Vehicle access to service areas shall be separate from public vehicle entrances and shall avoid crossing primary pedestrian connections into or on the site. All internal streets shall include a pedestrian walking zone on both sides of the street. Pedestrian walking zones shall be unobstructed and clear at all times.
- Curb cuts and driveways shall be perpendicular to the street that they serve.
- The frontage along the exterior perimeter streets adjacent to this Site shall be landscaped to meet the minimum requirements of the Commerce City LDC and shall include a public sidewalk and landscaped tree lawn. This landscape shall be installed at the time of adjacent lot development.
- Drive-through lanes related to a drive-up facility shall not be permitted between a primary building's front façade and a public or private street or private drive.
- Sitewide Sanitary Sewer & Water shall be designed per SACWSD Standards, Rules, and Regulations. Sitewide Storm Sewer shall be designed per Commerce City Standards. Transportation corridor and utility layout shall be coordinated between stakeholders prior to construction plan approval.

Design Guidelines

- Site street designs should use similar or complimentary streetscape elements, hardscape treatments, and plantings.
- Materiality should consider clarity of pedestrian and vehicular junctions, and design cues for desired speed.
- Roadway intersections are encouraged to extend out ("bulb" or "bump") with a specialty corner treatment to support pedestrian cross traffic.
- Paving outside of the pedestrian walking zone may be distinguished differently by the use of specialty paving.

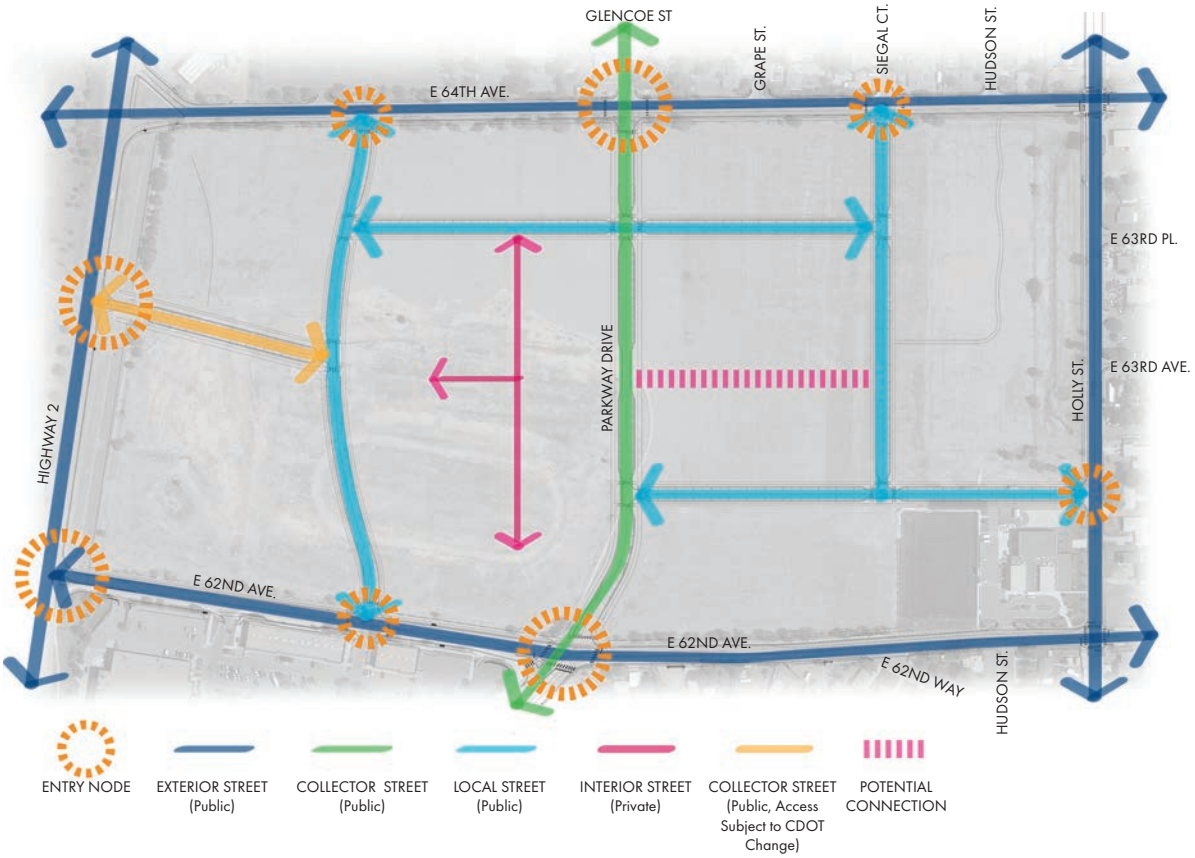

Unimpeded pedestrian routes in the right-of-way.


Cohesive street design with complimentary elements.


Enhanced street to sidewalk separation.

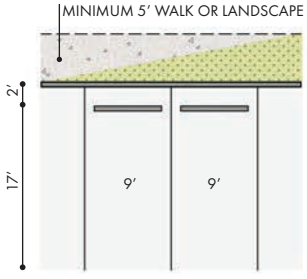
3.0 SITE REQUIREMENTS

3.0 VEHICULAR TRANSPORTATION NETWORK

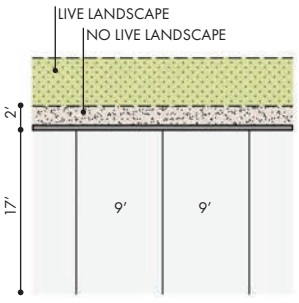


Parking Standards

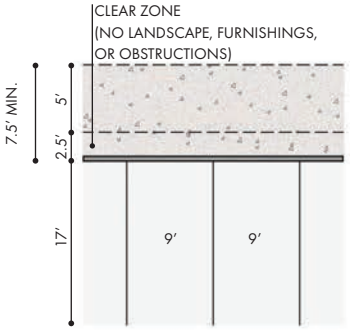
- All parking shall comply with Commerce City right-of-way standards with the following exceptions:



CONDITION #1
PARKING WITH WHEEL STOPS



CONDITION #2
PARKING WITH CURB ADJACENT TO PLANTING



CONDITION #3
PARKING WITH CURB ADJACENT TO SIDEWALK

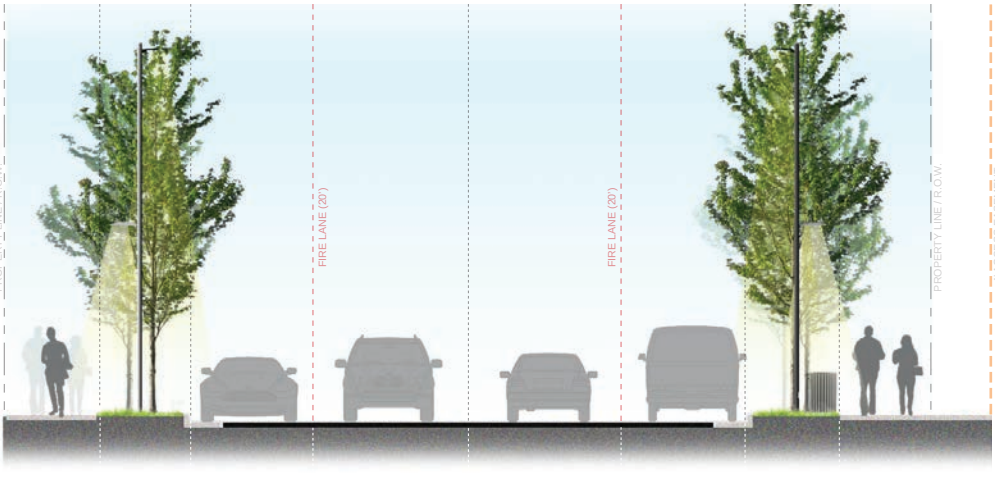
- Compact parking spaces are only allowed within parking structures and shall be no smaller than 7'-6" wide and 17'-0" deep. No more than 20% of parking garage spaces may be designated to compact parking stalls.
- As designated in the PUD, parallel parking spaces shall be 8' wide.
- In Multi-family Residential Projects, loading spaces shall be the same size as standard parking spaces.

3.0 SITE REQUIREMENTS

(A) LOCAL

Local Street (60')

Characterized as the typical street condition, this section features parallel parking, a 6' sodded tree lawn, and a detached 6' sidewalk. A 4' access easement as shown in the vicinity map below is used to expand this sidewalk to a multi-use path.

