

DESIGN GUIDELINES

for CHERRY CREEK EAST

URBAN DESIGN STANDARDS AND GUIDELINES
COMMUNITY PLANNING AND DEVELOPMENT AGENCY



CITY and COUNTY of DENVER
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DESIGN REVIEW PROCESS



The Vision

Cherry Creek East is a neighborhood of smaller, older, single family homes mixed with new townhouses, condominiums, high-rise apartments, offices, and a few retail uses. As the area redevelops, Cherry Creek East will become an urban, mixed-use neighborhood, with new buildings that reinforce the neighborhood's unique identity. It is the intent of these guidelines to ensure that future developments contribute to the following development objectives:

■ General goals

Communication among the City, neighborhood residents, and developers, facilitated by a design review process which includes clearly defined goals and design criteria.

Redevelopment of Cherry Creek East consistent with the goals and design criteria.

Livability, striking a balance between the convenience of an urban setting and the tranquility of a residential neighborhood.

Security for the neighborhood, its residents and each street. While there should not be any "fortresses" in Cherry Creek East, security should be enhanced for both residents of individual homes and for the street, with an emphasis on creating "eyes on the street".

Accessibility within Cherry Creek East, to the rest of Cherry Creek, and beyond the neighborhood. Accessibility must be balanced with the protection of neighborhood livability.

Pedestrian orientation, which provides connections within Cherry Creek East and to the surrounding areas, including pedestrian connections to and along Bayaud.

No large retail.

A high quality urban residential environment, insured through the adherence to design guidelines for scale, architecture, and bulk plane; a sensibility to the evolving neighborhood context; and an attempt to have each new development improve upon the design and materials of earlier developments.

High quality, lush landscaping, especially in the perceivable open space, which is the appropriate design, scale, and quality necessary to enhance and soften the urban residential character of the neighborhood.

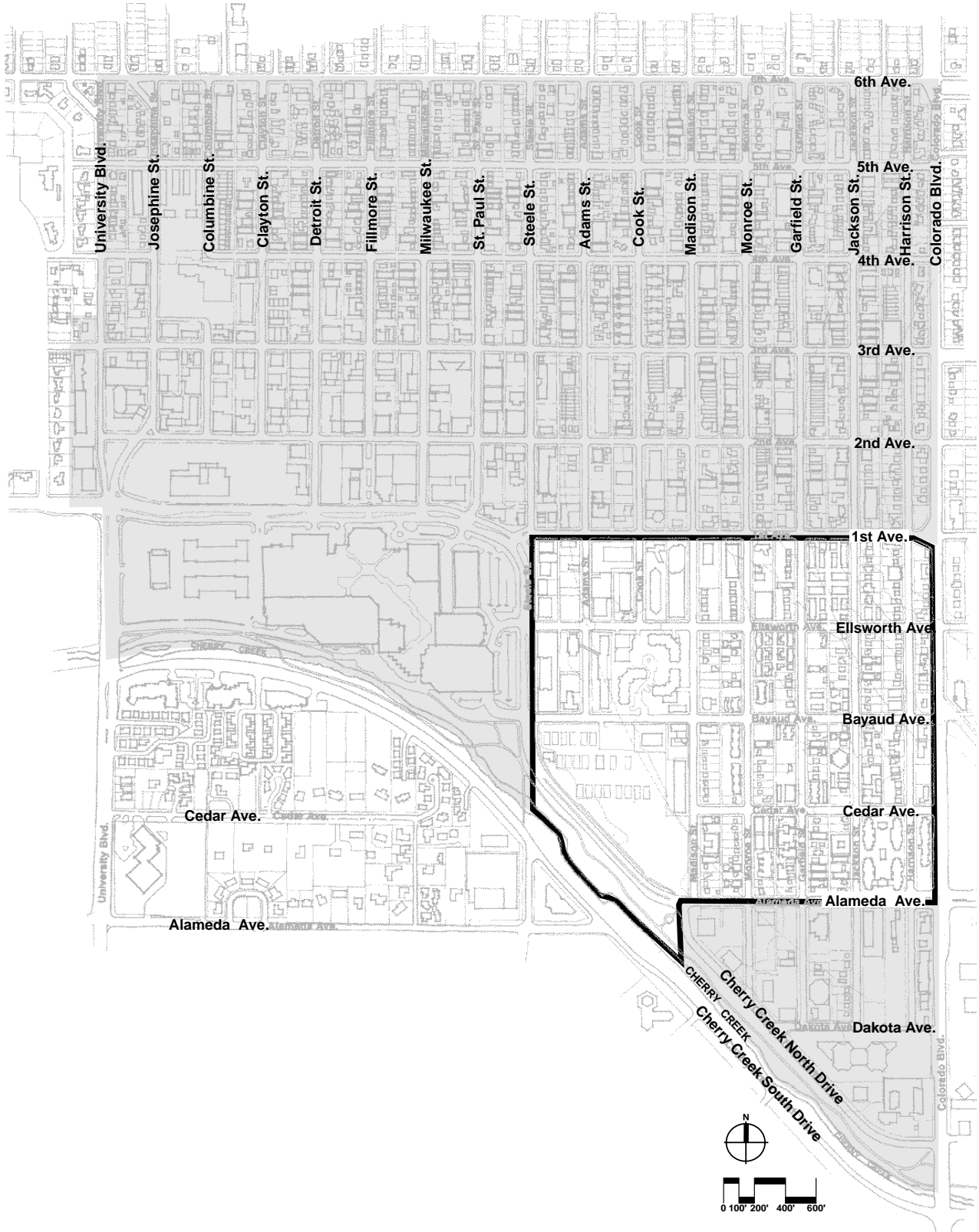
The Cherry Creek East District extends from Steele Street on the west to Colorado Boulevard on the east and from 1st Avenue on the north to Cherry Creek North Drive on the northwest and Alameda Avenue on the south.

Design Objectives

To achieve the vision, the Cherry Creek East Neighborhood, along with the City and County of Denver, has identified design objectives to guide new construction. Each of these objectives is expressed in an Intent Statement followed by Standards and Guidelines.

■ Intent Statements

Intent statements define the goals or objectives of a particular standard or guideline as drawn from the vision for the neighborhood.



Cherry Creek East

■ Standards

Standards provide specific direction for a particular aspect of design. Standards use the terms “shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- ▶ an alternative better achieves the stated intent;
- ▶ the intent which the Standard was created to address will not be achieved by submittal of the Standard in a particular circumstance; or
- ▶ unique site factors make the Standard impractical or cost prohibitive.

