ONE BUCKLEY

Architectural Design Standards and Guidelines

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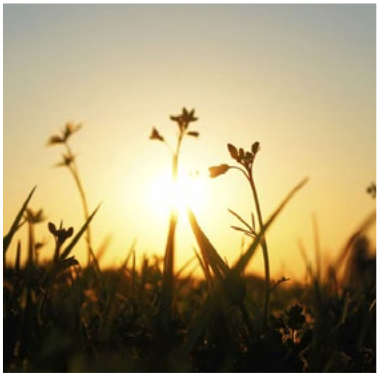

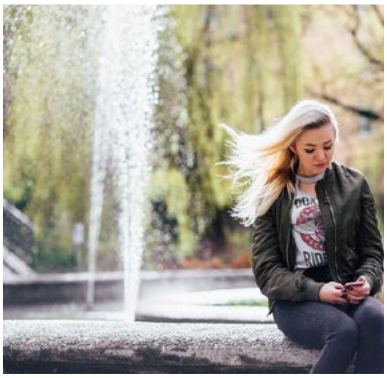

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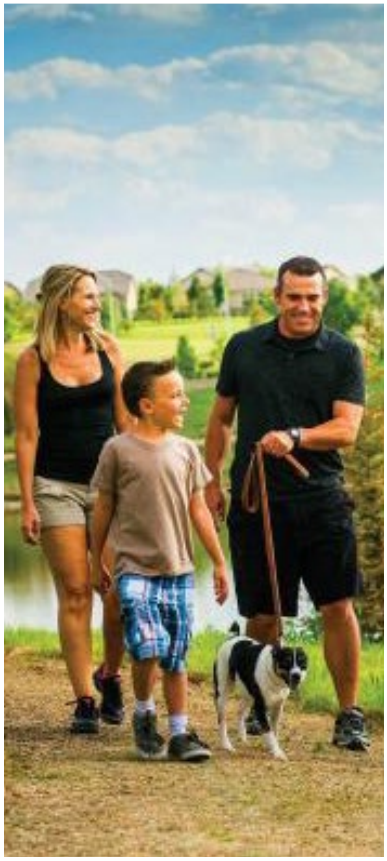

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1.1 Vicinity Map

The site is a 34.113 acre vacant parcel located at the northeast corner of 120th Avenue and Buckley Road. The Site offers excellent visibility and access from E-470. Future residents and tenants will be conveniently located with numerous amenities nearby.

GUIDELINES

The "One Buckley Design Guidelines" are the rules and regulations for One Buckley, for the development of the 34.113 acre site into a unique pedestrian focused outdoor connected environment (the "Project"). These guidelines will establish the framework that will guide developers, users, tenants, and design teams through the process of creating a clear and consistent design aesthetic that will work in concert with each of its parts while contributing to the greater whole that is One Buckley. While the goals of the One Buckley Design Guidelines are meant to provide a clear and consistent direction for the initial and future development, they are also intended to be reasonably flexible. As market conditions change and building uses and building types change over time, these Guidelines encourage a level of design creativity that contributes to the uniqueness and sense of place that is envisioned for One Buckley through the Vision Book which establishes the placemaking concept for One Buckley.

PURPOSE

The One Buckley Design Guidelines will guide developers and designers through the process of creating a vehicular and pedestrian-focused environment, promoting a clear and consistent process for development within the 34.113 acre Project. The One Buckley Design Guidelines must strike a balance between flexibility and predictability so that they:

1. Recognize that the Project will be redeveloped over time.
2. Create and maintain a standard of quality that will sustain value.
3. Promote a cohesive development pattern, while allowing for diversity and variety in the design and construction of individual projects.
4. Assist city staff, planners, designers, developers, and users/owners in making consistent choices that reinforce the project goals.

PROCESS

- All proposed development, including architecture and siting requirements, must be preliminarily approved by the Owner prior to submittal to Commerce City for approval. This shall confirm general compliance and intent with the Design Standards and Guidelines prior to investing additional funds on design and engineering.

PROJECT GOAL

The overall site plan concept will attempt to integrate the residential and commercial uses through parks and amenity zones allowing pedestrians to take advantage of the connectivity and greenspace throughout the site. The commercial development will provide neighborhood convenience, retail, office and varied dining opportunities. The residential development will seek to provide multiple products, for sale and for rent, with trail and park amenity spaces to connect with the greater community.
Architectural character of the development will employ an enhanced palette of quality materials articulated with textured elements, pedestrian scaled detailing, and a contemporary color scheme accented with natural elements.

CORE DESIGN VALUES

The core architectural and design values in the Concept Plan should be implemented through the Standards and Guidelines summarized below.

- Create a diverse, mixed use neighborhood development that creates a strong sense of place and a destination for the surrounding area.
- Create a walkable outdoor experience that extends the hours of activities and provides the community with a central gathering space that offers a variety of activities for everyone to enjoy.
- Create a development that has strong connectivity to the surrounding neighborhood and meets the Commerce City standards to create a new benchmark for development.

GENERAL COMPLIANCE

One Buckley must comply with all applicable statutes, ordinances, rules and regulations promulgated by Commerce City and other agencies which have jurisdiction over the project, Americans with Disabilities Act, building permits, and permits for other public works matters.

The One Buckley Design Guidelines are organized into four categories:

- Vision
- Intent, Standards and Guidelines
- Product Specific Standards
- Signage

The topics are comprised of three major components that are to act as a guide for developers and designers through the process.

- Design Intent
- Design Standards
- Design Guidelines

DESIGN INTENT

The intent statement serves as a big picture goal and objective establishing principles for the design topic. In areas where there may not be a specific Standard or Guideline, the Intent statements are used to provide the design team with direction in resolving any questions or lack of clarity that the Vision Book does not address. These Intent statements should in themselves not be used as Standards or Guidelines.

DESIGN STANDARDS

Design Standards are prescriptive criteria that provide specific directions based on the Intent Statements. These Standards denote issues that are considered essential and will use the term "shall" to indicate that **compliance is required**.

The City of Commerce City Land Development code provisions shall apply unless specified otherwise in the One Buckley Design Guidelines

DESIGN GUIDELINES

Design Guidelines provide the designers with additional considerations and alternative ways to accomplish the Intent statements. The Guidelines are not mandatory criteria but considered a **desire of the development**. Guidelines use the term "should" or "may" to denote they are considered appropriate to accomplishing the Intent Statement.

1.5 Relationship of this document to the PUD

Topics covered within this document shall be in addition to the regulations specified in the One Buckley PUD Zone Document. In instances where these Design Standards and Guidelines and the One Buckley PUD Zone Document fall silent, the Commerce City Land Development Code shall prevail. All items not specifically addressed within this document shall meet the requirements of the Commerce City Land Development Code.

The Commerce City Land Development Code ("LDC") may be modified by these Design Standards and Guidelines only to the extent permitted by the Land Development Code and the One Buckley PUD Zone Document; and to the extent regulations are specifically addressed in these Standards and Guidelines in a manner that directly conflict with the LDC. Nothing in these Standards and Guidelines shall be construed to override the PUD, any development review ordinance, or any code adopted by reference or to grant any vested property rights.

In instances where the City amends the Land Development Code only those areas/items amended that do not substantially change the intended purpose of this document will take effect. These shall be determined on a case-by-case basis between the City and the Owner/Developer assigns as needed. In cases where land development code amendments are determined to be substantial, the Design Standards and Guidelines will prevail.

1.6 Design Review Process

1.6.1 General Compliance

One Buckley must comply with all applicable statutes, ordinances, rules and regulations promulgated by Commerce City and other governmental entities which have jurisdiction over the project, including revocable permits in the right-of -way (ROW), Americans with Disabilities Act, building permits, and permits for other public works matters.

1.6.2 Applicability

All development within the Project is subject to the One Buckley Design Guidelines. Design review shall be conducted by the Owner prior to submittal to Commerce City.

1.6.3 Objective

The objective of the design review process is to create a clear , consistent, and predictable process for the development of the Project as envisioned in the PUD. The Owner shall simultaneously perform the design review prior to the Site Plan Development Review Process required and conducted by Commerce City.

1.6.4 Submittal Requirements

The Applicant team shall meet with or submit to the Owner, design documents for review and approval prior to submitting documents to the City.

The applicant shall submit the following:

- Brief narrative of the project
- Site Plan
- Elevations
- Landscape/Streetscape plan
- Materials schedule and sample board
- Renderings – optional

1.6.5 Modification of Design Standards

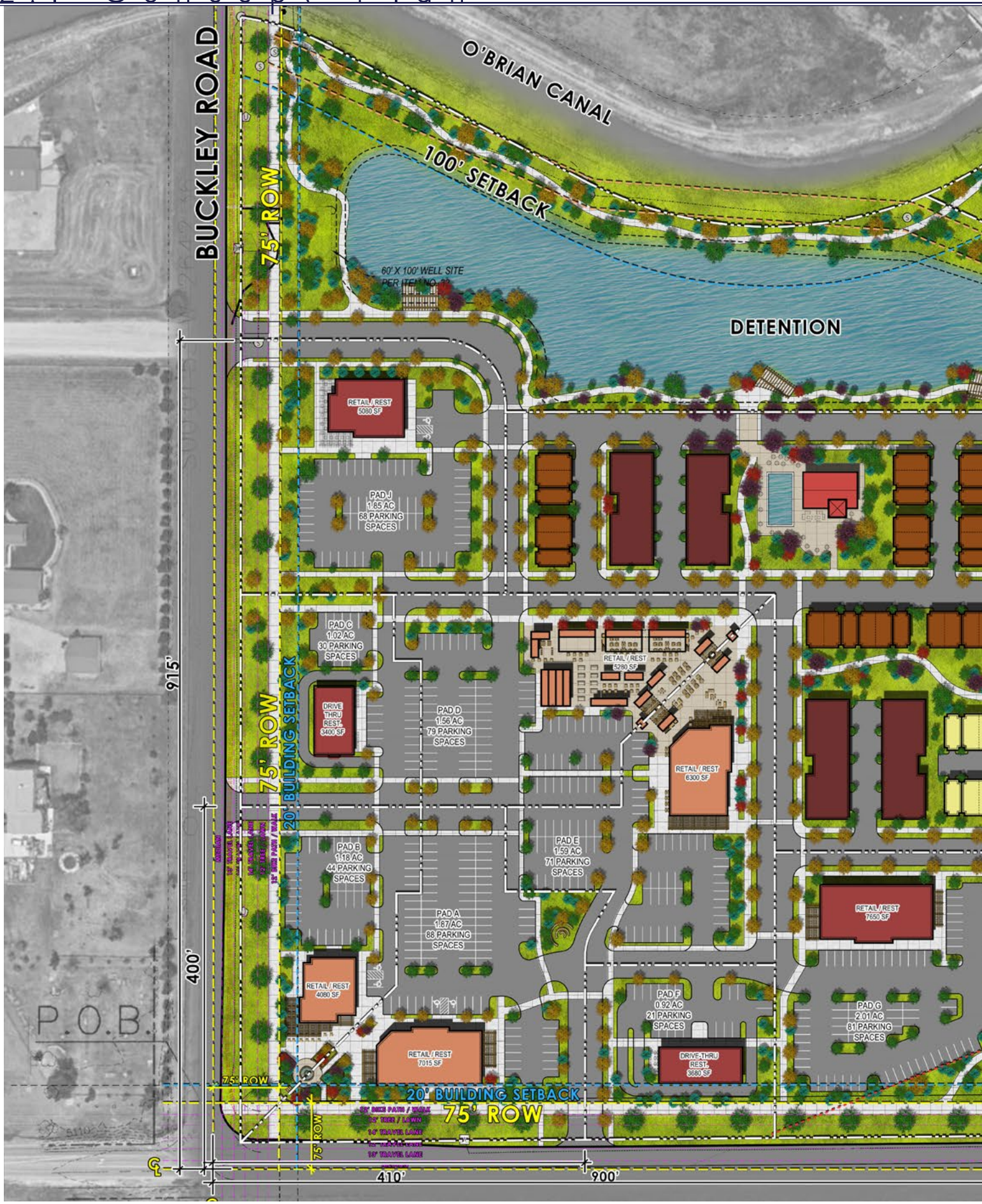
These Design Guidelines are intended to be flexible. The Owner may grant modification waivers to a design standard if the Owner finds the applicant has satisfied the following:

- The modification is consistent with the stated intent of the design standard.
- The modification achieves or implements the stated intent to the same degree or better than strict compliance the design standard would achieve.
- The modification will not adversely affect the implementation of the PUD and the modification will not create adverse impacts on adjacent developments.

1.6.6 Amendment of Design Guidelines

The Owner may request approval of an amendment to these Standards and Guidelines. Final approval of any modification to these Standards and Guidelines shall be given only by the Community Development Director of Commerce City. All amendments shall be reviewed and approved based on the following criteria:

- Is consistent with the overall intent of the Standards and Guidelines, the City's Comprehensive Plan, project intent for the development and the provisions of the One Buckley PUD Zone Document.
- Is necessary and desirable because of changing social values, new planning concepts or other social or economic conditions. Economic conditions must be substantiated to the satisfaction of the Community Development Director of Commerce City to justify the request for an amendment.
- Is substantially compatible with the immediate area.
- Will not have a significant adverse effect on the future development of the area.
- Will continue to promote the public health, safety and welfare of the people living and working in Commerce City.



*** SITE PLAN SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE

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CONCEPT PLAN

The One Buckley development will create a mixed use, walkable neighborhood that is connected to the greater community. With both public transit and automobile access, the Project can capture a wide range of complementary uses. This project is envisioned to be a multi-modal project that takes full advantage of public transportation systems, vehicular, bicycle and pedestrian modes of transportation.

The conceptual site plan proposes a mixed-use development evisioned as a destination point for the surrounding neighborhood that provides a combination of neighborhood convenience, retail, restaurant (drive-thru, fast casual and sit-down), commercial, office, along with residential housing and may feature public spaces and other uses within a pedestrian friendly framework. Pedestrian-friendly landscaped streets invite pedestrians to stroll from their residences along the series of pedestrian paths to a variety of public amenities and services. Ground floor pedestrian-active uses line the street, with residential, retail, restaurant and office space creating a lively envrionment. The streets are designed to support sidewalk cafes, and encourage nighttime entertainment and dining activities. The Shipping Container Village will be the heart of this retail and restaurant environment. This unique space will look to contribute to the enhanced customer and pedestrian experience.

CONCEPT PLAN CONT.

A grid of streets and blocks distribute both vehicular and pedestrian circulation throughout the development. This avoids overloading any particular street with excessive traffic. It also provides multiple choices for vehicular and pedestrian access, and good wayfinding characteristics.

The Project includes a network of vehicular streets and pedestrian-only areas, fronted by residential, restaurants and smaller shop tenants. The variety of streetscapes and buildings will lead to the creation of an individual character within each of the street environments, and a strong physical and visual connection to the many amenities located within the One Buckley development as well as the surrounding environment.

USES

This network of streets helps to create a blending of different uses which is represented also by the relationships to the adjacent properties. The Commerical area is created in the southwest corner of the Site and extending along 120th Ave making up the southern half of the Site with retail, restaurant, convenience and office uses that benefit from the high visibility and provides ease of access for the tenants and patrons. The northern half of the site is where the residential development and retention pond are located creating a strong connection to the commercial area and linked by a linear park with a series of trails and amenities.

