

DERBY SUB AREA DESIGN GUIDELINES

*REDISCOVERING
A DESTINATION*

REVITALIZATION
of the
DERBY SUB-AREA

PREPARED for the CITY OF
COMMERCE CITY



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DESIGN GUIDELINES

“Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.”

-Margaret

Mead

INTRODUCTION

Background

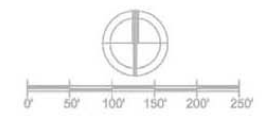
- The foundations of the **Derby Sub-Area Design Guidelines** emerged from a planning process involving professional consultants, City staff, Tri-County Health Department and the community stakeholders of the *Derby Sub-Area* for the beautification and revitalization of *Derby*.
- The primary planning document that emerged from this process is the *Derby Sub-Area Plan*.
- The *Derby Sub-Area Plan* forms the basis of the *Design Guidelines*.
- The *Design Guidelines* are adopted as *Standards and Principles* for the *Derby Sub-Area*. As such they supersede all other City guidelines which relate to the same subject matter.
- Italicized words are terms defined in the “Definitions” section of this Introduction.
- **Triggering application of the Guidelines.** The intent of the Guidelines is that any *Improvements, Construction or Demolition* shall comply with the Guidelines as provided herein. However, the intent is not to require a full development plan for the entire lot or structure when only minor *Improvements, Construction or Demolition* are desired. For example, primary façade improvements, i.e. awning and/or window replacement would not require submittal of a development plan under these Guidelines.



Downtown Derby

Legend

- Commercial
- Residential
- Mixed-Use
- Institutional
- Green Space



August 2007

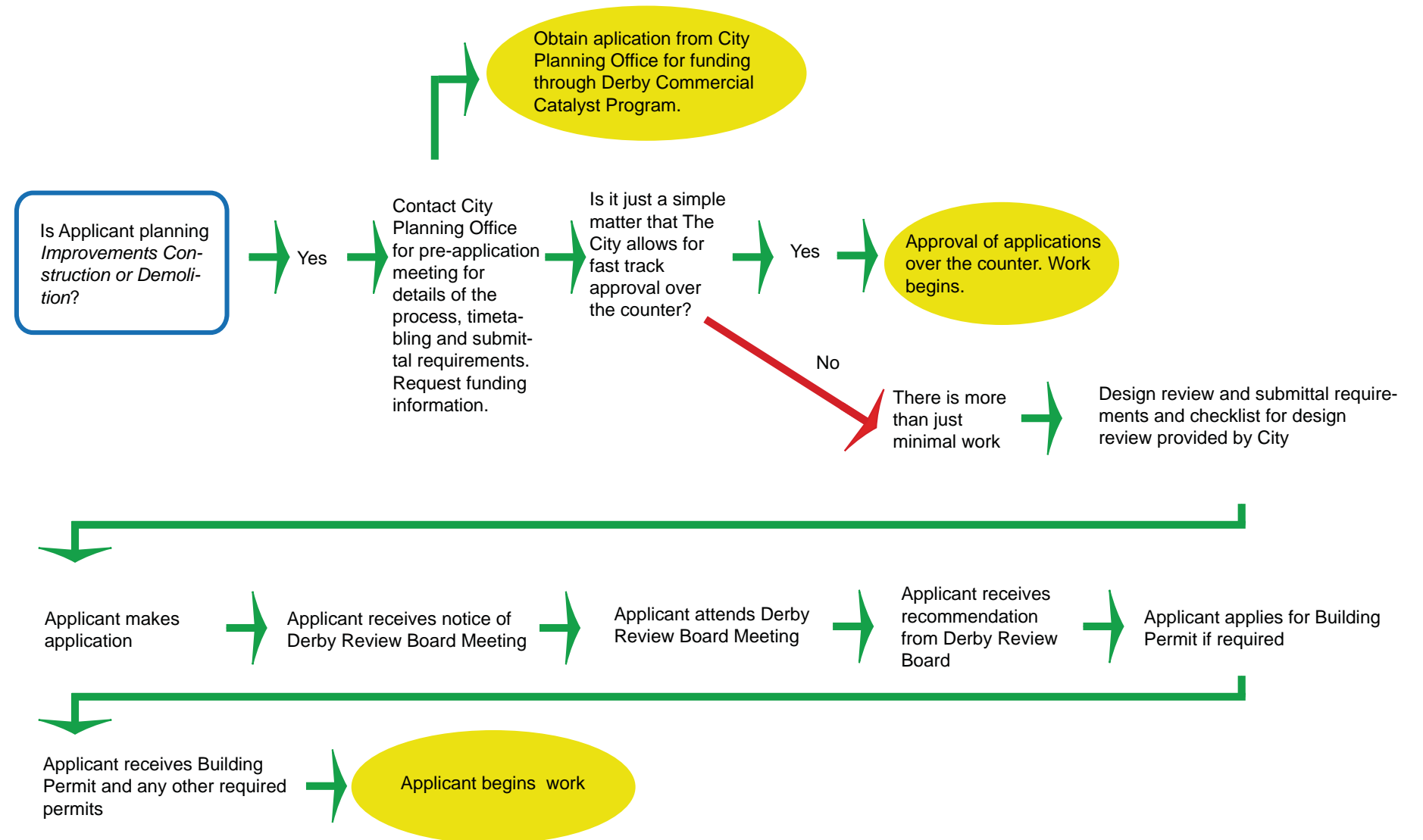
Design Review Process

- All **Improvements, Construction** or **Demolition** to property in the *Derby Sub-Area* are governed by these *Guidelines*. There is joint authority in terms of review, between *City Planning Office* and *Derby Review Board*.
- **The City may fast track simple applications**, allowing for over the counter approval without submittal to the Derby Review Board.
- **Pre-Application meeting.** The design review process will be initiated by contacting the *City Planning Office* to schedule a pre-application meeting with *City Planning Office*. At this meeting the *Applicant* will be given details of the process, timetabling and submittal requirements. The pre-application meeting provides an opportunity for informal discussion of how the *Design Guidelines* affect specific circumstances of individual development projects. Information may also be obtained on any other applicable regulations and funding.
- **City approval before other permits.** Subject to City discretion, before a Building Permit will be granted by the City, the Derby Review Board will review and if appropriate approve all plans Improvements, Construction or Demolition.
- **Obtain permits and Derby Review Board approval before beginning work.** *Improvements, Construction* or *Demolition* shall not start until all requisite approvals have been obtained.
- **The Design Guidelines work in concert with all other applicable regulations.** Any uncertainty should be discussed with the City Planning Office. In particular, the City zoning and land use Ordinances shall continue to apply to the Derby Sub Area in cases not specifically covered in these Guidelines.
- **Application.** Applications and requirements may be obtained from the City.

Variances to Guidelines

The Guidelines may be varied from time to time in writing and with the approval of both the *Derby Review Board* and the *City Planning Office*.

DESIGN REVIEW PROCESS



DESIGN GUIDELINES & GOALS

The Design Guidelines will guide property owners, business people, designers and City staff in achieving a common goal for future development opportunities and streetscape *Improvements* within the *Derby Sub-Area*.

The Design Guidelines are based upon the following fundamental goals:

GOALS:

- 1. Respond to the needs** and findings of the *Derby Sub-Area* community and the City of Commerce City as expressed in numerous meetings with businesses and land-owners, the *Derby* Community in general, the *Derby Sub-Area* Plan, and in the 2006 Community Needs Survey.
- 2. Re-establish Derby as a destination** through:
 - Economic diversity
 - Providing and encouraging healthy daytime and night time activities
 - A friendlier and safer pedestrian environment
 - Elegant and cohesive landscaping, appealing to all the senses.
- 3. Enhance Derby's visibility and identity** through:
 - Strengthening community and infrastructural elements.
 - Entrance icons
 - Defined edge conditions
 - Creating a core that serves as the focus for events (markets, fairs, stages etc.).
 - Keeping existing mature trees within the *Derby Core*
 - Adopting consistent and *Compatible* signage, lighting and landscaping



- 4. Revitalize Derby** through:
 - Re-establishing its social, economic and environmental well-being
 - Increasing building density
 - Increasing *Building Heights*
 - Incorporating a greater variety of land use options
 - Stimulating the business market 24/7
 - Sustainable planning and design solutions that will incite environmental awareness
 - Multi-functional spaces that ensure a variety of uses at different times
 - Support and promotion of existing business and property owners.
- 5. Use the 1950s era** as a unifying architectural foundation for greater identity while still encouraging buildings to be an expression of their individual time, use and function.
- 6. Become an environmental model** through:
 - Enhancing *Derby's* current ecological, economic, and cultural systems at all *Scales*
 - Creating more flow, dynamism, connections, variety, and opportunities for cross-pollination throughout
 - Environmental design, such as renewable energy, to allow long-term benefits and economic efficiencies
- 7. Transform Derby into a healthy and multi-modal traffic environment**, while continuing to support the necessity of the automobile through:
 - Elegant and cohesive landscaping, lighting, and way-finding signage
 - Wider sidewalks near buildings
 - Pedestrian connection *Improvements* to community assets (such as Library, Rancho Liborio, Prairie Gateway, Hanson Elementary School and future schools, Derby Resource Center, daytime employment, Highway #2 traffic from Northern Range)
 - *Human Scale Facades* directed toward the street
 - Street furniture
 - Comfortable places to sit and meet
 - Traffic calming
 - Improved access to public transportation
 - Bike lanes and pedestrian ways to promote regular physical activity



- 8. Develop models** to establish patterns for long-term evolution in the *Derby Sub-Area*.

COMPOSITION of GUIDELINES

The *Design Guidelines* contain various subject headings (i.e. architectural, parking, public realm etc.) that should contain both *Standards* and *Principles*.

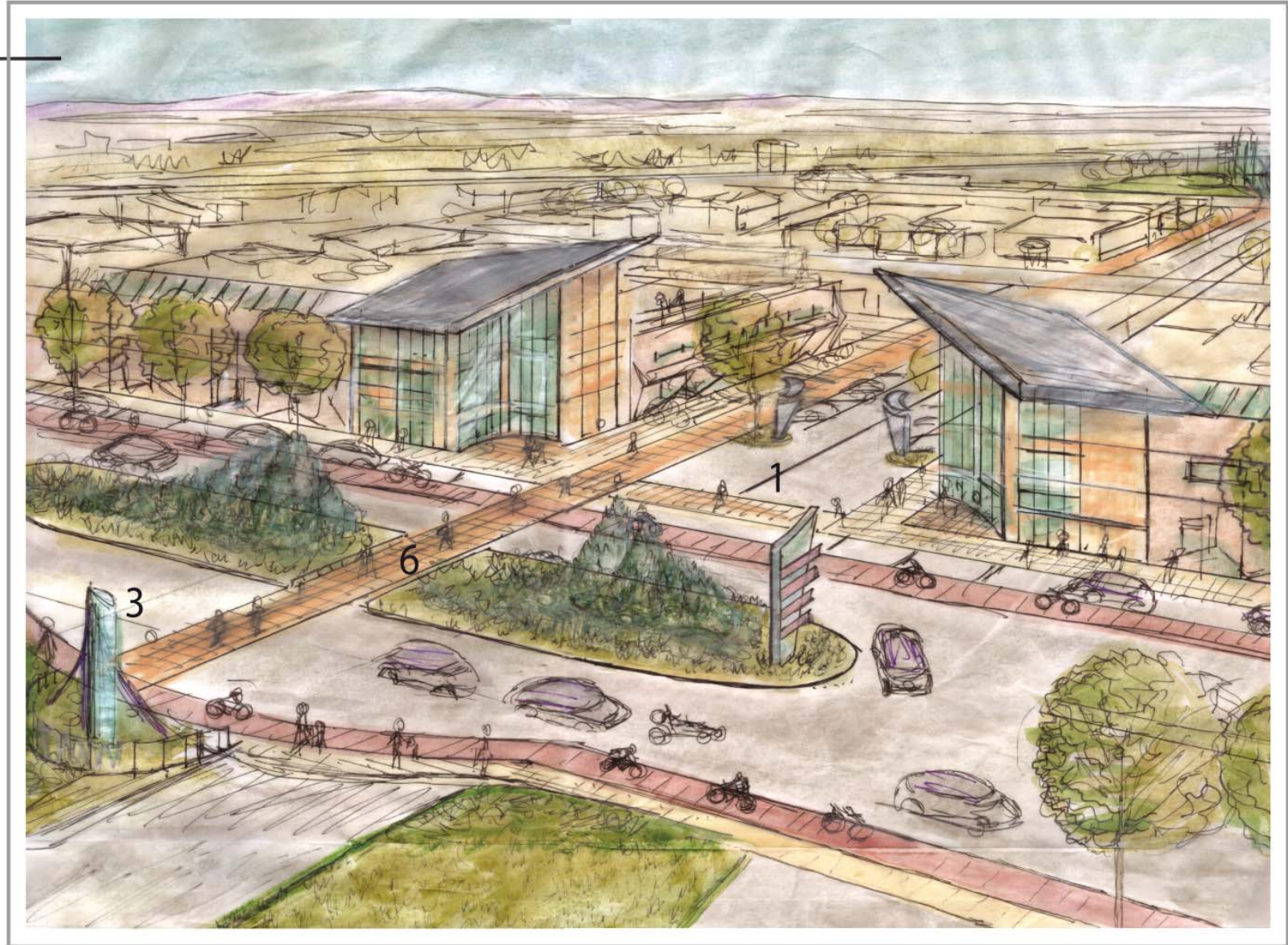
Standards: Objective criteria providing specific direction based on the *Guideline Goals*, used to define issues considered critical to achieving the *Guideline Goals*. *Standards* use the term "shall" to indicate that compliance is mandatory unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

1. The alternative better achieves the *Guideline Goals*.
2. The *Guideline Goals* will not be achieved by application of the *Standard* in the circumstance.
3. The effect of other *Standards* or *Principles* will be improved by not applying this *Standard*.
4. Unique site factors make the *Standard* impractical.

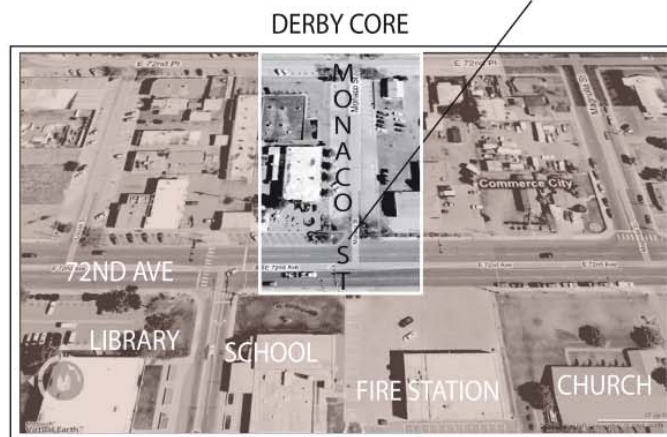
Principles: *Statements of non-binding policy, explanation or direction to assist the City Planning Office and Applicant with application of Standards. Principles are written in blue text italics.*

72ND & MONACO

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AREA OF CONCEPTUAL ILLUSTRATION SHOWN ABOVE



1. BOLD THEMATIC ENTRYWAYS DEFINING EDGE
2. SAFE AND STRONG CONNECTIONS FOR PEDESTRIANS
3. PUBLIC ART FOCAL POINTS
4. CELEBRATION OF VIEWS
5. MULTI - FACET TRANSPORT CORRIDOR
6. TRAFFIC CALMING MEDIAN AND PLANTING

DEFINITIONS

Accessory Dwelling Unit: A self-contained apartment in an owner occupied single-family home/ lot that is either attached to the principal dwelling or in a separate structure on the same property.

Accessory Use and Structure: Accessory uses and structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures include 'granny flats' over garages, small workshops, greenhouses, studios, storage sheds, and similar structures. Accessory uses and structures are allowed for all permitted land uses.

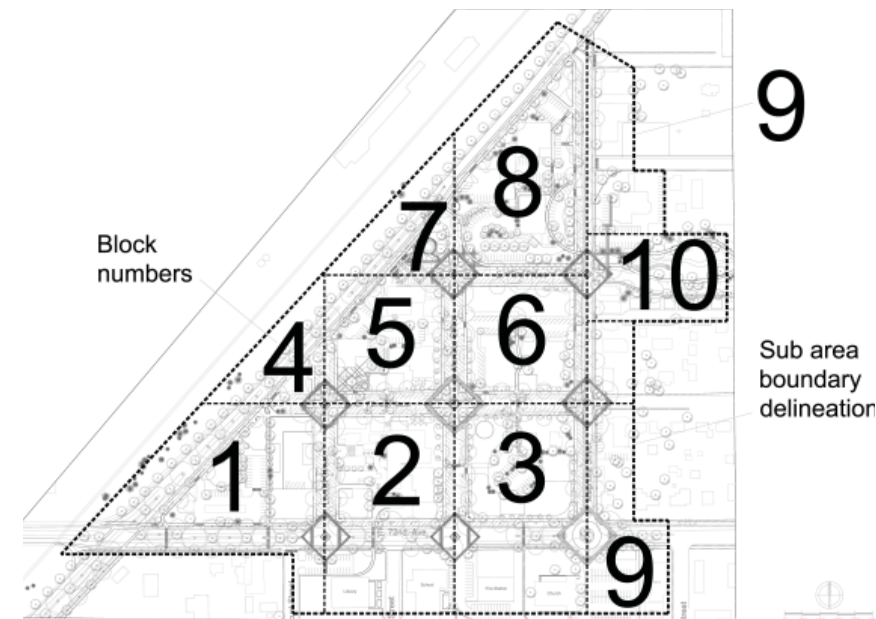
Active Commercial Uses: Uses that promote the activities of more than a few pedestrians on a regular basis.

Applicant: The proposer of *Improvements* in *Derby* who has filed an application for review by the city and *Design Review Board*.

Articulation: How each element, such as a window, door, cornice, floor line or column, is architecturally expressed or called out as special or distinct from other elements through use of color, change of material or texture, etc. The goal is to make certain elements read differently from others while still retaining a pleasing composition overall.

Automobile-Oriented Uses: Uses for which automobiles and/ or other motor vehicles are an integral part of the use.

Block Numbers: refer to the numbering set out in the plan below:



Boarding House: Group Living Facility where meals, lodging, or both, are provided for compensation.

Building Coverage: The actual "footprint" of all buildings on the site at grade. Building areas covered by the following do not constitute as *Building Coverage*. However, building areas situated over the following constitute as *Building Coverage*:

- Outdoor plazas
- Pedestrian malls
- Landscaping

Building Height: The height of a building as measured from a point defined in the *Derby* PUD and extending to the roof deck of the subject building, but not including parapets, cornices, elevator overruns, stair towers extending onto the roof, mechanical equipment or mechanical penthouses, certain architectural rooftop elements, or other such elements as discussed herein.

Building Permit: A *Building Permit* issued by the City of Commerce City in accordance with applicable regulations

Building Site: Any parcel of land, the size, dimensions, and boundaries of which are for submitted for review.

City Planning Office: The Planning Office at the Commerce Civic Center located at 7887 East 60th Avenue, Commerce City, CO 80022-3203, or as changed from time to time. The telephone number is (303) 289-3683, and any correspondence or questions should include reference to the *Derby Sub-Area Plan*.

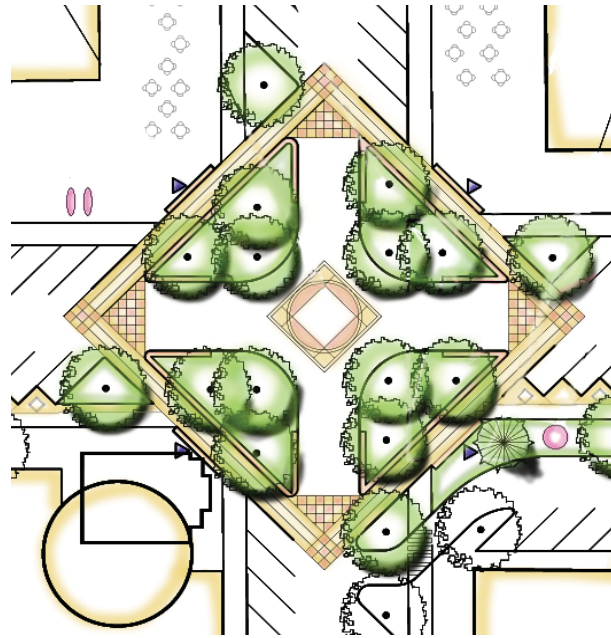
Compatibility/ Compatible: A condition wherein two or more different entities are combined to achieve harmony for the whole and each other. The entities do not need to be similar or the same. The Guidelines encourage new buildings to compliment rather than replicate existing buildings.

Construction: Activities subject of CPDS Construction Permits. Construction activities resulting in any land disturbance. Such activities include, but are not limited to, clearing, grubbing, grading, excavating and excavation.

Context/ Contextual: Consists of all the external factors that have a formative influence on the appearance of an area, including height, *Mass*, *Massing*, *Scaling Elements*, design, materials, location on site, and so forth. These factors are the essence of *Derby*, the things that make *Derby Derby*. They give it character and distinguish it from any other town in the USA. They make it memorable, and if enhanced and preserved will bring people back and help make *Derby* a destination. *Context* applies to all sites.

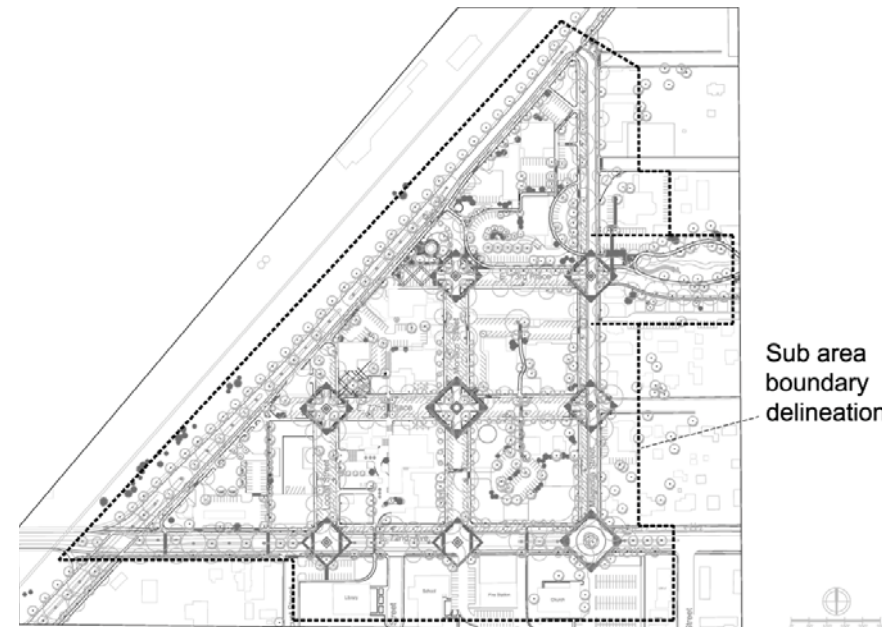
Demolition: The decimating, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, (wall, fence) whether in whole or in part, whether interior or exterior.

Derby Core: The immediate area surrounding the intersection of Monaco Street and E. 72nd Place.



Derby Review Board: Refers to a body whose members and chairman are appointed by the City Council of Commerce City. In addition to the chairman, the *Derby Review Board* shall be composed of two design professionals with experience in architecture, urban planning or landscape architecture, two members of the Derby neighborhood (residents, business owners or other with a stakeholder interest in the Derby community), one member of the City staff and one member of the City Council. Each member, excluding the chairman, has the right to appoint an alternate to speak and vote on his/her behalf, either freely or in accordance with instructions. The City Council shall appoint an alternate chairman to serve in the absence of the chairman. The chairman shall vote only in the event of a tie vote. The *Derby Review Board* is responsible (jointly with the City Planning Office) for reviewing applications and making qualitative assessments of applications and complaints of violation under the *Design Guidelines*. The *Derby Review Board* may approve variances to Principles contained in the Guidelines that otherwise satisfy the intent of the Guidelines. The Board shall be granted the ability to deny a proposal if it does not meet expected elements of the *Design Guidelines*, and any appeals to *Derby Review Board* decisions shall be heard by the City Council.

Derby Sub-Area or Derby: The district forming a special Planned Unit Development area within the City of Commerce City bounded by Highway 2 to the west, 72nd Avenue to the south and Magnolia Street to the east, but including Los Valientes Park and more particularly delineated in the plan below.



Drive-through Facility: Any portion of a building from which business is transacted, or capable of being transacted, directly with customers located in a motor vehicle queued in a designated service lane. Such a facility is usually an accessory to a principal use and should also be referred to as a drive-in or drive-up. Examples are restaurants, banking facilities and pharmacies.

Elevation: Refers to the walls of a building that do not face the street, such as side or alley walls.

Exterior Storage: the placement of materials, merchandise, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or movable items of any nature that are not kept in a structure having at least four walls and a roof, for a continuous period of ten (10) hours or more. This definition shall not apply to:

- Outdoor parking of motor vehicles regularly used in connection with the operation of an establishment or parked for less than 48 hours for maintenance service
- Building supplies under active sale at a lumber store, if enclosed in a structure having three walls, and a

- roof, where the open section faces an interior courtyard area invisible from the road
- Temporary outdoor storage specifically allowed by the City for the purposes of facilitating *Improvements*.

Facade or Primary Elevation: When used in conjunction with buildings, refers to any street-facing wall of a building, or a street wall.

Guideline Goals: The fundamental goals that are the drivers and intent behind the *Design Guidelines* intended to guide property owners, business people, designers and *City Planning Office* in better understanding the *Design Guidelines*.

High Traffic-Generating Uses: Uses which are likely to generate “significant” levels of vehicular traffic. “Significant traffic” means (in the case of Highway 2 and 72nd Avenue only), that the average number of daily trips, or the average number of peak hour trips, on either street would increase by 10 percent or greater as a result of the development.