■ Guidelines

Guidelines should be used in conjunction with intent statements when it is not possible to achieve the standards. Guidelines use the term “should” to denote that they are considered relevant to achieving the stated intent, and will be pertinent to the review process.

Authority, Appeals and Amendments

■ Authority

Design Standards and Guidelines are authorized by the Zoning Ordinance of the City and County of Denver and are adopted by the Denver Planning Board.

■ Planning Board Appeal Process

If a design is not approved, the Applicant may revise and resubmit, or appeal to the Board of Adjustment for Zoning Appeals.

Any aggrieved party may initiate appeals.

■ Amendments

No amendments to the Design Standards may be approved until (i) the proposed amendments have been reviewed by the Planning Office and the Planning Office has forwarded its comments to the Planning Board, and (ii) the Planning Board has complied with all requirements of Chapter 2, Article VI, of the Revised Municipal Code Concerning Notice and Public Hearings.

Procedures for Design Review

Design review is initiated with a Schematic Design Pre-Submittal conference with the City and County of Denver Planning Office. Additional review occurs at the Schematic and Design Development phase. Review phases may be combined or eliminated at the discretion of the Zoning Administrator with concurrence of the Planning Director. Conformance with review requirements will be confirmed at the Construction Permitting Phase

■ Review and Approval Process

Pre-Submittal Conference

Prior to filing a Schematic Design Phase Submittal, the applicant and the Planning Office shall have a pre-submittal conference to discuss submittal requirements, the design review process, and public notification requirements.

Schematic Design Phase

Submittal for Design Review ▶ A

Schematic Design submittal shall be filed directly with the Zoning Administration by the property owner or the owner’s agent and shall contain information and documentation prescribed in the Submittal Requirements. All submittals for the

Schematic Design Phase shall be reviewed for completeness by the Zoning Administration and, if found to be complete, shall be forwarded to the Planning Office.

Public Notification ▶ The Zoning Administration shall send notice of the Schematic Design Phase submittal to all registered neighborhood organizations whose boundaries are within two hundred feet of the project property not less than five (5) days after it receives the completed submittal. This notification is for the general information of interested parties. Additional public notification and the opportunity for public comments will occur at the Design Development Phase.

Review for Consistency ▶ Within thirty (30) days of the Schematic Design Phase Submittal, the Director of Planning shall review the submittal to determine if it is generally consistent with the criteria established in the Cherry Creek East Design Standards and Guidelines and to identify additional design issues that need to be addressed in the Design Development Phase. This time frame may be extended by agreement of the applicant and the Director of Planning.

***Design Development
Pre-Submittal Conference***

Prior to filing a Design Development Phase Submittal, the applicant and the Planning Office shall have a pre-submittal conference to discuss any outstanding issues from the schematic design phase, submittal requirements, and public notification requirements. This requirement for this meeting may be omitted at the discretion of the Planning Office.

Design Development Phase

Submittal for Design Development

Review ▶ A Design Development submittal shall be filed directly with the Zoning Administration by the property owner or the owner's agent and shall contain information and documentation prescribed in the Submittal Requirements. All submittals for the Design Development Phase shall be reviewed for completeness by the Zoning Administration and, if found to be complete, shall be forwarded to the Planning Office.

Public Notification ▶ The Zoning Administration shall send notice of the Design Development Phase submittal and





the Planning Board public meeting to all registered neighborhood organizations whose boundaries are within two hundred (200) feet of the property involved not later five (5) days after it receives the completed submittal. Public comments may be made at the Planning Board public meeting or may be submitted in writing to the Planning Office a minimum of nine (9) days prior to the public meeting.

Planning Office Evaluation ▶ The Planning Office staff shall evaluate the submittal based on criteria established in the guidelines, consider comments received from registered neighborhood organizations and prepare a recommendation to approve, approve with conditions, or deny the submittal not later than 7 days prior to the Planning Board meeting.

Planning Board Public Meeting ▶ Within forty-five (45) days from the receipt of the completed submittal, the Planning Board shall hold a public meeting to hear planning staff recommendations and public comments based on the criteria established in the Cherry Creek East Design Standards and Guidelines. At the conclusion of this meeting the Planning Board shall make a recommendation to approve, approve with conditions, or deny the application and shall forward its recommendation to the Zoning Administrator.

Action by Zoning Administrator ▶ The Zoning Administrator shall approve, approve with conditions, or deny the Design Development application after viewing the recommendation of the Planning Board.

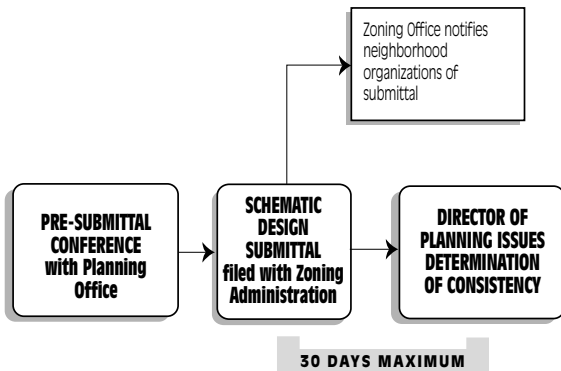
Construction Permitting Phase

The applicant shall submit construction documents to Zoning Administration to verify consistency with the approved Design Development application.

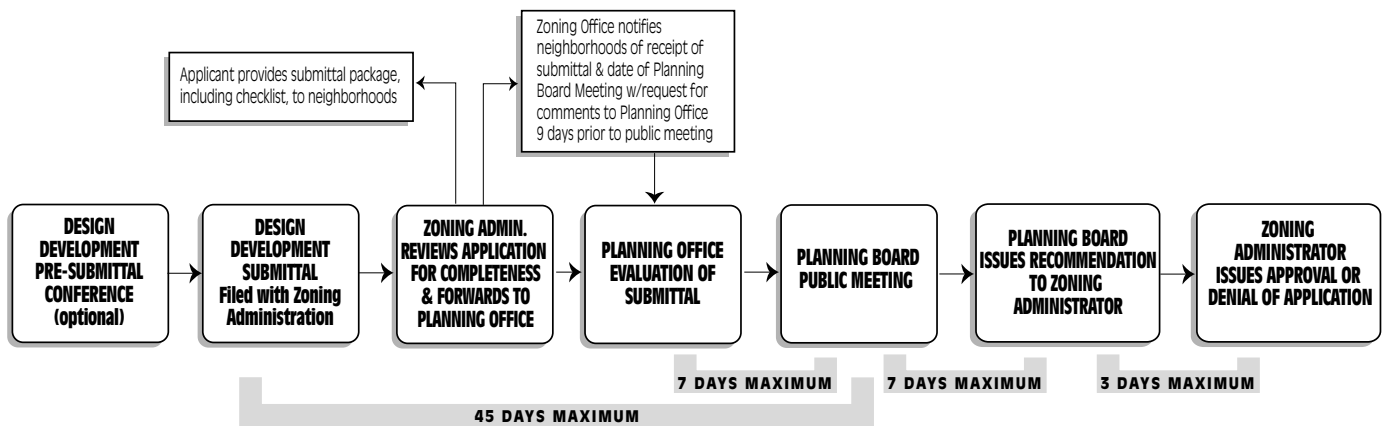
■ Submittal Requirements

The applicant must submit design documents appropriate to the phase and level of project development at the time a review is requested. Sufficient information is required at each design phase in order to fully evaluate all relevant issues. The list below identifies minimally acceptable design information required in order to initiate and complete review for each phase.