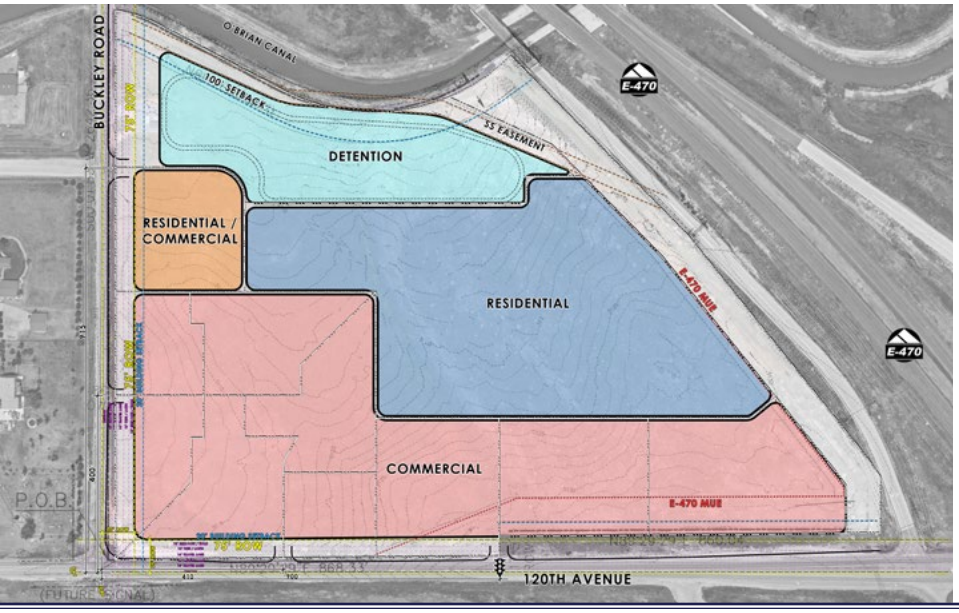
OPEN SPACES

A number of open spaces are provided throughout the Project. A series of smaller plaza spaces are located throughout One Buckley that are placed at key entry areas, or pedestrian connections, and a variety of open space areas that serve to make unique pedestrian amenities as well as make up grade changes or accommodate water quality and detention areas. A centralized private park that is accessible to the residential community will also be provided and may include active and passive features which may include playgrounds, courts, art, water features, recreational features or gazebos/shade structures. All of these spaces are counted as part of the required Open Space contemplated in the Concept Plan.

STRONG CONNECTIONS

The experience should be acceptable for driving but must be delightful for walking and bicycling. The multiple points of entry onto the site should connect and relate to the original street grid existing within the adjacent neighborhoods to allow for consistency and connectivity. Parks and Open Spaces enforce pedestrian corridors.

The site will be built in phases and evolve over time into a community which is integrated and open to new growth. One Buckley will help create and maintain a standard of quality that will sustain value while promoting a cohesive variety in the design and construction of individual projects.



RETAIL USES

The Retail uses will be a blend of drive-thru's, gas pad, fast casual and sit down restaurants with retail uses centered on a lively, pedestrian friendly and connected site. Single story retail buildings with potential for rooftop patios activate the area with shop fronts, patios and plaza spaces easily accessed from the parking lots. With access from both 120th Ave and Buckley Road, the Retail development will enjoy good visibility and easy access while creating a unique experience and convenience of uses that benefits the One Buckley development as a whole by supporting the neighborhood and commercial developments.

COMMERCIAL OFFICE USES

Commercial Office uses will seek to create strong street and pedestrian connections to form a link from the Retail uses and to the open spaces and the Residential uses interconnected by a series of landscaped boulevards and linear greenways.

RESIDENTIAL USES

The Residential development is interconnected with the Retail and Commercial uses by a series of landscaped boulevards and linear greenways. A palette of unique but varied housing types, for sale and for rent, such as multi-family, brownstones, townhomes, flats, and single family residences all enjoy the connected amenities, open spaces, greenways, trails and landscaped streets to create a pedestrian friendly environment.

DESIGN INTENT

- To encourage a pedestrian oriented environment with vibrant streets and to maximize synergies between residential uses, street life and successful businesses.
- Extend a local street grid into and through the Project where possible.
- Create a block pattern that is appropriately scaled and compatible with the surrounding environment
- Create connections to the Public Right of Ways
- Create connections to existing neighborhoods and adjacent uses.

DESIGN STANDARDS

- New streets and connections into and through the Project shall create a smaller block pattern that has an appropriate size and scale to the development and surrounding neighborhoods

DESIGN GUIDELINES

- Block faces bounded by public or private streets should be developed with buildings addressing the street and provide active uses to the maximum extent possible to create a pedestrian-friendly, walkable environment.
- Building mass and heights should be aligned to maximize the development while taking advantage of the views and open space and respecting existing adjacent building heights.
- All buildings should present facades, access, and landscaping that reinforce the street and especially corners as the primary organizing elements in the area.
- Designated view corridors should be used as a standard for development with regards to building massing, locations and design.

DESIGN INTENT

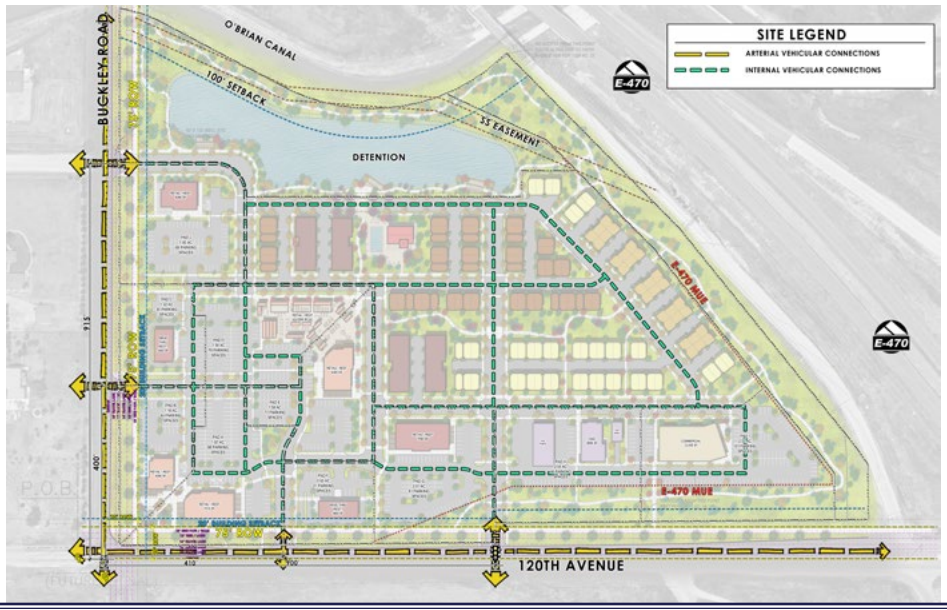
- Introduce a pattern, orientation and hierarchy that works to break up the Project into smaller more walkable blocks.
- Assure through internal streets that traffic is dispersed in an efficient way to provide ease of entry and exiting of the Project.
- Design and build streets that support a multi-modal environment, including vehicular, pedestrian and bicycle.

DESIGN STANDARDS

- Public streets and roads shall be designed/constructed in accordance with the City of Commerce City standards and specifications.
- Connectivity shall be achieved through the use of interconnected public and private streets, pedestrian paths, bike lanes, and trails.
- Pedestrian walking zones shall be unobstructed and organized to create a continuity of walkable areas throughout the Project.

DESIGN GUIDELINES

- To the extent possible, roads should be oriented in a north/south direction to maximize solar exposure for the lots. This may be altered based on the intent of neighborhood design and maximize lot frontages or side lots on public facilities such as parks and open space.
- Throughout the Project, all internal streets should be visually cohesive through the use of similar or complimentary streetscape elements, hardscape treatments and plantings.
- Private streets may provide a public easement to provide greater connectivity throughout One Buckley
- Where private streets are utilized, private street standards can be negotiated at the Site Development Plan review process.
- Reduced street requirements such as building setbacks and tree-lawns may be approved if the street design provides pedestrian amenity zones, street trees in tree grates or tree lawns, and opportunities for transit, and does not have the appearance of a private drive through parking lots.
- Specialty intersection treatments are encouraged to support pedestrian traffic.
- Street trees should be selected to create a canopy at maturity.
- The streetscape treatments should be an element that provides continuity throughout the Project.
- The locations of trees should be in the amenity zone combined with the street furnishing, lighting and other streetscape elements.



DESIGN INTENT

- Establish a clear hierarchy and network of streets, drives and access points that provide logical and safe routes for pedestrian, bicycle and vehicular traffic into the Project.
- Establish logical, safe and attractive connections to the surrounding developments.
- Provide clear entry points to the Project for vehicles, bicycles and pedestrians
- Promote safe and efficient movement of vehicles, pedestrians and bicycles in public and private circulation areas.

DESIGN STANDARDS

- The transportation network shall comply with the Engineering Construction Standards and Specifications and LDC of Commerce City with limited variances.
- All curb cuts and driveways shall be perpendicular to the street that each curb cut serves.
- Common private roads shall be located within private access easements and shall be maintained by the developer, builder, property owner's association or it assigns.
- Private streets must meet public street standards. All streets, setbacks, and tree lawns are subject to the Land Development Code and Engineering Standards.
- Clarity shall be provided of pedestrian and vehicular junctions through materials, signage, lighting, landscaping, and other identifying site features.

DESIGN GUIDELINES

- Streets within One Buckley should use similar or complimentary streetscape standards, hardscape treatments and plantings.
- Curb cuts and driveways should be shared or common between multiple buildings or lots.
- The design of the streets should also consider the site's topography and proposed overall development pattern.
- Curb to curb widths of private streets should be as narrow as practical for pedestrian safety without preventing the ability to accommodate projected traffic and services, including emergency service vehicles.
- Landscape islands with pedestrian walkways may be incorporated at street intersections, amenity spaces, or buildings entrances.
- Driveways and curb cuts may vary from the perpendicular given such circumstances as adjusting between a curving street and orthogonally located building.
- Decorative, pervious paving may be incorporated into paved and landscaped areas to enhance aesthetics, reduce the visual impact of large paved surfaces, and act as a traffic calming measure.
- Materials such as stamped colored concrete, pavers, interlocking colored pavers, grasscrete, and other comparable materials may be used to achieve this condition.

DESIGN INTENT

- Establish a pedestrian network that is interconnected, both on-street and off-street, that provides convenient access to users and provides clear orientation.
- Encourage pedestrian and bicyclist access to the Project and safe and convenient circulation throughout the Project.
- Provide direct and comfortable pedestrian connections between primary uses and publicly accessible open space and plazas within the Project.
- Make effective connections to off-site pedestrian and regional systems.

DESIGN STANDARDS

- An on-site system of pedestrian sidewalks and walkways shall be provided and designed to provide direct access to and between the following:
  - Primary entrances to each primary building.
  - All surface parking areas or parking structures.
  - Site amenities or publicly accessible open spaces.
- On-site sidewalks shall provide direct connections to the external sidewalk grid and link One Buckley to regional trails.
- Areas within the Project where the pedestrian walkway system crosses a parking area or internal street, the walkway shall be clearly differentiated through striping or a change in material.
- Enhanced paving shall be provided in high impact areas, and significant walks and trail crossings.
- All enhanced paving shall be approved by Commerce City Public Works.
- The enhanced paving pattern shall be executed in multiple locations throughout One Buckley with consistency to create a unique, identifiable unifying design.

DESIGN GUIDELINES

- Pedestrian lighting should be considered on streets that are considered major pedestrian environments.
- Raised pedestrian walkways across drive lanes should be minimized to allow for easier maintenance of parking lots and drives.
- As a result of the street network and scale of development, the whole of One Buckley's design should be very walkable and encourages strolling and biking.
- Pedestrian corridors should be provided through a combination of on-street sidewalks, open spaces and internal pedestrian plazas that tie developments to each other.
- Primary pedestrian walkways should be located within open spaces with connections to pedestrian trails off property provided at intersections on main roads.
- The enhanced paving may include colored concrete, sand blasted concrete, stamped concrete, modular pavers, natural stone, and thermoplastic striping or crosswalk paving.

COMMERCIAL PARCELS

- Responding to the mixed use development, the character of the Retail and Commercial development Streetscapes feature generous footpaths and tree wells.
- The streetscape reflects the pedestrian activity anticipated along the corridor with generous sidewalks and street trees shading the walk and parked cars.
- Detached walks with tree lawns shall create a safe buffer between through-traffic and the pedestrian area.
- A range of varieties of canopy trees shall be provided every 40', except for areas where this regular, formal pattern is interrupted by light poles or other neighborhood elements.
- Street lighting, consistent within the neighborhood which is proposed, shall be provided every 120' for adequate lighting/safety.
- A mixture of turf and landscape beds shall be used within the tree lawn
- Landscape beds shall use a mixture of low water use materials with a focus on ornamental grasses.
- Breaks in the tree lawn/planting zones at a frequency of approximately every 60' shall be used to provide safe crossing for pedestrians from the road to the side walk. Tree grates or enhanced paving are acceptable surfaces for these types of breaks in the tree lawn.
- Attached walks are encouraged where drop-off locations and quick access to building entrances are desired.

RESIDENTIAL

- Consistent tree lawns and sidewalks, along with the architecture forward character of the proposed residential products, contribute to the residential feel of the Residential streets.
- Responding to the residential densities as well as the signature open space qualities, the character of the Residential Streetscapes feature generous footpaths and tree lawns as well as on-street parking.
- Min. 5' detached side walks along the side of roadway shall be provided
- A range of varieties of canopy trees shall be provided every 40', except for areas where this regular, formal pattern is not interrupted by light poles or other neighborhood elements
- Street lighting, consistent within the neighborhood which is proposed, shall be provided every 160' minimum for adequate lighting/safety
- A mixture of turf and landscape beds located near intersections may be used within the tree lawn to create visual interest.
- Residences shall front onto the street to encourage interaction between the pedestrian and private realms
- As an important gateway feature for both One Buckley and Commerce City, the intersection of 120th Ave and Buckley shall have enhanced landscaping through a variety of ornamental trees and perennial plantings.

PERIMETER

- The 120th Ave and Buckley Road frontage of the project are the primary public interface to the project and should be designed in a manner that is consistent with not only the PUD, but the surrounding context.
- The streetscape for these frontages should offer large sidewalks that can accommodate both pedestrian and bicycle traffic.
- The walking zone should provide a safe and secure means of traveling the corridor along a major arterial.

DESIGN INTENT

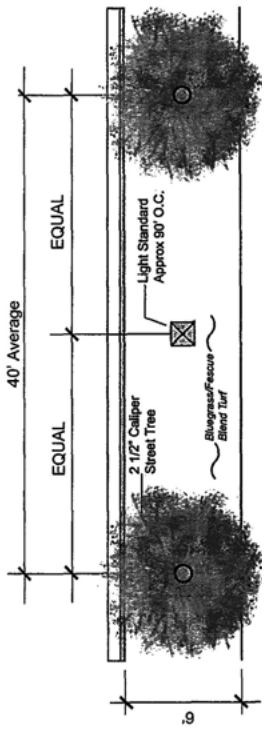
- Create a streetscape that promotes overall pedestrian and bicycle circulation.
- Encourage pedestrian activity on the sidewalk and to support adjacent activities such as shopping, dining, strolling and gathering.
- Provide connectivity to the surrounding neighborhoods and developments.