Improvement: Shall mean every structure and all appurtenances of every kind and type and any other physical change upon, over, across, above or under *Derby* or upon existing *Improvements*. This includes, but is not limited to, the following elements if installed for more than 10 days:

Communications Equipment	i.e. microwave dishes, relay equipment, coaxial and fiber optic cables, satellite transmitting and/ or receiving ground stations, poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, towers, etc.
Landscaping	i.e. <i>Screening</i> walls, retaining walls, hedges, lawns, wind-breaks, plantings, planted trees and shrubs, lighting fixtures, drainage ways and structures, signs, etc. <i>Where landscaping is limited to 100 square feet or less the City Planning Office will provide approval for applications over the counter.</i>

Pedestrian Elements	i.e. bikeways, signs, plazas, patios, recreational facilities such as tennis courts and swimming pools, walkways, pedestrian malls, sidewalks, trails, shelters, security and safety devices, bridges, stairs, benches and other exterior furniture, pathways, etc.
Exterior Structural Elements	i.e. buildings, outbuildings, parking structure, signs, canopies, awnings, trellises, fences, shelters, bridges, security and safety devices, temporary construction outbuildings, decks, poles, lighting fixtures, color, texture, material, waste enclosures, flag poles, etc.
Utility Elements	i.e. exterior air conditioning, water softener fixtures or equipment, antennas, aerials, lighting fixtures, equipment related to water, sewer, gas, electric, telephone, regular or cable television, etc.
Vehicular Elements	i.e. parking structures, garages, parking lots, parking areas, roads, traffic control devices, driveways, access roads, loading areas, signs, construction trailers, etc.

Landscaped Area: The *Landscaped Area* of developed private property as required herein that should include *Open Space* areas.

Mass/ Massing: A building's *Mass* is synonymous with its volume, or the total gross cubic volume of space it occupies on the site. *Massing* is the way in which its volume, or *Mass*, is distributed on the site which parts are higher, lower, wider, or narrower, and what pops up and where.



Master Plan: The *Derby Sub-Area Master Plan* adopted by the City Council on April 2nd 2007, and as amended from time to time.

Minimum Parking: There is no *Minimum Parking* requirement

Mixed-Use Building: A building that contains at least one area devoted to non-residential use and at least one devoted to residential use.

Open Space: Usable and publicly accessible *Open Space*. Different types of *Open Space* exist and are defined below. Please note: *Landscaped Areas* left over after the placement of buildings and parking do not typically meet the intent of this term:

- **Developed Open Space:** Public or private *Open Space* (accessible to the public) that is integrated into and bounded by an orderly pattern of *Streets* and buildings. Should incorporate designed arrangements of landscaping, circulation and activity areas such as plazas, gardens, artworks, playgrounds, or playing fields. Town squares and campus-like quadrangles or mall systems are additional examples.
- **Natural Open Space:** Distinguished by irregular and informal character and boundaries that relate to natural features and that contain landforms and vegetation typical of the natural landscape.

Pedestrian Friendly: A measure of the quality of an environment from the perspective of a person on foot.



Pedestrian Friendly Environment: A place where people can enjoy public life in a comfortable setting. It relates to how things are built, and generally includes elements of street design, landscaping and street/ sidewalk functional and aesthetic amenities. The *Master Plan* seeks to foster this kind of environment by recommending several community development strategies, including approaches to:

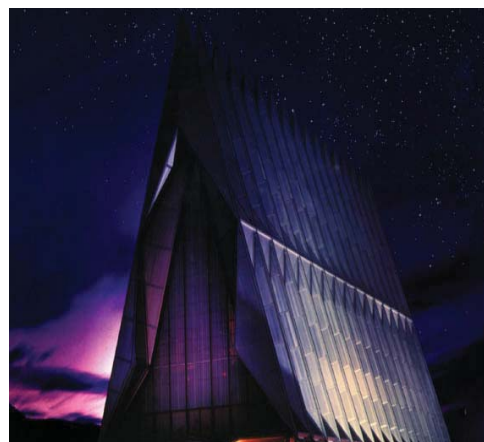
- Land use
- Building design
- Architectural enhancement and preservation
- Streetscape design
- Transportation
- Mobility
- Traffic management
- Parking
- Economic development

The Guidelines advance pedestrian friendliness through such things as *Setback* requirements, minimum and maximum heights, and *Human Scale* development, all of which serve to enclose and define public space and create a pedestrian environment people understand and to which they can relate. Mixed-use development puts people and eyes on the street at all hours, thereby reducing crime and increasing feelings of security. Architectural enhancement and preservation adds interest to *Streets* and a sense of place that, in turn, promotes use and enjoyment of the public realm. Streetscape elements provide amenities and convenience. Traffic calming devices such as lane reduction and narrowing, planted bulb outs, medians and distinguished

crosswalks work to make a safer pedestrian environment. Improving access to alternative modes of transportation reduces vehicular traffic entering *Derby*. Parking strategies encourage a “park-once environment” whereupon arrival, it is possible to do a variety of things by walking to consecutive destinations. Taken together these elements, and others in the Guidelines, shape *Derby’s* urban structure to actively support pedestrian use, safety, comfort and enjoyment.

Public Realm: Public realm refers to spaces belonging to the public. Some examples are sidewalk widening, street lights, tree planting islands and landscaping.

Scale/ Human Scale: A visual concept regarding the relative size of a building’s architectural parts compared to the whole or to the human figure. It is created by introducing into the design some unit that acts as a visual measuring rod. There are many types of *Scale*, *Human Scale* being most commonly used. Even when a different *Scale* is referred to, it always refers back to the *Human Scale*. For example, a cathedral or government building should have a seemingly bigger-than-life or monumental *Scale*. A monumental *Scale* is altogether larger than the human figure and is intended to have a humbling effect on the observer.

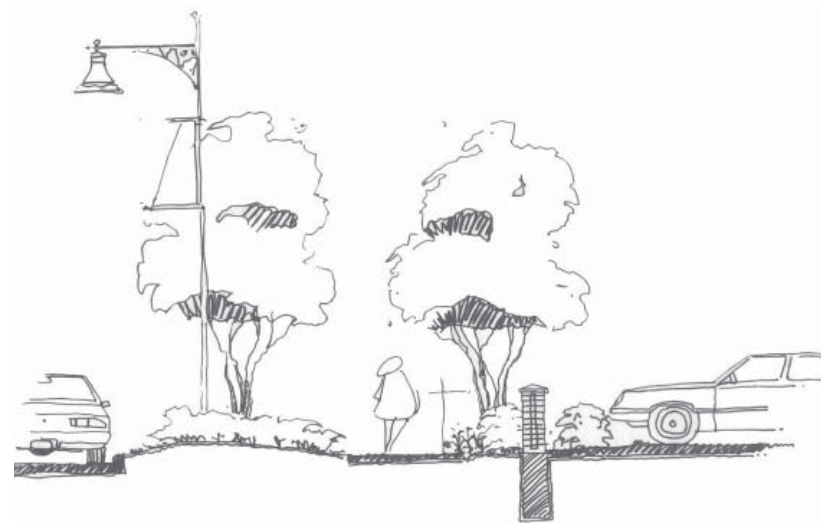


In a smaller-than-life, or miniature, *Scale*, everyday things shrink down to less than what the observer would expect. A *Scale* model (an architectural design tool that represents a building prior to its construction) is an extreme example of miniature *Scale*. In our physical environment, miniature *Scale* can be seen when a three-story building is squeezed into the height of what otherwise would have been a two-story building. This effort of a developer or designer to pick up

an extra story can result in unsettling visual consequences. A building will have *Scale* (i.e., *Human Scale*) if there are elements of it which can be (metaphorically) used as steps, through which the observer will intellectually reach, grasp, or comprehend the building. The steps in that sense are the elements of a building that are known to the observer, the elements with which he is familiar and whose dimensions one knows in relationship to oneself. (A. C. Antoniadis, *Architecture and Allied Design*, 3rd ed., Dubuque: Kendall/Hunt Publishing Co., 1992).

Scaling Elements: Range from small items recognizable close-up, such as a unit of masonry, doorknob, or window mullion, to larger ones such as doors, windows, awnings, balconies, railings, and signs. The division of a building vertically (by expressing the floor lines in the construction) and horizontally (through column spacing) enables the viewer to get a sense of how the building stacks up, how tall or wide it is, and how comfortable he or she feels around the element. A building without *Scaling Elements* can create unsettling feelings. The more difficult it is to relate to a building as a human being, the more uncomfortable it makes the viewer to be near it. At worst, such a building should feel threatening or unfriendly. At best, the observer will be visually confused by the building and its relationship to him or her.

Screen/ Screening: To visually diminish an object’s prominence. The *Screen* becomes the dominant focus instead of the subject behind it. A *Screen* can be solid or transparent depending on the purpose it serves.



Setback: The open, unobstructed area required to be provided between the furthest projection of a building and the adjacent property line.

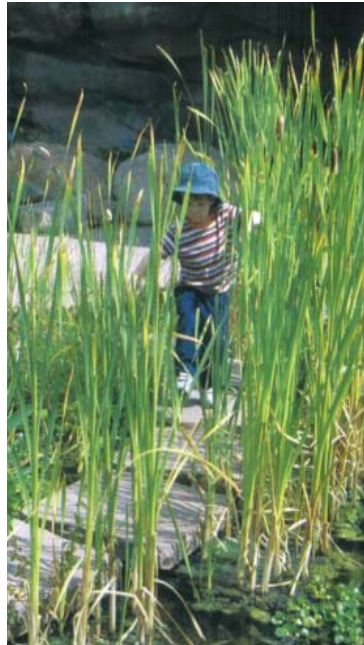
Streets: are generally intended to include their full right-of-way widths, curbs and gutters, tree lawns, sidewalks, and medians.

Structural Soil: Soil with compactable yet permeable characteristics. This soil is useful under sidewalks or roads where compaction is necessary for structural support yet it remains permeable to allow tree root growth.

Temporary Elements: Elements that are not permanent and exist for no more than 10 days. Such elements shall be subject to administrative review by the *City Planning Office*.

SUSTAINABLE BUILDING DESIGN POLICY

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”



Development should, where feasible, be based upon the principles of sustainable building design which include:

- *Following guidelines set out by the Colorado Chapter of the US Green Building Council.*
- *Enhancing and preserving the historical and architectural character of existing structures.*
- *Reducing impermeable paved areas and increasing infiltration through bio-swales, porous pavements and other naturalized stormwater management practices.*
- *Preserving or mitigating natural ecological and hydraulic systems and nutrient cycles.*
- *Working with the site’s natural processes rather than engineering around them.*
- *Creating spaces that strengthen human bonds to culture, history, each other and the earth, which are key ingredients to human physical and psychological health.*
- *Embracing the importance of day and night, light and dark, seasonal changes, and the natural systems that depend upon them.*

- *Performing thorough site analysis that includes the hydraulic and ecologic systems that extend beyond the site to mitigate impacts in other locations and to sensitive habitats.*
- *Using native or non-invasive, regionally appropriate plant material.*
- *Maximizing efficiency of the design for its purpose and level of use.*
- *Promoting health by facilitating walking, biking, and transit.*
- *Avoiding toxic and non-renewable, non recyclable materials.*
- *Minimizing need for mechanical maintenance. For example, passive solar melting, solar heat gain in winter, minimum mowing and pruning.*
- *Optimizing energy performance of pumps, lighting and structures by using renewable energy sources.*
- *Increasing naturalized methods such as bio swales, porous pavements and flat-roof drainage storage.*
- *Controlling non-point source pollution, flooding and erosion through ecologically advanced storm water treatment and retention methods*
- *Mitigating environmental and climatic factors through:*
 - *Harnessing passive solar energy.*
 - *Moderating temperatures (both in terms of the user inside the building saving on heating and air conditioning bills, but also from the perspective of the pedestrian outside)*
 - *Protection against cold winds.*
 - *Harnessing cooling breezes.*
 - *Controlling noise levels. In Derby there is persistent noise from trains and automobiles. Noise is controlled with higher material density. Creating spaces behind buildings and walls makes for a more peaceful experience.*
- *Harnessing active solar and wind power.*

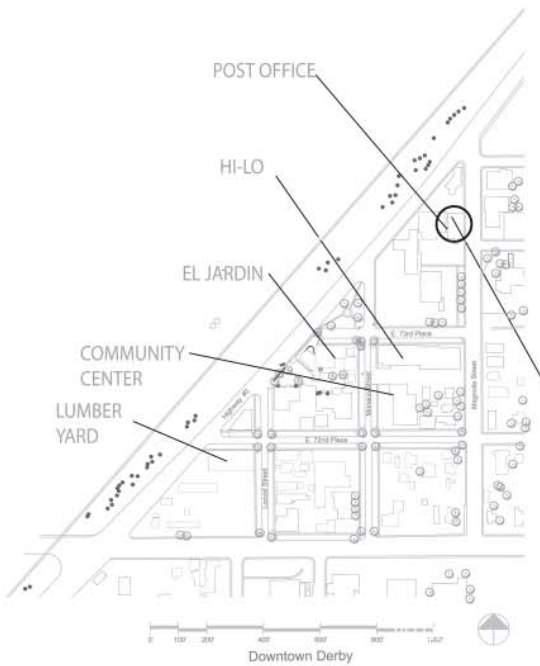


- *Designing with the local and regional Context in mind to highlight and celebrate Derby’s unique identity.*
- *Preserving views, Denver city and mountain views in particular.*
- *Providing recycling on site.*
- *Using sustainable construction practices such as:*
 - *Using materials produced locally and in an environmentally responsible manner.*
 - *Maximizing efficiency by using less and generating less waste.*
 - *Processing waste on site rather than sending downstream or offsite.*
 - *Using materials from site or that require less distance to transport.*
 - *Fencing and protecting areas outside construction zones.*
 - *Restoring degraded ecosystems, both on and off-site.*
 - *Balancing all water inputs with water outputs, a total site water budget. Construct water-efficient landscapes. Treat waste water on-site with wetlands, living machinery or other technologies.*
 - *Storing and replacing natural, on-site soil to preserve local microbes and health.*
 - *Avoiding compaction and amending poor soils with natural compost when necessary.*
- *Composting organic waste on site.*
 - *Reducing quantities of materials used*
 - *Reusing materials from local demolished*

- buildings
 - Support local recyclers by involving them in the building/ Demolition process.
 - Protecting against wind erosion and particulates from vehicle tires.
 - Using fuel efficient, alternative fuel and low-emissions machinery.
- Softening and mitigating the visual impacts of large buildings and expansive paved areas.
- Considering sharing access, amenities and relationship building with adjoining sites to assist in creating a stronger community identity.
- Smaller tenant spaces should be wrapped onto the outside of larger retail buildings to relieve large blank Facades and provide activity fronting Streets or parking areas.
- Enhancing mobility and access to services by providing a mix of uses and a range of travel options.
- Providing access to healthy foods (retail grocers, restaurants, community gardens, farmers markets).

POST OFFICE

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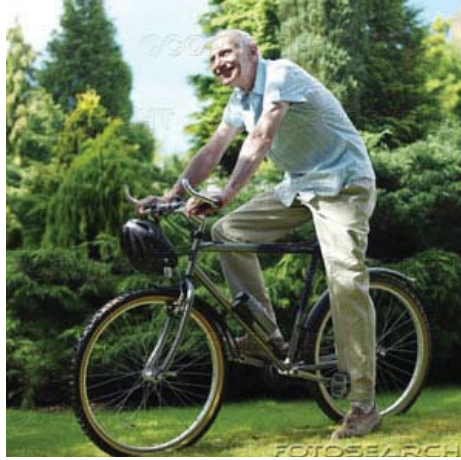
AREA OF ILLUSTRATION SHOWN ABOVE



1. BACK OF BUILDING NOW ADDRESSES HIGHWAY 2
2. MINOR MODIFICATIONS TO BACK IMPROVE LOOK OF BUILDING
3. PLANTING ADDS WARMTH, COLOR, MOVEMENT AND SHADE FOR PEDESTRIANS
4. WIND TURBINES AS ALTERNATIVE ENERGY SOURCE
5. WIND TURBINES ADD SCULPTURAL INTEREST TO BUILDING AND DERBY EDGE

UNIVERSAL DESIGN POLICY

“The design and production of products that promote equal opportunity for use by individuals with or without disability.”

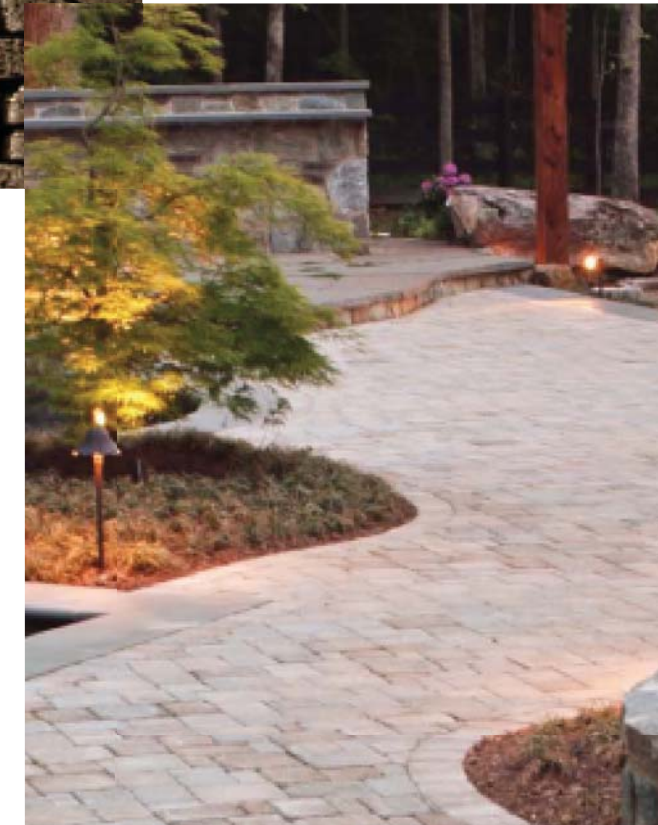


These Guidelines not only support the legal responsibilities toward the physically challenged, but encourage senior friendly design solutions not presently incorporated into law.

- Where feasible development should:
 - Support universal use, visitability and diversity
 - Facilitate connection to the community by less mobile people
- Design action that will facilitate universal use is encouraged and includes:
 - Increasing housing type and mix ranging from single-family homes and apartments to Accessory Dwelling Units to assisted living facilities
 - Including compact mixed-use and multi-use developments to reduce reliance on automobiles.
 - Considering physical and cognitive limitations of seniors in planning new development that favors the elements listed below. These elements will also protect the health and safety of children and the disabled:
 - Grid systems over winding Streets or alleys
 - Clear and frequent signage and orientation information
 - Visitor signage and maps
 - Visitor information booths

- Clearly marked crosswalks
- Larger signage letters
- Tactile way-finding solutions such as on walkways to indicate crosswalks
- Audible signals such as crosswalk beeps
- Traffic calming
- Effective lighting
- Directional banners
- Painted information or directions on the street
- Focal points, such as well known and distinctively styled businesses (i.e. Hi Lo, El Jardin) and distinctive public art and plantings
- Special people places (i.e. the Derby Core, Derby Park, and the pedestrian plazas north and south of El Jardin) that help orient people
- Paving patterns distinctive to particular Streets
- Banners or signage distinctive to particular Streets
- Distinctive public art
- Clean, durable, level and wider sidewalks
- Narrowed street crossings
- Manageable curb cuts
- Increased crosswalk signal timing
- Medians for midway stopping points
- Plenty of seating
- Traffic calming measures
- Improved greenway and trail systems
- Pedestrian surfaces that are Pedestrian Friendly (non slip, well maintained, and non-glare)
- Easy access to a variety of transportation networks including buses, taxis, bicycle lanes and pedestrian connections
- Bus shelters that protect from sun wind and rain
- Improved safety measures
- Public restrooms that are handicap accessible

- Encouraging rehabilitation, modification, and maintenance of existing housing stock and adaptive re-use of other buildings using site design that complies with universal design and visitability tenets (including hallway widths, hand railings, hazard free walking surfaces etc. minimizing steps and increasing sizes of elevators)
- Ensuring housing that accommodates seniors and disabled:
 - Is located near supportive land uses such as senior centers, recreational facilities, social and emergency service providers, public facilities, medical offices, and shopping areas to reduce feelings of isolation and enhance a sense of independence
 - Is close to pedestrian environments to maximize access to public transport, employment, volunteer and educational opportunities, restaurants, and entertainment and cultural venues
- Designing parks that are easy for seniors to use, with lots of seating, avoiding abrupt Elevation changes and providing hard surfaced pathways.

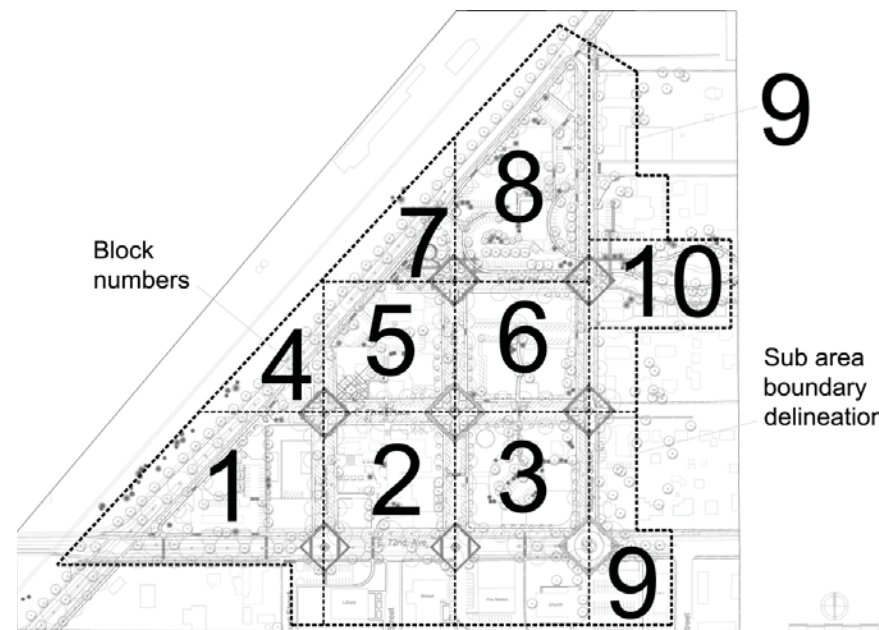



Pavement: The pavement type - whether it is an asphalt road, a cement sidewalk, or laid-in-place paving stones - will start to spell out how spaces are connected. Alleys will now become active walkways rather than service areas to deliver goods and pick up trash. One of the best ways to “spell out” this change of use will be to define the space with distinctive paving. The examples, here, show some different paving styles available. Included on this page is the option of pervious or porous pavement. Instead of mortaring paving stones together, the pavers can be laid out on a bed of sand or gravel. When it rains or snows, the water seeps into the ground, rather than running off into the sewer system. This groundwater detention helps to filtrate the water and reduces the need for larg-scale flood control.


LAND USE

ALLOWABLE LAND USES

- Uses are allowed in the *Derby Sub-Area* in accordance with the use table set out below
- All existing non conforming uses at the time of adopting the *Design Guidelines* shall (if not permitted by right under the *Design Guidelines*) remain as legally non-conforming uses. *Exterior Storage* is not and has not been a Use by Right in the *Derby Sub-Area*, and thus cannot be a non-conforming use
- When there is an out-of-family change in ownership, the property is left unoccupied for more than 6 months, the owner chooses to redevelop, or there is damage to more than 50% of the property, the PUD land uses and *Design Guidelines* will come into effect
- All processing, cleaning, servicing, testing or repair of materials, goods or products shall take place within completely closed buildings, unless otherwise indicated hereinafter
- For application of the Guidelines as opposed to uses, see *Introduction* under heading 'Triggering application of Guidelines'.