- ▶ Pre-Design Conference
 - Project program indicating uses and areas
 - Project site description, including adjacent uses
- ▶ Schematic (Concept) Design
 - Floor Plans
 - Building Elevations
 - Site Context Plans (showing immediately adjacent properties)
 - Sections as required to fully describe a buildings massing
 - All items under Pre-design
 - Completed Cherry Creek East Design Guideline checklist (see p. 32)
- ▶ Design Development
 - Floor Plan
 - Detailed Building Elevations
 - Landscape Plan, including Streetscaping
 - Architectural Facade Details and Treatments
 - Building Materials Schedule (a sample board may be requested)
 - All items under Schematic Design
- ▶ Construction Permitting
 - Final Construction Documents



SCHEMATIC PHASE



DESIGN DEVELOPMENT PHASE



CONSTRUCTION/PERMITTING PHASE

Design Review Process for Cherry Creek East



■ Modifications

If it becomes impossible or impractical to complete construction of a project in accordance with the approved design, the applicant shall notify the Zoning Administrator and shall submit to the Zoning Administrator an alternative design that is as close as reasonably possible to the approved design. The Zoning Administrator shall forward the proposed alternative design to the Director of Planning. The alternative design shall be considered a new application and shall be subject to the same review process.

RESIDENTIAL

DESIGN OBJECTIVES

Site Design Objectives

INTENT

Vehicular Access

Create a pedestrian friendly environment and minimize conflicts between automobiles and pedestrians.

Minimize the presence of parked automobiles and service functions on the street.

Promote safe and efficient movement of vehicles, pedestrians and bicyclists in public and private circulation areas.

Enhance the service functions of alleys.

Parking



Minimize the visual impact of parking on the residential streetscape.

Minimize the impact of headlights and vehicle noise on adjacent streets and residences.

Pedestrian Access

Promote a sense of individuality of units within a property.

Increase pedestrian activity, and thus neighborhood safety, by providing front doors that connect directly to the street.

Landscaping

Offset the impacts of high-density residential development and shallow front setbacks with ample, well designed landscaping.

Complement the architectural features and entry with the placement of landscaping.

Screen undesirable features.

Provide privacy buffers.

Mitigate environmental factors such as noise, wind, sun and water consumption.

STANDARDS

GUIDELINES

▶ Parking shall be accessed off of the alleys.

▶ Minimize the width and length of driveways and the number and width of curb cuts.

▶ Vehicular and pedestrian access points into the project should be separate.

▶ Driveways, where necessary from the street, should be perpendicular to the street.

▶ Parking shall be located only on the rear half of the zone lot.

▶ Parking should be designed and located so that it is not visible from the public right-of-way and should not negatively impact adjoining properties.

▶ Parking shall be buffered from neighboring properties by walls, fences and or landscape of sufficient height to block the view of vehicles.

▶ Garages shall not face the street.

▶ Each unit shall have a primary entrance that faces the street.

▶ Ground floor units in multi-story buildings should have individual street-facing entrances for each ground floor unit. All units above the ground floor shall have at least one common street-facing entrance.

▶ All building entries shall be directly connected to the street via a pathway, paved walkway, staircase, or ramp.

▶ Side entrances should be highlighted by significant architectural and landscape elements.

▶ The primary entrance to a corner unit shall face the east-west street.

▶ A minimum of 25% of the site area shall be pervious.

▶ Install ample, well designed landscaping that provides a lush green edge and tree canopy.

▶ A minimum of 75% of the pervious area between the sidewalk and the building shall be landscaped with shrubs, groundcover, and trees. The remaining 25% of the area may be sod.

▶ Design landscaping so that it enhances architectural features.

▶ A landscape strip a minimum of 2'-0" wide shall be provided between the sidewalk and fences or site walls.

▶ See additional streetscaping requirements in Appendix A — Page 17.

Site Design Objectives (cont)

INTENT

Lighting



Enhance security and the aesthetic qualities of the streetscape while minimizing negative impacts on the neighboring properties.

Walls and Fences

Keep open space visible from the public right of way/sidewalks.

Screen unsightly site features such as trash dumpsters or mechanical equipment.

Coordinate the design of walls and fences to complement the architecture.

Mechanical Equipment

Minimize the visual impact of mechanical equipment on adjacent streets and residences.

STANDARDS

GUIDELINES

- ▶ Use the standard pedestrian light (fixture information available from Planning Office) in the tree lawn throughout the district. Pedestrian lights shall be spaced in accordance with the streetscape template on page 33.
- ▶ Alleys shall be lighted by fixtures attached to garages, rather than by streetlights. Fixtures shall provide continuous lighting, rather than being “motion sensitive”.

- ▶ Deviations from the streetscape template may be allowed to protect mature healthy street trees.

- ▶ Fences or walls in front yards shall be no taller than 42”. Fence piers may extend to 48”, but may be no wider than 16”.
- ▶ Mechanical equipment and trash storage areas shall be screened with a fence, wall or landscaping.
- ▶ Side and rear yard fences shall be no taller than 6 feet with a maximum of 4 feet of solid material at the base and the remainder constructed of lattice or similar material that is at least 50% open.
- ▶ All walls and fences shall be constructed of the same or comparable building materials and architectural detailing as the structures they enclose.
- ▶ Chainlink fences shall not be allowed.

- ▶ Fence design should allow open space and landscaping to be visible from the public right of way.

- ▶ All mechanical equipment, including meters, shall be screened from the public right-of-way and adjacent residences by fences, walls and or landscaping.
- ▶ Screening of rooftop mechanical, satellite dishes and antennas should be incorporated into the building architecture.

- ▶ Screening should be accomplished in a manner that is architecturally compatible with the building design.

Architectural Design Objectives

INTENT

Building Facades



- Create facades that provide pedestrian scale.
- Create visual interest for the pedestrian.
- Ensure that building facades relate to typical residential forms through the use of materials, architectural ornament, and details.