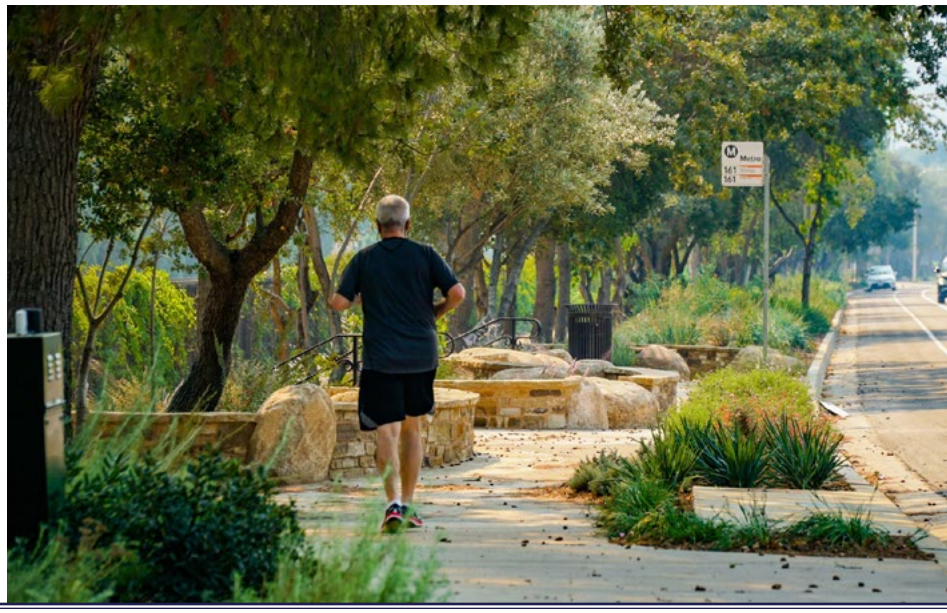
DESIGN STANDARDS

- Streetscapes in One Buckley intended to build upon the connectivity and circulation in the Commerce City Land Development Code. Reference Sections 21-7310 and 21-7320 of the Commerce City Land Development Code regarding Pedestrian Access, Circulation, and Walkway Standards for more specific standards for streetscape design.
- Trees must be provided within a required amenity zone and/or tree lawn at equal spacing by species, with minor adjustments for existing conditions, light spacing or species impacts.
- Street Tree Species: Street trees selected for streetscape shall be strong wooded and able to endure pollution, compacted soils, minimal water and low maintenance and shall be an approved street tree per City standards.
- Landscape beds shall fur ther define streetscape character.
- Residential Arterial and Collector Streetscapes shall use a mixture of perennial and annual landscape materials with a focus on or namental grasses .
- Local Commercial Streetscapes shall use a mixture of low water use materials with afocus on ornamental grasses .

DESIGN GUIDELINES

- Streets should be landscaped with a planting of deciduous trees to create a tree canopy at maturity and a cohesive, unified character throughout the Project.
- A monoculture of the same tree species should be avoided.
- Street furnishings, trees and amenities should occupy consistent, well defined zones parallel to the pedestrian walking zone.
- The tree lawn may be interrupted with pockets of planting to provide visual interest.
- Average tree spacing should be no greater than 40-feet on center.





DESIGN INTENT

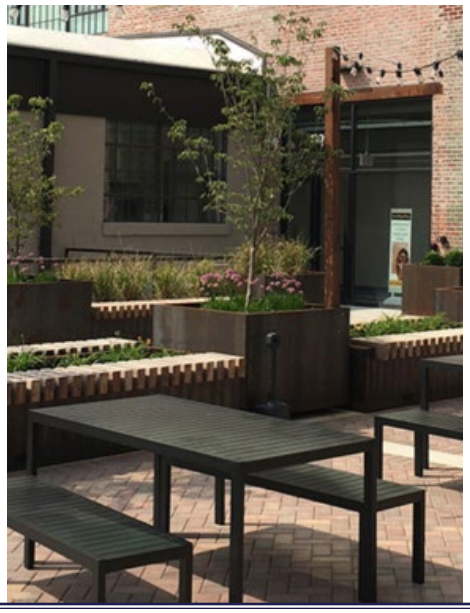
- The intent of the street tree planting palette is to create an identity within One Buckley forming a landscape fabric which has year round color, diversity and character as well as to add to the overall sense of community.
- The park plantings are intended to create a variety of landscape experiences within the various parks and amenity areas.

DESIGN STANDARDS

- Community entries shall seek to create an unique landscape character and commmunity identity.
- Along with the entry plantings, the perimeter landscape defines the character and first impressions of One Buckley. The perimeter landscape is designed to transition with the character of the surrounding neighborhoods.
- Retail areas shall be planted with trees that filter sunlight in the summers and are tolerant of the demands of an urban environment.

DESIGN GUIDELINES

- Broad play lawns should be defined by stands of canopy trees and evergreens allow for active recreation opportunities.
- The drainage areas located at various locations throughout the site should be sustainable landscapes. These wet meadows may be composed of a mixture of grasses native to the western plains which perform water quality duties for the run off from adjacent uses.
- The Retention area reflects a more native and sustainable landscape populated by varieties of trees underlain with a carpet of native and ornamental grasses which perform water quality as well creating seasonal color.



DESIGN INTENT

- Enhance the pedestrian environment of public right-of-way and areas within the amenity zone through appropriate street furniture.
- To provide the necessary elements for pedestrian comfort and convenience.
- Provide visual continuity to the Project by providing consistent street furniture throughout the Project.
- Site furnishings help create a safe and appealing place that contributes to a livable environment.
- The standard furnishings included in this document provide the baseline requirement.

DESIGN STANDARDS

- Sidewalk benches shall not be located within the main pedestrian walkways.
- A consistent standard for site furniture shall be developed by the Owner and maintained throughout the Project.
- Street furnishings shall not block the minimum unobstructed pedestrian walking zones.
- Seating shall be placed to serve bus stops and parks.
- Site furnishings and features shall use wood, metal (powder coated), concrete, stone or a mix of these materials.
- Character should reflect traditional forms while still maintaining a more contemporary, but timeless aesthetic.
- Plastic, resin, vinyl, and raw metal materials are prohibited for street furnishings.

DESIGN GUIDELINES

- Maintenance, safety and comfort should be a primary consideration in the type, design and placement of street furniture.
- Street furniture should be placed in public open spaces and plazas that have heavy pedestrian use.
- High quality site furniture should be used throughout the Project in all public areas.
- Site furnishings in these areas should encourage a mix of passive and social activities.
- Adequate quantities of street furniture should be evaluated and used in all public areas, including benches, bicycle racks, and trash receptacles.
- Seating for sidewalk cafés is encouraged.

BENCH SEATING

- Bench seating shall be constructed out of materials such as metal (powder coated), wood, or a combination of.
- Seating should be located in areas that will encourage the most use, including high visibility areas such as plazas, along trails, near intersections, and within parks.

SEATING VARIETY

- "Built-in" seating is encouraged through the use of cast-in-place seat walls, stone block, dry-stacked native stone, pre-cast masonry block materials, masonry block walls with stone or brick with complimenting cap,
- Social arrangements of benches and variety of bench types (facing, on corners, etc.) are encouraged to help create livable "outdoor rooms".

SEATING

- Street furnishings shall be placed such that the public right-of-way remains clear and safe for pedestrians.
- Street furnishings and dining areas shall not impede ADA access.

UMBRELLAS

- If umbrellas are used, vinyl and plastic materials are prohibited. Umbrella stands should be cast aluminum, wrought iron, or fabricated steel.
- Permanent umbrellas shall be made out of long-lasting and sturdy materials and should resist color fading, high winds , or other weather damage.
- Fabric umbrellas shall be removable and shall be constructed of hardy, weather-resistant materials.

TRASH RECEPTACLES

- At least one trash receptacle shall be located at each main building entry, common courtyard, or seating area.
- Trash and recycling receptacles should not be placed immediately adjacent to benches or other seating areas.
- Trash receptacles are encouraged near pet pick-up stations
- Pet pick-up stations should be located in areas where people are most likely to walk their pets and shall not be located adjacent to building entrances

BICYCLE RACKS

- The ground surface surrounding and underneath the bicycle rack shall be surfaced in a manner to deter and minimize mud and dust collection.
- Approved materials shall include crusher fines, concrete pavers, a concrete pad or similar materials.
- The bicycle rack shall be coated in a material that is intended to keep bicycles free from damage.
- Consider ease of access and potential for pedestrian/bicycle conflicts when placing bike racks or other furnishings.

PLANTERS

- Planters shall be sturdy and resist being blown over by wind.
- Freestanding planters and pots are allowed, but shall not exceed 42-inches in height.
- A variety of raised planters and planter pots may be used in key areas such as building entrances and pedestrian corridors.
- Planters with seating are encouraged to enhance the pedestrian experience.

DESIGN INTENT

- The public spaces of One Buckley contribute to the character and livability of the community throughout One Buckley as well as a broad range of recreational opportunities.
- Provide open spaces such as parks, plazas, and courtyards to provide a variation of passive and active open spaces throughout the Project.
- To introduce elements of nature into the urban environment.
- Create opportunities for community interaction that can accommodate high levels of pedestrian use.
- Ensure that building facades that define plazas and courtyards are integrated as part of the space design.
- Ensure that plazas are designed as distinct spaces within the environment.
- Maximize the opportunities for people to utilize plazas and open spaces.
- Encourage socialization, congregation and interaction.
- Ensure that there are ample trash and recycling containers to prevent litter and debris.
- Allow public access to restrooms and other facilities

DESIGN STANDARDS

- All open space and plaza areas shall be unenclosed and open to the sky, and at the owner's discretion areas may be decorated with ornamental lights, seasonal decorations and shading devices that may be installed and hung across the width of the space.
- In buildings that abut public open spaces, ground floor uses shall work to activate the open space/plaza throughout the day.
- All open space landscaped with a combination of plant materials and hardscape shall provide a variety of amenities for their users and shall include the following:
  - Irrigation systems shall be provided for all live material.
  - Separate trash and recycling receptacles shall be provided.

DESIGN GUIDELINES

- Open space should be oriented to take advantage of views and solar orientation.
- Ease of maintenance should be taken into account of plazas and publicly accessible courtyards and sidewalks.
- Spaces should use a variety of landscape and architectural elements to create a strong sense of place, enclosure and security.
- Materials for the paving may be blended into the pedestrian walkway to provide continuity along the sidewalks they serve as a unifying element that may bind the open space/plaza area to the street.
- Building walls that abut or adjoin a plaza or open space should have special design consideration in order to prevent an uninviting pedestrian experience.
- Seating should be designed that does not hold water and debris.
- Above-ground utilities or services, including, but not limited to, utility boxes, gas meters, or commercial dumpsters should not be located within publicly accessible open spaces and plazas. If this is not possible special consideration should be given to screening from the public view.
- Indigenous shade trees should be provided near seating areas.

DESIGN INTENT

- Parks and open spaces are a critical component in promoting connectivity and providing opportunities for community gathering and recreation.
- Provide spaces that are open to the public, and are of adequate size, configuration and proportion to serve a variety of active and passive needs.
- Introduce substantial amounts of vegetation into the urban environment.
- Provide organizing space for groups of buildings.
- Provide areas of shade, sun and wind protection.
- The following Standards and Guidelines shall be used to help establish character and minimum requirements for parks and open spaces within One Buckley
- Where these Design Guidelines fall silent, parks and open spaces shall meet minimum requirements as outlined in the Commerce City Code Section 21-7400.

DESIGN STANDARDS

- Parks shall be easily viewed and accessible.
- Where grade changes or other obstructions need to be accommodated in a park, no such grade changes or obstructions may be higher or lower than 3' above or below the sidewalk. Wherever possible, walls and retaining walls defining or containing such grade changes shall be at seating height.
- A minimum of one lineal foot of seating for every 1000 square feet of park area shall be provided for seating in all parks. Seating may include benches, movable chairs and seat walls no higher than 30 inches and no less than 12 inches wide. Seating 30 inches wide or more may count double providing there is access on both sides.
- At least 30% of the park's surface shall be turf grass or a low growing and stable ground cover capable of supporting foot traffic. All ground cover shall be ADA accessible.
- Primary trails though open space greenways shall be a minimum of eight (8) feet in width and concrete.
- Secondary or connecting trails shall be a minimum of five (5) feet in width and shall be concrete.
- Trails shall provide activity nodes, or rest areas periodically throughout the trail system. Trail nodes are encouraged to occur approximately every quarter mile.
- These nodes shall include seating, trash receptacle, interpretive element and signage.
- A connection shall be provided from the open space greenway trail system to the E-470 Greenway.

DESIGN GUIDELINES

- Landscaping and or turf that can accommodate pedestrian use should be considered as the primary surface treatment, with paving/hardscape as secondary surface treatments.
- Deciduous shade trees should be provided near seating areas.
- Trash receptacles should not be placed immediately adjacent to benches or limited seating areas.
- Pedestrian lighting should be extended through parks to form part of a continuous system for the pedestrian.
- Park standards may be modified by the Owner for special conditions, configurations, functions or size.
- Parking area may be incorporated into park areas, but should be minimized to minimize impact. Parking areas must meet all guidelines in Section 3.23 Parking Lot Standards.

DESIGN INTENT

- The Linear Parks function as pedestrian greenways which interconnect the residential neighborhoods and amenities with the commercial development amenities.
- Trails and turf areas allow for the most active recreational opportunities including walking and running.
- Activities & Drainage: Three components of the Linear Parks encourage active use of the open space areas: multi-use trails, open turf areas and natural planted areas.
- Native grass plantings create organic filters that provide water quality for runoff from surrounding neighborhoods while multiuse pathways and linear lawns accommodate active recreational(walking, running, biking) opportunities.
- The intention of the perimeter landscape is to both highlight and blend in to the existing streetscape character with tree lawns and generous sidewalks to promote pedestrian activity while continuing the landscape character of the area.
- The perimeter landscape is inteded to be a multi-functional landscape; the open space not only provides a landscape transition to the existing neighbors but also creates a sense of an extruded front yard for the homes bordering it.
- Private/pocket parks are intended as neighborhood features and focal points within the community.

DESIGN STANDARDS

- Within the Linear Parks, a variety of tree plantings shall be used to maintain the view corridor throughout the year.
- A neighborhood park shall be provided, designed and constructed in accordance with Commerce CityPark and Recreation Design Standards for Neighborhood Parks.
- Each park shall include one (1) of the following active elements:
  - Playground (min. size 1,600 sf)
  - Play alternative, as approved by the Community Development Director (ex. interactive art, sculptural earthwork suitable for climbing, other non traditional playground elments)
  - Community garden or exhibition garden
  - Dog park
  - Fitness station(s)
  - Basketball, tennis, pickleball or similar court (min. size per recommended industry standards)
  - Permanent lawn-style games (ex. bags, bocce ball, croquet, shuffle board, or similar)
- Each park shall include the f ollowing passive elements:
  - Picnic tables
  - Three (3) benches, or alternative seating option such a block seating or seat wall
  - Two (2) trash receptacles
  - Pet pick-up receptacles
  - Bike Racks
- The private/pocket parks shall be located along the internal pedestrian trail network.
- The private/pocket parks shall provide both active and passive recreational amenities including playgrounds, shade and picnic shelters, play fields, gardens, loop trail, site furniture, and like items.
- Enhanced landscaping shall be provided at trail intersections and to highlight access to the private/pocket parks along the trail system.

DESIGN GUIDELINES

- Neighborhood parks may provide flexible recreation opportunities that meet neighborhood needs and accommodate multiple purposes.
- A combination of features should be included such as: formal and informal planting areas, lawn areas, play areas, informal play areas, seating and shade structures.
- Some storm water detention may be handled in each open linear park.
- Detention facilities should be integrated into the space and not adversely affect the overall usability of the parks.
- Along the eastern portion of the site plantings should be used to screen the neighborhood and trails from the E470 Highway to the east.
- Areas of turf may be provided in varying widths and sizes to allow for a range of activities along the perimeter landscape.
- Multi-use trails should be planned components of the major open space on the perimeter of the site.
- Open Space and associated trails are encouraged to incorporate interpretive elements. (i.e. art installations, signage, work out stations and miniature libraries, etc.)