USER GROUP	R = Use by Right C = Conditional Use* X = Not Allowed TUP= Temporary Use Permit **
Residential: Household	
All Existing Residences (at time of adoption of Guidelines)	Legally non-conforming***
Accessory Dwelling Units	R
Artist Live/Work Space, Above Ground Floor	R
Artist Live/Work Space, Ground Floor	R
Dwelling Units, Above Ground Floor	R
Dwelling Units, Ground Floor	C <i>Where housing is to be accommodated on street-level, live/work spaces rather than live-only spaces should be provided. No more than 50 percent of a single street frontage should be occupied by residential uses. This is intended to reserve storefront space for commercial uses and public/institutional uses. It does not limit residential uses above the street level on upper stories, or behind street-level storefronts. There is no minimum or maximum residential density. Density is controlled by the applicable floor area and Building Height standards.</i>
	
New Single Family Detached House	X
Multi-Unit (2+ units) Residential	R
Single-Room Occupancy Boarding House	X
Residential: Group Living	
Assisted Living	C
Group Home	C
Nursing Home	C
Temporary Overnight Shelter	X
Transitional Residences	X
Transitional Shelters	X
Public and Civic	
Colleges and Universities	R

Community Garden	R
Community Resource Center	R
Exterior Events including: amphitheatre/ performance area, antique fair, art exhibits, art fair/ crafts, beer festival/ Oktoberfest, book fair, circus, concerts, farmers market, fireworks, public, flea market, flower market, food fair, garden show, history exhibit, interactive art, magic shows, model railroad, movies, music fair, open area for rotating activities, partnerships with local cultural institutions, photo exhibits, public market, street artists, street fair, theatre performances, temporary stage, zoo exhibits)	TUP 
Daycare	C
Fire Station	R
First Aid	R
Hospital	C
Library	R
Lodge or Private Club	C
Medical Offices/ Clinics	R
Museum	R
Parks and Recreation (i.e. fire pit, life-sized chess board, ice skating rink, interactive play fountain, lawn bowling, multi-media space, open green space, ping-pong, playground/ kids activities, rock climbing wall, rollerblade rental, running path, shuffleboard, story telling, summer dance floor)	R
Police Station	R
Postal Service	R
Rehabilitation Services	C
Religious Assembly	R
Restrooms	R
School, Public and Private	R
Visitor Information	R
Utilities and Services, Minor	C
Utilities and Services, Major	C

Commercial	
Accessory Use and Structure	<p>Primary use required. An accessory structure shall not be allowed before or without a primary use.</p> <p>Setback compliance. Accessory structures shall comply with the Setback standards; maximum Setback provisions shall not apply.</p> <p>Design Guidelines compliance. Accessory structures shall comply with the Guidelines.</p> <p>Restrictions compliance. A structure shall not be placed over an easement that prohibits such placement.</p> <p>No structure shall encroach into the public right-of-way. The owner should be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with Setback standards.</p>
Adult Use	X
Animal Services	
Sales and Grooming	R
Shelter	C
Veterinary	R
Artist Work/ Sales	R
Art Galleries/ Studios	R
Bail Bonds	X
Banks	R
Bicycle Sales/Service/ Rental	R
Boat Sales/ Service/ Rental	X
Chain Stores (Retail)	R
Car Wash	C – Block 1 only X - elsewhere
Contractor Yards	X

Drive Through operating as: bank, pharmacy, car wash, restaurants, liquor stores	C <i>Drive-through windows should be located behind or to the side of the building. Pedestrian circulation routes should be protected from vehicular traffic. Permitted only when accessory to primary commercial "walk-in" use. No more than one such facility on one block, or for a distance of 300 linear feet along the same street frontage, whichever is less.</i>
Drive-through Facility other than those conditionally allowed as set out above	X
Eating and Drinking	
Restaurant (i.e. ethnic, local)	R
Tavern	C
Employment Office – temporary labor	X
Entertainment/ Spectator Sports	
Small (1-149 seats)	C
Medium (150-900 seats)	X
Large (1,000)	X
Exterior Storage: Industrial, Commercial or Residential	X
Financial/Accounting Services	R
Food and Beverage Retail Sales (i.e. bagel shop, bakery, cigar shop, coffee shop, convenience store, deli, donut shop, food kiosks, fruit stand, gourmet food, grocery store, ice cream, internet café, tea shop)	R
Gas Stations	C – Block 1 only X - elsewhere
Hardware Stores	R
Indoor Recreation (i.e. arcade, bowling alley, climbing wall, movie theater, etc.)	R
Liquor Store	C
Locksmith	R
Lodging	
Small (1-16 rooms)	R
Large (17+ rooms)	C

Lumber	C – Block 1 only X - elsewhere
Office	R <i>Where office use is to be accommodated on the street-level, uses with active foot traffic and display windows will be encouraged.</i>
Parking Structure/ Public Parking Lot	C Individual surface parking lots shall not exceed a total of 100 parking spaces, or one-half block, whichever is smaller. Larger parking areas shall be in multiple story garages. <i>Parking should be encouraged towards the edges of Derby to encourage walking and more lively land use in the Derby Core.</i>
Pawn Stores	R – Block 4 X - elsewhere
Personal Service (including health clubs and gyms)	R
Repair Service (consumer, including bicycles, shoes)	R
Retail Sales, General (i.e. antique shops, boutique clothing, cigar shop, computer store, convenience store, copy shop, currency exchange, pet grooming, pet day care, dry cleaning/ laundry, flower shop, grocery store, hair salon/ barber, high-end souvenir/ gift shop, hobby store, newsstand, office supplies, photo shop, shoe repair, toy store, transit store, travel agent)	R
Sidewalk Merchants (i.e. food vendors/ kiosks, news kiosks, coffee, ice cream, retail vending carts, book stalls)	TUP. <i>Possibility of seasonal license for Derby but food vendors may be subject to additional review.</i>

Sidewalk retail display accessory to interior retail business	R Where Sidewalk display is limited to cards, plants, gardening/floral products, food, books, newspapers, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile-oriented). Any such permitted display shall maintain sufficient clear and safe pedestrian clearance at all times.
Travel Agency	R
Tire Sales for vehicles under 1½ tons	R – Block 1 and 8 only X - elsewhere
Vehicle Rental Storage	X
Vehicle Sales, Service and Repair	C - Block 1 only Subject to overall limit of 5,000 square feet (indoor and outdoor). Outdoor storage and display for these uses is prohibited unless the use is in a fully enclosed structure.
Vehicles wrecked or inoperable	X
Industrial	
Manufacturing, Production and Industrial Services	
Artisan (hand tools and light industrial elements only; i.e. ceramics glass blowing, jewelry, pottery)	R
Manufacturing	X
Other	
Wireless Communication Facilities	
New Co-Located, or existing prior to Design Guidelines	R Users should consider installing WIFI components within solar street lamps for direct power.
New freestanding (towers)	X

* Conditional Use Permit shall go to public hearing. Uses which are likely to generate “significant” levels of vehicular traffic (i.e. due to shipping, receiving, and/or customer traffic) shall require a conditional use permit. The conditional use

permit shall include appropriate transportation *Improvement* requirements, as identified by the traffic analysis.

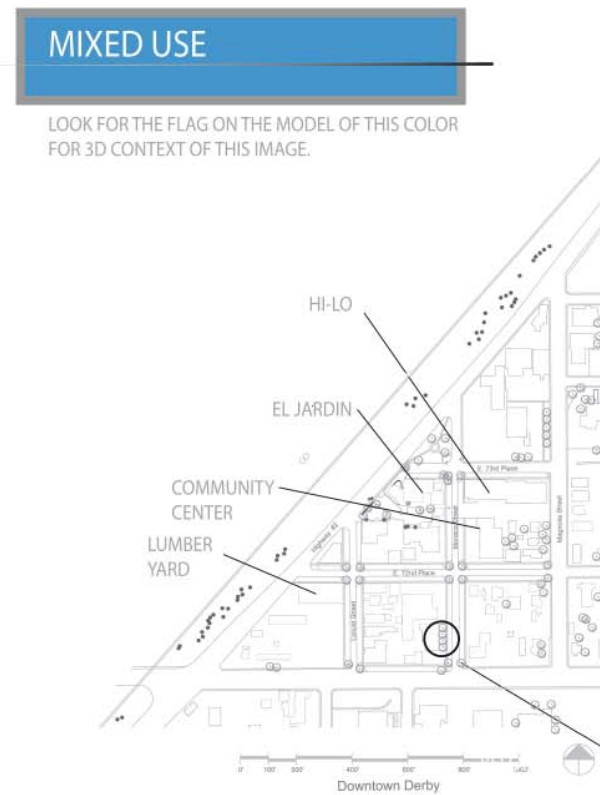
** TUP applications shall be dealt with administratively by the *City*.

*** Except for parcel number: 0172132425006 located at 7229 Magnolia Street Commerce City CO 80022, and parcel number: 0172132426004 located at 6641 East 72nd Place Commerce City CO 80022 which are uses by right.

High Traffic-Generating Uses

The City Planning Office may require additional permits and/

or analyses for High Traffic-Generating Uses prior to deeming a land use application complete.



AREA OF ILLUSTRATION SHOWN ABOVE

- 1. ROOF USED AS GARDEN AREA
- 2. WINDOW SHADES
- 3. ACCENTUATING CENTRAL ENTRY
- 4. PATHWAY TREATMENT, SEATING AND PLANTING CREATE GREATER SENSE OF PLACE
- 5. OPPORTUNITY FOR SCULPTURE

CURRENT LAND USE

There is currently a predominance of retail/commercial use, and very little residential. This underlines the need for a greater mix of uses to achieve vitality.

The existence of institutions is an essential element of a successful community. Most of Derby's institutions are on the edges and south of 72nd Avenue. This emphasizes the need to make better pedestrian friendly connections to ensure proper use and enjoyment.

This plan also shows the following unsatisfactory aspects:

- *Roads are generally too wide and lack medians, crosswalks, or planting*
- *Landscaping is minimal*
- *Sidewalks are narrow or non-existent*
- *Locust Street and Monaco Street provide dangerous access to Highway 2*
- *Derby Park is out on a limb, without connections, and unprotected from traffic.*

- Residential
- Mixed Use
- Retail
- Community Buildings/ Institutions



ARCHITECTURE

INTRODUCTION

Character of Derby Sub-area

Derby was one of the original railroad towns in the Front Range ultimately combining with Irondale and Adams City to form Commerce City officially in 1952. It is remembered by many as “Big D” which was, more or less, the Downtown for the community. It is often referred to as the heart and soul of Commerce City.

Derby’s history reflects a small town community. There are 130 individual properties in the *Derby Sub-Area*: 60 are residential properties, 3 are parks, 3 are churches and there are 64 commercial properties. The physical layout of the *Derby* business area is quite interesting, triangular in shape with ample angle parking and major potential for a *Pedestrian Friendly* venue.

By 2007, the proportion of Hispanics increased to approximately 58% of the area population. Reflecting that trend, the business mix of *Derby* has become predominately Hispanic.

Most of the buildings which remain in *Derby* were built in the 1950s, 60s and 70s and are representative of a style of architecture prevalent at that time. There is however an abundance of buildings dating back to the 1950s especially in the core, around 72nd Place and Monaco Street.

Based on discussions with the Council, the community, its stakeholders and the City, *Derby’s* revitalization has become a celebration of the 1950s, an era of national prosperity, hula hoops, fancy cars, Elvis Presley and Marilyn Monroe. The term *Googie* has been adopted to refer to this period style of architecture, art, and signage. One of the flagships of this era is the Hi-Lo grocery store.



It is not intended that *Derby* become overly themed however, but instead the best aspects of the era be preserved and enhanced, building off the existing 50s foundation and that other architectural styles be sympathetic and complimentary to it.

Another unifying factor, the growing Hispanic culture, has led to a consensus that the *Derby Sub-Area* also be expressive of this culture, as represented by El Jardin’s architectural style, and not be exclusive of other cultures.

Building renovation in the *Derby Sub-Area* will focus on uniformity that will help set a standard for the eventual redevelopment of the district with a strong memorable architectural image of *Derby* (Imagability), so that it is perceived as a notable place. New proposed buildings will compliment buildings in the core as well as set a high standard of design and use.



Derby: History and Character

1950’s American architecture evolved from the simplistic Modernist and International Styles that began earlier in the century. Both styles evolved from the consensus that architecture should consciously reject history and look to a synthesis of art, craft, and technology for design. Trading traditional historic forms for simplified geometric forms, modernists believed that technology could improve the quality of life through functional and flexible design that reflected the modern lifestyle. In addition, post WWII optimism, greater reliance on the automobile, and the growth of suburbia with production housing, all combined into what became a distinct 1950’s American architectural style. As a result, the country’s roadsides became dotted with modern, futuristic buildings with colorful neon signs that were designed to attract the new American consumer.

Replicating the ‘retro’ kitsch style of the 1950’s is strongly discouraged, rather referencing characteristics of the Modern architectural movement is recommended for future development. The objective is to mix the optimism and style of the 1950s with current sustainable building practices to develop a style that will transform *Derby* into a unique and inviting business/ event center and destination. Less sustainable materials popular in the 1950s era shall be avoided. Characteristics of the Modernist architectural style include:

- Form follows function
- Anti-historical references
- Simplicity
- Eliminating superfluous details
- Rectilinear geometry
- Exaggerated horizontal plane
- Broad, low-pitched gables, sheds, or flat roofs with deep or no overhangs
- Roof-top decks and terraces
- Broad, unified surfaces with smooth textures
- Large glass panes without grids
- Ribbon windows and/or corner glazing
- Large, open and flowing spaces to allow fresh air and sunlight through
- Simple, metal details in railings, stairs, gates, awnings, etc.
- Simple, geometric exterior elements (lighting)
- Interesting signage with neon light accents to intrigue consumer
- A pastel or soft color palette
- Stainless steel and similar products like aluminum



1950S ERA STRUCTURAL IMPROVEMENTS

1. All Improvements to existing 1950s era struc-

tures shall retain and preserve the historic character of the building, design, materials, and color and ultimately reflect the 1950s era architectural style. These Improvements need to be designed in accordance with Design Guidelines.

2. **Demolition** is discouraged unless the building is structurally unsound for the proposed use or contains hazardous materials, making it prohibitively expensive to upgrade to meet current health and safety or other building code requirements.
3. *Many of the existing buildings are of a character and materiality that should be left intact. Renovation through accents should be added.*
4. *Brick is an excellent and sturdy building material. It is fire-resistant, keeps the building interior warm in the winter and cool in the summer. It also has the added benefit of being one of the prime building materials of the 1950s.*
5. *The blonde brick of most of Derby's existing structures is a great base from which to start revitalizing the structures. In the hierarchy of building materials, there are:*
 - Brick/Stone
 - Glass
 - Steel/ Aluminum
 - Solar Building Panels
 - Stucco
 - Stucco over Cinder Block
 - Wood
6. *Existing brick, or other superior material should not be covered with an "inferior" material such as stucco or wood, although an accent stucco or wood should be very beneficial.*
7. *Individual accents can comprise 10%-15% of the new cladding or additions of a building, while total accent material can equal up to 30%. Example: Brick building (60%), glazing (30%), wood accent (10%). Or brick building (40%), glazing (30%), steel accent (15%), wood accent (15%). Glazing is not considered an accent, but a serious building material.*
8. *No one material should dominate the building more than 60%. For instance, if a building is predominately brick then it should be no more than 60% brick. The remaining should be of a different building material.*
9. *As a building material, glass outperforms brick. Add-*

ing glass to or glazing existing buildings would allow natural light and visibility into commercial shops. The ability to see people mingling in storefronts adds interest, hospitality and charm to businesses.

10. *Glass could comprise up to 70% of a building's front Elevation if its structural support allows for it.*
11. *Because Derby's new Master Plan encourages the use of building sides and back alleys as public walking and gathering spaces, Facade Improvements should address all building facades.*

Massing and Composition

Examples of massing and composition should include:

1. *Rectilinear volumes with the appearance of unified surfaces through the use of materials, windows and/or the void of solid volumes.*
2. *Rectilinear volumes often intersected with exaggerated awning or porch conditions. Low-pitch gables (4:12 or less), or flat roofs (often creating terraces).*



Doors

The goal is to maintain a sense of openness and free-flowing space. The traditional celebration of entrance is not appropriate. Therefore, the following Principles should apply to building doors:

1. *Glass panels or a solid door flanked by glass are common in the 1950s era and should be used where possible.*
2. *Exterior doors should not stand out on their own but form part of a larger design unit.*
3. *Non-glass doors should be a solid slab, devoid of panels.*



Windows

1. Large windows, ideally forming a continuous element, are common (such as ribbon windows, frame-less corner glazing, curtain wall systems, or glass block).
2. Horizontal rectangular windowpanes, if any, are ideal.
3. Picture, awning, and casement window types are the most used in Modern architecture.
4. Traditional single and double hung windows are not appropriate.
5. Fresh air, sunlight, and a blurred boundary between indoor/ outdoor spaces is a common design element of modern architecture.

NON-1950S ERA STRUCTURAL IMPROVEMENTS

1. Improvements to other existing buildings shall retain and preserve the historic character of the building and conform to Design Standards.
2. Design, materials, and color shall be consistent with the architectural style of the structure, and of its Context.
3. All buildings shall remain an expression of their time.

ALL DERBY SUB-AREA IMPROVEMENTS

The general intent is to provide detailed, *Human Scale* design, while affording flexibility for a variety of building styles.



General Site and Building Articulation

1. Sites and buildings should be designed with an understanding of their role in meeting the overall sub-area planning goals.
2. As such sites and buildings should where appropriate:
 - Provide attractive and effective edges and enclosures to Streets and Open Space
 - Create linkages and gateways
 - Frame or terminate views
 - Provide a pedestrian and bicycle friendly environment
 - Use green building materials or facilitate energy efficiency
 - Incorporate wind, solar or other energy alternative methods as methods to climatically control or illuminate interiors and signage.
3. New building Facades should refer to the 1950s era in a manner Compatible with both their own Context and the time that they are built.
4. Height, Setbacks, building materials, color, form, Scale, and Massing should be properly compatible with surroundings.
5. Design shall provide for *Human Scale*, interest, and variety to promote a *Compatible* sense of place for people to enjoy.

Some examples of how this should be achieved are as follows:

- Appropriate building offsets according to building, roadway and walkway Scales
- Emphasize building entries through projecting

- or recessed forms, detail, color, or materials
- Vary height, size, material, details, surface relief, color and texture to break up large building forms and wall surfaces.
- Incorporate the highest level of detail near pedestrian active zones
- Adjust Elevation or horizontal direction to create outdoor spaces with different levels of intimacy
- Provide roof shelters to protect pedestrians from natural elements
- Incorporate terraces into the landscape for visual appeal
- Create a distinct pattern of divisions in surface materials for visual interest and navigability.

6. Corner building Facades should include a façade of comparable quality in terms of architecture, materials and detailing on both Streets.
7. Building forms and Facades should provide an awareness of indoor commercial activity through frequent doors and windows oriented toward public Streets and Open Space.
8. Building form should consider solar access to neighboring properties, particularly winter sun angles to properties immediately north.
9. All building Facades for large buildings with more than 100 feet of horizontal street presence shall include a repeating pattern that is comprised of no less than three of the elements listed below. At least one of the following elements shall repeat horizontally:
 - Color change
 - Texture change
 - Material change
10. Buildings should be supplemented and enhanced with landscaping and flowers in pots or planting beds where appropriate. Details can be obtained from the City Planning Office.
11. Eaves shall be provided on buildings with pitched roofs.

Corner Buildings

1. Buildings located on corners at the intersection of Streets shall emphasize and anchor the corner, and recognize that such *Articulation* of form creates the walls of outdoor space, and as such is an essential

component in the creation of successful people-oriented places.

2. Corner building entrances shall be on the corner of the building.
3. *Alternatively, a building entrance should be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner.*
4. Newly constructed corner buildings shall be set back from both sides of the road at least 13' to incorporate a wide 8' sidewalk and a 5' landscape strip.
5. On corner lots, garage entrances shall be oriented to a side street when access cannot be provided from an alley.

Building Windows

1. There shall be diversity between buildings in window size, shape, or patterns that relate to interior functions.
2. Windows shall have hoods or trim (all building stories).
3. Window lighting shall be designed to draw people in.
4. *There should be large display windows on the ground floor.*
5. Bulkheads, piers and storefront cornices (i.e. elements that separate the ground floor from second story) shall frame display windows.
6. A minimum of two thirds of street-facing non-residential building façades between 2 and 8 feet in height shall be comprised of clear windows.
7. Street-level windows should be storefront or industrial divided-light with sills, and should begin no higher than two and one-half feet above the sidewalk.
8. Product display windows used to satisfy these requirements shall have a minimum height of four feet and be internally lit.
9. *Window, cornicing and awning design should relate to solar patterns.*
10. *Operable windows should be used above the first floor.*
11. *Drive-through windows should be located behind buildings.*

Doors and Entrances

Doors and entrances contribute to developing colourful, open and welcoming environments. Therefore, the following standards are critical in fulfilling the *Master Plan's* goals.

- Buildings shall have a primary entrance door facing a public sidewalk that is open during normal business hours.
- Primary building entries shall be connected to the street sidewalk parks and plazas by the most direct route possible and shall be either oriented to or easily visible from the street. Entrances at building corners should be used to satisfy this requirement.
- Building entrances should include doors to individual businesses, lobbies, pedestrian-oriented plazas, or courtyards to a cluster of shops or businesses.

Awnings

Awnings help establish the perceived liveliness and safety of *Derby* street life and lend a sense of identity to *Derby Streets*. They also provide a sense of visual neatness and design unity while allowing individual expression and encouraging diversity:

1. *They should be designed as integral elements of building façades, architectural styles and windows.*
2. *They should be constructed and configured with and in proportion to surrounding buildings and avoid obscuring architectural details.*
3. *They should contribute to the creation of colorful, open & welcoming storefronts.*
4. *They should be functional, actually offering people and merchandise shelter from the natural elements.*
5. They shall be coordinated as to location, material, size, color, and lettering style, where there are multiple storefronts signs, awnings, and lighting on single buildings or otherwise visually close by.
6. Awnings on south and west facing *Facades* of buildings shall be:
 - Minimum 4' wide
 - *Oriented to provide optimum shade to street pedestrians outside the building, and reduce interior cooling costs during mid-afternoon summer months*
 - *Oriented to allow sunlight to penetrate below for*

street pedestrians and provide passive solar heat into the building windows during winter months

7. Awnings on north facing *Facades* of buildings shall be:
 - Maximum 4' deep
 - Shallow enough to allow winter sun access to sidewalk and building entry areas to facilitate ice melt.
8. *An alternative is to use materials that allow sunlight in while offering protection from the natural elements. Note: the higher the awning the deeper it could be without restricting ice melt. Conversely, the lower the awning the shallower it shall be.*

Indoor/Outdoor Operations

- All permitted uses shall be conducted within completely enclosed buildings unless otherwise expressly authorized.
- This requirement does not apply to off-street parking, loading areas, automated teller machines, or outdoor seating areas.
- This requirement does not apply to restaurants, eating or drinking facilities, or other retail establishments that would enhance the public experience if operations were conducted outside, unless otherwise prohibited under other regulations.

Rooftops

Roofs can offer opportunities to enhance the building's overall architectural effect. The following standards shall be considered:

1. *All roof structures and appurtenances should work within the overall design of the building, requiring grouping and Screening where appropriate.*
2. *Roof designs should, where economically and physically feasible:*
 - *Be attractive and pleasant when viewed from the ground*
 - *Be attractive and pleasant when viewed from upper story levels*
 - *Facilitate electricity production through solar energy*
 - *Facilitate electricity production through wind energy*
 - *Detain storm water temporarily subject to legal limits*

- Structurally accommodate private and public gathering places, restaurant spaces, and to provide areas for people to enjoy views
- Accommodate roof gardens as much as possible providing all attendant benefits such as:
 - Energy savings
 - Better use of stormwater
 - Sound insulation
 - Visual appeal



Parking Structures and Parking in Other Buildings

1. Parking shall contribute as much as possible to pleasant pedestrian experiences within Derby.
2. So far as possible parking should be:
 - Oriented to alleys
 - Placed underground
 - Placed in structures above the ground floor
 - Located in parking areas behind or to the side of the building; sideyards facing a street (i.e. corneryards) shall not be used for surface parking
3. Parking structures shall meet the same Standards as other buildings, as well as those applicable to parking structures in general.
4. Parking in garages and Mixed-Use Buildings shall be Compatible with their Context, and shall either be integrated into the primary building or shall be constructed of the same materials as the primary building.
5. All decks, parapets, structures and openings shall be vertically and horizontally aligned on Facades facing Streets and Open Spaces.
6. Structures shall be Screened with masonry, walls,

quality fencing, planters, vegetation, or other attractive means.

7. Front and side-loaded garages shall be recessed behind the forward-most enclosed area of the building, not including window bays or front-facing garages occupying less than 33 percent of the front Elevation.
8. The prominence of garage doors viewed from the street should be minimized by such methods as:
 - Subdividing them into multiple doors to reduce the Scale
 - Incorporating doors into the architectural character of the primary structure
 - Placing other architectural features such as porches, bays and upper floors forward of the garage
 - Deeply recessing front loaded attached garages
 - Orienting the garage to the side or rear
9. Any parking structure that is physically detached from the principal building shall be connected to such building with a pedestrian walkway a minimum of five feet in width.
10. Parking structure designs should consider incorporating other ground level facilities adjacent to pedestrian areas to provide greater street vitality and attractive visual interest. Alternatively, ground level bays, drive aisles and floor to floor heights should be designed to accommodate future conversion to retail or commercial uses on Facades facing public right-of-way or active Open Space where future anticipated densities can support such conversions.
11. Internal signage and light sources should not be visible from outside the parking structure. Lighting, particularly on parking decks, should not illuminate or produce glare on adjacent properties.
12. Ramps for parking entrances on a building's primary Facade should be avoided.
13. Use of corner sites and street façade areas for parking should be avoided, favoring instead mid-street and behind building locations.
14. Where possible, shared parking agreements shall be encouraged to reduce the total amount of parking required in the Derby area.
15. Noise, light, and air pollution should be mitigated.
16. Environmental practices should be encouraged such as:
 - Absorbing flat-roof detention
 - Installing solar panels on top floors

- Utilizing porous paving materials

Pedestrian Amenities

Every development shall provide one or more of the following pedestrian amenities. Pedestrian amenities shall be provided within a public right-of-way when approved:

- A plaza, courtyard, square or extra-wide sidewalk next to a building entrance (minimum width of eight feet)
- Sitting space (i.e., dining area, benches or ledges between the building entrance and sidewalk; minimum of 16 inches in height and 30 inches in width)
- Building canopy, awning, pergola, or similar weather protection (minimum projection of four feet over a sidewalk or other pedestrian space)
- Public art which incorporates seating (e.g., fountain, sculpture, etc.)
- Transit amenity, such as bus shelter or pullout, in accordance with the city's transportation system plan and guidelines

Pedestrian and Bicycle Connections

Where provided for in the Master Plan, or otherwise necessary for public convenience or safety, a developer shall improve and dedicate to the public pedestrian and bicycle connections to other pedestrian and bicycle-ways to complete existing pedestrian and bicycle routes, and to provide path networks that access schools, parks, offices, stores, or other destinations.

Signage

There will be 6 signage types:

- Banners that shall be concentrated around Derby boundaries such as Highway 2, Magnolia Street and 72 Ave to serve as identity makers.
- Highway Signage that shall call out Derby attractions.
- Information Kiosks placed within the Derby Core in central locations.
- Group Business Signage that shall call out individual names of businesses in building groupings.
- Commercial Signage that shall call out each individual business.
- Street Signage at a pedestrian scale that shall call out the names of streets and shall be typically located at intersections.

Derby signage:

- Some characteristics of the 1950s era signage should be encouraged, while others shall not. The objective is to mix the optimism and style of the 50's with the sustainability aspects of the modern age to come up with signs that will truly make Derby unique and inviting as a business center and destination. The following characteristics should be encouraged:
 - Exaggerated curves or angles
 - An aura of hopefulness and futuristic optimism
 - Pastel colors selected from an approved palette
 - Stainless steel and other similar products such as aluminum
 - Typing fonts that are distinctly 50's style, such as Helvetica and Matisse
 - Neon lighting
- Materials, configuration, dimensions, and location will be to Scale and in proportion with surrounding buildings.
- Signs should avoid obscuring architectural details.
- Location, material, size, color, and lettering style of multiple storefront signs, awnings, and lighting on single buildings and visually close by should be coordinated.
- Less sustainable materials, popular in the 1950s should be avoided.
- As much as possible, signs should be designed to make "change-outs" easy
- As much as possible, signs should be made from materials that are 'sustainable,' long-lasting and facilitate energy efficiency.
- Wind, solar or other energy alternative methods to illuminate signage should be used where practical.

Individual Business Signage:

Subject to other provisions in this section, business signage is an opportunity to exercise some freedom and inject some personality into the neighborhood through design, color, wording, 3-dimensional images, and lighting. As such, they will attempt to:

- Engage the public rather than just displaying the business name
- Indicate the type of business activity through design
- Avoid placement and stylistic anarchy where signage competes for visibility. Derby's signage should be more democratically designed while allowing individual

expression.