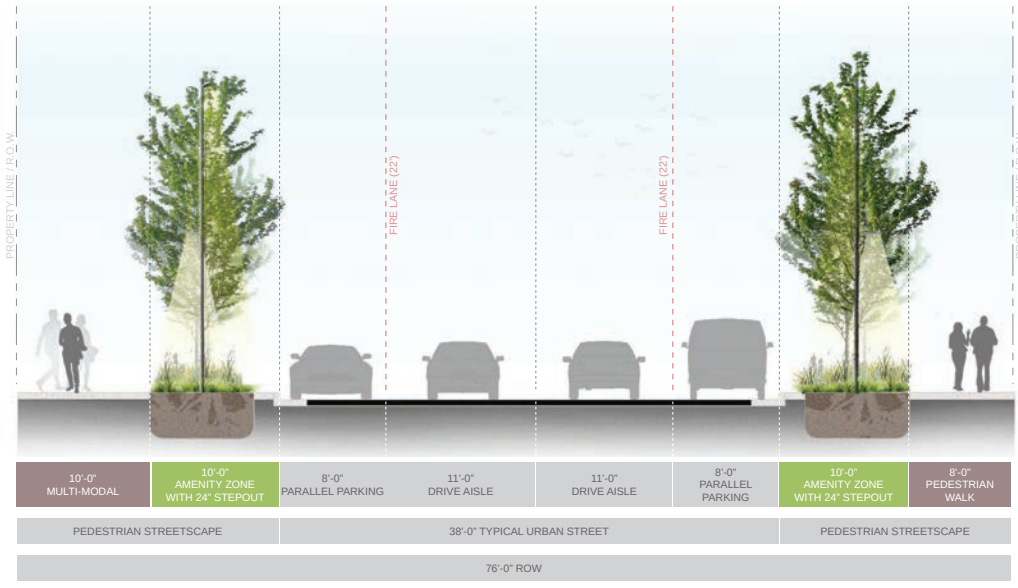


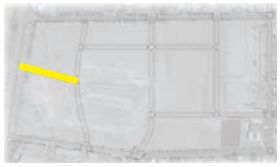
3.0 SITE REQUIREMENTS

(B) COLLECTOR STREETS

Collector Street with Parking - 63rd Avenue (76')

As the western entry from Highway 2, this section features parallel parking, a 10' multi-use path, and a mixture of hardscape and sod or perennials planted in at-grade planters.

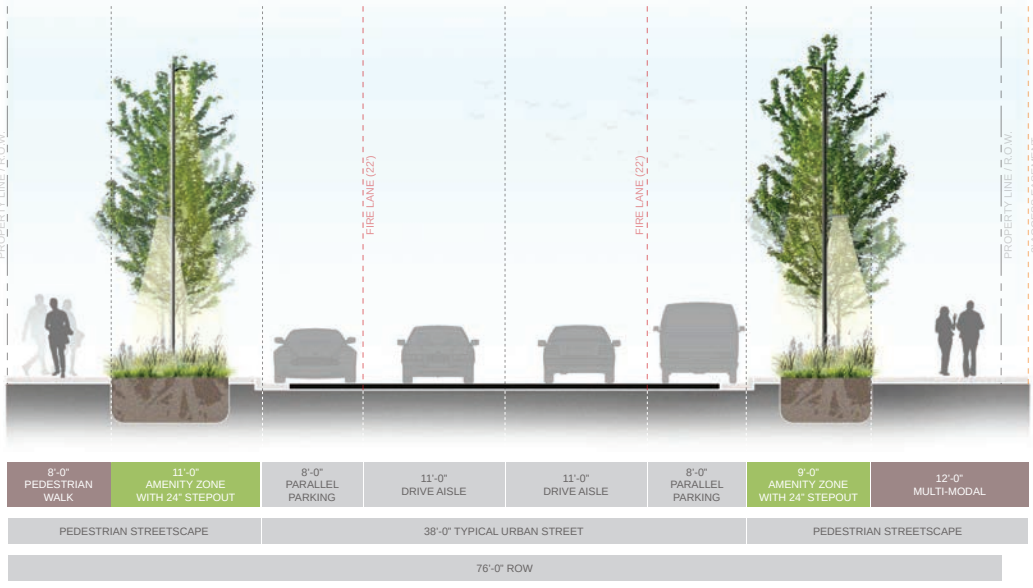


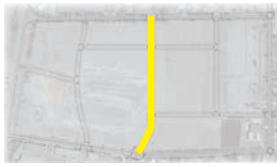


3.0 SITE REQUIREMENTS

(B) COLLECTOR STREETS

Collector Street with Parking and Multi-use Path - Parkway Drive (76')
As the primary North to South pedestrian and vehicular corridor, the eastern edge includes a 12' multi-use path adjacent to an ample amenity zone.



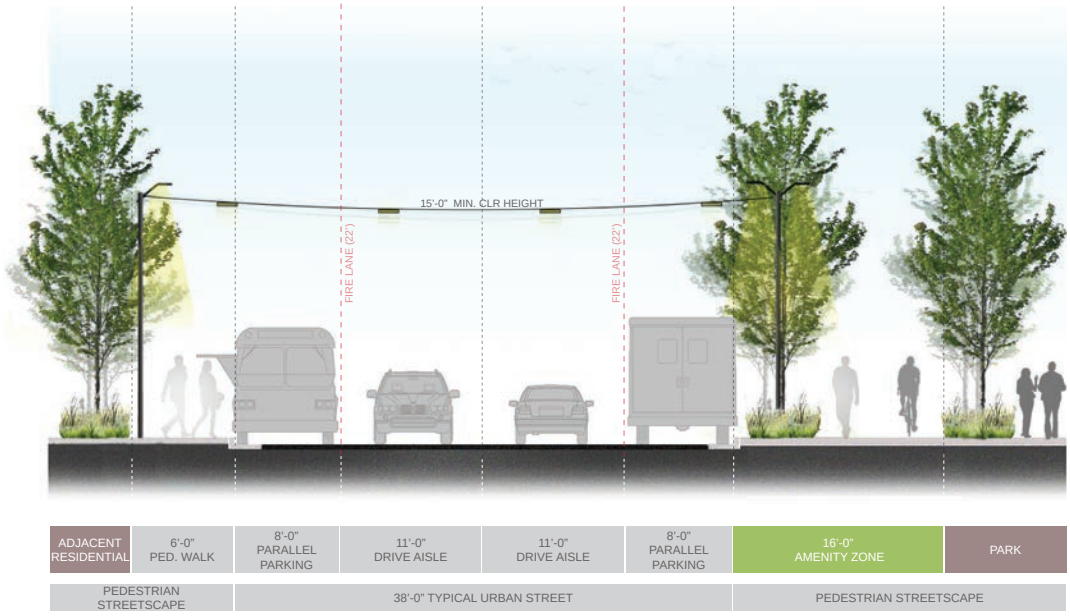


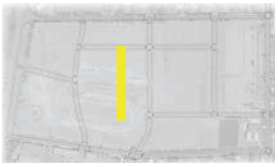
3.0 SITE REQUIREMENTS

(C) HIGH IMPACT AREA SPECIALTY STREETS (PRIVATE)

Main Street (Private)

Anchored by the park to the east, this street features an ample hardscape-focused amenity zone fronting the park for increased programming and activation. Catenary lighting creates a soft glow in the evening hours further enhancing the pedestrian scale. This area is owned and maintained by the private property owner.