DESIGN INTENT

- Provide spaces that are open and inviting to the public, which serve as areas for relaxation and community interaction, and create variety and interest in the public realm.
- Introduce elements of nature into the urban environment.
- Allow for spaces adjacent to building and public right-of-ways than can accommodate special amenities such as café seating, sculptures, water features, and planters.
- Provide organizing space for groups of buildings.
- Design spaces that can accommodate high levels of pedestrian use.

DESIGN STANDARDS

- Plazas, shelters and other associated plaza elements shall be designed at a further date in conjunction with the developer.
- Plazas shall be provided in parks, the commercial areas and key focal points within One Buckley.
- The plazas shall be designed to encourage social interaction with site furniture including benches, bike racks, and outdoor games where appropriate.
- Plazas shall have landscaping or planters to enhance the space.
- Each plaza shall provide at least two (2) trees for every 5000 square feet of plaza area.
- A minimum of 30% of the areas of a plaza shall be composed of planting materials (grass, ground covers, planting beds, etc.)
- Outdoor dining enclosures shall be decorative in nature and should be at least 50% transparent. Accepted materials include wrought iron, painted metal, wood, and highquality fabric.
- Solid masonry walls that are outside the public right-of-way are allowed.

DESIGN GUIDELINES

- Paving/hardscape should be considered as the primary surface treatment, with landscaping and or turf (natural or artificial) as secondary surface treatments.
- Deciduous shade trees should be provided near seating areas.
- Trash receptacles should not be placed immediately adjacent to benches or other seating areas.
- Other amenities, such as water features and public art may be incorporated into a plaza.
- Plaza standards may be modified by the Owner for special plaza conditions, configurations, functions or size.
- Irrigation systems should be provided for all live material.
- Shade structures or shelters are encouraged to enhance the outdoor space, provide shade and enchance the identity of the neighborhood.
- Plazas should provide a connection point to the rest of the development.

DESIGN INTENT

- Provide spaces that contribute to the uniqe character of the One Buckley development.
- These plazas should seek to enhance the pedestrian experience while providing areas that are attractive to potential tenants.

DESIGN STANDARDS

- As an important gateway feature for both One Buckley and Commerce City, the intersection of 120th Ave and Buckley shall have a corner plaza and should seek to introduce the project at this high visiblity corner through the use of monument signage, a fountain, seat walls and a variety of ornamental trees and perennial plantings.

DESIGN GUIDELINES

- Connecting the primary crossroads may be a small pedestrian plaza with walks leading along the arterial roads as well as into the heart of the development.
- Landscape should compliment the design, assisting the integration of the monument into the site. Landscape and stone features may help to both screen and blend the functional aspect into the feature.
- Unique amenity spaces are encouraged within the retail development and should look to contribute to the enhanced customer and pedestrian experience. (i.e. water features, shade structures, fire pit may highlight a plaza along with a variety of seating opportunities and activities that are surrounded by the ambiance of tenant patios.

DESIGN INTENT

- Building height restrictions shall respect any contractual controls.
- Provide visual interest at pedestrian levels, reduce the massive appearance of large buildings and use architectural features to reflect the local character.
- Enhance the massing and scale of the architecture through the variation of materials and color.
- Ensure that building facades are visually active and are appropriately scaled through the use of varied architectural details, materials, textures and colors.
- Create visual interest, architectural interest, and pedestrian scale along a block.
- Create buildings with mass and form that provide an appropriate relationship between structures, streets and open spaces/plazas.
- Form the building edges that define and contain the street space to reinforce pedestrian activity and create a sense of place.
- Enhance corners of buildings with appropriately composed architectural elements that support their function as "gateway" buildings as well as providing iconic features throughout the Project.
- Provide human-scaled architectural elements through changes in plane, material, texture, and through the use of shade and shadow.

DESIGN STANDARDS

- A variety of massing and forms are required between plans to avoid repetition along a streetscape.
- Buildings that are multiple stories in height shall use a graduation of the building height and mass through steps in the building form.
- Retail buildings with no articulation will not be allowed.
- Buildings shall include the intermediate forms (such as corner elements, protruded or recessed bays, or expressed structural elements), to transition between higher and lower buildings.
- Building masses shall provide richness and diversity that relates to the human scale and encourages street life by facilitating interest.
- In order to reduce the perceived scale of buildings, building masses shall be broken into smaller components by means of vertical and/or horizontal articulation.

DESIGN GUIDELINES

- A variety of upper level building set-backs contributes to visual interest and should be used through the Project on buildings that are taller than two stories.
- Building corners should be given extra attention and should achieve a higher level of architecture, and activation of the street edge through the use of pedestrian scaled facades and activation of the street through transparency.
- Architectural scale relationships between buildings should be expressed through compatible horizontal relationships of architectural features. These may include, but are not limited to belt courses, fenestration patterns, changes in material, color or module and building setbacks.
- More than one method should be considered when addressing the scale relationships of the buildings.
- Variations in fenestration patterns should be used to emphasize building features such as entries, shifts in building form or difference in function and use.
- Variation in building scaling and detail should relate to the scale of the function of the pedestrian uses along the street.
- Variations in scale, size, and proportional differences are encouraged within mixed-use neighborhoods to create visual interest so long as the elements contribute to a unified and attractive aesthetic.

DESIGN INTENT

- The character of the facades must be reinforced to create buildings that engage the pedestrian.
- Portray durability, permanency, and authenticity throughout the development and be expressive of One Buckley's unique character.
- Expansive glazing and deep overhangs are also desired along streets.

DESIGN STANDARDS

- All buildings shall create visual interest with four-sided architecture by using design elements such as variation in roof-lines, materials, colors, façade planes, and fenestrations.
- All cladding materials shall be of a high quality, durable material such as, but not limited to, quarried stone, cast stone, precast concrete, stucco, tile, brick or other high quality masonry.
- Special architectural features and treatments shall not be restricted to a single facade, but shall continue on visible sides of the building.
- Facade articulation, color/material changes and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls.
- Foundations that extend above grade more than twelve (12) inches shall be finished with a material approved for use on the building facade or screened year round with landscaping.
- Views into leased ground floor businesses and offices shall remain unobstructed. Blank walls and windows cluttered with excessive advertising are not allowed on ground floors.
- Within the primary facade of the commercial and retail area at least 50% of the length of the ground floor street frontage shall be used for doors and windows that make the uses visible or accessible from the sidewalk. No solid unbroken opaque walls exceeding 20' will face the street on the ground floor.
- Within the Commercial and Retails Parcels, buildings with street facades longer than 60' shall be designed with vertical breaks to create differentiation along the street facade. Asymmetrical and complex rhythms are preferred.
- Street facades of all multifamily residential units shall contain windows.
- There shall be a differentiation between the design of the ground floor facades and the facades of upper floor levels in order to create a distinctive base and desirable pedestrian scale along each street sidewalk.
- Foundations that extend above grade more than twelve (12) inches shall be finished with a material approved for use on the building facade or screened year round with landscaping.
- Facade articulation, color/material changes and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls.
- Building details shall be included and expressed in use of masonry (stone, precast and/or clay fired brick) and stucco, such as pilasters, quoins, belt courses, sills, caps, lintels, arches, keystones, friezes, and cornices.
- Changes in materials shall occur at inside corners vertically or where trimmed with appropriate detail, such as a belt course, horizontally.
- Details and materials shall be appropriate to building form and style.
- If a large retailer is proposed, visual impacts shall be mitigated through building siting, orientations, architectural detailing, display cases & landscaping.

DESIGN GUIDELINES

- Where possible, indoor two story elements such as double height rooms and stairways should be reflected in the exterior facade.
- Facades should be generally parallel to the public streets on which they front and should be oriented toward the street.
- Outdoor seating is strongly encouraged.

3.14 Building Transparency

DESIGN INTENT

- Create a pedestrian friendly street environment and encourage visitors to walk between multiple destinations within the Project.
- Reveal the activity of the building to the pedestrian and to activate and secure the street.
- Provide glazing on the ground floor that increases the visibility of active uses or goods.
- Provide transparent upper level glazing to make aware of internal space and activities, lighting or products when viewed from the street or public space.

DESIGN STANDARDS

- Ground floor transparency shall be measured by the length of transparent area between 2 feet and 9 feet above finish floor divided by the total length of that same building facade.
- Building facades in the Commercial/ Retail Parcels must be comprised of at least 60% transparent glazing display areas with sill heights a maximum of 30 inches in height (not required).
- In pedestrian-oriented areas, at least 60% of the ground floor nonresidential primary facade(s) shall be composed of transparent glazing designed to allow pedestrians to view internal activities.
- In pedestrian-oriented areas at least 30% of a street facing façade above the ground floor shall be composed of transparent glazing.
- Buildings fronting or facing publicly accessible open spaces or plazas shall include a minimum of 40% ground floor transparency.
- Windows used to meet the transparency requirements shall comply with the following standards:
  - Windows shall be a minimum of 5 feet in vertical dimension.
  - Window glazing shall be clear and shall transmit at least 65% of the visible daylight.
  - There shall be no reflective coatings on the first surface of the glass.
  - Open display of individual merchandise is permitted.
  - Window signage is allowed as long as it conforms to the guidelines in section 5.0 of these Design Guidelines.

DESIGN GUIDELINES

- A variety of glass types may be used at or above the ground floor, such as translucent glass, etched glass, glass block, acrylic channel glass as long as the minimum transparency standards are met.
- Low-E coating shall be encouraged on the second and third surfaces to provide greater energy conservation.
- Sunscreens and shades are encouraged as long as they don't significantly obstruct views through the windows.

DESIGN INTENT

- Enhance the scale, activity, and function of the public streets.
- Promote the convenience of pedestrian activity and circulation along the street by creating external, street-oriented entries.
- Visually emphasize the primary entry or entries to a building or ground floor use.
- Provide convenient access to buildings from streets, drives and pedestrian corridors.

DESIGN STANDARDS

- Street oriented building entries shall be directly connected to the public sidewalk by a paved walk, stair or ramp.
- Corners of buildings shall be highlighted with special design features to increase pedestrian interest where appropriate.
- When the ground floors are occupied by residential units, porches, balconies, or a minimum 6' landscaped buffer shall be provided.
- Primary building entries shall be emphasized through such design elements as changes in plane, material, and color, differentiation in canopy or awning design, greater level of detail, enhanced lighting, ornament, art, and building graphics.
- Primary building entrances shall be accented with awnings or entry features, or recessed when adjacent to sidewalks.
- Buildings shall provide at least one primary building entry oriented to or visible from a public right-of-way. A corner building may combine two entrances in one "corner entrance".

DESIGN GUIDELINES

- Primary entries that are located on the side of a building may be allowed, provided they are directly connected to the public sidewalk by a paved walk, stair, or ramp.
- An entrance may be one of the following three types:
  - Door: An entrance on the same plane as the subject building facade. Doors can include but are not limited to: Single or Double Doors, Garage Doors, Revolving Doors.
  - Recessed Entrance: An entrance inset behind the plane of the subject building facade by no more than 15'.
  - Corner Entrance: An angled or rounded street-facing entrance located on the corner of a building 45 degrees to the intersecting streets.
- Primary building entrances to residential units should provide a stoop (a small porch or platform leading up to the entrance of a house) when there is a level difference between the sidewalk and the entrance.
- For residential uses and mixed-use buildings with residential units, separate building entrances from the sidewalk are encouraged to reach the residential units.

3.16 Awnings & Canopies

DESIGN INTENT

- Add visual interest to the pedestrian environment.
- Enhance the pedestrian-oriented design and attractiveness.
- Enhance the pedestrian environment, reinforce building patterns and rhythms.
- Create shade and comfort on the sidewalks and tenant patio spaces.
- Create clear identifiable entry point's for specific users.

DESIGN STANDARDS

- Encroachments to street right-of-ways are allowed for awnings, retail signs, and eaves. There shall be no encroachment exceeding 6'.
- Awnings shall serve a purpose such as reducing solar gain and shadowing the pedestrian environment.
- Awnings shall be cantilevered from the building face to keep the sidewalk as clear and unobstructed as possible.
- Awnings shall be an integral part of the architectural design of the building to which they are attached and shall be compatible with the building.

DESIGN GUIDELINES

- Awnings and blade signs are encouraged to activate the building facades along the adjacent street.
- Awnings should be used to supplement tenant identity, not to provide primary tenant signage.
- Awnings should be used for added color and variety but not in place of architecture or signage.
- Awnings should be positioned so that signage is not obstructed and that ample shade is cast on the sidewalks during critical times of the day.
- Awnings should be unique and creative and pedestrian in scale.
- Awnings should be consistent with and relate to the facade of the building.
- Awnings should be durable and designed with high quality materials.

DESIGN INTENT

- Durability, permanency, and authenticity shall be provided throughout the development. Materials should be consistent with the vision statements for the Project and complementary to the landscaping intent.
- Create a coordinated Master Architectural Materials Palette for the entire project that provides flexibility to select materials while achieving a minimum level of quality.
- Use materials that convey a sense of quality, permanence and attention to detail.
- Create a rich variety of materials, colors and textures.
- Utilize materials that are compatible with the urban environment.
- Use materials that supports a more sustainable environment.

DESIGN STANDARDS

- Materials shall be selected with quality and durability in mind.
- Diversity: A variety of colors, materials and detailing shall be used throughout street facing elevations.
- Exterior Materials: Exterior materials shall be of high quality and compatible with materials of adjoining structures in terms of character, color, scale, and texture. Materials shall be authentic to their representation.
- Earth tones and colors naturally occurring in the Colorado environment are preferred. Bright colors shall be generally limited to smaller areas and used for accent. Monotonous color palettes across a residential neighborhood are strongly discouraged.
- Sustainable Materials: Locally harvested and manufactured materials are preferred.
- Reflective Materials: Reflective materials such as polished stainless steel and reflective glass shall not be used as the primary building material in exteriors. Metal finishes shall be matte if used as a primary material.
- Masonry: Residential development shall use a predominance of masonry and brick on the ground floors of all buildings.
- Ground floors of commercial building materials shall be composed of no less than 50% brick, stone, precast or unit masonry except within the Container Village.
- Material changes shall occur along horizontal surfaces.
- Materials such as synthetic stucco systems shall be allowed on the ground floor of buildings provided that a masonry or stone surface is provided as a water table feature.
- Repurposed shipping containers shall be allowed within the retail/commercial development parcels.

DESIGN GUIDELINES

- Building materials at the pedestrian level should respond to the character of the streetscape environment through scale, texture, color and detail.
- Materials and design details should be used creatively to develop a unique and well executed image for each building.
- Materials used in a given building should be complimentary of the architectural style being employed.
- Fronts of buildings are encouraged to use a variety of materials that are complimentary. Except for when compared against the shipping container development.
- Highly polished materials that may cause glare should be avoided.

DESIGN INTENT

- Roof forms and materials are an important design element relating to the character of One Buckley observed from both the external edges and inside the neighborhood and create a desirable visual edge to public right-of-ways. More specifically, along the streets, particular attention shall be given to creating a composition of roof profiles to form a varying roofscape.
- Soaring roof lines, deep protective overhangs, to simple flat roofs will define the architectural character.
- Reduce the visual clutter of rooftop equipment as seen from the street.
- Reduce equipment noise impacts onto adjacent residential uses.
- Incorporate rooftop elements into the architectural design of the building.

DESIGN STANDARDS

- All rooftop equipment, piping, flashing, and other roofing materials exposed to view shall be screened or finished to coordinate with the roof surface color or otherwise designed to blend with the roof surface.
- Roof parapets shall be high enough to shield rooftop equipment from rights-of-way.
- Sloped roof materials must be an approved standing seam metal, wood shake, ceramic clay or concrete tile (or laminated multiple-ply thick butt composition shingles). Asphalt shingles shall not be allowed.
- Roof forms shall articulate different volumes/massing.
- Flat roofs are acceptable, provided that meaningful plane and height changes are incorporated along the facade except within the Shipping Container Village.