- Signs should be Contextual with their architectural and urban settings and should compliment and harmonize with their surroundings.
- Signs on the same building should all contain a similar unifying design, for example, all such signs might:
 - Have a certain shape or theme, e.g:
 - Curved arrow
 - Angled arrow
 - Inverted triangle
 - Curved line
 - Neon light accents
 - Use the same color, lighting or material palette
 - Have the same orientation to the building such as:
 - Perpendicular to the frontage
 - Halfway above the top of the roofline
 - Immediately above the edge of the arbor
 - Flat against the wall

If any one business changes to an approved form of signage then designs of other signs on the same building shall be compatible when replaced.

- Signs should be limited as to size, position and height, save where approval is granted:
 - No more than 10' above the top of the roof line
 - No more than 10' tall (not counting the distance from the ground, but just the height of the signage itself)
 - No more than 10' wide
 - No more than 6' out from the façade of the property
- Signs should be limited to 50's style only on 50's buildings, while structures built in the 70's and 80's should have a more subdued and historically relevant style to avoid a theme park feel.
- Lighting on signage should be considerate of residential uses and potential night-time disturbances.
- Signage shall, as far as possible, reduce light pollution into the atmosphere.
- To increase the individuality and the ability to navigate, each street will contain characteristics independent from other Streets.
- Temporary advertising posters and signage is prohibited.

Vehicular Dominated Areas

1. Except as expressly shown in the Derby Sub Area Plan, access shall be from alleys only for lots that abut alleys.
2. Pedestrian circulation routes should be protected from auto traffic.
3. Service and emergency drive lanes should be designed as part of the site circulation and should not be used as dedicated lanes that add impervious surfaces.
4. Circulation and parking for service areas should be designed to minimize disruption to the flow of traffic.
5. Service areas and storage areas shall not front onto Streets and Open Spaces. Such areas shall be located to the rear or side of buildings, Screened from view from the street and/or Open Space.
6. Covered and specially-designed dumpster areas shall front Streets and be located next to landscaped parking islands for easy access by waste management companies. There shall be two dumpsters, one for trash and one for re-cycling. Both will be enclosed and Screened attractively.
7. All trash containers shall be covered.
8. Reinforced concrete aprons are required in front of trash storage areas to accommodate trucks.
9. Rooftop mechanical equipment, including satellite dishes and antennas over 30 inches in diameter, shall be Screened from view in public Streets and Open Space areas.
10. Alternate structures that house mechanical equipment shall be stored in painted-to-match units in unobtrusive locations.
11. Where possible, utility equipment shall be located to facilitate access and connection to multiple properties.
12. Screening enclosures shall be incorporated into building architecture and utilize the same materials as the principle building to the greatest degree practicable.
13. Screening and fences shall be one foot higher than the object being Screened, but not more than eight feet high on all sides where access is not needed.
14. A metal gate shall be included where required for complete Screening.
15. Existing alleys should be re-designed with appropriate lighting and pavement types to become interconnecting walkways and social spaces.

- 16. Utility appurtenances shall be *Screened* or located out of view from the public street and sidewalk.
- 17. All utilities and their connections shall be underground where permitted by the utility provider and other regulations.
- 18. Architectural *Screening* of utility substations shall be required, including an architectural wall at least equal to the height of the equipment to be *Screened* from view.
- 19. *Buildings within a development should share service areas to the extent practicable.*

Lighting

- *The importance of lighting as place-makers and providers of security should be recognized.*
- *Building owners should coordinate neon colors and lines so buildings can relate to each other and create street identities that will aide in pedestrian navigability and way-finding.*

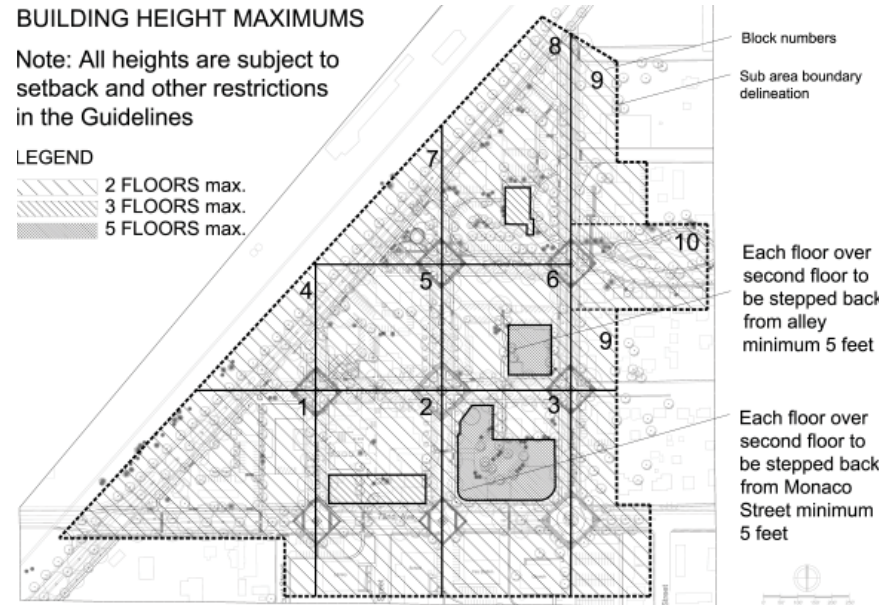
Massing and Width

- Massing is an important consideration in helping a building fit comfortably into its Context.
- Related to a building’s Mass is its Width.
- Establishing visually appropriate building widths (the distance the Facade of a single new building extends along the street without a break in Massing) is important to maintaining Derby’s character. This break in the visual Massing should be accomplished in any number of ways, including:
 - An expression of two distinct buildings
 - A break in a portion of the Facade with a different function (such as a door or passageway),
 - A change of wall plane (such as recessing part of a segment),
 - A change of column spacing, or a change of materials, color, texture, or detailing that influence a change in plane.

Heights

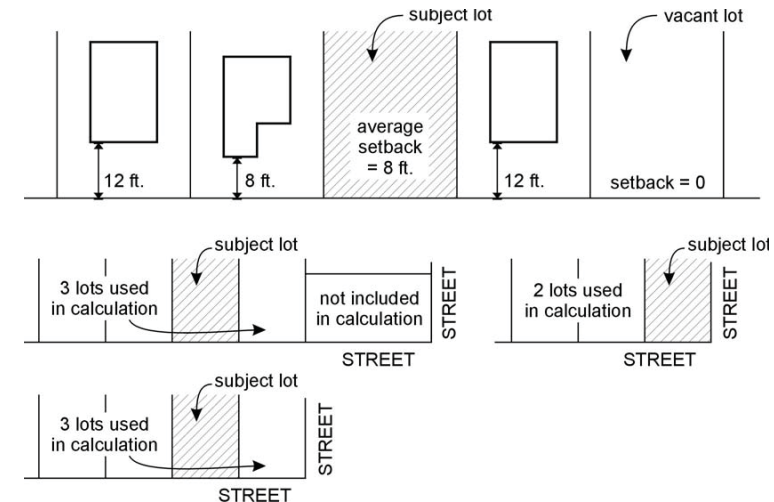
All new development is subject to the following height requirements:

- **Minimum** 2 floors
- **Maximum** as set out in height diagram below:



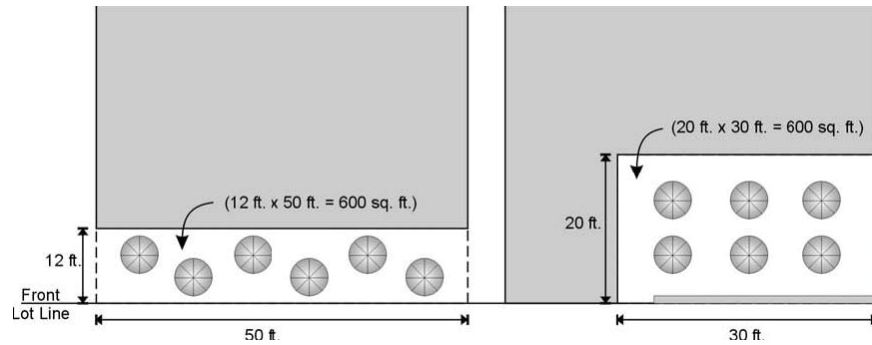
Setbacks

- All structures shall be built within property lines. Where the existing or proposed sidewalk is less than 8’ wide, the structure shall be set back far away enough from the property line to allow for an 8’ sidewalk. In all instances, setbacks should relate to general setbacks shown on the *Derby Sub Area Plan*. Particular dimensions can be discussed at the time of the Application for *Improvement, Demolition or Construction*, but the overall intent of the *Derby Sub Area Plan* will control setback distances.
- Where the Sub Area Plan does not provide guidance then the following factors shall apply:
 - a. No minimum front, back or street side building *Setback* is required;
 - b. Maximum front and street side building *Setback* shall not exceed the average front yard depth of the nearest two lots on either side of the subject lot or 13 feet, whichever is less:
 - If one or more of the lots required to be included in the averaging calculation are vacant, such vacant lots will be deemed to have a yard depth of 0 feet. Example: (12 ft. + 8 ft.+12 ft.+ 0 ft.)/4 = 8 ft. See first in the set of diagrams below.



Exceptions to maximum setbacks:

- Where a portion of the building is set back from the maximum *Setback* line in order to provide an articulated façade or accommodate a building entrance feature, provided that the total area of the space created shall not exceed the square footage area that would have been allowed if the building were entirely parallel to the street at the maximum setback line. See diagram below.



- Where a building is set back farther than the maximum Setback in order to accommodate an outdoor eating area. In order to preserve the continuity of the street wall, the building shall be set back no more than 12 feet from the front or street side property line or at least 40 percent of the building façade shall be located at the maximum Setback line.



Floor Heights

- All commercial floor space provided on the ground floor of a Mixed-Use Building should have a minimum floor-to-ceiling height of 11 feet.

Ground-floor Space Area

- All commercial floor space on the ground floor of a Mixed-Use Building shall contain the following minimum floor area:
 - At least 800 square feet or 25 percent of the lot area (whichever is greater) on lots with street frontage of less than 50 feet

- At least 20 percent of the lot area on lots with 50 feet of street frontage or more.

Lot Area Minimum

The minimum lot area shall be 500 square feet.

Commercial Establishment Size Limits

The ground floor area of any single commercial establishment should not exceed 15,000 square feet.

Materials

- All primary buildings shall use materials that are economical to maintain and of a quality that will retain their appearance over time, including (but not limited to):
 - Glass
 - Brick
 - Stone
 - Architectural metals
 - Solar building panels
 - Stucco
 - Stucco over cinder block
- High quality, durable materials that provide Scale and detail such as architectural masonry should be included in street facing Facades.
- Where a variety of wall materials are used, changes in material should generally occur at inside corners or where the transition is accommodated through an architectural detail such as a cap or belt course.
- Durable, long-lasting materials that also provide Scale and detail should always be incorporated close to pedestrian areas, near Streets and entries, and around the ground floor.
- Large walls of glass should incorporate a variety of mullion patterns, bay dimensions, glass types or detailing to provide Human Scale.

The following cladding materials are prohibited:

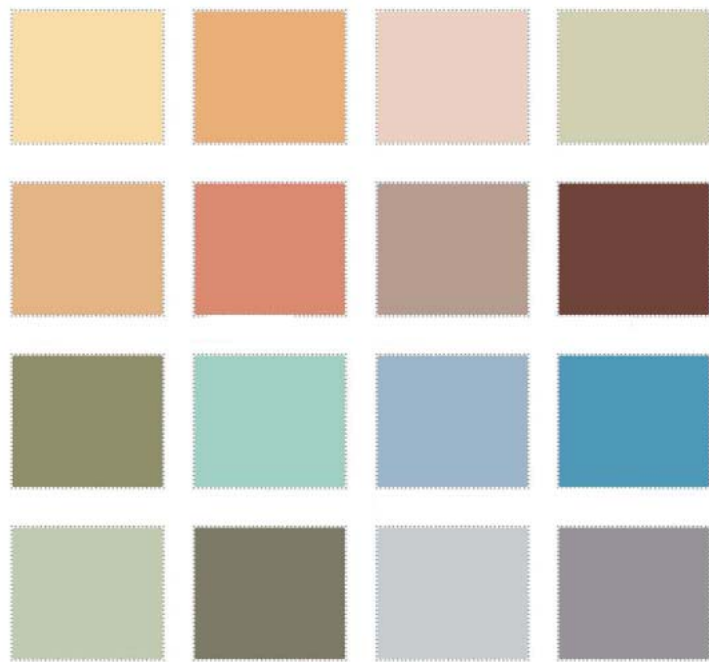
- Pre-cast concrete and tilt-up wall systems that are primarily structural in appearance (such as Twin-Ts) shall not be permitted
- Natural wood or wood paneling shall not be used as a principal exterior wall cladding system except for single-family development. It should be used for architectural accents, awnings, arbors, and panels if

specifically treated for long-term outdoor use and included with restraint. Durable synthetic materials with the appearance of wood should be accepted.

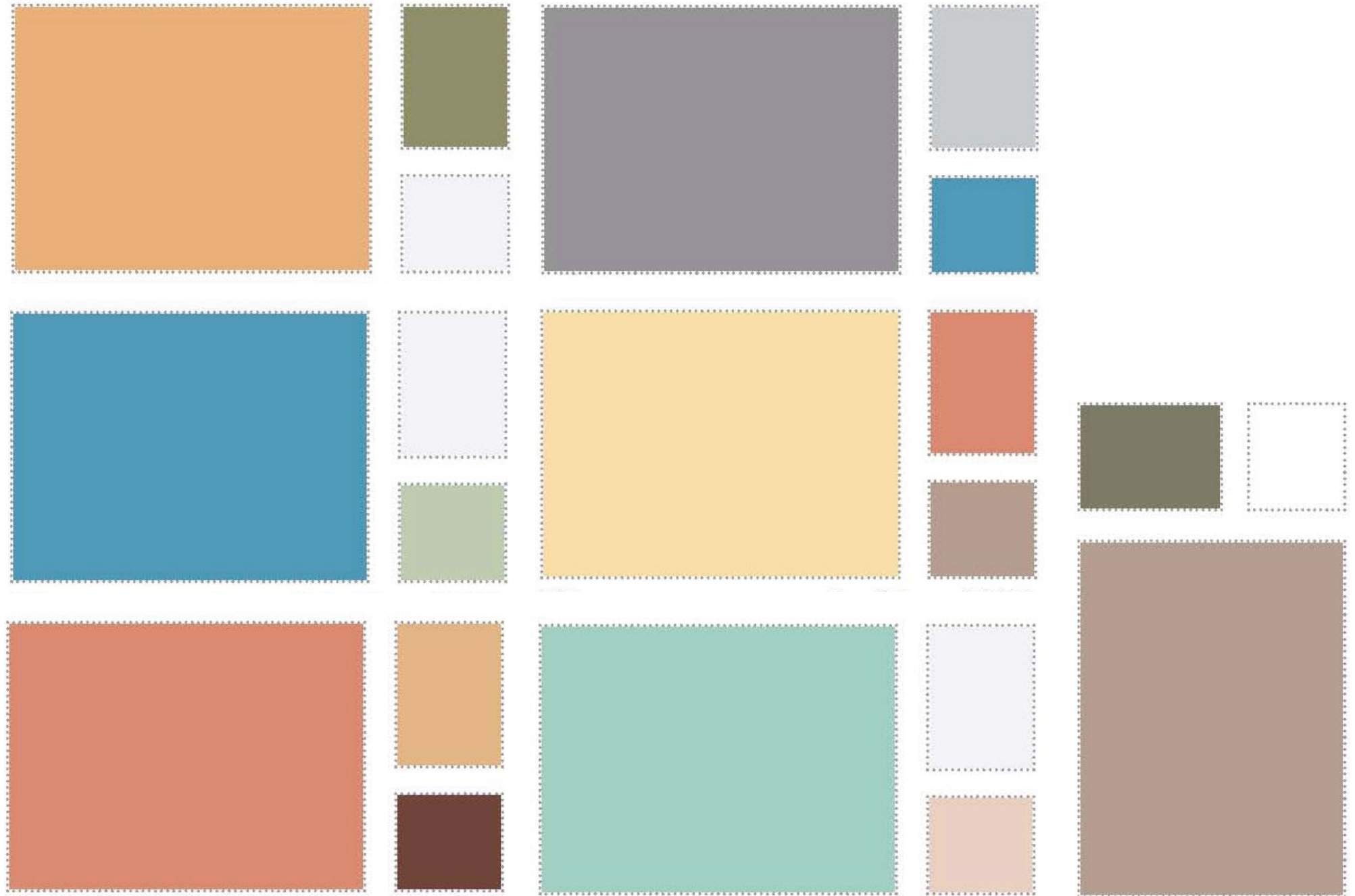
- Synthetic stucco or EIFS shall not be permitted for use on exterior cladding on ground floors or within two feet of the head or jambs of any exterior building entry (pedestrian or vehicular).
- Natural gray cinder block is not permitted as exterior finish for any development. However cinder block with special finishes and colors appropriate to Derby's style may be appropriate in certain cases.
- Materials intended for indoor finishes are not permitted for any exterior cladding.
- Reflective glass whose percentage of outdoor, visible light reflectivity is greater than 19% or having a transmittance factor of less than 60% shall not be used.
- Glazing within a façade that adjoins a public street, pedestrian walk, or bikeway, should be generally transparent as viewed from the exterior during daylight hours.
- Reflective glazing shall be permitted for limited detail and aesthetic effects.
- Solar windows may be used above pedestrian level.
- No first surface reflective coating shall be permitted.

Colors

The Sherwin Williams Suburban Modern exterior color preservation palette released in 2001 (reference 657-2820 CS 8/01) or similar shall be the guide for all external façade treatments. See color palette reproduced below for reference.



DERBY COLOR PALETTE



Prime Brick



Basilica™

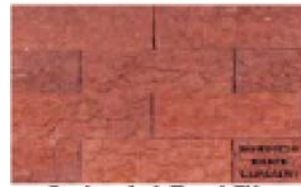


Butternut™



Wheatfield™

Accent Brick



Colonial Bark™



Coliseum™



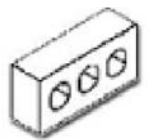
Colonial Grain™



Glass Brick



Stone



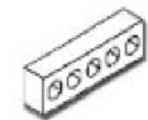
Modular Cored
[View Technical Drawing](#)

Nominal Size:
7 5/8" x 3 5/8" x 2 1/4"



Modular
[View Technical Drawing](#)

Nominal Size:
7 5/8" x 3 5/8" x 2 1/4"



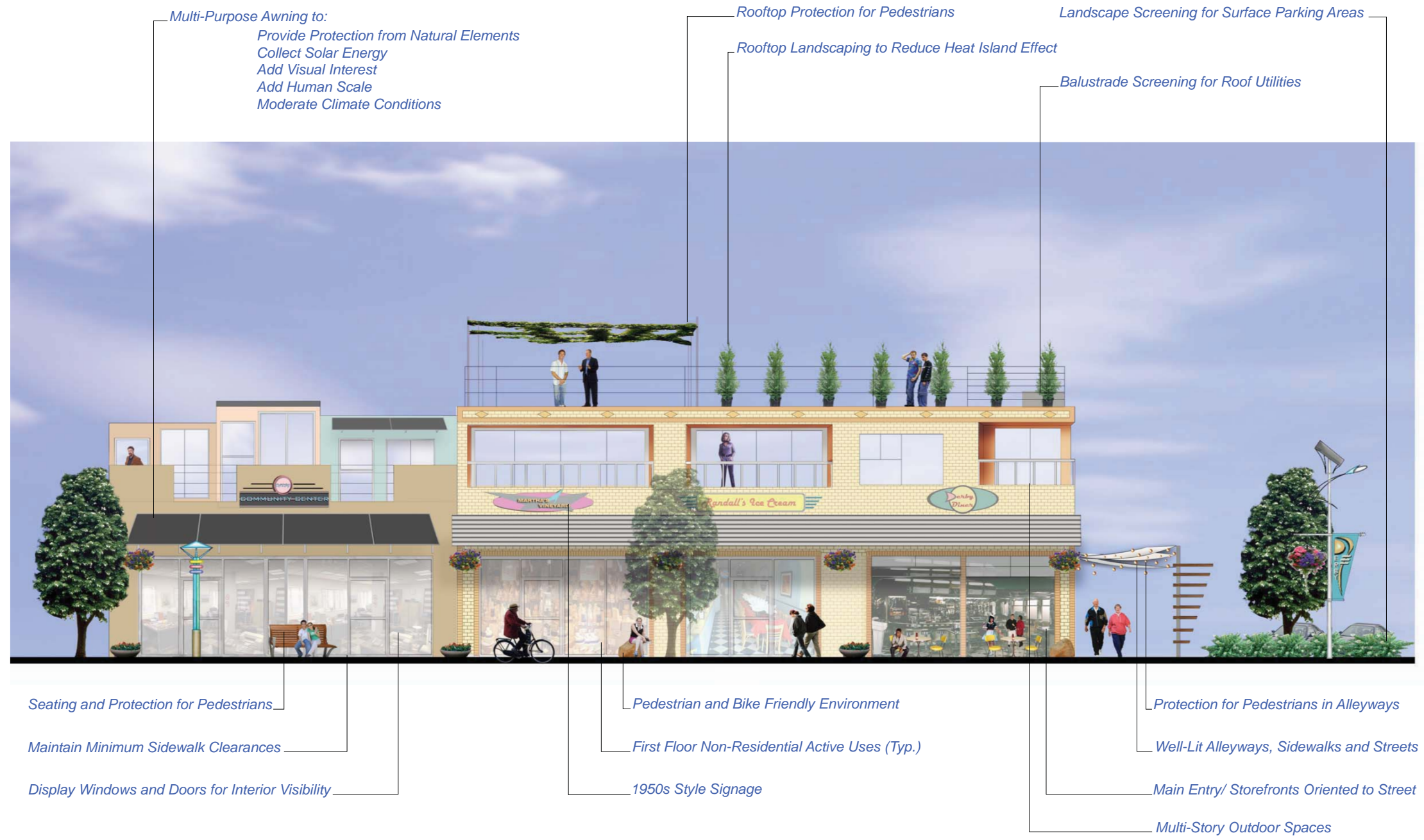
Norman Miter
[View Technical Drawing](#)

Nominal Size:
11 5/8" x 3 5/8" x 2 1/4"

Construction Materials: For additions and new construction, brick, glass brick and stone are prime contenders as building materials. The clay brick shown here is from Robinson Brick of Denver and includes 3 Blonde Brick colors reminiscent of the 50s. The colors are: Basilica, Butternut, and Wheatfield. Accent colors include the reds and darker browns. Accent colors should be used sparingly for design work in the brick, for instance, a couple of rows to form a stripe or used as a diamond pattern periodically, etc. The brick sizes shown are fairly typical, except for the "Norman Miter". This long, thin brick was typical of bricks in the 50s.

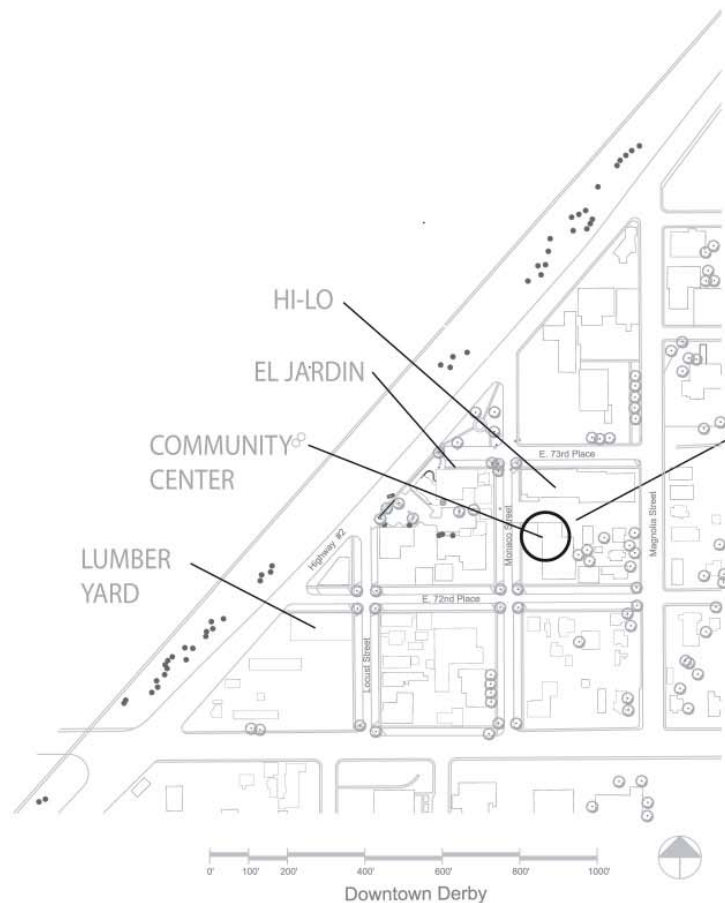
Glass brick was used frequently in the 50s for both interior and exterior use. It is making a comeback today because it is easy and allows natural sunlight to enter the building. Stone can also be used as a prime building material. Buff-colored sandstone cut in long horizontal lengths would be perfect with an occasional red stone to give it character.

HOW PRINCIPLES MAY BE APPLIED



COMMUNITY CENTER

LOOK FOR THE FLAG ON THE MODEL OF THIS COLOR FOR 3D CONTEXT OF THIS IMAGE.



AREA OF ILLUSTRATION SHOWN ABOVE



1. PARKING IN FRONT OF STORES
2. FIFTIES STYLE AWNING RELATES TO HI-LO STYLE AND LINES
3. WINDOWS AND DOORS MODERNIZED
4. GREATER VISIBILITY TO STORE FRONTS
5. SEATING AND LANDSCAPING OUTSIDE
6. HARMONIZED SIGNAGE ALLOWS INDIVIDUAL FIFTIES STYLE CORPORATE EXPRESSION

HI-LO

LOOK FOR THE FLAG ON THE MODEL OF THIS COLOR FOR 3D CONTEXT OF THIS IMAGE.