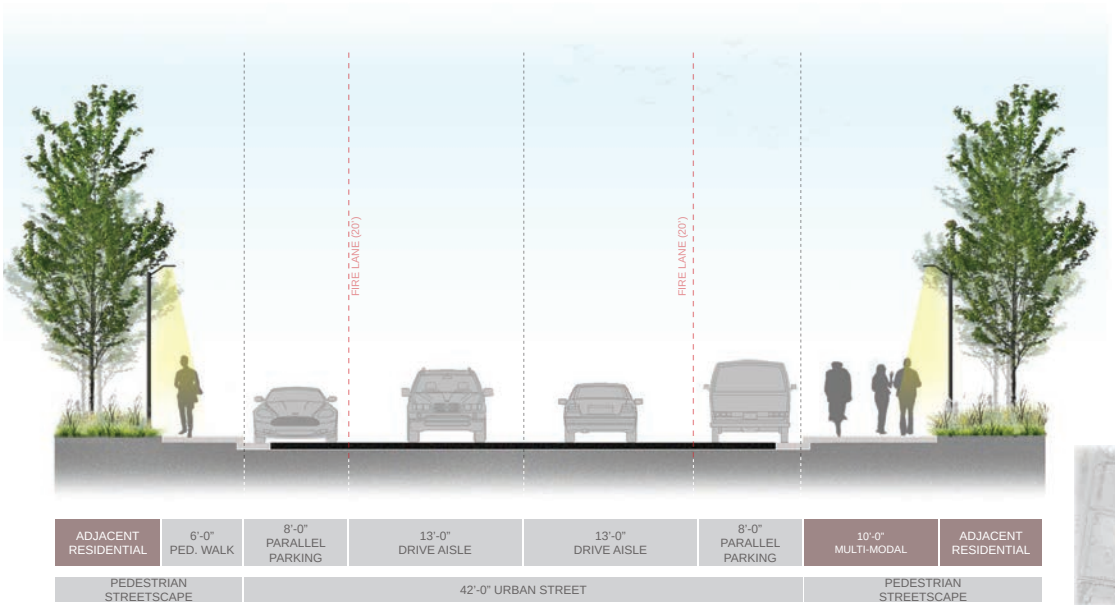


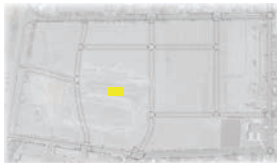
3.0 SITE REQUIREMENTS

(C) HIGH IMPACT AREA SPECIALTY STREETS (PRIVATE)

Street or Parklet (Private)

As a part of the Greenway network, this area features a multimodal sidewalk. The street portion may be replaced by a parklet in some areas. This area is owned and maintained by the private property owner.





3.0 SITE REQUIREMENTS

3.1 PEDESTRIAN TRANSPORTATION NETWORK

Intent

Provide a robust pedestrian circulation network on all parcel and site perimeters, as well as within each parcel. Utilize the Primary Greenways and Pedestrian Connectors noted in the MHGP PUDZD:

- Facilitate pedestrian connections through larger parcels.
- Reconnect the MHGP to its existing adjacent neighborhoods and surrounding developments.

Design Standards

- Pedestrian sidewalks throughout the MHGP shall consist of a minimum 6' sidewalk. The sidewalk will be scored with appropriate expansion and control joints in 6' intervals with a tooled "framed" edge surround. A lightly raked broom finish in the opposite direction of travel shall be applied to all non-tooled areas.
- Every vehicular street shall have a corresponding parallel sidewalk at the same grade and be designed for pedestrian access.
- Pedestrian crosswalks shall use thermoplastic striping.
- Multi-use paths shall have a center line to delineate portion of the sidewalk dedicated to bicycles.
- Sidewalks may be as narrow as 4' if not located directly adjacent and parallel to parking. No vehicle overhang shall be permitted on 4' sidewalks.
- Pedestrian connections shall be provided to all common open space and recreational areas.

Design Guidelines

- The system of pedestrian and bicycle circulation should be designed to connect to and extend from similar circulation systems on adjacent existing streets.
- Paving materials should be selected to evoke a unique high-quality environment. High impact areas should be selected to receive enhanced paving such as colored concrete, sand blasted concrete, stamped concrete, modular pavers, and natural stone. This enhanced paving pattern should be executed in multiple locations throughout the MHGP with consistency to create a unique, identifiable, unifying design.


Multi-use path.


Decorative pedestrian crossing.


Pedestrian corridor.

3.0 SITE REQUIREMENTS

3.1 PEDESTRIAN TRANSPORTATION NETWORK

Intent

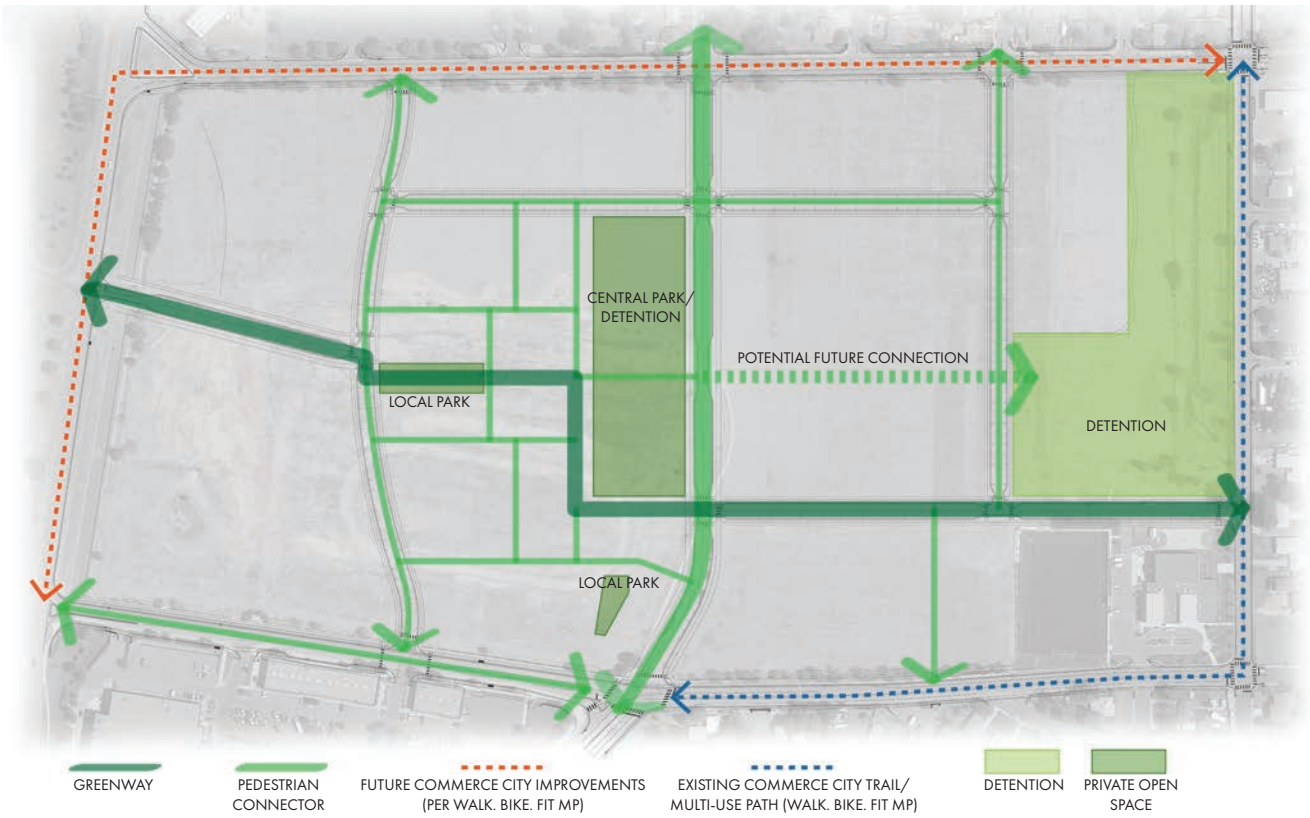
The Greenways, as shown in the MHGP PUDZP, have been reorganized to serve the development appropriately while still maintaining the original design intent. Additional roads and corresponding sidewalks strengthen the pedestrian network beyond what is established in the MHGP PUDZP.

Greenway Standards

- Greenways shall include a minimum 10' Multi-use Path, 10' Cycletrack, or 5' Bike Lane (each way)
- If concrete is used, sawn control joints are required.
- When located along an interior street, a Greenway shall be allowed to be split into two zones, one on each side of the street.

Greenway Guidelines

- Drought tolerant perennials and shrubs should be utilized rather than turf aside the Greenways.



4.0 LANDSCAPE DESIGN AND APPROACH

4.0 PLANT MATERIAL

Intent

Landscape design should balance the continuity of streetscape with variety from property to property. Monocultures are discouraged in order to create variety and interest throughout the landscape. Landscape design should address transitions between manicured and native areas, such as those adjacent to detention and retention ponds. Landscaping within the MHGP shall comply with Article VII of the LDC with the following alterations:

DESIGN STANDARDS FOR SPECIFIC LAND-USES		
LAND USE	PLANTING STANDARDS	TURF STANDARDS
DETACHED SINGLE FAMILY (>8,000 SF lot size)	• Minimum 25 shrubs* per unit	• Per LDC
DETACHED SINGLE FAMILY (<8,000 SF lot size)	• Minimum 15 shrubs* per unit	• Per LDC
ATTACHED SINGLE FAMILY (Duplex)	• Minimum 10 shrubs* per unit	• Per LDC
MULTI-FAMILY (3 or more attached dwelling units)	• Minimum 10 shrubs* per unit	Developments 5 acres or less = Max 40% of landscaped area may be turf Developments equal or greater than 5 acres = Max 35% of landscaped area may be turf
NON-RESIDENTIAL / COMMERCIAL	• 1 shrub* for every 200 sq ft of landscaped area.	• Max 40% of landscaped area may be turf
PUBLIC / MIXED USE / INSTITUTIONAL	• 2 shrubs* for every 200 sq ft of landscaped area.	• Max 40% of landscaped area may be turf
*One shrub is defined as 1 five gallon plant or (5) one gallon plants. 50% of the shrub planting requirement may be substituted with (5) gallon or larger ornamental grasses. To qualify, ornamental grasses must be 18" wide and 48" tall at maturity.		