DESIGN GUIDELINES

- For all roofs, both vertical and horizontal articulation is encouraged. Roof articulation may be achieved by changes in plane through the use of traditional roof forms such as gables, hips and dormers.
- Varying a roof and parapet heights to imply roof changes are encouraged to add visual interest.
- Rooftop design should be designed either to be unobtrusive or subordinate to the building's form and façade architecture, or should be designed to complete the building's architectural expression.
- EIFS may be used as a material for roof top screening or enclosures.
- Sloped roof color should remain dark and muted earth tones. No bright or reflective colors will be allowed.

DESIGN INTENT

- Buffering and screening should be used to ensure compatibility between the different mix of uses within the One Buckley development.
- Minimize the visual presence of off-street service functions, such as deliveries and refuse pick up, by locating service areas away from primary public points.
- Screen or buffer service areas, refuse containers and mechanical/utility equipment from views from streets, open spaces and adjacent properties.
- Provide security for private and common spaces not open to the general public.
- Privacy fences placed along a side or rear yard of a residential lot allow for greater personal use and enjoyment of the back yard.
- A transition fence is intended to help make a smoother connection between privacy and front yard fences.

DESIGN STANDARDS

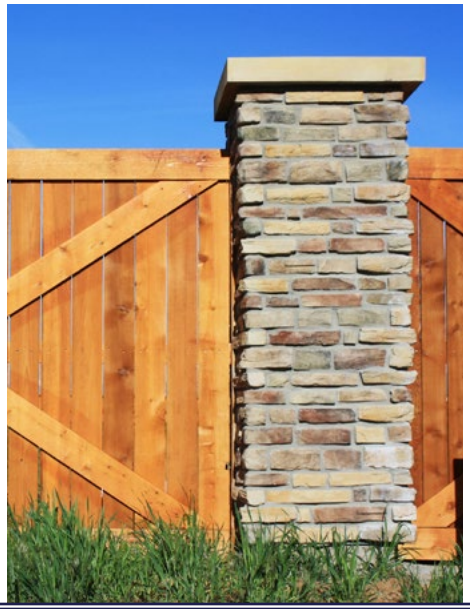
- Adequate buffering and screening shall be provided per the Commerce City Land Development Code Section 21-7516 and the requirements below.
- Buffering and screening requirements shall be used when land uses are directly adjacent to one another without a dividing feature such as a road or open space.
- Service and delivery facilities and utility appurtenances such as gas meters, transformers, and switch gear shall be separated from the primary public building entries.
- Screen fencing or walls shall not obstruct required sight distance triangles.
- All fencing must exhibit a high quality design and construction reflecting the architectural character, color and material of the building or buildings it is attached or directly related to.
- Screening enclosures for refuse container and service areas shall be incorporated into the building architecture and shall utilize similar materials as the principal building.
- Screen walls and fences shall be a minimum of one foot higher than the object being screened, but not more than eight feet high on all sides where access is not needed.
- An opaque metal gate shall be included where required for complete screening.
- The height of any fence shall be a maximum of 72" except where a greater height is required for large loading dock/service screening or for screening or sound attenuation along arterial and collector streets (i.e. along E-470)
- Materials: The following fencing types are not permitted:
  - Vinyl/PVC
  - Chain Link
  - Untreated CMU block

DESIGN GUIDELINES

- Where topography or building forms create special conditions, screen wall height, and /or location requirements may be modified.
- Where building form or architecture suggests that ancillary structures or walls contrast with the primary building, fences and screen walls may differ in design and materials from the primary building.
- In certain circumstances, street loading from designated on-street loading zones may be allowed.
- Trash service and loading areas should not be located along street frontage and will be screened from view from public streets, open areas, and pedestrian corridors.
- When possible, equipment screens should be placed back from building edges so as to not negatively affect building mass and scale.
- Fencing and walls in the commercial, retail and high density residential areas of One Buckley should be as minimal as possible.
- Transitional fences should be utilized along public streets.

RESIDENTIAL SCREEN FENCE

- Screen fencing shall be constructed out of treated lumber or lumber resistent to weathering such as cedar or redwood.
- Screen (opaque) fencing with a maximum height of six (6) feet may be provided along internal rear and side lot lines. A complementary fence may be provided as the front "wing" fence between homes. The wing fence shall be placed at least two (2) feet from the most forward facade of the structure.
- A transition in fence shall be provided between fences of different heights.
- Fencing shall be consistent throughout the residential neighborhood or non-residential development.
- Runs of screen fencing or walls shall be broken at open space tracts providing pedestrian circulation.



SCREEN FENCE W/ COLUMN

- Perimeter screen fences and walls located at the rear or side lot line adjacent to arterial and collector street shall be of a consistent design, height, and stain color.
- Masonry columns a minimum of 2-feet square, shall be provided at an interval of approximately 75-feet, but may be adjusted to coincide with lot corners and changes in angles of the fence.
- The column may exceed the height of the fence at a maximum of 1-foot, unless a greater column height is required when the fence steps to accommodate changes in grade.
- Fencing and walls shall be double sided if easily viewed from adjacent collector and arterial roads, and public areas.
- Masonry columns shall reflect a design and materiality consistent with the overall character of One Buckley and shall be consistent across the community.

THREE RAIL FENCE

- Open rail fencing shall be constructed out of horizontal wooden slats with a wire mesh grid shall be provided on the lot side of the fence
- Fencing in Single Family Detached areas shall have open rail fencing with a maximum height of 42-inch when adjacent to parks and open space corridors.
- A wire mesh grid shall be provided on the lot side of the fence for pet enclosure.

TWO RAIL FENCE

- Open rail fencing shall be constructed out of horizontal wooden slats with a wire mesh grid shall be provided on the lot side of the fence
- Fencing in Single Family Detached areas shall have open rail fencing with a maximum height of 42-inch when adjacent to parks and open space corridors.
- A wire mesh grid shall be provided on the lot side of the fence for pet enclosure.

RETAINING WALL

- The maximum height of any retaining wall that is not attached to a primary structure and not necessary to compensate for a change in grade on the site shall not exceed four feet.
- The maximum height of any retaining wall that is attached to a primary structure and necessary to compensate for a change in grade (with no artificial fill) shall not exceed six feet.
- A series of low retaining walls (instead of one taller retaining wall) shall be used whenever possible. Where multiple retaining walls are used, minimum horizontal spacing shall be at least four feet.
- Masonry reatining walls shall reflect a design and materiality consistent with the overall character of One Buckley and shall be consistent across the community.
- Dry-stacked native stone, pre-cast masonry block materials, cast in place concrete, or masonry block walls with stone or brick with complimenting cap shall be used for retaining walls
- Stucco, treated timber walls and railroad tie walls shall not be used for retaining walls, except on single-family detached and single-family attached residential properties.

SOUND ATTENTUATION

- Sound attenuation fencing/walls shall be utilized along arterial roadways and E-470. Masonry walls shall only be permited along E-470.
- Walls shall be constructed out of masonry such as stacked stone, CMU blocking with stone veneer, engineered concrete panels (when used as a sound wall only), board-form concrete, or gabions
- Alternatives for sound attenuation may be a 6 or 8 foot high, two-sided cedar fence with tightly butted pickets and graded up on the bottom of a treated 2"x6" trim piece at the bottom of the fence on the highway side.
- Minimum Articulation. Fences constructed for screening purposes along the public arterial rights-of-way, if greater in length than 200 continuous linear feet, shall include an architectural feature such a masonry column or pillar every 75 feet, minimum.
- A masonry column must be placed at all corners or turning points. With the exception of single family residential front yards, a masonry column or pillar may exceed the height of the fence by 1 foot.
- Masonry columns shall reflect a design and materiality consistent with the overall character of One Buckley and shall be consistent across the community.
- Runs of screen fencing or walls shall be broken at open space tracts providing pedestrian circulation.

3.20 General Landscape Character

DESIGN INTENT

- Select street trees that provide shade in the summer and allow sun to reach pedestrian and vehicular surfaces in the winter.
- Select street trees that do well in urban environments.
- Select trees and other plant materials that are drought tolerant and suitable to the climate and or native to the region.
- Provide healthy growing conditions for all plant materials within a street environment.
- Coordinate the landscaping design between streetscape, landscape areas, park and plaza open to the public.
- Sustainable site strategies shall focus on water quality and conservation, storm water management and minimizing development impacts.
- Reduce the amount of water used for on-going operations and maintenance.
- Minimize disturbance and erosion and maximize the success of improvements.
- The One Buckley Plant Palette is derived from the Commerce City list of approved plants, but seeks to focus on a smaller list of plants to create a unique landscape character for the One Buckley development.

DESIGN STANDARDS

- Landscape elements shall contribute to the overall visual character of One Buckley.
- Where trees are located in hard surface amenity zones, well drained and aerated tree wells or trenches shall be provided, and the minimum exposed surface area shall be 20 square feet (5ft. by 4ft.)
- Remaining trees and their root systems shall be protected from construction activities.
- Significant trees identified to remain shall be preserved to the maximum extent possible.
- Plants shall be grouped with other species that require similar watering needs
- Beds shall be designed so that irrigation can be applied efficiently
- Large turf areas shall be used sparingly with preference being areas
- proposed for recreational use
- The following Plant Palette Character and Plant Schedule shall beused to help establish and strengthen the One Buckley community character.
- Diversity of plant species within individual plant beds is encouraged to promote a stronger and more balanced ecosystem.

DESIGN GUIDELINES

- The use of native, drought-tolerant plant materials that optimize water conservation are encouraged, especially in less visible and lower traffic areas.
- Mulch and ground plane layers should be used where appropriate to encourage plant growth by adding organic nutrients and assisting with retention of available water.
- Where special conditions occur, variations to these standards may be approved so long as the health and growth of the affected plant materials are not compromised.
- Minimum exposed surface area for trees in hard surface amenity zones may be reduced provided there are other techniques are used to ensure the health and growth of the tree.
- Grass species with low water needs should be utilized in low pedestrian traffic areas.
- Manage rain water so that it irrigates landscape wherever possible.
- Use of trees for shading and cooling is encouraged throughout the Project and specifically in publicly accessible open spaces and plazas.
- Preservation of existing trees where practical is encouraged.
- Incorporation of sustainable best practices within the development is encouraged.
- Creative storm water design is encouraged in an effort to reduce infrastructure needed to accommodate the storm water flow.
- Incorporation of environmentally conscientious and sustainable principles is encouraged.
- Development of shaded outdoor space for Project visitors and residents is encouraged.
- Plant materials that can tolerate harsh climatic conditions should be selected over other plant materials.
- Diversity of plant species within individual plant beds is encouraged to promote a stronger and more balanced ecosystem.

TREES

Canopy Trees
Autumn Blaze Maple
Norwegian Sunset Maple
Western Catalpa
Shademaster Honeylocust
Skyline Honeylocust
Exclamation Planetree
American Sentry Linden
Heritage Oak
Swamp White Oak
Northern Red Oak
Flashfire Maple
Frontier Elm
Valley Forge Elm
Espresso Kentucky Coffeetree

Ornamental Trees
Hot Wings Maple
Autumn Billiance Serviceberry
Ginnala Maple
Newport Plum
Chanticleer Pear
Japanese Tree Lilac
Shantung Maple Thundercloud Plum
Spring Flurry Amelanchier Shumard Oak
Regal Prince Oak
Highland Park Maple

Evergreen Trees
Bristlecone Pine
Austrian Pine Scotch Pine
Vanderwolf's Pyramid Pine
Pinyon Pine Ponderosa Pine
Bosnian Pine

SHRUBS

Upright Evergreen Shrubs
Emerald Arrow Bosnian Pine Wichita
Blue Juniper
Columnar Austrian Pine
Rocky Mountain Juniper Moonglow
Juniper Columnar Norway Spruce

Evergreen Shrubs
Savin Juniper
Spreading Scots Pine
Chieftain Manzanita

Deciduous Shrubs
Redtwig Dogwood
Korean Lilac
Rabbitbrush
Russian Sage
Yellowtwig Dogwood
Tall Western Sagebrush
Pawnee Buttes Sandcherry
Gro Low Sumac
Cheyenne Privet
Creeping Three-Leaf Sumac

GRASSES

Ornamental Grass
(Non-Fringe Plantings)
Karl Foerster Feather Reed Grass
Purple Maiden Grass
Heavy Metal Switchgrass
Little Bunny Pennisetum

Ornamental Grass
(Fringe Mix)
Karl Foerster Feather Reed Grass
Purple Maiden Grass
Dancing Wind Big Bluestem
Prairie Blues Little Bluestem
Indiangrass
Little Bunny Pennisetum
Indian Warrior Bluestem Shenandoah
Switchgrass
Heavy Metal Switchgrass
Overdam Feather Reed Grass

AUTUMN BLAZE MAPLE

WESTERN CATALPA

SHADEMASTER HONEYLOCUST

AUSTRIAN PINE

COLORADO BLUE SPRUCE

RUSSIAN SAGE

KOREAN LILAC

KARL FOERSTER GRASS

PURPLE MAIDEN GRASS

DESIGN INTENT

- Use outdoor lighting to illuminate pedestrian pathways, streets, entrances, service area, signage, landscaping and other areas and elements where appropriate.
- Lighting forms and materials within public places such as streets, parks, commercial, and office areas should follow a consistent finish and style.
- Illuminate at light levels appropriate for each use and minimize glare and nuisance lighting to abutting neighborhoods.

DESIGN STANDARDS

- Lighting throughout One Buckley shall adhere to the requirements of Article VII of the Commerce City Land Development Code.
- The Land Development Code requires a minimum maintained illumination level of 0.5 foot candles.
- All lighting fixtures and poles shall be simple, clean in design and contemporary in nature, similar to the example graphics depicted in this section. Ornate or intricate elements are discouraged.
- All lighting fixtures and poles shall be black in color
- Specific lighting fixtures may vary between uses and neighborhoods or building clusters, however all lighting shall meet the requirements of the Land Development Code and shall compliment other fixtures used throughout the One Buckley development.
- Outdoor lighting shall be designed to eliminate glare or light spillage onto adjacent properties.
- Lighting fixtures shall be generally consistent and compatible with architectural styles of adjacent buildings or structures and shall promote safety and security within the neighborhood.
- Light fixtures shall provide cut-off or shielding to minimize light trespass directly to the sky.
- Exterior building lighting, either attached to, or part of, the building shall be the minimum level needed to provide general illumination, security, and safety at entries, patios, outdoor spaces, and associated landscape structures; in conformance with the Land Development Code requirements.
- Building-mounted lighting fixtures shall not project above the fascia or roof line of the building and must be shielded. Shields of building-mounted lighting fixtures shall be painted to match the surface to which it is attached or be part of an approved color scheme.
- Security lighting fixtures shall not be substituted for parking area or walkway lighting fixtures and are restricted to loading,

DESIGN GUIDELINES

- External lighting should consider energy efficiency and glare control so that it does not detract from the quality of the environment.
- Light pollution should be reduced where practical. LED lighting should be used where practical.
- Where applicable, service areas may be lighted by fixtures attached to buildings rather than by street lights or pedestrian lights.
- Fixture placement should blend seamlessly into surroundings during the daytime while performing effectively at night to promote a safe, comfortable, and visually engaging condition.