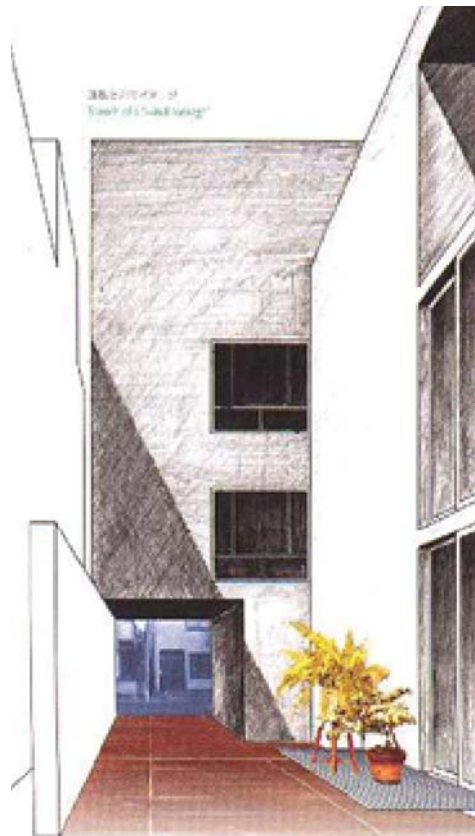
AREA OF ILLUSTRATION SHOWN ABOVE



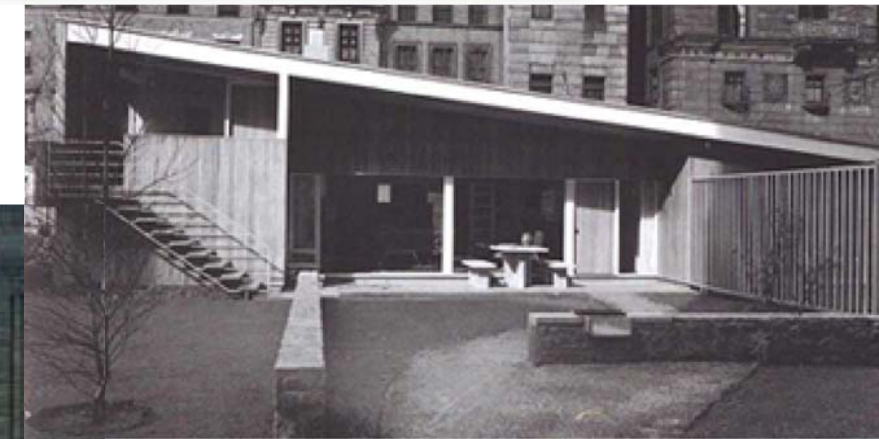
1. NEW FACIA TREATMENT TO ACCENT FIFTIES CHARACTERISTICS
2. PLANTING WARMS THE SURROUNDING AREA, ADDING SHADE & SENSE OF PEDESTRIAN SCALE
3. WINDOWS ADDRESS STREET AND PEDESTRIAN



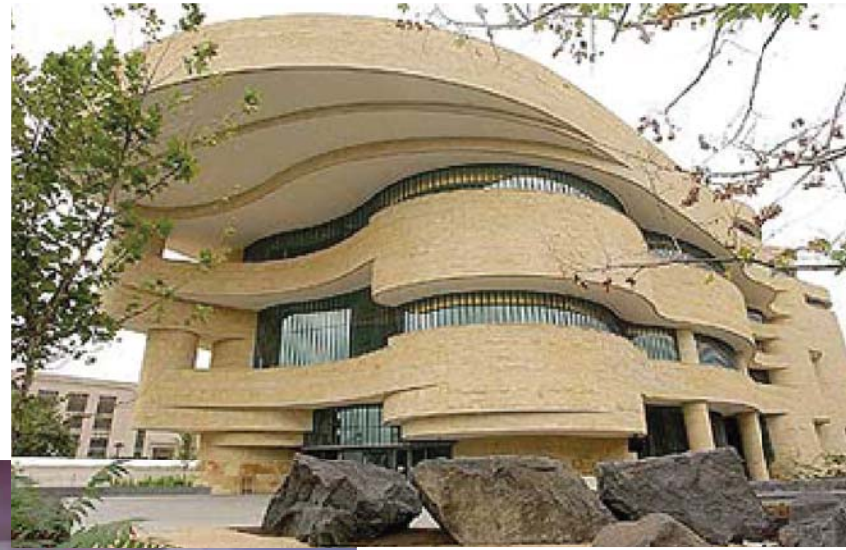
Architecture: The images on this sheet relate to exaggerated overhangs and strong, horizontal lines. Also included are curved lines and circular shapes with open glass areas. To the far right, is an example of an existing building with a whole new look and function created by adding a strong and long overhang. The resulting space can be used as an outdoor "room" for eating, or sitting and visiting.



Architecture: The architecture of the 50's included many features, most notable were strong and clean geometric shapes. There was also an eye to the future - where transportation modes were actually forming some of the architectural shapes. Drive-in movies, drive-in restaurants, and heavy airplane travel started in the 50s as a response to our transportation-oriented society. The resulting shapes included aerodynamically shaped steel with clean, and unobstructed curves and lines. The following images evoke those strong, geometric shapes.



Architecture: The 1950s generated long, unbroken lines. Spaces were far less finicky and ornate than in the past. Part of this related to the vestige image that was left to an observer at high speeds in a car, rather than slow speeds as a pedestrian. We are promoting the clean, sleek lines of the 50s while encouraging 21st century pedestrian movement - which is healthier and more group-oriented than the automobile movement and economy. Interesting pedestrian activity also relates to interesting spaces at the pedestrian level. Large inviting windows where people can peer into interior life and activity will become a huge draw to customers and visitors to Derby.



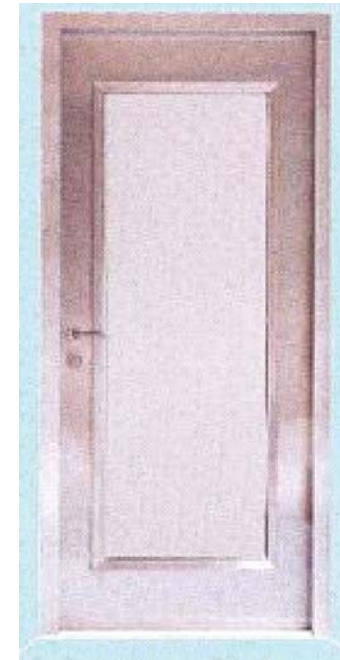
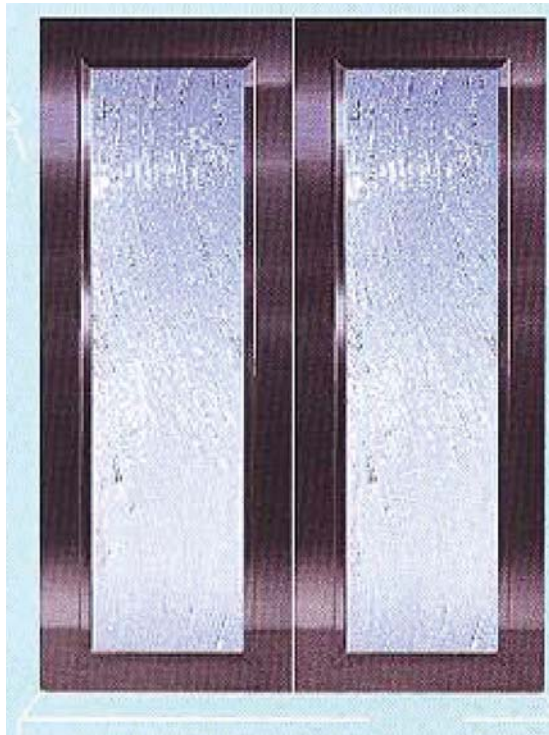
Architecture: Architecture is a three-dimensional form that can become a sculptural element in itself. Not only color, but surface upon surface gives depth and meaning to a space. The architecture should express an artistic quality that will invite customers and visitors to enter a space.



Awnings and Overhangs: Awnings help to create interest to a building by adding dimension and shadow. Static building facades can instantly become much more interesting by adding an awning- it gives depth to the building through the play of light and shadow. As well, the space below the awning gives pedestrians a semi-protected space to walk, shop or visit. These images suggest the clean, chic lines that should be used for awnings. Solar panels are now being designed so that they function well as awnings, their angles can mechanically be programmed to correspond to the angle of the sun. The good news is that the angle that corresponds to the greatest solar gain for efficient energy production is also the same angle that allows for the most cooling shade on the underside. Canvas can be used as a cheerful awning with irregular shapes hung in a regular manner. Traditional striped canvas awnings are NOT encouraged. The idea is to promote the clean lines that came from the 50s without the kitch. On the north and east side of buildings where there is no reason to cut off light, frosted and semi-transparent awnings can and should be used. In other areas with strong sunlight, exaggerated overhangs will be encouraged for eating or sitting spaces below. These overhangs can be made of wood or stainless steel/aluminum.



NanaWall: The NanaWall is a patented window/wall system that allows the outdoors in. By installing the NanaWall on the side of a building that faces a desirable outdoor area, a person can, effectively, expand their commercial or living space outward. Sidewalk sales can happen merely by opening the NanaWall. Al fresco restaurant dining can be facilitated by merely opening the doors. And even when the doors are not open, the view always will be. The NanaWall also comes in a window form.



Doors: As an initial entry feature, doors can add an inviting and new look to a building that customers and visitors will respond to right off the bat. The 50s brought clean crisp geometry with broad horizontal strokes. Doors, though, are more of a vertical feature - relating to the height and width of a person entering the building. The images on this page give a good idea of the clean look that was initiated by the 50s architecture. There is also a Gunther Toody look - which features an aero-dynamic, curved design made of metal and glass block. Doors should relate to the 50s theme either through their materials, e.g., unfussy wood, or through broad clean lines.



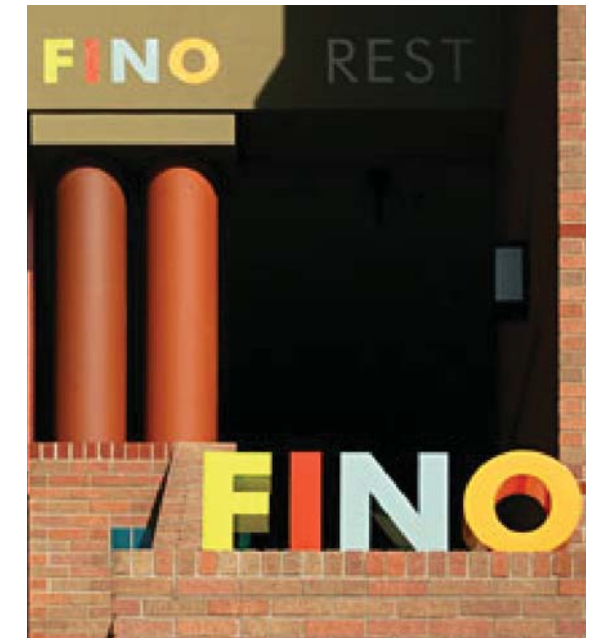
Doors: These doors are all from a company called Neoporte. The doors exhibit the best principles of the 50s classic style. They are also produced by a company that believes in re-cycled and energy efficient material (metal is one of the most easily re-cycled materials). It becomes obvious that by using these door styles on a variety of architecture - including Southwestern - that there is a sense of consistency created in Derby.



Windows: Windows are the eyes of a building, they allow people to look out and take in the scenery around them. Windows also allow other people to look in and discover the activity inside. In a commercial setting, it becomes very important to have windows that can showcase clothing, baked goods, or other merchandise as well as the customers purchasing these items. Windows also allow natural light to enter the space - which cuts down on the need for artificial lighting inside. The images shown here highlight the 50s style of windows being encouraged in Derby. The windows have strong horizontal lines and are made of aluminum/stainless steel or white vinyl. The windows are not cluttered with ornate fussiness, but have a clean and open appearance.



Signs: These images show actual signs from the 50s that are still in use today (except for the Sands Hotel in Las Vegas). Signs such as these should be used as inspiration for some of the new signage in Derby.



Signs: Some of these images depict the sculptural quality of signs. Working these three-dimensional elements into the final architecture can be a prime way of facilitating some of the construction changes in the architecture. These are blatant examples that should probably be muted to give Derby a more chic and updated look.

CURRENT ARCHITECTURAL STYLES

Most of the buildings which remain in Derby were built in the 1950s, 60s and 70s and are representative of a style of architecture prevalent at that time. There is however a predominance of buildings dating back to the 1950s especially in the core, around 72nd Place and Monaco Street.

City Council, business owners and residents recommended that Derby's revitalization become a celebration of the 1950s, an era of national prosperity, hula hoops, fancy cars, Elvis Presley and Marilyn Monroe.



PARKING

Off-Street Parking, including bicycles

- Agreements to share parking between different lots is strongly encouraged. This is especially useful where different lots have different peak operating times.
- One off-street parking space shall be provided for each dwelling unit.
- No off-street parking is required for non-residential uses.
- All off-street parking spaces shall be located to the rear of the principal building or otherwise screened to lessen visual prominence from public right-of-way or residential zoning districts.

Minimum Required Bicycle Parking Spaces



- The Master Plan encourages bike racks to show as an exhibit and be visually appealing rather than merely serve as its intended function.
- The required minimum number of bicycle parking spaces is based on the principal uses on a site and is available at the *City Planning Office*.

WHEELMASTERS PLAZA

LOOK FOR THE FLAG ON THE MODEL OF THIS COLOR FOR 3D CONTEXT OF THIS IMAGE.



AREA OF CONCEPTUAL ILLUSTRATION SHOWN ABOVE



1. PEDESTRIAN AND VEHICULAR CONNECTION OPENED UP FROM 72ND PLACE TO EL JARDIN
2. ALLEY WAY CONNECTING EL JARDIN TO 72ND AVE
3. EL JARDIN & NEW RESTAURANT AS FOCAL POINTS
4. ADDITINOAL SHARED PARKING
5. AUTO / PEDESTRIAN SHARED ACCESS

PUBLIC REALM

INTRODUCTION

Public realm requirements apply equally to privately and publicly owned outdoor spaces that may or may not accompany buildings.



Derby's Streets and Sidewalks

The overall treatment of *Derby's* public realm creates a beautiful canvass on which the lives of Commerce City residents and visitors can be greatly enhanced. *Derby's* Streets and sidewalks are its primary *Open Space* and the potential sites of most social contacts. Since they provide innumerable opportunities for meeting and visiting with friends and strangers, the many sidewalks and *Streets* serve, in effect, as the living rooms of the neighborhood.

Derby's Commercial District was designed and constructed in the 1950's, and therefore exhibits many architectural features of that time. The 50's was a decade focused on the quick and ready movement of the automobile. Consequently, pedestrian, transit and bicycle connections were compromised. While the 50's style will be maintained, the Guidelines strive to incorporate safe pedestrian, transit and bicycle connections into *Derby's* auto-dominated fabric.

- **All development should provide clear, and safe pedestrian connections** to minimize pedestrian conflicts with vehicles in:
 - Parking areas
 - Between buildings
 - From public walks to parking areas, building entries, plazas, transit stops and Open Spaces
 - Wider roads by providing planted medians that will act as safe havens for pedestrians
 - Open roads by placing crosswalks on planted bulb outs

- **All development should seek to optimize environmental factors** such as:
 - **Minimizing air pollution** through recommended plantings that are resistant to and absorbent of pollutants. Specific plantings are suggested in the recommended planting list in this document.
 - **Absorbing carbon dioxide** by planting more trees to help counter global warming.
 - **Decreasing rising temperatures** through:
 - Landscaped medians
 - Shade from trees
 - Shade from awnings
 - Channelling cooling winds through thoughtful placement of buildings and alleyways
 - General reduction in paving areas.

Interconnections

Like the human body, a community is organic; *channels should be opened and connections made for effective operation*. Connectivity is therefore encouraged wherever possible throughout, and in the *Derby Sub-Area Plan* in particular. All common areas (e.g., walkways, drives, courtyards, private alleys, parking courts, etc.) and building exteriors shall be maintained by a property owners association or other legal entity.

Copies of any applicable covenants, restrictions and conditions shall be recorded and provided to the City prior to *Building Permit* approval.

The following should be considered as critical elements in the creation of interconnectivity:

- **Trail systems.** The local existing and proposed trail and bikeway systems and greenway systems



- **Local Institutions.** In particular those located south of 72nd Ave
- **Contiguous developments and uses.** Contiguous developments should, to encourage pedestrian and multi-modal connections:
 - Wherever possible create pedestrian thoroughfares a minimum of 5' wide to connect with:
 - All ground level uses
 - Neighbors,
 - Parking
 - Other building entryways
 - Public walks
 - Plazas
 - Transit stops
 - Open Spaces
 - Any other amenity deemed appropriate
- **Views.** Important visual connections shall be enhanced, framed and so far as possible preserved, because of their important contribution to the aesthetic and orientation value. Important visual connections include:
 - **Downtown Denver**
 - **The Front Range mountains**
 - **The Towers** to the west side of Derby and the rail tracks.



- **Physical barrier removal.** *The erection of physical barriers between projects or obstructive equipment or trash shall not be permitted (without good cause, and no reasonable alternative being available)*

Bicycle Circulation and Access

- Derby shall have direct and attractive interconnected public and private bikeways and bike routes throughout the Derby area, using the Derby Sub-Area Plan as a guide.
- Any new development in *Derby* shall connect to this system
- *Existing developments are encouraged to do so.*
- No development shall obstruct bike routes.

Alleys

Alleys are an important component of the *Derby-Sub Area Plan*, forming an essential connection to the *Open Space* network and, like *Streets* and sidewalks, play a vital role in the circulation of the neighborhood. Alleys offer opportunities for spontaneity and a variety of experiences and therefore shall be open for public use. Some potential alleys have already been identified on the *Derby Sub-Area Plan* with potential opportunities for future alley connections. Alleys shall:

- **Offer primary access** to a building's operational services, utilities and parking
- **Be Pedestrian Friendly** by remaining:
 - **Clean, oriented and attractive** with welcoming entry and signage that names the alley and specifies the destination
 - **Safe and unobstructed** with open views for interest and orientation
 - **Open 24/7** for public use
 - **Well-lit** (without permitting glare into nearby residential units), including where appropriate a mix of wall lights, hanging lights, hung from arbor type, or overhead string lights
 - **Paved suitably**, such as concrete or asphalt.

- Brick or flagstone can be used in special emphasized areas. Material to be pre-approved by the *Derby Review Board*
- **Distinct** through change in paving colors, patterns, textures or materials (as well as painted markings) to subtly indicate a change in use of an area such as a seating, pedestrian only, multi-modal, fast flow, or utilities
- **Comfortable** through shade and enclosure:
 - String lighting
 - Arbors
 - Tree canopies
 - Vine cover
 - Awnings
 - A combination of the above
- **Interesting and friendly:**
 - *Facades* on alley buildings shall relate to pedestrians with large transparent windows and or doorways that reveal the function or activity contained within
 - through wall openings, activation and murals. Murals to be approved by the *Derby Review Board*
- **An integral part of the Public Realm**
- **Not be used for storage**

Clean and Safe Initiatives

Clean and safe initiatives should be maintained 24 hours a day and include:

- **Ample lighting** that is maintained properly.
- **Prohibition of outdoor storage.**
- **Maintenance of property visible to Public Realm.**
- **Right-of-way or easement dedications.** *The City of Commerce City may require dedication of right-of-way or easements, and construction of pathways through lots to provide pedestrian connections through development sites.*
- **"Eyes" on Public Realm.** *New development should seek to provide "eyes" onto public spaces by incorporating windows and situating active use areas close to the Public Realm.*
- **Design strategies** such as the proposed reconfiguration of roads, median provisions, pedestrian refuges and speed limits, to make *Derby* a safer place. *All new development shall include safety as a high prior-*

ity.

- **Encouraging human activity**, as the more activity there is, the more visible an area becomes and the safer it feels.

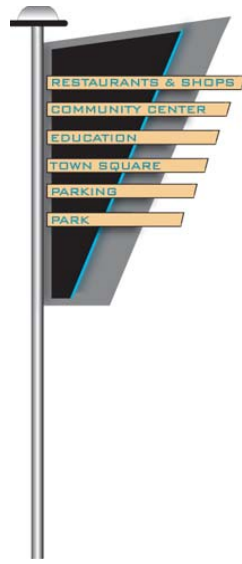
24/7 Activity



Derby should be active during the day and at night, which will contribute to a safer living and working environment, and facilitate multi-functional use of resources such as parking and buildings. Therefore the following will be encouraged:

- **A mix of activities** that continue throughout the day, night and weekend.
- **Multiple uses**, for individual buildings, parking areas and outdoor spaces for different activities at different times

SIGNAGE



There will be 6 primary signage types, images of which are on the following pages:

- **Banners** that shall be concentrated around Derby boundaries such as Highway 2, Magnolia Street and 72 Ave to serve as identity makers. Potential locations for these are set out on the plan entitled banners. In general banners shall be attached to street lights rather than pedestrian lights.
- **Highway Signage** that shall call out Derby attractions.
- **Information Kiosks** placed within the Derby Core in central locations.
- **Group Business Signage** that shall call out individual names of businesses in building groupings.
- **Individual Business Signage** that shall call out each individual business.
- **Street Signage** at a pedestrian scale that shall call out the names of streets and shall be typically located at intersections.

Criteria to consider for Derby signage:

- Some characteristics of the 1950s era signage shall be encouraged, while others shall not. The objective is to mix the optimism and style of the 50's with the sustainability aspects of the modern age to come up with signs that will truly make Derby unique and inviting as a business center and destination. The following characteristics

shall be encouraged:

- **Exaggerated curves or angles**
- **An aura of hopefulness and futuristic optimism**
- **Pastel colors selected from an approved palette**
- **Stainless steel and other similar products such as aluminum**
- **Typing fonts that are distinctly 50's style, such as Helvetica and Matisse**
- **Neon lighting**
- **Scale and proportion.** Materials, configuration, dimensions, and location will be to Scale and in proportion with surrounding buildings.
- **Sympathetic to surroundings.** Signs shall avoid obscuring architectural details, and shall enhance rather than compete with surroundings. The anarchy of the 50s where signage competed and was placed without regard to overall design consideration shall be avoided.
- **Coordination of single building signage.** Location, material, size, color, and lettering style of multiple storefront signs, awnings, and lighting on single buildings and visually close by shall be coordinated.
- **Sustainable.** As much as possible, signs will be made from materials that are 'sustainable,' long-lasting and facilitate energy efficiency. See Sustainable Building Design Policy in the Introduction to these Guidelines.
- **Easy change outs.** As much as possible, signs will be designed to make "change-outs" easy
- **Wind, solar or other energy alternative methods** as methods to illuminate signage should be used where practical.

LIGHTING

Presently, Derby's electrical capacity is stretched. It cannot illuminate itself for special events such as the Holiday Festival.



Environmental impacts caused by lighting are important considerations as well. Currently, 39% of all lighting in the US is street lighting, representing 300 million tons of carbon emissions a year.

Street lighting is also the top source of light pollution, preventing two-thirds of Americans from seeing stars at night. With only a fraction of the installation and running costs of conventional street lights, *Derby lighting should, where technology permits and where practicable:*

- **Use light-emitting diode (LED) technology to:**
 - Provide sustainable bright light
 - Save Resources
 - Enable dimming where moonlight is sufficiently strong
- **Be powered by solar cells:**
 - **Using rechargeable back-up batteries** with sufficient capacity to ensure minimum 3 days back up
 - **Negating need to excavate streets** as there is no need to connect to the electrical grid infrastructure. Lights should be Set-up to con-

nect and sell back to the grid any unneeded electrical power, should the City of Commerce City decide it would be advantageous to do so. Connection should be made if the street is excavated for any other reason.

- **With lunar responsive photo sensor cells** to detect ambient light levels and electronically adjust light output using dimmers
- **Include wireless broadband.** In the case of street lights, contain a wireless broadband box to supply high-speed broadband services to homes and businesses.

Lighting Hierarchy

There will be 6 lighting types:

- **Pedestrian-level**
 - **Signage**
 - **Park/Street**
 - **Major Street**
 - **Parking**
 - **Accent and Security**
- **Signage Lighting will:**
 - Be made of green building materials
 - Use sustainable energy methods
 - As much as possible, incorporate lighting into their components.
 - Be a crossover between lighting and signage. The design of signs shall relate to street lighting to avoid excess light pollution. (Refer to separate section on signage for additional requirements.)



- **Parking Lighting will:**
 - Be lit in a consistent, attractive and unobtrusive manner that minimizes off-site impacts.
- **Accent and Security Lighting will:**
 - Accentuate architectural/ site area design features and promote security in an attractive understated manner that minimizes off-site impacts.

All Lighting Fixtures should:

- Be reminiscent of the 50's while exhibiting characteristics of the modern world, such as using components that are sustainable and take advantage of green building materials.
- Provide visibility, character, aesthetic appeal, and safety, thereby promoting greater pedestrian activity and revitalized commercial use.
- Be part of a well-balanced, integrated lighting plan for public and private properties that enhances vehicular and pedestrian visibility while minimizing glare and contrast.
- Emphasize features and destinations by using a minimum amount of light to meet these objectives.

Lighting Distribution/ Placement

The primary consideration is avoiding densities that either provide too much light that results in light pollution or too little that results in unsafe environments. The following should be considered when applying light distribution:

- Solar availability and shade from buildings and trees should be considered for solar-powered lights to ensure proper function.
- Pedestrian lighting should be wall-mounted when appropriate (i.e. along enclosed pathways such as alleys)
- No lighting should be obstructed by trees or other objects if possible
- Direct downward illumination of waste enclosures should be avoided where possible
- Alleys should be lit by a combination of string and pedestrian lighting
- All crosswalks and intersections shall be well-lit to ensure safety to pedestrians and cyclists.

PEDESTRIAN AMENITIES

Furniture/ Seating

Public seating is a crucial factor in any cityscape. No one should wander the Streets whether shopping, chatting, or eating, without a place to rest. To suit its purpose, seating shall be well thought-out and properly placed. Because seating in a city center is often rare, most people will sit where they can find places to sit (William H. Whyte, The Social Life of Small Urban Spaces). *Seating should:*

- Be provided, in the form of benches, planters, kiosks, leaning rails or other workable elements in sufficient quantities and at appropriate locations throughout Derby.
- Establish an identifiable character for the area. To ensure this happens, the Design Review Board shall establish specific requirements for seating style, size, location, and materiality.
- Be at least 16 inches deep, or if the seating has backs, 14 inches deep with the backs at least 12 inches high.
- Have a height not less than 12 inches nor more than 30 inches above the adjacent walking surface.

Sidewalk Merchant Zones



Streets, sidewalks and alleys intend to provide pleasant and safe experiences to pedestrians. However, other uses (i.e. restaurants and sidewalk vendors) can be incorporated into these traditional pedestrian-based zones for increased 24/7 activity and interest. Pedestrians and additional uses can peacefully co-exist provided certain considerations are made to ensure the sidewalk remains clear and clean.