DESIGN STANDARDS ACROSS ALL LAND-USES AND DEVELOPMENTS	
SOIL STANDARDS	• Soils shall be tested by an approved soil-testing agency to determine appropriate soil amendment needs. • If deficiencies are encountered, soil amendments must be provided.
IRRIGATION STANDARDS	• High efficiency irrigation, such as drip irrigation must be used for planting beds. • Overspray onto hardscape surfaces and structures is unacceptable. Wind sensor technology shall be used to adjust watering schedules during periods of high winds. Low trajectory nozzles and subsurface irrigation shall be used as required.
TREE MITIGATION STANDARDS	As outlined in Sec. 21-7514 in Article VII of the LDC, mitigation is required for trees. The following alterations to that section include: • Must measure 8" Diameter Breast Height (DBH) or greater • Must be in good condition, as determined through an inspection by a Certified Arborist. • Existing trees within 25' of an existing roadway flowline must be deciduous canopy shade trees. Coniferous evergreen trees within this area will be excluded since they do not make good street trees. • Must not be an unfavorable species as outlined in the LDC. Ash species should be noted as unfavorable due to the activity of the Emerald Ash Borer in surrounding communities.

4.0 LANDSCAPE DESIGN AND APPROACH

4.0 PLANT MATERIAL

Design Standards (Continued)

- When used, steel edging shall include a roll-top design to ensure no sharp edges are exposed.
- When used, weed barriers shall be non-woven polypropylene so that air and water can penetrate.
- The use of artificial turf shall be limited on private property, particularly in areas designed for pets.

Design Guidelines

- Create a landscape that is sustainable, attractive, comfortable and complementary to the natural and man-made environment.
- Use ordered planting patterns to mark community wide architectural elements and special areas, including public areas and interior street tree lawns to create and organized yet artful landscape expression.
- Planting designs should emphasize low water use native species to reduce overall water consumption.
- Plant selection should be appropriate to the specific location, solar orientation and micro-climate.
- High efficient irrigation methods such as drip irrigation are preferred to less efficient overhead irrigation.


Residential planting scheme.


Corner enhancement with planting.


Plant variety


Planting used to create enclosure and experience.


Planting used to frame residences.

4.0 LANDSCAPE DESIGN AND APPROACH

4.1 STREET TREE MASTER PLAN

Intent

Street trees within the MHGP shall comply with Article VII of the LDC with the following alterations. Street trees should contribute to the overall unity of the streetscape, through their layout, scale and character. Careful selection of the tree species will provide scale and visual cohesion to the street. Trees can also form landmarks, contribute to both contextual character and the general amenity of a place.

Design Standards

- All street tree planting shall conform to the latest edition of the "American Standard for Nursery Stock" and shall be of a specimen quality with normal habit for the species.
- All shade trees shall be minimum 2.5" caliper.
- All ornamental trees shall be minimum 2" caliper.
- Street trees shall be planted 30' to 35' on center on average. Shade trees can be placed within the sight triangle, within 20' of street lights and 15' of pedestrian lights. Preference for these to be of an upright growth habit species.
- With the exception of Highway 2, all internal and external public streets as defined on page 14 shall be planted in a uniform pattern, equally spaced from one another and centered in the planting area. This is to create a uniform and continuous canopy upon maturity.
- To increase biodiversity and mitigate the risk of pests, multiple tree species should be used. No more than four trees of the same species shall be planted in continuity within the right-of-way.

Design Guidelines

- Hard edge streetscape (plaza with tree grates) should be favored along commercial frontages and soft edge streetscape (trees in lawn/at-grade planter) should be favored along residential frontages.
- Selected species must have predictable growth habit and form to function as a successful street tree. A street tree should have a single straight trunk (to minimize conflicts with pedestrian and vehicular traffic) and stable branch structure (to minimize hazards created by inherent defects) with a clear trunk height (free of lateral branches) for not less than 7' from ground level.
- Minimize infrastructure and functional conflicts. Locate trees and utility services to minimize potential conflicts between street elements and functions, such as street lights being blocked by the tree canopy, or car doors being opened into tree trunks.

4.0 LANDSCAPE DESIGN AND APPROACH

4.1 STREET TREE MASTER PLAN

Exterior Edge Street Tree List

62nd Avenue to the south, Holly Street to the West, 64th Avenue to the north and Highway 2 to the west.

SCIENTIFIC NAME	COMMON NAME
Acer miyabei 'State Street'	State Street Maple
Acer platanoides	Norway Maple
Aesculus glabra	Ohio Buckeye
Celtis occidentalis	Hackberry
Cercidiphyllum japonicum	Katsura Tree
Crataegus crus-galli	Cockspur Hawthorn
Gleditsia triacanthos	Thornless Honeylocust
Malus 'Spring Snow'	Spring Snow Crabapple
Quercus alba	White Oak
Quercus macrocarpa	Burr Oak
Quercus robur	English Oak
Ulmus americana 'Valley Forge'	Valley Forge American Elm
Ulmus x 'Accolade'	Accolade Elm

4.0 LANDSCAPE DESIGN AND APPROACH

4.1 STREET TREE MASTER PLAN

Interior Collector Street Tree List

Defined as a medium capacity road which generally serves to move traffic from local streets to arterial roads. Unlike arterials, collector roads are designed to provide access to interior properties.

SCIENTIFIC NAME	COMMON NAME
Acer platanoides	Norway Maple
Catalpa speciose	Northern Catalpa
Celtis occidentalis	Hackberry
Crataegus crus-galli	Cockspur Hawthorn (Thornless)
Ginkgo biloba	Maindenhair Tree
Gleditsia triacanthos	Thornless Honeylocust
Quercus alba	White Oak
Quercus robur	English Oak
Ulmus x 'Accolade'	Accolade Elm

Interior Local Streets Tree List

Defined as a low capacity road which generally serves to move traffic to the major collectors.

SCIENTIFIC NAME	COMMON NAME
Acer miyabei 'State Street'	State Street Maple
Acer platanoides 'Deborah'	Deborah Maple
Celtis occidentalis	Hackberry
Gleditsia tricanthos inermis	Thornless Honeylocust
Gymnocladus dioica	Kentucky Coffee Tree (fruitless)
Quercus robur	English Oak
Ulmus americana 'Valley Forge'	Valley Forge American Elm
Ulmus x 'Accolade'	Accolade Elm


Street tree arrangement.


Thornless honeylocust.


Ginkgo.


English Oak.

4.0 LANDSCAPE DESIGN AND APPROACH

4.2 SITE DETENTION / RETENTION

Intent

Detention / Retention Ponds within the MHGP shall comply with Article VIII of the LDC with the following modifications/ clarifications. Ponds shall be landscaped to replicate a natural environment with appropriate plant material of a wide variety.

Design Standards

- One deciduous tree or evergreen tree and ten shrubs are required per fifty feet of pond perimeter as measured along the top bank elevation. The required landscaping can be planted in either a natural (informal) or formal pattern.
- Native seeded areas are permitted to have a temporary irrigation system in place for the first two years of installation in lieu of a permanent irrigation system.

Design Guidelines

- Stormwater detention and water quality facilities should appear as an extension of the surrounding landscape. They can be designed with attractive, natural-looking features so they become site amenities rather than eyesores.
- When a pond is adjacent to a street right-of-way or located in a highly visible area, special attention should be given to improving its appearance.
- The design of these facilities should consider maintenance issues such as weed control measures, maximum heights of grasses/turf, mowing, etc.
- Retention and detention basins should be designed to avoid the need for fences. When this cannot be accomplished, consider choosing a design that complements the building structure and overall site. Use fences for safety along steep side slopes or as deemed necessary for safety reasons.
- Consider using gravel or a "grasscrete" like product instead of asphalt or concrete for access roads.
- Consider using tiered walls for any retaining walls over eight feet in height.
- For water conveyance, concrete rip rap or large stone is preferred in lieu of concrete channels.