DESIGN INTENT

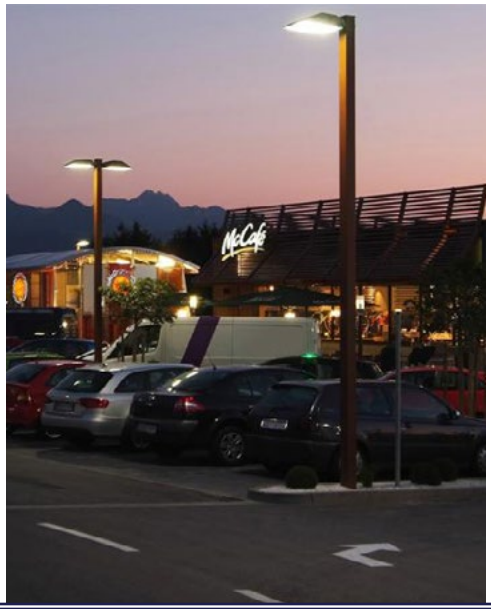
- With regard to general street illumination, City street lighting standards should be integrated into the character of the Project.
- Enhance security of the street while minimizing negative impacts on private properties.

DESIGN STANDARDS

- Street lighting shall meet the illumination and other requirements determined by the City's Public Works department.
- Illumination of streets and public areas shall support safety and security.

DESIGN GUIDELINES

- Street lighting may use different poles or luminary types and will be determined at the time of site development plan review and approval.
- Consideration should be given to adjustments in street light placement to account for existing mature trees while still maintaining a uniform spacing along the roadway.



DESIGN INTENT

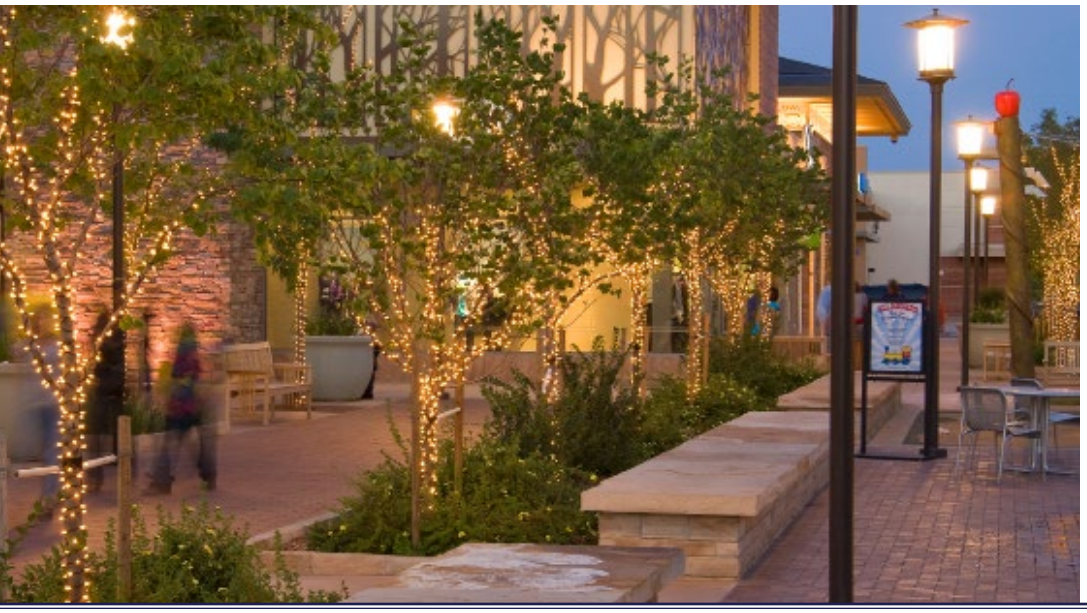
- Limit the negative effect of parking lot area illumination on adjacent properties.
- Provide adequate lighting levels to create a safe, secure environment.

DESIGN STANDARDS

- Fixtures along driveways and surface parking areas shall be consistent in type and color.
- Fixtures shall be installed at illumination levels to provide safety for vehicles and pedestrians, while eliminating glare or light spillage onto adjacent properties.
- Fixtures shall avoid light shining directly to the sky, but shall be shielded and downcast.
- Parking area lighting adjacent to residential development shall direct the light away from residences.
- Maximum light pole height shall be 35 feet.

DESIGN GUIDELINES

- Pedestrian lighting may use different poles or luminary types and will be determined at the time of site development plan review and approval.
- Light poles should be placed close to the area intended to be illuminated.
- Lighting should be designed to provide even and uniform light distribution without hot spots or dark spots.



DESIGN INTENT

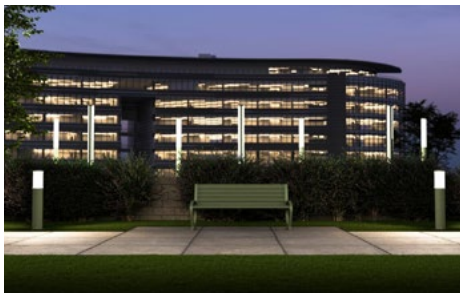
- Enhance security and the aesthetic qualities of the streetscape.
- Minimize negative impacts on neighboring properties.
- Create a comfortable and safe nighttime ambiance in publicly accessible open spaces plazas and expanded streetscapes.

DESIGN STANDARDS

- Pedestrian scale lighting shall be installed at illumination levels to provide pedestrian safety and avoid extreme contrast between light and shadow.
- Pedestrian Walkway lighting shall be a minimum of 0.5 foot candles and maximum of one (1) foot candle along internal pedestrian sidewalks and walkways and shall be a maximum of 2,500 lumens for individual landscape elements in publicly accessible open space and plazas.
- Pedestrian lighting fixtures shall be a maximum of 18 feet tall.
- General illumination of entire open spaces and plazas from remotely mounted fixtures are prohibited.

DESIGN GUIDELINES

- Pedestrian lighting may use different poles or luminary types and will be determined at the time of site development plan review and approval.
- Pedestrian lights along internal streets should consist of only one fixture type or fixtures that match and are from a family of fixtures.
- Pedestrian lighting should be spaced evenly and align with each other along the length of the pedestrian walkway or corridor.
- Use of single luminaries is preferred over multiple luminaries.
- Illumination sources that are low to the ground such as bollards, steps, and walkway lighting are strongly encouraged.



DESIGN INTENT

- Create a comfortable and safe night ambiance in publicly accessible open space and plazas.
- Highlight appropriate open space and plaza elements.
- Provide the lowest levels necessary to achieve safety and efficient way finding.

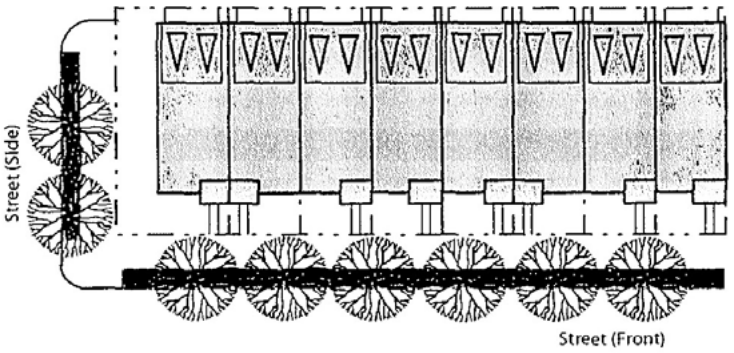
DESIGN STANDARDS

- Outdoor lighting within publicly accessible open space and plazas shall comply with the following standards:
  - Lighting shall be designed to illuminate pedestrian pathways.
  - Lighting shall be designed for human safety and security.
  - Lighting shall minimize glare onto abutting properties.
  - Lighting shall be a maximum of 1 foot candle on pathways, but less is preferred.
  - Lighting shall be a maximum of 2,000 lumens for individual landscape elements.
  - General overhead or service pack lighting is prohibited.
- Festival/Catenary lighting is encouraged on private property as well. String style festival bulbs are exempt from the shielding requirements of the LDC and should be used only in the areas defined as parks, plazas, focal points, and high impact areas.

DESIGN GUIDELINES

- Illumination sources that are low to the ground such as bollards, step and walkway lights are encouraged.
- Focal points such as gazebos, water features, and special landscape elements should be illuminated at night to be inviting and safe.

4.1 Multi Family Attached Standards



Legend
- Principal Structure
- Patio/Porch
- Garage Parking

* Diagrams are representative only, not specific or inclusive of all product types.

DESIGN INTENT

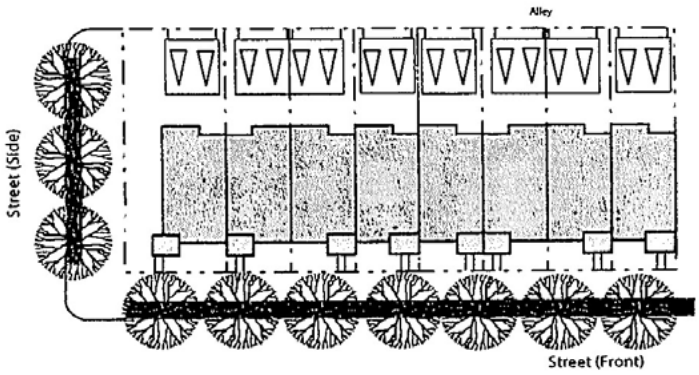
- Row Home units have tuck-under garages with alley access. Rooftop decks or balconies provide private outdoor space for homeowners. Units typically range in size from 1,200 to 2,400 square feet.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.

DESIGN STANDARDS

- Row Homes shall front the street wherever possible in order to create a safe and active space that is usable by pedestrians and bicycles. This street frontage should help define the more urban character inherent within this district.
- Each unit shall be defined by a reveal or setback articulated into the design between properties in order to break up longer elevations and provide identity.
- Building elements shall have good proportions and be complimentary with one another.
- Special emphasis shall be placed on the design of corner elements located at street corners.
- Each of the façades shall have a minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- Human scale elements such as awnings, canopies, sunshades, etc. shall populate the ground floor.
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- A variety of complimentary colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones.
- Building materials that convey a sense of durability and permanence shall be used.
- Materials shall be installed so that building façades do not stain or deteriorate quickly.
- EIFS is not allowed on residential products.
- Detached garages and other similar accessory structures shall be compatible in design, materials, and color with the primary residential structure. Such structures should also visually relate to the primary structure through the use of courtyards, garden walls, or other landscape elements .

DESIGN GUIDELINES

- Building color should be as authentic as possible when compared to the color palette of the selected style.
- Consideration should be given to colors available in the contemporary market.
- Entrances should be articulated to provide identity for each unit while maintaining a similar proportion to adjacent entrances.
- Features such as porches, stoops, awnings and walkups should be provided to create character and human scale along the street
- Each unit shall be defined by a reveal or setback articulated into the design between properties in order to break up longer elevations and provide identity.
- Buildings should be arranged in a manner that create a harmonious, varied appearance of building heights and setbacks to create a diverse street scene.
- Groupings of row homes over 6 units long should be broken off with either a relief in the building facade or by a pedestrian access point. Locations of these access points should allow for strong connectivity with adjacent blocks.
- Row Homes located at corners should adequately represent both streets for which they are fronting in such a way that they celebrate entry into that unique community.
- Any parking which is located mid block should be shielded by either garages or additional Row Homes in order to block visibility from the street. Parking within blocks should be masked from view by either buildings or vegetation from the neighborhood park areas.
- Side facade articulation should be treated in a similar way to the street frontage containing the front entry of the row home.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.

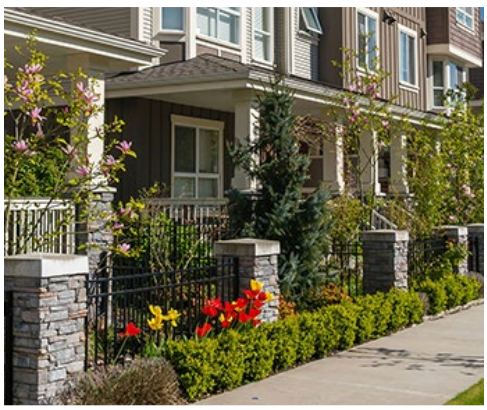


Legend
- Principal Structure
- Patio/Porch
- Garage Parking

* Diagrams are representative only, not specific or inclusive of all product types.

DESIGN INTENT

- Town Home units have detached garages with alley access. The separation between the garage and principal building creates an intimate private courtyard for the homeowner. Units typically are 1,200 to 2,800 square feet.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.



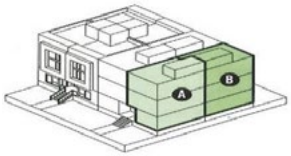
DESIGN STANDARDS

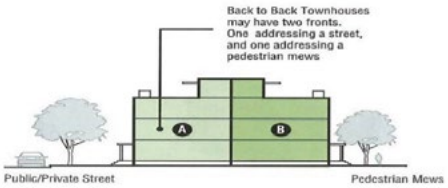
- Town Homes within the development shall front the street wherever possible in order to create a safe and active space that is usable by pedestrians and bicycles. This street frontage should help define the character inherent within this development.
- Each unit shall be defined by a reveal or setback articulated into the design between properties in order to break up longer elevations and provide identity.
- Building elements shall have good proportions and be complimentary with one another.
- Special emphasis shall be placed on the design of corner elements located at street corners.
- Each of the façades shall have a minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- Human scale elements such as awnings, canopies, sunshades, etc. shall populate the ground floor.
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- A variety of complimentary colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones.
- Building materials that convey a sense of durability and permanence shall be used.
- Materials shall be installed so that building façades do not stain or deteriorate quickly.
- EIFS is not allowed on residential products.
- Detached garages and other similar accessory structures shall be compatible in design, materials, and color with the primary residential structure. Such structures should also visually relate to the primary structure through the use of courtyards, garden walls, or other landscape elements .

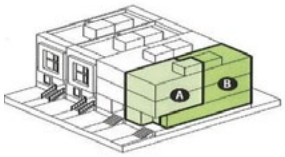
DESIGN GUIDELINES

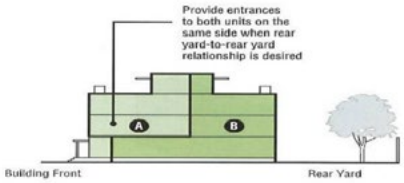
- Building color should be as authentic as possible when compared to the color palette of the selected style.
- Consideration should be given to colors available in the contemporary market.
- Entrances should be articulated to provide identity for each unit while maintaining a similar proportion to adjacent entrances. Features such as porches, stoops, awnings and walkups should be provided to create character and human scale along the street.
- Each unit shall be defined by a reveal or setback articulated into the design between properties in order to break up longer elevations and provide identity.
- Buildings should be arranged in a manner that create a harmonious, varied appearance of building heights and setbacks to create a diverse street scene.
- Groupings of Town Homes over 6 units long should be broken off with either a relief in the building facade or by a pedestrian access point. Locations of these access points should allow for strong connectivity with adjacent blocks.
- Town Homes located at corners should adequately represent both streets for which they are fronting in such a way that they celebrate entry into that unique community.
- Any parking which is located mid block should be shielded by either garages or additional Town Homes in order to block visibility from the street. Parking within blocks should be masked from view by either buildings or vegetation from the neighborhood park areas.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.

4.3 Multi Family Attached Standards









* Diagrams are representative only, not specific or inclusive of all product types.

DESIGN INTENT

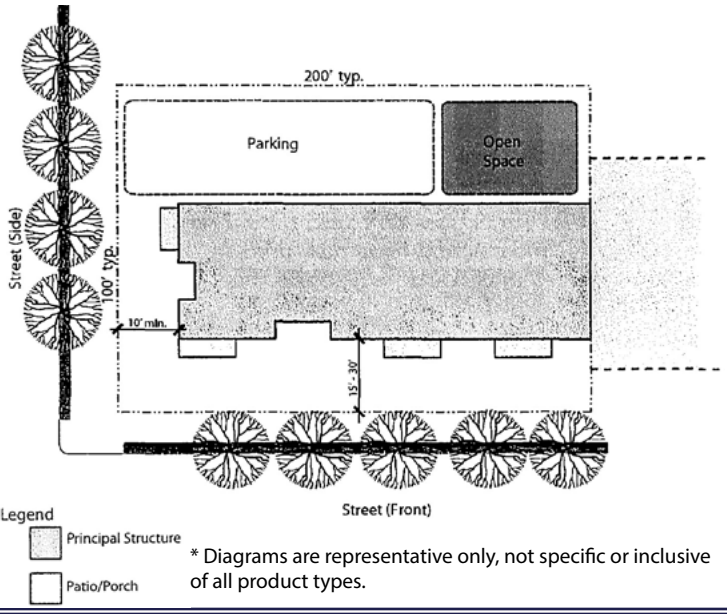
- Back to Back Town Home units have detached parking with alley access or tuck under garages. Units typically are 1,200 to 2,400 square feet.
- The standards and guidelines included in this document are in addition to the standards and guidelines set forth in Article VII. Division 6. of the Commerce City Land Development Code.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.

DESIGN STANDARDS

- Back to Back Town Homes within the development shall front the street wherever possible in order to create a safe and active space that is usable by pedestrians and bicycles. This street frontage should help define the character inherent within this development.
- Building elements shall have good proportions and be complimentary with one another.
- Special emphasis shall be placed on the design of corner elements located at street corners.
- Each of the façades shall have a minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- Human scale elements such as awnings, canopies, sunshades, etc. shall populate the ground floor.
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- A variety of complimentary colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones.
- Building materials that convey a sense of durability and permanence shall be used.
- Materials shall be installed so that building façades do not stain or deteriorate quickly.
- EIFS is not allowed on residential products.

DESIGN GUIDELINES

- Building color should be as authentic as possible when compared to the color palette of the selected style.
- Consideration should be given to colors available in the contemporary market.
- Entrances should be articulated to provide identity for each unit while maintaining a similar proportion to adjacent entrances. Features such as porches, stoops, awnings and walkups should be provided to create character and human scale along the street.
- Each unit shall be defined by a reveal or setback articulated into the design between properties in order to break up longer elevations and provide identity.
- Buildings should be arranged in a manner that create a harmonious, varied appearance of building heights and setbacks to create a diverse street scene.
- The taller portions of residential structures should be located away from adjoining properties, to provide height transitions between taller and lower buildings, and to maximize light, air, and privacy.
- In instances where the prevailing development is single-story, the upper stories of residential structures should be stepped back along the public street frontage to maintain compatibility with the single-story character of the area.
- Groupings of Town Homes over 6 units long should be broken off with either a relief in the building facade or by a pedestrian access point. Locations of these access points should allow for strong connectivity with adjacent blocks.
- Town Homes located at corners should adequately represent both streets for which they are fronting in such a way that they celebrate entry into that unique community.
- Any parking which is located mid block should be shielded by either garages or additional Town Homes in order to block visibility from the street. Parking within blocks should be masked from view by either buildings or vegetation from the neighborhood park areas.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.



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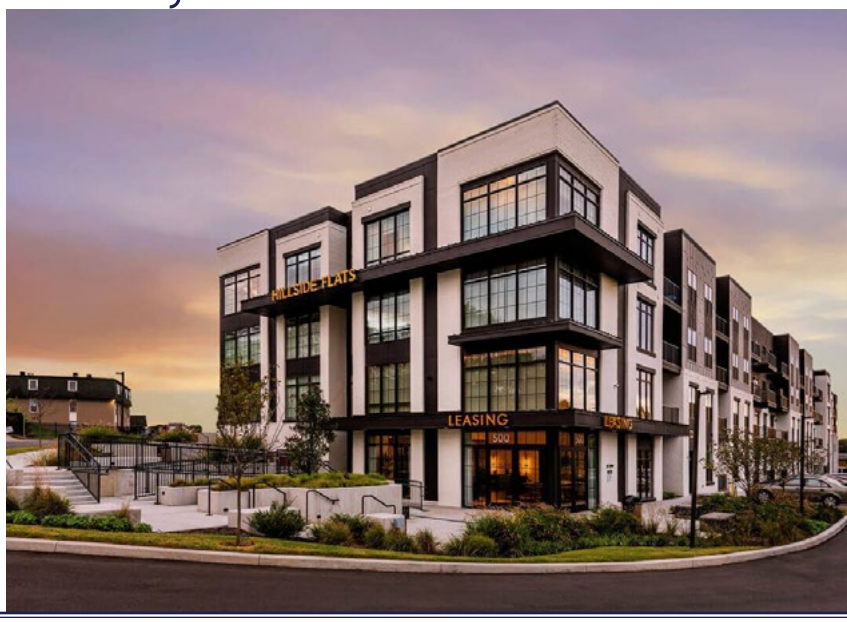


DESIGN INTENT

- The Flats product creates attainable homes that feature one to three bedroom units. Lots suggest a downtown loft style of housing. High open volumes, few interior walls, large windows and basic interior furnishings comprise most of the architectural features of these lofts. Units can range from 800 square foot studios to 2,000 square foot two to three bedroom units.
- The standards and guidelines included in this document are in addition to the standards and guidelines set forth in Article VII. Division 6. of the Commerce City Land Development Code.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.

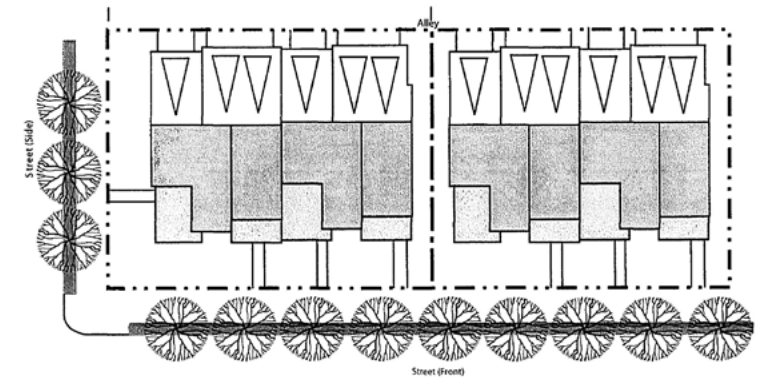
DESIGN STANDARDS

- Building elements shall have good proportions and be complimentary with one another.
- Special emphasis shall be placed on the design of corner elements located at street corners.
- Buildings shall front the street wherever possible in order to create a safe and active space that is usable by pedestrians and bicycles. This street frontage should help define the character inherent within this development.
- Each of the façades shall have a minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- Human scale elements such as awnings, canopies, sunshades, etc. shall populate the ground floor.
- Surface parking shall be hidden from view from the street by either garages or landscaping.
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- A variety of complimentary colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones.
- Building materials that convey a sense of durability and permanence shall be used.
- Materials shall be installed so that building façades do not stain or deteriorate quickly.
- EIFS is not allowed on residential products.

DESIGN GUIDELINES

- Building color should be as authentic as possible when compared to the color palette of the selected style.
- Consideration should be given to colors available in the contemporary market.
- Building fronts should orient towards the street or greenspaces whenever possible.
- Flat roofs and canopies are encouraged to provide visual interest and weather protection.
- Pedestrian green areas between building masses when building elevations are over 150 feet in length should be provided.
- All surface parking should be screened from the street.
- Each unit should have an outdoor space such as a balcony, terrace or lawn that is 150 square feet in size at a minimum.
- Unit interiors should include open spaces with high ceilings.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.

4.5 Single Family Attached Standards



Legend

- Principal Structure
- Patio/Porch
- Garage Parking

* Diagrams are representative only, not specific or inclusive of all product types.

DESIGN INTENT

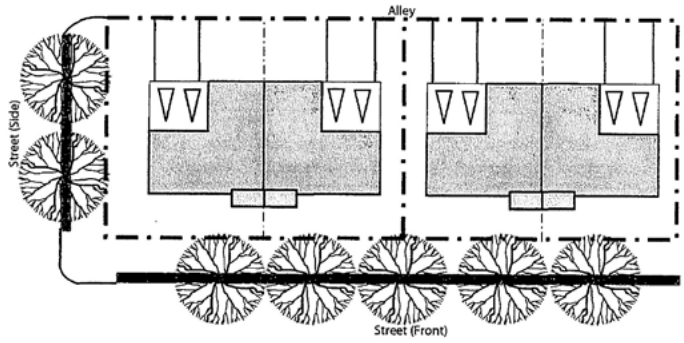
- Brownstone units have tuck-under garages with alley access. Rooftop decks or balconies provide private outdoor space for homeowners. Units typically range in size from 1200 to 2,400 square feet.
- The standards and guidelines included in this document are in addition to the standards and guidelines set forth in Article VII. Division 6. of the Commerce City Land Development Code.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.

DESIGN STANDARDS

- Entries to each individual unit shall be clearly articulated on the building facade, which should be street oriented for strong pedestrian connectivity.
- Enhance the massing and scale of the architecturethrough the variation of materials and color.
- Brownstones shall use a combination of brick, stone and masonry building materials as the predominant materials that convey a sense of durability and permanence and create a unique architectural character within the One Buckley development.
- A variety of complimentary earth tone colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones .
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- Each of the façades shall have a minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- Human scale elements such as awnings, canopies, sunshades, etc. shall populate the ground floor.
- Surface parking shall be hidden from view from the street by either garages or landscaping.
- EIFS is not allowed on residential products.

DESIGN GUIDELINES

- Brownstones located at corners should adequately represent both streets for which they are fronting in such a way that they celebrate entry into that unique community.
- Common areas between Brownstones should be visible from the street and interiors of the units.
- All Brownstone homes should include outdoor spaces adjacent to each unit that are either a balcony, patio or lawn.



Legend

- Principal Structure
- Patio/Porch
- Garage Parking

* Diagrams are representative only, not specific or inclusive of all product types.

DESIGN INTENT

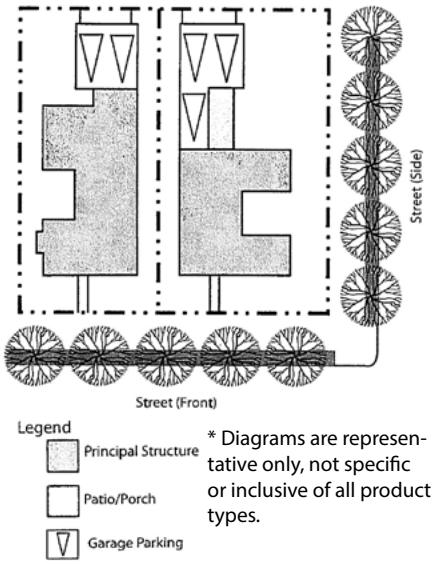
- Tandem Home units have attached garages with alley access. The separation between the garage and principal building creates an intimate private courtyard for the homeowner. Units typically are 1,200 to 2,400 square feet.
- The standards and guidelines included in this document are in addition to the standards and guidelines set forth in Article VII. Division 6. of the Commerce City Land Development Code.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types .

DESIGN STANDARDS

- Entries to each individual unit shall be clearly articulated on the building facade, which should be street oriented for strong pedestrian connectivity.
- Enhance the massing and scale of the architecturethrough the variation of materials and color.
- Building materials that convey a sense of durability and permanence shall be used.
- A variety of complimentary earth tone colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones .
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- Each of the façades shall have a minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- Human scale elements such as awnings, canopies, sunshades, etc. shall populate the ground floor.
- Surface parking shall be hidden from view from the street by either garages or landscaping.
- EIFS is not allowed on residential products.

DESIGN GUIDELINES

- Building fronts and entrances should face the street or adjacent greenspace.
- Driveways should be located to circulate well with adjacent driveways while maintaining a minimal visual impact on the development.
- Houses should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks to create a diverse street scene.
- Units configured with a Primary bedroom on the first floor are preferred.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.



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DESIGN INTENT

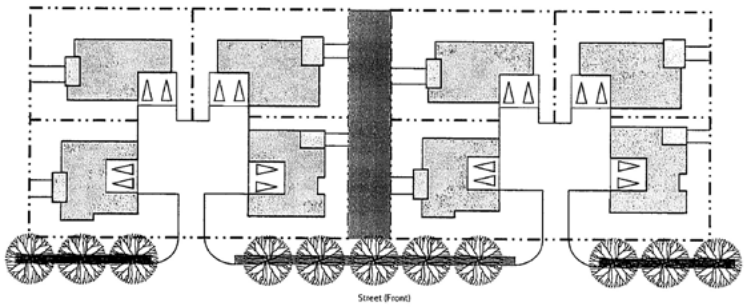
- The Single Family Home consists of just one dwelling unit per lot. The Single Family Home usually will incorporate an attached garage as well as a private yard space. Units range in size from 900 square feet to 3,500 square feet.
- The standards and guidelines included in this document are in addition to the standards and guidelines set forth in Article VII. Division 6. of the Commerce City Land Development Code.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.
- The same housing model with the identical street elevation design (or nearlyidentical) shall not be placed directly adjacent to one another or directly across the street from one another.

DESIGN STANDARDS

- Where the architecture warrants it, i.e. Transitional Farmhouse, Mid-Century Modern, or Modern Contemporary buildings, porches shall be an integral part of the building design. Porch design should include details, supports, and railings that keep with the overarching architectural style and compliment other elements of the building design.
- Entries to each individual unit shall be clearly articulated on the building facade, which should be street oriented for strong pedestrian connectivity.
- Building materials that convey a sense of durability and permanence shall be used.
- A variety of complimentary earth tone colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones .
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- Each of the façades of a house shall have a minimum of two differentiated planes to relieve flat, monotonous façades
- Differentiation may include incorporation of a feature such as a bay window, entry, porch, overhang, or chimney
- All differentiation shall be a minimum of 12 inches in depth and a minimum of 5 feet in width
- Surface parking shall be hidden from view from the street by either garages or landscaping.
- Exterior siding materials such as stucco, wood, masonry, tile, wood shingles, metal panels, or glass panels shall be used. Scored plywood, aluminum and vinyl siding shall be prohibited. For contemporary architectural styles, exceptions that require additional design review may be a ppropriate.
- EIFS is not allowed on residential products.
- Detached garages and other similar accessory structures shall be compatible in design, materials, and color with the primary residential structure. Such structures should also visually relate to the primary structure through the use of courtyards, garden walls, or other landscape elements .

DESIGN GUIDELINES

- Single Family Homes located at corners should adequately represent both streets for which they are fronting in such a way that they celebrate entry into that unique community.
- Houses should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks to create a diverse street scene.
- Common areas between Single Family Homes should be visible from the street and interiors of the units.
- The location of detached garages and carports should be thoughtfully considered.
- Continuous carports at building entrances are strongly discouraged.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.



Legend

Principal Structure

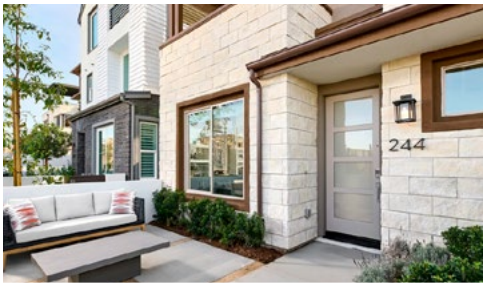
Patio/Porch

Garage Parking

* Diagrams are representative only, not specific or inclusive of all product types.

DESIGN INTENT

- These homes are to be located in areas where lower densities are preferred.
- The Patio Home usually will incorporate an attached garage as well as a yard space.
- Units range in size from 1,600 square feet to 3,600 square feet.
- Motor courts provide residences with safe and convenient access to front entries onto a shared private drive.
- The standards and guidelines included in this document are in addition to the standards and guidelines set forth in Article VII. Division 6. of the Commerce City Land Development Code.
- A mix of housing products is a key element within the One Buckley community.
- A variety of housing options shall be used in accordance with the Housing Diversity requirements of the Commerce City Land Development Code to accommodate an array of residential types.
- The same housing model with the identical street elevation design (or nearlyidentical) shall not be placed directly adjacent to one another or directly across the street from one another.



DESIGN STANDARDS

- Where the architecture warrants it, i.e. Transitional Farmhouse, Mid-Century Modern, or Modern Contemporary buildings, porches shall be an integral part of the building design. Porch design should include details, supports, and railings that keep with the overarching architectural style and compliment other elements of the building design.
- Front entrances of homes shall be oriented to the motor court, adjacent public street, park, or open space.
- Homes that side onto public right-of-way shall have enhanced architectural features consistent with front elevation requirements.
- Entries to each individual unit shall be clearly articulated on the building facade, which should be street oriented for strong pedestrian connectivity.
- Building materials that convey a sense of durability and permanence shall be used.
- A variety of complimentary earth tone colors and material palettes shall be selected along any given street to avoid a monotonous appearance of multiple buildings of the same color and tones .
- Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme.
- Each of the façades of a house shall have a minimum of two differentiated planes to relieve flat, monotonous façades
- Differentiation may include incorporation of a feature such as a bay window, entry, porch, overhang, or chimney
- All differentiation shall be a minimum of 12 inches in depth and a minimum of 5 feet in width
- Surface parking shall be hidden from view from the street by either garages or landscaping.
- Exterior siding materials such as stucco, wood, masonry, tile, wood shingles, metal panels, or glass panels shall be used. Scored plywood, aluminum and vinyl siding shall be prohibited. For contemporary architectural styles, exceptions that require additional design review may be a ppropriate.
- EIFS is not allowed on residential products.

DESIGN GUIDELINES

- Driveways should be located to circulate well with adjacent driveways while maintaining a minimal visual impact on the development.
- Houses should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks to create a diverse street scene.
- Units configured with a Primary bedroom on the first floor are preferred.
- Setback parameters are outlined in the One Buckley PUD are but are subject to Owner review and approval as long as setbacks fall within parameters of the One Buckley PUD. The setbacks specified in the One Buckley PUD may be modified upon approval of such modification by the Owner, but shall not be less than the minimum setbacks set forth in the PUD.

DESIGN INTENT

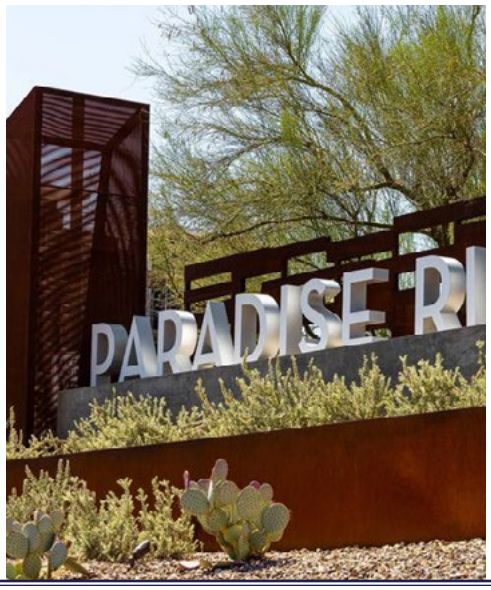
- These guidelines are in addition to the Commerce City Signage Regulations located in the Land Development Code Article VIII. In the case of conflicts, the more restrictive guideline will apply.
- Provide clear identification of buildings, individual tenants and uses.
- Create signs and graphic elements that are appropriate to and expressive of the use or product that they identify.
- Create high quality, professionally fabricated signs using durable materials.
- Foster creativity, and uniqueness in sign design appropriate to a contemporary urban setting.
- Add visual interest to the architecture.
- Provide way finding for the Project for both vehicles and pedestrians.
- Provide a gateway into the Project.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

DESIGN STANDARDS

- The project shall meet the intent of the City's signage requirements. Signage Design Standards will be imposed to produce and control the following.
  - A uniform building identification and addressing system that incorporates the projects sense of place.
  - Way finding and directional signage for vehicular and pedestrian traffic.
  - Project identification (monument signs including an LED message board at the three primary entrances).
  - Tenant identification.
  - A permissible range of graphics and design for awnings, murals and lifestyle signatures.
- Signs shall be compatible with enhancement of the Project and its architecture in terms of scale, proportion, color, materials and lighting levels.
- Materials and textures of signs shall be compatible with the architectural character of the site and building. Supporting sign structures of monument signs shall match the primary finish and colors of the associated building(s).
- Signage and lighting are inherent design elements and shall be integrated into the architecture.
- Structure, materials, detailing and power sources shall be designed with consideration of signage installation requirements and shall be readily adaptable and reparable as tenant sign needs change.
- Orientation of any illuminated sign or light source shall be directed or shielded to reduce light trespass and glare.
- Signs shall be constructed of high quality, durable materials. All materials must be finished to withstand corrosion.

DESIGN GUIDELINES

- Signs should not be obtrusive to the surrounding uses.
- Signs should be part of a hierarchical system or family of signs that are designed to be scaled and proportional to their function and location.
- Indirect and external light sources should be the preferred option where lighting is required.
- Signs should be organized in a logical arrangement that does not adversely affect the streetscape.
- Signs should avoid overlapping or concealing architectural elements.
- Signs should be creative in usage of two and three-dimensional forms.
- Use of company logos, themes, and colors should be incorporated into the architectural design and be consistent with these Standards and Guidelines.
- Mixed use buildings should provide a location on the commercial areas of the building façade that are specifically designed to accommodate changeable tenant signage including wall signs, projecting signs, and window signs.



CORNER PROJECT ID SIGN

- As a response to the major roadways bordering the property, an identifying statement for both the development and for Commerce City is planned for the corner of 120th Ave. and Buckley Road. This placement takes advantage of the traffic volumes, visibility and topography of the location. It is envisioned that a minor retaining wall system will integrate with the signage to help identify this important gateway within the high visibility corner plaza. Concrete, ledge stone veneer, metal and solid-core dimensional letter forms shall be predominant materials.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

PRIMARY MONUMENT SIGN

- Entry locations to the Project along 120th Ave. and Buckley Road should be punctuated by Primary Tenant Monument signage. These elements may be vertical elements identifying the development as well as tenants to serve as a feature as traffic enters and exits the site. Material palettes used in both the architecture of the site and the primary monument signage should be incorporated into these monuments.
- Concrete, ledge stone veneer, metal and solid-core dimensional letter forms shall be predominant materials.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

SECONDARY MONUMENT SIGN

- Tenant locations along 120th Ave. and Buckley Road may be highlighted by secondary monument signage. These elements should be predominately horizontal elements identifying the tenants located along the arterial streets as traffic passes the site. Material palettes used in both the architecture of the site and the primary monument signage should be incorporated into these monuments.
- Concrete, ledge stone veneer, metal and solid-core dimensional letter forms shall be predominant materials.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

SECONDARY PROJECT ID SIGN

- Entry locations to individual residential areas may also incorporate secondary monument signage to identify each of the developments or residential areas within the project. Material palettes used in both the architecture of the site and the primary monument signage should be incorporated into these monuments.
- Concrete, ledge stone veneer, metal and solid-core dimensional letter forms shall be predominant materials.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

DIRECTIONAL SIGNAGE

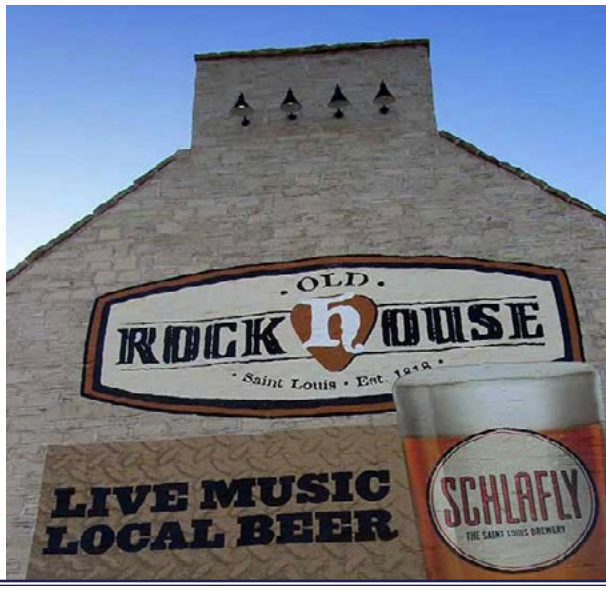
- As a part of the signage program, directional signage within the interior of the development should reflect the style and material palette used in the monuments. The principal function of these signs is to provide information clearly, but to also support the design function of the entire signage program. These signs should be located at key locations within the Project with signs also anticipated within major open spaces envisioned for the site.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

REGULATORY SIGNAGE

- To compliment the other signage designed for the site, the development could include custom regulatory signage. These signs may include stop, yield, one-way and street name signs as part of the program. Any materials or design styles should compliment and work within the palette established by architectural development and monument signage design.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

WALL SIGNS

- Tenants occupying ground floor space are allowed one sign per bay, based on lease street frontage. Tenants occupying ground floor space on a corner facing two streets are allowed one wall sign per street side.
- Wall signs may make up a maximum of 100 square feet or ten percent (10%) of the total exposed frontage.
- Pad Sites are permitted one wall sign per side of building that faces a street or parking area. Up to 3 signs maximum are allowed.
- Wall signs should be mounted in the designated mounting section of any building. This consists of the area from the top of the tenant's awning or glazing to the bottom of the next floor's window or architectural wall element.
- Wall signs should consist of individually mounted letters, internally illuminated channel letters, logos, or icons without sign backings unless otherwise approved.
- Wall signs should fit with the tenant's storefront design and the architecture of the building.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.



PROJECTED SIGNS

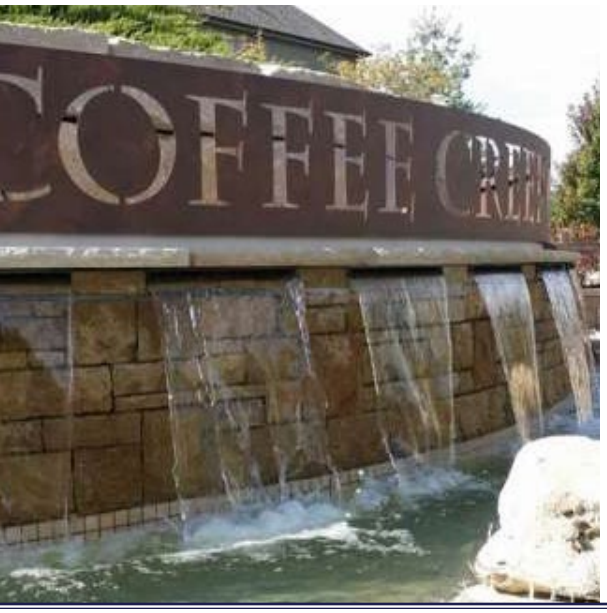
- Projecting signs offer the pedestrian quick knowledge of the stores along any street. They also add an extra dimension to the streetscape much like awnings and shade structures do.
- Each ground floor tenant can be allowed one projecting sign per building frontage facing a street.
- Each pad site can be allowed one projecting sign for each building side facing a street.
- Ground floor tenants, parking garages, major retailers and free standing buildings are allowed a maximum 96 cubic feet in volume for all projecting signs.
- Projecting signs may extend beyond the ground floor retail if the architecture allows for such a sign and it may not extend into areas occupied by residential units.
- Projecting signs of rectangular or square internally lit cabinets are not permitted
- Signs should be unique to the tenant and reflect the architecture of the building.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.

PAINTED OR WRAPPED WALL SIGNS

- Painted advertisements or company logos on fixed walls are permitted in One Buckley to create a unique character within the development.
- Creative and unique placement, assymetrical or full bleed imagery are encouraged.
- Signs shall be of high quality and reflect the tenants branding or logo.
- Signs shall not cover more than 60% of facade area.
- Signs shall be complimentary of the overall One Buckley character and seek to enhance the pedestrian experience and environment.
- Signs may be placed on a non-prominent side of the building, such as a building face that faces a parking lot.
- All painted signs are subject to review by the Owner.

BANNER SIGNS

- Banner signs are large format style advertisements that can resemble painted signs or billboard signs.
- These signs can be used as development signage, building signage or tenant signage on a temporary basis.
- Banner signs are acceptable to cover secondary facades, parking garages and blank walls that face parking lots or streets.
- All banner signs must be of high quality, reflect the character of the surrounding architecture and signage and must be approved by the Owner.
- See Commerce City Land Development Code Article VIII: Sign Regulations for sigange size and quantity regulations.



DESIGN INTENT

- Identify the location and entrance of a business.
- Promote the service of merchandise within.
- Attract and inform customers.

DESIGN STANDARDS

- Signs shall be positioned to be integrated into the building design and not obscure architectural details.
- Signage locations shall consider urban design elements such as street trees, pedestrian lighting and other elements.

DESIGN GUIDELINES

- Buildings should be designed to provide appropriate location for signs. The signs should be an integral part of the building yet still provide a strong sense of identity for the user.
- Signs should not overlap or conceal architecture
- Signs should indicate building entries and entries to parking facilities.
- Tenant signage should typically be located only on the ground floor of buildings adjacent to the tenant location.
- Tenant signage for buildings that are multi-story may incorporate upper level signage.

DESIGN INTENT

- Encourage signs that fit the character of the Project and that do not detract from or overpower the architecture.
- Limit the proliferation of signs on building so as not to detract from the appearance of a well designed building.
- Encourage regular maintenance.
- Ensure signs and their materials appear "like new."
- Utilize buildings as signage.

DESIGN STANDARDS

- Sign colors, materials, sizes, shapes and lighting shall be used to complement the other elements of the façade.
- Structure, materials, detailing and power sources shall be designed with consideration of signage installation requirements and shall be readily adaptable and reparable as tenants sign needs change.
- Signs located on commercial buildings shall fit within existing features of the building's façade.

DESIGN GUIDELINES

- Signs should be designed to help establish the buildings character by using graphic themes which complement the overall building design.
- Sign character that is expressive of the individual tenants and overall Project identity is encouraged.
- Distinctive materials that exhibit craftsmanship and which contribute to individual business' identity should be used.
- Simple straight forward shapes that communicate clearly should be used.
- Signs as symbols are encouraged because they are easily read and add to the vitality of a storefront.
- Sign materials should be high quality, durable and easy to maintain.
- Letter styles should be legible. Simple well-proportioned typefaces are preferred.
- Signs should be recognizable as part of the Project without being overwhelming or over themed.

DESIGN INTENT

- Provide adequate lighting of signs for legibility and orientation.
- Encourage lighting that enhances the character of the Project.
- Encourage minimal energy consumption.

DESIGN STANDARDS

- Moving lighting on signs is prohibited.
- Orientation of any illuminated sign or light source shall be directed or shielded to reduce light trespass and glare.
- Indirect back lit and external lighting sources shall be the preferred lighting option where lighting is desired.
- Locations for illuminated signage shall be oriented to the public right-of-way or private streets.

DESIGN GUIDELINES

- Illuminate external to the sign surface with lighting directed at the sign is preferred.
- Light levels should not overpower other signs on the street or same façade.
- Halo illumination is encouraged.
- Illuminated signs should have top to prevent light escaping upwards.
- Power sources, raceways and conduit should be concealed to minimize their visual impact.
- Lighting sources for signage should be compatible with building lighting.

Owner

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