Sidewalk merchant zones:

- Shall provide railings to enclose dining areas. Railings shall be reviewed and approved by the Design Review Board.
- Shall ensure no features of a dining area overhang the boundary defined in its revocable permit.
- Shall ensure sidewalk vendors do not block the pedestrianway.
- Shall ensure sidewalk vendors to not despoil the sidewalks with grease, litter or other debris.
- *Encourage the following sidewalk vendor types:*
 - *Food vendors/kiosks*
 - *Coffee*
 - *Ice cream*
 - *Retail vending carts*
 - *Book stalls*
 - *Newsstand/kiosk (eliminate news boxes)*
 - *Grocery displays*

Public Art

Derby could benefit greatly by introducing public art into its urban fabric. Public art has the ability to bring people together for a moment or longer, spark conversation, and enliven the urban experience for all. Public art can also assist in shaping a community's identity through visual narratives about the neighborhood's history. Moreover, the power behind public art enables it to function as an important landmark that orients visitors within the community.



- *All new developments, where feasible, should devote a minimum of up to 1% of the total development budget to public art visible from public areas.*
- All public art shall be approved by the Derby Review Board prior to installation.

Derby's Open Space

Derby's Open Space areas are a part of a larger system. They are organic like the human body; their channels shall be left clear and the connections properly made for effective cultural, social, physical, and ecological systems to occur. All *Improvements* should therefore ensure that such channels and connections are properly made or enhanced where feasible to areas outside of *Derby* as well as within *Derby* should be provided.

- **Open spaces are gathering places** for people and healthy places for outdoor activity. *Therefore they should be designed:*
 - **To be Pedestrian Friendly and Human Scale** containing seating, landscaping, and

paving varieties

- **Open Spaces are opportunities for safety** by providing activity and eyes on the street. Design should therefore:
 - *Encourage opportunities for outdoor activities and eating where possible*
 - *Provide buildings, windows and lighting facing onto Open Space*
 - *Ensure that buildings with high activity levels face onto Open Spaces*
 - *All buildings should have highest activity levels located on the ground floor.*

Trash dumpsters

- The Derby Sub Area Plan illustrates where trash dumpsters may be located, favouring on street locations for easy access and so as to avoid cluttering alley ways.
- Dumpsters shall be adequately screened throughout Derby in a consistent manner
- Screening shall combine aesthetics with practicality e.g buffer columns made of brick to protect against vehicle damage, sturdy horizontal wood fencing with 1" minimum gaps in between planks (to allow a visually blurred open feel), braced with steel in particular at the height of the dumpster on the inside.

Drainage

It is crucial to understand and consider the ways in which spaces connect to one another at different *Scales* and in different *Contexts*. Analyzing and understanding water movement and treatment is extremely important because it is a shared resource we all rely upon.



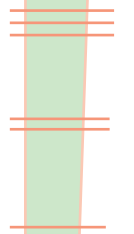
Therefore:

- **On-site drainage.** New development shall provide and detention as required by applicable City or County code or regulations.
- **On-site detention basins should be designed as useable Open Space or landscaped open areas.** *Examples might include parking-area limited ponding, perforated pavements, islands as small detention-holding swales, and redirection of urban drainage using tree lawns and other Open Spaces.*
- As topographical changes occur where undesirable water collection occurs, specifically, near Hi-Lo and the existing Key Bank, landscaping that is advantageous in poor drainage conditions, as well as additional sidewalks, is proposed in these areas in the Derby Sub Area Plan. These changes will allow easy pedestrian access to and from the new public parking area to El Jardin and Hi-Lo.
- *End islands or medians in parking lots should act as bio-swales in parking lots wherever possible, and they should be acceptable to governing regulations.*
- *Planting of bio-swales should be coordinated with the proposed landscaping.*

Broadband Installation

At the time of writing these Guidelines, fiber optic cables were laid on Quebec Street to the north and south of Derby. The intention was to make Broadband available to the Derby community. It is likely this will be achieved in phases, and the following phasing methodology is suggested subject to legal compliance:

- *Fiber optic installation be extended from Quebec Street westward along 72nd Avenue to Highway 2 and northward up Monaco Street to Highway 2.*
- *Fiber optic conduit should be extended to the Derby District Resource Center.*
- *Routers should be attached to highpoints within Derby where appropriate. If practicable routers should be placed within or attached to new Derby street lights.*
- *Agreement should be reached with a Broadband or internet provider using the City optic fiber and router infrastructure to supply Derby.*



VIEWS AND FOCAL POINTS

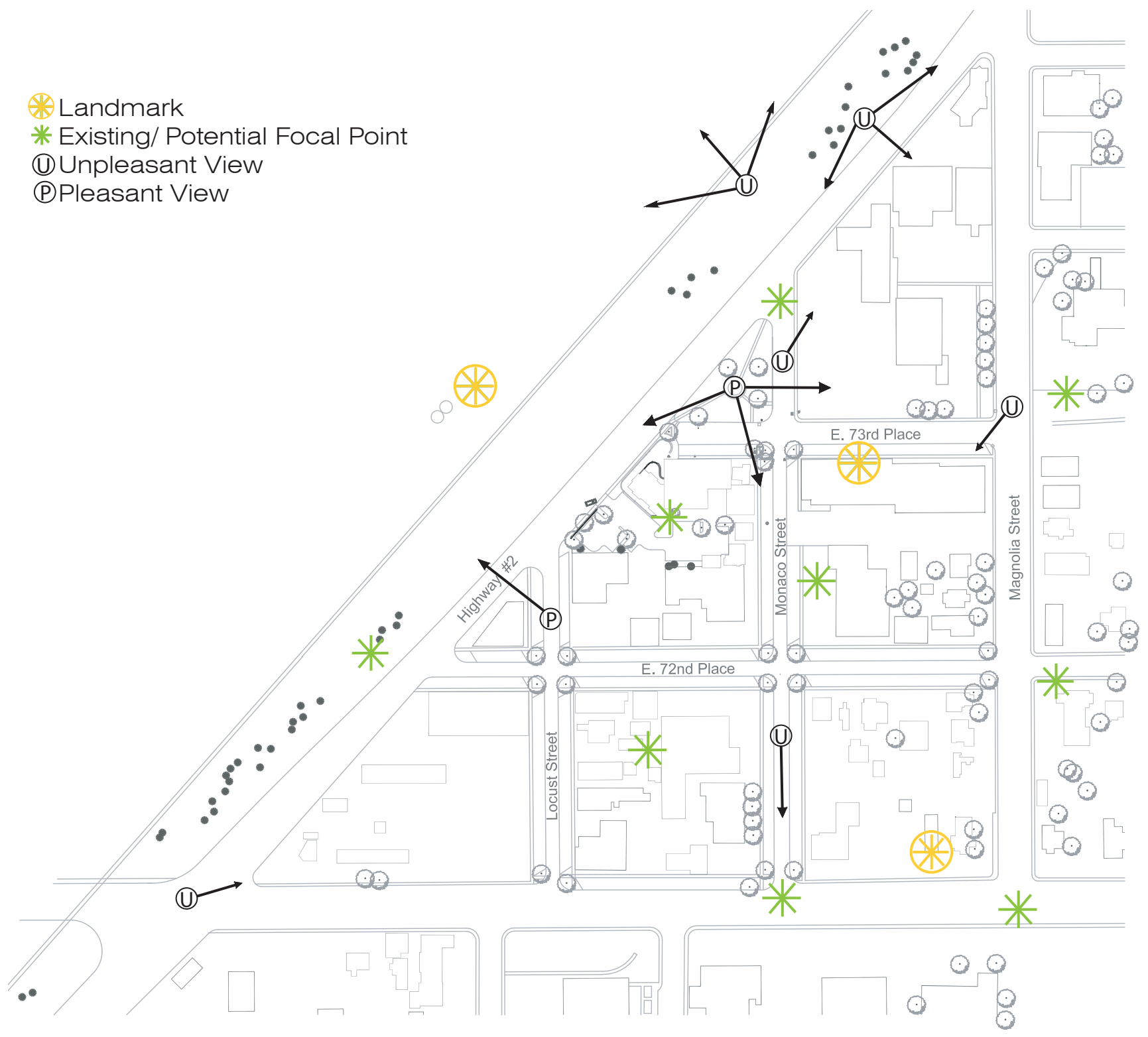
Views and focal points:

- They are an important part of the character of a neighborhood, distinguishing it from others and providing it with an individual sense of place.
- They provide a sense of orientation.

Therefore the preservation of the views of Downtown, the mountains, and other important views shall be an essential part of the Design Guidelines.

The Guidelines shall also provide for the visual buffering of less pleasant views.

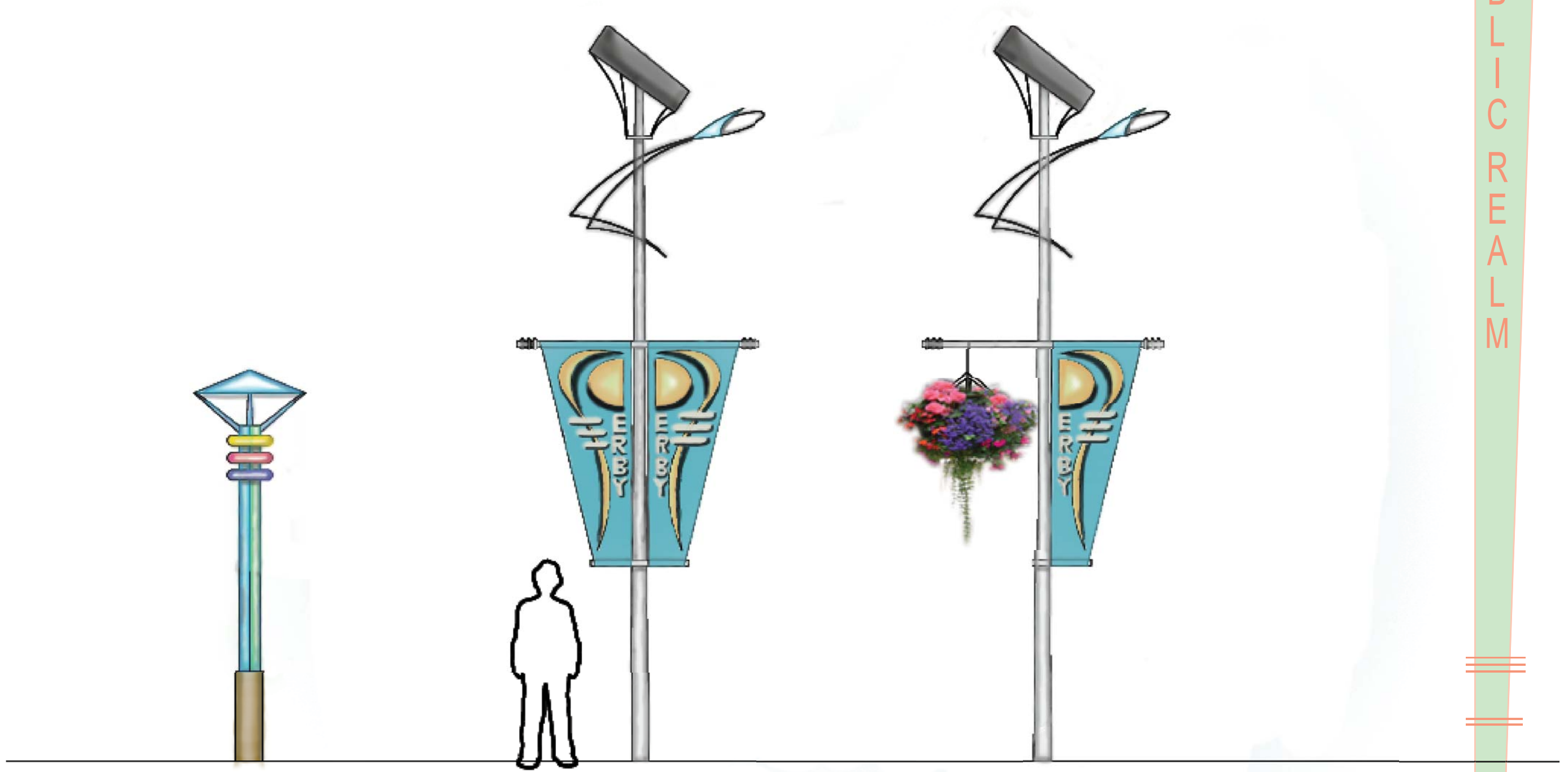
- ☼ Landmark
- * Existing/ Potential Focal Point
- Ⓢ Unpleasant View
- Ⓟ Pleasant View



Downtown Derby

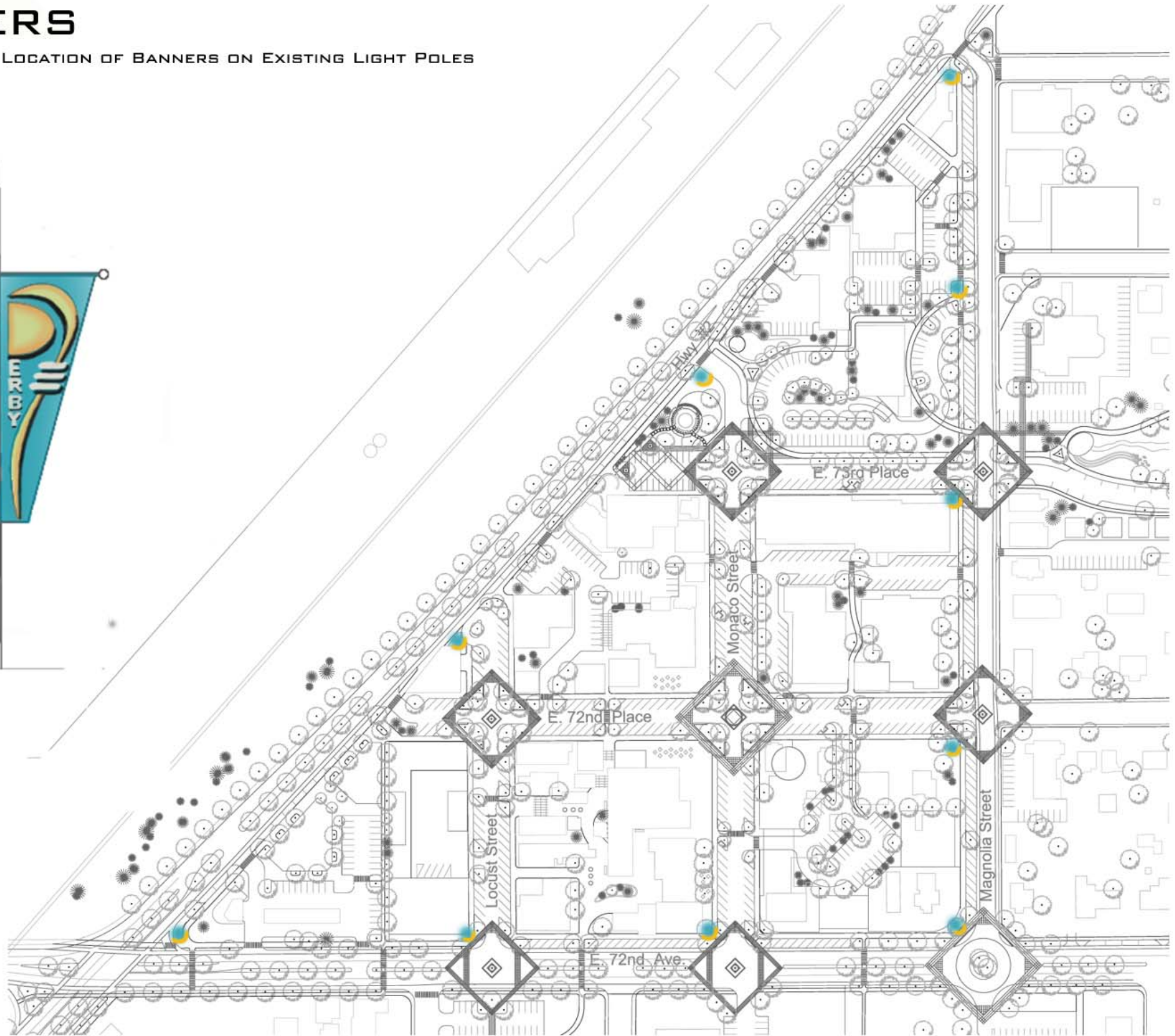


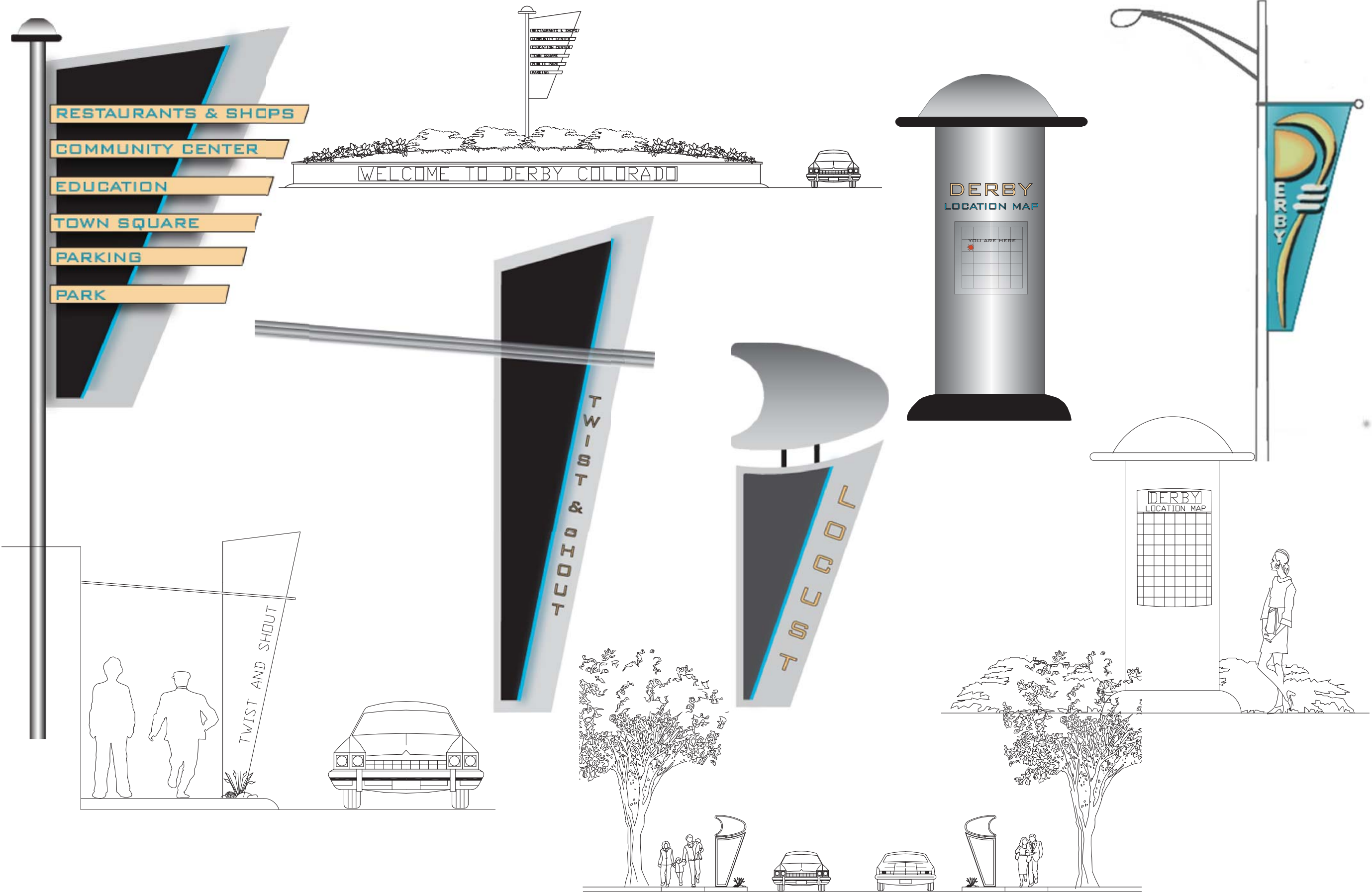
Light Fixtures: Active solar pedestrian lights are colorful in themselves and need no further adornment. The solar street lights, though, may benefit from the display of hanging banners and flower baskets.



BANNERS

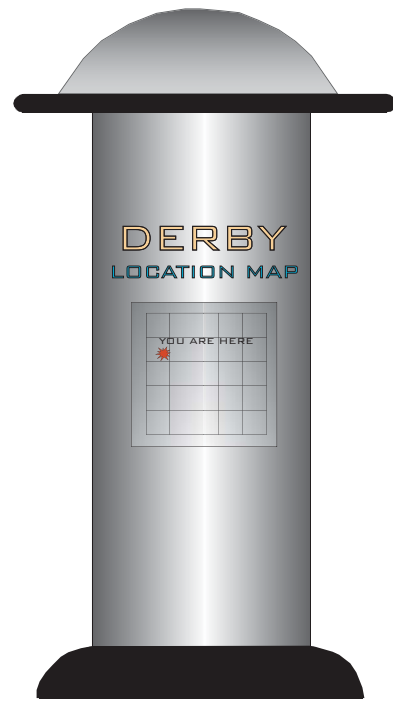
 APPROXIMATE LOCATION OF BANNERS ON EXISTING LIGHT POLES



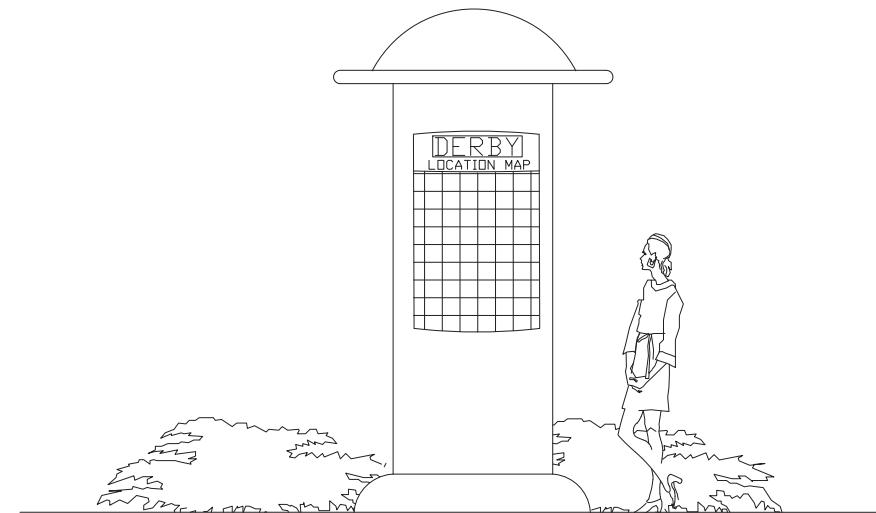




Site Furnishings: Just as there are interior furnishings such as tables, lamps, sofas and appliances that make people comfortable in their interior space, there are also exterior site furnishings that allow people to feel relaxed and comfortable in an outdoor space. The outdoor furnishings shown here include: pedestrian and street lighting with a 50s theme, but very modern and “green”: they are both active solar. There are two types of benches, wood and seating boulders. Bicycle racks and trash receptacles will both be of metal- for that 50s look, while flower planters are of a neutral tone with a modified square shape that is neither too tall or too wide to fit on the sidewalk. Drinking fountains should be placed periodically to make sure that pedestrians stay well-hydrated while strolling from shop to shop.



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VISITOR INFORMATION BOOTHS AND KIOSKS

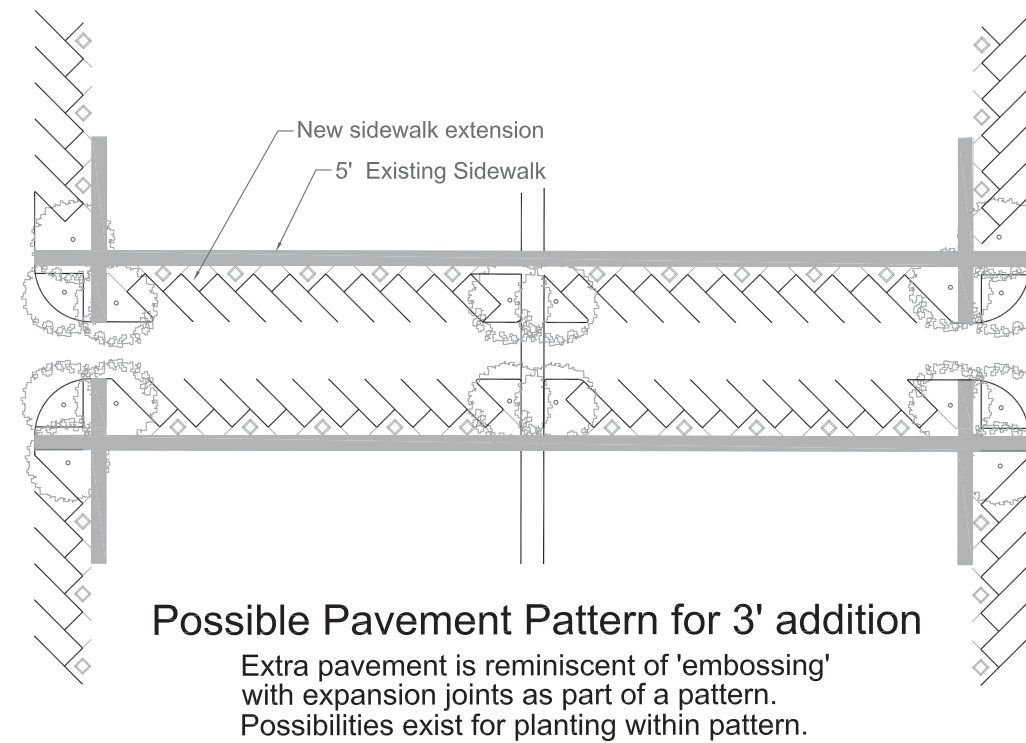


The Derby Core: The Derby Core is a point of intersection @ Monaco Street and East 72nd Place. It will become a central gathering location for people and creating spaces that foster pedestrian activity will be encouraged. As an inter-generational space, activities that enable children and older adults to mingle will become an important feature. There will be inviting landscape architecture, soft play spaces and restaurant eating areas that open out into the public realm. As always, safe lighting and comfortable benches will all be comonenets of this comfortable and inviting space.