Tiered retaining walls.


Wetland planting.


Rock accents add visual interest and diffuse water energy.

4.0 LANDSCAPE DESIGN AND APPROACH

4.3 FENCING, WALLS AND SCREENING

Intent

Fencing, walls and screening within the MHGP shall comply with Article VII of the LDC with the following alterations:

Design Standards

- The following are not allowed:
  - Vinyl/PVC pickets
  - Split rails
  - Chain link
  - Untreated CMU's

Fencing at detention facilities:

- If a fall exceeding 30" is located within 5' of a public walk, a minimum 42" high guardrail shall be provided.

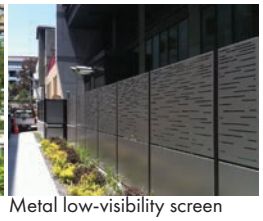
- Screen walls used to obscure parking and utility areas from public view shall be made from materials and colors compatible with surrounding buildings. Perimeter parking screen walls shall not obstruct required sight triangles.
- The maximum height for screening fences and walls is 60 inches.
- Fence, wall or screening elements that run longer than fifty feet shall have a decorative element, whether an inset panel for a metal picket fence, color change for a concrete wall, etc. This is in lieu of the minimum articulation code found in Article VII. This requirment does not apply to single family attached or single family detached homes.
- All exposed utilities and mechanical equipment visible to the public realm such as transformers shall be screened with plant material and/or a physical wall. Appropriate access and spacing must be maintained in accordance with utility providers.

Design Guidelines

- When fencing is situated along grade, it is preferred to stair step evenly with grade rather than paralleling grade.
- Fencing should have visual permeability, with spacing between fence pickets no more than 3.75". This guidelines does not apply to single family attached or single family detached homes.
- Fencing and walls should be double sided if both sides can be easily viewed by the public realm.
- Large, garage parking facilities should be fully screened with either a tiered planted buffer or vegetated fence system. Notwithstanding this screening requirement, garages should be allowed to provide enough openings as required by Chapter 4 of the IBC to classify as open garages.


Non-porous fence for screening.


Green screen.


Metal low-visibility screen


Open slat fence with visual permeability.

4.0 LANDSCAPE DESIGN AND APPROACH

4.4 SITE FURNISHINGS

Intent

Site furnishings shall enhance the pedestrian experience, create a unifying aesthetic and help create a safe and appealing place that contributes to a livable environment. The standard furnishings included in this document provide the baseline requirement; however the developer may elect to upgrade to premium street furnishings in certain high impact areas.

Design Standards

- Street furnishings shall be placed such that the public right-of-way remains clear and safe for pedestrians.
- Street furnishings and dining enclosures shall not impede ADA access.
- Plastic, resin, vinyl, and raw metal materials are prohibited for street furnishings. Refer to Design Guidelines below for list of preferred materials for street furnishings.
- Dining enclosures shall be decorative in nature and should be at least 50% transparent. Accepted materials include wrought iron, painted metal, wood, high-quality fabric. Solid masonry walls that are outside the public right-of-way are allowed.
- Freestanding planters and pots are allowed but shall not exceed 42-inches in height.
- If umbrellas are used, vinyl and plastic materials are prohibited. Umbrellas stands should be cast aluminum, wrought iron, or fabricated steel.
- Site furnishings shall not be placed within 2' of back of curb along public or private streets.

Design Guidelines

- Site Furnishings including benches, trash receptacles, bike racks, planters, tree grates, etc. should be consistent throughout the MHGP. The palette provided in this document should be used to create a unifying character.
- The following table and chair materials are encouraged: Wrought iron, fabricated steel, cast aluminum, hardwood or teak.
- The following table top materials are encouraged: Wrought iron, embossed aluminum, teak or hardwood, tempered glass, or metal mesh.
- Benches and planters should be placed against a building wall in order to promote easy pedestrian movement along the sidewalk.
- Social arrangements of benches (facing, on corners, etc.) are encouraged to help create livable "outdoor rooms".
- Consider ease of access and potential for pedestrian/bicycle conflicts when placing bike racks or other furnishings.

4.0 LANDSCAPE DESIGN AND APPROACH

4.4 SITE FURNISHINGS

STANDARD SITE BENCH
Manufacturer – Victor Stanley
Product – Framers Modern Collection
Model Number – FMS-324, FMS-214
Size – Varies
Material – Powder Coated Steel
Color – Black

STANDARD TRASH RECEPTACLE
Manufacturer – Victor Stanley
Product – IronSites Collection, 45Gal., Lids Optional, Decals and Plaques Optional
Model Number – SDC 45
Size – Varies
Material – Powder Coated Steel
Color – Titanium

STANDARD BIKE RACK
Manufacturer – SportsWorks
Product – Cane Detectable Tofino No Scratch Bike Rack
Model Number – N/A
Size – 33.4"H x 3"D x 28.5"L
Material – Stainless Steel
Finish – Bead Blast

STANDARD STREETSCAPE PLANTERS
Manufacturer – Victor Stanley
Product – Urban Square / Long Planter
Model Number – Varies
Size – Various Dimensions Available
Material – Fiberglass
Color – Matte Black

TREE GRATES
Manufacturer – Urban Accessories
Product – Cascade
Model Number – N/A
Size – Varies
Material – Recycled Aluminum
Finish – Brush

4.0 LANDSCAPE DESIGN AND APPROACH

4.5 SITE LIGHTING

Intent

Lighting furnishings shall be attractive, easy to maintain, energy-efficient, be made of durable materials and enhance the identity of the neighborhood. Lighting within the MHGP shall comply with Article VII of the LDC with the following modifications and clarifications. The standard light fixtures included in this document provide the baseline requirement; however the developer may elect to upgrade to premium light fixtures in certain high impact areas.

Design Standards

- Pedestrians walkways shall be illuminated with a minimum maintained one foot candle of light and not to exceed four foot candles of light.
- Care shall be taken to ensure all source colors and illumination levels are consistent throughout the development for reach light type: parking, street and pedestrian.
- High quality, long lasting, LED lights shall be used. Metal halide luminaires are not accepted.
- Light poles can be placed within an intersection's sight triangle.
- Photometrics plans of the site are required by the LDC.

Design Guidelines

- Street lights and pedestrian lights should be consistent throughout the MHGP.
- Festival/Catenary lighting is encouraged on private property. String style festival bulbs are exempt from the shielding requirements of the LDC and should be used only in the areas defined as high impact within these guidelines.


Low pole top fixtures for public realm area lighting.


Catenary lighting for private application.


Tall pole top fixtures in vehicular areas.

4.0 LANDSCAPE DESIGN AND APPROACH

4.5 SITE LIGHTING

POLE LIGHTING - Street, Parking Lot and Standard Pedestrian Light
Manufacturer: Lithonia Lighting
Product Family: D Series LED
Street and Parking Pole Lighting Product:
D-Series MA Area Size 1
Standard Pedestrian Pole Lighting Product:
D-Series Area Size 0

4.0 LANDSCAPE DESIGN AND APPROACH

4.6 SIGNAGE AND WAYFINDING

Intent

Signage within the MHGP shall comply with Article VIII of the LDC, as may be amended, with the following modifications/ clarifications. Images shown on the following page represent inspirational examples of high quality signage.

Design Standards

- Monument sign supporting structure must be made from a building material that exists in the base area of the associated building.
- Construction signage shall be allowed during construction activities. Such construction signage, when located on the construction fence, shall be allowed to cover the entire fence.
- Following kinds of signs are prohibited:
    - Neon or internally illuminated "interior" signage visible from the exterior.
    - Animated, moving, rotating or sound-emitting signs.
    - Internally illuminated awnings; awnings, if allowed, shall be opaque and shall not be back-lit.
- In the MHGP, the maximum area of signage allowed for any project or business shall be 25% greater than that allowed in the LDC.
- No signage or wayfinding elements, outside of directional signage, shall be placed in the sight triangle.
- A single large format digital sign board shall be allowed on Parcel B with no part of the sign facing east. The top of the sign shall be no higher than 60'. The area of the sign shall be no greater than 500 SF, and no more than 300 SF can be changeable copy, including electronic reader boards or digital displays. Since this sign shall be visible from a State Highway, it shall be subject to CDOT regulations.

Design Guidelines

- All way-finding signage throughout MHGP should carry a consistent theme in terms of materials, color, & font.
- Monument signage for the development along Highway 2 Frontage should be consistent with internal signage materials, colors and fonts.