Building Orientation and Placement

- Spatially define the street.
- Create pedestrian activity along the street.
- Promote neighborly interaction.
- Enhance the existing hierarchy among streets in the district as reflected by the differences in scale, traffic and building relationships between the streets.

Building Form and Massing

- Maintain the appearance and scale of individual residences.

Window Proportion

- Maintain the traditional appearance of vertically oriented windows.

STANDARDS

GUIDELINES

- ▶ Provide materials and detailing of human scale
- ▶ Use modular materials such as brick, architectural masonry units and stone
- ▶ Break up continuous wall surfaces with details and reveals
- ▶ Provide architectural features such as belt courses, sills, and window surrounds to provide variety and detail
- ▶ Each building facade visible from the street shall utilize three or more of the following scaling elements:
 - expressions of structure, including banding, belt coursing, waterables, columns, pilasters, piers; patterns of window and door openings that are emphasized through the use of sills, lintels, pediments, muntins, mullions, and other scale providing elements whose size and proportion relate to the uses and room types within
 - changes in massing
 - change in color
 - change in texture
 - change in material module or pattern
- ▶ Each change of material must involve a minimum 2" surface variation.
- ▶ Material changes shall occur at inside corners or at a detail specifically designed to provide a transition.

- w The design of new buildings should incorporate architectural scaling elements that recall but do not necessarily replicate traditional residential details.
- w Architectural detailing should be designed to create visual interest.
- w Provide reveals and/or changes in surface plane textures that contribute to the visual interest of the facade particularly when accented by light and shadow.

- ▶ See Setback Standards on Page 29–31.
- ▶ No less than 65% of the building facade shall be oriented parallel to the street on which it fronts.

- ▶ Buildings should be designed so that the majority of the building mass aligns with and is close to the sidewalk and street.

- ▶ Provide variation on the plane of the building facade through the use of protruding bays or porches, upper level step-backs or off-sets in the main plane of the facade.
- ▶ Rooflines shall be designed to create the appearance of individual residences.
- ▶ Facade proportions including the height to width and wall to window ratio shall create the appearance of individual residences.

- ▶ Avoid large undifferentiated building mass and rooflines.
- ▶ Provide interest and variety in form.

- ▶ The height of individual windows must equal or be greater than their width.
- ▶ Horizontal window bands shall consist of groups of vertically proportioned individual windows.

- ▶ Windows should be vertically proportioned as is typical in Denver architecture.

Architectural Design Objectives (cont)

INTENT

Corner Lots

Provide the opportunity for interaction between residents in the district and encourage "eyes" on the street" for public safety.

Create a transition between public and private spaces.

Break up the mass of facades.

Windows — Glazing Transparency



Maintain the tradition of clear glass in residential uses so that there is a visual connection with the street.

Roof Form and Eave Lines



Utilize traditional forms and pitches to enhance the residential character.

STANDARDS

GUIDELINES

- ▶ Each ground floor unit shall have direct access to a covered front porch.
- ▶ Porches shall be a minimum of 6' x 10'.
- ▶ At least half of the dimension of the porch shall protrude from the facade rather than being recessed into the floorplan.

- ▶ Entry porches should be large enough to provide a seating area for viewing to the street.
- ▶ A semi-private outside space should be provided for each ground floor unit.

-
- ▶ Use only clear or low "E" with no additional reflectance rating.

- ▶ All glass used as an exterior building material on any building or structure in the district should be clear.

-
- ▶ Roofs shall be pitched a minimum of 6:12.
 - ▶ The eave line shall be varied and be broken up with dormers, hips, gables or bays.

- ▶ Roofs should not be flat and eave lines should vary to visually break the mass of the structure.

Architectural Design Objectives (cont)

INTENT

Signs

To identify the location of a business with signage that is unobtrusive to surrounding residential uses and well integrated with the building and/or landscape design.

Porches

Provide visually interesting and pedestrian-scaled elevations facing both streets.

Glass : Wall Ratio

Maintain a glass-to-wall ratio that minimizes blank walls and encourages eyes on the street.

STANDARDS

GUIDELINES

- ▶ New buildings shall be designed with built-in sign bands or locations to accommodate signage that is complementary to the buildings architecture, detailing, and materials.
- ▶ Signs shall be compatible with the character of the surrounding district and adjacent architecture in terms of scale, color, materials, lighting levels, and adjoining uses.
- ▶ Signs shall be compatible with the architectural characteristics of the buildings on which they are placed in terms of scale, proportion, color, materials and lighting levels.
- ▶ Signs shall be expressive of the business or activity for which they are displayed.
- ▶ Signs shall be creative in the use of two and three-dimensional forms, iconographic representations, lighting and graphic design, including the appropriate use of color, pattern, typography and materials.
- ▶ Signs shall be constructed with high quality, durable materials appropriate to the physical demands of an urban setting.
- ▶ Signs on commercial buildings shall fit within existing features of the building's facade.
- ▶ Illumination external to the sign surface with lighting directed at the sign is preferred over internally lit.
- ▶ Sign lighting must be directed so that it does not illuminate adjacent buildings.

- ▶ Signs should be unobtrusive to surrounding uses.
- ▶ Sign colors, material, sizes, shapes and lighting should be used to complement the other elements of the facade and landscape design.
- ▶ Backlit signs are discouraged.

- ▶ For projects proposed on corner lots, elevations that face the streets shall incorporate at least three of the following elements:
 - bay window, porch or balcony
 - reveals, belt courses, cornices
 - projections or other devices
 - windows or glazed doors
 - change in the vertical or horizontal wall plane

- ▶ Side elevations on corner lots should be designed to incorporate variety in the surface planes, fenestration, and detailing.

- ▶ Windows and doors shall comprise not less than 15% or more than 50% of any front or street-facing facade.

- ▶ Maintain the traditional proportional relationship between windows and wall found in Denver's residential structures.

MIXED-USE / RETAIL

DESIGN OBJECTIVES

The Cherry Creek Neighborhood Plan encourages the development of small pedestrian-oriented retail uses in the Mixed-Use Node, the Northern Edge district and at Steele Street and First Avenue.

Site Design ObjectivesINTENT
▼

Surface Parking	<p>Maintain a consistent and active street space reinforced by a continuous edge of building frontages.</p> <p>Create a pedestrian friendly environment.</p> <p>Minimize the visual impacts of surface parking lots.</p>
Parking Structures	<p>Minimize the visual impacts of parking structures on the streetscape.</p> <p>Minimize the impact of headlights and vehicle noise on adjacent streets and residences.</p> <p>Maintain active uses along the street frontage in commercial areas.</p>
Loading and Service Areas	<p>Minimize the negative impacts of loading and service areas on adjacent streets and residences.</p>

Architectural Design Objectives

Build-to line	<p>Create a consistent building "edge" along the street space.</p> <p>Enhance the variety and interest of the street environment for pedestrians.</p>
Building Massing	<p>Ensure that the massing of new buildings respects the residential scale of the neighborhood and the historic patterns of development in Denver.</p>
Relationship to the Street	<p>Provide pedestrian friendly uses at the street level.</p>
Commercial Access/Entries	<p>Promote activity and security on the street.</p>
Roof/Mechanical Equipment	<p>Minimize the visual impact of mechanical equipment on adjacent streets and residences.</p>

STANDARDS

GUIDELINES

- ▶ Parking shall be located on the rear one-half of the zone lot.
- ▶ Surface parking lots shall be landscaped per the Rules and Regulations for the Landscaping of Parking Areas.

- ▶ Parking should be screened by landscaping, walls, or structures to minimize the visibility of parked vehicles from the public right-of-way.

- ▶ Parking structures exposed to the street shall have a maximum frontage of 125' or no more than 50% of the total length of the buildings' street facing facade, whichever is less.
- ▶ Parking structures with street oriented frontage in commercial areas shall provide leasable commercial space for not less than 50% of the ground level frontage.
- ▶ Facade openings, which face any public right of way or open space, shall be vertically and horizontally aligned with no exposed ramps. The floors fronting on such facades shall be level.

- ▶ Parking structures should be sited internally to the development and wrapped with active uses so those street frontages are avoided.

- ▶ Loading and service areas shall be located internal to the site so that street frontage is avoided.
- ▶ Walls, fences or landscaping shall be provided to screen service areas.

- ▶ Trash dumpsters should be enclosed, screened, and located to minimize their potential impacts on adjacent residential uses and public areas.

- ▶ No less than 65% of the building face along each separately owned lot frontage shall be built to the specified setback for that lot as defined under "Setbacks" on page 31.

- ▶ All buildings should be designed so that the majority of their frontage is built in close proximity to the defined front setback line.

- ▶ Provide variation on the plane of the building facade through the use of protruding or recessed bays, upper level step-backs, offsets in the plane of the facade or variations in roof form and height.

- ▶ Building massing should maintain a residential scale and avoid massive, monolithic facades.

- ▶ At least 75% of the building front shall be occupied by neighborhood retail uses, including uses such as restaurants, dry cleaners, and convenience retail services.

- ▶ A majority of the building front should be occupied by neighborhood retail uses, including uses such as restaurants, dry cleaners, and convenience retail services.

- ▶ Each commercial use with exterior, street oriented exposure shall have an individual public entry directly accessible from the public sidewalk.

- ▶ All commercial uses should have a convenient public entry directly accessible from the public sidewalk.

- ▶ All mechanical equipment shall be screened from the public right-of-way and adjacent residences.
- ▶ Screening of utilities, rooftop mechanical, satellite dishes and antennas should be incorporated into the building architecture.

- ▶ Screening should be accomplished in a manner that is architecturally compatible with the building design.

Architectural Design Objectives (cont)

INTENT

<p>Glass : Wall Ratio</p>	<p>Ensure the visibility of pedestrian active uses and provide a more open and human-scaled architectural character along the sidewalk.</p>
<p>Building Materials</p>	<p>Relate new mixed-use construction to the pedestrian scale of the neighborhood by the use of high quality architectural details and modular materials such as brick.</p>
<p>Signs</p>	<p>To identify the location of a business with signage that is unobtrusive to surrounding residential uses and well integrated with the building and/or landscape design.</p>

STANDARDS

GUIDELINES

- ▶ Between 40% and 60% of the ground level facade of mixed uses shall be comprised of clear glass.

- ▶ Each building facade visible from the street shall utilize three or more of the following scaling elements:
 - changes in massing;
 - change in color;
 - change in texture;
 - change in material module or pattern.
- ▶ Each change of material must involve a minimum 2" surface variation.
- ▶ Avoid the use of highly reflective wall materials that will generate glare and heat, especially at the sidewalk level.
- ▶ Changes in materials and/or color shall occur at inside corners or at details such as belt courses.

- ▶ A variety of glass to wall ratios that reflect the different uses within a building is strongly encouraged. Typically, this is characterized as less glass-to-wall for residential uses and upper floors and more glass-to-wall for commercial uses.
- ▶ Use awnings or canopies to reduce glare and reflections on storefront glass and shade and protect the storefront displaces as well as pedestrians standing near the storefront.

- ▶ Use materials that are supportive of the district's character in terms of color, scale, and texture.
- ▶ The design of new mixed-use buildings should incorporate architectural scaling elements that relate to the scale of the surrounding neighborhood.
- ▶ Provide details such as reveals and/or changes in materials and surface texture that contribute to the visual interest of the facade particularly when accented by light and shadow.

- ▶ New buildings shall be designed with built-in sign bands or locations to accommodate signage that is complementary to the buildings architecture, detailing, and materials.
- ▶ Signs shall be compatible with the character of the surrounding district and adjacent architecture in terms of scale, color, materials, lighting levels, and adjoining uses.
- ▶ Signs shall be compatible with the architectural characteristics of the buildings on which they are placed in terms of scale, proportion, color, materials and lighting levels.
- ▶ Signs shall be expressive of the business or activity for which they are displayed.
- ▶ Signs shall be creative in the use of two and three-dimensional forms, iconographic representations, lighting and graphic design, including the appropriate use of color, pattern, typography and materials.
- ▶ Signs shall be constructed with high quality, durable materials appropriate to the physical demands of an urban setting.
- ▶ Signs on commercial buildings shall fit within existing features of the building's facade.
- ▶ Illumination external to the sign surface with lighting directed at the sign is preferred over internally lit.
- ▶ Sign lighting must be directed so that it does not illuminate adjacent buildings.

- ▶ Signs should be unobtrusive to surrounding uses.
- ▶ Sign colors, material, sizes, shapes and lighting should be used to complement the other elements of the facade and landscape design.
- ▶ Backlit signs are discouraged.

STREETSCAPE

DESIGN OBJECTIVES

Streetscape Design

INTENT

Streetscape improvements should help create a unique identity for Cherry Creek East, while at the same time providing continuity with the historic Denver streetscape, as well as that of surrounding areas.

Streetscaping should help to create a comfortable and inviting pedestrian and vehicular environment.

Street and Parking Lot Lighting

Pedestrian Lighting

Benches

Sidewalks

STANDARDS

GUIDELINES

- ▶ Lighting shall be designed to provide even and uniform light distribution without hot spots or dark spots.
- ▶ All lighting shall utilize low cut off fixtures to avoid glare.
- ▶ Placement of fixtures shall provide a coordinated and organized appearance that facilitates uniform light levels and works with the placement of sidewalks and landscaping.
- ▶ Parking area lighting adjacent to residential development shall direct the light away from the residences.
- ▶ Parking area lights shall be extinguished one hour after the close of business except for minimum lighting of some of the poles as needed to insure security of the space.
- ▶ Parking area lighting should complement the lighting of adjacent street and properties and should use compatible fixtures, source colors and illumination levels.

- ▶ Pedestrian lights shall be located in the public right-of-way. Fixture model, height, lamp type, wattage, and spacing shall be consistent with the Cherry Creek East Streetscape Grid.
(see Page 33 for spacing)

- ▶ Benches should be placed in public open spaces, including at the retail node, bus stops, and at bulb outs at intersections that have heavy pedestrian traffic. Consult the City and County of Denver Streetscape Design Manual for city standards for benches in the public right of way.

- ▶ Sidewalks shall be detached from the curb.
- ▶ The sidewalk shall be located two and one-half feet away from the property line on the north/south streets and at the property line on the east/west streets.
- ▶ Sidewalks shall be 5 feet wide minimum.
- ▶ Sidewalks generally must be straight, but may meander to avoid removal of mature trees.
- ▶ Install colored concrete sidewalks in the Mixed-Use Node which match the color of those at The Seasons, a soft earthtoned brownish red.

Streetscape Design (cont)

INTENT

Tree Lawns



Utility Lines

STANDARDS

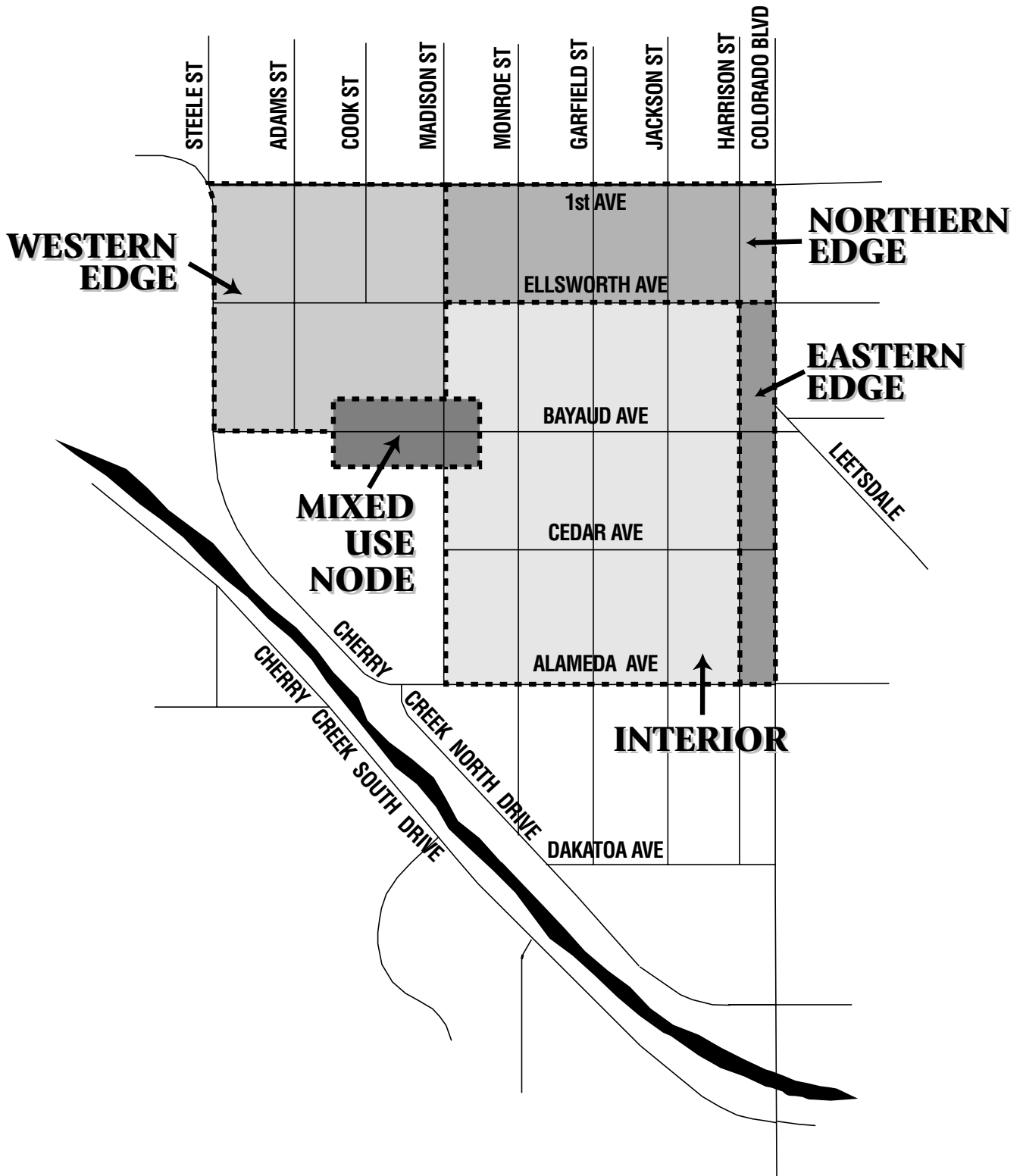
GUIDELINES

- ▶ A tree lawn at least 8 feet in width on the north-south streets, and a minimum of 5 feet in width on the east-west streets, shall abut the paved right-of-way.
- ▶ The tree lawn shall be landscaped only with grass and street trees.
- ▶ Street trees must be planted in the tree lawn, in accordance with the Cherry Creek East Streetscape Grid. (see Page 33 for spacing)
- ▶ Newly planted street trees shall be 2-1/2-inch caliper minimum.

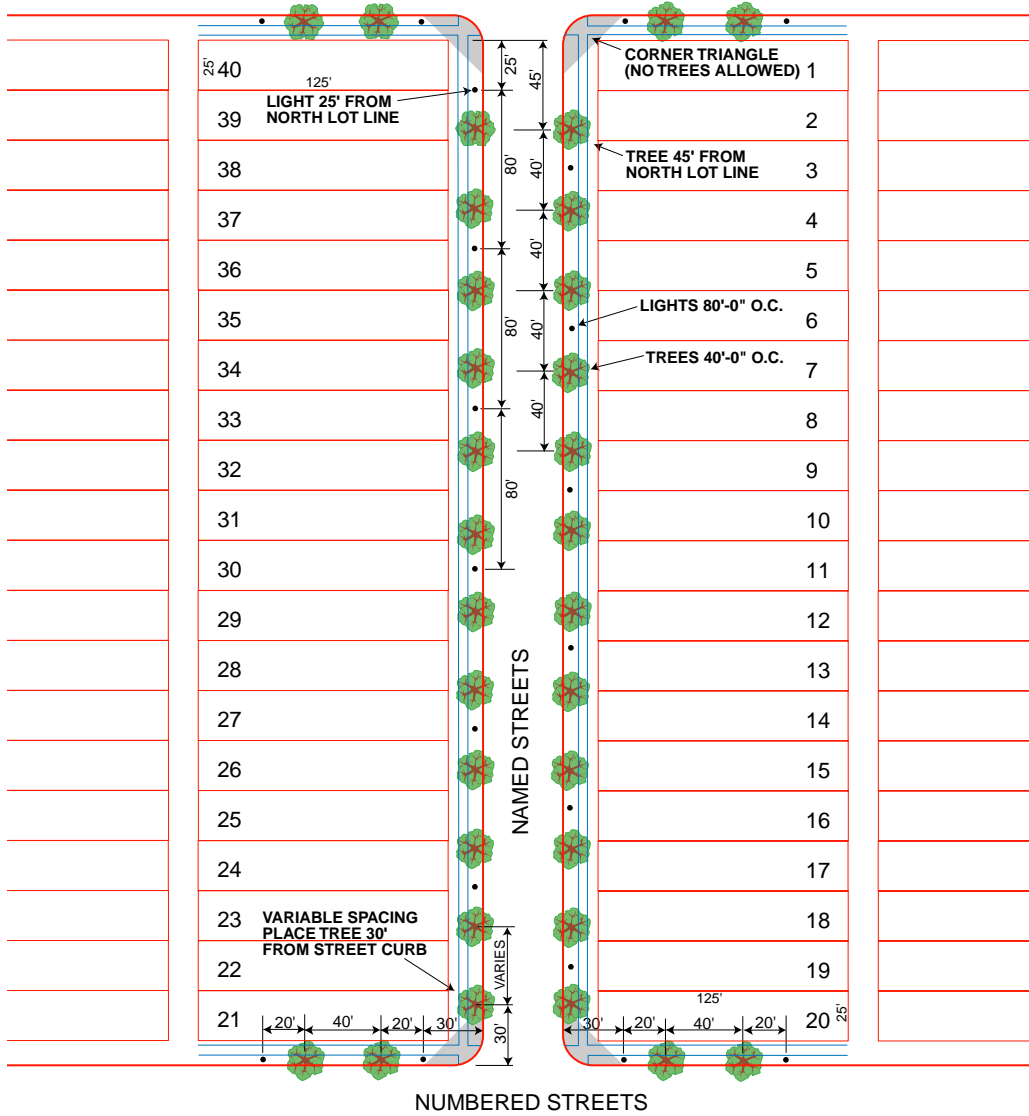
-
- ▶ Utility lines shall be placed underground

NOTE: All walks, landscaping, and amenities within the public rights-of-way shall conform to the standard 1993 City and County of Denver Streetscape Design

APPENDICES



Cherry Creek Subareas



Pedestrian light shall be centered in the treelawn between the curb and the sidewalk.

- PEDESTRIAN LIGHT
- TREE

Manufacturing specifications are available from the Denver Community Planning and Development Agency

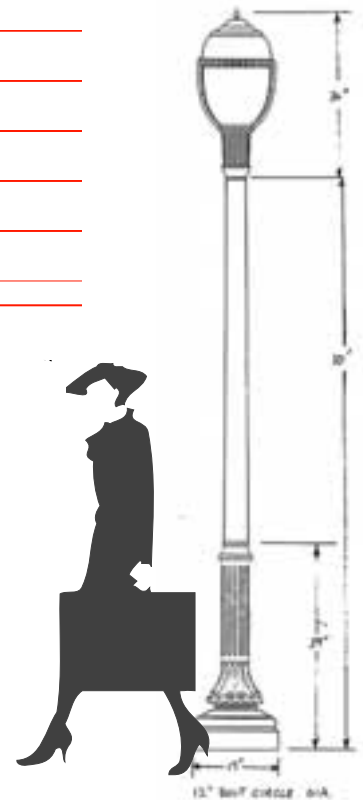


Illustration of tree spacing and pedestrian lights

Set Back, Bulk, and Openspace Requirements

The Zoning section of this Plan recommends rezoning portions of Cherry Creek East. The design guidelines and standards in this Appendix will be included in the zoning language that is developed and adopted for the various sub-districts in Cherry Creek East. Until that rezoning is accomplished, these guidelines and standards will be used by the neighborhood and the City to review individual development proposals.

I Bulk Plane

No part of any structure (except eaves, chimneys, flues, etc.) shall project up through bulk limits. The bulk limits are defined by planes starting at horizontal lines which are co-directional to all zone lot lines and pass through points ten feet above the midpoint of such zone lot lines and which planes extend up over the zone lot at an angle of sixty-three degrees and twenty-six minutes with respect to the horizontal (a pitch of two feet additional rise for each foot additional setback) to a maximum height as defined for the specific sub-districts in the following charts.

I Building Height

Maximum building height shall be measured from the midpoint of the original grade prior to construction. The elevation at the midpoint of a specific zone lot line shall be the original grade of the midpoint, and in case a retaining wall is located on the lot line, the midpoint elevation shall be taken from the base of the wall. The midpoint elevation shall be established prior to any grading or construction.

I Setbacks and Height Notes

- ▶ Total: Eaves, chimneys, vents, etc. are excepted from maximum height limit.
- ▶ Unenclosed porches (roof, no walls): Shall be set back at least 4' from the property line.
- ▶ Open space refers to an area within the zone lot, not in the public right-of-way.
- ▶ New construction along Colorado Boulevard should be designed to "address" the Boulevard. Blank walls should not front onto Colorado Boulevard.

SETBACK, HEIGHT REQUIREMENTS

<i>Interior Subdistrict</i>		<i>Northern Edge Subdistrict</i>	
Front setback for the long dimension of a block:	12' average 10' minimum 20' maximum	Front setback for the long dimension of a block:	12' average 10' minimum 20' Maximum
Front setback for the shorter dimension of a block:	5' minimum	Front setback for the shorter dimension of a block:	5' minimum 20' Minimum on 1st Avenue
Rear setback:	5' minimum	Rear setback:	5' minimum
Rear setback for a garage which opens to an alley:	43' from the far side of the alley to the interior wall of the garage	Rear setback for a garage which opens to an alley:	43' from the far side of the alley to the interior wall of the garage
Side setback:	5' minimum 10' minimum for sites wider than 125'	Side setback:	5' minimum 10' minimum for sites wider than 125'
Maximum building wall height:	32'	Maximum building wall height:	42'
Maximum height at ridge line:	42'	Maximum height at ridge line:	52'
<i>Eastern Edge Subdistrict</i>		<i>Western Edge Subdistrict</i>	
Front setback for the long dimension of a block:	12' average 10' minimum	Front setback for the long dimension of a block:	12' average 10' minimum
Front setback for the shorter dimension of a block:	5' minimum	Front setback for the shorter dimension of a block:	5' minimum
Rear setback:	5' minimum 10' build-to if on Colorado	Rear setback:	5' minimum
Rear setback for a garage which opens to an alley:	43' from the far side of the alley to the interior wall of the garage	Rear setback for a garage which opens to an alley:	43' from the far side of the alley to the interior wall of the garage
Side setback:	5' minimum 10' minimum for sites wider than 125'	Side setback:	5' minimum 10' minimum for sites wider than 125'
Maximum building wall height:	42'	Maximum building wall height:	50'
Maximum height at ridge line:	52'	Maximum height at ridge line:	60'

OPEN SPACE REQUIREMENTS

<i>Interior Subdistrict</i>		<i>Northern Edge Subdistrict</i>	
Maximum Building Coverage:	65%	Maximum Building Coverage:	65%
Maximum Area of Drives and Parking and Other Impervious Surfaces:	10%	Maximum Area of Drives and Parking and Other Impervious Surfaces:	10%
Minimum Landscaped or other permeable areas:	25%	Minimum Landscaped or other permeable areas:	25%
<i>Eastern Edge Subdistrict</i>		<i>Western Edge Subdistrict</i>	
Maximum Building Coverage:	65%	Maximum Building Coverage:	65%
Maximum Area of Drives and Parking and Other Impervious Surfaces:	10%	Maximum Area of Drives and Parking and Other Impervious Surfaces:	10%
Minimum Landscaped or other permeable areas:	20%	Minimum Landscaped or other permeable areas:	25%

Note: All setbacks are measured from the property line.

Setback, Bulk and Open Space Requirements

Guidelines		Meets Guidelines	
		Yes	No
Site Design			
Open Space	See Setback and Height Limit Chart	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks	See Setback and Height Limit Chart	<input type="checkbox"/>	<input type="checkbox"/>
Orientation & Access	Primary entries face street	<input type="checkbox"/>	<input type="checkbox"/>
	Connect primary entry to sidewalk	<input type="checkbox"/>	<input type="checkbox"/>
	Provide front porches and usable open space at primary entries	<input type="checkbox"/>	<input type="checkbox"/>
	Set back unenclosed porches 4' (min.)	<input type="checkbox"/>	<input type="checkbox"/>
	Minimize curb cuts on front lot lines	<input type="checkbox"/>	<input type="checkbox"/>
	Access to parking from alleys	<input type="checkbox"/>	<input type="checkbox"/>
Walls & Fences	Fences/walls 42" high (max.)	<input type="checkbox"/>	<input type="checkbox"/>
	2'-0" wide (min.) landscape strip between wall and sidewalk	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	Compliments architectural features	<input type="checkbox"/>	<input type="checkbox"/>
	Screens undesirable features,	<input type="checkbox"/>	<input type="checkbox"/>
	Provides privacy buffers	<input type="checkbox"/>	<input type="checkbox"/>
	Mitigates environmental factors, i.e. wind, sun, and water consumption	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	Enhances security, functional and aesthetic needs of the development.	<input type="checkbox"/>	<input type="checkbox"/>
Building Design			
Wall Height	See Setback and Height Limit Chart	<input type="checkbox"/>	<input type="checkbox"/>
Building Height		<input type="checkbox"/>	<input type="checkbox"/>
Bulk Plane	10' vertical, 2:1 pitch	<input type="checkbox"/>	<input type="checkbox"/>
Building Mass	Break up the building mass	<input type="checkbox"/>	<input type="checkbox"/>
	Emphasize residential scale	<input type="checkbox"/>	<input type="checkbox"/>
	Emphasize expression of individual units	<input type="checkbox"/>	<input type="checkbox"/>
	Emphasize expression of entries through use of porches, raised entries and design of front doors	<input type="checkbox"/>	<input type="checkbox"/>
	Provide covered front porches	<input type="checkbox"/>	<input type="checkbox"/>
	Provide variety of form	<input type="checkbox"/>	<input type="checkbox"/>
	Vary wall plane	<input type="checkbox"/>	<input type="checkbox"/>
	Emphasize room modules	<input type="checkbox"/>	<input type="checkbox"/>
	Define window bays	<input type="checkbox"/>	<input type="checkbox"/>
	Provide balconies	<input type="checkbox"/>	<input type="checkbox"/>
Roof	Vary roof forms and features	<input type="checkbox"/>	<input type="checkbox"/>
	Vary eave line	<input type="checkbox"/>	<input type="checkbox"/>
Doors & Windows	Vary the module, proportion and embellishment of doors and windows	<input type="checkbox"/>	<input type="checkbox"/>
	Use architectural features to emphasize front doors and significant window groupings	<input type="checkbox"/>	<input type="checkbox"/>
	Vary window sizes to relate to room sizes	<input type="checkbox"/>	<input type="checkbox"/>
Materials & Detail	Provide materials and detailing of human scale	<input type="checkbox"/>	<input type="checkbox"/>
	Use modular materials such as brick, architectural masonry units and stone	<input type="checkbox"/>	<input type="checkbox"/>
	Break up continuous wall surfaces with details and reveals	<input type="checkbox"/>	<input type="checkbox"/>
	Provide architectural features such as belt courses, sills, and window surrounds to provide variety and detail	<input type="checkbox"/>	<input type="checkbox"/>

Record the setback, height and
openspace Requirements for the
appropriate sub-area of your project.

SETBACK AND HEIGHT REQUIREMENTS	
Front setback for the long dimension of a block:	
Front setback for the shorter dimension of a block:	
Rear setback:	
Rear setback for a garage which opens to an alley:	
Side setback:	
Maximum building wall height:	
Maximum height at ridge line:	
OPEN SPACE REQUIREMENTS	
Maximum Building Coverage:	
Maximum Area of Drives and Parking and Other Impervious Surfaces:	
Minimum Landscaped or other permeable areas:	

Guidelines Checklist and Setback and Open Space Requirements Worksheet