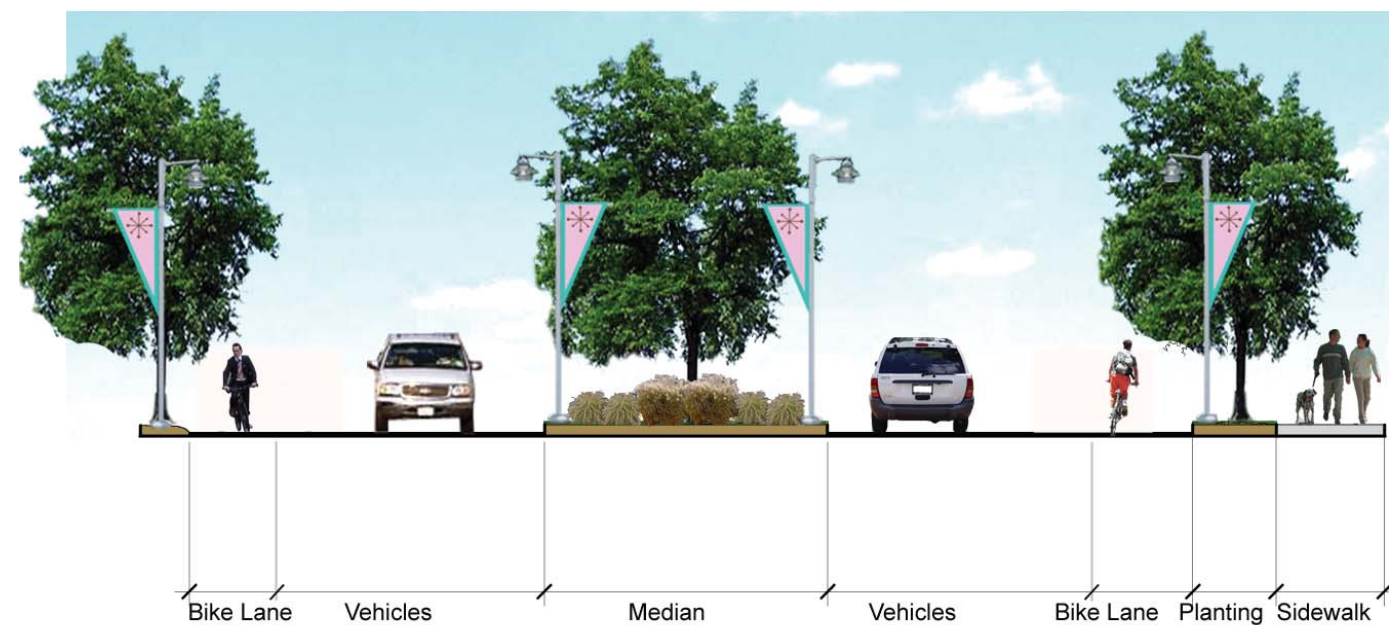
ALLEY TREATMENTS



WIDENING OF SIDEWALKS



BANNERS, LIGHTING, BIKE LANES, TRAFFIC CALMING, PLANTED MEDIANS, PEDESTRIAN COMFORT





Public Art: Public art can come in many forms. The existing fountain may be upgraded to become a piece of public art. There will also be other public art throughout Derby, with the expectation that the existing architecture will, in itself, be elevated to a level of art. Art is usually an indicator of a flourishing economy and should exhibit itself as downtown Derby becomes a more desirable place to shop.



Dragon Poles



ID Village Square with artistic benches and surfaces



Tsutakawa's bronze art work



Painted colonnades underneath the I-5 freeway

Public Art

LANDSCAPING

*I think
That I shall
Never see
A poem
Lovely as a tree.
- Joyce Kilmer*

Background

Commerce City's primary commercial make-up is industrial therefore it generates a great deal of pollution and is covered in pavement. As a result, its environmental characteristics are hard and very hot (especially during summer months). An ideal way to offset these undesired effects is to soften and beautify downtown *Derby* through vegetation.

There are several advantages to adding plant materials in urban environments. They include:

- A softened appearance compared to the omni-present hard surfaces such as building materials and road/sidewalk paving.
- Shading which helps reduce the 'heat island effect' caused by hard surfaces that prohibit the cooling water cycles (transpiration and photosynthesis) from occurring.
- Filtering pollutants in the air, water and soil.
- Adding visual appeal through texture and color.
- Providing outdoor rooms and walkways where shrubs and trees serve as structures and walls.
- Providing protection from natural elements such as wind and rain. This can result in energy savings.
- Providing visual buffers to unattractive views.
- Providing frames for attractive views.
- Providing noise buffers from road and railways when planted in mass.
- Reducing storm water runoff
- Stabilizing the soil through their root systems which protects the ground from erosion.
- Increasing habitats for animal life.



- Contributing to increased property values.
- Promoting the community and its business district by providing attractive places for people to visit.

The *Derby* Guidelines Promote Plants that will:

- Generate year-long interest.
- Correspond to the *Derby* 50's style and color palette.
- Require low maintenance and water usage.
- Help create inviting spaces for people to enjoy.
- Lend themselves to generous mass plantings.
- Appeal to all the senses.
- Attract cross-pollinators such as bees and butterflies

Spring and Summer Interest

These Guidelines propose many colorful flowers, trees and shrubs that blossom at alternating times of the year to provide year-round color and appeal.

Among the flowering trees are:

- **Crimson Ohio Buckeye:** a large shade tree blooming red flowers in spring.
- **Prairiefire Crabapple:** an ornamental tree with beautiful pink flowers in early spring and purple-red eaves turning green with a purple cast later in the season.
- **Chanticleer Pear:** an ornamental tree with white flowers that bloom in the spring and brilliant red leaves in the autumn.
- **The Goldenrain Tree:** a small ornamental tree that blooms yellow flowers in early summer and maintains its leaves throughout the growing season.

Fall interest

Other plants will have red fall colors for autumn interest.

Chief among these are the:

- Flowering Pear
- Regent Serviceberry Shrub
- Virginia Creeper Vine, a fast grower suited for visual buffers and covering alleyway and patio arbors.



Winter interest

At least 20% of each plant category (trees, shrubs, etc.) is evergreen. This equation provides *Derby* with green plants in the dead of winter.

- The following evergreen trees have been selected:
 - Concolor Fir
 - Austrian Pine

Both trees have been chosen because of their hardiness, permanence and boldness in the landscape. Moreover, they can be used as specimen trees or in groups for *Screening* (evergreens are great at *Screening* unsightly views). One of the specimen White Firs will be used near the Derby Resource Center as a permanent Christmas tree for winter festival events each year, to upgrade from the existing artificial "Tree of Hope".

- The following evergreen shrubs have been chosen:
 - Yucca which is native and, when used sparingly and in the right area, can add a

sense of dash and structure to its location, contrasting nicely with the horizontal lines of *Derby* architecture.

- Euonymus which prefer partial shade locations and are subject to winter burn if planted in too exposed a site. These evergreen shrubs grow colorful berries and add visual interest during winter months.
- The following winter grasses have been selected for added interest during winter months:
 - Silverfeather Grass
 - Feather Reed Grass

These tall grasses add volume and texture during the growing season, but especially add sculptural interest during the winter when their golden seed heads are left exposed.

Fragrance

Some plants emit distinct fragrances during their blooming periods. By planting fragrant vegetation throughout *Derby*, a pleasant multi-sensory experience will be delivered to visitors and residents. Moreover, it will counteract existing odors emitted by vehicular traffic.

- The following plants have been chosen for their fragrant qualities:
 - Koreanspice Viburnum
 - New Dawn Rose
 - Honeysuckle
 - Iris

Structure

Some plants and trees are particularly useful for the structural interest they provide. Yucca, with its spiky form, firs with their pyramidal form, and grasses with their winter grace are some spectacular examples.

50s Inspired Color Palette

All of the plants that have been chosen relate to the pastel shades of the 50s. For example, many of the shrubs have leaves that are a silver-green rather than forest-green. A plant's color can also indicate its water usage. Traditionally, silver-blue leaves represent drought hardy tendencies as compared to dark tropical-colored leaves.

- Some of the shrubs that exhibit softer leaf colors are:
 - Blue Mist Spirea
 - Fernbush

- Russian Sage
- Tall Western Sage
- Leadplant
- Blue Chip Juniper
- Lamb's Ear (which is known for its extremely soft leaves)



- Most of the plants chosen blossom flowers with pastel tones and include:
 - Russian Sage (soft blue/ purple)
 - Blue Mist Spirea (soft blue/purple)
 - Blue Plumbago (soft blue/ purple)
 - Terra Cotta Yarrow (light yellow/orange)
 - Gaura (soft pink)
 - Evergreen Germander (soft pink)
 - New Dawn (white)
 - Escapade (soft pink and white)
 - Purple Ice Plant (fuschia)
 - Wild Four O'Clock (fuschia)

Low Water Usage

As previously mentioned, many of the plants have been chosen for their silver-blue foliage and their subsequent water-saving tendencies. Because of their hardiness, they can be used almost anywhere in *Derby*, although all new plantings will be tied to automatic irrigation for a healthy start to their life cycle.

- The following shrubs exhibit drought resistant and

soft-colored traits:

- Fernbush
- Leadplant
- Apache Plume
- Tall Western Sage
- Of the trees:
 - Shademaster Honeylocust
 - Western Hackberry

LANDSCAPING REQUIREMENTS - GENERAL

The City of Commerce City's Approved Plant and Landscape Specifications and Landscape Ordinances shall be in full force unless specifically superseded by more stringent criteria herein.

Required landscaping shall:

- Meet the following minimum size requirements:
 - Deciduous trees 2" caliper
 - Ornamental trees 1-1/2" caliper
 - Evergreen trees 6 feet tall
 - Shrubs 5 gallon container
 - Vines and perennials 1 gallon container
- Generate interest, visual impact and structure year-round.
- Correspond to the *Derby 50s* style and color palette.
- Require low water use.
- Exhibit hardy tendencies and relatively low maintenance.
- Help create spaces that are inviting for people.
- Appeal to all the senses.
- Be comprised of plants that are listed in the Guidelines.
- Ensure that spiky plants or plants attractive to bees are not planted too close to pedestrians.
- Be shown on the plan at 90% of its mature size.
- For shrubs and groundcover, show a mix of at least:
 - 30% mature size evergreens (percentages approximated by reference to mature size rather than number planted)
 - 15% mature size ornamental grasses
 - 10% mature size plant material with winter structural and or color interest (in addition to evergreens and grasses)
- Consist of no more than 20% of any shrub and/ or groundcover of the same variety.
- In regards to perennial plantings:
 - Of the same species, be placed in large groupings for greater visual impact
 - Contain a mix of evergreens to provide color and *Screening* in winter
 - Contain a mix of deciduous trees to provide summer shade and allow winter warming from the sun through bare branches, which is par-

ticularly useful on south and west facing sides of *Derby Streets*

- Not contain evergreens that would create uncomfortable spaces for pedestrians or unsafe visual impairments to drivers and cyclists.
- Where appropriate, use boulders to:
 - Supplement the naturalistic effect of plantings
 - Add structure
 - To act as seating
- When using boulders, ensure they are:
 - Buried up to a minimum of one third of their height
 - Of an angular granite form
 - Rose color or rounded river rock
 - At least 2' x 1 1/2' high
 - In groupings of odd numbers
 - Laid out in organic patterns with a hierarchy of sizes
 - Of the same type within any line of sight
- Meet the minimum standards established by the American Association of Nurserymen, as published in the American Standards for Nursery Stock (comply with ANSI Z60.1).
- Have only mature trees and shrubs selected to prevent over-crowding and thus minimizing pruning
- Incorporate plans that show (in addition to all other matters normally required by the City of Commerce City upon submission of a Site Development Plan):
 - Adjoining properties within 100' of the site's boundaries
 - Separately called-out plantings on the owner's site where the *Derby Sub-Area Plan* and the surrounding 100' serve as the plan's base map.
- Make proper physical connections for pedestrians, bikes and vehicles.
- Where possible, allow for shared parking arrangements to conveniently occur, if not now then at some-time in the future.
- Where possible, allow for onsite drainage and detention that accommodates storm water from neighbouring properties where natural topography requires it.
- Where possible, use bio-swales, flat-roof drainage and open outlets to roof drainage pipes to irrigate plantings, and detain and cleanse storm water run off from impermeable areas such as roofs and driveways.

- Ensure on-site detention basins or bio-swales are designed as amenities such as useable *Open Spaces* or landscaped open areas.
- *Where possible, minimize hardscaped areas. Where hardscaped areas are used, permeable materials (i.e. grass-crete, sand-set pavers, permeable concrete or permeable asphalt where structural strength is not a priority, and adequate drainage and maintenance are planned) should be used to encourage on site storm-water filtration.*
- Be continuous from one lot to another and shall incorporate landscape materials that are *Compatible* and harmonious with landscaping on adjacent lots, public *Streets*, drainage corridors, and landscape easements developed under these Guidelines.
- Incorporate the following standards for soils:
 - An approved, imported, high quality planting mix (Topsoil) shall be used within raised medians
 - Roadway medians shall be filled with existing topsoil, 14 inches deep, to assist in equalizing cut and fill proportions.
 - Existing soils, when used in the medians, shall be reasonably cleaned of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth. If there is not enough topsoil to fill the need, off-site topsoil shall be brought in.
 - Topsoil shall be obtained from:
 - Local sources, or from areas having similar soil characteristics to those found in *Derby*.
 - Naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches.
 - Soil products obtained from bogs or marshes or mountain peat moss shall not be used
 - Soil Amendments shall be added to planting bed areas at a minimum depth of 6 inches to promote the health and vigor of the proposed plant materials
 - *Structural Soil (or other methods allowing free growth of root systems, and non compaction of soils), should be required beneath sidewalks in situations where tree planting pits or vaults*

are utilized, or where the distance between the back of curb and sidewalk is less than 6 feet wide. Determination as to applicability will be made during the design review process. The use of Structural Soil is to encourage deep root growth away from the pavement surface, minimize sidewalk upheaval, as well as promote root growth toward the sidewalk and away from the roadway. Refer to the article by Cornell's Urban Horticulture Institute for a description of the system and construction specifications (See Public Works Technical Reference Manual, "CU Structural Soil"). For definition, refer to Definition section. Also refer to Silva Cell Integrated Tree and Storm water System available on website www.deeprooot.com.

- Provide irrigation to all landscape plant material in accordance with the City of Commerce City Irrigation Specifications.
- Include barrier fabric in all planting beds to minimize weed growth. The fabric shall be a water permeable fabric of fiberglass or polypropylene fabric (Mirafi, Typar, Trevira, or approved equal). Barrier Fabric is not to be used in areas with perennial or annual plantings so that their growth is not hindered.
- Incorporate the following standards for mulch:
 - Use mulch in planter beds to help control weeds and conserve water. Apply at a minimum 4 inch thickness.
 - Install all mulch away from the trunks of trees.
 - Use the following mulches that are specified by Pioneer Sand Company Inc., or approved alternative:
 - Shredded red cedar wood mulch, of the color and texture of Playground Chip Mulch, shall be used within the raised planter beds to help control weeds and conserve water. Apply at a minimum 4" thickness. All mulch shall be installed away from the trunks of all trees
 - Supreme 1 ½" decorative stone – a light beige and very versatile color; or
 - Colorado rose 1 ½" decorative stone – a light rose color particularly nice when used in conjunction with flagstone of the same color, but should be used sparingly

- Small patches of different mulch types are not permitted, favoring instead large areas of single mulch types, as the design intention for mulch is to unify and tidy rather than stand out.
- Incorporate the following standards for trees:
 - All trees shall be Staked and Guyed
 - Provide stakes (minimum 2" x 2") and dead-men of sound new hardwood, treated soft-wood, or redwood, free of knot holes and other defects
 - Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 gauge with zinc-coated turnbuckles
 - Provide manufactured fabric tree strap with grommet to protect tree trunks from damage by wires.
- Discourage the use of annual bedding plants in planting beds for the City of Commerce City to maintain due to high maintenance demands.
- Discourage annual plantings unless direct approval is given by the Derby Review Board and (where same are to be maintained by the City), by the City of Commerce City Director of Parks and Recreation. The Derby Review Board may make direct requests for annual planting beds where they deem appropriate to supplement shrubs, perennials and trees. Annual plantings shall be clearly labeled on plans submitted for review. Possible areas the Derby Review Board may desire annual plantings are:
 - On the inside corners of the planting triangles in the Derby Core
 - At gateway entry points
 - Ends of medians
- Incorporate strong geometric forms of the 1950s provided that the forms:
 - Are bold
 - Avoid fussy planting edges or scalloping altogether
 - Are not too angular that would create maintenance difficulties or a general discomfort in public spaces
 - Relate to the architecture and surroundings
 - Be repeated in the shapes of topiaries and trimmed shrubs, provided that:
 - The shape does not appear insignificant

in a field of naturalistic plantings.

- Ensuring repetition of the shape lends weight and balance through size and placement
- Avoid charging the City of Commerce City with maintenance, unless they have specifically agreed to it.

Trees Not Recommended According to the Commerce City Plant List

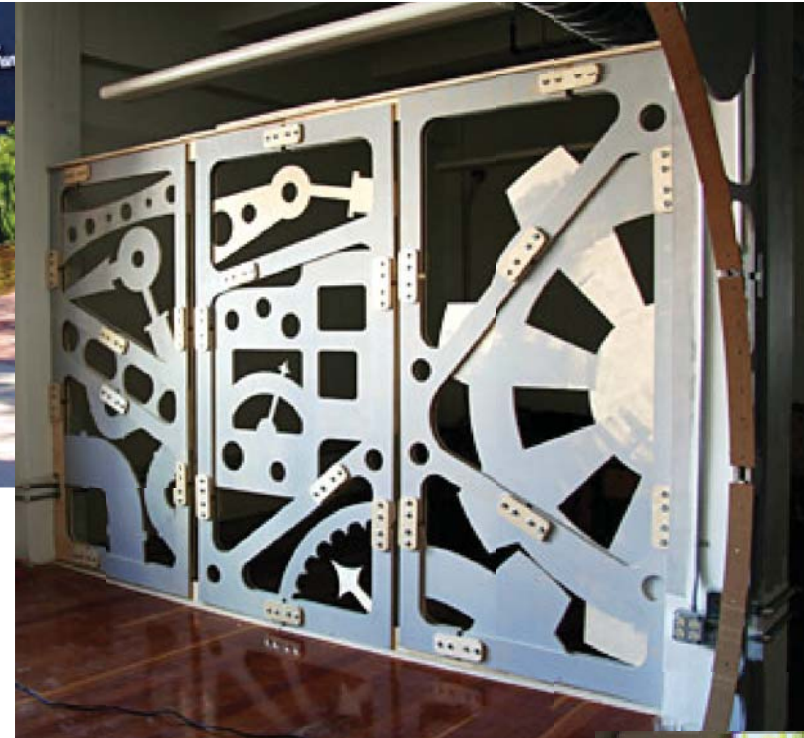
The following trees (among others) with large amounts of fruit, seedpods, or flowers should not be planted as street trees:

- Catalpa
- Tree of Heaven
- Kentucky Coffee Tree
- Cotton-bearing Cottonwood
- The following trees (among others) with marginal success rates in this area should not be planted:
 - Sycamore
 - Pin Oak
- The following trees (among others) should not be planted as street trees due to their small size (under 35 feet):
 - Goldenrain Tree
 - Flowering Crab Apples
 - Bradford pear
- Instead, these trees should be planted as ornamental trees in the "calming islands" or open areas where there is sufficient surface area to correspond with their wide- spread growth patterns.

Trees Not Allowed According to the Commerce City Plant List

Unless specifically authorized by the City of Commerce City Director of Parks and Recreation, the following species are prohibited as street vegetation:

- Any of the poplar species – (Populus sp.)
- Any of the willow species – (Salix sp) though Salix is proposed for some of the wetland plantings
- The box elder tree – ((Acer negundo)
- The Siberian (Chinese) elm – (Ulmus Pumila)
- The silver maple – (Acer saccharinum)
- Any weeping or pendulous type tree.
- Any tree with bushy growth habit which cannot be maintained to a single leader or trunk. We are sug-



Screening / Fencing: There are many kinds of screening, some is used to disguise an undesirable object such as a dumpster or ugly utilities. There is also screening to delineate spaces. For instance, a fence or screen can be used to outline a restaurant eating area and separate it from a public walkway. There is also screening that is used to create interest from one space to the next. The examples here, use plant material to separate parking from a walkway or separate a more private space from a more public one. There are also metal "screens" which allow clear visibility to the other side - but cut off physical access. Wood should be used seldom, but when used, should correspond to the horizontal lines of the 50s rather than vertical slats. In all instances, restrictive fencing shall be minimized. In fact, the Master Plan calls for the removal of many existing fences whose only purpose is to define lot lines rather than create spaces. By removing many of the existing fences in downtown Derby, new connected walkways and shopping spaces are created making shopping a 3-dimensional experience for pedestrians, rather than a street-only, 2-dimensional experience.

SHADEMASTER HONEYLOCUST

Gleditsia triacanthos inermis 'Shademaster'



HEIGHT: 50'
SPREAD: 35'

LANDSCAPE USE:

Hardy shade tree with small leaves that scatter rather than collect in autumn, Tree will correspond with existing Honeylocusts in Derby, but this new variety does not have thorns and pods. This tree is suggested along Highway #2 because of its hardiness.

EXPOSURE:
Full Sun

WATER USAGE:
Low water usage

FORM:
Upright Branches

FEATURE:
Drought and Disease Resistant. Thornless and Podless

MAINTENANCE:
Hardy Tree with small leaves, making autumn cleanup easy since leaves scatter, rather than collect.

VILLAGE GREEN ZELKOVA

Zelkova serrata 'Village Green'



HEIGHT: 50' to 80'
SPREAD:

LANDSCAPE USE:
Majestic shade tree with elm-like leaves and interesting bark.

EXPOSURE:
Full Sun or Light Shade

WATER USAGE:
Tolerates drought, once established

FORM:
Straight-trunked and vase-like

FEATURE:
Fast-growing and similar in form to Elm, but resistant to Dutch Elm Disease. Attractive Bark.

MAINTENANCE:
Protection from winter cold and wind is recom-

CRIMEAN LINDEN

Tilia x euchlora



HEIGHT: 40' to 50'
SPREAD:

LANDSCAPE USE:
Shade tree with highly regular pyramidal form and heart-shaped leaves.

EXPOSURE:
Full sun

WATER USAGE:
Medium water usage

FORM:
Pyramidal, then upright and oval

FEATURE:
Slow-growing and easy to care for tree with fragrant, but insignificant flowers in late spring. Yellow leaves in autumn. Interesting bark.

MAINTENANCE:
Will produce leaves for autumn cleanup.

WESTERN HACKBERRY

Celtis occidentalis



HEIGHT: 60'
SPREAD: 40'

LANDSCAPE USE:
Great street/shade tree with light green foliage. Hardy tree that can be used in tough situations.

EXPOSURE:
Sun and Part Sun

WATER USAGE:
Low water usage

FORM:
High dense canopy in broad oval shape

FEATURE:
Hardy, disease-resistant tree with corky bark. Easy to establish on sites where it may be difficult for other species to grow.

MAINTENANCE:
Hardy tree with teardrop shaped leaves that do require pickup in fall. May be susceptible to Hackberry Nipple Gall, which causes no damage to the tree.

Red Briotti Buckeye

Aesculus carnea 'Briotti'



HEIGHT: 40'
SPREAD: 35'

LANDSCAPE USE:
Medium-sized shade tree with dark leaves and red flowers in April to May. This tree to be used sparingly, as it is not as hardy as some of the others. Possible location is along Magnolia in distinct locations near residential areas and broad streets.

EXPOSURE:
Full sun

WATER USAGE:
Medium water usage

FORM:
Round headed

FEATURE:
Beautiful 8' rosy crimson flower plumes appear from April to May. Dark green leaves of five leaflets persist well into October.

MAINTENANCE:
Drops 'nuts' in autumn. Leaves persist on tree later than other tree species.

ORNAMENTAL AND EVERGREEN TREES

Thornless Cockspur Hawthorn
Crataegus crus-galli- 'Inermis'



HEIGHT: 20'-25'
SPREAD: 15'-20'

LANDSCAPE USE:

Small tree with white blossoms in spring and late dropping leaves. This form of Hawthorn is thornless.

EXPOSURE:

Full Sun

WATER USAGE:

Low water usage.

FORM:

Rounded

FEATURE:

Hardy ornamental with regular habit and small red berries.

MAINTENANCE:

Hardy tree with leaves that persist longer in fall than some trees.

Red Barron Crabapple
Malus 'Red Barron'



HEIGHT: 15 - 18'
SPREAD: 7' - 8'

LANDSCAPE USE:

A beautiful flowering crab tree that has a very narrow habit which will not interfere with storefront signage. Dark red single blossoms in spring with reddish-purple leaves that turn bronze green in summer.

EXPOSURE:

Full Sun or Light Shade

WATER USAGE:

Medium water usage

FORM:

Narrow and columnar

FEATURE:

Has beautiful single red flowers and interesting foliage color throughout the season.

MAINTENANCE:

Hardy tree with little maintenance.

CHANTICLEER PEAR
Pyrus calleryana



HEIGHT: 35'
SPREAD: 15'

LANDSCAPE USE:

Ornamental tree with white flowers in spring and brilliant red leaves in autumn. To be used where there is sufficient landscape area below its spread, such as in traffic calming islands.

EXPOSURE:

Full sun

WATER USAGE:

Medium water usage

FORM:

Very regular and cone-shaped

FEATURE:

Showy white flowers in spring. Dark green leaves stay green for quite some time then turn brilliant red in late autumn.

MAINTENANCE:

Leaves fall later than other trees.

White Fir
Abies concolor



HEIGHT: 70'
SPREAD: 25'

LANDSCAPE USE:

Evergreen tree with soft needles. Provides year 'round interest and can be used as screening or specimen plant. This tree is suggested for use as a permanent Christmas tree near the Community Center.

EXPOSURE:

Sun and Part Sun

WATER USAGE:

Medium water usage

FORM:

Highly regular pyramidal shape similar to Spruce

FEATURE:

Soft blueish needles resemble Blue Spruce, but wears much better in city conditions.

MAINTENANCE:

Hardy tree with needles that need no autumn cleanup..

Oregon Green Austrian Pine
Pinus nigra 'Oregon Green'



HEIGHT: 20"
SPREAD: 15'

LANDSCAPE USE:

Evergreen tree with long green needles. Can be used as evergreen screen or specimen tree. Must have at least 100 sf to 150 sf of area for good growth.