4.0 LANDSCAPE DESIGN AND APPROACH

4.6 SIGNAGE AND WAYFINDING

INTERNAL MONUMENT SIGNAGE CONCEPTS

EXTERNAL MONUMENT SIGNAGE CONCEPTS

BLADE SIGNAGE CONCEPTS

BUILDING MOUNTED SIGNAGE CONCEPTS

4.0 LANDSCAPE DESIGN AND APPROACH

4.7 PUBLIC ART

Intent

All public art featured within the redevelopment will be subject to the selection and approval process outlined in the Public Art section of the redevelopment agreement, including all terms and conditions. Process will be in accordance with the City's Public Art Master Plan (adopted February 12, 2013) and the City Public Art Funding Program adopted by City Ordinance No. 2037 dated January 5, 2015, as defined within the redevelopment agreement, as each may be amended.

Design Standards

- Funding for required public art is to comply with the terms and conditions detailed in the Public Art section of the redevelopment agreement.
- Public Artist/Art selection process will be initiated prior to final acceptance of the roadway and public improvements for the entirety of the site, which are required to be constructed by the developer under the redevelopment agreement.
- Primary locations for public art at the time of the guideline adoption are:
    - Parcel G (Regional Drainage)
    - Parcel D (Mixed-use Village Center) Greyhound Museum Privately Held affordable housing project
    - Parcel E (Central Park)
- Site locations shall not be limited to the three locations identified above if other site opportunities are presented during the full redevelopment of the parcel.
- It is at the redevelopers and Cultural Council's discretion whether the required public art be provided as dispersed or focused installation(s), throughout the community.
- Public art types and themes shall create a sense of place and engage the community by telling a story or revealing the history of the site/community.
- The public art shall provide visual aesthetics for the community, as well as opportunities for additional levels of engagement and use.

Design Guidelines

- The art may be informational in its relevance to the community and site, such as:
    - Internal/external interpretive gallery
    - Hardscape mosaics or stenciling
    - Murals or other graphics in the
- The art may also be multipurpose in nature, such as:
    - Shade structures/ Park pavilions
    - Benches/ Seating opportunities
    - Interactive elements/ Play opportunities
    - Water features/ Lighting installations

5.0 BUILDING REQUIREMENTS - COMMERCIAL AND INSTITUTIONAL

5.0 BUILDING PLACEMENT, MASSING AND FORM

Intent

Commercial & Institutional uses are planned to be mostly along the prominent west and southwest edges of MHGP. Because of their critical location, new buildings within these areas should be well-planned and designed to give a positive first impression of MHGP.

Design Standards

- Public entries to the building shall be obviously identifiable from the street.
- Each new Commercial or Institutional building shall place special emphasis on entries with unique architectural designs. Entry areas shall be highlighted by unique architectural treatments.
- Roof parapets shall be high enough to shield rooftop equipment from rights of way.
- Material changes shall be accompanied by changes in plane.
- Drive-through uses are only permitted on Parcel B. Drive-thru lanes must provide for stacking of multiple vehicles in front of the order board, and between the order area and pick-up window(s). The drive-thru lanes must not block access to parking stalls or any pedestrian access point to the building. Stacking of cars must be designed to prevent the encroachment into drive aisles, parking lots, or streets. Whenever possible, drive-thru lanes should be located internally to the project and not adjacent to sidewalks or other public rights-of-way.

Design Guidelines

- Building masses should be used to shield large areas of surface parking from public view. If practicality demands that parking areas be placed between buildings and streets, such parking areas should be screened from public view using 2.5ft to 4.0ft tall screen walls. Landscape berms or dense plantings may also be considered for screening.
- Buildings should not place their service sides facing residential buildings. If small portions of service uses unavoidably face residential uses, such service uses should be screened effectively.
- Human scale elements such as awnings, canopies, sunshades, etc. should populate the ground floor.
- Recreational roof decks are allowed and encouraged as long as they do not provide views into adjacent private residential yards.


Parking areas screened by landscape.


Building mass anchoring an intersection.

5.0 BUILDING REQUIREMENTS - COMMERCIAL AND INSTITUTIONAL

5.1 BUILDING MATERIALS

Intent

Building materials shall be high-quality and durable. Materials shall be employed in a creative way to create pleasant facades along normal lengths of the building and to create dramatic effects at corners and other important areas.

Design Standards

- Flat faced CMU shall only be used sparingly and shall not be used in more than 25% of any given building elevation.
- The use of following materials is prohibited on the exterior facade:
    - Mirrored or 'blacked out' glazing
    - Acrylic Sheets (Plexiglas)
    - Vinyl Siding
- A material switch shall not occur on outside corners.
- At least 30% of the total building skin (not counting glazing) shall be made of hardy durable materials such as metal, concrete, stucco, brick masonry, natural stone, or cultured stone.
- Where sloped roofs are provided, the roofing material shall be made of standing seam or corrugated metal.

Design Guidelines

- MHGP requires high-quality materials, well-designed details and well-executed construction. Materials and design details should be used creatively to develop a unique and well executed image for each building.
- Provide human interest, scale and variety through the use of different materials and colors.
- Enhance the massing and scale of the architecture through the variation of materials and color.

Effective use of flush metal panels.

Effective use of brick.

Effective use of stucco & brick.


Effective use of exposed concrete and corrugated metal.

5.0 BUILDING REQUIREMENTS - COMMERCIAL AND INSTITUTIONAL

5.2 TRANSPARENCY / GLAZING AND ACTIVATION

Intent

Ground floors of buildings shall not offer large dead surfaces but instead shall have enough transparency to facilitate social interaction between building occupants and passersby. Merchandise and seating areas should visible from outside the building and the inside uses of the building should filter out by way of porches, outdoor seating, and similar features.

Design Standards

- Exterior glazing located on the ground floor shall not have solar reflectance exceeding 65%.
- Any facade that is generally parallel to, and within 15' of a right-of-way line, shall have 35% of its length occupied by transparent windows, doors, & storefronts.

Design Guidelines

- Window configuration and glazing usually make up a majority of a commercial facade. They establish much of the design character of a commercial space and define the relationship between interior and exterior. Thus, the design, size, shape, layout, proportions, and patterns of storefront glazing should be carefully considered.
- Glass should be predominantly clear to emphasize merchandise or indoor seating display. Reflective glass is strongly discouraged. Decorative glazing, such as colored, beveled, sandblasted or etched glass, may be used to create accent patterns or interest.
- Outdoor seating is strongly encouraged.


Readily apparent commercial entry.

Importance of transparency in commercial buildings.

Outdoor seating.


Roof deck.

5.0 BUILDING REQUIREMENTS - COMMERCIAL AND INSTITUTIONAL

5.3 SUSTAINABILITY

Intent

Buildings shall be energy efficient, reduce water use, provide excellent indoor air quality, promote recycling, and reduce the Heat Island Effect. The campus in general should be a beacon for promoting sustainable design practices and incorporate other progressive best practices such as Biophilic Design (emphasis on nature related iconography), Universal Design (spaces accessible to a wide array of people including children, seniors, & people with cognitive and mobility challenges), Defensible Design (spaces created with safety in mind), & Healthy Living Principles (using design to nudge healthier living choices such as walking or taking the stairs more).

Design Standards

- Commercial & Institutional projects shall be LEED certified. If a project is not LEED certified it shall be meet at least 6 of the following criteria. These requirements shall be included in the permit documents of the project.
    i. Provide on-site renewable energy sufficient to meet 25% of the project's energy use.
    ii. Provide preferred parking for Green Vehicles.
    iii. Provide facilities for recycling.
    iv. Specify Low-Flow plumbing fixtures.
    v. Specify Energy Star appliances.
    vi. Specify Energy Star, Compact Florescent, or LED light fixtures.
    vii. Provide high-albedo roofing throughout.
    viii. Provide Green Roof for 25% of project roof area.
    ix. Specify Low/No VOC paints, adhesives, & sealants.
    x. Recycle minimum 50% of Construction Waste as verified by an independent third party inspector, contracted and paid by the permit applicant.

Design Guidelines

- LEED certified buildings are strongly encouraged.
- On site renewable energy systems are strongly encouraged.

Preferred parking for green vehicles.


Roof mounted solar array.

5.0 BUILDING REQUIREMENTS - COMMERCIAL AND INSTITUTIONAL

5.4 PERMITTED ENCROACHMENTS & ACCESSORY STRUCTURES

Intent

The PUDZD only addresses some permitted encroachments namely roof overhangs, bay windows, cantilevers, chimneys, columns, solar panels, light fixtures, and other similar architectural features. The PUDZD leaves it to these Design Standards to address setback encroachments by non-livable spaces such as covered porches, stoops, and courtyards. The Design Standards below play that role. Projecting elements such as awnings play a critical role in animating a building facade and a liberal use of projecting elements like awnings and sunshades is encouraged.

Design Standards

- Outdoor elements of a building that are integrated into the architecture such as awnings, balconies, porches, stoops, outdoor seating, and all their associated features such as railings, posts, stairs, wing-walls, etc. shall be allowed to encroach a maximum of 60-inches into minimum setbacks. In no instance may an encroachment cross the property line.
- The lowest point of any awning or shading element shall be 8'-0" minimum above finished floor level.
- Awning framing shall be a natural, polished or painted metal.
- Accessory structures shall be held to the same minimum setbacks, maximum heights, and permitted encroachments as primary buildings.
- The architecture of accessory structures such as detached garages, sheds, & trash enclosures shall be compatible with and coordinate with the architecture of primary buildings.

Design Guidelines

- Awnings and arcades not only provide shade and weather protection, but can also add architectural interest. Creative materials and forms of awnings are encouraged to promote identity of each building and tenant space.
- Outdoor seating areas play an important role in animating adjacent public spaces. Well designed outdoor seating areas that incorporate high quality railings, furniture and shade structures are strongly encouraged.
- Awnings may be indirectly or internally illuminated so that the awning functions as a contained light source.


Commercial entry emphasized by a canopy.


Awnings, balconies, & overhangs animating a building facade.

6.0 BUILDING REQUIREMENTS - MULTIFAMILY & VERTICAL MIXED USE

6.0 BUILDING PLACEMENT, MASSING AND FORM

Intent

Buildings shall have 'four-sided' or '360 degrees' architectural treatment. Building masses shall be used to shield parking from public view. The ground floor of the buildings shall be designed to relate to the human scale.

Design Standards

- Public entries to the building shall be obviously identifiable from the street or sidewalk. In case of Vertical Mixed Use, commercial spaces shall be located at street corners.
- Special emphasis shall be placed on the design of corner elements located at street corners.
- Public entries into multifamily projects shall be given a unique design treatment.
- Ground floor dwelling units with primary entries directly from the outside shall have step up patio/porch that incorporates an outdoor living space.
- Ground floor dwelling units with primary entries off corridors need not have a balcony/patio.
- Roof parapets shall be high enough to shield rooftop equipment from rights of way.
- Material changes shall be accompanied by changes in plane.
- Minimum 50% of all dwellings located within a multifamily building shall have balconies/patios.

Design Guidelines

- Facades should be generally parallel to the public streets on which they front and should be oriented toward the street.
- Building masses should be used to shield large areas of surface parking from public view. If practicality demands that parking areas be placed between buildings and streets, such parking areas should be screened from public view using 2.5ft to 4.0ft tall screen walls. Landscape berms or dense plantings may also be considered for screening.
- Human scale elements such as awnings, canopies, bay windows, porches, balconies, sunshades, outdoor seating, etc. should populate the ground floor.
- Recreational roof decks are allowed and encouraged as long as they don't provide views into adjacent private residential yards.

Building parallel to a street with a landscape buffer

Building parallel to a street with direct access to sidewalk.

6.0 BUILDING REQUIREMENTS - MULTIFAMILY & VERTICAL MIXED USE

6.1 BUILDING MATERIALS

Intent

Building materials shall be high-quality and durable. Materials shall be employed in a creative way to create pleasant facades along normal lengths of the building and to create dramatic effects at corners and other important areas.

Design Standards

- Flat faced CMU shall only be used sparingly and shall not be used in more than 25% of any given building elevation.
- The use of following materials is prohibited on the exterior facade:
    - Mirrored or 'blacked out' glazing
    - Acrylic Sheets (Plexiglas)
    - Vinyl Siding
- A material switch shall not occur on outside corners.
- At least 20% of the total building skin (not counting glazing) shall be made of hardy durable materials such as concrete, stucco, brick masonry, natural stone, or cultured stone.
- Where sloped roofs are provided, the roofing material shall be made of standing seam or corrugated metal.

Design Guidelines

- MHGP requires high-quality materials, well-designed details and well-executed construction. Materials and design details should be used creatively to develop a unique and well executed image for each building.
- Provide human interest, scale and variety through the use of different materials and colors.
- Enhance the massing and scale of the architecture through the variation of materials and color.


Material changes accompanied by plane changes.


Material changes accompanied by plane changes.

6.0 BUILDING REQUIREMENTS - MULTIFAMILY & VERTICAL MIXED USE

6.2 TRANSPARENCY AND ACTIVATION

Intent

Ground floors of buildings shall not offer large dead surfaces but instead shall have enough transparency to facilitate social interaction between building occupants and passersby. Creating visual connections between occupied spaces and exterior public spaces leads to a safer public realm.

Design Standards

- Any facade that is generally parallel to, and within 15' of a right of way line, shall have 25% of its length occupied by doors, transparent windows & store-fronts.

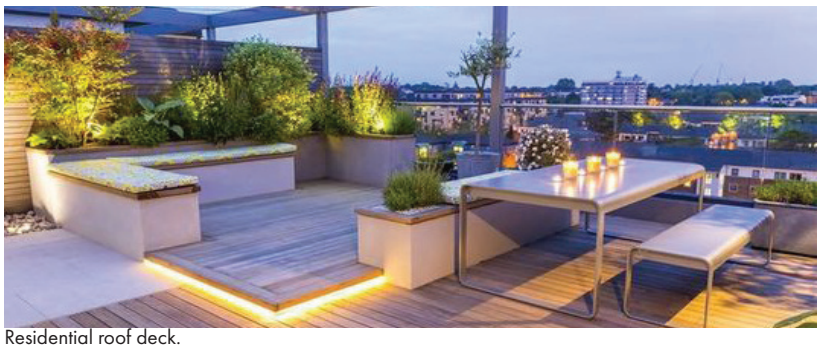
Design Guidelines

- Multi-paned windows can establish a variety of styles from traditional to contemporary. Repetitive, symmetrical and multiple small panes generally convey a more traditional character, which is encouraged.
- Where grade permits, ground floor units should have patios that provide direct access to sidewalks.


Transparency in a Multi-family building.

Active ground floor patios.


Traditional multi-paned windows.


Residential roof deck.

6.0 BUILDING REQUIREMENTS - MULTIFAMILY & VERTICAL MIXED USE

6.3 SUSTAINABILITY

Intent

Buildings shall be energy efficient, reduce water use, provide excellent indoor air quality, promote recycling, and reduce the Heat Island Effect. The campus in general should be a beacon for promoting sustainable design practices and incorporate other progressive best practices such as Biophilic Design (emphasis on nature related iconography), Universal Design (spaces accessible to a wide array of people including children, seniors, & people with cognitive and mobility challenges), Defensible Design (spaces created with safety in mind), & Healthy Living Principles (using design to nudge healthier living choices such as walking or taking the stairs more).

Design Standards

- Multifamily or Vertical Mixed Use projects shall be LEED certified. If a project is not LEED certified it shall be meet at least 6 of the following criteria. These requirements shall be included in the permit documents of the project.
    i. Provide on-site renewable energy sufficient to meet 25% of the project's energy use.
    ii. Provide preferred parking for Green Vehicles.
    iii. Provide facilities for recycling.
    iv. Specify Low-Flow plumbing fixtures.
    v. Specify Energy Star appliances.
    vi. Specify Energy Star, Compact Florescent, or LED light fixtures.
    vii. Provide Cool Roofing throughout.
    viii. Provide Green Roof for 25% of project roof area.
    ix. Specify Low/No VOC paints, adhesives, & sealants.
    x. Recycle minimum 50% of Construction Waste as verified by an independent third party inspector, contracted and paid by the permit applicant.

Design Guidelines

- LEED certified buildings are highly encouraged.
- On site renewable energy systems are strongly encouraged.
- Design in accordance with EPA's Indoor Air Plus Program is strongly encouraged.


Vegetated Roof.


Solar carports.

6.0 BUILDING REQUIREMENTS - MULTIFAMILY & VERTICAL MIXED USE

6.4 PERMITTED ENCROACHMENTS

Intent

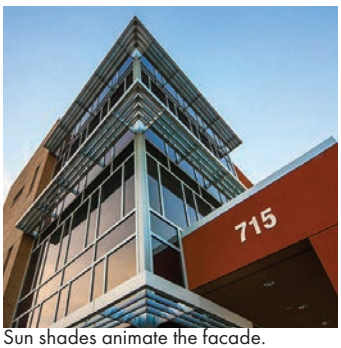
The PUDZD only addresses some permitted encroachments namely roof overhangs, bay windows, cantilevers, chimneys, columns, solar panels, light fixtures, and other similar architectural features. The PUDZD leaves it to these Design Standards to address setback encroachments by non-livable spaces such as covered porches, stoops, and courtyards. The Design Standards below play that role. Projecting elements such as awnings play a critical role in animating a building facade and a liberal use of projecting elements like awnings and sunshades is encouraged.

Design Standards

- Outdoor elements of a building that are integrated into the architecture such as awnings, balconies, porches, stoops, and all their associated features such as railings, posts, stairs, wing-walls, etc. shall be allowed to encroach a maximum of 36-inches into minimum setbacks. In no instance may an encroachment cross the property line.
- Accessory structures shall be held to the same minimum setbacks, maximum heights, and permitted encroachments as primary buildings.
- The architecture of accessory structures such as detached garages, sheds, & trash enclosures shall be compatible with and coordinate with the architecture of primary buildings.
- Detached garages shall be allowed to have asphalt shingles on sloped roofs.

Design Guidelines

- Awnings and overhangs not only provide shade and weather protection, but can also add architectural interest and guide users towards public entries. Durable materials and creative forms of awnings are encouraged to emphasize entry points of each building.



Sun shades animate the facade.


Awnings help signify public entries in residential project.


Balconies and awnings add interest.


Private patios animate the public realm.

7.0 BUILDING REQUIREMENTS - SINGLE FAMILY ATTACHED & DETACHED

7.0 BUILDING PLACEMENT, MASSING & FORM

Intent

Home lots shall be designed based on traditional neighborhood development principles with no garages allowed to front on public streets and all vehicular traffic routed through alleys.

Design Standards

- No vehicular garages shall face public streets.
- All dwellings shall have a front porch minimum 40 sq ft in area with a minimum depth of 6 feet. The front porch shall be readily apparent from the public sidewalk.
- Garages shall be accessed from alleys. Garages may be attached or detached.
- If detached, garages shall be connected to the dwelling by a deck, canopy, trellis, or arcade.
- The massing of the dwelling shall be articulated by variation of roof line or by articulating the difference between floors.
- Both sloped roofs and flat roofs are allowed.

Design Guidelines

- Facades should be generally parallel to the public streets on which they front and should be oriented toward the street.
- Where possible, indoor two story elements such double height rooms and stairways should be reflected in the exterior facade.
- The front facade should be heavily glazed to create transparency and a naturally well lit dwelling.


No garage facing street - duplex.


No garage facing street - single family.

7.0 BUILDING REQUIREMENTS - SINGLE FAMILY ATTACHED & DETACHED

7.1 BUILDING MATERIALS

Intent

Building materials shall be high-quality and durable.

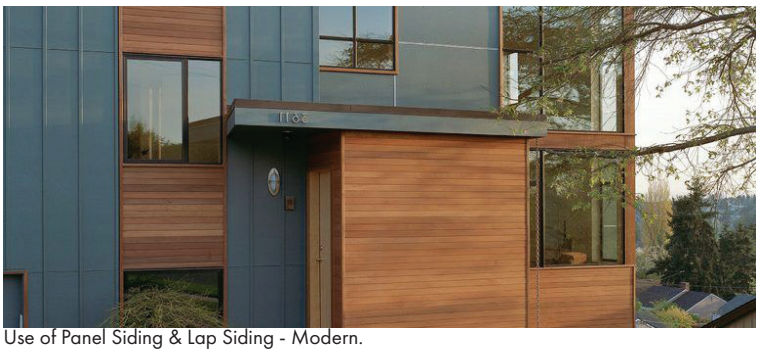
Design Standards

- The use of following materials is prohibited on the exterior facade:
    - Mirrored or 'blacked out' glazing
    - Acrylic Sheets (Plexiglas)
    - Vinyl Siding
- A material switch shall not occur on outside corners.
- Painted cementitious lap siding and cementitious panelized siding shall be allowed.
- Where sloped roofs are provided, asphalt shingles shall be allowed.

Design Guidelines

- Provide human interest, scale and variety through the use of different materials and colors.
- Enhance the massing and scale of the architecture through the variation of materials and color.
- Use varying models to create interest and variety among dwelling types.


Use of Panel Siding & Lap Siding - Traditional.


Use of Panel Siding & Lap Siding - Modern.

7.0 BUILDING REQUIREMENTS - SINGLE FAMILY ATTACHED & DETACHED

7.2 PERMITTED ENCROACHMENTS & ACCESSORY STRUCTURES

Intent

The PUDZD only addresses some permitted encroachments namely roof overhangs, bay windows, cantilevers, chimneys, columns, solar panels, light fixtures, and other similar architectural features. The PUDZD leaves it to these Design Standards to address setback encroachments by non-livable spaces such as covered porches, stoops, and courtyards. The Design Standards below play that role.

Design Standards

- Outdoor elements of a building that are integrated into the architecture such as awnings, balconies, porches, stoops, and all their associated features such as railings, posts, stairs, wing-walls, etc. shall be allowed to encroach a maximum of 36-inches into minimum setbacks. In no instance may an encroachment cross the property line.
- Detached garages and sheds are Accessory Structures. The required side setback for detached garages and sheds shall be 3'. The required rear setback for detached garages and sheds shall be 3'.
- The architecture of accessory structures such as detached garages, sheds, & Accessory Dwelling Units shall be compatible with and coordinate with the architecture of primary buildings.
- Accessory Dwelling Units (ADU) are Accessory Structures and are only allowed with an approved use-by-permit. The required side setback for ADUs shall be 3'. The required rear setback for ADUs shall be 3'. ADUs are allowed to be located off the alley where normally a detached garage would be located.
- Per the PUDZD, in case of attached products, the side setback shall only apply to end units. Thus, in case of attached garages, attached sheds, and attached ADUs, a zero setback shall be allowed at the attachment line and the 3' side setback shall only apply to the end units.


An example of an ADU.


An example of an ADU.

8.0 DEFINITIONS

8.0 LIST OF DEFINED TERMS

Accessory Dwelling Unit (ADU) – A secondary residential structure located on the same lot as the primary dwelling unit and which functions as a fully capable dwelling unit with its own living, sleeping, cooking, & bating facilities. The ADU is typically located along an alley and also variously referred to as a 'backyard cottage' or 'mother-in-law unit'. An ADU may be located above a detached garage.

Covenants, Conditions, & Restrictions (CC&Rs) – A set of rules established for the Mile High Greyhound Park to regulate the nature of development within the MHGP.

Cool Roofing – A roofing material that has a Solar Reflectance exceeding 0.3. Commercially available roofing membranes of white and tan color comply with Cool Roofing requirements.

Cycle Track – A two-way bikeway located at street level that provides physical separation between cyclists and motorists.

Design Review Committee (DRC) – A committee created pursuant to the CC&Rs to review and comment on proposed development plans within the MHGP.

Green Roof – A vegetated landscape built up from a series of layers that are installed over a roof surface.

Green Vehicles – A commercially produced passenger vehicle that does not entirely run on gasoline or diesel. Cars commonly known as 'hybrids', 'plug-in hybrids', and 'electric cars' are considered Green Vehicles.

Greenway – A two-way bike thoroughfare that, for the purposes of this document, creates a 10' minimum shared or dedicated non-motorized zone, that combines multiple modes of cycling infrastructure. These thoroughfares are lined by trees and vegetation.

High Impact Areas – Certain designated public areas of MHGP as graphically described in Section 3.0 where greater care will be taken to design high quality public spaces.

Low Flow Plumbing fixtures – Toilets, bath faucets, kitchen faucets, and showerheads marked with EPA's WaterSense label.

Master Developer – The corporate entity GREYHOUND PARK LLC which is designated as the 'Redeveloper' in the Amended and Restated Phased Redevelopment Agreement between it and the Urban Renewal Authority of the City of Commerce City, Colorado.

Non-Livable Spaces – Those spaces created by structures attached to a building, but not part of the conditioned building envelope, such as porches, stoops, courtyards, etc.

On site renewable energy – Systems located on the same property as the building, that produce renewable energy by utilizing sources such as Solar, Wind, Geothermal, etc.

Pedestrian Connector – Primary pedestrian route with sidewalk.

Pilot Channel – Horizontal channel located at the low point of stormwater detention basins.

Vertical Mixed Use – Buildings which have non-residential uses on the ground floor and residential uses on upper floors.