EXPOSURE:

Full sun or part shade

WATER USAGE:

Medium water usage

FORM:

Loosely pyramidal shape

FEATURE:

Green needles stay year 'round and birds like to nest in its open branches.

MAINTENANCE:

Hardy evergreen that requires no autumn cleanup.

SHRUBS

APACHE PLUME
Fallugia paradoxa



HEIGHT: 5'
SPREAD: 5'

LANDSCAPE USE:
Native shrub with white flowers in spring and interesting seed heads in summer

EXPOSURE:
Full Sun

WATER USAGE:
Low water usage

FORM:
xx

FEATURE:
Rose flowers in spring and fuzzy seed heads in summer.

MAINTENANCE:
Hardy native shrub

Dwarf Butterfly Bush
Buddleia davidii var.



HEIGHT: 4'
SPREAD: 4'

LANDSCAPE USE:
Vigorous shrub with large flower spikes from July thru September. Fragrant flowers are attractive to butterflies.

EXPOSURE:
Full Sun or Part Shade

WATER USAGE:
Medium water usage

FORM:
xx

FEATURE:
Very attractive to butterflies

MAINTENANCE:
Tops die back in winter, so plants should be cut down in late fall to encourage good spring growth.

Blue Mist Spirea
Caryopteris x clandonensis



HEIGHT: 3'
SPREAD: 3'

LANDSCAPE USE:
Shrub with light blue fringed flowers and interesting seed heads in winter

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Upright, rounded

FEATURE:
Significant blue flowers cover shrub in summer while seed heads offer interest in winter

MAINTENANCE:
Hardy shrub, requires little maintenance

FERNBUSH
Chamaebatiara millifolium



HEIGHT: 4'
SPREAD: 4'

LANDSCAPE USE:
Semi-evergreen, native shrub with aromatic, fern-like leaves. Large clusters of white rose-shaped flowers in summer.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Round headed

FEATURE:
Native plant with semi-evergreen nature

MAINTENANCE:
Requires good drainage

LEADPLANT
Amorpha canescens



HEIGHT: 3'
SPREAD: 4'

LANDSCAPE USE:
Shrub with gray fuzzy leaflets to give a fern-like appearance. Flowers are long and violet from mid to late summer.

EXPOSURE:
Full Sun

WATER USAGE:
Low water usage, can tolerate drought.

FORM:
Rounded

FEATURE:
Unusual plant

MAINTENANCE:
Hardy plant that can tolerate heavy clay soils

SHRUBS

NINEBARK 'Diablo' or 'Summer Wine'
Physocarpus opulifolius 'Monio' or 'Seward'



HEIGHT: 9'(Diablo) 4' (Summer Wine)
SPREAD: 5' (Diablo) or 4' (Summer Wine)

LANDSCAPE USE:
Ninebark is a native shrub that can take our conditions in Colorado, but Diablo was bred in Germany. Both Diablo and Summer Wine offer dark red leaves that need plenty of sun to keep their red color.

EXPOSURE:
Full Sun

WATER USAGE:
Medium water usage

FORM:
Taller, more erect shrub

FEATURE:
Dark red foliage

MAINTENANCE:
Hardy shrub

NINEBARK 'DART'S GOLD'
Physocarpus opulifolius 'Dart's Gold'



HEIGHT: 4'
SPREAD: 4'

LANDSCAPE USE:
Compact form of Ninebark with brilliant yellow foliage. Excellent for border planting.

EXPOSURE:
Full sun

WATER USAGE:
Medium water usage

FORM:
Erect form

FEATURE:
Constant yellow color in the foliage

MAINTENANCE:
Hardy shrub

RUSSIAN SAGE
Perovskia artiplicifolia



HEIGHT: 4'
SPREAD: 4'

LANDSCAPE USE:
Herbaceous shrub with lavender-blue flower spikes in late summer. Gray-green foliage with a sage-like fragrance. Not a true sage.

EXPOSURE:
Sun

WATER USAGE:
Low to Medium water usage

FORM:
Erect form

FEATURE:
Soft blue texture and form shrub flowers when other plants are not blooming

MAINTENANCE:
Hardy shrub can be cut down in fall, but can also be left as a sculptural erect form.

TALL WESTERN SAGE
Artemisia tridentata



HEIGHT: 8'
SPREAD: 8'

LANDSCAPE USE:
A common native sagebrush with silver-gray foliage and evergreen appearance.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Loose form, but large

FEATURE:
Native plant with hardy appearance

MAINTENANCE:
Partial evergreen, with rugged appearance, not to be manicured.

REGENT SERVICEBERRY
Amelanchier alnifolia 'Regent'



HEIGHT: 6'
SPREAD: 5'

LANDSCAPE USE:
Early blooming shrub with white flowers before foliage. Fall foliage yellow to red.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Loose form, more informal than some shrubs

FEATURE:
Flowers early and produces small purple fruit for birds

MAINTENANCE:
Easy to grow

SHRUBS

ANTHONY WATERER SPIREA
Spiraea japonica 'Anthony Waterer'



HEIGHT: 3'
SPREAD: 3'

LANDSCAPE USE:
Useful as a small hedge with magenta flowers in early summer. Good fall foliage.

EXPOSURE:
Full Sun

WATER USAGE
Medium water usage

FORM:
Rounded

FEATURE:
Magenta flowers and fall foliage

MAINTENANCE:
May die back to ground in winter.

BURKWOOD VIBURNUM
Viburnum x burkwoodii



HEIGHT: 6'
SPREAD: 8'

LANDSCAPE USE:
Shrub with very fragrant white flowers. Evergreen in mild winters.

EXPOSURE:
Full Sun or Part Shade

WATER USAGE:
Medium water usage

FORM:
Rounded

FEATURE:
Dependable shrub with white flowers

MAINTENANCE:
Hardy plant, best planted in semi-protected areas.

KOREANSPICE VIBURNUM
Viburnum carlesii



HEIGHT: 6'
SPREAD: 6'

LANDSCAPE USE:
Shrub with dense, round growth habit. Foliage is soft gray turning bronze red in autumn. Like many of the other viburnums, Koreanspice emits a strong fragrance with its white flowers.

EXPOSURE:
Full sun to part shade

WATER USAGE:
Medium water usage

FORM:
Fully rounded shrub

FEATURE:
Flowers start out as pinkish to red buds, opening to white. Gragrant shrub.

MAINTENANCE:
Hardy plant, best planted in semi-protected areas.

DWARF ARCTIC BLUE WILLOW
Salix purpurea 'Nana'



HEIGHT: 6'
SPREAD: 6'

LANDSCAPE USE:
Hardy, low growing willow suitable for borders and hedges. As most willows, this shrubby plant can take wet conditions and will be suitable for planting in drainage control situations.

EXPOSURE:
Sun and Part Shade

WATER USAGE:
Heavy to medium water usage

FORM:
Rounded

FEATURE:
Silvery gray leaves and purple stems in winter

MAINTENANCE:
Will withstand wet conditions. Leave as decorative purple twigs in winter.

CREEPING WILLOW
Salix repens



HEIGHT: 8"
SPREAD: 7'

LANDSCAPE USE:
A groundcover willow useful near water features. It has small oval dark green leaves with silver undersides.

EXPOSURE:
Full sun

WATER USAGE:
High water usage

FORM:
Low and prostrate

FEATURE:
Covers the ground and looks similar to Kinnikinnick,

MAINTENANCE:
Requires lots of water or bad drainage

EVERGREEN SHRUBS

MANHATTAN EUONYMUS
Euonymus kiautschovica 'Manhattan'



HEIGHT: 5'
SPREAD: 6'

LANDSCAPE USE:
Broadleaf evergreen shrub with glossy green foliage.

EXPOSURE:
Part sun to shade

WATER USAGE:
Medium water usage

FORM:
Rounded

FEATURE:
Evergreen, useful for winter interest

MAINTENANCE:
May burn out in dry winters. Needs some protection - good between buildings.

BLUE CHIP JUNIPER
Juniperus horizontalis 'Blue Chip'



HEIGHT: 10"
SPREAD: 6'

LANDSCAPE USE:
Low growing, silver blue juniper with fine foliage. Has low mounding, spreading habit. Excellent groundcover.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Prostrate, spreading form

FEATURE:
Blue color through winter

MAINTENANCE:
Hardy shrub

BUFFALO JUNIPER
Juniperus sabina 'Buffalo'



HEIGHT: 12"
SPREAD: 6'

LANDSCAPE USE:
Very hardy green juniper with wide spreading form. Another excellent groundcover.

EXPOSURE:
Sun

WATER USAGE:
Low water usage

FORM:
Prostrate, spreading form

FEATURE:
Bright green, softer feathery prostrate branches through winter

MAINTENANCE:
Hardy shrub

WHITE BUD MUGO PINE
Pinus mugo 'White Bud'



HEIGHT: 3'
SPREAD: 4'

LANDSCAPE USE:
Low mounding evergreen with dark green color.

EXPOSURE:
Sun to part shade

WATER USAGE:
Low to medium water usage

FORM:
Mounding form

FEATURE:
Evergreen conifer with low mounding habit.

MAINTENANCE:
Hardy shrub

ADAMS NEEDLE YUCCA
Yucca filamentosa 'Adam's Needle'



HEIGHT: 3'
SPREAD: 3'

LANDSCAPE USE:
Native plant with strong architectural presence. To be placed where its sharp leaves will not interfere with pedestrian movement.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Tall and upright

FEATURE:
Native plant with hardy, regal appearance

MAINTENANCE:
Evergreen, with rugged appearance, not to be manicured. Likes good drainage.

PERENNIALS

WILD FOUR O'CLOCK
Mirabilis multiflora



HEIGHT: 1 1/2'
SPREAD: 3'-4'

LANDSCAPE USE:
Magenta colored perennial flower with shrublike foliage. Very long lived plant.

EXPOSURE:
Full sun to part sun

WATER USAGE:
Low water usage

FORM:
Rounded

FEATURE:
Flowers open in late afternoon and close in the morning.

MAINTENANCE:
Tops die out in early fall and are easy to clean up when they break away at soil level. Grows well in clay soils.

BABY'S BREATH
Gypsophilia paniculata 'Bristol Fairy'



HEIGHT: 3'
SPREAD: 3'

LANDSCAPE USE:
Airy, graceful perennial producing thousands of small white flowers in early summer.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Prostrate, spreading form

FEATURE:
Soft and loose, can tolerate soils with high pH.

MAINTENANCE:
Hardy flower. Grows well in alkaline soils.

LAMB'S EARS
Stachys lanata



HEIGHT: 12"
SPREAD: 15"

LANDSCAPE USE:
Soft and interesting groundcover. The name refers to the soft hairy texture of the silver leaves. Children love this plant.

EXPOSURE:
Part sun to shade

WATER USAGE:
Low to medium water usage

FORM:
Prostrate, spreading form

FEATURE:
Soft and spreading silver foliage

MAINTENANCE:
Plant the flowerless varieties to avoid dead-heading.

SHASTA DAISY
Chrysanthemum maximum 'Alaska'



HEIGHT: 2'-4'
SPREAD: 2"

LANDSCAPE USE:
Showy white blooms, June thru September. Dark green foliage.

EXPOSURE:
Sun to part shade

WATER USAGE:
Low to medium water usage

FORM:
Mounding form

FEATURE:
Friendly and familiar daisy flower.

MAINTENANCE:
Hardy perennial

PURPLE ICE PLANT
Delosperma cooperi



HEIGHT: 6"
SPREAD: 3'

LANDSCAPE USE:
Hardy succulent groundcover with vivid purple flowers. Blooms for several months beginning in May-June

EXPOSURE:
Full sun

WATER USAGE:
Low to medium water usage

FORM:
Low and prostrate

FEATURE:
Plants are covered with magenta/purple blooms in summer.

MAINTENANCE:
Succulent leaves sometimes burn out in winter, but usually return in summer. Requires good drainage.

PERENNIALS

BLUE SALVIA
Salvia sylvestris x 'Mainacht'



HEIGHT: 18" to 2'
SPREAD: 1' to 18"

LANDSCAPE USE:
Grayish green leaves topped by spikes of violet blue flowers. Has a very long season of bloom.

EXPOSURE:
Full sun to part sun

WATER USAGE:
Low to medium water usage

FORM:
Rounded

FEATURE:
Vivid blue flower

MAINTENANCE:
Should be cut down in late fall.

TERRA COTTA YARROW
Achillea 'Terra Cotta'



HEIGHT: 2' - 3'
SPREAD: 2'

LANDSCAPE USE:
Hardy perennial with fern-like foliage with pungent odor. Flowers exhibit multicolored effect as flowers gradually change from peach to terra cotta color

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM:
Upright but spreading plant form

FEATURE:
Easy to grow drought tolerant plants

MAINTENANCE:
Seed heads can be kept through winter and cut in early spring to exhibit new growth

PURPLE DOME ASTER
Aster novae-angliae 'Purple Dome'



HEIGHT: 18"
SPREAD: 15"-18"

LANDSCAPE USE:
Royal purple flowers with greenish gold centers, blooming in fall. Disease resistant

EXPOSURE:
Sun

WATER USAGE:
Medium water usage

FORM:
Mounding form

FEATURE:
Great color for fall

MAINTENANCE:
Should be cut back in very late autumn or early spring

BLUE PLUMBAGO or LEADPLANT
Ceratostigma plumbaginoides



HEIGHT: 1'
SPREAD: 3'

LANDSCAPE USE:
Vigorous spreading mounds of shiny leaves thrive in almost any well-drained garden soil. Useful as edging, groundcover or rock garden plant. Blue flowers bloom in late summer.

EXPOSURE:
Sun to part shade

WATER USAGE:
Low to medium water usage

FORM:
Mounding and spreading form

FEATURE:
Foliage opens late in spring and turns bronze in fall

MAINTENANCE:
Cut to ground in early spring or very late fall

IRIS
Iris germanica



HEIGHT: 2'-3"
SPREAD: 1"

LANDSCAPE USE:
Called 'Poor man's orchid' because of the beautiful flowers on hardy plants. Many different colored flowers which can -through a series of varieties- bloom from early spring to late summer.

EXPOSURE:
Full sun

WATER USAGE:
Low to medium water usage

FORM:
Tall and upright

FEATURE:
Plant with hardy, regal appearance and sword shaped leaves

MAINTENANCE:
Leaves will die back on their own in late summer.

PERENNIALS

PURPLE CONEFLOWER

Echinacea purpurea



HEIGHT: 2' to 3'
SPREAD: 1'

LANDSCAPE USE:

Vigorous summer flowering perennials. Dark green leaves and purple daisy-like flowers

EXPOSURE:

Full sun to part sun

WATER USAGE:

Low to medium water usage

FORM:

Rounded

FEATURE:

Hardy, daisy like purple flowers in summer

MAINTENANCE:

Trim plants in late fall

BLACK-EYED SUSAN

Rudbeckia fulgida 'Goldsturm'



HEIGHT: 2' to 3'
SPREAD: 1'-2'

LANDSCAPE USE:

Tall-growing perennials with long lasting golden yellow flowers with dark centers. Foliage is narrow and silver green.

EXPOSURE:

Full sun to part sun

WATER USAGE:

Low water usage

FORM:

Prostrate, spreading form

FEATURE:

Vivid yellow color can be seen from a distance

MAINTENANCE:

Hardy flower. Does best in well drained soils

PIKE'S PEAK PURPLE PENSTEMON

Penstemon Mexicale 'Pike's Peak Purple'



HEIGHT: 2' to 3'
SPREAD: 1' to 2'

LANDSCAPE USE:

Violet bell-shaped flowers with fine foliage. Blooms June thru September.

EXPOSURE:

Full sun to part sun

WATER USAGE:

Low water usage

FORM:

Upright form

FEATURE:

Needle-like foliage and purple flowers

MAINTENANCE:

Hardy perennial

PINK LADY GAURA

Gaura lindheimeri 'Siskiyou Pink'



HEIGHT: 2'-3'
SPREAD: 2'- 3'

LANDSCAPE USE:

Small rich green leaves adorn long, wiry stems. Clusters of light rose flowers late spring to summer. Best in rich, well drained soil.

EXPOSURE:

Sun to part shade

WATER USAGE:

Low to medium water usage

FORM:

Upright form

FEATURE:

Loose and airy flowers for a more naturalized look

MAINTENANCE:

Remove faded flowers to extend bloom into fall

AUTUMN JOY SEDUM

Sedum spectabile 'Autumn Joy'



HEIGHT: 2'
SPREAD: 2'

LANDSCAPE USE:

Hardy succulent with showy red/pink flower clusters in August through fall. Dried seed heads turn darker brown and look good through winter.

EXPOSURE:

Full sun

WATER USAGE:

Low to water usage

FORM:

Mounding form

FEATURE:

Hardy succulent with nice flowers and interesting seed heads

MAINTENANCE:

Trim dried seed heads in very early spring

PERENNIALS AND DECORATIVE GRASSES

MEDITERRANEAN PINKS
Saponaria ocymoides



HEIGHT: 6"
SPREAD: 1' to 18"

LANDSCAPE USE:
Semi-evergreen with low-growing, spreading habit. Bright pink flowers in May-June, great groundcover or perfect for cascading over a sunny wall.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM: Crawling and prostrate

FEATURE:
Vivid pink flowers in spring

MAINTENANCE:
Needs little care

BASKET OF GOLD
Aurinia saxatilis



HEIGHT: 1'
SPREAD: 1' to 2'

LANDSCAPE USE:
Gray green foliage with yellow flowers completely covers plant in April-May.

EXPOSURE:
Full sun

WATER USAGE:
Low water usage

FORM: Crawling and prostrate

FEATURE:
Vivid yellow flowers in early spring. often used to cascade over walls and boulders

MAINTENANCE:
remove dead flowers immediately after bloom

DAYLILY
Hemerocallis hybrids



HEIGHT: 2'-4'
SPREAD: 1'-2'

LANDSCAPE USE:

EXPOSURE:
Full sun to part sun

WATER USAGE:
Low to medium water usage

FORM:
Upright form

FEATURE:
Flowers on tall stems. Perennial forms a clump of slender arching leaves.

MAINTENANCE:
Should be cut back in very late autumn or early spring

SILVERFEATHER GRASS
Miscanthus sinensis 'Silberfeder'



HEIGHT: 4'-7'
SPREAD: 3'

LANDSCAPE USE:
Large upright clump-forming grass for accent or screen. Leaf blades have white midribs and rough margins. Large silvery white plumes of flowers in summer.

EXPOSURE:
Sun to part shade

WATER USAGE:
Low to medium water usage

FORM:
Clumping and arching form

FEATURE:
Flowers are beautiful in summer and as dried flowers in winter

MAINTENANCE:
Cut down old flower stalks in very early spring or in winter if there are strong snowloads that ruin the structure of the plant.

FEATHER REED GRASS
Calamagrostis acutiflora 'Karl Foerster'



HEIGHT: 4'-5'
SPREAD: 2'

LANDSCAPE USE:
Evergreen grass with pinkish feathery blooms in spring that mature to gold in summer

EXPOSURE:
Full sun

WATER USAGE:
Low to medium water usage

FORM:
Tall and upright

FEATURE:
Holds structure in winter

MAINTENANCE:
Do not cut down in winter, wait until early spring

EVERGREEN PERENNIALS

EVERGREEN CANDYTUFT

Iberis sempervirens



HEIGHT: 9" to 12"
SPREAD: 1' to 2'

LANDSCAPE USE:

Evergreen mounding spreader with cluster of white flowers that cover the plants so thoroughly, they almost look like snow. The white color glows at night

EXPOSURE:

Full sun

WATER USAGE:

Low water usage

FORM:

Crawling and prostrate

FEATURE:

Blanket of white in spring, evergreen cover the rest of the year.

MAINTENANCE:

Remove spent flowers by summer

WINTERCREEPER

Euonymus fortunei 'Coloratus'



HEIGHT: 1'
SPREAD: 1' to 5'

LANDSCAPE USE:

Shiny dark green leaves on clinging woody vines. Flowers are insignificant, but plants stay green throughout the year turning to purplish bronze in winter

EXPOSURE:

Sun to part shade

WATER USAGE:

Low water usage

FORM:

Crawling and prostrate with leaves turning a bronze red in autumn.

FEATURE:

Hardy evergreen groundcover

MAINTENANCE:

Low maintenance

GERMANDER

Teucrium chamaedrys



HEIGHT: 1'
SPREAD: 1'-2'

LANDSCAPE USE:

Compact, shrubby, aromatic evergreen with shiny oval leaves. Best used in moist yet well drained soil. Useful as low hedge or edging. Purple flowers appear in late summer

EXPOSURE:

Full sun to part sun

WATER USAGE:

Medium water usage

FORM:

Mounding form

FEATURE:

Can be sheared into formal shapes

MAINTENANCE:

May burn in dry hot winters and will require shearing back.

CREEPING MAHONIA

Mahonia repens



HEIGHT: 12" to 18"
SPREAD: 18" to 24"

LANDSCAPE USE:

Evergreen groundcover, holly-like with bright yellow flowers in May followed by blue berries. Leaves turn bright shades of red in winter and remain until new growth in spring.

EXPOSURE:

Sun to part shade

WATER USAGE:

Low water usage

FORM:

Creeping and prostrate form

FEATURE:

Evergreen all year, but turns shades of red during winter. Holly-like foliage is reminiscent of Christmas Holly

MAINTENANCE:

May winter burn in some locations

PERIWINKLE

Vinca Minor



HEIGHT: 4" to 8"
SPREAD: 2' to 3'

LANDSCAPE USE:

Blue/Purple Flowers June through September on evergreen groundcover,

EXPOSURE:

Shade to part sun

WATER USAGE:

Low to medium water usage

FORM:

Low and spreading

FEATURE:

Holds color and structure in winter

MAINTENANCE:

Doesn't need much care

VINES

TRUMPET VINE
Campsis radicans



HEIGHT: 20' 30'
SPREAD: 3' to 5'

LANDSCAPE USE:
Upright growing vine. Large clusters of orange trumpet-shaped flowers in June through August.

EXPOSURE:
Full sun to part shade

WATER USAGE:
Medium to low water usage

FORM:
Tall and clinging

FEATURE:
Dark green, pinnate leaves

MAINTENANCE:
Needs little care

VIRGINIA CREEPER
Parthenocissus quinquefolia engelmannii



HEIGHT: 40' to 50'
SPREAD: 3'

LANDSCAPE USE:
Fast growing, hardy, self-clinging vine. Brilliant fall color.

EXPOSURE:
Full sun to part shade

WATER USAGE:
Medium water usage

FORM:
Tall and clinging

FEATURE:
Can cover unsightly walls. Especially noticeable in fall when it turns a brilliant crimson.

MAINTENANCE:
Very little maintenance

ENGLISH IVY
Hedera helix



HEIGHT: 15'
SPREAD: 3'

LANDSCAPE USE:
Dark green, evergreen leaves on this hardy, evergreen vine. Use as a groundcover or as a clinging vine.

EXPOSURE:
Full shade to part shade

WATER USAGE:
Medium water usage

FORM:
Tall and clinging

FEATURE:
Evergreen vine for shady walls

MAINTENANCE:
Very little maintenance

HONEYSUCKLE VINE
Lonicera fragrantissima or japonica 'Halliana'



HEIGHT: 10' to 20"
SPREAD: 2'

LANDSCAPE USE:
Hardy and fragrant vine. 'Fragrantissima' blooms in very early spring and has pungent lemon scented white blossoms. 'Hall's' has white and yellow flowers that bloom June through September.

EXPOSURE:
Sun to part shade

WATER USAGE:
Low to medium water usage

FORM:
Tall and clinging

FEATURE:
The honeysuckles are very hardy and very fragrant.

MAINTENANCE:
Honeysuckles can become somewhat unruly. May have to be sheared back occasionally.

SARCOXIE EUONYMUS
Euonymus fortunei 'Sarcoxie'



HEIGHT: 6' to 10'
SPREAD: 6' to 10'

LANDSCAPE USE:
Hardy, broadleaf evergreen can be trained as a climber.

EXPOSURE:
Shade to part sun

WATER USAGE:
Low to medium water usage

FORM:
Tall and upright

FEATURE:
Holds color and structure in winter.

MAINTENANCE:
Doesn't need much care. Must be 'formed' to climb by planting in between walls. Very interesting as a 'Vine'.

ROSES

AMERICA CLIMBER ROSE
Rosa jacclam



HEIGHT: 8' to 10'
SPREAD: 4' to 5'

LANDSCAPE USE:
Climbing rose with salmon pink blooms and rich dianthus perfume.

EXPOSURE:
Full sun

WATER USAGE:
Medium water usage

FORM:
Climber

FEATURE:
Covers arbor or wall with rose blooms

MAINTENANCE:

NEW DAWN ROSE
Rosa 'New Dawn'



HEIGHT: 12' to 20'
SPREAD: 4 to 5'

LANDSCAPE USE:
Climbing rose with light pink flowers and fragrant rose scent all summer long

EXPOSURE:
Sun

WATER USAGE:
Medium water usage

FORM:
Climber

FEATURE:
Dark green, long lasting leaves

MAINTENANCE:

ESCAPADE ROSE
Rosa 'Harpade'



HEIGHT: 2' to 4'
SPREAD: 3'

LANDSCAPE USE:
Abundant, large sprays of semi-double flowers. Blooms fade quickly in hot weather, but in cool temperatures, mauve and white color contrasts become dramatic.

EXPOSURE:
Full sun

WATER USAGE:
Medium water usage

FORM:
Mounding form

FEATURE:
Light green, glossy leaves

MAINTENANCE:

GOLDMARIE ROSE
Rosa 'Korfalt'



HEIGHT: 2'
SPREAD: 2'

LANDSCAPE USE:
Deep yellow floribunda rose with long lasting golden color with gold stamens. Large, tight clusters with a fragrance

EXPOSURE:
Sun

WATER USAGE:
Medium water usage

FORM:
Mounding form

FEATURE:
Bright, glossy foliage

MAINTENANCE:

'THE FAIRY' ROSE
Rosa 'The Fairy'



HEIGHT: 3' to 4'
SPREAD: 2' to 3'

LANDSCAPE USE:
Considered the standard for low maintenance shrub roses in landscaping projects. Seemingly never out of bloom, this rose has light pink flowers all summer. Very little fragrance

EXPOSURE:
Sun

WATER USAGE:
Medium water usage

FORM:
Mounding form

FEATURE:
Has flowers almost all season long, disease resistant.

MAINTENANCE: